



**Agenda**  
**September 11, 2019**  
**7:15 PM**  
**Canada Room**

**The Ninth Heritage Markham Committee Meeting of  
 The Corporation of The City of Markham in the year 2019.**

Alternate formats are available upon request.

Disclosure of Pecuniary Interest.

**Table of Contents**

<b>PART ONE - ADMINISTRATION .....</b>	<b>2</b>
1. APPROVAL OF AGENDA (16.11) .....	2
2. MINUTES OF THE AUGUST 14, 2019 HERITAGE MARKHAM COMMITTEE MEETING (16.11) .....	2
<b>PART TWO - DEPUTATIONS .....</b>	<b>3</b>
3. REQUEST FOR FEEDBACK, KENNEDY ROAD CLASS ENVIRONMENTAL ASSESSMENT STUDY, (STEELES AVENUE TO MAJOR MACKENZIE DRIVE), IMPACT TO HERITAGE PROPERTIES, 7779-7781 KENNEDY ROAD (THOMAS MORLEY HOUSE), 9286 KENNEDY ROAD (GEORGE HUNTER HOUSE), 9392 KENNEDY ROAD (THOMAS LOWNSBROUGH HOUSE) (16.11).....	3
<b>PART THREE - CONSENT.....</b>	<b>5</b>
4. HERITAGE PERMIT APPLICATIONS, 15 COLBORNE STREET, THORNHILL HCD 37 COLBORNE STREET, THORNHILL HCD 12 DRYDEN COURT MARKHAM, VILLAGE HCD 309 MAIN STREET NORTH, MARKHAM VILLAGE HCD 3 WISMER PLACE, MARKHAM HERITAGE ESTATES HCD DELEGATE APPROVALS: HERITAGE PERMITS (16.11) .....	5
5. INFORMATION, LETTER FROM MINISTRY OF CULTURE, RELATED TO RECENT CHANGES TO THE ONTARIO HERITAGE ACT (16.11) .....	5
6. CORRESPONDENCE (16.11) .....	6
<b>PART FOUR - REGULAR.....</b>	<b>7</b>
7. REQUEST FOR FEEDBACK, 3010 19 <sup>TH</sup> AVENUE AND 33 DICKSON HILL ROAD, PROPOSED DESIGNATION OF JOSEPH PIPHER HOUSE AND, PROPOSED RELOCATION OF SCHOOLHOUSE NO. 7 (16.11) .....	7
<b>PART FIVE - STUDIES/PROJECTS AFFECTING HERITAGE RESOURCES - UPDATES.....</b>	<b>8</b>
8. INFORMATION, MARKHAM VILLAGE STREETScape, PROPOSED TREE GRATES (16.11).....	8
<b>PART SIX - NEW BUSINESS .....</b>	<b>9</b>

**Part One - Administration**

**1. Approval of Agenda (16.11)**

- A) Addendum Agenda
- B) New Business from Committee Members

**Recommendation:**

That the September 11, 2019 Heritage Markham Committee agenda be approved.

**2. Minutes of the August 14, 2019  
Heritage Markham Committee Meeting (16.11)**

Page 10

Extracts: R. Hutcheson, Manager of Heritage Planning

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[Minutes](#)

See attached material.

**Recommendation:**

That the minutes of the Heritage Markham Committee meeting held on August 14, 2019 be received and adopted.

**Part Two - Deputations**

3. **Request for Feedback,  
 Kennedy Road Class Environmental Assessment Study,  
 (Steeles Avenue to Major Mackenzie Drive),  
 Impact to Heritage Properties,  
 7779-7781 Kennedy Road (Thomas Morley House),  
 9286 Kennedy Road (George Hunter House),  
 9392 Kennedy Road (Thomas Lownsborough House) (16.11)**  
 Extracts: R. Hutcheson, Manager of Heritage Planning  
 M. Sui, Senior Capital Work Engineer

Page 21

Memorandum

Ms. Michelle Mascarenhas from HDR and a representative of the Region of York, Transportation Department will be in attendance at 7:15 p.m.

See attached staff memorandum and material.

Recommendation:

That Heritage Markham Committee receive the presentation from Michelle Mascarenhas of HDR on the Class Environmental Assessment Study for Kennedy Road between Steeles Avenue and Major Mackenzie Drive (Impact to Heritage Properties), including the consultant's preferred alternative for each heritage property; and,

That Heritage Markham Committee has the following comments on the preferred approach for the following properties:

Thomas Morley House

- Support the concept of relocating the building further to the east generally in the same location and same orientation of the building, but not relocation to a new site.

George Hunter House

- Support the concept of relocating the building further to the west generally in the same location and same orientation of the building, but not demolition.

Thomas Lownsbrough House

- Support the concept of relocating the building further to the west in the same orientation as retention of the building onsite was a condition of development approval for the property.

**OR (if the committee has no comments)**

That Heritage Markham Committee has no objection to the recommended approach for the Thomas Morley House, the George Hunter House and the Thomas Lownsbrough House.

**Part Three - Consent**

4. **Heritage Permit Applications,**  
**15 Colborne Street, Thornhill HCD**  
**37 Colborne Street, Thornhill HCD**  
**12 Dryden Court Markham, Village HCD**  
**309 Main Street North, Markham Village HCD**  
**3 Wismer Place, Markham Heritage Estates HCD**  
**Delegate Approvals: Heritage Permits (16.11)**  
 File Numbers: HE 19 131274  
                   HE 19 132296  
                   HE 19 129194  
                   HE 19 132904  
                   HE 19 131706

Page 27

Extracts: R. Hutcheson, Manager of Heritage Planning

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[Memorandum](#)

See attached memorandum.

**Recommendation:**

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

5. **Information,**  
**Letter from Ministry of Culture,**  
**Related to Recent Changes to the Ontario Heritage Act (16.11)**  
 Extracts: R. Hutcheson, Manager of Heritage Planning

Page 28

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[Memorandum](#)

See attached memorandum.

**Recommendation:**

That Heritage Markham Committee receive as information.

**6. Correspondence (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

[Correspondence](#)

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See attached material.

**Recommendation:**

That the following correspondence be received as information:

- a) Markham Historical Society: Remember Markham Newsletter, Fall 2019 Issue.  
Staff has full copy.
- b) National Trust for Canada: Notice of National Trust Conference 2019.

**Part Four - Regular**

Page 39

**7. Request for Feedback,  
3010 19<sup>th</sup> Avenue and 33 Dickson Hill Road,  
Proposed Designation of Joseph Pipher House and,  
Proposed Relocation of Schoolhouse No. 7 (16.11)**

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

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**Memorandum**

See attached staff memorandum and material.

**Recommendation:**

That the existing heritage buildings located at 33 Dickson Hill Road be designated under Part IV of the Ontario Heritage Act, to recognize the cultural heritage significance of the property and to ensure that site plan approval is required for future development of the land;

And

That Heritage Markham does not support the relocation of the historic school house at 3010 19<sup>th</sup> Ave. to 33 Dickson Hill Road, but supports the retention of the building on its original location where it may be incorporated into any future development of the property:

Or,

That Heritage Markham supports the relocation of school house No. 7 from 3010 19<sup>th</sup> Avenue to 33 Dickson Hill Road to be restored as an accessory building and utilized as a day care facility under the Day Nurseries Act.

**Part Five - Studies/Projects Affecting Heritage Resources - Updates**

The following projects impact in some manner the heritage planning function of the City of Markham. The purpose of this summary is to keep the Heritage Markham Committee apprised of the projects' status. Staff will only provide a written update when information is available, but members may request an update on any matter.

- a) Doors Open Markham 2019
- b) Heritage Week, February 2019
- c) Unionville Heritage Conservation District Plan Amendments/ Update
- d) Unionville Heritage Centre Secondary Plan
- e) Unionville Core Area Streetscape Master Plan (2019)
- f) Update to Markham Village Heritage Conservation District Plan (2019)
- g) New Secondary Plan for Markham Village (2019)
- h) Comprehensive Zoning By-law Project (2019) – Review of Development Standards – Heritage Districts

**8. Information,  
 Markham Village Streetscape,  
 Proposed Tree Grates (16.11)**

Page 48

Extracts: R. Hutcheson, Manager of Heritage Planning  
 M. Busato, Supervisor, Parks - Horticulture

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[Memorandum](#)

See attached memorandum.

