

**HERITAGE MARKHAM COMMITTEE MEETING**  
**TOWN OF MARKHAM**  
Canada Room, Markham Civic Centre  
**Wednesday, December 9, 2009**

Members

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

Regrets

Richard Morales  
Councillor Carolina Moretti

Staff

Regan Hutcheson, Manager, Heritage Planning  
George Duncan, Senior Heritage Planner  
Peter Wokral, Heritage Planner  
Kitty Bavington, Committee Clerk

Disclosure of Pecuniary Interest

Barry Nelson, Chair, convened the meeting at 7:22 p.m. by asking for any declarations of interest with respect to items on the agenda. There were none declared.

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 NOVEMBER 11, 2009  
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 November 11, 2009 be received and adopted as amended.

CARRIED

3. NEW APPOINTMENTS TO HERITAGE MARKHAM COMMITTEE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Chair introduced and welcomed Ms. Jeanne Ker-Hornell as a new member of Heritage Markham.

HERITAGE MARKHAM RECOMMENDS:

THAT Denise Sabatini-Fuina be sincerely thanked for her three years as a volunteer member of the Heritage Markham Committee and for her active participation on the Architectural Review Sub-Committee;

THAT Ms. Sabatini-Fuina be invited to the Heritage Markham Year End Reception;

AND THAT Jeanne Ker-Hornell be welcomed as a new member of Heritage Markham.

CARRIED

4. DEMOLITION PERMIT APPLICATION  
FILE NO. 09125846 DP  
93 JOHN STREET  
DEMOLITION OF FRAME HOUSE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Chair read correspondence in support of the application, from David Jordon, who could not attend.

Mr. David Rawcliffe, 157 Tamarack Drive, representing the Society for the Preservation of Historic Thornhill (SPOHT), spoke to the Committee in opposition to the proposal. He outlined their concern that this older house in the Heritage District may be demolished, and recommended that it only be demolished as a last resort. Mr. Rawcliffe stated that the heritage district has a distinct streetscape that is affected by demolitions, and he urged the Committee to protect it.

Mr. Jock Isenhardt, 8 Weldrick Road West, Richmond Hill, representing Mr. Joseph Mozafarri, property owner, stated that he does not have a financial interest in this matter and is not being paid for his attendance. He strongly supports the heritage principles of Thornhill, however, in this case, he presented a petition signed by 50 people who support the proposed demolition and replacement with a compatible home.

Discussions included the style of the proposed house, and the importance of maintaining the heritage character. Mr. Isenhardt advised that the architectural and engineering reports advise that renovations and additions are not feasible, as there is not enough of the building that is structurally sound, and there is a widespread mould problem.

Mr. Mozafarri displayed photographs of the dwelling. He advised that there have been three additions built, and he has tried to fix it up over the eight years he has lived there. The mould is throughout the house and it is not a healthy environment.

The Committee suggested deferring this matter to allow the applicant to show drawings of the proposed dwelling. Mr. Mozafarri assured the Committee that the new house would be of a satisfactory design, but he did not wish to incur any more expenses without an indication of whether the project would be approved. The Committee questioned if he would continue with the demolition proposal if the mould could be eliminated, and he responded that he had been advised that the mould is throughout the house, from basement to attic, and the only way to remove it is to demolish it.

Marion Matthias, 33 Colbourne Street, noted that in the past, concept drawings for replacement houses have often been requested prior to approval of a demolition permit. Ms. Matthias also advised that extensive mould has been successfully removed from several other houses. In response to a question, Mr. Mozafarri advised that the submitted petition represents 50 households.

Staff clarified the options available to the Committee, and reviewed the process to date, and the applicant's cooperation. A report will need to be presented to Council for a decision in January, 2010. Staff explained that if Council was to approve the application, staff would recommend that a conditional Demolition Permit, with conditions regarding the replacement dwelling, design requirement, massing, height, and other aspects, be considered.

The Committee thanked the applicant, and acknowledged that mould is very difficult to deal with, and that Class C buildings must be dealt with on a case-by-case basis. Mr. Mozafarri confirmed to the Committee that he would design the house to fit into the neighbourhood, although he wants a two storey, bricked house, rather than a one-and-a-half storey, siding clad house as suggested by the Committee.

Lister Smith, 76 John Street, stated that he has discussed the proposal with the applicant, who has provided assurance that the house plans would be suitable. He acknowledged that mould is hard to deal with, and although the owner has tried hard to improve the house, it is past its usefulness.

Evelin Ellison, a local resident, Vice-President of the Ward One South Ratepayers Association, stated the importance of keeping the heritage character of Thornhill.

Paul Carson, 166 John Street, spoke regarding house designs that had been approved for the District in the past that were not very successful.

The Committee discussed the mould condition, and that the main concern is the design of the replacement house, which could be controlled with conditions imposed by Council, and by working with the applicant.

