

**Heritage Markham Committee Meeting**  
**City of Markham**  
**October 10, 2018**  
**Canada Room, Markham Civic Centre**

**Members**

David Nesbitt, Chair  
Councillor Valerie Burke  
Ian Darling  
Ken Davis  
Graham Dewar  
Evelin Ellison  
Anthony Farr  
Councillor Don Hamilton  
David Johnston  
Councillor Karen Rea  
Zuzana Zila

**Regrets**

Maria Cerone  
Jennifer Peters-Morales

**Staff**

Regan Hutcheson, Manager, Heritage Planning  
George Duncan, Senior Heritage Planner  
Peter Wokral, Heritage Planner  
Victoria Hamilton, Committee Secretary (PT)

David Nesbitt, Chair, convened the meeting at 7:18 PM by asking for any disclosures of interest with respect to items on the agenda.

David Johnston disclosed an interest with respect to Item # 13, by nature of being the Architect for an adjacent neighbour, and did not take part in the discussion of or vote on the question of the approval of this matter.

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

- A) Addendum Agenda
- 22 Rouge Street, Markham Village Conservation District
  - 5467 Nineteenth Avenue
- B) New Business from Committee Members

Recommendation:

That the October 10, 2018 Heritage Markham Committee agenda be approved with the addition of the addendum items.

CARRIED

**2. Minutes of the September 5, 2018  
Heritage Markham Committee Meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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[Minutes](#)

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on September 5, 2018 be received and adopted.

CARRIED

**3. Request for Feedback,  
11 Parkway Avenue, Markham Village Heritage Conservation District,  
Morgan Park Pool Revitalization Project (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
Vicky Chan, Project Manager, Sustainability & Asset Management

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[Memo](#)

R. Hutcheson, Manager of Heritage Planning, addressed the Committee and summarized the details outlined in the memo. He noted that the applicant was requesting feedback from Heritage Markham on the proposed revitalization, from a heritage perspective. Staff indicated that the concept is of the appropriate scale and massing, using complementary materials and is a compatible building given its location within a historic municipal park and local neighbourhood. Staff has suggested that the architect may wish to reduce the number of window pane divisions (muntin bars) from 16/16 to a lesser amount (6/6).

The applicant, Ms. Vicky Chan, Project Manager of the Morgan Park Pool Revitalization Project, was in attendance and presented the current renderings of the proposed new buildings, splash pad, and parking area. She was accompanied by Renee England.

There was discussion regarding the number of proposed parking spaces, and whether the parking was required.

There was discussion regarding the colour of the brick for the main building. The Committee requested that a sample of the brick be provided to Heritage Markham prior to the ordering of materials.

There was discussion regarding the trees currently in front of the main building. The applicant advised that an arborist was involved in the project and efforts were being made to save them while improving the sight lines.

There was discussion regarding the state of the mechanical equipment, piping, and tank of the pool. The applicant advised that the tank would not be replaced unless it no longer met building code requirements.

The Committee was generally supportive of the design, with some reservations about the brick colour. The Committee suggested the potential inclusion of rose themed artwork in the building to strengthen the heritage aspect of the rose garden that previously occupied the area.

There was discussion regarding the installation of a rose garden near the Lion's Club memorial arch. It was noted that the health and safety of the children who frequent the park should be taken into consideration, as well as the maintenance of the garden.

The Committee recommended further review of the front doors to the main building such as considering window pane divisions.

The Committee recommended that sustainability initiatives be considered, for net zero waste and storm water management. The Committee also recommended that the washrooms take the LGBTQ community into consideration.

Staff confirmed that a Markham Remember plaque was in place near the Lion's Club arch.

The Committee suggested that trees could be planted by the splash pad to provide shade and that a safety cover be placed over the pool during the winter season. The Committee also advised that the new lighting should comply with the City's dark sky friendly mandate.

The Committee commented on the roof overhang, the lack of a canopy over the washroom entrance doors, and recommended that additional details be considered for the West elevation of the main building.

