

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

**Wednesday, August 10, 2011**

**MINUTES**

**Members**

Councillor Valerie Burke  
Susan Casella  
Ted Chisholm  
Judith Dawson  
Councillor Don Hamilton  
Jeanne Ker-Hornell  
Richard Morales  
Sylvia Morris  
Barry Nelson, Chair  
Ronald Waine

**Regrets**

Councillor Colin Campbell  
Deirdre Kavanagh  
James Makaruk, Vice Chair

**Staff**

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

Barry Nelson, Chair, convened the meeting at 7:15 p.m. by asking for any declarations of interest with respect to items on the agenda.

Sylvia Morris disclosed an interest with respect to Item # 6 for 7 Rouge Street, and Item # 22, for 1 Kalvinster Drive, by nature of having represented the applicants professionally, and did not take part in the discussion of or vote on the question of the approval of such matters.

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

- A) Addendum Agenda
- B) New Business

**HERITAGE MARKHAM RECOMMENDS:**

THAT the Heritage Markham agenda be approved.

CARRIED

2. MINUTES OF THE JULY 13, 2011  
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 July 13, 2011 be received and adopted.

CARRIED

3. REQUEST FOR FEEDBACK  
20 DEANBANK DRIVE  
PROPOSED METAL ROOF DESIGNED TO RESEMBLE ASPHALT (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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The Heritage Planner explained that the applicant is requesting permission to use metal material for the roof, whereas the Heritage District Plan does not permit sheet metal roofing.

Mr. Peter Sewell, the applicant, was in attendance. In response to questions from the Committee, he advised that the existing shingles were installed in 1988 and need to be replaced; and that they do not consider any acceptable alternatives to be available with respect to cost, appearance, environmental impact and durability.

A representative from the roofing supplier displayed roofing samples and discussed the energy efficiency and environmental benefits of the material. The stone coating provides an authentic look of asphalt shingles, and there are other style options available. Photos of houses using the proposed metal tiles were displayed.

The Committee and staff supported this product as an acceptable alternative, and thanked the applicants for their cooperation. The Committee requested the supplier provide samples of the materials for staff, for future reference.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the use of the proposed roof metal tiles for 20 Deanbank Drive, since it has the appearance of asphalt shingles and it is not a bare sheet metal roof; and because the house is a "C" Class building.

CARRIED

4. SITE PLAN CONTROL APPLICATION  
FILE NUMBER: SC 11 117163  
4 STATION LANE  
ADDITION TO AN ATTACHED GARAGE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Heritage Planner
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The Senior Heritage Planner described the original proposal for minor alterations to the garage, and explained the revised construction that the owner commenced prior to receiving approval. Concern was expressed for the extent and impact of the revised proposal.

Mr. Jim (Jien) Yang, applicant, advised that he had misunderstood the TRCA approvals to be the actual building approval, and had commenced construction. Once started, he realized he had not allowed for sufficient height for the storage area above the garage, and had altered the plans accordingly. The owners prefer the revised and enlarged design but are willing to compromise and amend the plans to a roof height of 6.1 metres and to match the pitch with the adjoining roof section.

J. Paul Morrison spoke in opposition to the current construction and recommended that the rules be enforced.

Jack Wrycraft, adjacent homeowner, expressed concern for the impact on the view from his yard. He supports the original proposal.

Doug Worsley stated his concerns for the visual impact of the proposal and the owners' disregard for the process.

Janice Garel agreed with the previous speakers and stated a concern for the impact on property values. Ms. Garel discussed the responsibility of owning a heritage building, and the necessity of following the heritage approval process.

The applicants explained the reason for the revisions to the plans, and responded to questions from the Committee regarding commencing the work without the building permit, continuing beyond the Stop Work Order for the purpose of securing and protecting the work site, and the original loft area.

The Committee was concerned that the construction was not in accordance with the submitted plans, and that the work did not stop when the Stop Work Order was issued. In response to questions from the Committee, staff confirmed that the revised construction would have a visual impact from Main Street and from behind the Station Lane townhouses. Staff explained that the original design was supported by staff; however a Minor Variance is required prior to any expansion. Considerable discussion involved roof line options.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that the applicant restore the roof height to its original condition prior to the unauthorized construction and build the garage addition to reflect the plans originally submitted with the site plan application.

CARRIED

5. DISTRICT PLAN  
ADOPTION OF THE BUTTONVILLE HERITAGE  
CONSERVATION DISTRICT AND PLAN (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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The Committee thanked staff for their work in the development of this plan. Appreciation was also expressed to Council for its support.

Staff advised that no appeals had been received and the Plan is now in effect.

