

**HERITAGE MARKHAM COMMITTEE MEETING  
CITY OF MARKHAM  
Council Chamber, Markham Civic Centre**

**Wednesday, May 8, 2013**

**MINUTES**

**Members**

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

**Regrets**

Councillor Colin Campbell  
Jenny Chau  
Richard Morales

**Staff**

George Duncan, Senior Heritage Planner  
Peter Wokral, Heritage Planner  
Kitty Bavington, Council/Committee Coordinator

Ronald Waine, Chair, convened the meeting at 7:21 p.m. by asking for any disclosures of interest with respect to items on the agenda.

David Nesbitt disclosed an interest with respect to Item # 16, 116 Main Street, by nature of owning property in close proximity, 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
    - Heritage Estates – Barry Martin
    - Heritage At Risk – Barry Nelson

**HERITAGE MARKHAM RECOMMENDS:**

THAT the Heritage Markham agenda be approved.

**CARRIED**

2. MINUTES OF THE APRIL 10, 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 April 10, 2013 be received and adopted.

CARRIED

3. RESCHEDULING OF JULY MEETING (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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Clerks will send out a confirmation notice.

HERITAGE MARKHAM RECOMMENDS:

THAT the July 10 meeting of Heritage Markham be rescheduled to take place on Wednesday, July 3, 2013, in the Canada Room.

CARRIED

4. REQUEST FOR FEEDBACK  
3 LEAHILL DRIVE  
PROPOSED CHARGES TO APPROVED DRIVEWAY  
PAVING MATERIAL & EXTERIOR CLADDING (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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The Heritage Planner reviewed the applicant's request at the April Heritage Markham meeting regarding proposed changes to the approved driveway configuration and paving materials and exterior cladding. Staff provided an update regarding a modified proposal from the owner and feedback from neighbours, pursuant to an agreement reached by the parties to avoid an OMB hearing for other applications. Staff displayed elevations and explained the changes.

Mr. Carmen Naccarado, applicant, was in attendance to discuss the proposed changes in support of the staff recommendation. He advised that the driveway configuration will remain as approved, and he requested a choice of options for the driveway material and the substitution of brick for the stucco finish.

Mr. James Makaruk, resident, made a deputation to discuss the agreement between the applicant and neighbours, and suggested that all the parties are not in agreement with the

changes. He discussed flooding issues with respect to the paving and stated his opposition to brick cladding.

Staff advised that the applicant is following the correct procedure to change materials specified in the site plan agreement and noted that the agreement with two neighbours only concerns the driveway layout, which will retain the configuration as agreed. Councillor Valerie Burke clarified that the agreement is a gentleman's agreement, not a legal binding document, and that these issues before the Committee were not part of the OMB decision. It was noted that two neighbours have similar driveways and they have no objections to the changes.

The Committee discussed the stucco and brick material options.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the owner of 3 Leahill Drive paving his driveway in asphalt or a combination of asphalt and interlocking paving stones, subject to confirmation from the applicant that the owners at 11 and 14 Deanbank Drive, and 4 Leahill Dr. have been informed of this proposal;

THAT Heritage Markham has no objection to the portions of the exterior of the house previously approved to be clad in stucco, to be changed to a brick cladding appropriate to the Thornhill Heritage Conservation District;

AND THAT final review of the site plan application to revise the driveway materials and brick cladding, be delegated to Heritage Section Staff.

CARRIED

5. DESIGNATED HERITAGE PROPERTY GRANT PROGRAM  
5000 STEELES AVENUE EAST  
ELIGIBILITY FOR GRANT ASSISTANCE (16.11)

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

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The Heritage Planner provided an update on the application for Designated Heritage Property Grant Program for 5000 Steeles Avenue, with respect to the issue of "rewarding poor stewardship".

Mr. Ralph Dunham made a presentation to address the stewardship issue and advised of efforts to restore the building through a program known as "From the Past to the Future". A significant financial commitment has been made by the congregation and a collaborative promotional effort is underway.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that the Ebenezer United Church at 5000 Steeles Ave. E. receive \$5,000.00 of grant assistance for the repair of the masonry buttresses and wall from the 2013 Designated Heritage Property Grant Program;

AND THAT Heritage Markham recommends to Council that the amount of grant assistance above the \$30,000.00 allocated for the 2013 Designated Heritage Property Grant Program be funded through surplus funds from the 2013 Commercial Façade Improvement/Signage Replacement Grant Program.

CARRIED

6. BUILDING PERMIT APPLICATION  
FILE NUMBER: 13 109127  
26 ALBERT STREET, MARKHAM VILLAGE  
UPDATE- DEMOLITION PERMIT APPLICATION  
JAMES CAMPBELL HOUSE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
B. Wiles, Manager, By-law Enforcement
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The Senior Heritage Planner advised of extensive discussions on this issue at Development Services Committee and Council, and reviewed the resolution and correspondence received. The Chair noted the support for Heritage Markham's recommendation expressed by specific members of Council.

