

**HERITAGE MARKHAM COMMITTEE MEETING  
TOWN OF MARKHAM  
Canada Room, Markham Civic Centre  
Wednesday, September 12, 2007**

Members

Judith Dawson, Vice-Chair  
Amar Banerjee  
Susan Casella  
Ted Chisholm  
Deirdre Kavanagh  
James Makaruk  
Denise Sabatini-Fuina  
Councillor Valerie Burke  
Councillor Carolina Moretti  
Councillor Joe Virgilio

Regrets

Judy Dawson-Ryan,  
Joyce Nelson-Watt, Chair

Staff

Regan Hutcheson, Manager, Heritage Planning  
George Duncan, Senior Heritage Planner  
Peter Wokral, Planner, Heritage and Conservation  
Bev Shugg Barbeito, Committee Secretary

The Chair convened the meeting at 7:30 p.m.; she reviewed with those present the document entitled “Information on Heritage Markham Meetings” which provides background information on Heritage Markham’s mandate and explains the procedure for making a presentation at Heritage Markham meetings.

Disclosure of Pecuniary Interest

The Chair asked for any declarations of interest with respect to items on the agenda and there were none.

1. APPROVAL OF AGENDA (16.11)

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham agenda, addendum agenda and new business be approved.

CARRIED.

2. ADOPTION OF MINUTES  
EIGHTH HERITAGE MARKHAM MEETING  
AUGUST 8, 2007 (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 August 8, 2007, be received and adopted.

CARRIED.

3. REQUEST FOR FEEDBACK  
10137 WOODBINE AVENUE  
HERITAGE STATUS OF EXISTING BUILDING (16.11)

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

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The Senior Heritage Planner gave a presentation on the proposal to demolish the building, known as the former Victoria Square Schoolhouse, School Section No. 6 dating from 1877, at 10137 Woodbine Avenue. A site visit has been completed and the building has been evaluated as a Class 2 Heritage Building.

The following persons addressed the Heritage Markham Committee representing the property owner:

- Bal Rampersad, property owner; who submitted copies of photographs of the existing building at 10137 Woodbine Avenue. He noted the school site had been moved a number of times and questioned whether the existing building was in fact the schoolhouse. He also noted that renovations had been carried out, possibly compromising the building's heritage value.
- Ishna Sookar, A.R.I.D.O, Project Design and Project Manager.

The Senior Heritage Planner clarified the comments provided by Mr. Rampersad be indicating that the subject building had not been moved and was on its original site from 1877. The Senior Planner also confirmed that the building was the schoolhouse, but that it had been modified through changes to the window openings and the installation of a new cladding apparently over the original cladding.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the evaluation of the former Victoria Square Schoolhouse at 10137 Woodbine Avenue as a Class 2 heritage building;

AND THAT given its Class 2 status and the fact that few schoolhouses remain on their original sites, the former Victoria Square Schoolhouse be retained on site at 10137 Woodbine Avenue as part of the re-development of the lands;

AND THAT the Town of Markham takes appropriate steps to designate the building;

CARRIED.

4. REQUEST FOR FEEDBACK

100 JOHN STREET, THORNHILL

PROPOSED DEMOLITION (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

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The Heritage Planner gave a presentation on this application.

Mr. Ron Thompson, owner of the property at 100 John Street, addressed the Heritage Markham Committee in support of the demolition permit application for 100 John Street. He indicated the dwelling was built in 1961 and had no heritage value.

The following e-mail communication was submitted on this matter:

- (September 12, 2007) from George Jenkyn, President Thornhill Ward One Ratepayers Association, expressing concerns on behalf of the Ward One Ratepayers related to the loss of mature trees, green areas and the rural setting of Thornhill should the demolition permit application be approved.

