

**Heritage Markham Committee Meeting**  
**City of Markham**  
**September 11, 2019**  
**Canada Room, Markham Civic Centre**

**Members**

Graham Dewar, Chair  
Maria Cerone  
Ken Davis  
Doug Denby  
Evelin Ellison  
Anthony Farr  
Shan Goel  
Councillor Keith Irish  
Councillor Reid McAlpine  
David Nesbitt  
Councillor Karen Rea  
Paul Tiefenbach

**Regrets**

Jennifer Peters-Morales  
George Duncan, Senior Heritage Planner

**Staff**

Regan Hutcheson, Manager, Heritage Planning  
Peter Wokral, Senior Heritage Planner  
John Britto, Committee Secretary (PT)

Graham Dewar, Chair, convened the meeting at 7:22 PM by asking for any disclosures of interest with respect to items on the agenda.

There were no disclosures of interest by any members

**1. Approval of Agenda (16.11)**

- A) Addendum Agenda
  - **Zoning By-law Amendment Application, 12 and 16 Deer Park Lane, Markham Village, 19 128208.**
- B) New Business from Committee Members

**Recommendation:**

That the September 11, 2019 Heritage Markham Committee agenda be approved, as amended.

CARRIED

2. **Minutes of the August 14, 2019  
Heritage Markham Committee Meeting (16.11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning
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Recommendation:

That the minutes of the Heritage Markham Committee meeting held on August 14, 2019 be received and adopted.

CARRIED

3. **Request for Feedback,  
Kennedy Road Class Environmental Assessment Study,  
(Steeles Avenue to Major Mackenzie Drive),  
Impact to Heritage Properties,  
7779-7781 Kennedy Road (Thomas Morley House),  
9286 Kennedy Road (George Hunter House),  
9392 Kennedy Road (Thomas Lownsbrough House) (16.11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning  
M. Siu, Senior Capital Work Engineer
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The Manager of Heritage Planning reviewed the request for feedback by York Region on the impact to three Heritage Properties located at 7779-7781 Kennedy Road (The Thomas Morley House), 9286 Kennedy Road (The George Hunter House) and 9392 Kennedy Road (The Thomas Lownsbrough house). He advised that York Region is undertaking a Class Environmental Assessment Study for Kennedy Road between Steeles Avenue and Major Mackenzie Drive with the objective to widen the road. A number of alternatives were developed ranging from avoidance to demolition. The Region and its consultant are seeking feedback from a heritage perspective on the most appropriate approach (Preferred Alternative) for each property of the affected properties.

Ms. Michelle Mascarenhas, Project Manager, HDR Inc. who have been retained by York Region provided an overview of the impact on the three heritage properties due to the road widening of Kennedy Road, and provided suggested recommendations of the Project Team as follows:

Thomas Morley House

The Kennedy Road cross-section has been reduced and the proposed road alignment/geometry has been optimized in this location to minimize impacts to cemetery lands (Hagerman West and Hagerman East) which are located on the west and east boulevards. The Kennedy Road widening results in impacts to the Thomas Morely House. Based on the structural assessment, the Thomas Morley House is in fair condition and is feasible to relocate. The Project Team recommends that the Thomas Morley House

be relocated east on its existing lot or to a new site and encroach on 7779-81 Kennedy Road.

#### George Hunter House

The George Hunter house abuts the Kennedy Road right-of-way and will be impacted by the proposed widening of Kennedy Road. The structural team was not permitted to enter due to safety concerns. The George Hunter House is in a deteriorating state of disrepair and is not recommended to be relocated. However, the Region will be looking into a specialized building moving contractor to confirm if it is possible to relocate this building. The Project Team's initial recommendation was to demolish all components of the George Hunter House and encroach on 9286 Kennedy Road. If demolished, then during the design phase a heritage documentation report will be prepared, and the George Hunter House will be commemorated through interpretive signage. However, the Region will review with a specialized building moving contractor to confirm if it is possible to relocate the building and encroach on 9286 Kennedy Road).

