



Heritage Markham Committee Agenda

May 14, 2025, 7:00 PM
Electronic Meeting

The Fifth Heritage Markham Committee Meeting of
The Corporation of The City of Markham in the year 2025.

Alternate formats are available upon request.

Pages

1. **CALL TO ORDER**
2. **DISCLOSURE OF PECUNIARY INTEREST**
3. **PART ONE - ADMINISTRATION**
 - 3.1 **APPROVAL OF AGENDA (16.11)**
 - A. Addendum Agenda
 - B. New Business from Committee Members

That the May 14, 2025 Heritage Markham Committee agenda be approved.
 - 3.2 **MINUTES OF THE APRIL 9, 2025 HERITAGE MARKHAM COMMITTEE MEETING (16.11)** 10

See attached material.

That the minutes of the Heritage Markham Committee meeting held on April 9, 2025 be received and adopted.
4. **PART TWO - DEPUTATIONS**
5. **PART THREE - CONSENT**
 - 5.1 **MINOR HERITAGE PERMIT APPLICATIONS** 23

DELEGATED APPROVALS BY HERITAGE SECTION STAFF

1 GEORGE STREET, MARKHAM VILLAGE; 12 DRYDEN COURT,

**MARKHAM VILLAGE; 2 AILEEN LEWIS COURT, MARKHAM
HERITAGE ESTATES (16.11)**

File Numbers:

25 114207 HE

25 116979 HE

25 117460 HE

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

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

5.2 BUILDING AND SIGN PERMIT APPLICATIONS

24

DELEGATED APPROVALS BY HERITAGE SECTION STAFF

**10 CENTRE ST.; 4340 HWY. 7 E.; 43 MAIN ST. N.; 152 MAIN ST. N.; 75
MAIN ST. N.; 158 MAIN ST. N. (16.11)**

File Numbers:

SP 25 114472

SP 24 187756

SP 25 115482

SP 25 113674

SP 24 175220

SP 23 149727

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

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

5.3 UPPER MARKHAM VILLAGE SECONDARY PLAN

25

OFFICIAL PLAN AMENDMENT APPLICATION

5616 MAJOR MACKENZIE DRIVE EAST (16.11)

File Number:

24 200026 PLAN

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

That Heritage Markham has no objection to the Official Plan Amendment application for Upper Markham Village provided that appropriate cultural heritage policies are included in a future Secondary Plan such as those included in the Robinson Glen Secondary Plan;

And That Heritage Markham reiterates its support for designation of significant cultural heritage resources within the proposed Upper Markham Village Secondary Plan area.

5.4 PROPOSED CHANGES TO THE ONTARIO HERITAGE ACT

35

PROTECT ONTARIO BY UNLEASHING OUR ECONOMY ACT, 2025 (BILL 5) (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

That Heritage Markham receive as information the memo on proposed changes to the Ontario Heritage Act as part of the Protect Ontario by Unleashing Our Economy Act, 2025 (Bill 5);

And That Heritage Markham recommends:

- That Council support the recommendation that the proposed new authority in Section 66.1(1) enabling the province to provide exemptions from archaeological requirements not be supported due to the potential risk and impact this could have on unknown buried archaeological resources, especially those that are identified as possessing ‘archaeological potential’;
- That Council support the recommendation that Sections 69.1 and 69.2, which provide positive improvements to prosecutions for all offences pursuant to the Ontario Heritage Act.

5.5 THE LIEUTENANT GOVERNOR'S ONTARIO HERITAGE AWARDS

38

ONTARIO HERITAGE TRUST (OHT)

**THOMAS SYMONS AWARD FOR COMMITMENT TO CONSERVATION
FOR 2024
REGAN HUTCHESON (16.11)**

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

That Heritage Markham receive as information the memo regarding Markham's Manager of Heritage Planning receiving the Thomas Symons Award for Commitment to Conservation as part of the 2024 Lieutenant Governor's Ontario Heritage Awards.

5.6 ONTARIO HERITAGE CONFERENCE 2025

41

ATTENDANCE BY KUGAN SUBRAMANIAM (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

That Kugan Subramaniam, be authorized to attend the Ontario Heritage Conference 2025 in Prince Edward County (June 19-21) to represent the Heritage Markham Committee and be reimbursed for registration, mileage and accommodation to an upset limit of \$850 from the 2025 Heritage Markham budget (Technical Workshops- Training for Volunteers).

6. PART FOUR - REGULAR

**6.1 OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENTS
APPLICATION**

43

4261 HIGHWAY 7 EAST (16.11)

File Number:

25 110915 PLAN

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

That Heritage Markham has no comment from a heritage perspective on the Official Plan and Zoning By-law Amendment applications for 4261 Highway 7 East.

6.2 MINOR HERITAGE PERMIT APPLICATION

55

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF
10 WASHINGTON STREET, MARKHAM VILLAGE (16.11)**

File Number:

Pending

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

That Heritage Markham objects from a heritage perspective to the installation of stone veneer at 10 Washington Street and recommends that the Minor Heritage Permit application be refused;

And that the unauthorized alteration be reversed, and the underlying brick masonry be repaired/restored.

6.3 MINOR HERITAGE PERMIT APPLICATION

60

**DELEGATED APPROVALS BY HERITAGE SECTION STAFF
12 DRYDEN COURT, MARKHAM VILLAGE (16.11)**

File Number:

25 116993 HE

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the installation of a metal roof at 12 Dryden Court.

Or

That Heritage Markham objects from a heritage perspective to the installation of a metal roof at 12 Dryden Court.

6.4 REQUEST FOR FEEDBACK

65

**2730 ELGIN MILLS ROAD EAST
POST-FIRE ENGINEERING REPORT (16.11)**

File Number:

N/A

Extract:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

That from a heritage perspective, Heritage Markham recommends that the owner of the Chrisitan Heise House perform the stabilization measures outlined in the engineer's report, proceeding with the caution and prioritization of worker safety, so that the Christian Heise House can be stabilized, restored to safe condition, and relocated intact as proposed by the Subdivision application.

Or

That consideration of the fire-damaged dwelling at 2730 Elgin Mills Road be deferred for another month to June 11th 2025, and that the owner be advised that the assessment should also address how structural issues can remedied to retain the house in addition to identifying the current structural condition.

