

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

**Wednesday, November 10, 2010**

**MINUTES**

**Members**

Councillor Valerie Burke  
Susan Casella  
Ted Chisholm  
Judith Dawson  
Jeanne Ker-Hornell  
James Makaruk, Vice Chair  
Sylvia Morris  
Barry Nelson, Chair  
Ronald Waine

**Regrets**

Deirdre Kavanagh  
Councillor Carolina Moretti  
Regional Councillor Joe Virgilio  
Richard Morales

**Staff**

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

Barry Nelson, Chair, convened the meeting at 7:20 p.m. by asking for any declarations of interest with respect to items on the agenda. None were declared.

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

- A) Addendum Agenda
- B) New Business – item of information and holiday events

**HERITAGE MARKHAM RECOMMENDS:**

THAT the Heritage Markham agenda be approved.

**CARRIED**

2. MINUTES OF THE OCTOBER 13, 2010  
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 October 13, 2010 be received and adopted.

CARRIED

3. HERITAGE PERMIT APPLICATION  
25 THORNHILL SUMMIT DRIVE  
WINDOW AND DOOR REPLACEMENT (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner gave an overview of the proposed window and door replacement for 25 Thornhill Summit Drive. Photos of existing and new windows were displayed.

Ms. Heather Morris, representing the Annswell Court Foundation, an affordable housing development, spoke in support of the application and advised that the residents are seniors who have particular challenges regarding the window designs.

Ms. Eleanor Bergeran, a long-term resident of Annswell Court, gave a brief history of the Foundation and the recent upgrades to the building, advising that the majority of the residents support the proposal.

The Committee considered screen and muntin bar options, installation of air conditioning ducts, and recognized the unique situation of the building and the needs of the residents. Staff suggested that a 6/1 pane combination would be acceptable for street-facing windows, with the rest of the windows being 1/1.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the Heritage Permit for the new windows and doors at Annswell Court subject to the new windows on the street-facing view having internal grilles between the glass simulating the 6/1 glazing pattern.

CARRIED

4. SITE PLAN APPROVAL APPLICATION

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FILE NO. SC 10 111677

20 PETER STREET

CLADDING AND WINDOW ISSUES (16.11)

Extracts: P. Wokral, Planner I Heritage Planning

R. Hutcheson, Manager of Heritage Planning

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The Chair recognized the significant efforts made by Committee members to resolve this matter.

The Heritage Planner explained the issues relating to the siding on the dwelling at 20 Peter Street. The Architectural Review Sub-committee in conjunction with Heritage staff, has determined that both vertical tongue and groove sidings appear to be original and should be retained and restored. The applicants have provided a consultant's report by Legacy Home Inspections that recommends removal of the bead board profile wood siding.

Mr. Charters Kenny of Legacy Home Inspections made a deputation to explain his professional opinion.

Mr. Tobias spoke about the terms of the site plan agreement and the environmental issues involved including potential mold and water infiltration. In view of the costs involved and the need to complete the renovations as soon as possible, Mr. Tobias urged that a resolution be reached.

It was noted that Heritage Markham only makes recommendations, and that Council makes the decision if the applicant is not in agreement with the Heritage Markham recommendation. The Committee suggested that due to controversy and timing issues, staff consult with the Building Inspector to ensure awareness of the concerns of the Committee and the applicant. Mr. Tobias stated his objection to the Committee's decision.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the deputations from Mr. Tobias, the owner of 20 Peter Street, and Mr. Charters Kenny of Legacy Home Inspections;

THAT Heritage Markham receive the notes from the Architectural Review Sub-Committee meeting site visit;

THAT the issue of the window restoration/replacement assessment be left to Heritage Section staff;

THAT Heritage Markham recommends that based on all the evidence available to date, both vertical tongue and groove sidings found on the dwelling should be retained and restored;

AND THAT Heritage staff consult with the Building Inspector to ensure awareness of the concerns of the Committee and the applicant.

CARRIED

5. SITE PLAN APPROVAL APPLICATION

FILE NO. SC 10 128876

12 PAVILLION STREET

PROPOSED ADDITION (16.11)

Extracts: P. Wokral, Planner I Heritage Planning

R. Hutcheson, Manager of Heritage Planning

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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the design of the proposed addition to 12 Pavilion Street, subject to the following changes being made to the building elevations:

- New windows on the front second storey gable end of the existing house to fit the traditional style of the house;
- More traditional treatment of the gable end of the addition, eliminating the return on the west wall;
- Change closed eave detail on the dormers to more traditional open eaves;

THAT approval of a site plan control application be delegated to staff provided the design remains substantially the same as the preliminary proposal, modified as noted above;

AND THAT the site plan agreement contain the usual conditions regarding materials, colours, etc.