#### Thomas Lownsbrough House

The Kennedy Road cross-section has been reduced and the proposed road alignment / geometry has been optimized in this location to minimize impacts to cemetery lands (St. Philips Cemetery and Bethesda Cemetery) which are located on the west and east boulevards. Based on the structural assessment, the Thomas Lownsbrough House is in fair condition and is feasible to relocate. The Project Team's recommendation is to Demolish the West Wing Extension and garage of Thomas Lownsbrough House, relocate its Main Block and West Wing further west on its current lot, then encroach on 9392 Kennedy Road.

The Manager of Heritage Planning advised that Heritage Section staff has met with the Region and their consultants to provide staff's feedback. It was suggested that the Region should consult with the Heritage Markham Committee to seek feedback from the Committee. He further advised that:

For the Thomas Morley House, Heritage Section staff supports the relocation on site, but not to a new location elsewhere, as this is one of only a few heritage resources remaining in Hagerman's Corners;

For the George Hunter House, Heritage Section staff supports the relocation on site further to the west, in the same orientation, as the City has been working with the owners to ensure that this building is retained and not lost to demolition; and

For the Thomas Lownsbrough House, Heritage Section staff supports the relocation on site further to the west, in the same orientation, as retention and restoration of this heritage resource is a condition of development approval for the property.

The Committee discussed the various options and the suggested recommendation proposed by the HDR Project Team. Responding to a question from a Committee member on whether the property owners have been contacted with respect to moving

their properties and whether the properties will be maintained in the future, Ms. Mascarenhas advised that the Region and HDR first met with the City's Heritage Section staff who advised that feedback be sought from the Heritage Markham Committee.

Responding to a question from a Committee member Mr. Doug McKay, Manager of Traffic Engineering, York Region advised that all recommendations will be considered on the completion of the Kennedy Road Class Environmental Assessment Study.

Responding to another question from a Committee member, Mr. Doug McKay, Manager of Traffic Engineering, York Region advised that reversible lanes were explored early in the process but that they could cause issues with vehicles reversing out of their driveways onto Kennedy Road, similar to those being experienced on Jarvis Street in the City of Toronto.

Recommendation:

That Heritage Markham Committee receive the presentation from Michelle Mascarenhas of HDR on the Class Environmental Assessment Study for Kennedy Road between Steeles Avenue and Major Mackenzie Drive (Impact to Heritage Properties), including the consultant's preferred alternative for each heritage property; and,

That Heritage Markham Committee has the following comments on the preferred approach for the following properties:

Thomas Morley House

- Support the concept of relocating the building further to the east generally in the same location and same orientation of the building, but not relocation to a new site.

George Hunter House

- Support the concept of relocating the building further to the west generally in the same location and same orientation of the building, but not demolition.

Thomas Lownsbrough House

- Support the concept of relocating the building further to the west in the same orientation as retention of the building onsite was a condition of development approval for the property.

CARRIED

4. **Heritage Permit Applications,  
15 Colborne Street, Thornhill HCD  
37 Colborne Street, Thornhill HCD  
12 Dryden Court Markham, Village HCD  
309 Main Street North, Markham Village HCD  
3 Wismer Place, Markham Heritage Estates HCD  
Delegate Approvals: Heritage Permits (16.11)**

File Numbers: HE 19 131274

HE 19 132296

HE 19 129194

HE 19 132904

HE 19 131706

Extracts: R. Hutcheson, Manager of Heritage Planning

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Recommendation:

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

CARRIED

5. **Information,  
Letter from Ministry of Culture,  
Related to Recent Changes to the Ontario Heritage Act (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Recommendation:

That Heritage Markham Committee receive as information.

CARRIED

6. **Correspondence (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Recommendation:

That the following correspondence be received as information:

- a) Markham Historical Society: Remember Markham Newsletter, Fall 2019 Issue. Staff has full copy.
- b) National Trust for Canada: Notice of National Trust Conference 2019.

