

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

**Wednesday, October 10, 2012**

**MINUTES**

**Members**

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

**Regrets**

Councillor Colin Campbell

**Staff**

Regan Hutcheson, Manager of Heritage Planning  
George Duncan, Senior Heritage Planner  
Peter Wokral, Heritage Planner  
Kitty Bavington, Council/Committee Coordinator

Ronald Waine, Chair, convened the meeting at 7:17 p.m. by asking for any disclosures of interest with respect to items on the agenda.

Richard Morales disclosed an interest with respect to Item # 4, for 370 Main Street, by nature of owning the subject property, 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 MARKHAM RECOMMENDS:**

THAT the Heritage Markham agenda be approved.

CARRIED

2. MINUTES OF THE SEPTEMBER 10, 2012  
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 10, 2012 be received and adopted.

CARRIED

3. BUILDING PERMIT APPLICATIONS  
7 WASHINGTON ST, 6041 HIGHWAY 7 E, 23 PRINCESS ST, 10137  
WOODBINE AVE, 188 MAIN ST, UNIONVILLE  
DELEGATED APPROVAL OF BUILDING PERMITS (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
- 

The Committee requested an update on 23 Princess Street, with respect to the approval process and resolution of issues. Staff explained the circumstances and complications specific to this property. The Committee discussed the inspection process and clarified the application refers to 188 Main Street Unionville, not Markham Village.

HERITAGE MARKHAM RECOMMENDS:

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

CARRIED

4. HERITAGE PERMIT APPLICATIONS  
117 MAIN ST. UNIONVILLE, 370 MAIN ST. N MARKHAM VILLAGE, 156  
MAIN ST. UNIONVILLE, 41 BITTERSWEET ST, 32 JOHN ST.  
DELEGATED APPROVAL OF HERITAGE PERMITS (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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Richard Morales disclosed an interest with respect to Item # 4, for 370 Main Street, by nature of owning the subject property, and did not take part in the discussion of 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

5. TREE PERMIT APPLICATIONS  
158 MAIN ST. UNIONVILLE, 77 MAIN ST. UNIONVILLE,  
2830 HIGHWAY 7 EAST  
DELEGATED APPROVAL OF 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 permits approved by Heritage Section staff under the delegated approval process.

CARRIED

6. SITE PLAN CONTROL APPLICATION  
FILE NUMBER: SC 12 130341  
12 JAMES SCOTT ROAD  
PROPOSED NEW HOUSE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT final approval of the site plan application for the proposed new house at 12 James Scott Road be delegated to Heritage Section Staff.

CARRIED

7. INFORMATION  
CITY OF MARKHAM PORTAL PHASE II (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive as information.

CARRIED

8. AWARDS 2012  
JUNE CALLWOOD OUTSTANDING ACHIEVEMENT AWARD FOR  
VOLUNTEERISM (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive as information.

CARRIED

9. 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) Heritage Canada Foundation: Notice of Annual Report, available on line.
- b) Toronto Historical Association: October 2012 Newsletter.
- c) Heritage Magazine Vol. Xv, Nov. 3, 2012 and conference discussion paper.
- d) Architectural Conservancy of Ontario: ACORN Newsletter, Oct. 2, 2012.

CARRIED

10. HERITAGE PERMIT APPLICATION  
FILE NUMBER: HE 12 130773  
36 CHURCH STREET, MARKHAM VILLAGE  
PROPOSED TREE REMOVAL (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 request for removal of a mature tree at 36 Church Street. The applicants have advised of problems caused by the tree. Staff outlined the proposed conditions and emphasized that a parking pad will not be supported if the tree is removed. It was suggested that Markham may be interested in relocating the tree onto a City property.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the removal of the Blue Spruce Tree in the front yard of 36 Church St. provided that the owners advertise the tree for relocation and consider planting a native or historically planted tree in a more convenient location on the property;

AND THAT Heritage Markham advises the owner that a front yard parking pad is not supported by the committee, given the policies of the Markham Village Heritage Conservation District pertaining to appropriate locations for parking.

