

**HERITAGE MARKHAM COMMITTEE MEETING  
TOWN OF MARKHAM  
Canada Room, Markham Civic Centre  
Wednesday, April 8, 2009**

Members

Councillor Valerie Burke  
Susan Casella  
Ted Chisholm  
Deirdre Kavanagh  
Richard Morales  
Councillor Carolina Moretti (7:45)  
Sylvia Morris  
Barry Nelson  
Denise Sabatini-Fuina  
Councillor Joe Virgilio  
Ronald Waine

Regrets

Judith Dawson, Vice-Chair  
James Makaruk

Staff

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

Disclosure of Pecuniary Interest

Barry Nelson, Acting Chair, convened the meeting at 7:20 p.m. by asking for any declarations of interest with respect to items on the agenda.

Councillor Carolina Moretti, when she arrived at 7:45 p.m., declared a conflict of interest in regard to Agenda Item # 18, for 28 Peter Street, as her son lives on Peter Street, and did not participate in debate or vote on the 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. ADOPTION OF THE MINUTES  
THIRD HERITAGE MARKHAM MEETING  
MARCH 11, 2009 (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 March 11, 2009 be received and adopted.

CARRIED

3. REQUEST FOR FEEDBACK  
44 CHURCH STREET  
POTENTIAL FOR REMOVAL OF SHED (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT in view of the condition and characteristics of the building and its location on the property, Heritage Markham would have no objection to a future application to demolish the shed at 44 Church Street subject to:

- preservation of the black walnut tree
- a Site Plan Control Application being submitted for a garage;

AND THAT Heritage Markham suggests that materials be salvaged from the building to be used on the new garage or another purpose.

CARRIED

4. ZONING BY-LAW AMENDMENT APPLICATION  
PLAN OF SUBDIVISION  
FRANCIS PIKE HOUSE  
FILE NOS. SU 04 028 274, AND ZA 04 028 288  
7128 HIGHWAY 7 AND 7170 HIGHWAY 7 (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
D. Cheng, Project Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham is generally satisfied with the proposed location of the Francis Pike House within the context of the revised form of the proposed development;

THAT the entire heritage building (front veranda, main block and rear wing) be preserved and restored within the context of the proposed development, and any additions contemplated for the building be placed at the rear;

THAT Heritage Markham have an opportunity to review and comment on the proposed designs for the new buildings flanking the heritage building, to ensure the architecture and materials are complementary to the heritage building;

AND THAT Heritage Markham has no objection to the Plan of Subdivision or Zoning Amendment for 7128 Highway 7 (which includes the heritage property at 7170 Highway 7) subject to the standard Heritage conditions being included in the Conditions of Draft Plan Approval, and later, the Subdivision Agreement.

CARRIED

5. DOORS OPEN MARKHAM  
MEETING NOTES, MARCH 27, 2009 (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT the information be received.

CARRIED

6. DEMOLITION PERMIT APPLICATION  
FILE NO. 09 112092 DP  
28 PETER STREET  
DETACHED GARAGE  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Project Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the memorandum concerning the Demolition Permit Application for the garage at 28 Peter Street, approved by staff on behalf of Heritage Markham as information.

CARRIED

7. CORRESPONDENCE (16.11)

Extract: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT HERITAGE MARKHAM receive the following correspondence:

1. Community Heritage Ontario: Forum Concerning Heritage Conservation District s and the Dalhousie OMB Decision.
2. Ontario Historical Society: Bulletin newsletter, February 2009 issue.
3. Ontario Ministry of Culture: waiving Land Registry tariff fees for historical research.
4. Toronto Historical Association April 2009 Newsletter
5. Heritage Canada Foundation: Heritage Magazine, Vol. X1, No. 4.

CARRIED

8. REQUEST FOR FEEDBACK

6330 16<sup>TH</sup> AVENUE

PROPOSED DEMOLITION OF REAR FRAME TAILS (16.11)

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

The Senior Heritage Planner explained that the applicant would like to demolish one or two of the frame tails on the building.

Scott Rushlow, representing the owner, Armland Group, explained the proposal and provided details on the framing and foundation of the house. He noted that removal of the veranda is also requested.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends the house continue to be tenanted to provide security and prevent vandalism;

THAT the Architectural Review Sub-Committee arrange for a site visit to examine the exterior of the dwelling and to determine if both the rear frame tails and veranda should be retained;

AND THAT Heritage Markham recommends that a designation report be prepared for the John L. Reesor House based upon the findings of the Architectural Review Sub-Committee.

CARRIED

9. SITE PLAN APPROVAL APPLICATION  
58-74 MAIN STREET NORTH  
PROPOSED MIXED USE BUILDING  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Project Planner
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The Heritage Planner advised that a presentation had been made by the Architect for this development at the last Heritage Markham meeting. Revisions have been made in response to the Committee's comments, and new renderings were displayed. The application will now proceed to the Architectural Review Sub-committee. The Committee indicated general support for the revisions.