The following persons addressed the Heritage Markham Committee in opposition to the proposed demolition:

- Bill Wylie, 148 John Street, representing the Society for the Preservation of Historic Thornhill (SPOHT); he expressed the desire of SPOHT to preserve the village-like atmosphere of Thornhill and its support of the Architectural Review Sub-Committee recommendation to not support the demolition of this house; and
- Marion Matthias, 33 Colborne Street, expressing her concern that this proposal not be approved as it would set a very bad precedent for the area.

The Committee discussed the issue of building classification, compatible buildings in the Heritage District and the maintenance of the area's village like character.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does not support the demolition of the house located at 100 John St. Thornhill, but has no objection to the sensitive remodeling of the existing house through additions and materials compatible to the historic character of the district.

DEFEATED.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham is not opposed to the demolition of the house located at 100 John St. Thornhill, subject to the condition of obtaining Site Plan Approval from the Town.

CARRIED.

5. BUILDING PERMIT APPLICATION (DEMOLITION)  
DEMOLITION PERMIT APPLICATION  
1 St. GORAN CRES. (ALSO KNOWN AS 1 STATION STREET),  
MARKHAM VILLAGE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
C. Doyle-Dimou, Applications Administrator
- 

The Senior Heritage Planner gave a presentation on the proposal to demolish the building.

Mr. Michael Deli-Benedetti, who is interested in purchasing the property at 1 St. Goran Crescent/1 Station Street, addressed the Heritage Markham Committee in support of the demolition permit application for 1 St. Goran Crescent/1 Station Street.

Committee member Deirdre Kavanagh stated that she understands that this building was originally a hewn log barn for 202 Main Street North.

HERITAGE MARKHAM RECOMMENDS:

THAT a site visit of the property be undertaken by Heritage Staff and the Architectural Review Sub-Committee;

AND THAT further research be prepared by Heritage Staff;

AND THAT this item be brought back to Heritage Markham for consideration.

CARRIED.

6. HERITAGE PERMIT APPLICATION  
HE 07 126530  
236 MAIN STREET, UNIONVILLE  
FRONT YARD HARD LANDSCAPING (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
S. Marsh, Senior Planner Urban Design
- 

The Senior Heritage Planner gave a presentation on this application.

Mr. and Mrs. Hanson, owners of the property at 236 Main Street, addressed the Heritage Markham Committee in support of the application.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham refer this application to the Architectural Review Sub-Committee to discuss and if possible, develop a compromise agreeable to both Heritage Markham and the applicants.

CARRIED.

7. INFORMATION  
APPEAL TO THE OMB- THORNHILL HERITAGE CONSERVATION  
DISTRICT PLAN 2007(16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
- 

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receives this item as information.

CARRIED.

8. HERITAGE PERMIT APPLICATION  
REQUEST FOR FEEDBACK  
FILE NO. HE 07 126935

11 DEANBANK DRIVE  
PROPOSED PRIVACY FENCE (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 approval of the heritage permit to allow the construction of a privacy fence at 11 Deanbank Drive.

CARRIED.

9. SITE PLAN APPROVAL APPLICATION  
FILE NO. SC 07 125993  
4340-4350 HIGHWAY 7 E.  
MARKHAM INFINITI DEALERSHIP  
PROPOSED SERVICE BAY AND REMODELLING FAÇADE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
- 

The Heritage Planner gave a presentation on this application.

Mr. Bob Stevens, owner of the Markham Infiniti dealership, and Mr. David Mathews, project consultant, addressed the Heritage Markham Committee in support of the Site Plan Approval application.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham refer this application to the Architectural Review Sub-Committee to discuss and develop options agreeable to both Heritage Markham and the applicant.

CARRIED.

10. SITE PLAN APPROVAL APPLICATION  
SC 07 126230  
1 KALVINSTER DRIVE  
PROPOSED RESTORATION PLAN (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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The Heritage Planner gave a presentation on this application.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed restoration plan contained in the Site Plan Application for 1 Kalvinster Drive, provided that the recommendations made on February 9<sup>th</sup> 2005 are incorporated into the Site Plan Agreement;

AND THAT restoration notes regarding materials are added to the elevation drawings and further details are provided on the front door/sidelight treatment.

