

**HERITAGE MARKHAM COMMITTEE MEETING  
CITY OF MARKHAM  
Canada Room, Markham Civic Centre**

**October 9, 2013**

**MINUTES**

**Members**

Councillor Valerie Burke  
Councillor Don Hamilton  
David Johnston  
Barry Martin, Vice-Chair  
Marion Matthias  
Barry Nelson  
David Nesbitt  
Ronald Waine, Chair  
Councillor Colin Campbell  
Judith Dawson

**Regrets**

Jenny Chau  
Richard Morales

**Staff**

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

Ronald Waine, Chair, convened the meeting at 7:20 p.m. by asking for any disclosures of interest with respect to items on the agenda. There were none declared.

**1. APPROVAL OF AGENDA (16.11)**

- A) New Business from Committee Members
- Staff submitted one New Business Item
  - Committee members submitted several items of New Business

**HERITAGE MARKHAM RECOMMENDS:**

That the Heritage Markham agenda be approved.

**CARRIED**

2. MINUTES OF THE SEPTEMBER 11, 2013  
HERITAGE MARKHAM COMMITTEE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

That the Minutes of the Heritage Markham meeting held on September 11, 2013 be received and adopted.

CARRIED

3. 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) Toronto Historical Association: Fall 2013 Newsletter
- b) Heritage Canada Foundation: 40<sup>th</sup> Anniversary Conference
- c) Heritage Canada Foundation: Notice of Annual General Meeting

CARRIED

4. HERITAGE PERMIT APPLICATIONS  
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

5. BUILDING PERMIT APPLICATIONS  
DELEGATED APPROVALS: BUILDING AND  
DEMOLITION 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 demolition permits approved by Heritage Section staff under the delegated approval process.

CARRIED

6. TREE REMOVAL PERMIT  
DELEGATED APPROVALS: TREE REMOVAL PERMIT (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

7. SITE PLAN CONTROL APPLICATION  
FRONT PORCH AND REAR DECK  
76 MAIN STREET, UNIONVILLE  
UNIONVILLE HERITAGE CONSERVATION DISTRICT  
FILE NUMBER: SC 13 116388 (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 proposed changes to the front vestibule and rear deck subject to staff ensuring that the design of the front door and side window be appropriate to the age and style of the house.

CARRIED

8. SITE PLAN CONTROL APPLICATION  
14 STATION LANE, UNIONVILLE  
PROPOSED REVISED GARAGE DESIGN  
FILE NUMBER: SC 13 130261 (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham supports the proposed materials, form and architectural details of the proposed rear yard garage/accessory building at 14 Station Lane; and,

That Heritage Markham delegates final approval of the proposed rear yard garage at 14 Station Lane to Heritage Section staff.

CARRIED

9. AWARDS  
NOMINATIONS - HERITAGE MARKHAM  
AWARDS OF EXCELLENCE 2013 (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning

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The Manager of Heritage Planning reviewed the suggested nominations for Heritage Markham Awards of Excellence. The Committee directed that 17 Colborne Street be deferred until next year. Additional nominations were submitted from the Committee.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham approve the award nominations listed in the staff memorandum, plus the following additional award nominations:

- 10 Heritage Corners Lane: relocation of heritage house
- 8 Peter Street: addition to a heritage house
- 22 George Street: porch restoration; and,

That 17 Colborne Street and 7 Heritage Corners Lane be deferred until next year.

CARRIED

10. SITE PLAN CONTROL APPLICATION  
9 ALBERT STREET, MARKHAM VILLAGE  
PROPOSED ADDITION TO THE REAR OF AN  
EXISTING HERITAGE HOUSE  
FILE NUMBER: SC 13 123413 (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner

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The Heritage Planner provided background information on the proposed addition at 9 Albert Street and discussed a concern that the building volume be maintained.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham supports the proposed addition to the existing heritage house at 9 Albert St. provided that the exterior of the heritage portion of the house is restored to a mid 19<sup>th</sup> century appearance based on similar existing Markham homes and any physical evidence revealed by the removal of later claddings; and,

That Heritage Markham delegates final review of the site plan application for the addition to 9 Albert St. to Heritage Section staff.

CARRIED

11. REQUEST FOR FEEDBACK  
40 MAIN STREET NORTH  
PROPOSED FRONT VERANDA  
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Heritage Planner

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The Manager of Heritage Planning reviewed previous discussion and the approval in principle by the Committee on this matter. The Architectural Review Subcommittee has reviewed the conceptual design details, and the recommendations from the Subcommittee and staff were provided.

Mr. Mario Folco, applicant, was in attendance to provide background information on the changes to the building over the years. Mr. Folco displayed a historic photograph and discussed the width of the original veranda, the installation of a ramp for accessibility purposes, and architectural design options.

