

**HERITAGE MARKHAM COMMITTEE MEETING
TOWN OF MARKHAM
Canada Room, Markham Civic Centre
Wednesday, June 9, 2010**

MINUTES

Members

Councillor Valerie Burke
Susan Casella
Ted Chisholm
Deirdre Kavanagh
James Makaruk, Vice Chair
Councillor Carolina Moretti
Sylvia Morris
Barry Nelson, Chair
Regional Councillor Joe Virgilio
Ronald Waine

Regrets

Judith Dawson
Jeanne Ker-Hornell
Richard Morales

Staff

Regan Hutcheson, Manager of Heritage Planning
George Duncan, Senior Heritage Planner
Peter Wokral, Heritage Planner
Kitty Bavington, Committee Clerk

Barry Nelson, Chair, convened the meeting at 7:25 p.m. by asking for any declarations of interest with respect to items on the agenda. There were no disclosures made.

1. APPROVAL OF AGENDA (16.11)
 - A) Addendum Agenda
 - B) New Business from Committee Members

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham agenda be approved.

CARRIED

2. MINUTES OF THE MAY 12, 2010
HERITAGE MARKHAM COMMITTEE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

That the Minutes of the Heritage Markham meeting held on May 12, 2010 be received and adopted.

CARRIED

3. REQUEST FOR FEEDBACK
18 DEANBANK DRIVE
PROPOSAL FOR NEW HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

The Heritage Planner introduced this application and explained the proposal. Approval had previously been obtained for Minor Variances to retain the existing dwelling and add a second storey plus rear additions. Recently black mould and foundation deterioration have been discovered. The applicants can still remodel the existing house by adding a second storey and minor additions to the rear but would have to substantially rebuild and reinforce the existing foundation, however, they would prefer to construct an entirely new house based on the design that was previously reviewed by Heritage Markham in March, 2010, with some revisions.

Mr. James Sprattley, representing the applicants, described the condition of the house and displayed photographs of the mould and deterioration. He displayed proposed elevations and discussed energy efficiencies and tree preservation issues.

The Committee questioned why the house could not be built according to the policies of the Thornhill Heritage Conservation District Plan, and Mr. Sprattley advised that they have a concern with the garage placement and maintaining the size of the back yard, as well as a preference to incorporate energy efficiencies.

The Committee indicated that if the dwelling was to be substantially demolished, the applicants should comply with the policies of the District Plan particularly in regard to garage placement.

The Committee expressed concern for the precedent that would be set if the revisions were approved.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does not support the proposed design or revisions to the proposed design of the house at 18 Deanbank Drive, if the existing house is substantially demolished, as the design does not conform to the policies for new residential development contained in the Thornhill Heritage Conservation District Plan. (ie. the garage should be recessed or detached at the rear of the property)

CARRIED

4. REQUEST FOR FEEDBACK
7681 YONGE STREET, THORNHILL
SCOTIABANK EXPANSION AND FAÇADE IMPROVEMENTS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
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The Senior Heritage Planner reviewed the proposal and previous discussions at Heritage Markham with respect to this matter. The applicants have generally revised the proposal in accordance with recommendations.

Lawrence Malek of Sirlin Giller & Malek Architects, and David Eckler of AREA Architects, representing Scotiabank displayed revised elevations and a site plan. Parking lot improvement (including heritage light standards), enhanced landscaping, and brick, tower, window, and other architectural design details were discussed. Two options were presented for the window design on the south wall.

The Committee made several comments and recommendations:

- landscaping around the perimeter of the large hill will be difficult to address, and will require low ground cover, trees or shrubs
- outdoor seating was suggested along the landscape strip by Yonge Street, for coffee shop customers
- choose the window materials carefully, to reduce maintenance requirements
- the tower design with two rectangular indentations was preferred
- reduce tower massing and impact, specifically to reduce the height by two feet
- flowerboxes may not be practical, and could be replaced with seating
- if the flowerboxes are not retained, perennial flowers/landscaping are still needed elsewhere on site
- gooseneck lighting is recommended on wall signs, and the signs should be changed to meet the sign by-law
- the revised pylon sign is an improvement, but requires more heritage-oriented design details
- the Committee supported the longer window design and recommended that the same style be carried over on the west side (entrance area)
- the revised light standards in the parking lot were supported

Committee and applicants discussed these matters at length, and it was agreed to refer this matter, with delegated approval authority, to the Architectural Review Sub-Committee.

