



Agenda
August 9, 2017
7:15 PM
Canada Room

**The Eight Heritage Markham Committee Meeting of
The Corporation of The City of Markham in the year 2017.**

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 August 9, 2017 Heritage Markham Committee agenda be approved.

**2. Minutes of the July 12, 2017
Heritage Markham Committee Meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached memorandum.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on July 12, 2017 be received and adopted.

Or

That the minutes of the Heritage Markham Committee held on July 12, 2017 be received and adopted as amended by replacing the recommendation for #12, Site Plan Control Application, 30B Rouge Street with the following:

“That the overall building height of the proposed infill dwelling at 30B Rouge Street be reduced by 3 feet, to a height of approximately 29 feet with the location of the reduction to be at the applicant’s discretion, and shall include the suggested setback of the dwelling from the street, as recommended by ERA Architects.”

**3. Administration,
Election Vice-Chair (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached memorandum.

Recommendation:

That _____ be confirmed as Vice Chair of Heritage Markham as of August 9, 2017, and shall hold office until a successor is elected.

Part Two - Deputations

**4. Heritage Permit Application,
10 Colborne Street, Thornhill Heritage Conservation District,
Library Parking Lot Re-Surfacing (16.11)**

File No: HE 17 168611

Extracts: M. Ryan, Asset Management

R. Hutcheson, Manager of Heritage Planning

Memo

Michael Ryan, Facility Engineer, Asset Management will be in attendance at 7:15 p.m.
See attached staff memorandum and material.

Recommendation:

That Heritage Markham Committee has no objection to the use of the patterned concrete for the parking lot area of the Thornhill Village Library from a heritage perspective, and recommends that the Belgium Block pattern and colour (Option 1) be used.

Part Three - Consent

5. **Heritage Permit Applications,
Delegated Approvals: Heritage Permits,
135 Bay Thorn Dr, Thornhill,
7707 Yonge St, Thornhill,
9231 Woodbine Ave, Buttonville,
210 Main St., Unionville
22 George St, Markham Village,
6031 Highway 7, Markham Village,
47 Washington St, Markham Village
17 Mill St, Markham Village (16.11)**

File Nos: HE 17 170683
HE 17 168259
HE 17 169035
HE 17 169800
HE 17 167672
HE 17 169801
HE 17 170310
HE 17 169820

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached memorandum.

Recommendation:

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

- 6. Building or Sign Permit Applications,
Delegated Approvals: Building and Sign Permits
9231 Woodbine Avenue, Buttonville,
19 Victoria Avenue, Unionville,
182 Main St, Unionville,
32 Washington St, Markham Village,
59 Main St. N., Markham Village,
9 David St, Markham Village,
107 Main St. N., Markham Village,
6031 Highway 7, Markham Village (16.11)**

File Nos: 17 1628969 AL
17 165727 01 HP
17 167189 SP
17 160193 HP
17 169257 SP
17 169942 HP
17 170044 AL
17 170589 PP

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

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.

**7. Committee of Adjustment Variance Application,
124 Main Street, Unionville Heritage Conservation District,
Enclosed Exterior Basement Stairway (16.11)**

File No: A/98/17

Extracts: R. Punit, Committee of Adjustment,
G. Duncan, Project Planner,
R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection to Minor Variance application A/98/17 from a heritage perspective, to allow the construction of an enclosed exterior basement stairway at 124 Main Street, Unionville.

**8. Information,
Data on Millennials and Heritage (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham Committee receive as information.

**9. Information,
Site Plan Control Applications,
Notification/Signs (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached staff memorandum.

Recommendation:

That Heritage Markham receive as information.

**10. Site Plan Control Application,
20 Deanbank Dr, Thornhill Heritage Conservation District,
Proposed One Storey Rear Addition and
Front Porch (16.11)**

File No: SC 17 171012

Extracts: P. Wokral, Heritage Planner

R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection to the proposed one storey addition and front porch at 20 Deanbank Drive subject to the proposed bubble skylights being substituted with flat, low profile skylights, and recommends that final review of the site plan application be delegated to Heritage Section Staff; and,

That the applicant enter into a Site Plan Agreement with the City containing the standard conditions regarding materials, windows, colours etc.