Recommendation:

That Heritage Markham Committee has no objection to the installation of the proposed tree grate on the Main Street Markham streetscape.



**Part Six - New Business**

**Heritage Markham Committee Meeting**  
**City of Markham**  
**August 14, 2019**  
**Canada Room, Markham Civic Centre**

**Members**

Graham Dewar, Chair  
Ken Davis  
Doug Denby  
Evelin Ellison  
Shan Goel  
Councillor Keith Irish  
Councillor Karen Rea  
Paul Tiefenbach

**Regrets**

Maria Cerone  
Anthony Farr  
Councillor Reid McAlpine  
David Nesbitt  
Jennifer Peters-Morales  
Peter Wokral, Senior Heritage Planner

**Staff**

Regan Hutcheson, Manager, Heritage Planning  
George Duncan, Senior Heritage Planner  
John Britto, Committee Secretary (PT)

Graham Dewar, Chair, convened the meeting at 7:20 PM by asking for any disclosures of interest with respect to items on the agenda.

There were no disclosures of interest by any members

**1. Approval of Agenda (16.11)**

- A) Addendum Agenda
- B) New Business from Committee Members
  - **Sub-committees of the Heritage Markham Committee (16.11)**
  - **Administrative matters (16.11)**

**Recommendation:**

That the August 14, 2019 Heritage Markham Committee agenda be approved, as amended.

**CARRIED**

2. **Minutes of the July 10, 2019  
 Heritage Markham Committee Meeting (16.11)**  
 Extracts: R. Hutcheson, Manager of Heritage Planning
- 

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on July 10, 2019 be received and adopted.

CARRIED

3. **Heritage Permit Application, HE 19120827  
 Stone Selection for Civic Square Landscaping,  
 98 Main Street North,  
 Markham Village Heritage Conservation District (16.11)**  
 Extracts: R. Hutcheson, Manager of Heritage Planning  
 D. Plant, Senior Manager, Parks, Horticulture and Forestry
- 

The Senior Heritage Planner reviewed the heritage permit application for stone selection for the Civic Square landscaping at 98 Main Street North in the Markham Village Heritage Conservation District. The City's Operations Department has applied for a Heritage Permit to rebuild the planter boxes in Armourstone, replace the coniferous tree used for the annual Christmas Tree lighting, and reconfigure the space to enhance the civic square/gathering space.

The Senior Heritage Planner advised that Heritage Markham Committee reviewed this project at its June 12, 2019 meeting and recommended that the stone treatment for the proposed planter boxes match the stone used in the existing entry feature walls within the Markham Village Heritage Conservation District. The objective was to support a consistent design treatment throughout the District. He further advised that City Operations staff have looked into stone options and have concluded that the type of stone used in the entry walls is not available in the size and shape needed for the technical requirements of the planter boxes. As well, as this is private property, the use of the proposed stone will allow it to be more easily removed if needed in the future.

Mr. David Plant, Senior Manager, Parks, Horticulture and Forestry was in attendance at the meeting and presented a proposed alternative which is supplied by Kawartha Rock Quarry. The stone more closely matches the other walls in the village and is less rugged in nature with tighter joints. A photo was displayed.

Recommendation:

That Heritage Markham receive the presentation by David Plant, Senior Manager, Parks, Horticulture and Forestry Division and supports the proposed alternative stone for the planter boxes at the southwest corner of Robinson Street and Main Street North.

CARRIED

- 4. Site Plan Control Application SC 18 235037,  
Requested Changes to Approved Design,  
16 Church Street,  
Markham Village Heritage Conservation District (16.11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Project Planner
- 

The Senior Heritage Planner reviewed the site plan control application and requested changes to the approved design of a one storey single detached heritage dwelling constructed in 1860 and additions made in 2018.

The Senior Heritage Planner advised that a site plan control application was approved in October 2018 to construct a 203.34m<sup>2</sup> (2,188.8 ft<sup>2</sup>), two storey addition, with an attached two-car garage to the rear of the existing heritage dwelling. He further advised that the overall project included the exterior restoration of the heritage building. The project is now at its final stage of completion, and the owner has requested the refund of the associated financial security deposit. Staff has not yet released the financial security pending the resolution of two outstanding matters: non-functioning chimneys and pot lights in the soffits.

The Senior Heritage Planner advised that the applicant has installed a heating stove in the heritage portion of the dwelling, with a metal chimney located on the rear roof slope. In the approved elevations, there was supposed to be two non-functional brick chimneys, one on the east side and one on the west side of the heritage building. Prior to the restoration work, there was an old chimney on the west side of the building, which was removed during the extensive reconstructive work. He further advised that the applicant suggested that the metal stove chimney be encased in a replica brick chimney rather than having the two non-functioning chimneys. At this point in time, the majority of the restoration work has been completed as per the approved plans; however, the applicant is now requesting that the brick cladding of the metal chimney not be done as he is of the opinion that it is not necessary for the heritage aspect of the dwelling. In addition to the chimney question, pot lights were installed in the soffits of the dwelling, which are not permitted by the terms of the Site Plan Agreement. The applicant has stated that the pot lights will not be used.

The Senior Heritage Planner advised that the brick chimney is a minor detail, but one that adds a sense of completeness to a restoration project. Staff recommends that the pot lights, which are explicitly prohibited by the Site Plan Agreement, be removed from the soffits of the dwelling.

Mr. Russ Gregory addressed the Heritage Markham Committee on behalf of his wife who is the owner of the property and used photographs to illustrate the existing restored building. He advised the Committee that he installed the pot lights under the soffits for security reasons considering the dwelling is located in a very busy corner and he did not want the property to be in darkness the night hours. Mr. Gregory sought approval from the Heritage Markham Committee to permit the house to remain without chimneys and with the pot lights, taking into account the time, effort and finances that were spent on the reconstruction work on the dwelling.

Responding to a question from a Committee member, Mr. Gregory advised that he has used LED bulbs in the pot lights. A Committee member suggested that the LED bulbs should be removed as they are not considered to be heritage. A Committee member suggested disconnecting the lights rather than removing them. A Committee member advised that allowing Mr. Gregory to keep the pot lights would be setting a precedent. The Committee was of the opinion that the proposed non-functioning chimneys were not needed and that the pot lights be removed as they were not permitted under the terms of the Approved Site Plan Agreement.

Recommendation:

That removal of the requirement for the proposed non-functioning chimneys is supported;  
and

That the applicant remove the pot lights from the soffits of the dwelling as they were explicitly prohibited by the terms of the Approved Site Plan Agreement.

CARRIED

- 5. Site Plan Control Application SPC 19 122591,  
Revised Elevations for New Dwelling,  
11 Princess Street,  
Markham Village Heritage Conservation District (16.11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Project Planner
- 

The Senior Heritage Planner reviewed a site plan control application for revised elevations for a new dwelling at 11 Princess Street in the Markham Village Heritage Conservation District. He advised that this application was considered by the Heritage Markham Committee in July 2019, when the Committee made a series of recommendations. He further advised that the applicant has addressed all but one of the Heritage Markham Committee's recommendations, and the reason this application is now before the Committee is to address the issue of reducing the height of the ground floor above grade in order to reduce the number of steps leading up to the front door of the proposed dwelling.

Mr. Russ Gregory advised the Committee that the ground floor of the proposed dwelling is actually lower than the existing house as it stands. He was surprised that this application had to be brought back to the Heritage Markham Committee for another approval, after it was considered at the July meeting.

Responding to a question from a Committee member, the Senior Heritage Planner advised that one of the Heritage Markham Committee's recommendations from its July meeting clearly states that:

- "The height of the ground floor at the front of the proposed dwelling be lowered to reduce the number of steps leading up to the front door;"

The Committee suggested that Mr. Gregory explore the possibility of using shallower steps with a deeper tread.

Recommendation:

That Heritage Markham supports the revised elevations for the proposed new dwelling at 11 Princess Street with respect to exterior materials and window design; and

That Heritage Markham requested that the applicant provide an explanation as to why it is not possible to lower the height of the ground floor above grade as was recommended at the July 10, 2019 meeting; and

That final review of the Site Plan Control Application be delegated to staff now that the applicant has addressed the ground floor height question to the satisfaction of Heritage Markham.