HERITAGE MARKHAM RECOMMENDS:

THAT the revised drawings for 58-74 Main Street North be received for information.

CARRIED

10. REQUEST FOR FEEDBACK  
7703 KENNEDY ROAD  
PROPOSED 2<sup>ND</sup> STOREY REAR ADDITION (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner presented this proposal for a second storey addition, and discussed design and height issues. Staff do not support the proposal as presented and recommend revisions, along with a site plan application.

The Committee discussed height and design details, and stated that the window openings must reflect the style of the original building.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham advise the applicant that the second storey addition to the Jesse Noble House at 7703 Kennedy Road, as proposed, is not compatible with the heritage house;

THAT the applicant is requested to submit a revised design that will be more in keeping with the architectural character of the heritage house, and its roof height is not to exceed that of the heritage house unless some form of linkage is used between the two structures;

THAT a Site Plan Control application is required for this project;

AND THAT staff finalize any research needed for a future Designation Report and Heritage Easement Agreement.

CARRIED

11. COMMITTEE OF ADJUSTMENT CONSENT APPLICATION

FILE NO. B/12/09

52 NELSON STREET

PROPOSAL TO CREATE TWO LOTS (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning  
R. Cefaratti, Committee of Adjustment

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The Manager of Heritage Planning explained the proposal to sever the property into two lots. TRCA will be reviewing the application, as the property is adjacent to a ravine.

The applicant, N. Sharma, was in attendance to answer any questions.

The Committee emphasised that the applicant must work with staff on the development of the property and the design of the new dwellings.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the consent application for 52 Nelson Street subject to the following conditions:

- existing dwelling to be demolished;
- the new dwellings comply with the design policies of the Markham Village Heritage Conservation District Plan; and
- the approval of the consent be subject to site plan approval being obtained for the two new dwellings.

CARRIED

12. NEW MEMBERS FOR HERITAGE MARKHAM  
ELECTION OF CHAIR AND VICE CHAIR (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

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The Manager of Heritage Planning welcomed new member Ronald Waine, and welcomed back Judith Dawson and Ted Chisholm on their reappointment to the Heritage Markham Committee. Ronald Waine introduced himself and gave a brief background of his heritage experience.

HERITAGE MARKHAM RECOMMENDS:

THAT Ronald Waine, Judith Dawson and Ted Chisholm be welcomed as new members of Heritage Markham with terms beginning April 1, 2009;

AND THAT the elections for the positions of Chair and Vice Chair of Heritage Markham be held at the May 13, 2009 meeting of the committee.

CARRIED

13. REQUEST FOR FEEDBACK  
HERITAGE BUILDING PRESERVATION  
ELENA BEVILACQUA  
10761 WOODBINE AVENUE  
VICTORIA SQUARE COMMUNITY

Extracts: R. Hutcheson, Manager of Heritage Planning;  
Geoff Day, Project Planner

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The Senior Heritage Planner introduced this matter, advising that a new building will be added and the property is intended to be used as a family resource centre. The original building will be restored and retained on the site. The applicant is requesting Heritage Markham feedback on preservation issues.

Elena Bevilacqua, applicant, was in attendance to answer any questions.

The Committee discussed the brickwork on the original building and supported the site visit.

HERITAGE MARKHAM RECOMMENDS:

THAT the historic photograph of the house at 10761 Woodbine Avenue be used as the basis for the exterior restoration plan, in addition to physical architectural evidence;

THAT the Architectural Sub-Committee conduct a site visit with the owner to assess which portions of the existing house should be preserved within the context of the new development;

AND THAT a designation report be prepared based on staff research and the findings of the Architectural Review Sub-Committee.

CARRIED

14. BUILDING PERMIT APPLICATION 09 127342 HP  
EXTERIOR ALTERATIONS TO THE MILBOURN HOUSE  
ANTHONY BATTAGLIA  
104 JOHN STREET  
THORNHILL HERITAGE CONSERVATION DISTRICT

Extracts: R. Hutcheson, Manager of Heritage Planning;

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The Senior Heritage Planner reviewed the proposal for exterior alterations, and to add a home office to the barn. The current proposed alterations include new windows and doors at the rear elevation, and the addition of a skylight for a windowless bathroom. Alterations to the rear of the building will not be easily visible from John Street. The skylight will be on the east side, and will be a low-profile style and coloured appropriately to minimize visibility.

Anthony Battaglia, owner, and the Committee, discussed the treatment of the skylight and other details. Mr. Battaglia confirmed that he will follow the existing colour palette (green and white) when painting the French doors and upper windows, and agreed to consult with staff on the window selection, installation, and trim. The Committee commended Mr. Battaglia on his efforts, and requested staff to continue their guidance.

