

**HERITAGE MARKHAM COMMITTEE MEETING
TOWN OF MARKHAM
Canada Room, Markham Civic Centre**

Wednesday, February 8, 2012

MINUTES

Members

Councillor Valerie Burke
Councillor Colin Campbell
Jenny Chau
Ted Chisholm
Judith Dawson
Councillor Don Hamilton
Barry Martin
Marion Matthias
Richard Morales
Barry Nelson, Chair
David Nesbitt
Ronald Waine, Vice-Chair

Regrets

David Johnston

Staff

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

Barry Nelson, Chair, convened the meeting at 7:20 p.m. by asking for any disclosures of interest with respect to items on the agenda. None were declared.

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 JANUARY 11, 2012
HERITAGE MARKHAM COMMITTEE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

HERITAGE MARKHAM RECOMMENDS:

THAT the Minutes of the Heritage Markham meeting held on January 11, 2012 be received and adopted.

CARRIED

3. OUTSTANDING COMMITMENTS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

Staff outlined outstanding action items and provided an update on various projects.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the Outstanding Commitments as information.

CARRIED

4. BUILDING PERMIT APPLICATION (SIGN)
FILE NUMBER: 11 134068 SP
188 MAIN STREET
SIGN PERMIT "THE ONE GALLERY" (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
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The Senior Heritage Planner explained the installation of new signage at 188 Main Street without a heritage permit, and the applicant's request to use a specific colour. The policy for the heritage pallet of colours was reviewed.

Mr. William Ho made a presentation advising that he had received approval for a similar sign for another building in Unionville two years ago and he explained the significance of the colours being proposed.

HERITAGE MARKHAM RECOMMENDS:

THAT the presentation by William Ho regarding the proposed signage for 188 Main Street, be received; and,

THAT Heritage Markham has no objection to the sign permit application for 188 Main Street Unionville, with the purple background; and,

THAT the applicant remove the lettering from the window canopies and apply for a Heritage Permit for the change in colour to purple for the window canopies; and,

THAT the temporary signs and posters on the wall next to the front door be removed.

CARRIED

5. INFORMATION

HERITAGE DISTRICT NEWS (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Staff advised the newsletter would be in the mail by February 10, 2012.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the Heritage District News as information.

CARRIED

6. INFORMATION

GRANT PROGRAMS 2012 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the update on the Grant Programs 2012 as information.

CARRIED

7. HERITAGE PERMIT APPLICATION

DELEGATED APPROVALS

HERITAGE PERMITS APPROVAL BY STAFF (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the information on heritage permits approved by Heritage Section staff under the delegated approval process.

CARRIED

8. BUILDING PERMIT APPLICATION
DELEGATED APPROVALS
BUILDING PERMITS APPROVAL BY STAFF (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the information on building permits approved by Heritage Section staff under the delegated approval process.

CARRIED

9. TREE REMOVAL PERMITS
DELEGATED APPROVALS
FILE NUMBER: 255729
40 JOSEPH STREET
TREE REMOVAL PERMITS APPROVALS BY STAFF (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the information on tree removal permits approved by Heritage Section staff under the delegated approval process

CARRIED

10. SITE PLAN APPROVAL APPLICATION
FILE NUMBER: PRE 12 108317
306 MAIN STREET
PROPOSED ONE STOREY ADDITION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the approval of a future Site Plan Control application for the one storey addition to 306 Main Street subject to the design being generally in keeping with the proposal submitted for Pre-Consultation and the owner entering into a Site Plan Agreement containing the usual heritage provisions; and,

THAT the applicant understands that a future front yard garage would not be supported by Heritage Markham.

CARRIED

11. REQUEST FOR FEEDBACK
44 JOSEPH STREET
PROPOSED RESIDENTIAL ADDITION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the preliminary design for an addition to 44 Joseph Street and that staff be delegated approval authority for a future Site Plan Control application provided the design submitted for the formal application is substantially the same as the preliminary drawings.

CARRIED

12. BUILDING PERMIT APPLICATION DEMOLITION
FILE NUMBER: 12 109465 DP
4672 SIXTEENTH AVENUE
DEMOLITION OF BARN AND SHEDS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
S. Diperna, Supervisor and Permit Administration
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The Senior Heritage Planner provided an update on the preservation of heritage buildings and salvage of materials from the Beckett Farm property.