CARRIED

6. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

FILE NO. A/118/10

819 BUR OAK AVENUE

REQUEST FOR ADDITIONAL USES (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

R. Cefaratti, Secretary- Treasurer, Committee of Adjustment

S. Kitagawa, Senior Planner

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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to Minor Variance Application A/118/10 for 819 Bur Oak Avenue, but recommends that if the variance is approved, the existing retail commercial uses remain, with the Beauty Spa and Hair Salon as additional permitted uses.

CARRIED

7. REQUEST FOR FEEDBACK  
7218 REESOR ROAD  
POTENTIAL RETENTION, DEMOLITION OR  
COMMEMORATION OF THE DAVID WHALEY HOUSE (16.11)  
Extracts: P. Wokral, Heritage Planner  
R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham advise Council that it has no objection to the demolition of the David Whaley house at 7218 Reesor Road provided that the Rouge Park:

- Salvages sound building materials for re-use including early structural beams and floor boards and the triangular transom windows;
- Retains the rubble fieldstone foundation of the original 1868 Whaley House, as well as the wood and fieldstone 20<sup>th</sup> century wishing well for the purposes of interpreting the site as part of the proposed natural trail system; and
- If the trails system goes near the site, an interpretive panel or cairn be created to honour the Whaley homestead, as well as the former industrial features of the site.

CARRIED

8. DELEGATED APPROVALS  
DELEGATED APPROVAL OF BUILDING  
PERMIT APPLICATIONS (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

9. DELEGATED APPROVALS  
DELEGATED APPROVAL OF TREE REMOVAL  
PERMIT APPLICATIONS (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

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

CARRIED

10. DELEGATED APPROVALS  
DELEGATED APPROVAL OF 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. INFORMATION  
JUNE CALLWOOD OUTSTANDING ACHIEVEMENT  
AWARD FOR VOLUNTEERISM IN ONTARIO (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

Receive as information.

CARRIED

12. INFORMATION  
ARCHAEOLOGICAL STANDARDS AND GUIDELINES (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

Receive as information.

CARRIED

13. BUILDING PERMIT APPLICATION (SIGN)  
FILE NO. 10 128009/10 128009 001 SP  
4460 HIGHWAY 7  
GROUND SIGN AND WALL SIGN (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
L. Sperrino, Applications Administrator
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham accept the as-built ground sign and sign permit for 4460 Highway 7 but recommends that the appropriateness of V-shaped ground signs be considered in any future review of the sign by-law and heritage conservation district plans.

CARRIED

14. REQUEST FOR FEEDBACK  
7639 REESOR ROAD, 7933 14<sup>TH</sup> AVENUE  
PROPOSED UTILITY EASEMENTS (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT since there are no physical impacts upon the heritage resources at 7639 Reesor Road and 7933 14<sup>th</sup> Avenue, Heritage Markham has no objection the proposed easements and sub-surface sewer construction in connection with the Southeast Collector project.

CARRIED

15. 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) Ontario Historical Society: OHS Bulletin, October 2010 Issue.
- b) Heritage Canada Foundation Communique: Heritage Day 2011- Historic Parks and Landscapes.
- c) Toronto Historical Association Newsletter: November Issue.
- d) Ontario Heritage Trust: Heritage Matters Newsletter- October 2010.
- e) Society for the Preservation of Historic Thornhill Newsletter- November 2010.

CARRIED

16. SITE PLAN APPROVAL APPLICATION  
FILE NO. SC 10 125395  
18 DEANBANK DRIVE  
PROPOSED REMODELLING OF EXISTING DWELLING (16.11)  
Extracts: P. Wokral, Planner I Heritage Planning  
R. Hutcheson, Manager of Heritage Planning
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The Heritage Planner described the recent remodeling proposal for 18 Deanbank Drive. The Committee was advised of changes to the conceptual plan submitted in March 2010 and the elevation drawings submitted as part of the site plan application.

The Committee questioned the height, the ornate detail, the additional windows, and the conversion of the 2-car garage to a 3-car garage.

HERITAGE MARKHAM RECOMMENDS:

THAT the application be referred to the Architectural Review Sub-Committee for further review with delegated authority to approve on behalf of the Committee.

CARRIED

17. BRUCE'S MILL CONSERVATION AREA  
PUBLIC ADVISORY COMMITTEE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
L. Duoba, Senior Project Coordinator
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The Senior Heritage Planner reported on the Bruce's Mill Conservation Area Master Plan and advised that input is being sought from interested members of the public.