6.5 REVIEW OF GRANT APPLICATIONS

80

2025 DESIGNATED HERITAGE PROPERTY GRANT PROGRAM (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

That Heritage Markham supports the funding of the following ten grant applications at a total cost of \$55,020.00 subject to the amounts and conditions noted on the individual summary sheets:

- 357 Main St. N.,
- 7707 Yonge St.,
- 218 Main St. U.
- 6 Alexander Hunter Place,
- 3 David Gohn Circle,

- 1 Heritage Corners Lane,
- 12 Wismer Place,
- 1 Kalvinster Dr.,
- 99 Thoroughbred Way,
- 10720 Victoria Square Blvd.

And That Heritage Markham does not support grant funding for 49 Church St. due to the proposed work not meeting the eligibility requirements of the program.

6.6 2025 COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM

97

4592 HIGHWAY 7 E., UNIONVILLE REVIEW OF 2025 GRANT APPLICATIONS (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

That Heritage Markham supports a matching grant of up to \$15,000.00 for the removal of paint from the brick and re-conditioning of original window at 4592 Highway 7 East provided the owner obtains a heritage permit for the most appropriate method of paint removal and a second quote for the work;

That Heritage Markham supports revising the eligibility requirements of the Commercial Façade Improvement Grant Program to only require the owner to enter into a Façade Easement Agreement with the City for grants exceeding \$7,500.00 beginning in 2026;

And That Heritage Markham supports making historic places of worship eligible for a revised Commercial Façade and Historic Place of Worship Grant Program.

7. 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 2025
- b. Heritage Week, February 2025

- c. Unionville Streetscape Detailed Design Project (2024-2025)
- d. Update to Markham Village Heritage Conservation District Plan (2024-2025)
- e. New Secondary Plan for Markham Village
- f. Priority Designation Program 2023-2024
- g. Heritage Markham 50th Anniversary Sub-Committee/Event(s) (2025)

7.1 **MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT PLAN UPDATE (2025)** 103

REQUEST FOR ADDITIONAL FUNDING (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

That Heritage Markham supports the use of the Heritage Reserve Fund to provide the necessary additional funding to undertake the Markham Village Heritage Conservation District Update Project.

7.2 **MARKHAM'S HERITAGE PROPERTY LOCATOR APPLICATION** 105

MARKHAM REGISTER OF PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST ("HERITAGE VALUE") (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

That Heritage Markham receive as information the memo on the new 2025 Heritage Property Locator Application for the Markham Register of Property of Cultural Heritage Value or Interest.

7.3 **50TH ANNIVERSARY CELEBRATIONS** 114

SUB-COMMITTEE NOTES FROM APRIL 24, 2025 (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

That Heritage Markham receive as information the update from the 50th Anniversary Sub-committee and the meeting notes from April 24, 2025.

7.4 SPECIAL EVENT

119

DOORS OPEN MARKHAM 2025 (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

That the memo on Doors Open Markham 2025 be received as information;

And that the following members volunteer to assist on the event day:

- (name)
- (name)

7.5 HERITAGE MARKHAM AWARDS OF EXCELLENCE 2025 (16.11)

124

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

That Heritage Markham receive as information the memo on the upcoming Awards of Excellence event.

8. PART SIX - NEW BUSINESS

9. ADJOURNMENT



Heritage Markham Committee Minutes

Meeting Number: 4
April 9, 2025, 7:00 PM
Electronic Meeting

Members	Councillor Reid McAlpine Councillor Karen Rea, Chair Councillor Keith Irish Ron Blake David Butterworth Richard Huang	Victor Huang Tejinder Sidhu Kugan Subramaniam Lake Trevelyan Vanda Vicars
Regrets	Steve Lusk	
Staff	Regan Hutcheson, Manager, Heritage Planning Peter Wokral, Senior Heritage Planner Evan Manning, Senior Heritage Planner	Rajeeth Arulanantham, Election & Committee Coordinator Jennifer Evans, Legislative Coordinator

1. CALL TO ORDER

Councillor Karen Rea, Chair, convened the meeting at 7:03 PM by asking for any disclosures of pecuniary interest with respect to items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business from Committee Members

That the April 9, 2025 Heritage Markham Committee agenda be approved.

Carried

3.2 MINUTES OF THE MARCH 12, 2025 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

See attached material.

That the minutes of the Heritage Markham Committee meeting held on March 12, 2025 be received and adopted.

Carried

4. PART TWO - DEPUTATIONS

There were no deputations.

5. PART THREE - CONSENT

5.1 COMMITTEE OF ADJUSTMENT APPLICATIONS

**DELEGATED APPROVALS BY HERITAGE SECTION STAFF
22 PARADISE AVENUE, MARKHAM VILLAGE; 9392 KENNEDY
ROAD, PART IV (16.11)**

File Numbers:

A/022/25

A/008/25

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham receive the information on Committee of Adjustment applications reviewed by Heritage Section staff on behalf of Heritage Markham under the delegated approval process.

Carried

5.2 BUILDING AND SIGN PERMIT APPLICATIONS

**DELEGATED APPROVALS BY HERITAGE SECTION STAFF
5560 14th Ave.; 61 Main St. N.; 75 Main St. N. (16.11)**

File Numbers:

AL 25 111507

SP 24 200253

SP 24 178401

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

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

Carried

5.3 MAJOR HERITAGE PERMIT APPLICATION

PROPOSED ENCLOSURE OF THE REAR PORCH

151 MAIN STREET, UNIONVILLE ("SAMUEL EAKIN HOUSE") (16.11)

File Number:

HE 25 111194

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed enclosure of the rear porch as detailed in the Major Heritage Permit application submitted for 151 Main Street.

Carried

6. PART FOUR - REGULAR

6.1 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

PROPOSED 2-STOREY REAR ADDITION AND SUNROOM

**293 MAIN STREET NORTH, MARKHAM VILLAGE HERITAGE
CONSERVATION DISTRICT (16.11)**

File Numbers:

MNV 24 195830

A/125/24

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, introduced the item as a variance application submitted to the Committee of Adjustment for 293 Main Street North, located within the Markham Village Heritage Conservation District. Mr. Wokral advised that the application proposes construction of a second-storey addition to the existing house, which would include a sunroom that provides shelter for car parking below.

