

# **Heritage Markham Committee Meeting City of Markham**

**May 11, 2016  
Canada Room, Markham Civic Centre**

## **Members**

Councillor Valerie Burke  
Julie Chapman  
Ian Darling  
Ken Davis  
Graham Dewar  
Anthony Farr  
Councillor Don Hamilton  
David Johnston  
David Nesbitt, Chair  
Councillor Karen Rea  
Templar Tsang-Trinaistich, Vice-Chair  
Zuzana Zila

## **Regrets**

Evelin Ellison

## **Staff**

Regan Hutcheson, Manager, Heritage Planning  
George Duncan, Senior Heritage Planner  
Alida Tari, Council/Committee Coordinator

David Nesbitt, Chair, convened the meeting at 7:19 PM by asking for any disclosures of interest with respect to items on the agenda.

Councilor Valerie Burke disclosed an interest with respect to Item #3, 26 Colborne Street, by nature of this being her personal residence, and did not take part in the discussion as a member of the Committee, or vote on the question of the approval of this matter.

David Johnston disclosed an interest with respect to Item #12, 124 Main Street, Unionville, by nature of being the architect for the project, and did not take part in the discussion as a member of the Committee, or vote on the question of the approval of this matter.

David Johnston disclosed an interest with respect to Item # 13, 24 Church Street, by nature of being the architect for the project, and did not take part in the discussion as a member of the Committee, or vote on the question of the approval of this matter.

Templar Tsang-Trinaistich disclosed an interest with respect to Item # 16, 15 Eureka Street, by nature of being a neighbour to the property, and did not take part in the

discussion as a member of the Committee, or vote on the question of the approval of this matter.

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

- A) Addendum Agenda  
-Lynde Clinic Annex located at 10 Washington Street
- B) New Business from Committee Members  
-Lynde Dermatology located at 25 Main Street Markham North

Heritage Markham Recommends:

That the May 11, 2016 Heritage Markham Committee agenda be approved.

Carried

**2. Minutes of the April 13, 2016  
Heritage Markham Committee Meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That the minutes of the Heritage Markham Committee meeting held on April 13, 2016 be received and adopted.

Carried

- 3. Heritage Permit Applications,  
7713 Yonge Street, Thornhill,  
26 Colborne Street, Thornhill,  
182 Main Street, Unionville,  
187 Main Street, Unionville,  
5 Eby Way, Markham Village,  
276 Main Street North, Markham Village,  
12 Wismer Place, Markham Heritage Estates,  
14 Alexander Hunter Place, Markham Heritage Estates,  
4 Wismer Place, Markham Heritage Estates  
Delegated Approvals (16.11)**

File Numbers: HE 16 113962

HE 16 115569

HE 16 114257

HE 16 114889

HE 16 114256

HE 16 115570

HE 16 115481

HE 16 115910

HE 16 114705

Extracts: R. Hutcheson, Manager of Heritage Planning

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Councilor Valerie Burke disclosed an interest with respect to Item #3, 26 Colborne Street, by nature of this being her personal residence, and did not take part in the discussion as a member of the Committee, or vote on the question of the approval of this matter.

Heritage Markham Recommends:

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

Carried

4. **Building and Sign Permit Applications,  
7711 Yonge Street, Thornhill,  
11 Victoria Street, Unionville,  
174 Main Street, Unionville,  
4441 Highway 7, Unionville,  
144 Main Street, Unionville,  
143 Main Street North, Markham Village,  
4 Dryden Court, Markham Village,  
4 Peter Street, Markham Village,  
5990 16<sup>th</sup> Avenue, Markham Village  
369 Main Street North, Markham Village,  
101 Town Centre Boulevard, Markham Centre,  
6350 Steeles Avenue, Armadale,  
9286 Kennedy Road, North Unionville,  
7 Heritage Corners Lane, Markham Heritage Estates**

**Delegated Approvals (16.11)**

File Numbers: 16 111096 AL

16 114337 SP

16 114897 SP

15 159421 HP

15 173366 AL

16 113565 AL

16 115516 SP

16 110984 AL

16 111769 HP

16 112261 HP

16 113561 AL

16 114255 AL

16 113908 AL

16 114764 SP

15 165442 NH

16 114350

Extracts: R. Hutcheson, Manager of Heritage Planning

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Heritage Markham Recommends:

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

Carried

**5. Site Plan Control Application,  
42 George Street,  
Building Relocation On-Site(16.11)**

File Number: SC 15 165031

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

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Heritage Markham Recommends:

That Heritage Markham supports the proposed on-site re-positioning of the existing dwelling at 42 George Street on the basis of it being a Class B building in the Markham Village Heritage Conservation District Plan; the emerging pattern of development on the street with many of the nearby properties having a similar orientation paralleling the side lot lines; and that in the revised plan, more of the volume and details of the original building will remain visible in the context of the proposed renovations and addition.

Carried

**6. Events,  
Doors Open Markham:  
Committee Minutes, April 28, 2016 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Heritage Markham Recommends:

That Heritage Markham receive as information.

Carried

**7. Site Plan Control Application,  
6890 14<sup>th</sup> Avenue, Box Grove,  
Proposed 2 Storey Rear Addition (16.11)**

File Number: SC 16 170082

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

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Heritage Markham Recommends:

That Heritage Markham has no objection to the proposed form and massing of the rear addition at 6890 14<sup>th</sup> Avenue subject to the windows treatment being simplified to differentiate them from the historic windows of the heritage building; and,

That final review of the Site Plan Application be delegated to Heritage Section staff; and further,

That the applicant enter into a site plan application containing the standard conditions regarding materials, colours, windows etc.

Carried

**8. Request for Feedback,  
Proposed 407 Transitway  
Cultural Heritage Resource Assessment (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
M. Ilic, Engineering

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Heritage Markham Recommends:

That Heritage Markham recommends that in the case of the designated heritage property at 8119 Reesor Road, that consideration be given to relocating the early 20<sup>th</sup> century gambrel-roofed barn out of the path of the proposed Highway 407 Transitway as a mitigation strategy, to preserve the cultural heritage landscape of the historic William Harding House farmstead; and,

That the preferred location would be closer to the farmhouse; and further,

That the consultant be advised of Heritage Markham's recommendation.

Carried

**9. Site Plan Control Application,  
40 Main Street North, Markham Village,  
Proposed Front Yard Patio for Restaurant (16.11)**

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

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Heritage Markham Recommends:

That Heritage Markham supports the proposed re-instatement of the front yard restaurant patio at 40 Main Street North, and delegates its review function to staff.

Carried

**10. Correspondence (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Heritage Markham Recommends:

That the following correspondence be received as information:

- a) Markham Historical Society: Remember Markham Newsletter, Spring 2016 (Staff has complete copy).
- b) Ministry of Citizenship, Immigration and International Trade: Ontario Medal for Good Citizenship.
- c) Society for the Preservation of Historic Thornhill: May 16 Newsletter. See page 4 regarding 38 John Street.

Carried

**11. Demolition Permit Application,  
38 John Street, Thornhill,  
Demolition of Raised Bungalow (16.11)**

File Number: 16 115753 DP

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

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Regan Hutcheson, Manager, Heritage Planning addressed the Committee and briefly summarized the details outlined in the memo which noted that the dwelling was not of cultural heritage value, but was of a scale and massing complementary to many of the local heritage buildings. Staff had recommended no opposition to the demolition conditional on the owner first obtaining site plan approval for a new replacement single detached dwelling designed in accordance with the policies and guidelines of the Thornhill Heritage Conservation District Plan, and appropriately scaled to its context within the Core Area of the Heritage Conservation District.

Barry Nelson, representing the Executive of the Society for the Preservation of Historic Thornhill (SPOHT) addressed the Committee and spoke in opposition to the demolition permit for 38 John Street. He indicated support for a complementary addition to the existing dwelling in order to retain the unique characteristics of this portion of the John Street streetscape

Rob Armstrong, on behalf of the Executive of Ward One South Thornhill Residents Inc. addressed the Committee and spoke in opposition to the demolition permit for 38 John Street.

Marion Matthias, Thornhill resident addressed the Committee and spoke in opposition to the demolition permit for 38 John Street and indicated that there should be no demolitions permitted in the Core Area of the Heritage District.