Recommendation:

That Heritage Markham has no objection to the demolition of the existing pool related buildings on the property; and,

**That the comments provided by Heritage Markham at the meeting be taken into consideration; and,**

**That the applicant continue to work with Heritage Section staff on the design of the revitalized facility.**

- 4. Heritage Permit Applications,  
109 Main Street, Unionville,  
107 Main Street, Unionville,  
105 Main Street, Unionville,  
14 George Street, Markham Village,  
16 Gleason Avenue, Markham Village,  
107-115 Main Street North, Markham Village  
11248 Kennedy Road,  
Delegated Approvals: Heritage Permits (16.11)**

File Number: HE 18 248505

HE 18 249545

HE 18 249569

HE 18 248508

HE 18 249515

HE 18 250824

Extracts: R. Hutcheson, Manager of Heritage Planning

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[Memo](#)

Recommendation:

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

CARRIED

- 5. Building Permit Applications,  
14 Pavilion Street, Unionville,  
30B Rouge Street, Markham Village,  
16 Church Street, Markham Village,  
9350 Markham Road, Mount Joy Community,  
6890 14<sup>th</sup> Avenue, Box Grove Community,  
3 Tralee Court, Angus Glen West Village  
7703 Kennedy Road, Hagerman's Corners Community  
Delegated Approvals: Heritage Permits (16.11)**

File Number: 18 248751 PE

18 232320 HP

18 249206 HP

18 248831 PP

17 173815 NH

18 249345 HP

15 177745 NH

Extracts: R. Hutcheson, Manager of Heritage Planning

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[Memo](#)

Recommendation:

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

CARRIED

- 6. Tree Removal Application,  
1 George Street, Markham Village,  
Delegated Approvals: Tree Removals (16.11)**

File Number: 18 241009 Tree

Extracts: R. Hutcheson, Manager of Heritage Planning

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[Memo](#)

Recommendation:

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

CARRIED

**7. Request Feedback,  
3565 19<sup>th</sup> Avenue, Rural Area,  
Cultural Heritage Value of Barns and Sheds (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
A. Rahman, Sustainability and Asset Management Dept.

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[Memo](#)

Recommendation:

That Heritage Markham recommends that the barn and the other accessory buildings at 3565 19<sup>th</sup> Avenue be evaluated by the Building Evaluation Sub-Committee and that the results of the evaluation be brought back to the Heritage Markham Committee for further recommendations on the City's approach to these structures.

CARRIED

**8. Consent Application,  
15-17 George Street, Markham Village,  
New Semi-Detached Dwellings (16.11)**

File Number: B/12/18

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

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[Memo](#)

Recommendation:

That Heritage Markham has no comment on Consent Application B/12/18 from a heritage perspective.

CARRIED

**9. Heritage Permit Application,  
11 Parkway Avenue, Markham Village Heritage Conservation District,  
Morgan Park Baseball Field Relocation (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
S. Grieve, Supervisor, Parks Operations  
D. Plant, Manager, Parks Operations

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[Memo](#)

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the Heritage Permit respecting the Morgan Park Baseball Field Relocation Project.

CARRIED

**10. Information,  
105 Main Street Unionville Heritage Conservation District,  
Heritage Permit for Exterior Painting(16.11)**

File Number: HE 18 249569

Extracts: R. Hutcheson, Manager of Heritage Planning

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[Memo](#)

Recommendation:

That Heritage Markham receive as information.

CARRIED

**11. Committee of Adjustment Variance Application,  
40 Albert Street, Markham Village,  
Proposed Addition to an Existing Heritage Dwelling  
and Accessory Building Garage (16.11)**

File Numbers: SC 18 230374

A/121/18

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

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[Memo](#)

Peter Wokral, Heritage Planner, addressed the Committee and summarized the details outlined in the memo.

The applicant's representative (Russ Gregory) was in attendance to answer the Committee's questions.

There was discussion regarding the height and size of the carport. The applicant's representative provided reasoning for the inclusion of a carport.

There was discussion regarding the inclusion of a statement to prevent the carport walls from being filled-in in the future. Staff advised that the fill-in would require approval of an additional variance which would be reviewed by Heritage Markham again prior to approval.