Mr. Wokral outlined the variances required for the proposed addition, as detailed in the Staff memo, and noted the following: Heritage Section staff have no objections to the requested variances and recommends that the future Major Heritage Permit application be delegated to staff to address items such as conformity with bird-friendly design guidelines and modifications to the proposed glass railing.

The Committee made the following comments:

- Requested clarification regarding the design checklist (page 9), which notes that “paint colour has not yet been determined but will be reviewed and approved by the City.” The Committee asked whether this review would be handled by Heritage Section staff or if this will return to Heritage Markham Committee for approval. Staff confirmed that the paint colour will be reviewed and approved by Heritage Section staff, as it is recommended that review of the future Major Heritage Permit application be delegated to Staff.
- Inquired whether the applicant is proposing to pave additional area in the rear yard. Staff clarified that the area is already paved, and that the sunroom will be constructed above the existing pavement, providing shelter for the parking space underneath.

Recommendation:

THAT Heritage Markham has no objection to the requested variances from a heritage perspective to permit the construction of the proposed rear addition and sunroom at 293 Main Street North and delegates review of the future Major Heritage Permit application to the Heritage Section Staff, provided the proposed glass railing of the rear balcony is revised to a traditional wood or simple metal railing.

Carried

6.2 MAJOR HERITAGE PERMIT APPLICATION

PROPOSED RELOCATION AND RESTORATION OF THE SOMMERFELDT HOMESTEAD 10379 KENNEDY ROAD (16.11)

File Number:

HE 25 111626

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, introduced the item as one of two Major Heritage Permit Applications related to the Sommerfeldt Homes, and that this item concerns the restoration and relocation of the Sommerfeldt Homestead, located at 10379 Kennedy Road.

Mr. Wokral noted that the Heritage Markham Committee had previously reviewed the Draft Plan of Subdivision application for the property and supported the proposed relocation. Staff are now in receipt of the permit application for stabilization and restoration work required for the relocation of the dwelling (phase 1) and restoration work once the property has been relocated to its final site (phase 2).

Mr. Wokral advised that Staff have reviewed the detailed Conservation Plan submitted as part of the Major Heritage Permit application, and a summary of the proposed work is included in the Staff memorandum. Mr. Wokral also highlighted that the dwelling, is a solid brick house, which is currently covered in stucco. Heritage Section Staff prefer that the stucco be removed to restore the building to its original appearance, however this may not be feasible depending on how the stucco was applied. Staff would like to explore the feasibility of stucco removal and recommend that the Heritage Committee delegate approval of the application to Staff to determine whether the removal is feasible.

The Committee made the following comments:

- Requested clarification on the final location of the heritage building. Staff advised that the building will be placed along a window street facing Kennedy Road, maintaining the same orientation to Kennedy Road within the proposed development.

- Inquired about the process of stucco removal, including the associated costs, alternative options for the property owner, and to ensure that tests are done so that removal does not adversely impact the underlying masonry.

Mr. Wokral responded by clarifying the stucco removal process and noting that the successful removal of the stucco depends on how the stucco was originally installed. He explained that removing the stucco may result in damage to the underlying brick and mortar. As an example, Mr. Wokral referenced 4 Wismer Place in Markham Heritage Estates, where stucco was successfully removed and the before-and-after photos of that project were shared with the Committee.

Mr. Wokral advised that Staff will request that the applicant test stucco removal in a discreet location at the rear of the building to assess feasibility. Mr. Wokral further noted that since Staff are currently unaware of how the stucco was applied, delegating the final review of the application would allow Staff to make that determination based on the test results.

Recommendation:

THAT Heritage Markham encourages the applicant to explore the feasibility of the removal of the stucco treatment to expose the underlying brick of the Sommerfeldt Homestead and delegates final review of the application to the Heritage Section staff.

Carried

6.3 MAJOR HERITAGE PERMIT APPLICATION

PROPOSED RELOCATION AND RESTORATION PLAN 10411 KENNEDY ROAD ("GEORGE HENRY SOMMERFELDT SR. HOUSE") (16.11)

File Number:
HE 25 111633

Extracts:

R. Hutcheson, Manager, Heritage Planning
P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, introduced the item as a Major Heritage Permit application for the second Sommerfeldt House at 10411 Kennedy Road, noting that the scope of the application involves the relocation and restoration of the George Henry Sommerfeldt Senior House. Mr. Wokral advised that work will

progress in two phases. Stabilization of the property prior to relocation, including the historic one-storey tail at the rear of the building, constitutes the first phase while restoration work to be completed once the house is relocated to its final site constitutes the second phase.

Mr. Wokral further noted that the applicant has proposed to convert the historic one-storey addition into a garage. However, Heritage Section staff advise that the potential damage to the historic structure would be too significant and noted that the site plan provides ample space for a detached garage elsewhere on the property. Therefore, Staff recommend that the Heritage Markham Committee delegate authority to Heritage Section staff to work with the applicant for an appropriate detached garage/accessory building.

The Committee made the following comments:

- Requested clarification on whether the application includes approval for a front veranda, and whether the house originally had a veranda. Staff confirmed that a veranda is included in the proposed second phase of work. Staff also noted that house did originally have a veranda as the veranda scar is clearly visible, and that the original veranda had been removed many years ago based on archival photographs.

Recommendation:

THAT Heritage Markham supports the Major Heritage Permit application for the George Henry Sommerfeldt Sr. House at 10411 Kennedy Road and delegates final review of any heritage/development application required provided that the plans are revised to not convert the historic 1-storey wing into a garage and suggest that the site plan is revised to propose an appropriate detached garage/accessory building.

Carried

6.4 COMMITTEE OF ADJUSTMENT APPLICATION

7726 NINTH LINE ("TOMLINSON WORKERS' COTTAGE") (16.11)

File Number:

A/158/24

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, introduced this item as related to a Minor Variance Application for the removal and replacement of the Tomlinson Workers' Cottage at 7726 Ninth Line, located in the hamlet of Box Grove. Mr. Manning advised that the application contemplates the removal of the existing modified 19th century dwelling and its replacement with a new two-storey dwelling. Mr. Manning also noted that since the property is listed on the Heritage Register but is not contained within a Heritage Conservation District, Staff are only providing comments on the proposed demolition and not the requested variances.