**11. Site Plan Control Application,
2 Alexander Hunter Place, Markham Heritage Estates,
Proposed Addition and Detached Accessory Building (16.11)**

File No: SC 17 167062

Extracts: P. Wokral, Heritage Planner

R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection to the scale, massing, form and materials of the proposed addition and detached accessory building at 2 Alexander Hunter Place date stamped July 2017 and recommends that final review of the site plan application and any development application necessary to approve the proposal as well as any minor changes to windows and architectural detailing be delegated to Heritage Section Staff; and,

That the applicant enter into a Site Plan Agreement with the City containing the standard conditions regarding materials, windows, colours etc. as well as entering into a Heritage Conservation Easement Agreement.

**12. Committee of Adjustment Variance Application,
6890 14th Avenue,
Variance in Support of proposed Addition (16.11)**

File No: A/93/17

Extracts: R. Punit, Committee of Adjustment,
R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached memorandum.

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the proposed variances for 6890 14th Avenue.

13. Correspondence: August 2017 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

[Material](#)

See attached material.

Recommendation:

That the following correspondence be received as information:

- a) Toronto Historical Association Newsletter: Summer 2017
- b) Markham Zoning By-law Project – Upcoming meetings
- c) Ontario Historical Society Bulletin, July 2017 (full copy available from Staff)

Part Four - Regular

**14. Site Plan Control Application,
45 John Street, Thornhill Heritage Conservation District,
Follow-up Review: Addition to an Existing
One Storey Dwelling (16.11)**

File No: SC 17 158926

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

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham review the revised submission for alterations and an addition to the existing dwelling at 45 John Street, and provides the following comments:

**15. Site Plan Control Application,
30 Colborne St, Thornhill Heritage Conservation District,
Proposed Addition to a Heritage Dwelling and
New Detached Garage (16.11)**

File No: 17 168354

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

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham supports the lowest possible first floor elevation for the heritage component of the development at 30 Colborne Street in order to maintain the heritage character of the house; and,

That further review and refinement of architectural details be delegated to Heritage Section staff.

**16. Site Plan Control Application,
15 George Street, Markham Village Heritage Conservation District,
Proposed Semi-Detached Dwellings**

File No: SC 17 150453

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

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham supports the proposed development of semi-detached dwellings at 15-17 George Street subject to the applicant entering into a Site Plan Agreement with the City containing the usual clauses regarding colours, materials, etc.

**17. Demolition Permit Application
15 Pavilion St, Unionville Heritage Conservation District,
1948 House (16.11)**

File No: 17 170321 DP

Extracts: C. Dimou, Building Department,
R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached memorandum.

Recommendation:

That Heritage Markham recommends that Council refuse the demolition permit application for the existing dwelling on the basis of its Group B classification in the Unionville Heritage Conservation District Plan (contextual value); and,

That the applicant be advised that interior renovations and a compatible addition are supported by the City as a means of property improvement, subject to the policies and guidelines of Unionville Heritage Conservation District Plan and the applicable planning applications.

**18. Minor Variance and Site Plan Control Application,
31 Peter Street, Markham Village Heritage Conservation District,
Proposed Addition and Requested Variances (16.11)**

File Nos: 17 150501

A/114/17

Extracts: P. Wokral, Heritage Planner

R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection to the requested variances at 31 Peter Street to permit:

- A Maximum Net Floor Area Ratio of 52.22 %, whereas the By-law permits a Maximum Net Floor Area Ratio of 45%;
- A maximum Building Depth of 22.07m, whereas the By-law permits a Maximum Building Depth of 16.8m;
- A Minimum Front Yard Setback of 7.74 ft, whereas the By-law requires a Minimum Front Yard Setback of 25 ft;

Or

That Heritage Markham has no objection to the requested variances at 31 Peter Street to permit:

- A maximum Building Depth of 22.07m, whereas the By-law permits a Maximum Building Depth of 16.8m;
- A Minimum Front Yard Setback of 7.74 ft, whereas the By-law requires a Minimum Front Yard Setback of 25 ft;

But does not support the requested variance to permit a Maximum Net Floor Area Ratio of 52.22%, whereas the By-law permits a Maximum Net Floor Area Ratio of 45% and recommends that applicant reduce the floor area of the proposed addition so that the Maximum Net Floor Area Ratio does not exceed 50%.

