

**Heritage Markham Committee Meeting  
City of Markham**

**October 21, 2015**

**Canada Room, Markham Civic Centre**

**Members**

Julie Chapman  
Jenny Chau  
Graham Dewar  
Evelin Ellison  
Anthony Farr  
Evan Gelman  
Councillor Don Hamilton  
David Johnston  
David Nesbitt, Chair  
Councillor Karen Rea (8:50 p.m.)  
Templar Tsang-Trinaistich – Vice-Chair

**Regrets**

Councillor Valerie Burke

**Staff**

Regan Hutcheson, Manager, Heritage Planning  
Peter Wokral, Heritage Planner  
Kitty Bavington, Council/Committee Coordinator

David Nesbitt, Vice-Chair, convened the meeting at 7:25 PM by asking for any disclosures of interest with respect to items on the agenda. Regan Hutcheson, Manager, Heritage Planning, presided over item # 3.

Templar Tsang-Trinaistich disclosed an interest with respect to Item # 19, 12 Peter Street, by nature of a family member owning the property, and did not take part in the discussion of or vote on the question of the approval of this matter.

The Committee consented to extend the meeting beyond 11:00 p.m.

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

- A) Addendum Agenda
  - a) Demolition Application – 9286 Kennedy Road
  - b) Heritage Permit Application – 21 Colborne St, Thornhill
- B) New Business from Committee Members

**Heritage Markham Recommends:**

That the October 21, 2015 Heritage Markham Committee agenda be approved.

**CARRIED**

**2. Minutes of the September 9, 2015  
Heritage Markham Committee meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Heritage Markham Recommends:

That the minutes of the Heritage Markham Committee meeting held on September 9, 2015 be received and adopted.

CARRIED

**3. Election of Heritage Markham Committee Chair (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Regan Hutcheson, Manager, Heritage Planning, presided over the election of a Chair and Vice-Chair.

Heritage Markham Recommends:

That David Nesbitt is the Chair of Heritage Markham effective October 21, 2015; and,

That Templar Tsang-Trinaistich is the Vice Chair of Heritage Markham effective October 21, 2015.

CARRIED

**4. Request for Feedback  
Main Street Markham North  
Proposed Changes to Pedestrian Crossing Material (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
A. Brown, Director of Engineering  
D. Foong, Capital Works Engineer

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Alan Brown, Director of Engineering, gave a presentation to update the Committee on the removal of the individual pavers and their replacement for the pedestrian crossings on Main Street North near St Andrews Church and at the Centre Street intersection. The existing crosswalk bricks have prematurely failed and need to be replaced before the winter. Replacement options were displayed and discussed. Engineering has recommended that coloured impressed asphalt be used. The treatment of the Robinson intersection will be further discussed in the spring.

The Committee discussed maintenance costs and finding long-term solutions that incorporate heritage character.

Heritage Markham Recommends:

That Heritage Markham receive as information the presentation by Alan Brown, Director of Engineering.

CARRIED

- 5. Building or Sign Permit Applications**  
**15 Colborne Street, Thornhill**  
**150 Main Street, Thornhill**  
**12 Station Lane, Unionville**  
**132 Main Street, Unionville**  
**174 Main Street, Unionville**  
**36 George Street, Markham Village**  
**38 George Street, Markham Village**  
**201 Main Street North, Markham Village**  
**56 Main Street North, Markham Village**  
**19 Main Street North, Markham Village**  
**12 David Gohn Circle, Markham Heritage Estates**  
**2 Valleywood Crescent, Buttonville Community**  
**9721 Kennedy Road, Berczy village Community**  
**File Numbers: 15 170893 HP**  
**15 170892 HP**  
**15 152272 HP**  
**15 173049 SP**  
**15 173366 AL**  
**15 148143 HP**  
**15 148144 HP**  
**15 167760 NH**  
**15 168554 AL**  
**15 172446 SP**  
**15 153319 HP**  
**15 171909 AL**  
**15 167362 ND**

**Delegated Approvals: Building and Sign Permits (16.11)**

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

**6. Heritage Permit Applications**

**36 John Street , Thornhill**

**150 John Street, Thornhill**

**Henderson Avenue, Thornhill**

**167 John Street, Thornhill**

**16 Victoria Avenue, Unionville**

**88 Main Street South, Markham Village**

**214 Main Street North, Markham Village**

**248 Main Street North, Markham Village**

**28 Pike Lane, Cornell Community**

**File Numbers: HE 15 169304**

**HE 15 171470**

**HE 15 172092**

**HE 15 173238**

**HE 15 170569**

**HE 15 172322**

**HE 15 169892**

**HE 15 172776**

**HE 15 171307**

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

**Extracts: R. Hutcheson, Manager of Heritage Planning**

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Heritage Markham Recommends:

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

CARRIED

**7. Tree Removal Application**

**55 John Street, Thornhill**

**File Number: 15 171266 TREE**

**Delegated Approvals: Tree Removal Permits (16.11)**

**Extracts: R. Hutcheson, Manager of Heritage Planning**

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Heritage Markham Recommends:

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

CARRIED

- 8. Northland Wealth Management Inc.**  
**8965 Woodbine Avenue**  
**Heritage Easement Agreement for**  
**Heritage Tax Reduction Program**  
**Buttonville Heritage Conservation District (16.11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning
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Heritage Markham Recommends:

That Heritage Markham supports the City entering into a Heritage Conservation Easement for the property at 8965 Woodbine Avenue on the basis of its cultural heritage value or interest.

CARRIED

- 9. Committee of Adjustment - Variance Application**  
**4073 Major Mackenzie Drive East**  
**Bell Canada Utility Cabinet Easement**  
**File Number: B/13/15 (16.11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning  
R. Punit, Secretary/Treasurer, Committee of Adjustment
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Heritage Markham Recommends:

That Heritage Markham has no comment on this application.

CARRIED

- 10. Committee of Adjustment**  
**Consent Application**  
**Access Easements for Christ the King Cemetery**  
**7770 Steeles Avenue**  
**Cedar Grove Community**  
**File Number: B/14/15 (16.11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning  
R. Punit, Secretary/Treasurer, Committee of Adjustment
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Heritage Markham Recommends:

That Heritage Markham has no comment on this application.

CARRIED

**11. Building Permit Application (Demolition)**

**Foundation and Rear Addition**

**Jonathan Gowland House**

**598 Wilfred Murison Avenue**

**Berczy Village Community**

**Demolition Permit (Partial)**

**File Number: 15 172782 DP (16.11)**

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

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Heritage Markham Recommends:

That Heritage Markham has no objection to the Demolition Permit for the foundation and rear addition to the Jonathan Gowland House at 598 Wilfred Murison Road, subject to the submission of a Letter of Credit to protect the heritage resource during its relocation.

CARRIED

**12. Building Permit Application**

**11172 Warden Avenue, Markham**

**Unauthorized Installation of Skylights**

**File Number: HP 15 173244 (16.11)**

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

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The Heritage Planner explained the unauthorized installation of skylights at 11172 Warden House.

The applicants were in attendance and explained that they had not been aware of the heritage designation when the property was purchased, and are now seeking permission for the work done. They advised that the house was in derelict condition when they purchased it “as is” and suggested that some of the heritage value has been lost.

The Committee discussed the heritage attributes of the property and concerns for setting a precedent if the skylights were supported. The Committee considered that the house is not in a heritage district, it is set back from the road, there are no associated policies as there would be within a District Plan, and the unique design of the building.

Heritage Markham Recommends:

That Heritage Markham will allow the skylights installed without approval at 11172 Warden Avenue to remain for the following reasons: the home is well set back from the road; the home is not within a heritage district; there are no associated policies as there would be within a District Plan; and, the unique design of the building, where a school house was required to be converted to a single detached dwelling.

CARRIED

**13. Site Plan Control Application  
123 Main Street Unionville  
The Esther Summerfeldt House  
Proposed Rear Addition  
File Number: SC 15 170478 (16.11)**

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

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The Heritage Planner reviewed the proposed rear addition for 123 Main Street, Unionville. Any variances that may be required have not been identified to date. Staff confirmed that a tree preservation plan has been submitted, and that the shed materials are not salvageable.

The Committee noted the inaccurate information and inadequate drawings provided with the application, and considered that the application is premature without confirmation of any applicable variances.

Heritage Markham Recommends:

That Heritage Markham defer the Site Plan Control Application for 123 Main St. Unionville until complete drawings and information are provided.

CARRIED

- 14. Committee of Adjustment Variance Application**  
**7703 Kennedy Road**  
**Requested Variances Associated with Proposed Alterations**  
**File Number: A/134/13 (16.11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner  
R. Punit, Committee of Adjustment
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Heritage Markham Recommends:

That Heritage Markham has no objections to the variances identified in application A/134/13 related to the alterations proposed alterations to 7703 Kennedy Road date stamped October 7, 2015, subject to the owner entering into an agreement to protect the heritage features of the house satisfactory to City Staff.

