



Agenda
April 13, 2016
7:00 PM
Canada Room

**The Fourth Heritage Markham Committee Meeting of
The Corporation of The City of Markham in the year 2016.**

Alternate formats are available upon request.

Disclosure of Pecuniary Interest.

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Part One - Administration

1. Approval of Agenda (16.11)

- A) Addendum Agenda
- B) New Business from Committee Members

Recommendation:

That the April 13, 2016 Heritage Markham Committee agenda be approved.

**2. Minutes of the March 9, 2016
Heritage Markham Committee Meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on March 9, 2016 be received and adopted.

**3. Presentation,
Completion of Term – Jenny Chau (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached memorandum.

Recommendation:

That Heritage Markham receive as information.

Part Two - Deputations

- 4. Request for Feedback,
38 John Street, Thornhill,
Demolition of Raised Bungalow (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

See attached memorandum and material.

Mr. Russ Gregory will be in attendance at 7:30 p.m.

Recommendation:

That Heritage Markham accepts the findings of the Heritage Markham Building Evaluation Sub-Committee for the raised bungalow at 38 John Street; and,

That given that the building has been found to have minimal cultural heritage value, its demolition would not be opposed by Heritage Markham subject to the submission of a demolition permit application; and further,

That a new house on the property be designed in accordance with the policies and guidelines of the Thornhill Heritage Conservation District Plan, and appropriately scaled to its context.

- 5. Site Plan Control Application,
42 George Street,
Relocation Option for House and Addition (16.11)**
File Number: SC 15 165031
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
-

See attached memorandum and material.

Mr. David Johnston will be in attendance at 7:45 p.m.

Recommendation:

That Heritage Markham receive the deputation regarding the proposed on-site relocation of 42 George Street, and advise that the committee

Option 1: does not support on-site relocation of the 1934 house and confirms its support for the original site plan and elevations endorsed on January 27, 2016; or

Option 2: agrees to the on-site relocation of the 1934 house on the same property provided that a revised site plan and elevations be submitted for review at a future Heritage Markham meeting.

**6. Information,
Markham Heritage Estates,
Markham Threatened Heritage Buildings Study
- Options for the Future (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached memorandum.

Recommendation:

That Heritage Markham Committee receive as information.

Part Three - Consent

7. **Zoning By-law Amendment Application,
Official Plan Amendment Application,
4031 Sixteenth Avenue, Unionville,
James McLean House/Briarwood Farm,
Proposed Infill Subdivision (16.11)**

File Number: OP/ZA 16 133028

Extracts: R. Hutcheson, Manager of Heritage Planning
S. Heaslip, Senior Project Coordinator

See attached memorandum.

Recommendation:

That Heritage Markham Committee receive as information.

8. **150 John Street,
Delegated Approvals: Heritage Permits (16.11)**

File Number: HE 16 113045

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached memorandum.

Recommendation:

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

- 9. Building and Sign Permit Applications,
Demolition Permit Applications,
5 Langstaff Road, Langstaff,
11 Langstaff Road, Langstaff,
20 Ruggles Avenue, Langstaff,
24 Ruggles Avenue, Langstaff,
182 Main Street, Unionville,
214 Main Street North, Markham Village,
27 Princess Street, Markham Village,
28 Pike Lane, Upper Cornell,
Delegated Approvals: Building, Demolition and Sign Permits (16.11)**

File Numbers: 16 112173 DP

16 112248 DP

16 112153 DP

16 112161 DP

16 112984 SP

16 110282 AL

15 171988 DP

15 157517 HP

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached memorandum.

Recommendation:

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

- 10. Request for Feedback,
9048 York Durham Line,
Inclusion of Property on Heritage Register (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

See attached memorandum and material.

Recommendation:

That Heritage Markham recommends that Council add the property at 9048 York Durham Line to the Markham Register of Property of Cultural Heritage Value or Interest due to the existing dwelling and accessory building having architectural value for representing typical examples of an early style of type of building or structure.

**11. Events,
Doors Open Markham,
Organizing Committee Minutes
- March 31, 2016 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached memorandum and material.

Recommendation:

That Heritage Markham receive as information.

**12. Heritage Permit Application,
146 Main Street, Unionville,
Proposed Storage Shed for Unionville Bandstand (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
R. England, Project Engineer

See attached memorandum and material.

Recommendation:

That Heritage Markham Committee has no objection from a heritage perspective.

**13. Heritage Permit Application,
146 Main Street, Unionville
Temporary Art Installation (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
D. Plant, Manager, Park Operations

See attached memorandum and material.

Recommendation:

That Heritage Markham Committee has no objection from a heritage perspective to the temporary interactive public art installation in Millennium Square park.

**14. Heritage Permit Application,
4 Peter Street, Markham Village,
Revision to Garage Door Treatment (16.11)**

File Number: SC 15 178346

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached memorandum and material.