**19. Site Plan Control Application,
5 Buttonville Crescent East,
Buttonville Heritage Conservation District,
Proposed Addition to an Existing Heritage Dwelling (16.11)**

File No: SC 17 160621

Extracts: P. Wokral, Heritage Planner

R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached notes and recommendation from the Architectural Review Sub-Committee held on July 18, 2017.

Recommendation:

That Heritage Markham supports the proposed additions and alterations to the heritage dwelling located at 5 Buttonville Crescent East, and delegates final review of any development application required to permit its construction to the City (Heritage Section Staff) provided there are no significant deviations from the design received by the City on July 5, 2017 and the design of the proposed addition complies with the City's Bird Friendly Guidelines; and,

That the application will return to Heritage Markham if any significant issues are raised during the application circulation; and,

That the applicant enter into a Site Plan Agreement with the City containing the standard conditions regarding materials, colours, windows etc.

**20. Building or Sign Permit Application,
216 Main Street,
Unionville Heritage Conservation District,
Public Information Signage – Varley Art Gallery (16.11)**

Extracts: G. Duncan, Heritage Planner

R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham receive as information and provides the following feedback from a heritage perspective:

- No objection to the removal of the kiosk feature;
- Ground sign cannot be internally illuminated;

**21. Site Plan Control Application,
116 Main Street Unionville,
Unionville Heritage Conservation District,
Proposed Two-Storey Addition and
Alteration to Existing Heritage Dwelling (16.11)**

File No: SC 17 162457

Extracts: P. Wokral, Heritage Planner
S. Bordone, Senior Planner
R. Kendall, Manager, Development
R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection to the location, scale, massing, form and materials of the proposed two storey addition and attached garage at 116 Main Street Unionville provided that the windows of the addition are revised to be either one over one, or six over one single, or double hung windows, as seen on other Unionville Edwardian homes; and,

That Heritage Markham does not support the proposed alteration of the existing south façade of the heritage dwelling by introducing new and larger windows, but has no objection to the existing door being converted to a window of the same type and dimension as the heritage windows on the building; and,

That Heritage Markham would not support any proposal that would alter the exterior dimensions of the existing heritage dwelling.

**22. Demolition Permit Application,
10091 Warden Ave,
Proposed Demolition of Heritage Barn (16.11)**

File No: DP 17 171281

Extracts: P. Wokral, Heritage Planner

R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection to the demolition of the existing heritage barn building at 11091 Warden Avenue provided that the City advertise the building for either relocation or salvage in the local newspapers for two weeks as previously done for similar agricultural buildings; and,

Or

That Heritage Markham recommends that the demolition permit be denied by Council and both the existing heritage barn and farmhouse be designated under Part IV of the Ontario Heritage Act.

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 (partially in force)
- b) Rouge National Urban Park Proposal
- c) Main Street Markham Streetscape Redevelopment (Highway 407-16th Avenue)
- d) Doors Open Markham 2017
- e) Heritage Week, February 2017
- 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
- p) Update to Markham Village Heritage Conservation District Plan (2017)
- q) New Secondary Plan for Markham Village (2017)
- r) Comprehensive Zoning By-law Project (2017)

23. Awards, Heritage Markham Awards of Excellence 2017 (16.11)

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

Memo

See attached staff memorandum and material.

Recommendation:

That the 2017 Heritage Markham Awards of Excellence ceremony be confirmed for the fall of 2017 and that the Awards of Excellence Sub-Committee work with Heritage Section staff to determine an appropriate date, venue and other organizational aspects; and,

That the following members of Heritage Markham be appointed to the Heritage Markham Awards of Excellence Sub- Committee for 2017:

- David Nesbitt, Chair
- XX
- XX; and,

That Heritage Markham members submit potential candidates for the 2017 Awards of Excellence program (project completed from Jan 2014 to the present) to be reviewed by the Sub-Committee.

Part Six - New Business