CARRIED

- 15. Committee of Adjustment - Variances**  
**2 Station Lane, Unionville**  
**Requested Variances for a Home Occupation Use**  
**File Number: A/131/15 (16.11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning  
R. Punit, Committee of Adjustment
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The Committee was advised that the Unionville Villagers Association has a concern with the proposed use as a physician's office with respect to parking and traffic. Parking provisions were discussed, and staff confirmed that the lawn area could not be used for parking purposes.

Heritage Markham Recommends:

That Heritage Markham Committee has no objection from a heritage perspective to any of the requested variances on the condition that the 1 sq m identification sign be non-illuminated and the design subject to approval by the Manager, Heritage Planning or designate.

CARRIED



**16. Awards**

**National Trust for Canada**

**2015 Prince of Wales Prize Winner - Grimsby, Ontario (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Heritage Markham Recommends:

That the Heritage Markham Committee offers its sincere congratulations to the Town of Grimsby municipal heritage committee and to all those involved in heritage conservation initiatives in the Town in recognition of receiving the 2015 Prince of Wales Prize.

CARRIED

**17. Correspondence - October 2015 (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, Summer 2015.  
Staff has full copy
- b) Ministry of Citizenship, Immigration and International Trade: June Callwood  
Outstanding Achievement Award for Volunteerism in Ontario
- c) National Trust for Canada: Heritage magazine, full issue. Staff has full copy
- d) National Trust for Canada: Notice of Annual General Meeting
- e) Architectural Conservancy of Ontario: ACORN in a Nutshell newsletter, Sept.  
29, 2015
- f) National Trust for Canada: Prix du XX Siecle - Modern era architecture

CARRIED

**18. Site Plan Control and Minor Variance Application**

**24 Rouge Street**

**Proposed Demolition of Existing House and  
Construction of New House**

**File Numbers: SC 15 167348 & A/132/15 (16.11)**

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

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The Heritage Planner explained the proposal for the demolition of the existing house at 24 Rouge Street and the construction of a new house. The required variances were reviewed. The applicant has agreed to revisions suggested by staff; however, staff do not support the side yard variance.

The Committee discussed the variances, building height, and removal of the rear yard tree.

The applicant was in attendance and advised that the tree is causing damage to the roof and the foundation, and may be removed.

**Heritage Markham Recommends:**

That Heritage Markham has no objection to the demolition of the existing one storey single detached dwelling at 24 Rouge St.; and,

That Heritage Markham does not support any variances for the proposed two storey house except for the building depth; and,

That Heritage Markham recommends the following revisions to the design of the proposed house:

- That the front entrance tower be clad in stucco like the rest of the house, and not a stone veneer;
- That the use of a stone veneer be limited to a traditional foundation, or skirting no higher than the ground floor window sills;
- That the windows be revised to one over one, or two over two, single or double hung windows, with true divided lites, or externally adhered muntin bars on all elevations visible from the street;
- That the proposed skylight on the west facing roof slope be deleted;
- That the proposed pre-cast window hoods and front door surround with keystone be deleted; and further,

That Heritage Markham has no objection to the proposed house and delegates final review of the Site Plan application to Heritage Section Staff, provided that proposed house is revised to eliminate the need for reduced side yard setbacks, and the revisions to the architectural design recommended by Planning Staff are implemented.

CARRIED

**19. Site Plan and Minor Variance Application**  
**12 Peter Street**  
**Proposed Rear Addition and Detached Accessory Building**  
**File Number: SC 15 161892 (16.11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner  
R. Punit, Committee of Adjustment

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Templar Tsang-Trinaistich disclosed an interest with respect to Item # 19, 12 Peter Street, by nature of a family member owning the property, and did not take part in the discussion of or vote on the question of the approval of this matter.

The Heritage Planner reviewed the proposed rear addition and detached accessory building at 12 Peter Street, and the required variances. An additional handout was provided with respect to revisions to the proposal that address staff comments. The building is comparable in size and massing to buildings on adjacent properties and is compatible with the emerging pattern of development in the area, and would therefore have minimum impact to the neighbourhood.

The Committee suggested that a zoning justification report would be helpful to explain the rationale for the variances.

The applicant was in attendance to explain the proposal and the reasons for the variances, suggesting that the impact would be minimal.

Heritage Markham Recommends:

That Heritage Markham defer the application for 12 Peter Street to the next Heritage Markham meeting; and,

That Committee members conduct a site visit; and further,

That the applicant work with staff to reduce the net floor area ratio and the height of the accessory building.