The Committee recommended that every effort be made to ensure that salvaged heritage resources remain in the local area.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that the applicant work with the Mennonite community to salvage the main barn and any of the other outbuildings planned for demolition; and,

THAT in the event the first option is not successful, the applicant is requested to advertise the availability of the main barn and the other outbuildings for relocation or salvage in the Markham Economist in two consecutive issues, providing staff with a copy of the ad and the results; and,

THAT companies specializing in the salvage of architectural materials be contacted in addition to advertising the buildings for salvage or relocation; and,

THAT a preference for the heritage resources to remain in York Region if possible, be endorsed.

CARRIED

13. DOORS OPEN MARKHAM
DOORS OPEN MARKHAM COMMITTEE MINUTES
AND SITE LIST (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive Doors Open Markham Committee minutes and site list as information.

CARRIED

14. SITE PLAN CONTROL APPLICATION
FILE NUMBER: PRE 12 108200
84 MAIN STREET. UNIONVILLE
PROPOSED PORCH (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed enlargement and enclosure of the porch located on the south side of 84 Main St.; and,

THAT final approval of the site plan application to enlarge and enclose the porch at 84 Main St. be delegated to Heritage Section Staff, provided that there are no significant changes to the proposed design reviewed by Heritage Markham.

CARRIED

15. SITE PLAN CONTROL APPLICATION
FILE NUMBER: SC 99 020198
46 MAIN STREET NORTH, MARKHAM VILLAGE
RESIDENTIAL FIVE-STOREY APARTMENT BUILDING (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

Staff advised that this property has been sold and the new owner wishes to proceed with the development proposal, with minor modifications. Staff recommend that this matter be referred to the Architectural Review Sub-Committee.

HERITAGE MARKHAM RECOMMENDS:

THAT the site plan application be referred to the Architectural Review Sub-committee for review with delegated approval authority.

CARRIED

16. CORRESPONDENCE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT the following correspondence be received as information:

- a) Community Heritage Ontario: CHO News, January 2012 edition.
- b) Architectural Conservancy of Ontario: ACORN newsletter, January 9, 2012.
- c) Toronto Historical Association: February 2012 Newsletter.
- d) ACORN Newsletter, February 2, 2012
- e) Society of the Preservation of Historic Thornhill: February 2012 Newsletter

CARRIED

17. SITE PLAN APPROVAL APPLICATION
COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
FILE NUMBER: A/04/12 & SC11127935
23 PRINCESS STREET, MARKHAM VILLAGE
PROPOSED NEW SINGLE DETACHED HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
S. Corr, Committee of Adjustment
-

A revised memorandum dated February 8, 2012, was provided. The Manager of Heritage Planning outlined the proposal for a new single detached house at 23 Princess Street, and the variances requested by the applicant, as well as two additional variances that may be required. Staff reviewed the Town's policies regarding infill housing from a heritage perspective. The applicant has revised the proposal to require a lesser Floor Area Ratio variance.

In response to questions from the Committee, staff advised that currently the largest house on the street is 3410 ft², the average house on the street is around 2100 ft², and the applicant is requesting 4700 ft². Comparative lot sizes were discussed, and it was emphasized that the new construction must be sympathetic and consistent with existing dwellings in the area. It was noted that the further back the building can be sited, the lesser the impact of the massing.

The applicant was in attendance and responded to questions from the Committee.

HERITAGE MARKHAM RECOMMENDS:

Given that the resulting size of the dwelling would not be desirable for the appropriate development of the land from both a heritage and land use perspective in terms of compatibility with both heritage and non-heritage dwelling in the area, Heritage Markham does not support the variances requested by the applicant at 23 Princess St. to permit:

- A Maximum Building Depth of 18.9m whereas the By-law permits a Maximum Building Depth of 16.8m; and
- A Maximum Net Floor Area Ratio of 53 percent, whereas the By-law permits a Maximum Net Floor Area Ratio of 45 percent.

CARRIED

18. SITE PLAN APPROVAL AN MINOR VARIANCE APPLICATIONS
FILE NUMBER: SC 11 132740, A/05/12, A/06/12
10, 10A, BUTTONVILLE CRESCENT WEST
PROPOSED SEMI-DETACHED HOUSE

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
S. Corr, Committee of Adjustment

The Senior Heritage Planner referred to the notes and recommendation from the Architectural Review Sub-Committee held on January 26, 2012, and the revised front elevation drawings. Staff discussed the relevant policies with respect to this proposal.