Staff evaluated the property against the criteria contained within Ontario Regulation 9/06 to determine its cultural heritage significance and find that while it has some contextual value, Staff are of the opinion that it does not meet the requisite number of criteria to warrant designation. Staff, therefore, recommend that the Heritage Markham Committee does not object to the demolition of the dwelling and its removal from the Heritage Register.

The Committee made the following comments:

- Requested clarification on the heritage status of nearby properties within Box Grove.
- Noted that the property does not look like a heritage building and inquired if there are any archival photos of the building.
- Inquired if a future development application would also be reviewed by Heritage Section Staff given that the property is not contained within a Heritage Conservation District.

Mr. Manning responded to questions from the Committee confirming that there was one property on 9th Line and one property on 14th Avenue where Council did not issue a Notice of Intention to Designation (NOID) and advised that there are several other properties nearby that are protected under the Part IV of the Ontario Heritage Act. Mr. Manning also noted that the property is considered “adjacent” to a number of designated properties and that the Official Plan has policies that allow for Staff review of development applications on properties considered “adjacent” to designated properties to ensure there are no adverse impacts (“adjacent” in this context is defined as 60m in the Official Plan). Staff have used this policy to work with the applicant to improve the design of the proposed dwelling.

Recommendations:

THAT Heritage Markham does not consider 7726 Ninth Line as a significant cultural heritage resource and does not object to the future demolition of the existing dwelling.

AND THAT Heritage Markham has no comment on the requested variances.

Carried

6.5 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

PROPOSED SECOND STOREY ADDITION AND PORCH EXPANSION 117 ROBINSON STREET, MARKHAM VILLAGE (16.11)

File Number:

A/015/25

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, introduced the item as a Committee of Adjustment Variance Application for 117 Robinson Street. Mr. Manning advised that the variance for front yard setback reflects an existing condition while the variance for porch encroachment is required as the porch is proposed in what is considered the property's "side yard" in the Zoning By-law. Mr. Manning noted that Heritage Section staff have no objection to the variances from a heritage perspective, and noted that this application will return to the Heritage Markham Committee following the future submission of a Major Heritage Permit application.

Shane Gregory, representing the owner, was in attendance to respond to any comments or questions from the Committee.

The Committee made the following comments:

- Requested to see current and proposed images of this application when it returns to the Committee for approval of the design elements (Major Heritage Permit).

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed variances for front yard setback and porch depth at 117 Robinson Street.

Carried

6.6 EDUCATION/TRAINING

ONTARIO HERITAGE CONFERENCE 2025

JUNE 19-21, 2025 AT PICTON, ON (PRINCE EDWARD COUNTY) (16.11)

File Number:

N/A

Extract:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager of Heritage Planning, introduced this item as an information memo regarding the upcoming 2025 Ontario Heritage Conference in Picton, Ontario. Mr. Hutcheson noted that the Heritage Markham Committee has a training budget of \$2000 for anyone interested in registering, and that the early-bird registration deadline is on April 30th. Members of Committee were advised to contact Mr. Hutcheson if they are interested in attending the conference.

The Committee was also advised that accommodation opportunities were limited and costs can be expensive in Prince Edward County, and if interested in attending the conference, securing accommodation as soon as possible was suggested.

Recommendation:

THAT Heritage Markham receive as information the memo on the 2025 Ontario Heritage Conference.

Carried

6.7 REQUEST FOR FEEDBACK

POST-FIRE ENGINEERING REPORT

2730 ELGIN MILLS ROAD EAST (16.11)

File Number:

N/A

Extract:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Regan Hutcheson, Manager of Heritage Planning, introduced this item as related to an engineering report for the "Christian Heise House" located at 2730 Elgin Mills Road prepared following significant fire damage to the property on February 9, 2025. Mr. Hutcheson advised the Committee that the applicant had

reached out to Staff requesting a two-month deferral of the item in order to conduct further structural assessment. Staff are recommending that the Heritage Markham Committee defer the item until the next Heritage Markham Committee meeting on May 14th, 2025.

The Committee made the following comments on the deferral of the item:

- Requested clarification on whether the motion to defer the item needs to include the consideration of costs for addressing and remediating the structural issues.
- Requested clarification on whether the property was insured.

Mr. Hutcheson clarified that it would be beneficial to have the owner include the appropriate costs along with the strategy to address or remediate the property but this would not be the basis for the Heritage Markham Committee to consider retaining or demolishing the property. Mr. Hutcheson also advised that the detailing of costs would help determine how any identified issues were costed and the method of calculation. Staff are unaware if the property was insured or not.

Recommendation:

THAT consideration of the condition of the fire-damaged dwelling at 2730 Elgin Mills Road be deferred for one month and the owner advised that if further assessment is to be undertaken, it not only considers the dwelling's structural condition but also how any structural issues could be addressed/remedied to retain the house and any associated order of magnitude costs.

Carried

Committee did not vote on the following recommendation:

Recommendation:

THAT from a heritage perspective, Heritage Markham recommends that the owner of the Chrisitan Heise House perform the stabilization measures outlined in the engineer's report, proceeding with the caution and prioritization of worker safety, so that the Christian Heise House can be stabilized, restored to safe condition, and relocated intact as proposed by the approved Plan of Subdivision application.

7. **PART FIVE - STUDIES/PROJECTS AFFECTING HERITAGE RESOURCES - UPDATES**

Update to Markham Village Heritage Conservation District Plan (2024-2025)

Regan Hutcheson, Manager of Heritage Planning, provided a status update on the Markham Village Heritage Conservation District Plan Update, noting that it is currently going through the Request for Proposal (RFP) stage. Staff are in receipt of a number of responses and are currently evaluating the submissions and hope to advance the project shortly.

Unionville Streetscape Detailed Design Project (2024-2025)

Councillor Reid McAlpine provided an update on the Main Street Unionville Streetscape Project, advising that construction began this week with no through traffic permitted on Main Street, though the area remains open to pedestrians. Councillor McAlpine encouraged Heritage Markham Committee members to continue patronizing the local businesses.