CARRIED

- 20. Zoning Amendment  
Site Plan Control Application  
Hiram Powers House  
4802 Highway 7  
Unionville Community  
File Numbers: ZA 15 110273 & SC 15 110273 (16.11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning  
D. Brutto, Project Planner
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The Manager of Heritage Planning provided an overview of the zoning amendment and site plan control applications for 4802 Highway 7. Staff have no concerns regarding the proposed uses, but have concerns regarding the building height proposed in the zoning amendment.

The Committee expressed appreciation for the redevelopment of this property.

Heritage Markham Recommends:

That Heritage Markham has no comment on the proposed uses outlined in the Zoning Amendment for 4802 Highway 7, but has concerns with the proposed maximum 20 metre building height on the basis of the potential impact on the heritage building from a compatibility standpoint; and,

That as a condition of Site Plan Approval, the applicant be required to enter into a Heritage Conservation Easement with the City, and provide a Markham Remembered interpretive plaque at the owner's cost.

CARRIED

- 21. Committee of Adjustment  
Variance Application  
209 Main Street Unionville  
Use and Parking (16.11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning  
R. Punit, Committee of Adjustment
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Staff provided a memo on this matter dated October 21, 2015, and explained the proposal for variances for parking provisions and proposed use, at 209 Main Street, Unionville. The applicant has submitted a Parking Study that concludes the change in use will not result in a noticeable increase in parking demand.

Heritage Markham Recommends:

That Heritage Markham Committee has no comment on the variance application (A/128/15) for 209 Main Street, Unionville.

CARRIED

**22. Site Plan Control Application  
18 Deanbank Drive, Thornhill  
Proposed Change to Driveway  
File Number: SC 15 174011 (16.11)**

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

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Staff provided a memo on this issue dated October 21, 2015, and explained the proposal to change the layout of the driveway at 18 Deanbank Drive, Thornhill.

Heritage Markham Recommends:

That Heritage Markham Committee has no objection to the proposed change to the driveway at 18 Deanbank Drive through the addition of the hammerhead shown in the site plan drawing date stamped October 2015; and,

That final addition of the proposed changes to the driveway and landscaping be delegated to Heritage Section staff provided there are no significant deviations from the plans date stamped October 2015; and further,

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

CARRIED

**23. Special Events  
Heritage Markham's 40<sup>th</sup> Anniversary Event (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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The Manager of Heritage Planning reviewed the upcoming celebration event to be held October 28 at the Heintzman House, and encouraged members to attend.

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

**24. Studies/Projects**

**Ministry of Tourism, Culture and Sport**

**"Telling Our Stories, Growing Our Economy:**

**Developing a Cultural Strategy for Ontario" (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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The Manager of Heritage Planning provided information and encouraged members to submit comments.

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

**25. Events**

**Doors Open Markham: Minutes of**

**Wrap-Up Meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

**26. Site Visit - Photographs**

**45 Captain Armstrong's Lane (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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The Manager of Heritage Planning indicated that due to the late hour, this mater could be received at a future meeting.

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

**27. Demolition Application**  
**9286 Kennedy Road**  
**Partial Demolition (addition and veranda) (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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The Heritage Planner explained the proposed demolition of a portion of the house and an enclosed veranda. Earlier this year, the applicant had applied for a temporary use zoning amendment to construct a one storey portable classroom on the subject property, adjacent to the existing Unionville Montessori School to the north. Staff have no concerns, subject to conditions regarding repairs to the building.

The owners were in attendance, but were unable to confirm if the foundations of the main house and kitchen wing were connected, and could not provide a time line for complete restoration of the building. They did indicate they had until December 1, 2015 to complete roof and soffit repairs and close up any openings. The owners were directed to ensure that the main building is properly protected and restored, and that the roof be replaced as soon as the partial demolition work is complete.

Heritage Markham Recommends:

That Heritage Markham Committee has no objection to the demolition of the enclosed veranda and the one storey portion of the George Hunter House, located at 9286 Kennedy Road as identified in the demolition permit application, subject to the proper boarding of any openings into the building exposed through the demolition process; and,

That that, as per previous discussions, the roof be replaced by December 1<sup>st</sup>, 2015 and secured through a letter of credit.

CARRIED

**28. Heritage Permit Application**  
**21 Colborne Street, Thornhill**  
**Storm Door (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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The Heritage Planner reviewed the proposal to install a new storm door at 21 Colborne Street, Thornhill.

The applicants were in attendance and explained that there had not been a storm door when they brought the property, and they wish to showcase the interior door by installing a storm door that is predominantly glass.

Heritage Markham Recommends:

That Heritage Markham has no objection to the aluminum storm door proposed for the front entrance of 21 Colborne Street, Thornhill.

CARRIED

**Adjournment**

The Heritage Markham Committee meeting adjourned at 11:10 PM.