HERITAGE MARKHAM RECOMMENDS:

THAT the proposed changes to the Scotiabank branch at 7681 Yonge Street be referred to the Architectural Review Sub-Committee, with delegated approval authority.

CARRIED

5. BUILDING PERMIT APPLICATION
21 MAPLE LANE, UNIONVILLE
DEMOLITION OF DWELLING (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Planning introduced this item, advising that the owner wishes to demolish the existing Class B building Recommended conditions were reviewed.

Mr. John Shepley and Ms. Catherine Smelser gave a brief presentation and advised that the building is small and in very rough condition.

Concern was expressed for a large house being built on this small lot. Mr. Shepley advised that they intend to build a dwelling of approximately 1700 sq. ft.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the demolition request for the dwelling at 21 Maple Lane, Unionville subject to the following conditions:

- The applicant to advertise in the local newspapers the availability of the dwelling for relocation (but not to Markham Heritage Estates) and/or or salvage of materials to promote diversion of materials from landfill;
- The applicant or future owner obtain Site Plan Approval for a new dwelling which complies with the Unionville Heritage Conservation District Plan prior to the issuance of a demolition permit; and
- The applicant or future owner work with staff to retain mature trees on the property.

CARRIED

6. HERITAGE PERMIT APPLICATIONS
FILE NOS.- VARIOUS
APPROVED BY STAFF
ON BEHALF OF HERITAGE MARKHAM (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the memorandum on compliant Heritage Permits approved by Heritage Section staff on behalf of Heritage Markham as information.

CARRIED

7. AWARDS
ONTARIO MEDAL FOR GOOD CITIZENSHIP (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

HERITAGE MARKHAM RECOMMENDS:

Receive as information.

CARRIED

8. PUBLICATIONS
HERITAGE MATTERS – ONTARIO HERITAGE TRUST
ARTICLE ON UNIONVILLE BY HERITAGE STAFF (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

Receive as information.

CARRIED

9. BUILDING PERMIT APPLICATION
FILE NO. 10 115940 HP
26 DEANBANK DRIVE
INTERIOR ALTERATIONS AND
MINOR CHANGES TO REAR AND WEST SIDE ELEVATIONS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
C. Doyle-Dimon, Applications Administrator
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the memorandum on the Building Permit approved by Heritage Section staff on behalf of Heritage Markham as information.

CARRIED

10. SITE PLAN APPROVAL APPLICATION
FILE NO. SC 10 116 533
94 JOHN STREET
PROPOSED NEW SINGLE DETACHED DWELLING (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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Mr. Carmen Naccarato, applicant, referred to the Minor Variance applications that are proposed to be dealt with by the Committee of Adjustment on June 16, and discussed the proposed four variances with respect to height, gross floor area, reduced setback from the road, and increased length of the dwelling. Mr. Naccarato provided updated elevations.

Ms. Marion Matthias stated that the property is a substandard lot, approved by the OMB, and questioned whether the proposed house is one-and-a-half storeys or two storeys. Ms. Matthias considered the application to not be minor, with respect to the size of the dwelling.

Mr. Naccarato clarified the building size, which includes a porch, and the concept of a second storey, which is within the roof space.

Staff recommended that this matter be deferred to allow a thorough review. Staff would request a deferral at the Committee of Adjustment. It is anticipated that this matter will go to the Architectural Sub-Committee on June 23, and return to Heritage Markham on July 14, 2010, as the first item on the agenda, to allow it to proceed to the Committee of Adjustment on the same evening.

The applicant indicated that he would support a deferral at the Committee of Adjustment, and the Committee members were polled to ensure a quorum would be present at the July 14 Heritage Markham meeting.

HERITAGE MARKHAM RECOMMENDS:

THAT the Site Plan application and Minor Variance application for 94 John St. be referred to the Architectural Review Sub-Committee for further review and consideration, having the benefit of further analysis and review by the Town's various commenting departments;

AND THAT a recommendation regarding the siding of the proposed dwelling at 94 John St, be deferred to the Architectural Sub-Committee.

