

**Heritage Markham Committee Meeting**  
**City of Markham**  
**May 9, 2018**  
**Canada Room, Markham Civic Centre**

**Members**

David Nesbitt, Chair  
Councillor Valerie Burke  
Ken Davis  
Graham Dewar  
Evelin Ellison  
Anthony Farr  
Councillor Don Hamilton  
David Johnston  
Councillor Karen Rea  
Jennifer Peters-Morales  
Maria Cerone

**Regrets**

Ian Darling  
Zuzana Zila

**Staff**

Regan Hutcheson, Manager, Heritage Planning  
George Duncan, Senior Heritage Planner  
Greg Hayes, Technician, Planning & Urban Design  
Catherine Conrad, City Solicitor  
Alida Tari, Acting Manager, Access & Privacy

David Nesbitt, Chair, Chair, convened the meeting at 7:20 PM by asking for any disclosures of interest with respect to items on the agenda. Graham Dewar, Vice-Chair assumed the Chair for item #9.

David Nesbitt, disclosed an interest with respect to Item # 9, by nature of being the 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
- B) New Business from Committee Members

**Recommendation:**

That the May 9, 2018 Heritage Markham Committee agenda be approved.

Carried

**2. Minutes of the April 11, 2018**

**Heritage Markham Committee Meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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The Committee discussed the proposed amendment and support the suggested change.

Recommendation:

That the Minutes of the Heritage Markham Meeting held on April 11, 2018 be received and adopted as amended below:

- #4 206 Main Street, Unionville  
Replace the final paragraph in the recommendation with the following  
“That Heritage Markham has no objection to the proposed Official Plan and Zoning By-law amendments to permit a 4 storey-residential building not having commercial units on the ground floor.”

Carried

**3. 16 Gleason Avenue,**

**209 Main Street,**

**Delegated Approvals: Heritage Permits (16.11)**

File Numbers: HE 18 227071

HE 18 229494

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

- 4. Building Permit Application,  
101 Town Centre Blvd. Civic Centre,  
59 Elgin Street, Thornhill,  
227 Main Street N., Markham Village,  
352 Main Street N., Markham Village,  
128 Harbord Street, Upper Unionville,  
7651 Ninth Line,  
Delegated Approvals: Building Permits (16.11)**

File Numbers: 18 110790 AL

18 110284 DP

16 134291 AL

17 167717 HP

18 227521 HP

18 228713 AL

Extracts: R. Hutcheson, Manager of Heritage Planning

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Councillor Karen Rea inquired if a buffer could be included between what is being built at 352 Main Street North, Markham Village and Peter Street. Staff advised that the site plan application has already been approved, and the Councillor can view it.

There was discussion regarding 59 Elgin Street, Thornhill and that this property was never included on the Markham Heritage Register. Variances have already been applied for to allow a new house to be built at this address.

There was brief discussion relative to the status of 128 Harbord Street. The building permit is under review by the Building Department.

Recommendation:

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

Carried

**5. Markham Register,  
Removal of Properties from the Markham Register  
of Property of Cultural Heritage Value or Interest (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Recommendation:

That Heritage Markham Committee recommends to Council:

- 1) That the following properties formerly located within the Buttonville Heritage Study Area, but not included in the approved Buttonville Heritage Conservation District, be removed from the Markham Register of Property of Cultural Heritage Value or Interest:
  - 9181 Woodbine Avenue
  - 9191 Woodbine Avenue
  - 9201 Woodbine Avenue
  - 9211 Woodbine Avenue
  - 8 Chapel Place
- 2) That the property identified as 7715 Woodbine Avenue be removed from the Markham Register of Property of Cultural Heritage Value or Interest as it is an incorrect entry.