A motion was made to delete the word “consider” from the draft recommendation. The motion was lost. The Committee considered motions to approve the demolition in principle, and requested the applicant return to the next meeting to show the proposed house design and demonstrate compliance to heritage guidelines. Discussions involved site plan approval conditions, and withdrawal of Heritage Markham’s support for the demolition approval if the elevations are not satisfactory.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham approves the demolition permit application in principle, and that it be conditional upon the new dwelling being compatible with the general character of the streetscape within in the Heritage District in terms of scale, materials and massing, in addition to the policies and guidelines of the Thornhill Heritage Conservation District Plan;

AND THAT the applicant attend the Heritage Markham meeting on January 13, 2010, with exterior elevations of the proposed dwelling.

CARRIED

5. RESTORATION OF HAWKINS HOUSE  
HABITAT FOR HUMANITY  
FILE NO. SC 08 116046  
41 BITTERSWEET STREET, CORNELL (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that the remaining original wooden windows of the Hawkins House at 41 Bittersweet Street be restored and re-conditioned and that the remaining window openings of the house be fitted with traditional wooden windows with true divided panes used in conjunction with traditional wooden storm windows as per the approved restoration plans.

CARRIED

6. RESTORATION PLAN  
JAMES HARRINGTON HOUSE  
9642 NINTH LINE  
GREENSBOROUGH COMMUNITY (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
E. Mak, Project Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that the exterior of the James Harrington House at 9642 Ninth Line be restored to reflect the early 1900s period, with the aid of the historic photograph which shows the existing pressed metal cladding and missing chimneys and front porch;

THAT the conceptual restoration plans be revised to show the following details:

- Pressed metal siding on the rear wing, in place of horizontal wood;
- Recreation of the red brick, gable end chimneys in place of the modern exterior chimney stack;
- Preservation and restoration of the original 2/2 wood windows;
- Front porch redesigned to an Edwardian style based on the historic photograph and markings in the siding;
- Exterior doors to be 4 panelled, based on the remaining damaged front door;

THAT the owner be encouraged to preserve the historic wood trim and pine flooring of the interior;

THAT the owner be advised of the dangerous condition of the open septic tank on the north side of the house;

THAT a Heritage Easement Agreement and Markham Remembered plaque pertaining to the Harrington House be conditions of approval for the Site Plan Control Application for the proposed church development;

AND THAT final approval of the restoration plan be delegated to Heritage Section staff, based on the above-noted revisions recommended by Heritage Markham.

CARRIED

7. SITE PLAN CONTROL APPLICATION  
FILE NO. SC 09 127610  
40 PETER STREET,  
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Workal, Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed detached 2 car garage at 40 Peter St.;

THAT the applicant enter into a Site Plan Agreement with the Town containing the usual provisions regarding colour, materials, windows, etc.;

AND THAT final approval of the Site Plan Application be delegated to Heritage Section Staff.

CARRIED

8. HERITAGE PERMIT APPLICATION  
FILE NO. HE 09 127105  
EXTERIOR PAINTING  
144 MAIN ST. UNIONVILLE  
UNIONVILLE 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 receive the memorandum on the Heritage Permit for exterior painting of 144 Main Street, Unionville, as information.

CARRIED

9. BUILDING PERMIT APPLICATION  
FILE NO. 09 126909 HP  
10579 HIGHWAY 48, MILNESVILLE COMMUNITY (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Heritage Planner
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RECOMMENDATION:

THAT Heritage Markham receive the memorandum on the Building Permit for the alterations to the roof of the accessory building at 10579 Highway 48, as information.

CARRIED

10. DEMOLITION PERMIT APPLICATION  
STORAGE SHED AND GARAGE  
FILE NO. 09 127008 DP  
198 ANGUS GLEN BLVD.  
(FORMERLY 4073 & 4075 MAJOR MACKENZIE DRIVE E.) (16.11)  
ANGUS GLEN WST VILLAGE COMMUNITY  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the memorandum on the Demolition Permit for the accessory buildings at 198 Angus Glen Blvd., as information.

CARRIED

11. REQUEST FOR FEEDBACK  
DEMOLITION AND NEW DWELLING  
7 ROUGE STREET  
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (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 design for a new single detached house with an attached garage at 7 Rouge Street;

THAT the applicant enter into a Site Plan Agreement with the Town containing the usual provisions regarding colour, materials, windows, etc.;

AND THAT final approval of the Site Plan Application be delegated to Heritage Section Staff.

CARRIED

12. INFORMATION – APPEAL TO OMB  
COMMITTEE OF ADJUSTMENT MINOR VARIANCE  
26 ALBERT STREET, MARKHAM (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

Receive as information.

CARRIED

13. INFORMATION  
ENVIRONMENTAL PROTECTION ACT, ONT. REGULATION 359/09  
RENEWABLE ENERGY APPROVALS – HERITAGE PROPERTIES (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

Receive as information.