CARRIED

6. **Heritage Permit Applications,  
21 Colborne Street, Thornhill HCD,  
9064 Woodbine Avenue, Buttonville HCD,  
11 Pavilion Street, Unionville HCD,  
117 Main Street, Unionville HCD,  
15 Library Lane, Unionville HCD,  
Delegated Approvals: Heritage Permits (16.11)**

File Numbers: HE 19 128431

HE 19 127909

HE 19 124693

HE 19 127217

HE 19 130395

Extracts: R. Hutcheson, Manager of Heritage Planning

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Recommendation:

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

CARRIED

7. **Building, Demolition or Sign Permit Applications,  
32 John Street, Thornhill HCD,  
16 George Street, Markham Village HCD,  
16 George Street, Markham Village HCD,  
6040 Highway 7, Markham Village HCD,  
Delegated Approvals: Building, Demolition or Sign Permits (16.11)**

File Numbers: 19 124514 HP

19 129335 HP

19 129338 DP

19 129830 SP

Extracts: R. Hutcheson, Manager of Heritage Planning

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Recommendation:

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

CARRIED

**8. Site Plan Control Application SPC 19 115724,  
 30 Colborne Street, Thornhill Heritage Conservation District,  
 Detached Garage and Poolside Washroom Cabana (16.11)**

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

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Recommendation:

That the meeting notes and recommendations from the Architectural Review Sub-Committee be received as information.

CARRIED

**9. Committee of Adjustment Variance Application,  
 284 Main Street North,  
 Reduced Setback of Existing Driveway from the Property Line,  
 Markham Village Heritage Conservation District (16.11)**

File Number: A/36/19

Extracts: R. Hutcheson, Manager of Heritage Planning  
 P. Wokral, Heritage Planner  
 J. Leung, Secretary-Treasurer, Committee of Adjustment

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Recommendation:

That Heritage Markham has no objection from a heritage perspective to the requested variance to permit the existing reduced side yard setback of the driveway from the property line at 284 Main Street North.

CARRIED

**10. Correspondence (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Recommendation:

That the following correspondence be received as information:

- a) Mayor's Review – July 2019 – Park naming for Tony Murphy and William Cantley and McCowan Freeman.
- b) Mayor's Review – July 2019 – Markham 225 and Aboriginal Acknowledgement.
- c) Architectural Conservancy of Ontario Newsletter (sent by email).

CARRIED



**11. Other Subject,  
Potential Changes to Statement of Significance,  
15 Colborne Street,  
Thornhill Heritage Conservation District,  
Robert Jarrot House (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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The Senior Heritage Planner reviewed a request from the July 10, 2019 Heritage Markham Committee meeting to explore the merits and process for designating the property at 15 Colborne Street in the Thornhill Heritage Conservation District under Part IV of the *Ontario Heritage Act* in order to protect the additions to the original dwelling. He advised that when the Thornhill Heritage Conservation District was updated in 2007, the District Building Inventory was also updated to include a Statement of Significance for each property of cultural heritage value or interest. The Statements of Significance listed exterior architectural features that embody the cultural heritage value.

The Senior Heritage Planner advised that the approach at the time was to only list features relating to the oldest, historic portions of each heritage building, and rarely included additions. In some cases, the additions to the heritage buildings have value when they are especially compatible with the original building in terms of scale, materials, details and form. He further advised that the 1958 addition to 30 Colborne Street is an example of an addition that could have been considered in the Statement of Significance for architectural and historical reasons. That addition was lost due, in part, to it not being identified as a character-defining feature. In the case of 15 Colborne Street, the c.1910 rear addition to the 1853 building is included in the Statement of Significance, but the one storey west side addition designed by the noted local architect B. Napier Simpson in 1963 is not listed among the character-defining features.

The Senior Heritage Planner advised that although the Heritage Markham Committee suggested that the property, already protected by Part V designation under the *Ontario Heritage Act*, be considered for designation under Part IV of the Act, staff is of the opinion that the amending of the Statement of Significance contained in the Thornhill Heritage Conservation District Plan is an appropriate mechanism to add additional features of cultural heritage value. The one storey west side addition is a simple gable-roofed structure built in the 1960s, sympathetic in scale with the 1853 dwelling. It was altered in 1975 with a small gable-roofed extension at its front west end. Cultural heritage value, in the opinion of staff is limited to its association with B. Napier Simpson. He further advised that if the property owner and Heritage Markham Committee support the amendment to the Statement of Significance, staff will need to prepare a report to the Development Services Committee to initiate the amendment process.

Ms. Diane Berwick, the property owner addressed the Heritage Markham Committee and expressed her full support to the efforts of the Committee to continue the process to further protect the heritage aspects of the property situated at 15 Colborne Street.

Recommendation:

That Staff continue the process to further protect the heritage attributes of the Robert Jarrot House situated at 15 Colborne Street in the Thornhill Heritage Conservation District.

CARRIED

**12. Doors Open Markham 2019,  
Update on Event – September 7, 2019 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
E. Girard, Communications Advisor  
G. Duncan, Project Manager

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The Senior Heritage Planner provided an update on the Doors Open Markham 2019 event scheduled to be held on Saturday, September 7, 2019 from 10 a.m. to 4 p.m. He advised that since 2003 the City of Markham has held Doors Open events, similar to such events held all over the province of Ontario. He advised that this is an opportunity for the public to explore the buildings that tell the city's stories. Doors Open Markham is a free day long community-wide celebration that provides the public with unique access to 24+ exciting venues. Each site will be providing unique experiences and engaging activities for the whole family. He further advised that this is an opportunity to learn about Markham, its rich history, and the process through which it has developed into a blossoming diverse community by visiting the various sites of interest, taking part in tours, demonstrations, and presentations that demonstrate the City's civic motto: *Leading while Remembering*.

The Senior Heritage Planner advised that the Doors Open Markham Committee is appointed by Council. Event brochures were distributed to Heritage Markham Committee members with a request to publicize the event to friends and family.

Responding to a question from a Committee member, the Senior Heritage Planner advised that due to availability of sufficient volunteers for the event, it was changed to a one-day event a number of years ago. He further advised that any Heritage Markham Committee members who would like to volunteer for the event should contact him for further details and information about the event.

The Senior Heritage Planner advised that credit should be given to the very talented Corporate Communications team for designing and preparing the Doors Open Markham event brochure.

Recommendation:

That Heritage Markham receive the update on Doors Open Markham 2019 as information;  
 and

That Heritage Markham congratulates all staff for their efforts in organizing the Doors  
 Open Markham event.

CARRIED

**13. New Business**  
**Administrative matters (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Responding to a question from a Committee member about the time taken for considering applications by the Heritage Markham Committee, the Senior Heritage Planner advised that each application should be considered on a case-by-case basis.

The Senior Heritage Planner advised that there is a combination of elements involved in the delay of application processing times due to staff requests and Heritage Markham recommendations, as well as applicants desires to amend their applications or not providing all the required information at the initial stage. Staff make every effort to expedite the application process, but ultimately the processing can only be completed if all required information is provided by the applicants in time.

**14. New Business**  
**Sub-committees of the Heritage Markham Committee (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Responding to a question from a Committee member, the Manager of Heritage Planning advised that there are 3 Sub-committees of the Heritage Markham Committee:

1. **Architectural Review Sub-committee:** any Heritage Markham Committee member can attend an Architectural Review Sub-committee meeting to review and/or comment on applications that are referred to the Sub-committee by the Heritage Markham Committee. Usually, the suggested recommendations of the Sub-committee return to the full committee for consideration. If time is of the essence, the Heritage Markham Committee can delegate its review authority to the Sub-committee to make decisions and recommendations. In these special cases, the decisions are placed on the next Heritage Markham agenda for information. When an Architectural Review Sub-committee meeting is convened, the Senior Heritage Planner emails all Committee members informing them of the meeting. There is no formal quorum requirement for the Architectural Review Sub-committee meetings (although staff try to achieve at least 3 members) and the Heritage Markham chair or vice-chair usually manage the meeting.