HERITAGE MARKHAM RECOMMENDS:

THAT the information regarding the Bruce's Mill Conservation Area Master Plan meeting on November 17, 2010 be received as information.

CARRIED

18. DOORS OPEN MARKHAM  
2010 DOORS OPEN ONTARIO SYMPOSIUM (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner advised of the opportunity to attend the Doors Open Ontario Symposium.

RECOMMENDATION:

THAT the information regarding the 2010 Doors Open Ontario Symposium be received.

CARRIED

19. BUILDING PERMIT APPLICATION  
FILE NO. 10-129246  
129 JOHN STREET, THORNHILL  
DEMOLITION OF DWELLING (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Planning explained the proposal for demolition and redevelopment of 129 John Street. The Committee indicated an interest in reviewing more defined plans.



HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the demolition of the dwelling at 129 John Street, Thornhill subject to the following:

- 1) The applicant offer the materials to interested parties and contact Habitat for Humanity of York Region to try to divert the materials from landfill;
- 2) The applicant obtain Site Plan Approval for the new dwelling, prior to the issuance of the demolition permit;
- 3) The new dwelling unit be compatible with the neighbourhood heritage homes with respect to size, scale, and materials, and comply with the Thornhill Heritage Conservation District Plan;
- 4) The applicant work with staff to retain mature trees and vegetation on the property;
- 5) And that the applicant recycle or reuse as much material as possible.

CARRIED

20. SITE PLAN CONTROL APPLICATION (FILE NO. PENDING)  
EXPANDED DRIVEWAY AND PATIO  
116 MAIN STREET UNIONVILLE  
UNIONVILLE HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning,  
George Duncan, Project Planner.
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The Senior Heritage Planner explained the background of this site plan application to expand a driveway and patio at 116 Main Street, Unionville. The Committee and staff do not support the extent and impact of the expansion and a compromise solution is proposed for a lesser area.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does not support the extensive hard-surfacing of the rear yard of the residence at 116 Main Street Unionville from a heritage perspective, and recommends the owner revise the plan to significantly reduce the size of the interlock patio area;

AND THAT Heritage Markham supports asphalt paving to the extent of the original size of the driveway (to the western limit of the bay window) and a one metre wide interlock walkway connecting the driveway to the side and rear doors, as a Heritage Permit Application, should the owner decide to apply for such a permit.

CARRIED

21. SITE PLAN CONTROL APPLICATION (FILE NO. PENDING)  
ABRAHAM STRICKLER HOUSE RESTORATION PLAN  
6297 MAJOR MACKENZIE DRIVE EAST  
GREENSBOROUGH COMMUNITY  
Extracts: R. Hutcheson, Manager of Heritage Planning;  
George Duncan, Project Planner
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The Senior Heritage Planner gave a brief overview of this application and advised that the applicant has addressed staff's requests.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham is generally satisfied with the elevations and site plan for the restoration of the Abraham Strickler House at 6297 Major Mackenzie Drive East;

AND THAT provided the similar plans are submitted with the formal Site Plan Control Application, final approval be delegated to Heritage Section staff.

CARRIED

22. HERITAGE MARKHAM BUDGET SUBMISSION 2011  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Planning introduced this matter and the Committee briefly discussed various items.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham endorses a Heritage Markham budget for 2011 in the amount of \$8,325.00;

AND THAT the budget for 2011 be forwarded to the Development Services Commission for consideration by Council.

CARRIED

23. SITE PLAN CONTROL APPLICATION SC 10 129539  
PROPOSED ADDITION TO AN EXISTING HOUSE  
17 COLBORNE STREET  
THORNHILL HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning;  
Peter Wokral, Project Planner
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**HERITAGE MARKHAM RECOMMENDS:**

THAT the Site Plan application for 17 Colborne Street be referred to the Architectural Review Sub-Committee for further review having the benefit of comments of other Town departments.

CARRIED

**NEW BUSINESS**

24. PRESENTATION  
WINDOW REPLACEMENTS, PELLA

David Paterson and Shelley Pella of Pella Windows, made a presentation regarding the replacement of heritage windows. Discussions involved the considerations for window replacement including pattern/size of openings, materials and types, muntin patterns, performance, interior/exterior trim, and other issues.

25. INFORMATION - WORKSHOP

The Committee was reminded of the Window Repair and Old House Energy Efficiency Seminars being held in Aurora on November 20.

26. INFORMATION - CHRISTMAS EVENT

The Committee considered a social event for the holiday season. It was agreed to hold a catered event in the Councillor's lounge in January, as in previous years. Ron Waine, Judith Dawson, and Deirdre Kavanagh were appointed to organize it.

The Heritage Markham Committee meeting adjourned at 10:00 PM.