

**HERITAGE MARKHAM COMMITTEE MEETING  
TOWN OF MARKHAM  
Council Chambers, Markham Civic Centre**

**Wednesday, June 8, 2011**

**MINUTES**

**Members**

Councillor Valerie Burke  
Councillor Colin Campbell  
Susan Casella  
Ted Chisholm  
Judith Dawson  
Deirdre Kavanagh  
Sylvia Morris

**Regrets**

Councillor Don Hamilton  
Jeanne Ker-Hornell  
James Makaruk, Vice Chair  
Richard Morales  
Barry Nelson, Chair  
Ronald Waine

**Staff**

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

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

Susan Casella disclosed an interest with respect to item # 19, Designated Heritage Property Grant Program, by nature of her son being a contractor bidding on a grant, 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 MAY 11, 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 May 11, 2011 be received and adopted.

CARRIED

3. SITE PLAN APPROVAL APPLICATION  
93 JOHN STREET, THORNHILL  
REVIEW OF UNAUTHORIZED ALTERATIONS (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham accepts the proposed revisions to the site plan and building permit drawings as discussed with the applicant at the Architectural Review Sub-Committee meeting of May 16, 2011 and as summarized in the charts prepared by Heritage Section staff.

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: 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 building permits approved by Heritage Section staff under the delegated approval process.

CARRIED

6. TREE REMOVAL APPLICATION  
15 VICTORIA STREET, 45 JOHN STREET, 14 RAMONA BLVD  
DELEGATED APPROVALS OF TREE REMOVAL  
APPLICATIONS (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

7. BUILDING PERMIT APPLICATION  
10 ROUGE STREET, MARKHAM  
DEMOLITION OF EXISTING DWELLING (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 subject to the applicant obtaining site plan approval for a replacement dwelling that generally complies with the Markham Village Heritage Conservation District Plan and is of a scale and massing compatible to the neighbourhood prior to the issuance of the demolition permit.

CARRIED

8. SITE PLAN APPROVAL APPLICATION  
FILE NO. SC 11 117584  
1982 DONALD COUSENS PARKWAY  
PROPOSED RESTORATION PLAN (16.11)

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

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A Committee member noted the lack of space on the lot designated for the William Forester House within the plan of subdivision. Staff advised that the developer is being asked to provide more land.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that the proposed lot for the William Forster house be enlarged to provide more privacy from the park for future occupants;

AND THAT Heritage Markham has no objection to the proposed restoration plan for the William Forster House with the exception of the inverted porch posts and the substitution of the two gable end chimneys with a single chimney;

AND THAT final approval of the restoration plan of the William Forster House be delegated to Heritage Section Staff.

CARRIED

9. HERITAGE DESIGNATION  
11584 HIGHWAY 48  
DESIGNATION UNDER PART IV OF THE ONTARIO  
HERITAGE ACT (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends to Council that the Graham-Wideman House at 11584 Highway 48 be designated under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest.

CARRIED

10. INFORMATION  
6278 19<sup>TH</sup> AVENUE  
PROPOSAL TO ACQUIRE JOHN RAMER HOUSE AND BARN (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the email correspondence from Steve Brown with respect to the John Ramer House and barn.

CARRIED

11. INFORMATION  
ONTARIO MEDAL FOR GOOD CITIZENSHIP  
MINISTRY OF CITIZENSHIP AND IMMIGRATION (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT the memo on the Ontario Medal for Good Citizenship be received as information.

CARRIED

12. 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 Newsletter, May 24, 2011.
- b) Society for the Preservation of Historic Thornhill: May 2011 Newsletter.
- c) Toronto Historical Association: June, 2011 Newsletter.
- d) Markham Historical Society: Remember Markham Newsletter, April 2011.

