

**HERITAGE MARKHAM COMMITTEE MEETING  
TOWN OF MARKHAM  
Canada Room, Markham Civic Centre**

**Wednesday, November 9, 2011**

**MINUTES**

**Members**

Councillor Valerie Burke  
Councillor Colin Campbell  
Jenny Chau  
Ted Chisholm  
Judith Dawson  
Councillor Don Hamilton  
David Johnston  
Barry Martin  
Marion Matthias  
Barry Nelson, Chair  
David Nesbitt  
Ronald Waine

**Regrets**

Deirdre Kavanagh

**Staff**

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

Barry Nelson, Chair, convened the meeting at 7:18 p.m. by asking for any declarations of interest with respect to items on the agenda.

David Johnston disclosed an interest with respect to item # 6, Tree Removal Certificates, by nature of his wife owning one of the properties, and did not take part in the discussion of, or vote on the question of the approval of this matter.

David Johnston disclosed an interest with respect to item # 9, 15 George Street, by nature of his wife owning the property, and did not take part in the discussion of or vote on the question of the approval of this matter.

David Johnston disclosed an interest with respect to item # 13, 144 Main Street North, by nature of representing the owner, and did not take part in the discussion of or vote on the question of the approval of this 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. MINUTES OF THE OCTOBER 12, 2011  
HERITAGE MARKHAM COMMITTEE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
- 

HERITAGE MARKHAM RECOMMENDS:

THAT the Minutes of the Heritage Markham meeting held on October 12, 2011 be received and adopted.

CARRIED

3. SPECIAL EVENT  
MARKHAM TRAIN STATION 10<sup>TH</sup> ANNIVERSARY  
OF RE-OPENING (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
- 

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the information regarding the 10<sup>th</sup> anniversary event for the Markham Train Station.

CARRIED

4. HERITAGE PERMIT APPLICATIONS  
DELEGATED APPROVALS  
135 BAY THORN DRIVE, THORNHILL,  
8 WISMER PLACE, 4360 HWY 7  
HERITAGE PERMITS APPROVED BY STAFF (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
- 

HERITAGE MARKHAM RECOMMENDS:

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

CARRIED

5. BUILDING PERMIT APPLICATIONS  
DELEGATED APPROVALS  
25 JOHN STREET THORNHILL, 17 COLBORNE STREET THORNHILL,  
105 MAIN STREET, UNIONVILLE, 188 MAIN STREET, UNIONVILLE  
41 ALBERT STREET, MARKHAM, 5954 HWY 7, MARKHAM  
49 CHURCH STREET, MARKHAM, 48 GEORGE STREET, MARKHAM  
58 NELSON STREET, MARKHAM, 101 MAIN STREET .N, MARKHAM  
1 KALVINSTER DRIVE, MARKHAM  
BUILDING AND SIGN PERMITS APPROVED BY STAFF (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
- 

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the information on building permits and sign permits approved by Heritage Section staff under the delegated approval process.

CARRIED

6. TREE REMOVAL CERTIFICATES  
15 GEORGE STREET, 33 JERMAN STREET, 14 RAMONA BLVD  
52 ROUGE STREET, 38 EUREKA STREET, UNIONVILLE  
DELEGATED APPROVAL OF TREE REMOVALS (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P.Wokral, Heritage Planner
- 

David Johnston disclosed an interest with respect to item # 6, Tree Removal Certificates, by nature of his wife owning one of the properties, and did not take part in the discussion of or vote on the question of the approval of this matter.

HERITAGE MARKHAM RECOMMENDS:

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

CARRIED

7. INFORMATION  
FILE NUMBER: 11 129875 DP  
9451 KENNEDY ROAD  
DEMOLITION OF NORTH BARN – BECKETT FARM (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Sellars, Project Planner
- 

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the staff memorandum concerning the demolition permit application for the north barn on the Beckett Farm, 9451 Kennedy Road, for information; and,

THAT the Markham Remembered interpretive plaque required for the Philip Eckardt Log House as part of the Upper Unionville subdivision agreement include a photograph and information on the barn.