The Committee suggested that additional signs indicating parking locations, particularly for traffic coming from the west, should be posted. The Committee noted that signs indicating “businesses are open” may not be sufficient to encourage people to visit Main Street. The Committee also inquired if there are any current parking restrictions or access limitations related to Main Street. Committee members were encouraged to spread the word, and Councillor Rea, the Chair, advised that messaging will be included in the Heritage Newsletter.

7.1 SPECIAL EVENTS

50th ANNIVERSARY CELEBRATIONS

SUB-COMMITTEE NOTES FROM MARCH 20 (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Lake Trevelyan, Chair of the 50th Anniversary Sub-Committee, provided an update on event planning as discussed during the March 20th Sub-Committee meeting. Mr. Trevelyan advised that planning of the events is progressing well and that more updates will be provided to the Heritage Markham Committee after their next meeting. Mr. Trevelyan also noted that the next decision would be determining the event budget and available funds.

Councillor Karen Rea, the Chair, mentioned that a possible refreshment sponsorship has been secured for the event. The Committee also requested that the event dates listed in the memorandum be opened to the entire group for volunteer opportunities.

Recommendation:

THAT Heritage Markham Committee receive as information the 50th Anniversary Sub-Committee Notes from March 20, 2025.

Carried

8. PART SIX - NEW BUSINESS

There was no new business.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 7:54PM.



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: May 14, 2025

SUBJECT: Minor Heritage Permit Applications
 Delegated Approval by Heritage Section Staff
 1 George Street, Markham Village
 12 Dryden Court, Markham Village
 2 Aileen Lewis Court, Markham Heritage Estates

Files: 25 114207 HE, 25 116979 HE, 25 117460 HE

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

Address	Permit Number	Work to be Undertaken
1 George Street (MVHCD)	25 114207 HE	Installation of new wood doors
12 Dryden Court (MVHCD)	25 116979 HE	Replacement of aluminium soffits, aluminium fascia, and gutters
2 Aileen Lewis Court (Part IV)	25 117460 HE	Installation of a white picket fence

Suggested Recommendation for Heritage Markham

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

File Path: Q:\Development\Heritage\SUBJECT\Heritage Permits Monthly Delegated Approvals\2025\HM May 2025



MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: May 14, 2025

SUBJECT: Delegated Approvals
Building and Sign Permits Approved by Heritage Section Staff

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

Address	Permit Number	Work to be Undertaken
10 Centre St. (MVHCD)	SP 25 114472	New wall and projecting sign
4340 Hwy. 7 E. (UHCD)	SP 24 187756	New wall sign
43 Main St. N. (MVHCD)	SP 25 115482	New wall signs
152 Main St. N. (MVHCD)	SP 25 113674	New wall signs
75 Main St. N. (MVHCD)	SP 24 175220	New wall sign
158 Main St. N. (MVHCD)	SP 23 149727	Wall sign

Suggested Recommendation for Heritage Markham

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

File: 10 Centre St., 4340 Hwy. 7 E., 43 Main St. N., 152 Main St. N., 75 Main St. N., 158 Main St. N.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: May 14, 2025

SUBJECT: Official Plan Amendment Application
5616 Major Mackenzie Drive East ("Upper Markham Village Secondary Plan")

FILE: 24 200026 PLAN

Property/Building Description: Occupied/vacant dwellings and agricultural buildings

Use: Primarily agricultural

Heritage Status: There are seven (7) municipally-recognized heritage resources within the boundaries of the proposed Upper Markham Village ("UMV") Secondary Plan area.

Application/Proposal

Official Plan Amendment (OPA)

- The City has received an OPA application for the area generally bound by Major Mackenzie Drive to the south, McCowan Road to the west, Elgin Mills Road to the north, and Highway 48 to the east. The address referenced in the memo title is a convenience address for the OPA application. Note that the northeast portion of this quadrant is excluded from the proposed UMV Secondary Plan. Refer to Appendix 'A' for a map of the proposed Secondary Plan area.
- The proposed UMV Secondary Plan designates lands for primarily residential uses, incorporating required community facilities such as schools and parks, opportunities for local and community retail, and integrated open space and transportation systems. The Secondary Plan also designates natural heritage lands for protection from development and provides policy direction with respect to matters related to the Greenway System in the concession block including direction to respond to road linkages and the conceptual location of stormwater management facilities.

Heritage Resources

As noted above, there are seven (7) municipally-recognized heritage properties contained within the UMV lands. Below is a list of the properties along with their heritage status (refer to Appendix 'B' for images of the resources):

- **Part IV Properties:**
 - 10159 McCowan Road ("Haacke-Warriner Farmhouse")
 - 10387 McCowan Road ("The Thomas Peach House")

- 10062 Highway 48 (“The John Koch House/formerly The Jacob Wideman House”) – approved by Council in 2022 for relocation to Markham Heritage Estates but not yet relocated
- Listed Properties:
 - 10535 & 10537 McCowan Road (“Joseph & Mary Steckley Houses”)
 - 10131 Highway 48 (“Ramer-Burkholder House”)
 - 10224 Highway 48 (“Christian and Nancy Hoover House”)
 - 5480 Major Mackenzie Drive (“William and Elizabeth McLaughlin House”)

Legislative/Policy Context

Ontario Heritage Act

- Section 29(1.2) of the Ontario Heritage Act now restricts Council’s ability to issue a Notice of Intention to Designate (“NOID”) to a 90-day window after an application for a prescribed event (i.e. Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications) has been deemed complete. The OPA application for the UMW was deemed complete on February 11, 2025 resulting in a decision deadline of May 12, 2025.
- Should Council not issue a NOID within 90 days, it loses the ability to do so until the application process is complete (e.g. Council renders a decision on the relevant application, or an order is issued by the OLT in the event of an appeal). Inaction within the 90-day window poses a threat to heritage resources through either significant alteration or demolition.