2. **Building Evaluation Sub-committee:** this Sub-committee, consisting of two staff members and two members of the Heritage Markham Committee, evaluates the heritage aspects of a building. The Senior Heritage Planner coordinates meetings of this Sub-committee. Membership of the Building Evaluation Sub-committee is decided usually at the beginning of each calendar year.
3. **Heritage Markham Awards of Excellence Sub-committee:** currently consisting of two members of the Heritage Markham Committee which helps organize the awards ceremony. At its July meeting, the Heritage Markham Committee decided to have the next Heritage Markham Awards of Excellence event in 2020, as a result of which the membership of this Sub-committee will be reviewed in 2020.

The Heritage Markham Committee agreed that each Member of Council on the Heritage Markham Committee should attend meetings of the Architectural Review Sub-committee that will be considering applications within their individual Wards.

### **Adjournment**

The Heritage Markham Committee meeting adjourned at 9:13 PM.



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Regan Hutcheson, Manager-Heritage Planning

**DATE:** September 11, 2019

**SUBJECT:** Request for Feedback  
 Kennedy Road Class Environmental Assessment Study (Steeles Avenue to Major Mackenzie Drive), Impact to Heritage Properties  
 7779-7781 Kennedy Road (Thomas Morley House)  
 9286 Kennedy Road (George Hunter House)  
 9392 Kennedy Road (Thomas Lownsbrough House)

**Property/Building Description:** *see below*  
**Use:** *see below*  
**Heritage Status:** *see below*

	<b>Thomas Morley House</b>	<b>George Hunter House)</b>	<b>Thomas Lownsbrough House</b>
<b>Property Description</b>	1 ½ storey, frame, built 1851	1 ½ storey, frame, built c. 1860	1 ½ storey, frame, built c.1845
<b>Use</b>	Place of Worship uses	Vacant, located on Montessori School Site	Vacant, residential
<b>Heritage Status</b>	Part IV Designation (By-law 37-93) And Heritage Easement Agreement	Part IV Designation (By-law 14-96)	Listed on Register, to be designated and Heritage Easement Agreement as condition of subdivision approval

### **Application/Proposal**

- York Region is undertaking a Class Environmental Assessment Study for Kennedy Road between Steeles Avenue and Major Mackenzie Drive with the objective to widen the road.
- A presentation will be provided at the Heritage Markham Committee Meeting.

**Background**

- Three heritage properties were identified as being impacted by the proposed plans.
- A Heritage Impact Assessment and Structural Assessment were undertaken for each.
- A number of alternatives were developed ranging from avoidance to demolition.
- The Region and its consultant are seeking feedback from a heritage perspective on the most appropriate approach (Preferred Alternative) for each property.
- See attached material from the consultants.

**Staff Comment**

- Heritage Section staff has meet with the Region and the consultants to provide our feedback. It was suggested that the Region should consult with the Heritage Markham Committee.
- For the Thomas Morley House, Heritage Section staff supports the relocation on site, but not to a new location elsewhere, as this is one of only a few heritage resources remaining in Hagerman's Corners.
- For the George Hunter House, Heritage Section staff supports the relocation on site further to the west, in the same orientation, as the City has been working with the owners to ensure that this building is retained and not lost to demolition.
- For the Thomas Lownsborough House, Heritage Section staff supports the relocation on site further to the west, in the same orientation, as retention and restoration of this heritage resource is a condition of development approval for the property.

**Suggested Recommendation for Heritage Markham**

THAT Heritage Markham Committee receive the presentation from Michelle Mascarenhas of HDR on the Class Environmental Assessment Study for Kennedy Road between Steeles Avenue and Major Mackenzie Drive (Impact to Heritage Properties), including the consultant's preferred alternative for each heritage property;

AND THAT Heritage Markham Committee has the following comments on the preferred approach for the following properties:

**Thomas Morley House**

- Support the concept of relocating the building further to the east generally in the same location and same orientation of the building, but not relocation to a new site.

**George Hunter House**

- Support the concept of relocating the building further to the west generally in the same location and same orientation of the building, but not demolition.

**Thomas Lownsborough House**

- Support the concept of relocating the building further to the west in the same orientation as retention of the building onsite was a condition of development approval for the property.

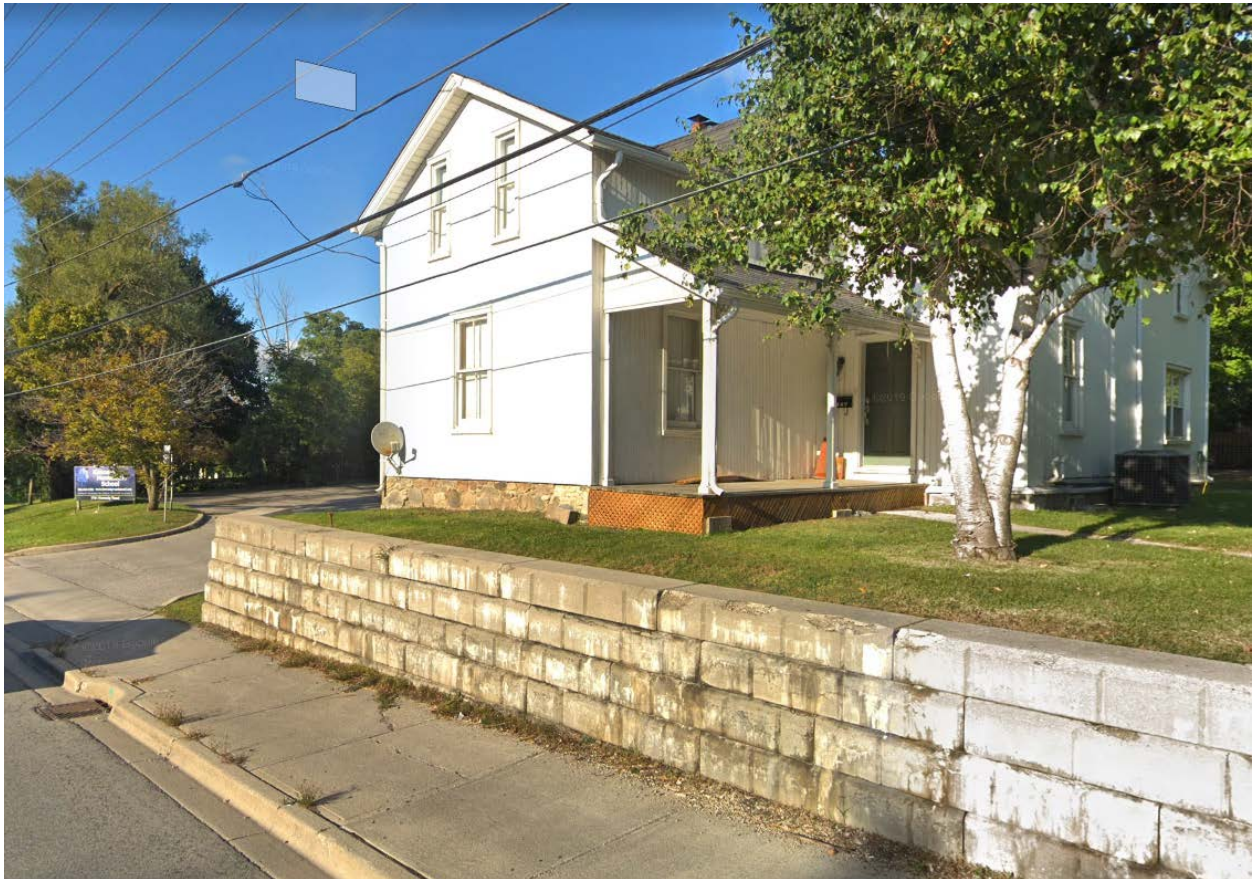
**OR (if the committee has no comments)**

AND THAT Heritage Markham Committee has no objection to the recommended approach for the Thomas Morley House, the George Hunter House and the Thomas Lownsborough House.