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the proposed two storey addition to the existing heritage house and accessory building at 40 Albert Street; and,

That Heritage Markham has no objections to the requested variances to permit:

- a) a maximum floor area ratio of 49 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;
- b) a maximum lot coverage of 36.6 percent, whereas the By-law permits a maximum lot coverage of 35 percent;
- c) a minimum side yard setback of 1 m for a detached garage (south), whereas the By-law requires a minimum side yard setback of 4 ft (1.22 m) to an accessory building;
- d) a minimum rear yard setback of 1 m for a detached garage, whereas the By-law requires a minimum rear yard setback of 4 ft (1.22 m) to an accessory building;
- e) a maximum detached garage height of 4.9 m, whereas the By-law permits a maximum accessory building height of 12 ft (3.66 m);
- f) a minimum front yard setback of 2.82 m, whereas the By-law requires a minimum front yard setback of 25 ft (7.62 m); and,

That final review of the site plan and variance applications be delegated to Heritage Planning Staff provided there are no significant deviations from the plans dated July 28, 2018, that the original masonry bracket chimneys be replicated in a historically appropriate clay brick, the existing front door is replaced with a historically appropriate salvage door or replica, and that the windows of the accessory building be revised to reflect authentic historic windows found on heritage accessory buildings of Markham Village; and further,

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

**CARRIED**

**12. Heritage Permit Application,  
4 Wismer Place, Markham Heritage Estates,  
Request to Remove Front Yard Picket Fence (16.11)**

File Number: HE 18 230771

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

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[Memo](#)

Peter Wokral, Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that the fence has already been removed by the applicant.

There was discussion regarding windows previously installed by the applicant that were not approved. Staff advised that they have not yet been rectified.

The Committee noted that the applicant has also removed a hedge located along the east property boundary and erected new fence posts, without a permit. Staff advised that they would be informing the home owner that a permit was required for the new property dividing fence.

There was discussion regarding the site plan agreement and whether the fence is noted on it. Staff advised that the site plan did note the fence and was registered on title to the property but that the shrubs and fence were not primary features in designating and protecting the building. The Committee discussed the precedent that would be set by supporting the removal of the fence while it is part of the site plan agreement.

The Committee proposed an amendment to the Staff recommendation – that Heritage Markham does not support the removal of the existing front yard picket fence.

Recommendation:

That Heritage Markham **does not support** the removal of the existing front yard picket fence at 4 Wismer Place, as it was a condition of site plan approval for relocating the house to Markham Heritage Estates.

CARRIED

**13. Committee of Adjustment Variance Application,  
15 Wales Avenue,  
Proposed New Dwelling (16.11)**

File Number: A/06/15

Extracts: R. Hutcheson, Manager of Heritage Planning  
J. Leung, Committee of Adjustment  
C. Tsang, Project Planner

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[Memo](#)

David Johnston disclosed an interest with respect to Item # 13, by nature of being the Architect for an adjacent neighbor and did not take part in the discussion of or vote on the question of the approval of this matter.

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and summarized the details outlined in the memo. He noted that the Committee should consider whether the property warrants protection under the Ontario Heritage Act.

The applicants, Jim and Trina Kollis, were in attendance and presented their concerns with the heritage listing as well as with the structural integrity of the existing heritage dwelling. An email from T. Kollis dated October 10, 2018 was circulated at the meeting. The owners noted the dwelling had vinyl windows, UFI, mould in the basement, foundation issues, and has been vacant for ten years.

There was discussion regarding the lack of a notification process undertaken by the City to inform owners when their property was added to the Markham Register of Property of Cultural Heritage Value or Interest.

There was discussion regarding the possibility of installing an addition onto the heritage dwelling while maintaining the heritage dwelling exterior. The applicant expressed their concerns with preserving the heritage dwelling.

There was discussion regarding the structural integrity of the existing heritage dwelling. Staff advised that a site visit and building evaluation could be conducted within two (2) weeks.

The Committee proposed an amendment to the Staff recommendation – that the Heritage Markham Architectural Review Sub-Committee conduct a site visit and review of the dwelling following the completion of the City's building evaluation, to evaluate the historical value as well as the physical condition of the dwelling; and that Heritage Markham make a recommendation while on-site if quorum is present.

Recommendation:

That the email correspondence dated October 10, 2018 from Trina Kollis be received;  
and,

That, following a building evaluation by the City, the Heritage Markham Architectural Review Sub-Committee conduct a site visit of the dwelling to evaluate the historical value as well as physical condition of the dwelling; and,

That Heritage Markham make a recommendation when at 15 Wales Avenue, if quorum is present.

CARRIED

**14. Proposed Addition to Heritage Register,  
Robert Armstrong House c. 1855  
5467 Nineteenth Avenue  
Rural Area (16.11)**

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

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[Memo](#)

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that the farmhouse and barn were not visible from the road and the original heritage inventory survey conducted in the 1970's did not include this property.