Carried

**6. Heritage Building Evaluations,  
3450 Elgin Mills Road,  
3270 19<sup>th</sup> Avenue,  
3490 19<sup>th</sup> Avenue,  
3565 19<sup>th</sup> Avenue,  
11139 Victoria Square Blvd.,  
10988 Warden Ave.,  
11242 Warden Ave.,  
11251 Woodbine Ave.,  
Heritage Building Evaluations: North Markham Planning District (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
C. Jay, Manager, Development – North Planning District

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Recommendation:

That the findings of the Building Evaluation Sub-Committee for the following North Markham Planning District properties listed on the *Register of Property of Cultural Heritage Value*, be endorsed:

3450 Elgin Mills Road	Hilts-Ford House, c.1850/1875	Group 2
3270 19 <sup>th</sup> Ave.	Josephus & Mary Doner House, c.1881	Group 2
3490 19 <sup>th</sup> Avenue	Gormley-Wideman House, c.1855	Group 1

	Wideman Barn, 1902	
3565 19 <sup>th</sup> Avenue	Lewis-Jarvis House, c.1870	Group 2
11139 Victoria Sqr. Blvd.	Henry Lever House, c.1840	Group 2
10988 Warden Ave.	Brumwell Barn, c.1900	Group 2
11242 Warden Ave.	Summerfeldt-McKay House, c.1835/1875 (formerly known as the Schell House)	Group 2
11251 Woodbine Ave.	David Hopper House, c.1855	Group 2; and,

That the City's North Markham Planning District Manager be advised of the results of the research and classification.

Carried

**7. Demolition Permit Application,  
5560 14<sup>th</sup> Avenue,  
Demolition of Vacant Barn (16.11)**

File Number: 18 228008 DP

Extracts: R. Hutcheson, Manager of Heritage Planning  
J. Chow, Building Department

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**Recommendation:**

That Heritage Markham not oppose the demolition of the vacant barn at 5560 14<sup>th</sup> Avenue on the condition the applicant engage a demolition contractor that salvages the vintage material for re-use.

Carried

**8. Site Plan Control Application,  
303 Main Street North, Markham Village Heritage Conservation District  
Proposed Loft for an Existing Detached Garage (16.11)**

File Number: SC 18 225385

Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Hayes, Planning Technician

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Greg Hayes, Planning addressed the Committee and summarized the details of the proposed garage loft at 303 Main Street, North, Markham Village Heritage District.

Shane Gregory addressed the Heritage Committee regarding the proposed loft for an existing detached garage advising that variances will be required for the height, the permitted gross floor area (GFA) ratio and yard setbacks. An encroachment agreement may be required with the property to the east. It was noted that the garage will remain in its existing location.

It was suggested that the words "as presented" be added to the staff recommendation.

Recommendation:

That Heritage Markham supports the proposed loft addition as presented to the existing detached garage at 303 Main Street North and any variances required to implement the design as submitted, subject to the owner entering into a site plan agreement covering materials, colours, etc.

Carried

**9. Tree Removal Applications,  
15 Church Lane,  
5 Euclid Street,  
Delegated Tree Removal Permits (16.11)**

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

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David Nesbitt, disclosed an interest with respect to Item # 9, by nature of being the neighbour, and did not take part in the discussion of or vote on the question of the approval of this matter.

Recommendation:

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

Carried

**10. Correspondence (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Recommendation:

That the following correspondence be received as information:

- a) Ontario Historical Society: OHS Bulletin, March 2018 issue. Staff has full copy.

Carried

**11. Heritage Permit Application,  
16 Gleason Avenue, Markham Village Heritage Conservation District,  
Proposed Vinyl Siding (16.11)**

File Numbers: HE 18 228900

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

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George Duncan, Senior Heritage Planner addressed the Committee and summarized the details outlined in the memo.

There was discussion regarding the use of vinyl siding and whether that is appropriate for buildings within the Heritage District. Staff noted that vinyl siding is permitted on Class “C” buildings as per the district plan.

Christina Cheung, owner addressed the Committee advising that they would like to use a prefinished wood product on the home, and two tone colouring.

It was suggested that this item be deferred to the Architectural Review Subcommittee.

Recommendation:

That the Heritage Permit application for 16 Gleason Avenue be referred to the Architectural Review Subcommittee with a site visit and report back to the Heritage Markham Committee; and,

That the application comply with the policies and guidelines of the District Plan.