**File:**

Q:\Development\Heritage\SUBJECT\Environmental Assessments\HM Meeting Sept 11 2019 EA for Kennedy Road Widening Heritage Impacts.doc

- **Thomas Morley House (north of 14<sup>th</sup> Ave)**
  - Impact from Kennedy Road EA:
    - Kennedy Road cross-section has been reduced and the proposed road alignment/geometry has been optimized in this location to minimize impacts to cemetery lands (Hagerman West and Hagerman East) which are located on the west and east boulevards. The Kennedy Road widening results in impacts to the Thomas Morely House.
    - Based on the structural assessment, the Thomas Morley House is in **fair condition** and is **feasible to relocate**
  - Project Team Recommendation:
    - **Alt 4 - Relocate Thomas Morley House** east on its existing lot or to a new site and encroach on 7779-81 Kennedy Road
      - During the design phase: Prepare a heritage conservation plan to guide the relocation of Thomas Morley House to further east on its existing lot or to a new site





- **George Hunter House (north of 16<sup>th</sup> Avenue)**
  - Impact from Kennedy Road EA:
    - George Hunter house abuts the Kennedy Road right-of-way and will be impacted by the proposed widening of Kennedy Road
    - The structural team was not permitted to enter due to safety concerns. The George Hunter House is in a **deteriorating state of disrepair** and is **not recommended to be relocated** – **However, the Region will be looking into a specialized building moving contractor to confirm if it is possible to relocate the building.**
  - **Recommendation:**
    - **Project Team Initial Recommendation: Alt 4 - Demolish all components of George Hunter House and encroach on 9286 Kennedy Road**
      - **If demolished** then during the design phase: Conduct a heritage documentation report and Commemorate George Hunter House through interpretive signage
    - **However, the Region will review with a specialized building moving contractor to confirm if it is possible to relocate the building (Alt 3: Relocate George Hunter House and encroach on 9286 Kennedy Road)**
      - **If relocated,** then during the design phase: Prepare a heritage conservation plan to guide total dismantling, transport, and reconstruction at a new site



- **Thomas Lownsbrough House (north of 16<sup>th</sup> Avenue)**
  - Impact from Kennedy Road EA:
    - Kennedy Road cross-section has been reduced and the proposed road alignment/geometry has been optimized in this location to minimize impacts to cemetery lands (St.Philips Cemetery and Bethesda Cemetery) which are located on the west and east boulevards. The Kennedy Road widening results in impacts to the Thomas Lownsbrough House.
    - Based on the structural assessment, the Thomas Lownsbrough House is in **fair condition** and is **feasible to relocate**
  - Project Team Recommendation:
    - **Alternative 2: Demolish the West Wing Extension and garage of Thomas Lownsbrough House, relocate its Main Block and West Wing further west on its current lot, then encroach on 9392 Kennedy Road**
      - During the design phase: Conduct an engineering study to identify options for rebuilding the retaining wall at or near the footprint of the house





## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** George Duncan, Senior Heritage Planner

**DATE:** September 11, 2019

**SUBJECT:** Delegated Approvals  
Heritage Permits Approved by Heritage Section Staff

The following Heritage Permits were approved by Heritage Section staff under the delegated approval process:

Address	Permit Number	Work to be Undertaken
15 Colborne Street Thornhill HCD	HE 19 131274	Chimney reconstruction.
37 Colborne Street Thornhill HCD	HE 19 132296	Garage door replacement.
12 Dryden Court Markham Village HCD	HE 19 129194	Window replacement – modern dwelling.
309 Main Street North Markham Village HCD	HE 19 132904	Asphalt shingle installation.
3 Wismer Place Markham Heritage Estates HCD	HE 19 131706	Re-painting of Front entrance doors.

### Suggested Recommendation for Heritage Markham

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



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Regan Hutcheson, Manager-Heritage Planning

**DATE:** September 11, 2019

**SUBJECT:** Letter from Ministry of Culture  
Related to Recent Changes to the Ontario Heritage Act

---

See Attached Letter.

### **Suggested Recommendation for Heritage Markham**

That Heritage Markham Committee receive as information.

File:

Q:\Development\Heritage\SUBJECT\Ontario Heritage Act 2019\HM Sept 11 2019 Letter from Ministry.doc

Ministère du Tourisme, de la  
Culture et du Sport



Ministry of Tourism, Culture  
and Sport

Directeur  
Direction des programmes et des  
services

Director  
Programs and Services Branch

401 Bay Street, Suite 1700  
Toronto ON M7A 0A7  
Tel.: 416 314-7620  
Email: [sean.fraser@ontario.ca](mailto:sean.fraser@ontario.ca)

401, rue Bay, bureau 1700  
Toronto ON M7A 0A7  
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Mr. Graham Dewar  
Heritage Markham  
c/o Regan Hutcheson, Manager of Heritage Planning  
101 Town Centre Blvd  
Markham ON  
L3R 9W3  
[rhutcheson@markham.ca](mailto:rhutcheson@markham.ca)

Thursday, August 29, 2019

RE: Update on heritage advisory services

Dear Mr. Dewar,

I am writing to provide an update on how to contact the Ministry of Tourism, Culture and Sport for questions related to the Ontario Heritage Act.

On topics connected to advising council on the municipal tools and powers under the act, as well as training, governance or procedure for municipal heritage committees, please contact:

- For those in the western and northern regions, Graham Chernoff at [graham.chernoff@ontario.ca](mailto:graham.chernoff@ontario.ca) or 416-314-7134.
- For those in the central and eastern regions, Andrew Jeanes at [andrew.jeanes@ontario.ca](mailto:andrew.jeanes@ontario.ca) or 416-314-7127.

On topics connected to archaeology, including archaeological assessments, the Ontario Public Register of Archaeological Reports, licensing, and hiring a licensed archaeologist, please contact [archaeology@ontario.ca](mailto:archaeology@ontario.ca).

Your municipal staff can also contact the ministry at these addresses.

You may have questions about how certain procedures under the Ontario Heritage Act will be changing in the near future with the passing of the *More Homes, More Choice Act, 2019* (Bill 108).

Ministry staff will be reaching out to your committee as the ministry develops guidance on the amendments to the *Ontario Heritage Act*.

Yours sincerely,

Sean Fraser  
Director

# Remember Markham

NEWSLETTER OF THE MARKHAM HISTORICAL SOCIETY  
AND MARKHAM MUSEUM

Editor: Lorne R. Smith

Fall, 2019

## *The Massey Test Track*

Gunter Langhorst

### **A. Massey Farm**

In the late 40s, Massey-Harris created a company model farm of best farm practices in the Milliken area by amalgamating a group of farms purchased by the company. The farm covered an area of about 640 acres with Steeles Avenue to the south, Warden Avenue to the west, 14th Avenue to the north and the railroad line through Milliken on the east. The farm hosted many company and business BBQs and was chosen as the site of the Plowing Match one year.

To the best of my knowledge, this farm thrived under Bill Sutherland until Massey-Ferguson's controlling interest was bought out by Argus Corporation in the 70s to be sold and dissolved.

### **B. Massey Test Track**

In 1952, a corner of the Farm was set up as the Test Track and a proving ground for M-H farm equipment. The twenty-acre Test Track (TT) was intentionally isolated from the farm. It was inaccessible to competitors and hidden from public view by a woodlot. Access from 14th Avenue was through a gated private lane.

The location today would be south of the The School Restaurant (formerly Hagerman School) on the laneway next to the train tracks off 14th Avenue.

When completed, the TT had an administration office, storage sheds, workshops for engineering & research where equipment designs could be refined. Test roads were created to challenge farm equipment for durability or failure. Combines drove along various obstacle courses, turning circles, hills with an angled turning radius and a mud hole where structural weaknesses could show up.

Based on these test results, production models could be altered and improved. Grain recovery rates and competitor performance were also analyzed to improve Massey's designs.

### COMING EVENTS

**September 9, 2019, 6:30 p.m.**  
Annual BBQ.

Pavilion, Markham Museum.  
Pot luck for salads and dessert.  
Meats, corn and refreshments provided.  
Bring plates, cutlery and mugs.

**September 28, 2019, 10 a.m. to 4 p.m.**  
Applefest at the Museum.

Volunteers needed for MHS Apple Fritter Factory.  
225th Anniversary of Markham.  
This will include a free day of entertainment  
organized by the City of Markham.