CARRIED

11. SITE PLAN CONTROL APPLICATION  
ZONING BY-LAW AMENDMENT APPLICATION

FILE NUMBER: SC 12 132 315

23 WATER STREET, MARKHAM VILLAGE

PROPOSED TOWNHOUSES (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

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The Committee had before it the notes and recommendation from the Architectural Review Sub-Committee held on September 19, 2012. A revised memo and revised elevations were provided to the Committee (# 23 in the Addendum Agenda). The Manager of Heritage Planning explained the proposal and recommendations.

The Committee discussed the window details with respect to the glass panes. They will be revised to include muntin bars where appropriate, reflective of a simulated divided light style.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the design comments provided by the Architectural Review Sub-Committee and requests the applicant to revise the plans accordingly;

AND THAT Heritage Markham refers final approval of the design details for the proposed townhouse development at 23 Water St. to Heritage Section Staff, provided that there are no significant changes to the concept dated October 2, 2012, originally presented to the Heritage Markham Committee.

CARRIED

12. SITE PLAN CONTROL APPLICATION

FILE NUMBER: SC 12 114376

7703 KENNEDY ROAD

ADDITION TO EXISTING HERITAGE BUILDING

(SUPERIOR BRIDAL) (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

M. Fry, Planner II

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The Committee had before it the notes and recommendation from the Architectural Review Sub-Committee held on September 19, 2012. The Manager of Heritage Planning provided details of the two storey addition to an existing heritage building which is used for retail purposes. The building is now under a Stop Work Order. Several recommendations were outlined, including that the property be subject to a Heritage Easement Agreement and designation pursuant to the Ontario Heritage Act.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the design comments provided by the Architectural Review Sub-Committee and requests the applicant to revise the plans accordingly;

THAT as a condition of any site plan approval, the applicant be required to enter into a Heritage Easement Agreement and to designate the property pursuant to the Ontario Heritage Act to further protect the heritage building;

THAT the proposed addition be subject to the applicant entering into a Site Plan Agreement with the City containing conditions concerning material, window treatment, colours, etc.;

AND THAT Heritage Markham recommends to Council that the Jesse Noble House at 7703 Kennedy Road be designated under Part IV of the *Ontario Heritage Act* as a property of cultural heritage value or interest.

CARRIED

13. PROPOSED SUB-COMMITTEE

CONCEPT OF A “HERITAGE AT – RISK SUB-COMMITTEE” (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee had before it the notes and recommendation from the Architectural Review Sub-Committee held on September 19, 2012. The Manager of Heritage Planning outlined the proposed Terms of Reference for the Heritage At-Risk Sub-Committee. There would be a focus on two distinct tasks/objectives: Identifying at risk buildings; and developing a strategy to determine how priority buildings could be best protected and preserved.

The Committee acknowledged the commitment and work that will be required by the Sub-committee members. The Sub-committee will begin preliminary meetings shortly, and formal meetings with staff will commence in January, 2013.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham creates a new sub-committee called the “Heritage At-Risk Sub-Committee” as a one year pilot project beginning in January 2013;

THAT the mandate of the Sub-Committee is to (a) identify heritage buildings currently at risk within the boundaries of the City of Markham; (b) prioritize the importance of each building at risk to help determine the appropriate level of intervention; and (c) develop a plan or strategy as to how priority buildings at risk can be best protected and preserved;

AND THAT the following members of Heritage Markham are the members of the Heritage At-Risk Sub-Committee:

- Ron Waine
- Barry Martin
- Barry Nelson
- Judith Dawson
- Jenny Chau

CARRIED

14. SITE PLAN CONTROL APPLICATION  
FILE NUMBER: SC 12 123116  
158 MAIN STREET, NORTH MARKHAM VILLAGE  
FRONT YARD PARKING AREA (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
J. Parsons, Court Administration Coordinator  
C. Jay, Manager, Urban Design
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The Committee had before it a Memorandum dated October 10, 2012 (Addendum Agenda # 21) with revised recommendations. The Senior Heritage Planner provided background information regarding the front yard parking area at 158 Main Street. The owners have agreed to a recommended landscape design concept that satisfies the policies and guidelines of the Markham Village Heritage Conservation District Plan.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the revised plan for 158 Main Street North as proposed by Markham's Urban Design staff, and re-submitted by the applicant on October 5, 2012, for front-yard parking and landscape screening because the plan now addresses the screening of parked cars in keeping with the policies of the Markham Village Heritage Conservation District Plan and provides a sufficient amount of open soil to create a permeable area for stormwater infiltration;

AND THAT the staff be delegated approval authority for the final approval of the Site Plan Control application.

CARRIED

15. AWARDS

HERITAGE MARKHAM AWARDS OF EXCELLENCE 2012 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

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The Senior Heritage Planner explained that there is a minimal number of potentially eligible projects completed at this time, and staff are suggesting the event not be held in 2012. Four potential projects were described and the Committee noted other potential properties. A minimum number of eight eligible projects should be the threshold to hold an awards ceremony.

The Committee requested that, in future, awards issues be brought to the Committee earlier in the year.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham not hold the Heritage Markham Awards of Excellence in 2012, but review the potential for an awards ceremony in 2013, when more potentially eligible projects have been completed.

CARRIED

16. STUDIES/ PROJECTS AFFECTING HERITAGE RESOURCES - UPDATES

Extracts: R. Hutcheson, Manager of Heritage Planning

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The Manager of Heritage Planning introduced a new category on the agenda: Updates on Studies and Projects Affecting Heritage Resources. Agenda items 16 – 20 provided updates on various projects. The purpose of this summary is to keep the Heritage Markham Committee apprised of the projects' status. Staff will only provide a written update when information is available, but members may request an update on any matter.

- a) Markham Official Plan 2012
- b) Rouge National Urban Park Proposal
- c) Main Street Markham Streetscape Redevelopment (Hwy 407-16<sup>th</sup> Ave)
- d) Doors Open Markham 2012
- e) Archaeological Management Plan – York Region
- f) Stiver Mill Redevelopment, Unionville
- g) Morgan Park Revitalization Master Plan, Markham Village
- h) Library/Veterans Park Revitalization Master Plan, Markham Village
- i) Tremont Hotel Study, Markham Village
- j) Victoria Square Heritage Conservation District Study
- k) Main Street Markham Interpretive Program, Markham Village
- l) Review of Property Classification, Unionville Heritage Conservation District
- m) Review of Development Standards – All Heritage Districts



16. MARKHAM OFFICIAL PLAN 2012 (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Planning provided a brief update. It was noted that a presentation by Policy and Heritage Section staff would be made before the end of the year.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the information.

CARRIED

17. ROUGE NATIONAL URBAN PARK STUDY (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Planning provided a brief update.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive as information.

CARRIED

18. DOORS OPEN MARKHAM 2012 (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner provided a brief update on the Doors Open event. Appreciation was expressed to the volunteers, and to the Senior Heritage Planner for his efforts towards the success of the event.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the Doors Open Markham Event Report for information, and thanks all those involved in a successful 2012 event.

CARRIED

19. ARCHAEOLOGICAL MASTER PLAN –REGION OF YORK (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Planning gave a brief explanation of this initiative. The Committee questioned study recommendation # 4 with respect to the criteria for “appropriate circumstances”. Staff will report back with clarification.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the draft recommendations in the document entitled “Planning for the Conservation of Archaeological Resources in the Region of York” (March 2012) but requests further clarification on the identified 100 m buffer around new Part IV designations (recommendation # 5) and the criteria for “appropriate circumstances” (recommendation # 4).