CARRIED.

11. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION  
FILE NO. A/114/07  
190 MAIN STREET N.  
MINOR VARIANCE APPLICATION TECHNICAL AMENDMENT (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 minor variance application for 190 Main St. N., to permit an existing tandem parking space, and to permit 7 parking spaces whereas the by-law requires 9 parking places.

CARRIED.

12. SITE PLAN APPROVAL APPLICATION  
9201 WOODBINE AVE.  
PROPOSED TELUS COMMUNICATION TOWER (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
S. Muradali, Planner
- 

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does not support the location of the proposed Telus telecommunication tower because of the negative impact it will have on the proposed Buttonville Heritage Conservation District and the existing 17 individually designated properties in the immediate vicinity.

CARRIED.

13. COMMITTEE OF ADJUSTMENT CONSENT APPLICATION  
FILE NO. B/26/07  
157-159 MAIN STREET UNIONVILLE  
APPLICATION FOR SEVERANCE OF HERITAGE PROPERTY (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
K. Bavington, Committee of Adjustment
- 

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to Consent Application B/26/07

CARRIED.

14. BUILDING PERMIT APPLICATION (DEMOLITION)  
FILE NO. 07 126030 DP  
179 JOHN STREET  
DEMOLITION OF C. 1949 HOUSE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
T. Cabral, Applications Administrator
- 

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does not support the demolition of the existing house at 179 John Street due to its cultural heritage value, contributing to the Thornhill Heritage Conservation District in the following manner:

- its prominent location at the eastern boundary of the Thornhill Heritage Conservation District helps to define an architectural gateway;
- its construction, siting and scale are complementary to the Thornhill Heritage Conservation District and helps reinforce the village-like atmosphere of Old Thornhill;
- the house is a well-preserved example of mid-20<sup>th</sup> century domestic architecture and represents a style and period that is becoming increasingly significant and worthy of preservation.

CARRIED.



15. UNAUTHORIZED ALTERATION IN A HERITAGE DISTRICT  
140-152 MAIN STREET NORTH, MARKHAM  
NEW METAL TILE ROOF, MARKHAM VILLAGE LANES (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
J. Parsons, Town Prosecutor
- 

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the information on the unauthorized roof replacement at Markham Village Lanes as information.

AND THAT Heritage Markham does not support the installation of the metal roof and recommends it be removed.

AND THAT Heritage Markham supports the laying of a charge under the Ontario Heritage Act.

CARRIED.

16. SITE PLAN APPROVAL APPLICATION  
UNAUTHORIZED ALTERATION OF A DESIGNATED PROPERTY  
FILE NO. SC 04 026861  
357 MAIN STREET NORTH (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT THE owner of 357 Main St. N., Markham Village repair and restore the original wooden windows to 357 Main St. N. Village as agreed to in his Site Plan Agreement;

AND THAT the owner install appropriate wooden storm window to improve the energy efficiency of the house;

AND THAT if the owner does not agree to re-use the original windows, that Heritage Markham supports the laying of a charge for an unauthorized alteration to designated building under the Ontario Heritage Act.

CARRIED.

17. 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:

1. Ontario Heritage Trust: Heritage Matters Newsletter, August 2007.
2. Friends of the Archives of Ontario: Heritage Legacy Newsletter, June 2007
3. University of Waterloo: Heritage Planning Workshop, Brighton and Windsor, fall and winter 2007.
4. Heritage Home Magazine: a new publication based in Thornhill.
5. Ontario Heritage Leaders Program of the Ontario Heritage Trust.

CARRIED.

18. SITE PLAN APPROVAL APPLICATION  
FILE NO. SC 07 110688  
294 MAIN STREET UNIONVILLE  
UNAUTHORIZED DEMOLITION OF HERITAGE HOUSE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner gave a presentation on this application.