HERITAGE MARKHAM RECOMMENDS:

THAT the information be received as information.

AND THAT appreciation be expressed to Council for its support of the Buttonville Heritage Conservation District and Plan.

CARRIED

6. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION  
COMMITTEE OF ADJUSTMENT CONSENT APPLICATION  
FILE NUMBER: B/7/11, A/82/11, A/83/11  
7 ROUGE STREET  
PROPOSED NEW HOUSE & SEVERANCE OF LOT  
AND REQUIRED VARIANCES (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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Sylvia Morris disclosed an interest with respect to Item # 6 for 7 Rouge Street, by nature of having represented the applicant professionally, and did not take part in the discussion of or vote on the question of the approval of such matter.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed severance of 7 Rouge St. into two separate lots to create a new building lot with a minimum Lot Frontage of 14.18m

(46.52 ft) and a Minimum Lot Area of approximately 438.45 m<sup>2</sup> (4,719.6 ft<sup>2</sup>) fronting James Scott Road, as well as a retained lot facing Rouge Street with a Minimum Lot Frontage of 14.18 m (46.52 ft) and a Minimum Lot Area of approximately 560.88 m<sup>2</sup> (6,037.42 ft<sup>2</sup>);

AND THAT Heritage Markham has no objection to the proposed 5ft side yard setbacks for the new one and a half storey house to be constructed at 7 Rouge St.

CARRIED

7. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

FILE NUMBER: A/81/11

43 CASTLEVIEW CRESCENT

PROPOSED DETACHED 2-CAR GARAGE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

S. Corr, Secretary- Treasurer, Committee of Adjustment

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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the requested variance to permit a Maximum Building Height of 4.8 m for the proposed detached 2 car garage at 43 Castlevue Crescent;

AND THAT Heritage Markham delegates final approval of any future site plan or building permit application to construct the proposed 2 car garage at 43 Castlevue Crescent to Heritage Section Staff provided that there are no significant deviations from the proposed design.

CARRIED

8. HERITAGE PERMIT APPLICATION  
JULY 2011 DELEGATED APPROVAL  
OF HERITAGE PERMITS (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

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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

9. BUILDING PERMIT APPLICATION  
2 VALLEYWOOD DRIVE AND  
20 PETER STREET, MARKHAM VILLAGE  
DELEGATED APPROVAL OF BUILDING PERMITS (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

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

CARRIED

10. TREE PERMITS  
7775 9<sup>TH</sup> LINE  
DELEGATED APPROVAL OF TREE REMOVAL PERMITS (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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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

11. 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:

1. Richmond Hill Central Library, lecture Series for Fall 2011. Theme: Crime and Punishment in Upper Canada.
2. Heritage Resources Centre Newsletter- Volunteers needed for HCD Study Phase 2.
3. Toronto Historical Association Newsletter, August 2011.
4. Unionville Village Conservancy Newsletter, July 2011. See article on Farmer's Market.

CARRIED

12. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

FILE NUMBER: A/80/11

4 STATION LANE, UNIONVILLE

GARAGE ADDITION (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

S. Corr, Secretary- Treasurer, Committee of Adjustment

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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to a variance to permit the expansion of a legal con-conforming use for a garage addition at 4 Station Lane, Unionville on the condition that the owner obtain site plan endorsement for a plan which generally complies with the requirements of the Unionville Heritage Conservation District Plan and is complementary to the existing dwelling unit and the Unionville Heritage Conservation District.

CARRIED

13. SITE PLAN APPROVAL APPLICATION

ZONING BY-LAW AMENDMENT APPLICATION

FILE NUMBER: ZA 11 119446; SC 11 119447

6330 16<sup>TH</sup> AVENUE

TOWNHOUSE DEVELOPMENT INCORPORATING

THE JOHN L. REESOR HOUSE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

S. Muradali, Planner II

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The Manager of Heritage Planning explained the proposal to develop 160 townhouses and incorporate the existing heritage house into the plan, and reviewed the restoration plans and proposed conditions. The Committee expressed appreciation for the initiatives of staff in this project, and briefly discussed landscaping and other issues. Staff were requested to ensure the grading and sloping are appropriate.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the incorporation of the Reesor-Grove House at 6330 16<sup>th</sup> Avenue (heritage dwelling) into the plan for residential townhouses and the conversion of the dwelling to a semi-detached dwelling;

THAT Heritage Markham is supportive of the design for additions to the heritage dwelling, within the context of the proposed residential development, subject to the following:

- The existing early 20<sup>th</sup> century veranda is to remain, including the detail where the support beam enters the east window opening, if structurally feasible. If this is not

possible from a structural engineering standpoint, the existing porch should still remain but be minimally modified to address the issue;

- The existing vinyl windows to be removed and new wood windows with a 2/2 glazing configuration installed to return the house to the historic window condition prior to the modern window replacement, based on the rationale that the previous 2/2 windows were likely installed at the time of the doddy haus addition, or early 20<sup>th</sup> century veranda;
- Existing wood doors are to remain;
- The submission of a fully labelled restoration plan for the heritage dwelling and a landscape plan;
- The installation of a Markham Remembered interpretive plaque to celebrate the Reesor-Grove House to be funded by the property developer; and
- A Heritage Letter of Credit to protect the heritage dwelling during restoration and the construction phase and to ensure the installation of the Markham Remembered Plaque

THAT with respect to the overall development plan, Heritage Markham recommends

- The preservation of mature trees and vegetation in the vicinity of the heritage house to benefit the context of the house within the new development;
- The west rear addition be considered to remain on site as a detached garden shed in association with the heritage house, if possible.
- Materials from the two frame rear wings be salvaged either for re-use on the additions to the heritage house, or offered to Heritage Markham for the restoration of other buildings.

AND THAT Heritage Markham delegates final approval of any Site Plan, Building Permit, Demolition Permit, or Minor Variance application necessary to Heritage Section Staff provided that there are no significant changes to the plan reviewed by the Committee.

CARRIED

14. ALTERATIONS WITHOUT A PERMIT  
48 CHURCH STREET  
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT  
NEW FRONT PORCH AND RAILINGS (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner provided background on the unauthorized alterations at 48 Church Street with respect to the front porch and discussed recommended revisions and conditions. It was noted that the applicant had been in discussions with Heritage staff regarding a new porch but had proceeded without submitting a Building Permit Application. The owner has now submitted the required application.



Ryan Smyth, applicant, was in attendance and explained that while they have followed the approval process for previous renovations, in this instance they were under the mistaken impression from their contractor that an approval was not required for the porch. The owner has been transferred and is preparing to complete the project and sell the property.

The Committee discussed enhancing the handrail and replacing the iron rods with a wood picket design. The owner agreed to the recommendations and committed to complete the work by the end of the month.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that the applicant install wood pickets in the railings and enlarge the handrail for the new front porch, side porch and railings at 48 Church Street, and that all wood be painted;

AND THAT final approval of the building permit application be delegated to Heritage Section Staff.

CARRIED

15. DOORS OPEN MARKHAM 2011 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

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Staff advised that Doors Open will occur on Saturday August 27 and will include 20 sites. A media kick-off will take place at 10:30 on Saturday August 14 at the Stiver Mill Farmers Market. Committee members were encouraged to attend the launch, and to participate on August 27. Ted Chisholm and Councillor Don Hamilton indicated an interest, and other interested members may contact staff later.

The Senior Heritage Planner was recognized for his efforts in organizing this event.

HERITAGE MARKHAM RECOMMENDS:

Receive as Information.

CARRIED

16. FUTURE PLANNING  
HERITAGE DAY- FEBRUARY 21, 2012 (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Planning suggested planning for the event should begin very soon. Barry Nelson volunteered to hold a workshop on heritage windows and doors.

HERITAGE MARKHAM RECOMMENDS:

Receive as Information.

CARRIED

17. AWARDS  
HERITAGE MARKHAM AWARDS OF EXCELLENCE 2011 (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Heritage Planner
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The Committee reviewed the nominations and finalized the list of awards.

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham Awards of Excellence 2011 be held on Thursday, November 10, 2011 at 7pm at the Markham Museum- Transportation Building;

AND THAT the following candidates be selected as recipients for the Heritage Markham Awards of Excellence 2011:

- 1) **Heritage Preservation**
  - 7 and 15 Bewell Drive (formerly 7447 and 7449 Ninth Line), Joseph Reesor House (stone) and Joseph Reesor Tenant House (Frame)
- 2) **Restoration – Corporate**
  - 70 Karachi Drive, Armadale, Ramer Robb House Restoration
  - 29 James Walker Court, Archibald Barker House (formerly 49 Main St South)
  - 135 Baythorn Drive, Thornhill, Heintzman Interior Restoration, Heintzman House Auxiliary
  - Bank of Montreal, Main Street North, Markham Village
- 3) **Restoration – Private Residential**
  - I Kalvinster Drive, Cornell
  - 23 Peter Street- Brick restoration, new veranda
  - 180 Main Street North – veranda restoration, brick restoration
- 4) **New Construction (complementary infill)**
  - 22 Pavilion Street, Unionville
  - 11 Church Street, Markham Village Washroom

5) **Heritage Education**

- “Markham Village Interpretive Project- Final Report”, Oct 2009 prepared by Su Murdoch Historical Consulting.