CARRIED

20. OVERVIEW OF OTHER STUDIES/PROJECTS (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive as information.

CARRIED

21. REVISED MEMO  
SITE PLAN CONTROL APPLICATION SC 12 123116  
NEW PARKING AREA AND DRIVEWAY PAVING: FURTHER REVISED PLAN  
158 MAIN STREET NORTH  
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Heritage Planner  
J. Parsons, Court Administration Coordinator
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See Agenda item # 14.

22. REQUEST FOR FEEDBACK  
PROPOSED STEEPLE RECONSTRUCTION  
BETHESDA LUTHERAN CHURCH  
20 UNION STREET  
UNIONVILLE HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner provided background on the proposed steeple reconstruction and described appropriate restoration. The materials will be historically suitable. It was recommended that the applicants be made aware of any available grants to assist in this project.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the proposed reconstruction of the steeple of Bethesda Lutheran Church at 20 Union Street;

THAT review of a Building Permit on behalf of Heritage Markham to facilitate this work be delegated to Heritage Section staff;

AND THAT staff assist the applicants in determining if any grants are available for this project.

CARRIED

23. SITE PLAN CONTROL APPLICATION SC 12 132315  
PROPOSED STREET TOWNHOUSES, REVISED ELEVATION  
23 WATER STREET  
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning
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See Agenda item # 11.

24. REQUEST FOR FEEDBACK  
ANNUAL YEAR-END CELEBRATION FOR HERITAGE MARKHAM MEMBERS  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Committee discussed options for the annual year-end celebration. It was agreed that the attendance of spouses was optional.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham hold its annual year-end celebration after the December 12, 2012 meeting, at Warden House.

CARRIED

25. MINOR VARIANCE APPLICATION A/194/12  
18 DEANBANK DRIVE  
THORNHILL HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Project Planner  
S. Corr, Committee of Adjustment
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The Heritage Planner reviewed the Minor Variance application and the recommendation.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the requested variance to permit a Maximum Gross Floor Area Ratio of 34% for the new house being constructed at 18 Deanbank Drive in Thornhill.

CARRIED

**NEW BUSINESS**

26. SHOULDICE HOSPITAL

Extracts: R. Hutcheson, Manager of Heritage Planning

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The Committee discussed the status of the recommended designation of the Shouldice Hospital, in light of the pending sale of the property. The significance of the main building was reviewed and staff advised of the City's strategic approach in working with the owners to protect it in the context of development review. The building is already protected through listing on the Register of Property of Cultural Heritage Value or Interest, and the valleyland through the Toronto and region Conservation Authority.

27. ONTARIO HERITAGE CONFERENCE

Extracts: R. Hutcheson, Manager of Heritage Planning

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Barry Nelson will be reporting on his attendance at the Ontario Heritage Conference in Kingston in June, 2012, at an upcoming Heritage Markham meeting.

28. AWARDS DINNER

ARCHITECTURAL CONSERVANCY OF ONTARIO

Extracts: R. Hutcheson, Manager of Heritage Planning  
R. Waine, Chair, Heritage Markham

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The Committee noted the upcoming Awards Dinner and recommended the Chair and one staff member attend.

**HERITAGE MARKHAM RECOMMENDS:**

THAT the Chair of Heritage Markham attend the Architectural Conservancy of Ontario Awards Dinner on November 2, 2012, with the cost paid from Heritage Markham funds.

CARRIED

29. MARKHAM HERITAGE ESTATES, LOT COSTS

Extracts: R. Hutcheson, Manager of Heritage Planning  
D. Pearce, Manager, Real Property

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The Committee noted the recent significant increase in lot prices at Heritage Estates and its potential impact on the financial viability of relocating buildings. They also asked about the progress of a proposal for a new Heritage Estates development. It was suggested that a new heritage subdivision may be a strategy that could be considered by the At-Risk Sub-committee. Appropriate staff will be invited to attend the next meeting for an update on the lot price issue.

HERITAGE MARKHAM RECOMMENDS:

THAT issues relating to Heritage Estates be brought forward at next Heritage Markham meeting.

CARRIED

The Heritage Markham Committee meeting adjourned at 9:55 PM.