CARRIED

13. AWARDS

HERITAGE MARKHAM AWARDS OF  
EXCELLENCE 2011 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

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Staff requested volunteers to assist with the Heritage Markham Awards of Excellence event. Sylvia Morris, Judith Dawson, Susan Casella, and Deirdre Kavanagh volunteered with the condition meetings would coincide with Heritage Markham meetings and would not be held in the evening.

It was noted that the Heinzman House Auxiliary would be an excellent candidate for the award, for the recent renovations to the building.

HERITAGE MARKHAM RECOMMENDS:

THAT the following members form the 2011 Heritage Markham Awards of Excellence committee to plan the event and review candidates for the awards: Sylvia Morris, Judith Dawson, Susan Casella, and Deirdre Kavanagh;

AND THAT meetings coincide with Heritage Markham meetings and not be held in the evening; the first meeting to be held July 14 at 5:00 p.m.

CARRIED

14. REQUEST FOR FEEDBACK

41 ALBERT STREET

WHALEN POOL HOUSE/STUDIO (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

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Heritage staff explained the proposal to relocate the frame house at 41 Albert Street onto a new foundation.

The Committee discussed the option of using a differentiating colour from the main house, and questioned the fencing regulations. Staff advised that fencing details will be reviewed during site plan review. The Committee requested the arbour roof not be visible from the front of the house.

The applicant, Mrs. Whalen, was in attendance to answer questions and indicated agreement to the requests of the Committee.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham generally supports the proposal to relocate the heritage house at 41 Albert Street onto a new foundation, and convert it to a pool house/studio, subject to:

- The original portion of the house being moved and restored as an intact structure.
- The owner applying for and obtaining Site Plan Approval.

CARRIED

15. REQUEST FOR FEEDBACK

4176 19<sup>th</sup> AVENUE

STATUS OF HERITAGE HOUSE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

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The Heritage Planner explained that the owners have not been able to sell this house and are requesting the Town to not object to an application for demolition. Staff suggest that any applications for demolition be reviewed using the usual process and criteria.

Heddie and Kevin Edwards, applicants, made a deputation, explaining the reasons they consider the dwelling to not be an important example of a heritage dwelling, and the challenges involved in selling a house labelled as a heritage building. They agreed to a site visit by the Heritage Building Evaluation Sub-Committee.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the deputation from the owners of 4176 19<sup>th</sup> Avenue;

AND THAT Heritage Markham undertake a review of the building as part of a site visit as soon as possible;

AND THAT Heritage staff prepare a research report and evaluate the house at 4176 19<sup>th</sup> Avenue in conjunction with the Heritage Building Evaluation Sub-Committee of Heritage Markham using the Town of Markham Heritage Building Evaluation System, prior to making any recommendations regarding the potential for demolishing the house.

CARRIED

15. REQUEST FOR FEEDBACK - DEPUTATION  
MILL WORKER'S COTTAGE  
4176 19<sup>TH</sup> AVENUE  
ALMIRA COMMUNITY  
Extracts: R. Hutcheson, Manager of Heritage Planning
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This matter was addressed under Item # 14.

16. INFORMATION  
UNAUTHORIZED ALTERATIONS TO THE QUEEN'S HOTEL  
174-178 MAIN STREET, UNIONVILLE  
UNIONVILLE HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning
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Staff advised of unauthorized alterations of the Queen's Hotel and potential By-law Enforcement action and restoration.

Staff were requested to note inappropriate signs in the area during site visits. It was suggested that BIA representative, Lavina Sharpe, be contacted to assist in getting a message out to the owners and tenants in the area regarding sign regulations.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the memorandum on the unauthorized alteration of the Queen's Hotel as information;

AND THAT staff be requested to pursue any inappropriate signs in the area, and enlist the assistance of the BIA with respect to getting a message out to the owners and tenants in the area regarding sign regulations.