6) **Individual Effort (in the field of heritage conservation)**

- Jeanne Ker Hornell and Bob Stiver for the creation and administration of the Unionville Farmer’s Market in support of the restoration of the Stiver Mill.

CARRIED

18. INFORMATION

REPLACEMENT OF MISSING SHUTTERS AND WINDOW GRILLES

OLD THORNHILL POST OFFICE BUILDING

7751 YONGE STREET

THORNHILL HERITAGE CONSERVATION DISTRICT (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the correspondence from the owner of 7751 Yonge Street as information;

And that a letter of appreciation be sent to the owner.

CARRIED

19. REQUEST FOR FEEDBACK

PROPOSED DEMOLITION OF STORAGE SHED

123 MAIN STREET, UNIONVILLE

UNIONVILLE HERITAGE CONSERVATION DISTRICT (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the demolition of the detached heritage shed located at the rear of 123 Main Street Unionville.

CARRIED

20. REQUEST FOR FEEDBACK  
PROPOSED ADDITION TO A HERITAGE HOUSE  
23 VICTORIA AVENUE  
UNIONVILLE HERITAGE CONSERVATION DISTRICT (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham refer the design of the proposed rear addition to 23 Victoria Avenue, Unionville, to the Architectural Review Sub-Committee for review, comments and recommendations.

CARRIED

21. BUILDING PERMIT APPLICATION 11 124242 HP  
DETACHED GARAGE  
JOHN REESOR HOUSE  
1 KALVINSTER DRIVE  
CORNELL COMMUNITY (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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Sylvia Morris disclosed an interest with respect to Item # 22, for 1 Kalvinster Drive, by nature of having represented the applicant professionally, and did not take part in the discussion of or vote on the question of the approval of such matter.

The Heritage Planner explained that the original plans had included a garage, but it had not been built at the time the house was built. A variance will be required to permit the location of the garage in relation to the house and staff have no objection to the variance.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham delegates final approval of the building permit to construct the proposed accessory building at 1 Kalvinster Drive to Heritage Section staff;

AND THAT Heritage Markham has no objection to any future variances required to permit the accessory building to be located 4.0m or the distance shown in the revised site plan drawing whereas the By-law requires the accessory building to be located no closer than 6.0m from the existing house.

CARRIED

22. SITE PLAN CONTROL APPLICATION SC 11 117584  
WILLIAM FORSTER HOUSE  
CORNELL ROUGE DEVELOPMENT CORPORATION  
1982 DONALD COUSENS PARKWAY  
CORNELL COMMUNITY (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Project Planner
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The Heritage Planner explained the issues relating to the slope of the land and the proposed mitigation measures to compensate for the lot deficiency. The Committee expressed concern for the inadequacy of the lot for the size of the house.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham accepts the proposed size of the lot for the William Forster House;

AND THAT Heritage Markham recommends that the Town's Urban Design Section continue to work to increase the useable amenity space for the house by eliminating some of the steep slopes along the property line, and to plan landscaping in the adjacent parkland that will improve the privacy for the future occupants of the William Forster House.

CARRIED

23. ZONING AMENDMENT APPLICATION ZA 11 112570  
BOX GROVE HERITAGE HOUSE  
1232548 ALBERTA INC.  
6750 14<sup>TH</sup> AVENUE  
BOX GROVE COMMUNITY (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
R. Cefaratti, Project Planner
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The Senior Heritage Planner outlined the proposal to relocate the existing heritage house, demolish a non-heritage house, and develop seven new single detached dwellings on the property. Staff are recommending that the proposed lot for the relocated heritage house be enlarged.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that a larger lot be provided for the relocated heritage house, to provide better context for the house, more room for the turning radius into the garage, and to allow more flexibility in the design of the addition;

THAT a restoration plan be required for the restoration of the heritage building, including detailed a site plan and elevations, also to include an addition and the garage, prepared by a qualified professional architect with demonstrated experience in the restoration of heritage buildings;

AND THAT staff be requested to prepare a research report for consideration of designation of the property under Part IV of the Ontario Heritage Act.

CARRIED

24. SITE PLAN CONTROL APPLICATION SC 11 117584  
BUTTERCUP TRIPLEX  
15 GEORGE STREET  
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (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 revised design for the front porch to be added to the heritage house at 15 George Street.

CARRIED

The Heritage Markham Committee meeting adjourned at 10:30 PM.