The Committee reviewed the discussions at Council and expressed concern that Council members may be attending site visits without the benefit of staff's knowledge and insight. The Committee also recommended expeditious action on neglected property situations in the future, to avoid similar outcomes.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive as information;

THAT Heritage Markham recommends that Council members be accompanied by knowledgeable staff when attending site visits to provide a balanced understanding;

AND THAT Heritage Markham recommends expeditious action to mitigate neglect situations in the future.

CARRIED

7. SITE PLAN CONTROL APPLICATION  
FILE NUMBER: SC 13 113877  
3 ROUGE STREET  
PROPOSED DETACHED GARAGE (16.11)  
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 detached garage at 3 Rouge St.;

THAT the applicant enter into a Site Plan Agreement with the City containing the standard provisions regarding materials, colours, windows etc.;

AND THAT final review of the associated Site Plan and Building Permit applications be delegated to Heritage Section Staff.

CARRIED

8. SITE PLAN CONTROL APPLICATION  
FILE NUMBER: SC 13 114127  
293 MAIN STREET NORTH, MARKHAM VILLAGE  
PROPOSED NEW HOUSE & GARAGE (16.11)  
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 design of the proposed new house at 293 Main St. N. date stamped April 15, 2013, provided the applicants submits a scaled streetscape elevation showing the existing and proposed buildings on the east side of Main St. N. between and including Gleason Ave. and 295 Main St. N.;

THAT Heritage Markham has no objection to the design of the proposed detached garage date stamped April 15, 2013;

THAT final review of the site plan application be delegated to Heritage Section Staff, provided there are no significant deviations from the plans date stamped April 15, 2013;

AND THAT the applicant enter into a Site Plan Agreement with the City including the standard provisions for windows, materials, colours etc.

CARRIED

9. BUILDING PERMIT APPLICATION  
DELEGATED APPROVALS: BUILDING PERMITS,  
DEMOLITION PERMITS & 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, demolition and sign permits approved by Heritage Section staff under the delegated approval process.

CARRIED

10. HERITAGE PERMIT APPLICATION  
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

11. EVENTS  
DOORS OPEN MARKHAM COMMITTEE  
MINUTES APRIL 17, 2013 (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive as information.

CARRIED

12. 2013 COMMERCIAL FAÇADE IMPROVEMENT  
AND SIGNAGE REPLACEMENT GRANT PROGRAM  
40 MAIN STREET MARKHAM STREET NORTH,  
19 PARKWAY AVENUE, MARKHAM VILLAGE  
ADDITIONAL APPLICATIONS TO THE 2013 COMMERCIAL  
FAÇADE IMPROVEMENT AND SIGNAGE REPLACEMENT  
GRANT PROGRAM (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports a grant of \$4,999.00 for the re-shingling of the mansard roof at 40 Main St. N. in cedar shingles;

THAT Heritage Markham supports a grant of \$1,000.00 for the replacement of the legal non-conforming internally illuminated sign at 19 Parkway Ave, with a new sign that conforms to the City's Sign By-law for Heritage Districts;

THAT Heritage Markham's support for the 2013 Commercial Façade Improvement/Signage Replacement Grant Applications is conditional on the applicants meeting the standard eligibility requirements of the program (other than as noted above);

AND THAT Heritage Markham recommends to Council that the \$19,254.75 worth of surplus funds in the 2013 Commercial Façade Improvement/ Signage Replacement Grant Program be used to fund grant requests to the City's Designated Heritage Property Grant Program above the \$30,000.00 budgeted for the 2013 program.

CARRIED

13. PRE-CONSULTATION REQUEST  
FILE NUMBER: PRE 13 113908  
145 MAIN STREET, UNIONVILLE  
CHANGE OF USE RESIDENTIAL TO COMMERCIAL (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham delegates its review function to Heritage Section staff for the anticipated commercial Site Plan Control application for 145 Main Street on the condition that the exterior of the heritage building will not be affected;

AND THAT if changes to the exterior of the heritage building become part of the formal application, or if any variances are required, that the application be sent to Heritage Markham for review and comment.

CARRIED

14. 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) Architectural Conservancy of Ontario: ACORN in a nutshell newsletter, April 8, 2013.
- b) Toronto Historical Association: April 2013 Newsletter.
- c) Toronto Historical Association: May 2013 Newsletter.
- d) Vintage Brick: Promotional Material.

