

**HERITAGE MARKHAM COMMITTEE MEETING  
TOWN OF MARKHAM  
Canada Room, Markham Civic Centre  
Wednesday, March 11, 2009**

Members

Councillor Valerie Burke  
Susan Casella  
Ted Chisholm  
Deirdre Kavanagh  
James Makaruk  
Councillor Carolina Moretti  
Sylvia Morris  
Barry Nelson  
Joyce Nelson-Watt – Chair  
Denise Sabatini-Fuina  
Councillor Joe Virgilio

Regrets

Judith Dawson, Vice-Chair  
Richard Morales

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

Joyce Nelson-Watt, Chair, convened the meeting at 7:15 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 from Committee Members

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham agenda be approved.

CARRIED

2. ADOPTION OF MINUTES  
FIRST HERITAGE MARKHAM MEETING  
FEBRUARY 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 February 11, 2009 be received and adopted.

CARRIED

3. SITE PLAN APPROVAL APPLICATION  
58-74 MARKHAM MAIN STREET NORTH  
PROPOSED 6 STOREY APARTMENT BUILDING & RETAIL (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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The Heritage Planner provided background information on the proposed major redevelopment of the Markham Village Shoppes, consisting of ground floor commercial with two residential storeys fronting on Main Street, a recessed fourth floor and a connected residential building behind, up to six storeys high. Staff have concerns regarding the integration into the traditional two-or-three storey streetscape, overall massing, scale, and façades symmetry. The applicant has been requested to provide revised elevation drawings.

Mr. John Beresford, Architect, was in attendance. Mr. Beresford discussed the changes made in response to the concerns of staff and explained the details of the proposal. The courtyard of the u-shaped building will connect to Main Street by a walkway that is intended to include an outdoor café. Underground parking will be provided, and LEED silver standards, with green roofs, will be achieved. Mr. Beresford considered that the design is sympathetic to the Main Street character. He displayed elevations and discussed the setback, the façades, and the corner features.

The Committee agreed that the proposal would help to bring vitality to the street, and endorsed the potential of live/work aspect. Concern was expressed that the design must be complementary to the Main Street with respect to height, recessing, and materials. Members of the Committee were happy to see that the development would be designed to achieve a LEED silver rating. It was suggested that a Public Information Meeting be held, as the site plan application process does not include public consultation.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham refer the Site Plan application for 58-74 Markham Main St. N. to the Architectural Review Sub-Committee for further review and comment;

AND THAT a Public Information Meeting be held with Ward 4 and Ward 5 Councillors when the proposal is ready to proceed.

CARRIED

4. HERITAGE PERMIT APPLICATION  
170 MAIN STREET, UNIONVILLE  
ALTERATION TO BUILDING (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner introduced this item, displayed façades details, and advised that staff have no objections to the Heritage Permit.

Mr. Robert Kadlovski, President of Old Firehall Confectionery, was in attendance, and responded to questions from the committee, advising that real copper will be used except for window details, which will be painted.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the Heritage Permit application for alterations to 170 Main Street, Unionville.

CARRIED

5. COMMITTEE OF ADJUSTMENT  
VARIANCE APPLICATION  
170 MAIN STREET, UNIONVILLE  
ADDITION OF A RELATED  
ACCESSORY USE TO THE PERMITTED USE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
R. Cefaratti, Committee of Adjustment

Mr. Robert Kadlovski, President of Old Firehall Confectionery, was in attendance to answer any questions.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed variance as the requested accessory use is complementary to the retail products to be sold in the store, and the confectionery store will contribute to the vitality and vibrancy of the historic commercial core area;

AND THAT the variance only apply to the subject property as long as the confectionery store use remains.

CARRIED

6. COMMITTEE OF ADJUSTMENT  
VARIANCE APPLICATION  
15 GEORGE STREET, MARKHAM  
VARIANCES IN SUPPORT OF  
TRIPLEX REDEVELOPMENT (16.11)

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

The Manager of Heritage Planning reviewed the Committee of Adjustment application for a Minor Variance. This application for the introduction of two additional units had been before the Heritage Markham committee previously, and staff can support the changes to the proposal.

Mr. David Johnston, Architect, advised that the zoning by-law permits the proposed triplex, and that the building will not be higher than the existing fourplex on the adjacent property. Mr. Johnston reviewed the history of the property and advised that a certified arborist has examined the trees.