CARRIED

17. SITE PLAN CONTROL APPLICATION SC 11 118443  
PROPOSED NEW HOUSE AND DETACHED GARAGE  
10 ROUGE STREET  
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Heritage Planner
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The Heritage Planner advised that this item had been referred to the Architectural Review Sub-Committee, and the meeting notes from the Architectural Review Sub-Committee meeting held June 1, 2011 were provided.

The Committee questioned if the streetscape provided was an accurate representation and directed staff to obtain more details from the architect on the streetscape details, height and massing. Councillor Colin Campbell agreed to act as approval authority in consultation with staff.

The Committee agreed to support enforcement of substantial compliance with approved site plans for this, and any other applications.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the elevations for the proposed house at 10 Rouge St. reviewed at the June 1<sup>st</sup>, 2011 meeting of the Architectural Review Sub-Committee;

AND THAT an acceptable streetscape drawing be submitted illustrating the height and massing of the proposed dwelling with respect to the adjoining houses, to the satisfaction of the Manager of Heritage Planning;

AND THAT Heritage Markham recommends that the final approval of the Site Plan application and design details be delegated to Heritage Section Staff and Councillor Colin Campbell, provided there are no significant deviations from the plans reviewed by the Sub-Committee.

CARRIED

18. SITE PLAN CONTROL APPLICATION SC 11 116563  
12 EUCLID STREET  
UNIONVILLE HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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The Heritage Planner reviewed several issues related to this proposal, and outlined the staff recommendations. The Committee discussed streetscape detail concerns and emphasised the need for construction to substantially comply with the approved drawings.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the proposed design of the new house at 12 Euclid St. notwithstanding the guidelines prescribing the architectural style for new dwellings to be constructed on Euclid St. contained in the District Plan, provided that:

- The side porch is not enclosed with glass or screens;
- The entrance door on the east side is revised to single door with a transom light;
- Pot lights are not installed in the soffits.
- A streetscape illustration is provided showing the massing and height of the proposed dwelling in comparison to the adjoining dwellings;



AND THAT Heritage Markham supports the 25 ft front yard setback to the front wall of the house as initially proposed by the applicants;

AND THAT Heritage Markham supports the applicant constructing 3 ft high brick piers with stone or concrete caps to flank the entrance to the front walkway on Euclid St. and the driveway on Union St. notwithstanding the policies for new fences contained in the District Plan, provided that the proposed iron and brick fence is instead replaced with soft landscaping or low hedges;

AND THAT final approval of the site plan application for the proposed new house at 12 Euclid St. be delegated to Heritage Section Staff provided there are no significant deviations from the plans reviewed by the Sub-Committee on June 1<sup>st</sup> 2011.

CARRIED

19. DESIGNATED HERITAGE PROPERTY GRANT PROGRAM  
REVIEW OF 2011 APPLICATIONS

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

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Susan Casella disclosed an interest with respect to the Designated Heritage Property Grant Program, by nature of her son being a contractor bidding on a grant, and did not take part in the discussion of or vote on the question of the approval of such matters.

The Manager of Heritage Planning explained the grant program and described the applications. Eight of the ten applications received are eligible and were recommended for approval.

HERITAGE MARKHAM RECOMMENDS:

Noting that Council has approved \$30,000 for the Designated Heritage Property Grant Program for 2011, Heritage Markham supports the funding of the following applications subject to conditions noted on the individual summary sheets:

- 25 John Street - \$4,516.46 (replacement of inappropriate windows and bay window)
- 149 John Street - \$2,000.00 (repair and repainting in original colours of board and batten siding, windows and front door)
- 24 Deanbank Drive \$2,050.95 (new wooden garage doors)
- 180 Main St. N. - \$5,000.00 (brick tinting to achieve uniform colour)
- 9899 Hwy.48 - \$3,333.50 (rebuilding of historic chimneys)
- 8 Peter St. - \$4,935.28 (re-conditioning of historic windows and front door)
- 249 Main St. U. - \$833.38 ( repainting of veranda and balcony)
- 2665 Bur Oak Ave, - \$5,000.00 (Re-conditioning of historic windows, front door and production of storm windows).