CARRIED

8. REQUEST FOR FEEDBACK  
8961 NINTH LINE  
SALVAGED MATERIAL FROM BARN (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
- 

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that the owner advertise the availability of the barn material by placing a sign on the property, and by placing an ad in the Markham Economist newspaper for two consecutive weeks, with the owner as the contact person; and,

THAT copies of the published ads, and the results be reported back to Heritage Section staff.

CARRIED

9. SITE PLAN APPROVAL APPLICATION  
FILE NUMBER: SC 11 129602  
15 GEORGE STREET, MARKHAM  
PROPOSED DETACHED GARAGE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Heritage Planner
- 

David Johnston disclosed an interest with respect to item # 9, 15 George Street, by nature of his wife owning the property, and did not take part in the discussion of or vote on the question of the approval of this matter.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposal for a detached two car garage at 15 George Street.

CARRIED

10. SITE PLAN APPROVAL APPLICATION  
FILE NUMBER: SC 11 121369  
17 CAMPUS CLOSE  
PROPOSED ADDITION TO A HERITAGE HOUSE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Heritage Planner
- 

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the design of the proposed addition to the heritage house at 17 Campus Close subject to the applicant entering into a site plan agreement containing the standard heritage conditions regarding materials, colours, etc.

CARRIED

11. SITE PLAN APPROVAL APPLICATION  
FILE NUMBER: SC 11 129189  
12 PAVILION STREET  
PROPOSED SCREENED IN SOLARIUM (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
- 

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the site plan application to enclose the existing rear yard deck at 12 Pavilion St. to create an enclosed solarium; and,

THAT final approval of the proposed rear yard solarium at 12 Pavilion St. be delegated to Heritage Section Staff, provided there are no major deviations from the plans dated September 26, 2011; and,

THAT the applicant enter into a site plan agreement with the Town containing the standard conditions regarding materials, colours etc.

CARRIED

12. HERITAGE PROPERTY TAX REBATE PROGRAM  
REQUEST FOR HERITAGE EASEMENT AGREEMENTS (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
- 

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the Town entering into Heritage Conservation Easement Agreements with the following properties:

177 Main Street Unionville (subject to evaluation)  
136 Main Street North, Markham Village  
16 Peter Street, Markham Village  
25 John Street, Thornhill

CARRIED

13. COMMITTEE OF ADJUSTMENT CONSENT  
APPLICATION  
FILE NUMBER: B/29/11  
144 MAIN STREET NORTH, MARKHAM VILLAGE  
REQUEST FOR ACCESS EASEMENT (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
S. Corr, Committee of Adjustment
- 

David Johnston disclosed an interest with respect to item # 13, 144 Main Street North, by nature of representing the owner, and did not take part in the discussion of or vote on the question of the approval of this matter.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the application.

CARRIED

14. CORRESPONDENCE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
- 

HERITAGE MARKHAM RECOMMENDS:

THAT the following correspondence be received as information:

- a) Architectural Conservancy of Ontario: ACORN Newsletter, November 1, 2011
- b) Toronto Historical Association: Newsletter November, 2011
- c) Architectural Conservancy of Ontario: Fundraising Request for Goderich, Ontario tornado damage
- d) Ontario Historical Society: OHS bulletin, October 2011 issue
- e) Society for the Preservation of Historic Thornhill: November, 2011 newsletter.

CARRIED

15. REQUEST FOR FEEDBACK  
FILE NUMBER: PRE 11 127935  
23 PRINCESS STREET  
PROPOSED NEW DWELLING (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P.Wokral, Heritage Planner
- 

The Heritage Planner reviewed the recommendation from the Architectural Review Sub-Committee meeting held on November 2, 2011.

The applicant, Balwinder Khanna, and the project architect were in attendance to answer questions. They presented revised drawings as well as photos to illustrate the streetscape. The architect advised that they have attempted to address the recommendations of the Sub-committee.

Photographs of neighbouring houses were shown, and heights were discussed. The architect suggested the setback would be comparable to adjacent houses.

The Committee strongly encouraged the protection of the mature trees on the property, particularly the spruce tree beside the driveway. The applicant indicated the spruce tree will be saved, if possible. He also confirmed that the cupola on the roof would be retained in the design. The Committee questioned the heritage nature of the cupola and its use in the Markham Village context.

The Committee did an informal vote regarding the inclusion of the cupola, and the majority was opposed to the cupola feature as it appears in the design.