The Committee was pleased that the trees will be preserved, and indicated general support for the design. Comments were made regarding uniformity of windows, and removal of the windows in the garage doors. The design details were delegated to staff.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objections to the following variances:

- Reduce the minimum rear yard setback from 25 feet to 17 feet;
- Reduce the minimum side yard setback from 10 feet to 4 feet
- Delete the requirement to provide an above ground canopy connection between unit A and units B & C
- Reduce the required length of garage from 19 feet to 18 feet
- Reduce the minimum driveway width from 20 feet to 19 feet; and
- Legalize the two existing curb cuts;

AND THAT approval of the final details of the associated Site Plan Application be delegated to Heritage staff.

CARRIED

7. HERITAGE PERMIT APPLICATIONS  
309 MAIN STREET NORTH  
MARKHAM VILLAGE  
EXTERIOR PAINTING AND NEW DOOR (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the approval of the Heritage Permit for 309 Main Street North, Markham Village;

AND THAT the owner be reminded that a Heritage Permit must be submitted prior to any future changes being made to the house and carriage shed, in order to fully comply with the policies of the Markham Village Heritage Conservation District Plan and the terms of the Heritage Easement Agreement.

CARRIED

8. HERITAGE PERMIT APPLICATION  
28 FRANKLIN STREET  
DOOR REPLACEMENT – MARKHAM LAWN BOWLING CLUB (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

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

CARRIED

9. SITE PLAN CONTROL APPLICATION  
FILE NO. SC 07 124155  
9201 WOODBINE AVE.  
PROPOSED TELECOMMUNICATIONS TOWER (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
S. Muradali, Project Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the response from the applicant concerning Town concerns about the telecommunications tower proposed for 9201 Woodbine Avenue as information;

THAT Heritage Markham does not support the location of the proposed Telus telecommunications tower at 9201 Woodbine Avenue because of its inappropriate context and the negative impact it will have on the proposed Buttonville Heritage Conservation District and the existing 17 individually designated properties in the immediate vicinity;

AND THAT Heritage Markham recommends that the applicant seek another location (not on the subject property) in an area that has a context consistent with the Town of Markham's Policy for Establishing Telecommunications Towers/Antenna Facilities.

CARRIED

10. OFFICIAL PLAN AMENDMENT APPLICATION  
ZONING BY-LAW AMENDMENT APPLICATION  
FILE NOS. SU 08 131 556, AND ZA 08 131 562  
1982 DONALD COUSENS PARKWAY  
WILLIAM FORSTER HOUSE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Sellars, Project Planner

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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham is pleased to see that the William Forster House is intended to remain on its original site within the Cornell Rouge Plan of Subdivision;

THAT a larger lot may be required to accommodate a garage and amenity area to make the house a viable, marketable residence within the community;

THAT a preliminary site plan for the proposed heritage house lot be requested to be submitted to allow analysis of the appropriateness of the property's dimensions;

THAT the Town's Engineering Department be requested to carefully examine the grading around the heritage house lot to ensure that proposed grades are sympathetic to the existing grade relationship of the house, which was specially constructed to respond to the topography of the land;

AND THAT the Town's standard Heritage requirements be included in the Conditions of Draft Approval and Subdivision Agreement, including but not limited to:

- Heritage Easement Agreement;
- Restoration Plan for the heritage house;
- Marketing Plan for the heritage house; and
- Markham Remembered Interpretive Plaque.

CARRIED

11. INFORMATION

LIEUTENANT GOVERNOR'S ONTARIO HERITAGE AWARD FOR  
COMMUNITY LEADERSHIP

MEDIA RELEASE AND  
LETTER FROM MARKHAM

STOUFFVILLE HOSPITAL FOUNDATION 9 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

Receive as Information.

CARRIED

12. COMMITTEE OF ADJUSTMENT

CONSENT APPLICATION

FILE NO. B/11/09

38 EUREKA STREET, UNIONVILLE

UNIONVILLE HOME SOCIETY (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

R. Cefaratti, Committee of Adjustment

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to Consent application B/11/09 for 38 Eureka Street.