CARRIED

11. COMMITTEE OF ADJUSTMENT
FILE NO. A/59/10
93 JOHN STREET
MINOR VARIANCE APPLICATION
FOR PROPOSED NEW DWELLING (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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The Committee discussed the deferral of this matter with respect to requesting a deferral at the Committee of Adjustment.

Ms. Marion Matthias made a deputation in opposition to the scale of the house being proposed and suggested that it does not fit into the character of the Thornhill District.

HERITAGE MARKHAM RECOMMENDS

THAT the style of the proposed house at 93 John St. be revised to better reflect one of the historical styles of domestic architecture found in the Thornhill Heritage Conservation District Plan;

AND THAT the Minor Variance and future Site Plan application for 93 John St. be referred to the Architectural Review Sub-Committee, where they can be reviewed and considered with the benefit of further analysis and feedback from the various Town departments.

CARRIED

12. CORRESPONDENCE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS

That the following correspondence be received:

- a) Community Heritage Ontario: CHO News, June 2010 issue;
- b) Varley Art Gallery: Notice of New Exhibits;
- c) Toronto Historical Association: June 2010 Newsletter.

CARRIED

13. HERITAGE PERMIT APPLICATION

FILE NO. HE 116013

104 JOHN STREET

DRIVEWAY RESURFACING AND PRIVACY SCREENING – UPDATE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

T. Wilkinson, Provincial Offences Officer Supervisor

The Senior Heritage Planner provided an update on meetings with the applicant and Minor Variances required to implement the driveway layout.

Concern was expressed that a deadline should be implemented for action by the applicant, and staff advised that By-law Enforcement staff will be consulted.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the update on the Heritage Permit for the driveway resurfacing and privacy screening at 104 John Street, as information.

CARRIED

14. REQUEST FOR FEEDBACK

PROPOSED RECONSTRUCTION OF FRONT VERANDA

190 MAIN STREET NORTH,

MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning;

P. Wokral, Project Planner

The Heritage Planner advised that this matter was referred to the Architectural Review Sub-Committee, and reviewed the recommendations provided.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the owner of 190 Main St. N. replicating the wooden components of the front veranda that are no longer structurally sound provided that:

- a member of the Architectural Review Sub-Committee is present when the roof is disassembled to verify which wooden components are in need of replacement;
- the three existing wooden pillars and end beams are retained and restored and used as patterns for any new replacement components;
- the owner produce a restoration plan including scaled drawings of the veranda to the satisfaction of Heritage Section Staff;

AND THAT Heritage Markham only supports funding of the repairs to the veranda at 190 Main St. N. using the Markham Commercial Façade Improvement Grant provided that it is done in conjunction with other façade improvements that include the replacement of the inappropriate vinyl slider windows on the south and east facades and replacement of the inappropriate front door;

AND THAT approval of any building permit or Site Plan application necessary to approve the proposed work on the veranda at 190 Main St. N. be delegated to Heritage Section Staff.

CARRIED

15. MINOR VARIANCE APPLICATION A/61/10
7751 YONGE STREET,
THORNHILL HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning;
G. Duncan, Planning Comments,
R. Cefaratti, Committee of Adjustment
-

The Senior Heritage Planner advised that this proposal for the old Post Office building requires a Minor Variance for the use as a nursery school. The Committee discussed potential fence issues related to an outdoor playground and the opportunity to address window blinds and signage.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to Minor Variance Application A/61/10 for 7751 Yonge Street from a heritage perspective, but recommends that the Committee of Adjustment take the comments of neighbouring property owners into consideration in reaching their decision;

AND THAT the applicants be requested to enhance the front windows by removing the signs on blinds and using an appropriate Heritage window treatment, as approved by staff.

CARRIED

16. MINOR VARIANCE APPLICATION A/68/10
27 VICTORIA AVENUE,
UNIONVILLE HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning;
G. Duncan, Planning Comments;
R. Cefaratti, Committee of Adjustment
-

The Senior Heritage Planner advised that this proposal had been reviewed previously by Heritage Markham, and as a result of a review by the zoning examiner, it now requires a Minor Variance for the front yard setback.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham has no objection to the approval of Minor Variance Application A/68/10 for 27 Victoria Avenue, Unionville.