CARRIED

**7. Request for Feedback,  
3010 19<sup>th</sup> Avenue and 33 Dickson Hill Road,  
Proposed Designation of Joseph Pipher House and,  
Proposed Relocation of Schoolhouse No. 7 (16.11)**

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

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The Senior Heritage Planner reviewed a request for feedback on the proposed designation of the Joseph Pipher House located at 33 Dickson Hill Road and the proposed relocation of a brick one room Schoolhouse No. 7 located at 3010 19<sup>th</sup> Avenue and designated under Part IV of the *Ontario Heritage Act* since 2004.

The Senior Heritage Planner advised that the property at 33 Dickson Hill Road has recently been purchased by a new owner who will be taking possession of the property in January of 2020. He further advised that in addition to stabilizing and restoring the fine two storey stone house that occupies the rear portion of the property (which is not visible to the public), the owner would like to relocate the vacant school building at 3010 19<sup>th</sup> Avenue to the front portion of the property at 33 Dickson Hill Road as an accessory building to be restored and operated as a small Montessori day care facility providing a unique historical setting and educational experience.

The City's Official Plan 2014 requires the retention of cultural heritage resources in their original locations but does allow for the consideration of relocating heritage resources to a different portion of the property, or another property within Markham, including a Hamlet, if retention of the heritage resource in its original location is deemed neither appropriate nor viable.

If relocation of Schoolhouse No. 7 is not supported, the City would have to rely on the enforcement of the City's Property Standards By-law and the Keep Markham Beautiful By-law to preserve and protect the vacant historic school building for an undetermined amount of time, as the cemetery use proposed by the Catholic Cemeteries is not currently permitted.

If relocation of Schoolhouse No. 7 is supported, the schoolhouse can be preserved and restored to a use similar to its original use, in a location where it could enhance the heritage character of the Hamlet of Dickson Hill.

Whether relocation of Schoolhouse No. 7 is supported or not, Heritage staff recommends that the property at 33 Dickson Hill be designated under Part IV of the *Ontario Heritage Act* in order to better protect, preserve and recognize the cultural heritage significance of the Pipher House, and to ensure that site plan approval would be required, should the relocation of Schoolhouse No. 7 be permitted by the City.

Mr. Sam Orrico, a local resident addressed the Committee. He spoke about the issues he faced with respect to his own property, and recommended that the Committee should not support relocation of the vacant school.

Recommendation:

That the existing heritage building located at 33 Dickson Hill Road be designated under Part IV of the *Ontario Heritage Act*, to recognize the cultural heritage significance of the property and to ensure that site plan approval is required for future development of the land; and

That Heritage Markham supports the relocation of school house No. 7 from 3010 19<sup>th</sup> Avenue to 33 Dickson Hill Road to be restored as an accessory building and utilized as a day care facility under the *Day Care Nurseries Act*; and

That a commemorative plaque be installed at 3010 19<sup>th</sup> Avenue to recognize the heritage value of the property.

CARRIED

**8. Information,  
Markham Village Streetscape,  
Proposed Tree Grates (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
M. Busato, Supervisor, Parks - Horticulture

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The Manager of Heritage Planning reviewed the information item regarding installing proposed tree grates in the Main Street Markham Streetscape. The proposed grate is galvanized, grey/silver in colour. Operations staff have indicated that the galvanization will darken over time and will not chip, tarnish or rust. This option was chosen due to the amount of salt used by City's snow plowing contractors in the winter. It is acknowledged that a black grate would better match the streetscape but painting or powder-coating would not last and would require on-going maintenance and recurring costs. Staff currently remove the heritage benches (which are powder-coated black) each winter to avoid damage due to salt at a substantial cost to the City.