CARRIED

13. CORRESPONDENCE (16.11)

Extract: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the following correspondence:

1. Community Heritage Ontario: CHO News, March, 2009.

2. Ontario Heritage Trust: Heritage Matters Journal, February, 2009.
3. Heritage Canada Foundation: Communique "Call for Abstracts and Proposals" for Annual Conference. "Call for Abstracts and Proposals" for Annual Conference.
4. Society for the Preservation of Historic Thornhill: Newsletter, February 2009.
5. Ministry of Municipal Affairs and Housing: Response to Mayor Scarpitti's letter concerning the Ontario Municipal Board.
6. Glen and Eileen Baron: Milne Park Pathways – Note to staff and local Councillors.
7. Enter Sandman Professional Floor Finishing. Peterborough Promotional Material.

CARRIED

14. DOORS OPEN MARKHAM 2009  
COMMITTEE NOTES (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner explained that Markham will be participating in both the Doors Open Ontario (Ontario Heritage Trust) and the Doors Open Canada (Heritage Canada Foundation) events. Susan Casella spoke to the Committee about the need for volunteers, particularly for the Thornhill area. Additional tour sites still need to be confirmed, as well.

The Manger of Heritage Planning suggested in future structuring the Committee similar to other Town Committees, which would allow for volunteer advertising and appointments.

The Committee expressed appreciation to Susan Casella for her work on this program.

HERITAGE MARKHAM RECOMMENDS:

Receive as Information.

CARRIED

15. CONFERENCE  
2009 ONTARIO HERITAGE CONFERENCE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning

Barry Nelson indicated that he would like to attend the Conference and that he will present a report to the Committee when he returns.

HERITAGE MARKHAM RECOMMENDS:



THAT Heritage Markham fund the registration fee of \$200 and mileage for Barry Nelson to attend the 2009 Ontario Heritage Conference, May 29 to 31<sup>st</sup>, 2009, in Peterborough, Ontario.

CARRIED

16. REQUEST FOR FEEDBACK  
60 ROUGE STREET  
PROPOSED NEW HOUSE &  
DEMOLITION OF EXISTING HOUSE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning

Staff advised that this item was withdrawn by the applicant.

17. INFORMATION  
CAMPAIGN FOR CANADIAN  
HISTORY CAMPAIGN (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

Receive as Information.

CARRIED

18. REQUEST FOR FEEDBACK  
PROPOSED ROOF REPLACEMENT  
BETHESDA LUTHERAN CHURCH  
20 UNION STREET  
UNIONVILLE HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning

The Heritage Planner advised that the Bethesda Lutheran Church roof needs to be replaced, and the Church wishes to install a new durable steel roof. Staff reviewed the historical precedence of the Melville and Peaches Churches, and style and colour issues.

The Committee discussed the impact and controversy of steel roofs and suggested alternate styles of metal roofing materials be investigated.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the replacement of the asphalt roof on the Bethesda Lutheran Church with a new steel roof similar to the type used on the historic Melville or Peaches Churches, provided that the colour, texture, and profile are appropriate and are approved by staff.

AND THAT the Church also consider asphalt coated steel roofs.

CARRIED

19. MINOR VARIANCE APPLICATION A/29/09  
THE GREGORY DESIGN GROUP  
22 PAVILION STREET  
UNIONVILLE HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning  
R. Cefaratti, Committee of Adjustment

The Heritage Planner explained the minor changes to the design of the proposed dwelling that had previously been reviewed by Heritage Markham. The proposed house is on a dead end street, and would not project further towards the street than the neighbouring houses.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the requested minor variance to reduce the front yard setback from 25 ft. to 20 ft. for the proposed new house at 22 Pavilion St.

CARRIED

20. HERITAGE PERMIT APPLICATION HE 09 111150  
WINDOW REPLACEMENT  
MICHAEL HALLIGAN  
28 JOHN STREET  
THORNHILL HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning

The Heritage Planner introduced this proposal to replace existing heritage windows. It was noted that the two front windows were replaced without approval and that the owner was charged under the Ontario Heritage Act.

Mr. Michael Halligan explained that the windows are rotten, and he would like to replace them with windows that are energy efficient and can be opened easily.

He also stated that his new windows were complimentary to the house's architecture and that people on the street appeared to find the windows appropriate.

The Committee discussed the visibility of the windows from the street, the heritage value of the windows, the policies of the Thornhill Heritage Conservation District Plan, and Provincial guidelines. It was suggested that the existing windows could be restored and or retrofitted. Staff will provide Mr. Halligan with literature on retrofitting the windows. Staff advised that the Town is developing a grant program for Council consideration to assist in this type of restoration. Councillor Burke offered to show her windows on her house which have been restored to Mr. Halligan and he said he was willing to see them.