CARRIED

17. MINOR VARIANCE APPLICATION A/67/10
23 PETER STREET,
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning;
P. Wokral, Planning Comments
R. Cefaratti, Committee of Adjustment
-

The Heritage Planner explained that the variance was needed to accommodate a proposed front yard veranda.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the requested variance to permit a front yard setback of 4.68 ft at 23 Peter St. as it supports an existing heritage condition that predates the implementation of the By-law, as well as the construction of a traditional architectural feature that was recommended by Heritage Section Staff and Heritage Markham;

AND THAT Heritage Markham recommends that the usual Town fee for a Minor Variance application be waived, as the application is in support of the construction of a historical architectural feature that was requested by Heritage Section Staff and Heritage Markham.

CARRIED

18. MINOR VARIANCE APPLICATION A/70/10
18 DEANBANK DRIVE,
THORNHILL HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning;
P. Wokral, Planning Comments
R. Cefaratti, Committee of Adjustment
-

The Heritage planner gave a brief description of the proposal. This issue was discussed as part of Agenda Item # 3 (request for feedback on the concept).

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does not support the garage projection variance, as the new house would not comply with the policies regarding new residential development contained in the Thornhill Heritage Conservation District Plan.

CARRIED

19. MINOR VARIANCE APPLICATION A/56/10
94 JOHN STREET,
THORNHILL HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning;
P. Wokral, Planning Comments;
R. Cefaratti, Committee of Adjustment
-

This proposal had been reviewed under Agenda Item # 10, the Site Plan application.

HERITAGE MARKHAM RECOMMENDS:

THAT the Minor Variance application for 94 John St. in Thornhill be referred to the Architectural Review Sub-Committee where the requested variances can be reviewed and considered in conjunction with the Site Plan application for the same address having the benefit of further analysis and comments from other Town Departments.

AND THAT the correspondence from Elena Bevilacqua (4 Leahill Drive) and Jud Whiteside (14 Deanbank Drive) be received.

CARRIED

20. CONSENT APPLICATION B/16/10
MINOR VARIANCE APPLICATIONS A/66/10, A/69/10
15 ROUGE STREET,
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning;
R. Cefaratti, Committee of Adjustment
-

The Manager of Heritage Planning explained the proposal to sever the existing lot into two parcels, retaining the existing heritage dwelling on one. Staff consider that the development would be in keeping with the character of the neighbourhood, and advised that it would be subject to site plan review.

The Committee expressed concern that the new lot might contain a large, three storey dwelling, similar to the home on the other side of the heritage house.

Joe DiMartino, the applicant, questioned if demolition of the existing structure could be approved. The Committee could not comment without an application before it. Heritage staff had recommended that a Heritage Easement be a condition of approval to protect the existing house.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the consent or variance applications for 15 Rouge Street subject to obtaining a Heritage Conservation Easement on the existing dwelling.

CARRIED

21. BUILDING PERMIT APPLICATION
TOWN OF MARKHAM
CIVIC CENTRE SKATING RINK
101 TOWN CENTRE DRIVE
Extracts: R. Hutcheson, Manager of Heritage Planning;
D. Pearce, Manager of Real Property
-

The Manager of Heritage Planning briefly explained the renovations being undertaken.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the memorandum on alterations to create an ice rink and new accessory building at the Markham Civic Centre, as information.

CARRIED

22. SITE PLAN CONTROL APPLICATION SC 10 116319
202 MAIN STREET,
UNIONVILLE HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning.
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The Manger of Heritage Planning reviewed the proposal for minor changes to the commercial patio size and capacity. The Committee had no concerns.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no comment on this application.

CARRIED

NEW BUSINESS

23. THORNHILL DISTRICT HERITAGE PLAN

The Committee requested an opportunity to review the residential infill design policies and guidelines of the Thornhill District Heritage Plan and discuss interpretations with staff prior to considering further applications. Staff will provide the relevant sections to the members prior to the next Sub-committee meeting, and advised that the full document is available on the Town's website.

24. ARCHITECTURAL REVIEW SUBCOMMITTEE

The Committee discussed the workload of the Architectural Review Subcommittee on June 23, and determined that the Scotiabank application will be reviewed during an afternoon session, and the other applications referred to the Subcommittee will be dealt with in an evening session, in order to make the workload manageable.

The meeting adjourned at 10:15 p.m.