City of Markham Official Plan (2014)

- Chapter 4.5 of the Official Plan (“OP”) contains policies concerning cultural heritage resources. The following are relevant to this OPA application:
 - Concerning the identification and recognition of **cultural heritage resources**, Chapter 4.5.2.4 of the OP states that it is the policy of Council:

*To ensure consistency in the identification and evaluation of **cultural heritage resources** for inclusion in the **Register of Property of Cultural Heritage Value or Interest** and/or for individual property designation, by utilizing the criteria for determining **cultural heritage** value or interest established by provincial regulation under the Ontario Heritage Act and criteria included in Markham’s Heritage Resources Evaluation System.*
 - Concerning the protection of **cultural heritage resources**, Chapter 4.5.3.2 of the OP states that it is the policy of Council:

*To give immediate consideration to the designation of any **significant cultural heritage resource** under the Ontario Heritage Act if that resource is threatened with demolition, inappropriate alterations or other potentially adverse impacts.*

Staff Comment

Secondary Plan Policies

- Heritage Section staff (“Staff”) propose to include policies within the proposed UMV Secondary Plan to ensure the long-term conservation of heritage resources and their successful incorporation into future development. These are standard policies that Staff have included in several recently approved Secondary Plan areas such as the Robinson Glen Secondary Plan. Refer to Appendix ‘C’ for an example of these policies.

Designation of Listed Properties

- In response to the NOID deadline triggered by the OPA application, Staff have commenced with the designation process for the most significant cultural heritage resources within the UMV lands. Upon completion of the OPA application process, Staff will determine whether to recommend designation of the remaining listed properties within the UMV lands.
- At its meeting on April 22, 2025, Council adopted Staff recommendations to issue a NOID for the following properties within the UMV lands:
 - 10224 Highway 48 (Ward 6): “Christian and Nancy Hoover House”
 - 10535 & 10537 McCowan Road (Ward 6): “Joseph & Mary Steckley Houses”
- Council adoption of designation by-laws for these properties is anticipated in Fall 2025.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the Official Plan Amendment application for Upper Markham Village provided that appropriate cultural heritage policies are included in a future Secondary Plan such as those included in the Robinson Glen Secondary Plan;

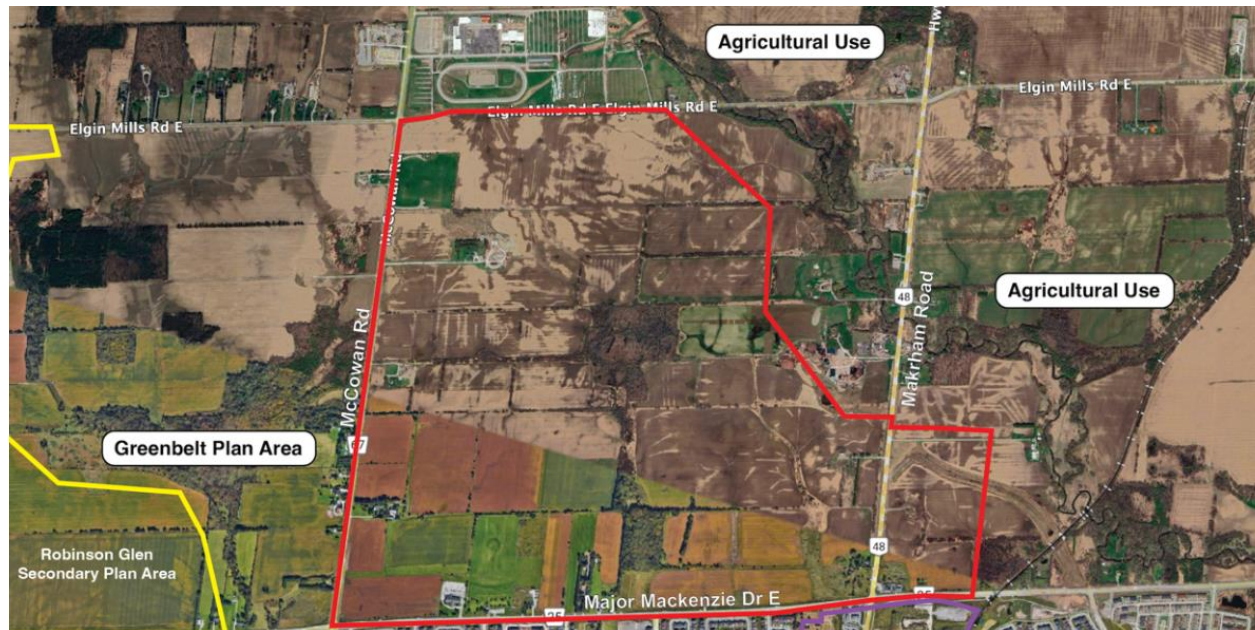
AND THAT Heritage Markham reiterates its support for designation of significant cultural heritage resources within the proposed Upper Markham Village Secondary Plan area.

ATTACHMENTS:

Appendix ‘A’	UMV Secondary Plan Maps
Appendix ‘B’	Photographs of Heritage Resources within the UMV Secondary Plan
Appendix ‘C’	Cultural Heritage Policies from the Robinson Glen Secondary Plan

Appendix 'A'

UMV Secondary Plan Maps



Proposed boundary of the UMV Secondary Plan outlined in red (above) and proposed Land Use Map (below) (Source: Applicant)

Appendix 'B'

Photographs of Heritage Resources within the UMV Secondary Plan

Designated Properties

10159 McCowan Road ("Haacke-Warriner Farmhouse")



10387 McCowan Road ("The Thomas Peach House")



10062 Highway 48 ("The John Koch House/Formerly The Jacob Wideman House")



Listed Properties

10535 & 10537 McCowan Road ("Joseph & Mary Steckley Houses")



10131 Highway 48 ("Ramer-Burkholder House")



10224 Highway 48 ("Christian and Nancy Hoover House")



5480 Major Mackenzie Drive ("William and Elizabeth McLaughlin House")



Appendix 'C'

Cultural Heritage Policies from the Robinson Glen Secondary Plan

5.4 Cultural Heritage Resources

Seven residential properties within the Robinson Glen Secondary Plan Area are either designated or listed on the City's *Register of Property of Cultural Heritage Value or Interest*, together with the Pingle Farm Cemetery. The City's objective is to *conserve*, enhance and restore *significant cultural heritage resources* including *built heritage resources*, *archaeological resources* or *cultural heritage landscapes* that are valued for the important contribution they make to understanding the history of a place, event or a people, according to the policies of Section 4.5 of the Official Plan.