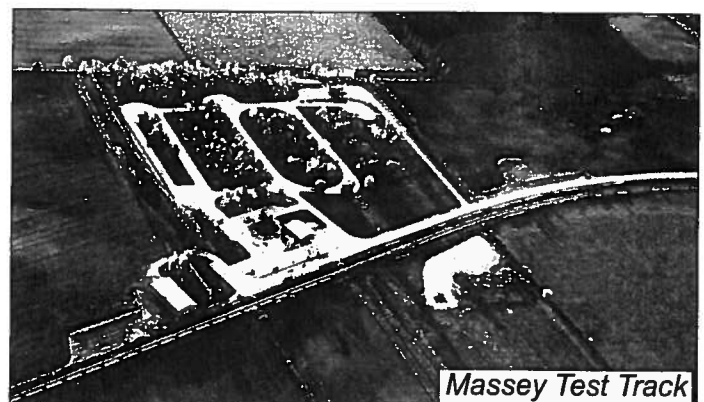
**October 21, 2019, 7:30 p.m.**  
Transportation Building, Markham Museum.  
Antique Recording machines presented by  
Manfred Sallaberger from his collection  
(third Monday because of Thanksgiving).

**November 11, 2019, 7:30 p.m.**  
Transportation Building, Markham Museum.  
Remembrance Day Presentation.

**December 9, 2019, 7:30 p.m.**  
Baptist Church, Markham Museum.  
Christmas Program.  
Bring some Christmas goodies for Refreshment.

**No Meeting in January, 2020.**

**February 10, 2020, 7:30 p.m.**  
Transportation Building, Markham Museum.  
Annual General Meeting.  
Show and Tell. Bring an artifact.



Massey Test Track



*Remember Markham* is published by  
The Markham Historical Society and  
Markham Museum, 9350 Markham Road,  
Markham, Ontario, Canada L3P 3J3  
Tel: 905-294-4576 Fax: 905-294-4590  
Editor: Lorne R. Smith

The Markham Historical Society Executive  
President .....Sue Smitko  
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Membership Chair ....Sheila Fugeman  
Directors: Ray Fugeman, Ann Gordon,  
Esther Lewis, Doug Worsley

Membership fee: \$15; Couple \$20

Articles for the Newsletter are welcome  
The Markham Historical Society and Markham Museum  
gratefully acknowledge the grant from  
the Province of Ontario

Markham Historian: [lorne.smith@sympatico.ca](mailto:lorne.smith@sympatico.ca)  
Tel: 905-640-3906

Produced by Stewart Publishing & Printing, Markham  
[stewartbooks@outlook.com](mailto:stewartbooks@outlook.com)

### C. Karl Langhorst's Role at Test Tract

My Dad came to Canada in 1954 with experience as a tool and die maker in Germany. He had worked in the aircraft industry but spoke very little English. After a summer of working in housing construction, he hired on as a sweeper at the Test Track. His lowly status was due to language restrictions as an immigrant.

Over time, his engineering background was recognized by co-workers. But it was not until he gave M-H notice, advising them that DeHavilland had offered him a position in the aircraft industry with a pay raise, that he was promoted to the level of field test engineer.

Much of the field testing was carried out in North America and Europe. The MF760, a self-propelled combine with features and attachments designed to accomplish multiple harvesting tasks, was one of the last products developed there. It harvested corn, wheat, barley, safflower and rice with various specific headers. Harvesting rice required balloon-

like tires so they wouldn't sink in the mud.

Dad spent 6-week intervals throughout the year in Arizona, the mid-west states and western Canada. The combines were loaded on flat-bed trucks, secured with straps and wedges, for transport to pre-arranged test spots, such as Saskatchewan or Arizona. Some were crated up for security and driven to the Markham Village Train Station where they were loaded on flat cars. At their destination, the combines would be loaned to custom-cutters for field test purposes. My Dad would observe, evaluate, repair or re-design the combines on-site as necessary.

When Dad worked alone at the Test Track during extended tests, I had many opportunities to accompany him for safety reasons. As a teenager, I remember the thrill of being allowed to drive the farm equipment and use some of the workshop equipment, such as the metal lathe and welder. I also wanted to be a tool and die maker/engineer.

### D. The Test Track's Role in Markham History

Considering Markham's history which stresses leadership in technology as a "high tech capital of the world", it surprises me that nobody has recognized the advancements in technology accomplished by Massey-Harris right in our own backyard. This could be because the Test Track was isolated from public knowledge. The gate was usually closed and people drove in only if they had a reason to be there.

Most of my Dad's co-workers, such as "Gus" Everson Norton, Leroy Gordon, Clark Major, Garth Henry and the Test Track's Manager Stu



*Karl Langhorst with Massey-Ferguson 760 Combine*



Allen, are deceased, but Ernie Smith and some of the summer students or part-time short-term staff, such as Dave Armstrong, Bob Little, Paul Reesor and Don Smith might still remember this fast-fading part of Markham's history. They may have their own stories to tell.

### *What a Grand Day on the Grand!*

Sue Smitko

On June 11th, the Markham Historical Society hit the road again, but this time the road led us directly to a river – the Grand River. And to a boat – the Grand River Belle.

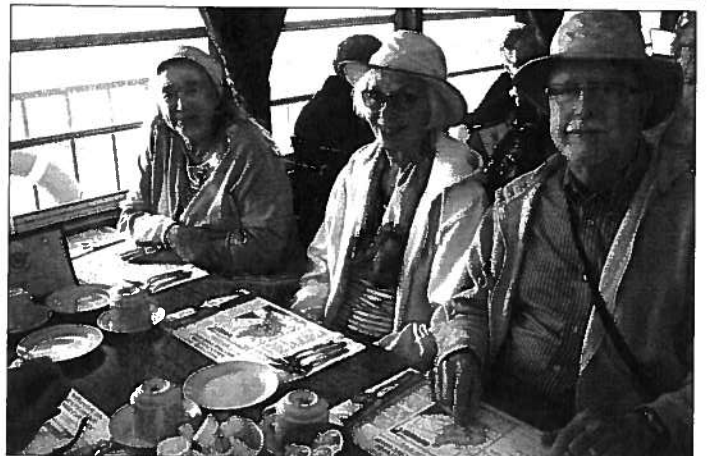
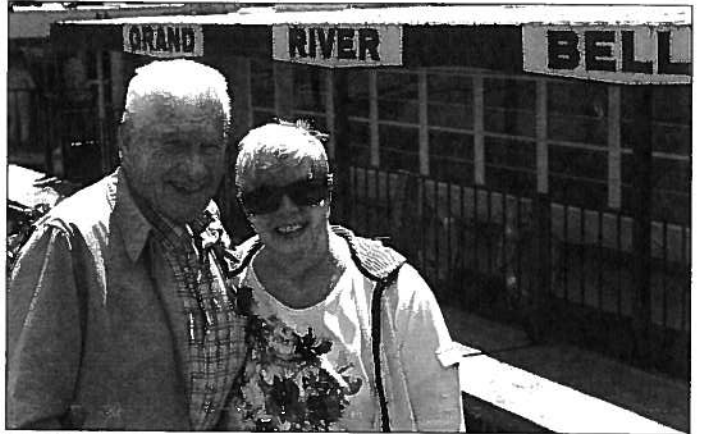
Our annual bus trip began when we departed the Markham Museum at 9:00 a.m. and were transported in a *very, very* nice bus to the Grand River Dinner Cruise docks in Caledonia. We were met and welcomed by our host, Harry, who guided us to the auditorium where we were treated to complementary refreshments and a live fiddle show. The enthusiastic and talented group, the Blazing Fiddles, played a variety of music that included a sing-along to the John Denver song, "Country Roads", and a special performance by pianist Simon on the spoons.

Once on our private boat, the Grand River Belle, we set off along the creek that led us to the Grand River. While we enjoyed a delicious three-course lunch, Captain Eva gave a commentary of interesting facts about the river and its history, about points of interest along our route and about some famous people who were born in the area including poet E. Pauline Johnson, actors Graham Greene and Jay Silverheels and long-distance runner Tom Longboat.

It was a beautiful warm, sunny day – Mother.