CARRIED

20. SITE PLAN CONTROL AGREEMENT SP.97.036  
152 MAIN STREET NORTH  
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Planning advised that the owner is proposing some changes to the approved plans, and is requesting feedback from the Committee regarding the proposed light standards.

The Committee supported the original plans and did not support the amendment to the modern light standards. Alternate acceptable designs were suggested and staff were requested to provide the applicant with alternate heritage designs, taking light pollution issues into account.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage staff be requested to provide suitable alternate designs options to the applicant, that would meet Heritage design standards and meet the needs of the applicant, while reducing light pollution (dark sky friendly).

CARRIED

21. MINOR VARIANCE APPLICATION A/59/11  
DETACHED GARAGE  
JOYCE PENTE  
14 RAMONA BOULEVARD  
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning  
S. Corr, Secretary-Treasurer, Committee of Adjustment
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The Manager of Heritage Planning advised that the owner is requesting a Minor Variance with respect to the height of the detached garage. The site plan application will be coming to the Committee at a future date.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the Minor Variance for height, subject to the owner obtaining site plan approval (heritage) for the proposed garage.

CARRIED

22. PRE-CONSULTATION REQUEST  
ADDITION TO A HERITAGE BUILDING  
7707 YONGE STREET  
THORNHILL HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner

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The Heritage Planner explained the proposal for an addition to a heritage building, consisting of a store on the ground floor and living space above. Additional living space on the second floor is proposed. Due to the legal non-conforming use (existed prior to the by-law) a Minor Variance is required to permit an expansion of the current use. The pitch of the middle roof will require adjustment, to ensure an appropriate slope is achieved. The ridge of the roof will not be raised higher than the ridge of the ridge of the adjacent rear portion of the building. A roof plan has been requested by staff.

Staff were directed to request other issues be addressed by the applicant as a condition of approval:

- painting the fence
- a heritage-design frame should be added to the newly installed commercial sign
- to permit the Town to replace the previous Town-owned post and hanging flower baskets for beautification

Construction of the frame verandah was also mentioned and supported, but was not added as a request.

It was noted that applicants need to provide better quality drawings in order to provide sufficient information to the Committee.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed second storey addition with regards to its size and location and supports extending the roofline to raise the height of the ridge of the link between the front and rear portions of the building no higher than the height of the ridge of the rear addition of the existing building, subject to the following:

- paint the fence;
- add a heritage-design frame to the newly installed commercial sign;
- permit the Town to replace the previous Town-owned post and hanging flower baskets for beautification;

AND THAT Heritage Markham delegates final approval of any future Minor Variance, Re-zoning or Site Plan application required to permit the proposed second storey addition to Heritage Section Staff.

CARRIED

23. INFORMATION  
UNAUTHORIZED ALTERATIONS TO PROPERTY  
158 MAIN STREET NORTH  
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Planning advised of unauthorized alterations by the introduction of a parking area at the front of the property. Staff will be working with the owner to resolve the issue.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the memorandum on the parking alteration at 158 Main Street North, Markham Village, as information.

CARRIED

24. NEW BUSINESS

- a) A Committee member provided follow-up information regarding the increased driveway and parking lot at 116 Main Street Unionville, advising that By-law Enforcement staff are enforcing parking issues. Staff are pursuing removal of the paved area.
- b) The Committee discussed the heritage house at 9451 Ninth Line with respect to the history of the property and a potential request to relocate the house to Heritage Estates. Staff advised that Council did not support a previous request for relocation. Staff were directed to contact By-law Enforcement regarding maintenance of the property and yard.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage staff be directed to work with By-law Enforcement staff to ensure appropriate maintenance of the property and yard for 9451 Ninth Line.

CARRIED

The Heritage Markham Committee meeting adjourned at 9:05 PM.