HERITAGE MARKHAM RECOMMENDS:

THAT the feedback from the Architectural Review Sub-Committee be provided to the applicant for the new house at 23 Princess Street; and

THAT the following comments provided at the Heritage Markham meeting be taken into consideration and addressed in any future submissions:

- Preservation of the mature spruce tree in the front yard;
- Revision to setback of the proposed house to be generally in line with an imaginary line drawn between the adjacent houses to the north and south; and
- The cupola feature be eliminated.

CARRIED

16. ZONING BYLAW AMENDMENT  
FILE NUMBER: ZA 11 113101  
20 FRED VARLEY DRIVE  
PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
S. Bordone, Project Planner
- 

The Manger of Heritage Markham reviewed the notes and recommendations from the Architectural Review Sub-Committee meeting held on November 2, 2011, and advised of relevant sections of the Secondary Plan.

Elevations were reviewed and discussed. The Committee was advised that the number of units is unlikely to be reduced by much. It was suggested that the mechanical roof unit is too large and obtrusive. Potential revisions to the design and massing were discussed.

HERITAGE MARKHAM RECOMMENDS:

THAT the comments and suggestions of the Architectural Sub-Committee be provided to the applicant for 20 Fred Varley Drive; and,

THAT Heritage Markham does not support the zoning by-law amendment application at this time.

CARRIED

17. TRANSPORT CANADA PICKERING AIRPORT LANDS  
PROPOSED DEMOLITION OF VACANT HERITAGE  
STRUCTURES ON FEDERAL LANDS FISCAL YEAR 2011-12 (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
T. Moore, Director, Building Standards
- 

The Manager of Heritage Planning gave an explanation of the proposal by Transport Canada to demolish numerous vacant structures on the federally owned Pickering lands site. Ten of the structures are on the *Markham Register of Property of Cultural Heritage Value or Interest*, one of which has previously been approved for demolition by Markham Council. Staff have prepared evaluations for the Committee's consideration. The options to preserve the remaining nine houses were discussed. By passing a resolution to designate the properties, it provides a stronger and immediate indication that Markham is interested in preserving these buildings.

- 7134 Major Mackenzie Drive East, John B. Miller House, c. 1855 – Group 1  
Recommendation: designate, retain on site, and lease if necessary  
10531 Reesor Road David Burke House, c. 1850 - Group 1  
Recommendation: designate, retain on site, and lease if necessary  
11201 Reesor Road, Wellington Wideman House, c. 1910 - Group 2  
Recommendation: designate, retain on site, and lease if necessary

10295 Ninth Line, William F. Johnson Farmhouse, c. 1915 - Group 2

Recommendation: designate, retain on site, and lease if necessary

11223 Reesor Road, James Collins House - Group 2

Recommendation: designate, retain on site, and lease if necessary

11190 York-Durham Line, John Boyles House, c 1870 - Group 2

Recommendation: designate

11122 Reesor Road, Noble Tenant House, c. 1840 - Group 2

Recommendation: designate

10676 Reesor Road, Adam Betz House, c. 1871 - Group 2

Recommendation: designate?

7368 Elgin Mills Road East, Richard Tarr House, c. 1894 - Group 2

Recommendation: designate?

The Committee questioned what the intentions are for the cemetery, and noted that barns should be considered as well. It was suggested that people such as Alan Wells, Chair of Rouge Alliance, and political representatives be enlisted to assist the Town. Staff will look into these matters.

The Ward One Councillor noted that if relocation was required, the James Collins House and the Noble Tenant House would fit into Thornhill well.

The Committee discussed the options at length, and supported staff's recommendations.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham encourages Markham Council to work with federal officials to retain and protect the nine heritage buildings on their current sites pending the outcome of discussions concerning the creation of a federal Rouge Park which could include the heritage buildings in this area as part of its mandate; and,

THAT Heritage Markham recommends that Council approve an intention to designate all nine of the subject properties under the Ontario Heritage Act to acknowledge their importance and further their protection:

-7134 Major Mackenzie Drive East, John B. Miller House;

-10531 Reesor Road, David Burke House;

-11201 Reesor Road, Wellington Wideman House;

-10295 Ninth Line, William F. Johnson Farmhouse;

-11223 Reesor Road, James Collins House;

-11190 York-Durham Line, John Boyles House;

-11122 Reesor Road, Noble Tenant House;

-10676 Reesor Road, Adam Betz House;

-7368 Elgin Mills Road East, Richard Tarr House; and,

THAT if necessary to preserve the heritage buildings from demolition, Council consider entering into a lease arrangement with Transport Canada.