The Committee reviewed the recommended options and viewed some photos of nearby verandas as well as illustrations from a book. Mr. Folco indicated a preference for Options: 3) modified version of the Edwardian verandah; or 4) a new veranda with lighter proportions, both with a depth of 16 feet.

Councillor Carolina Moretti was a deputant and expressed appreciation for the provision of several options, and supported the recommendations of the Committee. Staff will work with the applicant's architect on the design details.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham endorse both of the following options for the proposal to construct a front veranda at 40 Main Street North:

1. A modified version the Edwardian veranda with a larger depth (16 feet);
2. A new veranda with lighter proportions, referencing the c.1890 architecture of the building with a larger depth (16 feet); and,

That should a veranda be constructed, that it be open as a veranda would traditionally be, and not enclosed or designed to allow future enclosure; and,

That the applicant provide architectural drawings reflecting the chosen option; and,

That final approval be delegated to staff, unless any concerns arise.

CARRIED

12. DEMOLITION PERMIT APPLICATION  
10539 KENNEDY ROAD  
PROPOSED DEMOLITION OF EXISTING HOUSE AND BARN  
FILE NUMBER: DP 13 132439 (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner  
S. DiPerna, Building Department
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The Heritage Planner explained the proposal for demolition of the house at 10539 Kennedy Road. Preliminary research indicates there may be some heritage significance for the house and barns.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham does not support the demolition of the existing heritage house at 10539 Kennedy Road;

That a site visit be arranged so that the Architectural Review Sub-Committee can inspect the property and the property be researched to help determine its heritage significance and determine its suitability for designation under Part IV of the Ontario Heritage Act.

CARRIED

13. TREE PRESERVATION  
TREE REPLACEMENT POLICY FOR  
HERITAGE DISTRICTS (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
B. Wiles, Manager of By-law Enforcement and Licensing  
J. McMann, Supervisor, Forestry
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Mr. Barry Nelson provided a verbal report on Markham's Tree Preservation By-law and tree replacement policy. Concern was expressed for the restrictive policies within the Heritage District areas where there is a high abundance of existing tree assets, as well as the high cost associated with replacement trees. Mr. Nelson cited a number of examples where the views of the historic buildings were obstructed by vegetation and tree cover. He noted that the Heritage District Plan stated that planting will not obscure heritage buildings but should be used to screen less attractive sites.

Mr. Nelson's goal is to request that Heritage Markham actively encourage Tree Preservation Staff to apply high discretion in terms of fee application and exemptions in the event that a homeowner wishes to remove a tree within a heritage district that would otherwise obstruct or damage a heritage structure in any way and where the total destruction of tree assets do not exceed 15% of the trees within 100 metres of the site.

The Committee discussed the underlying principles behind the Tree Preservation By-law. It was suggested that more information is required before moving forward on this issue.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham receive the verbal report on tree replacement policy in Heritage Conservation Districts, by Barry Nelson; and,

That staff be requested to consult with By-law Enforcement Staff with respect to updating/enforcing the Tree Preservation By-law, and provide information to the Committee.

CARRIED

14. EVENTS

DOORS OPEN MARKHAM (16.11)

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

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The Manager of Heritage Planning provided an update on the 2013 Doors Open Markham, advising of the highlights of the event and that attendance had increased significantly.

Appreciation was expressed to George Duncan for coordinating the event and to Heritage Markham Committee members who were involved: Councillors Colin Campbell and Don Hamilton, David Johnston, and David Nesbit.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham receive as information.

CARRIED

15. NEW BUSINESS

MINOR VARIANCE, PARKING STANDARDS  
25 MAIN STREET NORTH MARKHAM (16.11)

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

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The Heritage Planner advised of a Minor Variance application for parking standards at 25 Main Street North, Markham.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham has no comments regarding the Committee of Adjustment application A/112/13 to permit 14 parking spaces whereas the By-law requires 25 parking spaces.

CARRIED

16. NEW BUSINESS

MISCELLANEOUS (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Heritage Planner  
B. Wiles, Manager, By-law Enforcement and Licensing

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A Committee member advised of excessive lighting at Goldcrest Jewellers at 144 Main Street Unionville. Staff advised of By-law enforcement actions regarding lighting, signage, and other issues at this address.

A Committee member provided an update on the heritage building located on Rosebury Park.

A Committee member noted issues relating to oversized landscaping rocks and requested that staff caution applicants against their use, as well as cautioning against planting trees that will grow to a large size in inappropriate locations.

Barry Nelson advised the Committee that his time with Heritage Markham may be coming to an end in the near future, and he expressed his appreciation for the experience of working with the Committee.

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