Carried

**12. Site Plan Control Application,  
15 Bewell Drive,  
Proposed Addition to an Existing Heritage Dwelling (16.11)**

File Numbers: HE 18 181794

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

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Regan Hutcheson, Manager of Heritage Planning addressed the Committee and summarized the details outlined in the memo.

There was discussion regarding the use of traditional forms and shapes, and the importance of addressing the roof drainage issues.

It was suggested that this item be referred to the Architectural Review Subcommittee.

Recommendation:

That the site plan control application, 15 Bewell Drive be referred to the Architectural Review Subcommittee to meet with the applicant including a site visit and report back the Heritage Markham Committee.

Carried

**13. Building Permit Application,  
210 Main Street, Unionville Heritage Conservation District,  
Proposed Canopy, Crosby Arena Washrooms (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
S. Walo, Sustainability & Asset Management  
R. England, Sustainability & Asset Management

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Regan Hutcheson, Manager of Heritage Planning addressed the Committee and summarized the details outlined in the memo.

There was brief discussion regarding why a retractable awning structure is being proposed.

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the proposed awning structure for the exterior washroom entrances on the north wall of the Crosby Arena.

Carried

**14. Demolition Permit Application,  
7 Town Crier Lane, Markham Village Heritage Conservation District,  
Demolition of Dwelling  
Former Dairy Building (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
S. Corr, Project Planner  
C. Conrad, City Solicitor

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Regan Hutcheson, Manager of Heritage Planning addressed the Committee and summarized the details outlined in the memo.

Leo Longo, Aird & Berlis LLP addressed the Heritage Committee regarding the demolition of the dwelling former dairy building requesting that the Committee simply adopt the staff recommendations.

The Committee inquired if the proposed staff recommendation would have any effect on the matter being considered by the Local Planning Appeal Tribunal (LPAT) for 7 Town Crier Lane. Catherine Conrad, City Solicitor, advised that the matter being considered by



LPAT is the development application, and that the permit for demolition does not impact the development application being considered by LPAT.

There was discussion regarding the importance of the Heritage Committee reaffirming their opposition relative to the demolition of the former dairy building.

Barbara Sampson addressed the Heritage Committee regarding the demolition permit of the former dairy building and spoke in opposition. She believes that the former dairy building should be preserved.

Recommendation:

That the correspondence from Nancy Simpson and Graham Smith; Stephen Burgess; Siobhan Covington, Old Markham Village Ratepayers Inc.; Tom Owen and family; Alexis Whalen; Marni De Sadeleer and James Therien; Stefan Di Giulio; Brad Dever; Kevin Hawkins and Kim Brewer; Barbara Trendos; Ruth Winterfield; Marianne Policelli; Michelle Homan; Susan Taylor and Harry Wttewall; Dianne More, Markham Village Conservancy; and Leo F. Longo from Aird & Berlis, be received; and,

That Heritage Markham reaffirms its initial recommendation and the planning staff recommendation from September 12, 2017; and,

That Heritage Markham does not support the demolition of a Class A Heritage building, the Former Dairy Building, in the heritage conservation district and the Former Dairy building should be preserved on site.

Carried

**15. Update,  
Unionville Commercial Core Pattern Book  
Village Design and Architectural Guidelines (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
E. Wimmer, Senior Planner, Urban Design

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Regan Hutcheson, Manager of Heritage Planning addressed the Committee and summarized the details outlined in the memo. It was noted that further community consultation would be occurring on May 17, 2018 at 7:00 p.m. in the Canada Room, and that all Heritage Markham members were invited to attend.

Recommendation:

That Heritage Markham Committee receive as information.

Carried

**16. New Business**

**Use of Technology (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Councillor Valerie Burke addressed the Committee suggesting that Google maps be used in future meetings when considering applications to ensure that more recent illustrations are presented.

**Adjournment**

The Heritage Markham Committee meeting adjourned at 9:10 PM.