The Committee discussed the proposed height and relationship to adjacent buildings. Concern was expressed for compliance with the guidelines and precedents that may be set.

Shane Gregory, representing the applicant, was in attendance to answer any questions.

HERITAGE MARKHAM RECOMMENDS:

THAT after reviewing the revised site plan and elevations for the proposed semi-detached houses at 10 Buttonville Crescent West, Heritage Markham prefers the previous simple site plan and front elevation (labelled by staff as Revised Design as Per Staff Suggestions) as it is a more traditional design that better reflects the design guidelines of the Buttonville Heritage Conservation District Plan; and,

THAT Heritage Markham delegates approval authority to staff for any minor adjustments to the design details; and,

THAT Heritage Markham has no objection to approval of Minor Variance applications A/05/12 and A/06/12.

CARRIED

19. SITE PLAN APPROVAL APPLICATION
FILE NUMBER: SC 11 125817
23 VICTORIA AVENUE, UNIONVILLE
PROPOSED DWELLING RELOCATION/ NEW FOUNDATION
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

The Heritage Planner gave an overview of the proposal to construct a new foundation under the heritage portion of the existing house, in a new location, and explained the conditions that would be required if the proposal was supported.

Nicholas and Degen Lisi, the applicants, were in attendance to discuss the proposal to increase the front yard setback by 3-6 feet, to deal with the close proximity of the hydro pole.

The Committee discussed other properties similarly impacted by hydro poles, and the concern for tree preservation. The importance of the existing placement of houses along Victoria Avenue as it contributes to the unique heritage character of the District was also discussed.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the construction of a new foundation under the heritage portions of the existing house, in its original location provided that:

- The TRCA provides written confirmation that permitting a new foundation would not require the existing finished first floor height to be raised anymore than 6 inches from its current elevation;
- The new foundation will have a 4-6 inch rebate designed to permit a veneer of granite fieldstone laid in a traditional rubble pattern utilizing the stones of the existing foundation;
- The existing house is moved and relocated back onto the new foundation as a complete and original structural entity, including all the existing structural members such as the floor joists, floor, wall studs and roof rafters;
- An additional Heritage Letter of Credit is secured as a condition of approval to be released when the dwelling is successfully placed on its new foundation after the temporary relocation procedure.

CARRIED

20. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
FILE NUMBER: PRE 12 108252, A/11/12
59 ROUGE STREET
PROPOSED NEW HOUSE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
S. Corr, Committee of Adjustment

The Senior Heritage Planner explained the proposal for a new house at 59 Rouge Street. Shane Gregory, representing the applicant, was in attendance to answer any questions.

HERITAGE MARKHAM RECOMMENDS:

THAT the design for the proposed new house at 59 Rouge Street be referred to the Architectural Review Sub-Committee for review and comment, and that the requested variances be reviewed at the same time; and,

THAT a streetscape elevation of the proposed house and the dwelling to the west be provided for the benefit of review at the Sub-Committee meeting.

CARRIED

21. INFORMATION
HERITAGE WEEK EVENTS 2012 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning outlined the events planned for Heritage Week. The Committee requested a photo of Benjamin Thorne be included in the display. Staff confirmed that the plaque ceremony has been postponed at the request of the Mayor's Office . It will be rescheduled in the spring.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive Heritage Week Events 2012 as information.

CARRIED

22. INFORMATION
HERITAGE WEEK – HERITAGE WINDOW
AND DOOR REPAIR SEMINAR (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive Heritage Week - Seminar as information.

CARRIED

23. BUILDING PERMIT APPLICATION
FILE NUMBER: HP 11 122659
41 ALBERT STREET
REVISED BUILDING PERMIT APPLICATION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

The Heritage Planner provided an update on the revised proposal for 41 Albert Street, beyond the scope of the original application approved by Heritage Markham. The existing heritage dwelling has been replaced by a building with a modified design.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does not support the revised Building Permit application for 41 Albert Street seeking approval for the unauthorized alteration/demolition of this structure; and,

THAT Heritage Markham supports the Town laying charges under the Ontario Heritage Act for the unauthorized alteration/demolition of the structure at 41 Albert St.; and,

THAT Heritage Markham supports the following approach:

- a) the building is to be re-built to the original plans as previously approved by the Town using the original material to replicate the former structure's appearance in terms of height, scale and massing;
- b) or if the original material has been disposed of, the building is to be re-built to the original plans as previously approved by the Town using new material to replicate the former structure's appearance in terms of height, scale and massing;

CARRIED

24. INFORMATION
UNAUTHORIZED ALTERATIONS
257 MAIN STREET NORTH, MARKHAM VILLAGE
Extracts: R. Hutcheson, Manager of Heritage Planning
-

The Manager of Heritage Planning provided information on the unauthorized alterations to 257 Main Street North. By-law enforcement has been alerted.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive this item as information.