Nature was very kind to us. The lush green fields and foliage along the banks were testament to the rains of previous days. Spending three hours cruising along the meandering Grand River was the perfect way to relax.

Three hours flew by and before we knew it, we were saying goodbye to Captain Eva and her crew, and boarding our bus once again (after a brief stop in the gift shop). Jerry, a Six Nations tour guide, joined us and took us on a short trip through the Village of Ohsweken on the Six Nations



Duncan, George

---

**From:** National Trust for Canada | Fiducie nationale du Canada  
<info@nationaltrustcanada.ca>  
**Sent:** September 03, 2019 11:16 AM  
**To:** Duncan, George  
**Subject:** Early Bird Registration Rate Ends Friday Sept 6 : National Trust Conference 2019



## Early Bird Registration Rate Ends Friday, Sept 6th – Accelerate Your Career with Canada’s Largest Heritage Gathering

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**Cutting Edge Heritage Insights from the Denmark, USA, UK, Sweden, and Hong Kong** – Get inspired by international visionaries like Danish architect Anders Lendager on construction waste and nurturing regenerative cities, or Yu Ka Sing from Hong Kong on the preservation of living working class heritage at the city's award-winning Blue House.

Check out the [conference website](#) and get the very latest on the conference schedule, workshops and field sessions, conference hotel, and airline discounts.

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## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** September 11, 2019

**SUBJECT: Request for Feedback**  
3010 19<sup>th</sup> Avenue, and 33 Dickson Hill Road  
Schoolhouse No. 7 and the Joseph Pipher Farmhouse

---

### 3010 19<sup>th</sup> Avenue

**Property/Building Description:** Brick one room schoolhouse constructed in 1902

**Use:** Vacant

**Heritage Status:** Designated under Part IV of the Ontario Heritage Act since 2004

### 33 Dickson Hill Road

**Property/Building Description:** Two storey stone farmhouse constructed in 1861

**Use:** Vacant

**Heritage Status:** Listed on the Markham Register of Properties of Cultural Heritage Value or Interest

### Application/Proposal

- The property at 33 Dickson Hill Road has recently been purchased by a new owner who will be taking possession of the property in January of 2020;
- In addition to stabilizing and restoring the fine two storey stone house that occupies the rear portion of the property (not visible to the public), the owner would like to relocate the vacant school building at 3010 19<sup>th</sup> Avenue to the front portion of the property at 33 Dickson Hill Road as an accessory building to be restored and operated as a small Montessori day care facility providing a unique historical setting and educational experience.

### Background

- The historic schoolhouse at 3010 Woodbine Avenue is owned by the Catholic Cemeteries and has been vacant since 2004 when the property was designated under Part IV of the

*Ontario Heritage Act* by the City. It is one of the last remaining buildings of the Heise Hill community located south of Gormley on Woodbine Ave.;

- The property that the schoolhouse occupies is part of the Future Urban Area and is designated for “Employment Lands”;
- Despite the Employment Lands designation of the property prescribed by the City, the Catholic Cemeteries still plans to use the property for a future cemetery;
- Catholic Cemeteries opposed the designation of the property, as they hoped to demolish the existing school building in order to build a key entry feature to the future cemetery. Catholic Cemeteries also owns the much larger adjacent piece of land addressed as 3196 19<sup>th</sup> Avenue. According to the representative of Catholic Cemeteries, they have no intention of investing any money in the existing school building other than what is absolutely necessary, as it generates no revenue for the owners;
- Accordingly, the Catholic Cemeteries would have no objection to the relocation of the existing schoolhouse to another property;
- The property at 33 Dickson Hill Road is irregularly shaped, but there appears to be sufficient frontage and space to relocate Schoolhouse No. 7 to the property;
- The property at 33 Dickson Hill Road is designated as a “Hamlet” in the 2014 Official Plan which does permit Day Care uses, and relocated heritage buildings, provided they meet certain criteria;
- Interestingly, the proposed location of Schoolhouse No. 7 would be in the same general area of the old Dickson Hill one room schoolhouse which was constructed in 1861, but dismantled and rebuilt at Black Creek Pioneer Village in 1960;

### **Staff Comment**

- The City’s Official Plan 2014 requires the retention of cultural heritage resources in their original locations, but does allow for the consideration of relocating heritage resources to a different portion of the property, or another property within Markham, including a Hamlet, if retention of the heritage resource in its original location is deemed neither appropriate or viable;
- If relocation of Schoolhouse No. 7 is not supported, the City would have to rely on the enforcement of the City’s Property Standards By-law and Keep Markham Beautiful By-law to preserve and protect the vacant historic school building, for an undetermined amount of time, as the cemetery use proposed by the Catholic Cemeteries is not currently permitted , and may never be permitted;
- If relocation of Schoolhouse No. 7 is supported, the schoolhouse can be preserved and restored to a use similar to its original use, in a location where it could enhance the heritage character of the Hamlet of Dickson Hill;
- Whether relocation of Schoolhouse No. 7 is supported or not, Heritage staff recommends that the property at 33 Dickson Hill be designated under Part IV of the Ontario Heritage Act in order to better protect, preserve and recognize the cultural heritage significance of the Pipher House, and to ensure that site plan approval would be required, should the relocation of Schoolhouse No. 7 be permitted by the City;



## **Suggested Recommendation for Heritage Markham**

THAT the existing heritage buildings located at 33 Dickson Hill Road be designated under Part IV of the Ontario Heritage Act, to recognize the cultural heritage significance of the property and to ensure that site plan approval is required for future development of the land;

And

THAT Heritage Markham does not support the relocation of the historic school house at 3010 19<sup>th</sup> Ave. to 33 Dickson Hill Road, but supports the retention of the building on its original location where it may be incorporated into any future development of the property;

Or,

THAT Heritage Markham supports the relocation of school house No. 7 from 3010 19<sup>th</sup> Avenue to 33 Dickson Hill Road to be restored as an accessory building and utilized as a day care facility under the Day Nurseries Act.

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3010 19<sup>th</sup> Ave. and 33 Dickson Hill Road