HERITAGE MARKHAM RECOMMENDS:

THAT the information on the demolition of the heritage house at 294 Main Street, Unionville, and the negotiated course of action, be received as information;

AND THAT Heritage Markham recommend to Town of Markham Council that the applicant forfeit the letter of credit submitted as part of the Site Plan Approval process.

CARRIED.

19. SPECIAL EVENT PLANNING  
HERITAGE MARKHAM AWARDS OF EXCELLENCE 2007 (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner gave a presentation on this application.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham members forward nominations for the Heritage Markham Awards of Excellence to Heritage Section staff;

AND THAT the Awards Sub-Committee meet to discuss the planning of the Awards of Excellence ceremony.

CARRIED.

20. BUILDING PERMIT APPLICATION  
FILE NO. 07 127018  
26 ALBERT STREET, MARKHAM VILLAGE  
PROPOSED DEMOLITION OF DWELLING (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Markham gave a presentation on this matter.

Mr. John Wannop, addressed the Heritage Markham Committee in support of the demolition permit application for 26 Albert Street. He indicated that he will be filing a written submission at a later date.

HERITAGE MARKHAM RECOMMENDS:

THAT the demolition permit application for 26 Albert Street not be supported given the cultural heritage value of the building to the Markham Village Heritage Conservation District;

AND THAT repairs be made to the dwelling to the extent that any prudent owner would find reasonable and comply with the Town's Property Standards By-law with repairs to the property undertaken in a manner that is accepted as good workmanship in the respective building trades and with materials appropriate to the heritage character of the dwelling.

CARRIED.

21. SITE PLAN APPROVAL APPLICATION  
FILE NO. SC 07 120 999  
9994 KENNEDY ROAD OR 4495 MAJOR MACKENZIE DRIVE EAST  
ANGUS GLEN RETAIL VILLAGE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
- 

The Manager of Heritage Markham gave a presentation on this matter.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that the proposal be revised to remove the new building mass from the south elevation of the schoolhouse leaving the original wall and windows exposed and that any new building mass start at the rear of existing building, including retention of the one storey rear wing as a transition between old and new built forms;

THAT Heritage Markham recommends that as a condition of Site Plan Approval, a restoration plan for the Colty Corner Schoolhouse, based upon archival photographs, be prepared and included in the Site Plan Agreement;

THAT the restoration plan for the schoolhouse include, but not be limited to the following:

- Foundation treatment to reflect the former height and material (fieldstone cladding)
- Removal of the veranda
- Restoration of the front elevation treatment including the two doors
- Traditional treatment of the rear shed addition

AND THAT a heritage easement agreement be secured as a condition of Site Plan Approval.

CARRIED.

22. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION  
FILE NO. A/117/07  
179 JOHN STREET, THORNHILL  
PROPOSED NEW HOUSE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
K. Bavington, Committee of Adjustment
- 

The Senior Heritage Planner gave a presentation on this application.

HERITAGE MARKHAM RECOMMENDS:

THAT consideration of the Minor Variance Application A/117/07 be deferred until after Council has dealt with the issue of the demolition permit application for the existing c. 1948 house on the property.

CARRIED.

23. REQUEST FOR FEEDBACK  
8691 NINTH LINE  
PROPOSED ALTERATIONS TO MINDTECH MONTESSORI SCHOOL (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner gave a presentation on this application.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the removal of the existing 20<sup>th</sup> century front verandah from the Benjamin Marr House in order to improve the view of its original c. 1845 front elevation, and the verandah's replacement with a small, simple, open porch:

THAT the design of the porch come back to Heritage Markham for approval;

AND THAT Heritage Markham has no objection to the removal of the barn, subject to the careful dismantling of the frame (not to be taken down with heavy machinery, but dismantled by a crew experienced in timber framing) and appropriate on-site storage to be inspected by Heritage Section staff to ensure that the material is correctly stored.