The Committee discussed the importance of maintaining the heritage character within the Heritage District especially in the Core Area which was described as the heart of the District.

Heritage Markham Recommends:

That the correspondence previously distributed to Committee members from Diane Berwick, Joan Honsberger and Ken and Deila Webster be received; and,

That Heritage Markham recommends that Markham Council deny the demolition permit application for 38 John Street; and,

That Heritage Markham recognizes that 38 John Street is located in the sensitive core of the Thornhill Heritage Conservation District and supports the installation of a compatible addition in accordance with the policies and guidelines of the Thornhill Heritage Conservation District Plan, appropriately scaled to its context, in consultation with the Ward Councillor; and,

That the first 20 feet of the building remains as a distinct component as part of any future addition.

Carried

**12. Site Plan Control Application,  
124 Main Street, Unionville,  
Addition to a Heritage House (16.11)  
File Number: SC 16 110376**

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

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David Johnston disclosed an interest with respect to Item #12, 124 Main Street, Unionville, by nature of being the architect for the project, and did not take part in the discussion as a member of the Committee, or vote on the question of the approval of this matter.

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

There was brief discussion regarding the enhanced landscaping on the property.

Heritage Markham Recommends:

That Heritage Markham has no objection to the proposed addition to 124 Main Street on the basis of its minimal visibility from Main Street, subject to the applicant obtaining site plan approval and entering into a site plan agreement.

Carried



**13. Building Permit Application,  
24 Church Street, Markham Village,  
Siding Replacement (16.11)**

File Number: 16 114534 HP

Extracts: R. Hutcheson, Manager of Heritage Planning  
L. Sperrino, Applications Administrator

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David Johnston disclosed an interest with respect to Item # 13, 24 Church Street, by nature of being the architect for the project, and did not take part in the discussion as a member of the Committee, or vote on the question of the approval of this matter.

Staff provided a brief summary of the building permit application for 24 Church Street. It was noted that the Architectural Review Sub-committee did conduct a site visit and agreed that the remaining vinyl siding needed to be removed to allow a proper assessment of the condition of the underlying wood siding. If the original wood siding is found to be in good condition it is expected that it will be restored.

Heritage Markham Recommends:

That Heritage Markham recommends that the existing vinyl siding be removed to permit a more thorough examination and that the original wood siding be restored if found to be in a restorable condition; and,

That Heritage Markham delegate its review function to Heritage staff and the Architectural Review Sub-committee .

Carried

**14. Building Permit Application,  
14 Alexander Hunter Place  
Rear Yard Deck (16.11)**

File Number: 16 115339 HP

Extracts: R. Hutcheson, Manager of Heritage Planning  
C. Dimou, Applications Administrator

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George Duncan, Senior Heritage Planner addressed the Committee and briefly summarized the details outlined in the memo. He advised that the home owners were in attendance.

The home owner addressed the Committee and advised that they have applied for a raised wood deck in the rear yard to obtain some privacy. It was noted that they would like to landscape the property with flowers and trees to help screen the proposed deck. The homeowner reviewed the proposed site plan and displayed a picture of the work already completed in the rear yard.

The Committee suggested that the proposed application be referred to the Architectural Review Sub-committee and that a site visit be scheduled with the home owner there. The Committee requested that the home owner provide a detailed list of the materials that will be used for the rear yard deck including the railing.

The Committee noted that a ground related patio would be more appropriate, and that decks were not common at Markham Heritage Estates.

Heritage Markham Recommends:

That the building permit application for 14 Alexander Hunter Place be referred to the Architectural Review Sub-Committee to conduct a site visit; and,

That the owner provide a detailed list of materials that are proposed to be used for the rear yard deck; and further,

That the Architectural Review Sub-Committee report back at the June meeting.

Carried

**15. Heritage Permit Application,  
10 Heritage Corner's Lane  
Proposed Synthetic Materials for Decks/Stairs (16.11)**

File Number: HE 16 116235

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

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Regan Hutcheson, Manager, Heritage Planning briefly summarized the details outlined in the memo.

The Committee stated their objection to the use of "Trex Transcend" materials.

Heritage Markham Recommends:

That Heritage Markham does not support the use of non-traditional building materials for decks, porches, railings and stairs on any portion of the buildings in Markham Heritage Estates.