There was discussion regarding the body of water to the east of the farmhouse. Staff advised that the pond was mostly located on the adjacent property.

The Committee proposed an amendment to the Staff recommendation – that the barn be included in the recommendation.

Recommendation:

That Heritage Markham recommends that Council add the property at 5467 Nineteenth Avenue to the Markham Register of Property of Cultural Heritage Value or Interest, containing **a barn and** the Robert Armstrong House, c.1855, a good example of a mid-19<sup>th</sup> century patterned brick farmhouse in the Georgian architectural tradition.

CARRIED

**15. Committee of Adjustment Variance Application,  
22 Rouge Street, Markham Village Heritage Conservation District  
Proposed New Dwelling (16.11)**

File Number: SC 18 175718 & A/91/18

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

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[Memo](#)

Peter Wokral, Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that the applicant submitted a revised site plan application which reduced the net floor area ratio from 53.2% to 50.0%.

There was discussion regarding the windows and whether they were compliant with the bird friendly guidelines. Staff advised that this would be reviewed.

The Committee proposed an amendment to the Staff recommendation – that Heritage Markham does not support the minimum east side yard setback of 4 feet.

The Committee proposed a second amendment to the Staff recommendation – that Heritage Markham does not support the requested variance to permit a maximum net floor area ratio of 50.0%, and that a net floor area ratio closer to the infill by-law maximum of 45% must be achieved.

Recommendation:

That Heritage Markham **does not support** from a heritage perspective the requested variances to permit a minimum east side yard setback of 4 ft. for the proposed new dwelling at 22 Rouge Street;

That Heritage Markham **does not support** the requested variance to permit a maximum net floor area ratio of 50.0% for the proposed new dwelling at 22 Rouge Street;

**That Heritage Markham requests a reduction of the net floor area ratio to achieve a net floor area ratio closer to the permitted by-law maximum of 45% for the proposed new dwelling at 22 Rouge Street; and**

THAT Heritage Markham does not support the use of stucco for three of the four walls of the proposed dwelling or the use of pre-cast and stucco surrounds for the proposed window and door openings.

AND THAT the site plan be revised to retain the existing boulevard tree.

CARRIED

**16. 7765 Yonge Street, Thornhill**

File Number: HE 18 246561

Extracts: R. Hutcheson, Manager of Heritage Planning  
Alice Lam, Roads Operations

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It was noted by a member that a planter at Yonge Street and Thornhill Summit Drive was removed during York Region's Accessibility Improvements.

Recommendation:

That Heritage Markham recommends that the planter and tree that was removed to perform the work near 7765 Yonge Street be relocated to another area in the Thornhill Heritage Conservation District, as determined in consultation with Operations Staff.

CARRIED

**17. 2 Alexander Hunter Place, Markham Heritage Estates**

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

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The Committee requested an update on the status of this project. Staff advised that site plan endorsement was just received and that progress was being made to move forward with construction.

Recommendation:

That the update from Staff be received as information.

CARRIED

**18. 1 Heritage Corners Lane, Markham Heritage Estates**

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

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The Committee requested an update on the unfinished accessory building located on this property. Staff advised that the unkempt state of the property was a property standards issue.

Recommendation:

That the update from Staff be received as information.

CARRIED

**19. Minutes of the Heritage Markham Meeting**

Extracts: R. Hutcheson, Manager of Heritage Planning  
L. Gold, Clerk's Department

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The Committee requested that the minutes of the Heritage Markham meetings be circulated to the Committee members in advance of the Agenda for the following meeting.

Recommendation:

That Staff circulate the minutes of the Heritage Markham meetings to the Heritage Markham Committee members in advance of the Agenda for the following meeting.

CARRIED

**20. Consistency in Heritage Markham Recommendations**

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There was a brief discussion regarding the importance of consistency in recommendations that are suggested by Heritage Markham Committee, especially in relation to requested variances before the Committee of Adjustment. It was noted that each application is considered on a site specific basis and on its own merits. Lot size and design considerations also can influence the Committee's support for specific variances.

Recommendation:

That the above discussion be received as information.

CARRIED

**Adjournment**

The Heritage Markham Committee meeting adjourned at 10:24 PM.