CARRIED.

24. LETTER TO HERITAGE ESTATES PROPERTY OWNERS  
HERITAGE ESTATES  
INCOMPLETE RESTORATION PLANS AND PROPERTY DEFICIENCIES  
(16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
- 

The Heritage Planner gave a presentation on this item. It was suggested that examples of "showcase" properties be included to illustrate Town of Markham expectations relating to property maintenance.

HERITAGE MARKHAM RECOMMENDS:

THAT the draft letter be revised as follows:

- Paragraph two be moved to start the letter; and
- Consideration be given to using examples of “showcase” properties to illustrate Town of Markham expectations relating to property maintenance.

CARRIED.

25. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION  
FILE NO. A/94/07  
52 NELSON STREET, MARKHAM VILLAGE  
MINOR VARIANCE APPLICATION (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Markham gave a presentation on this application.

Mr. Nav Sharma, owner of the property at 52 Nelson Street, addressed the Heritage Markham Committee in support of the variance application for 52 Nelson Street.

Ms. Nella Ieraci, 48 Nelson Street, addressed the Heritage Markham Committee in opposition to the variance application.

HERITAGE MARKHAM RECOMMENDS:

THAT although Heritage Markham does not normally support front projecting buildings containing a garage component, due to the constraints associated with this specific site and the proposal not to have the garage doors facing the street, the committee does not object to the proposed variance for building depth, subject to the applicant obtaining Site Plan Approval for the project;

AND THAT Heritage Markham has no objection to the variances recognizing the existing shed and gazebo.

CARRIED.

26. REQUEST FOR FEEDBACK  
SITE PLAN CONTROL APPLICATION SC 06 133247  
260 MAIN STREET, UNIONVILLE  
NEW HOUSE AND HERITAGE HOUSE GARAGE CONVERSION  
Extracts: R. Hutcheson, Manager Of Heritage Planning,  
G. Duncan, Senior Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham's Architectural Review Sub-Committee undertake a site visit to 260 Main Street Unionville, with authority to approve the resulting recommendations, on the issues pertaining to the heritage cottage.

CARRIED.

27. REQUEST FOR FEEDBACK  
SITE PLAN CONTROL APPLICATION SC 06 130688  
280 MARKHAM MAIN ST. N., PROPOSED ADDITION TO HERITAGE  
HOUSE  
Extracts: R. Hutcheson, Manager Of Heritage Planning,  
P. Wokral, Heritage Planner
- 

The Heritage Planner gave a presentation on this application.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does not support the demolition of the north and west walls of the one storey brick tail of 280 Markham Main St. N.;

AND THAT Heritage Markham continues to support the retention and integration of the one storey brick tail of 280 Markham Main St. N.;

AND THAT the applicant work with the designer to revise the round floor plan to locate the basement stairway to an alternate location to eliminate the unnecessary cost of lowering the floor of the basement below the kitchen tail.

CARRIED.

28. REQUEST FOR FEEDBACK  
48 GEORGE STREET

PROPOSED REMODELLING AND ATTACHED GARAGE ADDITION  
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT

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

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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham refers this application to the Architectural Review Sub-Committee, for review and to prepare a recommendation for the Heritage Markham Committee.

CARRIED.

29. SITE PLAN CONTROL APPLICATION SC 07 127341  
PROPOSED NEW HOUSE  
CALIBER HOMES  
19 JAMES WALKER COURT  
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager Of Heritage Planning,  
G. Duncan, Senior Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham refers this application to the Architectural Review Sub-Committee, for review and to prepare a recommendation for the Heritage Markham Committee.

CARRIED.

30. RESIGNATION  
Mr. R. Hutcheson, Manager of Heritage Planning, advised that Nelson Torres has submitted his resignation from the committee.

The meeting adjourned at 11:10 p.m.