CARRIED

15. DEMOLITION PERMIT APPLICATION  
29 DICKSON HILL ROAD  
DEMOLITION PERMIT APPLICATION 13 113126 DP (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner provided an update from a previous presentation on this matter, and advised of discussions with the owner as well as the recommendation of the Building Evaluation Subcommittee.

HERITAGE MARKHAM RECOMMENDS:

THAT in consideration of the low Group 2 evaluation and extent of deterioration of the vacant farmhouse at 29 Dickson Hill Road, Heritage Markham has no objection to staff signing off on the demolition permit application.

CARRIED

16. SITE PLAN CONTROL APPLICATION  
FILE NUMBER: SC 13 120990  
116 MAIN STREET, UNIONVILLE HERITAGE CONSERVATION DISTRICT  
ATTACHED GARAGE AND DRIVEWAY (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Heritage Planner  
J. Parsons, Court Administration Coordinator
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David Nesbitt disclosed an interest with respect to Item # 16, 116 Main Street, by nature of owning property in close proximity, and did not take part in the discussion of or vote on the question of the approval of this matter.



The Senior Heritage Planner provided an overview of the proposal for an attached garage and driveway. Staff consider the addition to be reasonable and the proposal to be supportable subject to revisions required to meet zoning standards. The Committee discussed the home occupation use and the need for floor plans to be submitted to confirm the extent of the home occupation usage.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed rear addition to 116 Main Street subject to the design being revised to meet the required zoning standards and the owner entering into a Site Plan Agreement containing the standard conditions regarding colours, materials, etc.

CARRIED

17. MARKHAM HERITAGE ESTATES

26 ALBERT STREET

ELIGIBILITY OF JAMES CAMPBELL HOUSE (16.11)

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

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The Senior Heritage Planner reviewed the resolution of Council to approve demolition of the building while encouraging relocation of the building if possible. Staff have reviewed the eligibility criteria of the building to be moved to Markham Heritage Estates or another sympathetic site, and have determined that it is eligible if the building is moved and restored as an intact structure. Staff advised that Mr. John Wannop has indicated an interest in obtaining the building, and an update report will be presented to Development Services Committee on June 18, 2013.

The Committee discussed Building Code requirements if the building was disassembled, and considered issues relating to incomplete projects within the Estates.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the James Campbell House at 26 Albert Street as an eligible building for relocation to Markham Heritage Estates (or another sympathetic site) in consideration of its cultural heritage value and threatened state due to the approval of a demolition permit by Council at its April 30/May 1, 2013 meeting;

THAT relocation to Markham Heritage Estates is only supported if the building is moved and restored as an intact structure;

AND THAT staff are to determine an appropriate lot in Markham Heritage Estates suitable to the style and size of the building relative the available lots and the existing relocated heritage houses already sited there.

CARRIED

18. SITE PLAN CONTROL APPLICATION  
FILE NUMBER: SC 12 131909  
149 JOHN STREET, THORNHILL  
PROPOSED CLADDING CHANGE FROM  
APPROVED DRAWINGS (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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The Heritage Planner provided background information regarding the proposed changes to the site plan with respect to the cladding. A photo of the dwelling was displayed and the details of the proposal were reviewed. Once construction had begun, further deterioration was found on the heritage portion and the applicant is requesting to replicate the west part of the structure.

Mr. Machatte explained the process of determining the appropriate work and materials and requested the Heritage Committee members visit the site, at the earliest opportunity, before making a decision.

It was suggested a report by the Building Department be provided to address structural issues. It was noted that committee members attending a construction site should be safety conscious.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham refer this matter to the Architectural Review Subcommittee and any interested members of Heritage Markham;

AND THAT the Building Department be requested to inspect the building provide a report regarding the state of the structure, to be available for the site visit if possible.

CARRIED

19. NEW BUSINESS  
HERITAGE ESTATES  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Committee considered methods to ensure projects within Markham's Heritage Estates are completed in a timely manner. This has been an ongoing issue of concern.

Suggestions included:

- increased Letters of Credit
- deny occupancy until building is complete
- requiring houses are restored before additions are undertaken
- adding penalties/fees to taxes

The objective is to provide for threatened buildings within the financial resources available to the public; however, lot prices in Heritage Estate have recently increased significantly, and higher Letters of Credit may make it more difficult to carry out projects in a financially viable manner.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham requests staff, in consultation with Markham's Legal Department, to investigate and report back at the June 2013 meeting, on remedies for incomplete site plan projects in Markham's Heritage Estates.

CARRIED

20. NEW BUSINESS

HERITAGE AT RISK UPDATE

Extracts: R. Hutcheson, Manager of Heritage Planning

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Staff advised that a response has not yet been received from the Legal Department regarding the draft letter submitted by the Heritage At Risk Subcommittee.

The Heritage Markham Committee meeting adjourned at 10:15 PM.