Staff reported that last year they inspected the condition of the historic windows of the house and determined they were structurally sound and capable of being restored and used.

A motion was made to refer this matter to the Architectural Subcommittee, but it was not seconded.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does not support the Heritage Permit application to replace the remaining historic wooden windows with new wooden windows;

AND THAT the applicant consider restoring the historic windows and adding storm windows to improve the operability and thermal efficiency of the existing windows.

CARRIED

21. REQUEST FOR FEEDBACK  
PROPOSED DEMOLITION OF AN ACCESSORY BUILDING  
BRUCE CAMPBELL  
44 CHURCH STREET  
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning

The Heritage Planner explained the driveway is at the rear of property, and the owners are proposing to replace the shed with a garage. The shed is a heritage structure dating from the 1880's. Staff are concerned with the potential impacts on the mature walnut tree that is leaning on the shed, and recommend that the shed be restored and adapted for use as a garage.

Bruce Campbell, applicant, advised that the shed is sagging and in decline, and that there is a safety concern because the shed and tree are leaning against each other. He wishes to construct a garage in this location, accessed from Markham Street.

The Committee supported converting the shed into a garage, if possible.

HERITAGE MARKHAM RECOMMENDS:

THAT the demolition of the existing 1883 shed at the rear of 44 Church St. be referred to the Architectural Review Sub-Committee, and return to the Heritage Markham Committee for a final recommendation.

CARRIED

22. REQUEST FOR FEEDBACK  
PROPOSED GARAGE DEMOLITION  
RICE COMMERCIAL GROUP  
4802 HIGHWAY 7

Extracts: R. Hutcheson, Manager of Heritage Planning:

The Heritage Planner presented the proposed demolition of an accessory garage, advising that the dwelling is a significant Arts and Crafts building. The garage has the same Arts & Crafts architectural features as the house. Both buildings on the property are neglected, suffered vandalism, and in decline. Due to the proximity of the protected water course beside the property, it is unlikely that a building permit would be available for new construction where the garage is located, however, existing structures are grandfathered and could be renovated.

Staff advised that the Property Standards By-law can be used to enforce maintenance of the buildings. The Town is undergoing a study on preservation of threatened Heritage buildings.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does not support the application # 08 125596 00000DP to demolish the garage at 4802 Hwy. 7 E.;

AND THAT the owner stabilize the structure by fencing the site, boarding the openings, and repairing the roof.

CARRIED

23. REQUEST FOR FEEDBACK  
HERITAGE MARKHAM REFRESHMENT BUDGET 2009  
Extracts: R. Hutcheson, Manager of Heritage Planning:

The Manager of Heritage Planning requested feedback on the 2009 refreshment budget. The addition of coffee and cookies, plus the cost of a jug of water will result in additional costs not in the budget. Susan Casella volunteered to bring water from home, and the members agreed to take turns bringing snacks. Coffee (6 cups) and juice should continue to be provided.

The Committee was surprised at the cost of a jug of water and glasses. It was also noted that most members do not eat the cookies.

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham refreshment budget for 2009 be revised as follows:

- reduce coffee to 6 cups
- remove water requirement
- remove cookies

CARRIED

24. NEW BUSINESS

a) INTERPRETIVE PLAQUES  
HERITAGE ESTATES

The Senior Heritage Planner displayed the draft interpretive plaques for Heritage Estates. The Committee indicated that the preferred format is the circular layout option.

b) SYLVIA MORRIS HOME

The Committee noted that Sylvia Morris' heritage home is featured in the current edition of "North of the City" magazine.

c) LT. GOVERNOR'S AWARD

The Committee was advised that the Town of Markham has received the 2008 Lieutenant Governor's Ontario Heritage Award for Community Leadership. Appreciation was expressed to Regan Hutcheson, Manager of Heritage Planning, for submitting the nomination, and to the Town, residents, and staff for their continued support of Heritage initiatives.

d) HERITAGE MARKHAM COMMITTEE  
MEMBERSHIP APPOINTMENTS (2009 -2011)

The Committee was advised that recommendations for Heritage Markham Committee appointments for 2009-2011 will be presented at the next Council meeting, and announcements will be made shortly.

The meeting adjourned at 9:40 p.m.