CARRIED

18. BUILDING PERMIT APPLICATION AL 11 131000  
116 MAIN ST. N. MARKHAM VILLAGE  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
- 

The Heritage Planner introduced this item and explained the proposed replacement of the rear elevation window with a new door, at 116 Main Street North, Markham Village.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed replacement of the historic window at the rear of 116 Main St. N. with a door opening and proposed new porch and stairs provided that:

- The replacement door is either an appropriate salvaged, solid wood, heritage, door or an appropriate, solid wood, reproduction, door;
- The design of the proposed porch and stairs is revised to have a painted finish and more typical heritage details including a top and bottom rail etc.
- The applicant obtains approval from the Town for a patio; and

THAT final approval of any design details of the proposed door, porch and stairs be delegated to heritage section staff; and

THAT the historic window be removed intact and donated to the town as salvage material.

CARRIED

19. REQUEST FOR FEEDBACK  
POTENTIAL DEMOLITION  
29 SUMNER LANE, THORNHILL  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Heritage Planner
- 

The Senior Heritage Planner described the history and condition of the building at 29 Sumner Lane. The TRCA has indicated that building the new foundation impacts the top-of-bank for the adjacent waterway and should be removed. TRCA is seeking direction from the Committee in the event that the owner submits a demolition application.

The Committee expressed dismay at the condition of the property and suggested consulting with TRCA to consider what can be done to discourage such actions in the future and to emphasize to the applicants that they had taken inappropriate actions. Staff were requested to obtain more information from TRCA and invite a representative to the Subcommittee review meeting.

HERITAGE MARKHAM RECOMMENDS:

THAT the request for feedback for 29 Sumner Lane be referred to the Architectural Review Sub-Committee for a recommendation.

CARRIED

20. DEMOLITION PERMIT APPLICATION DP 11 127770  
10975 WOODBINE AVE., BARN AND SHED  
VICTORIA SQUARE COMMUNITY  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Heritage Planner
- 

The Senior Heritage Planner advised that due to the dangerous condition of the wind-damaged building, it is recommended that the demolition permit be issued. It was noted that there may be salvageable materials in the structure.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the demolition permit for the barn and shed at 10975 Woodbine Avenue; and

THAT the owner be encouraged to salvage any intact heritage materials.

CARRIED

21. ANNUAL HERITAGE MARKHAM HOLIDAY PARTY  
MARKHAM CIVIC CENTRE  
Extracts: R. Hutcheson, Manager of Heritage Planning
- 

Staff discussed the annual holiday event. It was agreed to hold the event following the Heritage Markham meeting on December 14, 2011, and to start the meeting early, at 6:30 pm.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham establishes December 14, 2011, following the Heritage Markham meeting, to celebrate the year end; and

THAT the Heritage Markham meeting begin at 6:30 p.m. on December 14, 2011.

CARRIED

**NEW BUSINESS**

22. 26 ALBERT STREET

Councillor Colin Campbell provided photographs of the vacant building at 26 Albert Street, and advised that residents are distressed about the condition of it. The Councillor will work with staff to find a resolution to this matter and will provide an update at the next meeting.

23. 32 CHURCH STREET

Councillor Colin Campbell provided photographs of the construction at 32 Church Street, consisting of an existing heritage house adjoined to a new house. The construction has been ongoing for several years, and the cladding on the heritage house is demonstrating some deterioration. The owner is requesting to be permitted to replace the original cladding with an alternate material to blend with the new construction. Staff advised that the owner had been directed by Heritage Markham to retain the original cladding, and that the intent is to differentiate the two buildings so that the heritage building is distinctive.

**HERITAGE MARKHAM RECOMMENDS:**

THAT the request to replace the cladding at 26 Church Street be referred to the Architectural Review Sub-Committee for a site visit and evaluation as soon as possible.

CARRIED

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