Recommendation:

That Heritage Markham Committee has no objection from a heritage perspective to the revision to the garage door treatment at 4 Peter Street, Markham.

15. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached material.

Recommendation:

That the following correspondence be received as information:

- a) Architectural Conservancy of Ontario: ACORN Newsletter, March 16, 2016. (Emailed to members)
- b) Community Heritage Ontario: CHO News, Spring 2016. (Emailed to members)
- c) Ontario Heritage Foundation: February, 2016. Staff has fully copy.
- d) Re-Issue of Miles & Co. Historical Atlas of York County: Promotional material.

Part Four - Regular

- 16. Heritage Permit Application,
5 Euclid Street, Unionville,
Proposed Cedar Shingle Cladding (16.11)**
File Number: HE 16 112815
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

See attached memorandum and material.

Recommendation:

That Heritage Markham does not support cladding the modern portions of the house at 5 Euclid Street in painted cedar shingles because it does not reflect the types of exterior cladding historically used for exterior walls in Unionville.

- 17. Site Plan Control Application,
3 Tralee Court,
Heritage House Restoration and Addition (16.11)**
File Number: SC 12 119218
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
-

See attached memorandum and material.

Recommendation:

That Heritage Markham supports the revised design for the Casely House subject to the following revisions:

- Removal of the vestibule and porch as proposed, and restoration of the front porch based on outlines on the brick wall indicating the original extent of the porch and its roof design;.
- Removal of the decorative brick banding added to the front elevation of the heritage house where it did not exist previously; and,

That further review of the Site Plan Control application be delegated to staff.

**18. Committee of Adjustment Application,
36 Peter Street, Markham Village,
Requested Variances for Building Depth and Height (16.11)**

File Number: A/43/16

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

See attached memorandum and material.

Recommendation:

That Heritage Markham has no objection to requested variances from a heritage perspective to permit a maximum building depth of 17.96 m and a maximum building height of 8.56 metres for a flat roof portion of a house, as they relate to the proposed addition to the existing heritage dwelling at 36 Peter Street in Markham Village.

**19. Site Plan Control Application,
15 Eureka Street, Unionville,
New House with Attached Garage (16.11)**

File Number: SC 16 170214

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner

See attached memorandum and material.

Recommendation:

That Heritage Markham recommends the following modifications to the design for the proposed dwelling at 15 Eureka Street:

- recess garage component from the front elevation wall
- introduce wood or wood-like exterior finish on garage component to reduce its impact
- simplify front elevation
- lower height of foundation above grade to be more consistent with typical houses
- revise windows opening on side elevations to reflect traditional windows
- revise front door style (4 panel door)
- provide details on actual brick sizes/colours
- remove shingle treatment in main gable
- revise siding on roof gable over garage to a horizontal wood or wood-like material with corner boards
- add traditional brick arches (voussoirs) over window and door openings
- add traditional concrete or stone sills below window and door openings.

- revise brick quoining design to reflect Unionville design (see 147 Main St, 4 Station Lane)
- eliminate soldier courses of brick and if coursing is introduced, it should be in a simple running bond
- replace front porch brackets with traditional turned wood porch posts; and,

That revised elevations be brought back to Heritage Markham for review.

**20. Site Plan Control Application,
24 Church Street,
Addition to a Heritage House (16.11)**

File Number: SC 16 109255

Extracts: R. Hutcheson, Manager of Heritage Planning

G. Duncan, Senior Heritage Planner

See attached memorandum and material.

Recommendation:

That Heritage Markham supports the proposed addition to 24 Church Street on the condition that the character and condition of the original siding on the heritage house portion be examined by Heritage Section staff to assess the options of either restoration of existing material or replacement with a replica of the original siding design and material; and,

That the shutters on the double windows of the heritage house and addition be reduced to a more traditional width; and,

That the applicant consider replacing the existing multi-paned windows in the heritage house with new 1 over 1 paned single-hung wood windows; and further,

That Heritage Markham provide direction on the use of wood shingle siding on the second storey of the addition.

**21. Heritage Permit Application,
4 Peter Street,
Proposed Alterations to Exterior of Heritage House (16.11)**
File Number: HE 16 113556
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

See attached memorandum and material.

Recommendation:

That Heritage Markham has no objection to the following proposed alterations at 4 Peter Street:

- The removal of later modern, exterior wall claddings on the north and street facing gable wall provided that later claddings are carefully removed to limit damage to the underlying original cladding;
- The replacement of deteriorated and damaged cladding material with new like material of the same species, grain orientation, dimensions and profile, provided that staff is satisfied that the material to be replaced, is not capable of being repaired or re-used;
- The replication of missing decorative architectural trims based on photographic evidence contained in the archival photographs of the building, a comparison of existing architectural elements of similar aged Markham houses, and satisfactory scaled drawings of the components to be replicated;
- The proposed painting scheme for the restored walls;
- The proposed painting of the existing deck railing in white;
- The proposed new gates to be installed in the existing railing of the deck provided the applicant submits a drawing of the proposed gates if they are visible from the public realm; and,

That Heritage Markham provide direction on the removal and re-application of the original vertical tongue and groove siding by approving one of the following recommendations:

- a) That Heritage Markham supports the temporary removal of the historic wooden tongue and groove vertical siding so that it can be back primed, repaired and re-installed over $\frac{3}{4}$ inch horizontal strapping provided that the original siding can be removed in a way causing no significant damage, and that the original siding is

satisfactorily documented and labelled so that it can be reinstalled in the original order and location;

or

b) That Heritage Markham does not support the temporary removal of the historic wooden tongue and groove vertical siding so that it can be back primed, repaired and re-installed over ¾ inch horizontal strapping.