It is the policy of Council:

- 5.4.1 That consideration of *cultural heritage resources* within the Robinson Glen Secondary Plan Area shall be consistent with Section 4.5 of the Official Plan, and the policies of this Secondary Plan.
- 5.4.2 That the *cultural heritage resources* contained in the City's *Register of Property of Cultural Heritage Value or Interest* within the Robinson Glen Planning Area are identified in Appendix 2 – Cultural Heritage Resources.
- 5.4.3 That the retention and/or relocation of *cultural heritage resources* where required by Section 4.5 of the Official Plan will be considered in accordance with Section 4.5.3.12 and 4.5.3.13 of the Official Plan, and reflected in the Community Design Plan required in Section 6.2 of this Secondary Plan.
- 5.4.4 To ensure that development of a *significant cultural heritage resource* itself, or development on *adjacent lands* is designed, sited or regulated so as to protect and mitigate any negative visual and physical impact on the *heritage attributes* of the resource, according to policy 4.5.3.11 of the Official Plan, including considerations such as scale, massing, height, building orientation and location relative to the resource. The strategy for integrating *cultural heritage resources* where required shall be outlined in the Community Design Plan.
- 5.4.5 To impose the following conditions of approval on development or *site alteration* containing a *cultural heritage resource* in addition to those provided in Section 4.5 of the Official Plan, where it has been determined appropriate subject to the policies in Section 4.5 of the Official Plan to retain a *cultural heritage resource*:
 - a) securement of satisfactory financial and/or other guarantees to restore a *culture heritage resource* or reconstruct any *cultural heritage resources* damaged or demolished as a result of new development;
 - b) obtaining site plan control approval and a site plan agreement for the *cultural heritage resource* including the implementation of a restoration plan for the heritage building;
 - c) requiring provisions in offers of purchase and sale which give notice of the *cultural heritage resource* on the property; and
 - d) requiring the commemoration of the *cultural heritage resource* through the provision and installation of an interpretive plaque, in a publicly visible location on the property (i.e., Markham Remembered Plaque).



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager, Heritage Planning

DATE: May 14, 2025

SUBJECT: Legislation
Proposed Changes to the Ontario Heritage Act
Protect Ontario by Unleashing Our Economy Act, 2025 (Bill 5)

Issue: Protect Ontario by Unleashing Our Economy Act, 2025 (Bill 5)

Background:

- Protect Ontario by Unleashing Our Economy Act, 2025 (Bill 5) was introduced on April 17, 2025 and the commenting deadline is May 17, 2025
- Proposes changes to 8 statutes and the creation of 2 new statutes, including proposals to further revise the Ontario Heritage Act

Status/ Staff Comment

Proposed legislative amendments to the *Ontario Heritage Act* (OHA) primarily involve enforcement and compliance with respect to the protection of artifacts and archaeological sites which largely affect archaeological consultants, how they conduct their practices, and provision of authority for the province to intervene when necessary. Staff have no comment on these changes.

Exempting archeological requirements poses a risk on unknown buried archaeological resources

There is a concern regarding a proposed amendment - section 66.1(1) that would allow a site to be exempted from archaeological requirements by the province where it could potentially advance specified provincial priorities such as transit, housing, health and long-term care, and infrastructure. This proposal is not supported due to the potential risk and impact this could have on unknown buried archaeological resources. Sites that have been identified as possessing 'archaeological potential' using the province's Checklist for Determining Archaeological Potential or identified in a document such as the York Region archaeological management plan should not be exempted from assessment as it could lead to serious archaeological matters having to be addressed during actual development. The province appears to have recognized the risk as it has included an immunity provision within the proposed exemption authority.

Heritage staff has provided the following recommendation as part of the staff report on Bill 5

That the proposed new authority in Section 66.1(1) enabling the province to provide exemptions from archaeological requirements not be supported due to the potential risk and impact this could have on unknown buried archaeological resources, especially those that are identified as possessing 'archaeological potential'.

Prosecutions for all offences pursuant to the *Ontario Heritage Act*

From a prosecution perspective related to any offences committed pursuant to the OHA, the proposed amendment to section 69.1 of the OHA, if passed, appears to add certainty and is welcomed. Section 69.1 would set a two-year limitation period to commence a legal proceeding from when the offence first comes to the attention of a provincial offences officer. As the current OHA does not contain any explicit limitation period, by default, the limitation period is six months after the date on which the offence was or is alleged to have been committed under the *Provincial Offences Act* which is often difficult to establish.

Also related to prosecutions, new section 69.2 is supported as it would authorize court orders to prevent, eliminate or ameliorate damage connected to the commission of an offence. The court that convicts a person of an offence under this Act, in addition to any other penalty imposed by the court, may order the person to,

- (a) take such action as the court directs within the time specified in the order to prevent, eliminate or ameliorate damage that results from or is in any way connected to the commission of the offence; or
- (b) comply with any order, direction or other requirement issued under this Act to the person in relation to damage that results from or is in any way connected to the commission of the offence.

Heritage staff has provided the following recommendation as part of the staff report

That Sections 69.1 and 69.2, which provide positive improvements to prosecutions for all offences pursuant to the OHA, be supported.

Suggested Recommendation for Heritage Markham

That Heritage Markham receive as information the memo on proposed changes to the Ontario Heritage Act as part of the Protect Ontario by Unleashing Our Economy Act, 2025 (Bill 5);

And That Heritage Markham recommends:

- That Council support the recommendation that the proposed new authority in Section 66.1(1) enabling the province to provide exemptions from archaeological requirements not be supported due to the potential risk and impact this could have on unknown buried archaeological resources, especially those that are identified as possessing 'archaeological potential';
- That Council support the recommendation that Sections 69.1 and 69.2, which provide positive improvements to prosecutions for all offences pursuant to the *Ontario Heritage Act*.

File:

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MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: May 14, 2025

SUBJECT: The Lieutenant Governor's Ontario Heritage Awards
Ontario Heritage Trust (OHT)
Thomas Symons Award for Commitment to Conservation for 2024
Regan Hutcheson

Regan Hutcheson, Manager, Heritage Planning is the recipient of the Thomas Symons Award for Commitment to Conservation as part of the Lieutenant Governor's Ontario Heritage Awards.