The Manager of Heritage Planning advised that from a Heritage Section staff perspective, there is no objection to the installation of the proposed tree grate. Although it would be preferable in black, given the grate is a permanent feature installed at ground level which takes substantial abuse from snow clearing machinery and salt usage, staff support the proposed approach by Operations staff. He further advised that Operations (Parks Staff) also plan to replace some of the trees (5), clean up around each tree pit and install the grates before the winter sets in.

Recommendation:

That the Heritage Markham Committee has no objection to the installation of the proposed tree grates on the Main Street Markham streetscape.

CARRIED

**9. Zoning By-law Amendment Application  
12 and 16 Deer Park Lane  
Markham Village (File # 19 128208) (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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The Manager of Heritage Planning reviewed the Zoning By-law Amendment Application to rezone the lands situated at 12 and 16 Deer Park Lane and adjacent to the Markham Village Heritage Conservation District, to permit four semi-detached dwellings and a single detached dwelling, including site specific development standards. The single detached dwelling is proposed to front onto Elizabeth Street and the four semi-detached dwellings are proposed to front onto Deer Park Lane. All of the proposed dwellings are to be freehold in tenure.

The Manager of Heritage Planning advised that the subject property is not within the Markham Village Heritage Conservation District but is adjacent to the district boundary. He further advised that according to the Markham Official Plan with respect to cultural heritage resources, “*adjacent lands*” means those within 60 m of a *cultural heritage resource*, which is defined as a built heritage resource or a cultural heritage landscape (which includes a heritage conservation district).

The Manager of Heritage Planning advised that according to section 4.5.3.11 of the Official Plan, it is the policy of Council “to review applications for *development approval* and *site alteration* on *adjacent lands* to an individually designated property or a *heritage conservation district* to require mitigative and/or alternative development approaches in order to conserve the *heritage attributes* affected. This review may include measures to ensure compatibility with the characteristics, context and appearance of the *heritage attributes* affected.”

Heritage staff believe that since this is not a Site Plan Control Area, once the applicant obtains a zoning by-law amendment and severance of the properties through the Committee of Adjustment process, they will only need to obtain a Building Permit. The overall design of the proposed dwellings appears to be complementary to the characteristics and appearance of dwellings in the heritage conservation district and is generally reflective of the design approach for new infill development within the Markham Village Heritage Conservation District. The garages are recessed from the front façade of the dwelling, brick is proposed as a wall cladding material on the semi-detached units and the window treatment is reflective of the typically heritage windows



in the heritage district. The new development will require the removal of existing vegetation from the property, and compensation will be required by the City.

The Committee discussed the maximum building height relative to the R1 Zone Standards. The Committee also discussed the overall size, lot coverage and the design of the proposed dwellings.

Recommendation:

That Heritage Markham has no objection to the design of the proposed development at 12 and 14 Deer Park Lane from a heritage perspective but recommends that a Development Agreement be required as part of any future approvals for the properties which would ensure the implementation of the proposed design approach for the dwellings.

CARRIED

**10. New Business**

**Former Tremont Hotel Property, Main Street (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Heritage Markham Committee expressed concern with respect to the derelict condition of the Tremont Hotel property located on Main Street Markham, which has become an eyesore. A Committee member suggested that the By-law Department should enforce appropriate by-laws, so the property owners restore the property to a habitable condition. Another Committee member suggested that it would be appropriate if this matter is dealt with by the Property Standards Committee.

The Manager of Heritage Planning advised the Committee that it would be advisable to request By-law Enforcement Department to ask the property owners to bring the property in compliance with the Keep Markham Beautiful By-law and the Property Standards By-law.

Recommendation:

That Heritage Markham Committee is concerned about the current condition of the cultural heritage aspects of the former Tremont Hotel property; and

That By-law Enforcement be requested to bring the former Tremont Hotel into compliance with the Keep Markham Beautiful By-law and the Property Standards By-law.

CARRIED

**Adjournment**

The Heritage Markham Committee meeting adjourned at 9:01 PM.