CARRIED

14. AWARDS  
VOLUNTEER SERVICE AWARDS  
MINISTRY OF CITIZENSHIP AND IMMIGRATION (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
- 

RECOMMENDATION:

Receive as information.

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:

- 1) Ontario Heritage Trust and Places of Worship: on-line resource
- 2) Ontario Heritage Trust: Heritage Matters Newsletter, September 2009 Edition  
- Celebrating Ontario's Places of Worship
- 3) Toronto's Historical Association: December 2009 Newsletter - List of Events
- 4) Society for the Preservation of Historic Thornhill" November 2009 Newsletter

CARRIED

16. REQUEST FOR FEEDBACK

PROPOSED ALTERATIONS

6330 16<sup>TH</sup> AVENUE, SWAN LAKE COMMUNITY (16.11)

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

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The Senior Heritage Planner explained the proposal, and advised of updated drawings submitted.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham refer the proposal for the Reesor-Grove House at 6330 Sixteenth Avenue to the Architectural Review Sub-Committee for detailed review and a recommendation.

CARRIED

17. REVISION TO WINDOW POLICY: MARKHAM HERITAGE ESTATES  
(16.11)

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

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The Heritage Planner provided information regarding the proposed updated window policy for Heritage Estates, that would provide clarification.

HERITAGE MARKHAM RECOMMENDS:

THAT the policies for windows in Markham Heritage Estates be updated to clarify that traditional wooden windows with true divided lites are to be used on additions to houses in Markham Heritage Estate in conjunction with traditional wooden storm windows, and that wooden thermal pane windows with exterior adhered muntin bars are unacceptable for additions to homes in Markham Heritage Estates.

CARRIED

18. SPECIAL EVENT  
HERITAGE DAY AND HERITAGE WEEK – FEBRUARY 2010 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

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The Manager of Heritage Planning advised that Heritage Week is fast approaching, and he discussed potential events to commemorate the week. Volunteers were requested. Several members volunteered to organize an event and report back to the Committee in January.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham appoint the following individuals to examine the possibility of sponsoring an event for Heritage Week 2010 related to sport and recreation: James Makaruk, Judith Dawson, Susan Casella, Barry Nelson, and Ted Chisholm

CARRIED

19. REQUEST FOR FEEDBACK  
PROPOSED ALTERATIONS AND ADDITION TO A  
HERITAGE HOUSE  
REID MCALPINE  
27 VICTORIA AVENUE  
UNIONVILLE HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning

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The Senior Heritage Planner explained the proposal and the recommendation to refer this to the Architectural Sub-Committee for a report.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham refer the preliminary design for alterations and additions to 27 Victoria Avenue to the Architectural Review Sub-Committee for review and comment.

CARRIED

20. SITE PLAN CONTROL APPLICATION  
DAYCARE CENTRE IN AN EXISTING HOUSE  
CENTENNIAL CHILD CARE CENTRE  
243 MAIN STREET  
UNIONVILLE HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner discussed the pending Minor Variance and Site Plan applications.

HERITAGE MARKHAM RECOMMENDS:

THAT since the proposed daycare at 243 Main Street, Unionville will have minimal impact on the street view within the Unionville Heritage District, Heritage Markham recommends that when the Site Plan Control Application is formally submitted, its approval be delegated to staff.

CARRIED

21. SPECIAL EVENTS  
DOORS OPEN MARKHAM 2010  
NEED FOR HERITAGE MARKHAM REPRESENTATION  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Planning reviewed Council's establishment of the new Doors Open Markham 2010 Committee, and its composition. Up to two representatives from Heritage Markham, are required. It was indicated that Deirdre Kavanagh may also be interested and could be confirmed at the January meeting.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham appoints Ronald Waine as a representative on the Doors Open Markham 2010 Committee.

CARRIED

22. REQUEST FOR FEEDBACK  
PROPOSED RE-ZONING TO RESIDENTIAL  
56 MAIN STREET, UNIONVILLE  
UNIONVILLE HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Project Planner
- 

The Heritage Planner explained the pending rezoning and site plan applications for this property.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the property at 56 Main St. Unionville being re-zoned from Open Space to permit a single detached residence;

AND THAT the design of the proposed house at 56 Main St. Unionville be referred to the Architectural Review Sub-Committee for review and comment.

CARRIED

23. NEW BUSINESS

- a) The Committee acknowledged the attendance in the audience, of new Markham Councillor Don Hamilton, and welcomed him to the Heritage Markham meeting.
- b) Councillor Valerie Burke advised the Committee of the presentation made to Council by Peter Wokral, regarding the preservation of early 20<sup>th</sup> Century homes, and requested that the presentation be given to Heritage Markham.
- c) The Committee recognized the hard work of staff and the efforts made to ensure heritage preservation.
- d) The next Heritage Markham meeting on January 13, 2010, will start at 6:30 p.m., to accommodate the Year End festivities. A pre-meeting will occur at 6:00 p.m. for interested members.

The meeting adjourned at 9:00 p.m.