Carried

**16. Site Plan Control Application,  
15 Eureka Street, Unionville,  
Proposed New Dwelling (16.11)**

File Number: SC 16 170214

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

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Templar Tsang-Trinaistich disclosed an interest with respect to Item # 16, 15 Eureka Street, by nature of being a neighbour to the property, and did not take part in the discussion as a member of the Committee, or vote on the question of the approval of this matter.

George Duncan, Senior Heritage Planner addressed the Committee and summarized the details outlined in the memo. Staff also reviewed the proposed drawings, and it was noted that the City's Urban Design staff has reviewed the drawings to provide input on landscape matters.

There was discussion regarding the proposed square footage of the home and the size of the dwelling as a percentage of the lot size. The Committee inquired about the proposed sky lights and suggested that the owner confirms that it meets the Bird Friendly Guidelines, and that the skylights will not be visible from the streetscape.

Templar Tsang-Trinaistich addressed the Committee as a resident regarding the proposed new dwelling at 15 Eureka Street, Unionville and stated concerns with the size of the proposed dwelling in comparison to the heritage character of the area.

Heritage Markham Recommends:

That on the basis of new information provided by the architect and the proposed revisions to the plans discussed with committee members and neighbours related to building size, height, landscaping and streetscape, Heritage Markham has no further comment and delegates any further review of the Site Plan Control application for the proposed new house on behalf of Heritage Markham to staff.

Carried

**17. Markham Village Interpretive Project (16.11)**

File Number: HE 16 113266

Extracts: R. Hutcheson, Manager of Heritage Planning  
D. Samek, Corporate Communications

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Regan Hutcheson, Manager of Heritage Planning briefly summarized the details outlined in the memo.

The Committee noted that this was an exciting project and would be a welcome addition to Markham Village.

Heritage Markham Recommends:

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.

Carried

**18. Comprehensive Zoning By-Law Project  
Status Update (16.11)**

File Number: HE 16 113266

Extracts: R. Hutcheson, Manager of Heritage Planning  
A. Henriques, Senior Planner Special Projects

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

The Committee noted a desire to be actively involved in future zoning by-law discussion relative to heritage conservation districts.

Heritage Markham Recommends:

That Heritage Markham receive as information.

Carried

**19. Building Permit Application  
Interior and Exterior Alterations to a Heritage Building  
Lynde Clinic Annex  
10 Washington Street  
Markham Village Heritage Conservation District (16.11)**

File Number: 16 112605

Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Heritage Planner  
S. DiPerna, Building Department

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

The Committee inquired about the new exterior door being installed on the north side wall of the heritage building. Staff advised that the door is a requirement of the Building Code.

The Committee suggested that the owner investigate installing a heat recovery ventilation system.

Heritage Markham Recommends:

That Heritage Markham has the following comments on the Building Permit application for 10 Washington Street:

- That the insertion of a new door opening into the north wall, although not a preferred alternative from a heritage perspective, is accepted for Building Code reasons, and the applicant be required to install a wood door in a style appropriate to the architectural style and 1890s period of the building;
- That if a railing is required for the exterior landing and stairs of the north side door, that it be constructed of painted wood with traditional heritage design with corner posts, a top and bottom rail, with simple wood pickets between (not face nailed as in modern decks);
- That the window to the right of the new door opening not be infilled as shown on the plans, but left in its current condition;
- That there is no concern about the infilling of the rear door, which is not readily visible from the public realm;
- And that the applicant is requested to look into an alternative method of venting that will not require any, or as many, new openings cut into the original brick wall.

Carried

**20. New Business**

**Lynde Dermatology**

**25 Main Street Markham North (16.11)**

File Number: HE 16 113266

Extracts: R. Hutcheson, Manager of Heritage Planning

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Councillor Karen Rea addressed the Committee and advised that the parking issues at 25 Main Street Markham North needs to be addressed. She inquired whether a site plan application was approved for 25 Main Street Markham North. It was suggested that this be referred back to staff for further information.

Heritage Markham Recommends:

That the parking issues at the Lynde Dermatology, 25 Main Street Markham North be referred back to staff for further information.

Carried

**Adjournment**

The Heritage Markham Committee meeting adjourned at 9:45 PM.