The Committee agreed to split the recommendation.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the exterior alterations to the Milbourn House at 104 John Street subject to:

- The new windows and doors be made of wood, with adhered exterior muntin bars or true divided lites.
- That final approval of the windows and doors be delegated to staff;

AND THAT the old door and window be donated to the Heritage Markham architectural salvage program.

CARRIED

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the exterior alterations to the Milbourn House at 104 John Street subject to:

- The skylight be the flattest, lowest profile possible and coloured to match the roof shingles, to minimize its visual impact from the street view.
- That final approval of the skylight be delegated to staff.

CARRIED

15. REQUEST FOR FEEDBACK  
REESOR'S MARMILL COMMEMORATIVE ARCHES  
MARMILL WAY CONDOMINIUM  
2-49 MARMILL WAY  
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner explained the history of this property. A wooden arch that forms part of the commemorative structure in the parkette is rotting, and the owners wish to remove it.



The Committee discussed alternate solutions, and suggested that replacement timber materials may be available at another location (barn demolitions). Staff were directed to advise the Condominium representative of available timber and to encourage the repairs to occur in a timely manner. Staff were also requested to do a site visit to assess the condition of the structure and provide an update to the Committee.

Emphasis was placed on preventative steps that can be taken to better preserve the structure, and it was noted that firmer guidelines should be endorsed to ensure proper installation and preservation in all cases.

HERITAGE MARKHAM RECOMMENDS:

THAT the condominium corporation be advised that the commemorative monument in the parkette was erected as part of the approved Site Plan Agreement and is a feature of the development that must be maintained for the site to be in conformity with the Site Plan Agreement, which is registered on title to the property;

THAT the replacement of rotten timber can be done using salvaged timber from a demolition company;

AND THAT the condominium corporation is recommended to look into how to better protect the structures from water damage, by introducing flashing to prevent water infiltration and by ensuring adequate drainage around the base of the support posts;

AND THAT staff be requested to do a site visit to assess the condition of the structure and provide an update to the Committee.

CARRIED

16. REQUEST FOR FEEDBACK  
PROPOSED DETACHED GARAGE  
WILLARD AND LINDA WATT  
4 WISMER PLACE  
MARKHAM HERITAGE ESTATES  
Extracts: R. Hutcheson, Manager of Heritage Planning;
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The Senior Heritage Planner advised that the applicant is submitting a site plan application for a detached garage. The proposal will conform to the by-laws, and staff have no concerns.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the conceptual design for the proposed detached garage at 4 Wismer Place;

AND THAT review and final approval for the Site Plan Control Application be delegated to staff provided the plans and elevations are in keeping with the concept plans reviewed by Heritage Markham.

CARRIED

17. SITE PLAN CONTROL APPLICATION SC 09 112454  
PROPOSED SINGLE DETACHED HOUSE  
DAVID SHAKKER  
100 JOHN STREET  
THORNHILL HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning;  
P. Wokral, Project Planner
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The Heritage Planner presented revised drawings of the proposal for 100 John Street, which had previously been before the Committee. The applicant has worked with staff and the Ward Councillor to revise the design. Renderings were displayed of the streetscape, and a comparison to other houses on the street. Staff advised that the house is twice as large in area because it is a two storey house as opposed to a one storey house, but that the lot coverage has only slightly increased.

The Committee had concerns regarding the details of the Arts and Crafts style; the shape of the bay window should be square; the material used in the stone column should be more rustic, and the arches over the garage should be removed. The stone type was considered to be too modern, and it was noted that the overhang should be wider.

HERITAGE MARKHAM RECOMMENDS:

THAT the site plan application for 100 John Street be referred to the Architectural Review Sub-Committee, and return to the Heritage Markham Committee for a final recommendation.

CARRIED

18. SITE PLAN CONTROL APPLICATION  
PROPOSED DETACHED GARAGE  
ROBERT VANCE  
28 PETER STREET  
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning;  
P. Wokral, Heritage Planner
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Councillor Carolina Moretti declared a conflict of interest in regard to 28 Peter Street, as her son lives on Peter Street, and did not participate in debate or vote on the matter.

The Heritage Planner advised that the owner is proposing to demolish the existing single car garage and replace it with a larger two-car garage. Staff have made several design recommendations.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the proposed garage provided that the elevations of the Site Plan and Building Permit drawings are revised to indicate:

- a traditional wooden siding such as clapboard, cove-board, or vertical tongue and groove siding;
- traditional panelling details on the main door and garage door on the front elevation;
- traditional pane divisions for the windows on the side elevations;

AND THAT the owner enter a Site Plan agreement with the Town containing the standard provisions regarding materials, colours, windows etc.

CARRIED

The meeting adjourned at 8:50 p.m.