3010 19<sup>th</sup> Avenue, Markham

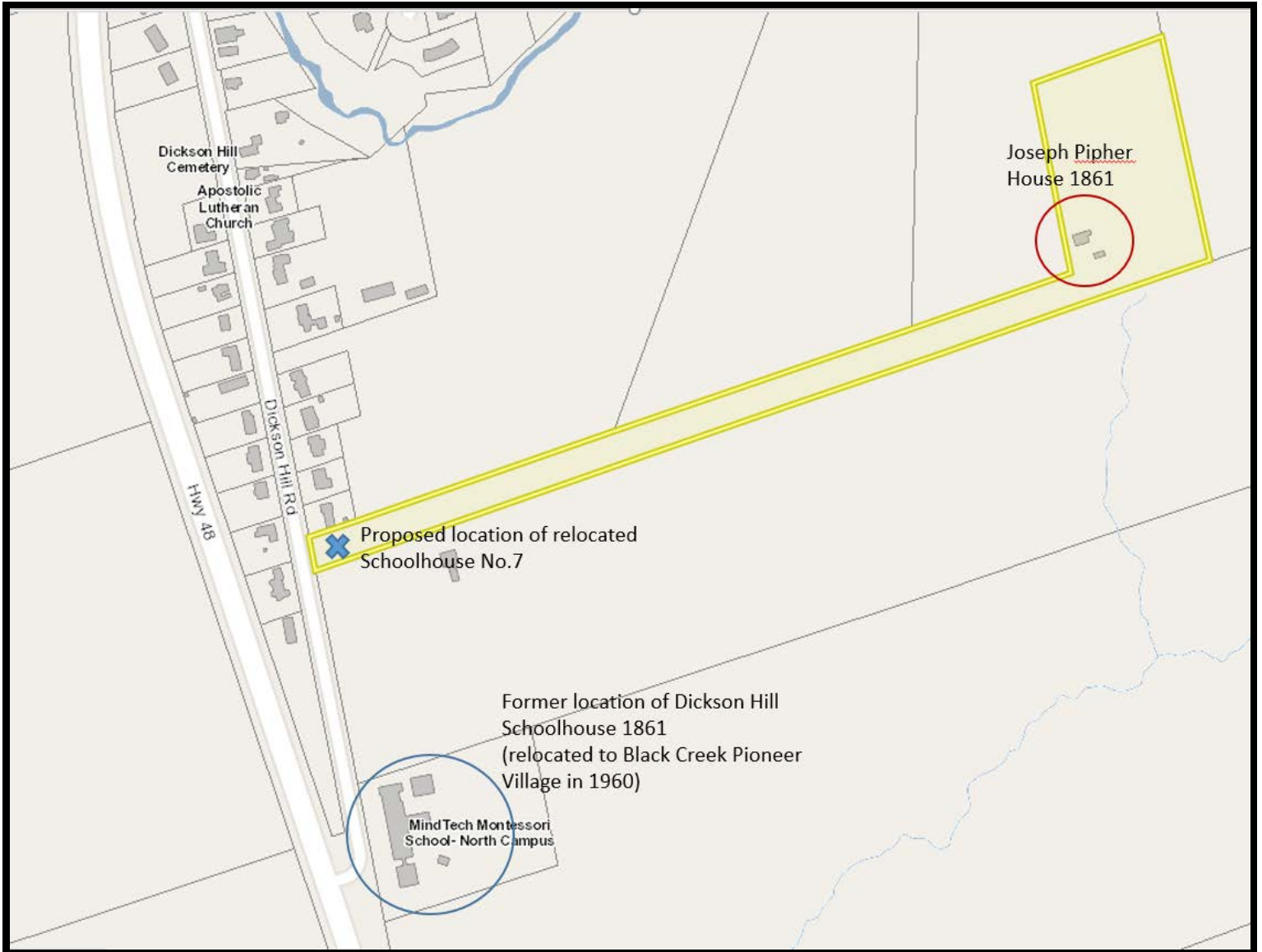


3010 19 Avenue Markham  
Schoolhouse No. 7



Photo of the Bethesda Schoolhouse which was built to the same plans as Schoolhouse No.7

33 Dickson Hill Road, Markham



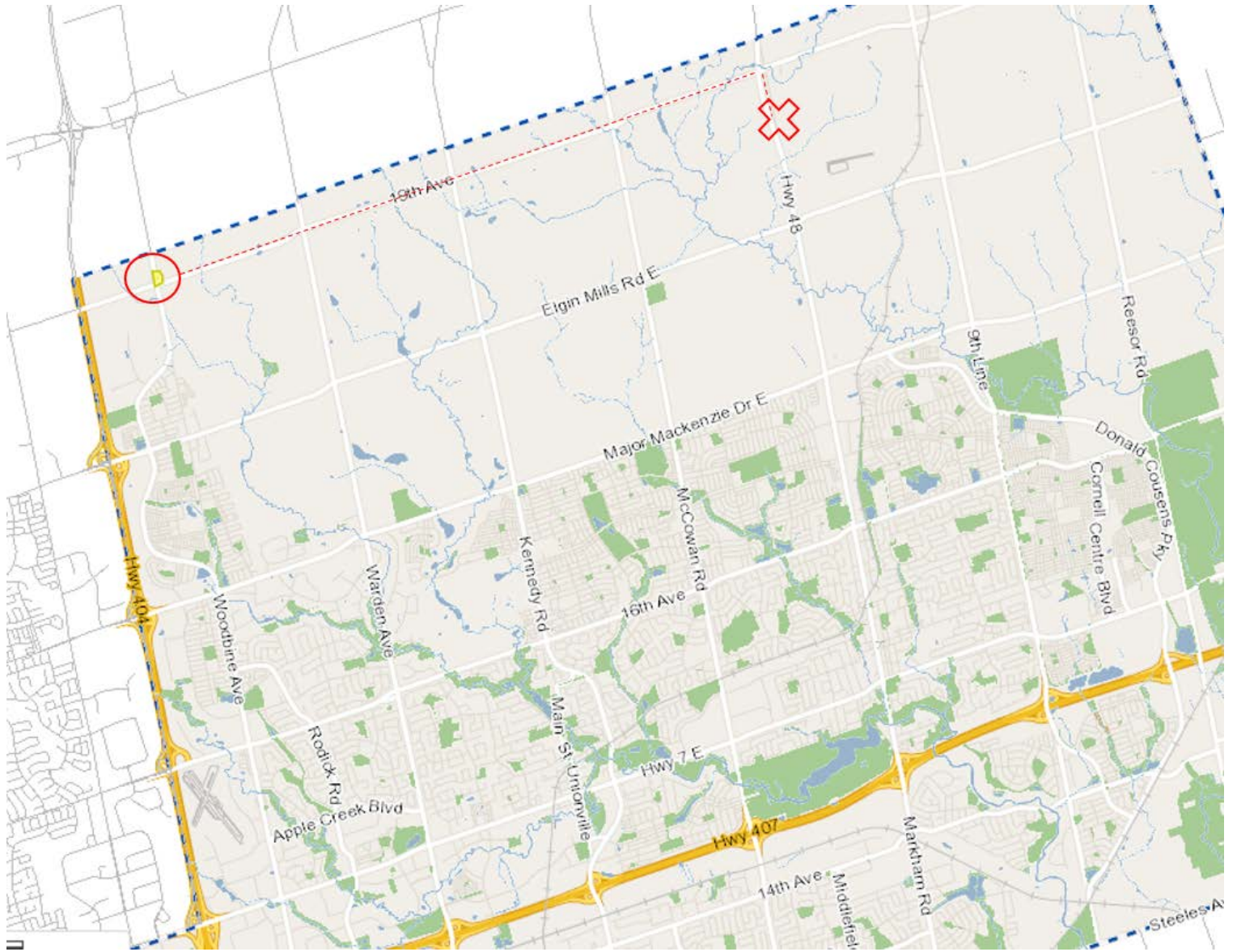
33 Dickson Hill Road, Markham  
The Joseph Pipher House



Dickson Hill Schoolhouse (Relocated to Black Creek Pioneer Village)



Proposed Move





## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Regan Hutcheson, Manager-Heritage Planning

**DATE:** September 11, 2019

**SUBJECT:** Markham Village Streetscape  
Proposed Tree Grates

**Project:** Tree Grates for Tree Pits – Markham Village – Main Street North

### **Background:**

- Tree grates were never installed during the initial redevelopment of the Main Street Markham streetscape.
- Each tree has a square opening of about 2 ft by 2 ft around the trunk of the tree. In some cases the depth of the pit is now around 12 inches which can be a safety issue. In the past, the City has topped up the tree pits with mulch to “fill up” this cavity, but this material disappears over time and is only a temporary fix. Also, using mulch at the base of the tree puts the trunk at risk of decay. Over time, the trees are naturally sinking which is not a problem however the distance of the drop has become an issue.
- City staff has received numerous safety requests from the BIA, residents and staff as the current opening is too large and acts as a major trip hazard.
- To address this concern, Operations staff is recommending a tree grate be installed around the tree trunk covering the opening.
- Parks has purchased one trial tree grate cover and installed it (see photo).
- The proposed grate is galvanized, grey/silver in colour. Operations staff have indicated that the galvanization will darken over time and will not chip, tarnish or rust. This option was chosen due to the amount of salt used by our contractors in the winter. It is acknowledged that a black grate would better match the streetscape, but painting or powder-coating would not last and would require on-going maintenance and cost. Staff currently remove the heritage benches (which are powder-coated black) each winter to avoid damage due to salt at a substantial cost to the City.

### **Status/ Staff Comment**

- From a Heritage Section staff perspective, there is no objection to the installation of the proposed tree grate. Although it would be preferable in black, given the grate is a



permanent feature installed at ground level which takes substantial abuse from snow clearing machinery and salt usage, the proposed approach by Operations staff is supportable.

- Operations (Parks Staff) also plan to replace some of the trees (5), clean up around each tree pit and install the grates before winter.

### **Suggested Recommendation for Heritage Markham**

That Heritage Markham Committee has no objection to the installation of the proposed tree grate on the Main Street Markham streetscape.

File:

Q:\Development\Heritage\SUBJECT\Markham Village Streetscape\HM Sept 11 2019 tree grates.doc

#### **Existing Situation**



Proposed Tree Grate