CARRIED

25. REQUEST FOR FEEDBACK
MINOR VARIANCE APPLICATION A/13/12
PROPOSED COMMERCIAL BUILDING AND RESTORATION
8966 WOODBINE AVENUE, BUTTONVILLE
Extracts: R. Hutcheson, Manager of Heritage Planning
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham refer the proposal for 8966 Woodbine Avenue, and the Minor Variance application, to the Architectural Review Sub-Committee for review and comment.

CARRIED

26. DEMOLITION PERMIT APPLICATION 08 125596 DP
DETACHED GARAGE ASSOCIATED WITH THE HIRAM POWER HOUSE
4802 HIGHWAY 7, UNIONVILLE AREA
Extracts: R. Hutcheson, Manager of Heritage Planning
S. DiPerna, Building Department
-

The Manager of Heritage Planning provided background information on the history and constraints of 4801 Highway 7, Unionville. Due to the condition of the structures, staff has no objection to the request for demolition.

The Committee suggested any future construction of a garage be consistent with the current structure design, and perhaps the foundation could be preserved, although TRCA constraints will be prohibitive for any future construction. The Committee commended the restoration work on the dwelling and recommended that it be considered for a future Heritage Markham Heritage Award of Excellence.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the Building Permit to allow the demolition of the detached garage at 4802 Highway 7; and,

THAT Heritage Markham requests Heritage Section staff to undertake the necessary research and evaluation of the associated dwelling and if appropriate, prepare a designation report for the consideration of the committee; and,

THAT the restoration work on the dwelling at 4802 Highway 7, Unionville, be considered for a future Heritage Markham Heritage Award of Excellence.

CARRIED

27. MINOR VARIANCE APPLICATIONA/14/12
HOUSE UNDER CONSTRUCTION
12 EUCLID STREET, UNIONVILLE
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Corr, Committee of Adjustment
-

The Heritage Planner explained the requirement for a variance at 12 Euclid Street, Unionville.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the requested variance to permit a front yard setback of 18'-6" to permit the construction of the front porch roof as shown on the approved site plan drawings, and,

THAT Heritage Markham recommends that the standard Minor Variance application fee be waived as per the provision of the Towns' Fee By-law that permits the application fee to be waived when the required variance is the result of a recommendation made by Heritage Markham and Heritage staff.

CARRIED

28. REQUEST FOR FEEDBACK
PROPOSED ADDITION TO A HERITAGE HOUSE
124 MAIN STREET, UNIONVILLE
Extracts: R. Hutcheson, Manager of Heritage Planning
-

The Heritage Planner explained the proposal for an addition to a heritage house at 124 Main Street Unionville, and discussed the building height and roof ridge.

HERITAGE MARKHAM RECOMMENDS:

THAT the plans for a proposed addition and replication of missing heritage features at 124 Main Street Unionville be referred to the Architectural Review Sub-Committee for a detailed review.

CARRIED

NEW BUSINESS

29. INSURANCE FOR HERITAGE BUILDINGS

The Committee inquired about insurance issues regarding replacement of heritage buildings in the case of fire, especially in the case of Markham Heritage Estates. Staff advised of options available, on a site-specific basis.

30. CONSISTENCE WITH GUIDELINES

The Committee discussed the implications of strictly following the heritage rules, or using them as guidelines. It was discussed that flexibility is necessary, but providing specific reasons for supporting deviations would assist in avoiding setting precedents. The topic of disaster planning protocols was suggested for discussion.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham schedule a discussion every six months on current issues and/or as a refresher on the guidelines.

CARRIED

31. ELECTIONS

Barry Nelson stepped down as Chair of Heritage Markham and stated that elections for Chair and Vice-Chair would be held at the next meeting. The Committee thanked Mr. Nelson for his contribution as Chair of Heritage Markham for the last three years.

The Heritage Markham Committee meeting adjourned at 10:05 PM.