**22. Financial Assistance,
6 David Gohn Circle,,
7050 York Durham Line,
10 Centre Street,
26 John Street,
16 Victoria Avenue,
131 Main Street,
2016 Designated Heritage Property Grant Program
- Review of Applications (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

See attached memorandum and material.

Recommendation:

That Heritage Markham supports the funding of the following applications subject to conditions noted on the individual summary sheets:

- 6 David Gohn Circle Markham Heritage Estates - \$3,169.55(replication of wooden shutters and painting of exterior woodwork)
- 7050 York Durham Line, Markham – \$5,000.00 (replication of wooden windows and exterior doors)
- 10 Centre Street, Markham Village- \$5,000.00 (replication of historic wooden windows)
- 26 John Street, Thornhill - \$3,623.41 (replication of second storey wooden windows)
- 131 Main St. Unionville-\$5,000.00 (repairs and waterproofing of south stone foundation wall); and,

That Heritage Markham does not support the grant request for the replacement of the existing cedar rail fence at 16 Victoria Avenue with a new wooden picket fence, because the proposed work does not preserve or replicate a significant heritage feature of the property.

**23. Financial Assistance,
10 Centre Street,
79 Main Street North, Markham Village,
2016 Commercial Façade/Signage Improvement Grant Program
-Review of Applications (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

See attached memorandum and material.

Recommendation:

That Heritage Markham supports a matching grant of up to \$ 12,500.00 for window replacement for the historic portion of the building in commercial use at 10 Centre Street Markham Village, provided the applicant provides appropriate invoices and obtains a sign permit for the signage installed on the building without a permit; and,

That Heritage Markham supports a matching grant of up to \$12,500.00 for the replication of the historic veranda at 79 Main St. North Markham Village provided the applicant submits appropriate paid invoices for the completed work; and further,

That Heritage Markham supports the City entering into Heritage Conservation Easement agreements with the owners of 10 Centre Street and 79 Main Street North for any grant exceeding a value of \$5,000.00.

Part Five - Studies/Projects Affecting Heritage Resources - Updates

The following projects impact in some manner the heritage planning function of the City of Markham. The purpose of this summary is to keep the Heritage Markham Committee apprised of the projects' status. Staff will only provide a written update when information is available, but members may request an update on any matter.

- a) Markham Official Plan 2014 (not yet in force)
- b) Rouge National Urban Park Proposal
- c) Main Street Markham Streetscape Redevelopment (Highway 407-16th Avenue)
- d) Doors Open Markham 2016
- e) Heritage Week, February 2016
- f) Morgan Park Revitalization Master Plan, Markham Village
- g) Library/Veterans Park Revitalization Master Plan, Markham Village
- h) Victoria Square Heritage Conservation District Study
- i) Main Street Markham Interpretive Program, Markham Village
- j) Review of Development Standards – All Heritage Districts
- k) Main Street Unionville Community Vision Plan (2014) - Implementation
- l) Unionville Heritage Conservation District Plan Amendments
- m) Unionville Heritage Centre Secondary Plan
- n) Unionville Community Vision Plan Pattern Book
- o) Heritage Property Standards By-law Amendment

**24. Designated Heritage Property Grant Program,
Continuation of Program 2017-2019 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached memorandum and material.

Recommendation:

That Heritage Markham supports the continuation of the Designated Heritage Property Grant Program for an additional three years (2017-2019) as it encourages the preservation, restoration and enhancement of heritage buildings in Markham; and,

That Heritage Markham has no objection to reducing the Heritage Loan Fund Reserve to help fund the Designated Heritage Property Grant Program for the 2017-2019 period; and further,

That any funds remaining in the Grant Program at the end of the three year period be transferred back into the Heritage Loan Fund Reserve or, subject to the approval of Council at the time, continue to be used for a future Designated Heritage Property Grant Program.

**25. Markham Village Interpretive Project - Update,
Heritage Permit Application (16.11)**

File Number: HE 16 113266

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached memorandum and material.

Recommendation:

That Heritage Markham Committee receive the update on Phase 3 of the Markham Village Interpretive Project; and,

That Heritage Markham has no objection to the Heritage Permit Application associated with the implementation of the project.

Part Six - New Business