Background:

- The Lieutenant Governor's Ontario Heritage Awards were established in 2006 in partnership with the Ontario Heritage Trust (OHT) to recognize individuals and groups who have made outstanding contributions to conserve Ontario's heritage.
- The **Thomas Symons Award for Commitment to Conservation** recognizes an individual who has made defining contributions to heritage conservation **throughout their professional careers**. One award is granted annually. The successful candidate must meet the following criteria:
 - have made exceptional professional contributions to heritage conversation over the course of their career
 - be a resident of Ontario
 - have demonstrated:
 - leadership
 - commitment
 - creativity
 - positive impact on the community, region or province
 - good conservation practices

Comment:

- Nominated by the City of Markham, Regan received the award from the Honourable Edith Dumont, Lt. Governor of Ontario at a ceremony held at Queen's Park on Friday April 25, 2025.
- Mayor Frank Scarpitti, CAO Andy Taylor and Senior Heritage Planners Peter Wokral and Evan Manning were guests in attendance along with members of Regan's family.

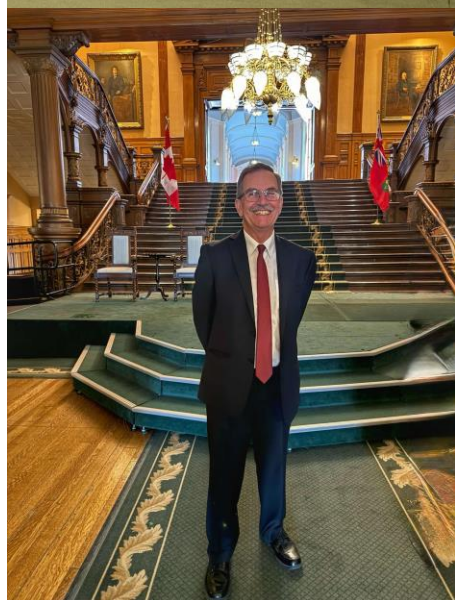
- See Attachment for the OHT Award Recipients Release as well as some photos from the event.

Suggested Recommendation for Heritage Markham

That Heritage Markham receive as information the memo regarding Markham's Manager of Heritage Planning receiving the Thomas Symons Award for Commitment to Conservation as part of the 2024 Lieutenant Governor's Ontario Heritage Awards.

File:

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Attachment 'A' – OHT Release**Thomas Symons Award for Commitment to Conservation:****Regan Hutcheson**

Regan Hutcheson is a cornerstone of heritage preservation in Ontario, managing the City of Markham's Heritage Planning Department for 35 years, and shaping the city into a model for heritage conservation. His work balances conservation with new development, with his influence extending beyond Markham, as he is frequently consulted by municipalities across the province. Regan spearheaded the creation of innovative heritage policies, including financial incentive programs. His contributions include efforts to preserve historical buildings through initiatives like Markham Heritage Estates as well as the establishment of new Heritage Conservation Districts, designation of over 100 properties, and projects like the Stiver Mill restoration and the Unionville Heritage Conservation District Plan. Regan's commitment to the field has made a lasting impact on the preservation of Ontario's built and cultural heritage.



Regan Hutcheson



MEMORANDUM



TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager, Heritage Planning

DATE: May 14, 2025

SUBJECT: Ontario Heritage Conference 2025
Attendance by Kugan Subramaniam

Project: Ontario Heritage Conference 2025
Attendance by a Heritage Markham Member

Background:

- Heritage staff enquired at the April Heritage Markham meeting whether any member was interest in attending the upcoming Ontario Heritage Conference in Picton/Prince Edward County in June.
- After the meeting, Kugan Subramaniam indicated his interest in attending to represent the Committee.
- Given that the early bird registration deadline was at the end of April, staff contacted members by email to secure the committee's agreement in principle with his attendance and the cost expenditure. A majority of members of the committee responded, all in support. This allowed Kugan to register and secure accommodation in April.
- Staff noted a recommendation would need to be formally approved at the May 14th meeting.
- In the past, the Committee has supported covering the cost of conference registration, mileage and accommodation to an upset limit. It often depends on how many people wish to attend the conference or training, and how much budget is available. The HM Budget 2025 indicated a training component of \$2,000.

Status/ Staff Comment

- For the PEC 2025 conference, most of the food is included with registration (Friday breakfast- coffee/tea, muffins and fruit, Lunch (Included) and Gala Dinner). Meals (breakfast and Lunch) for Saturday are not included in the registration cost as the sites are located at various locations. Main costs include:

- Mileage costs- effective March 1, 2025, the City's current kilometric reimbursement rate is \$0.72/km. Markham to Picton and return – 205 km x 2 x 0.72 = \$295.
- Registration - \$300 plus small ticketing fee
- Accommodation – one night (Friday) assuming you drive down early in the morning - \$250
- Estimated costs: \$850.00

Suggested Recommendation for Heritage Markham

THAT Kugan Subramaniam, be authorized to attend the Ontario Heritage Conference 2025 in Prince Edward County (June 19-21) to represent the Heritage Markham Committee and be reimbursed for registration, mileage and accommodation to an upset limit of \$850 from the 2025 Heritage Markham budget (Technical Workshops- Training for Volunteers).

File:

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MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: May 14, 2025

SUBJECT: Official Plan Amendment & Zoning By-law Amendments Applications
4261 Highway 7 East

FILE: 25 110915 PLAN

Property/Building Description: One-storey plaza with surface parking (“Shoppes of Unionville”)

Use: Commercial

Heritage Status: 4261 Highway 7 East is not municipally recognized for its cultural heritage value but is considered *adjacent* (within 60m) of the western boundary of the Unionville Heritage Conservation District (the “UHCD” or the “District”).

Application/Proposal

Official Plan Amendment (OPA) & Zoning By-law Amendment (ZBA)

- The City has received concurrent OPA and ZBA applications for the property municipally known as 4261 Highway 7 East (the “Development Site”). Refer to Appendix ‘A’ for location maps.
- The applicant is proposing a mixed-use complex consisting of two towers of 30 and 35-storeys located at the southern end of the Development Site joined to an 8-storey podium fronting Highway 7. Refer to Appendix ‘D’ for a copy of the site plan and elevation drawings of the proposed development.
- The OPA and ZBA applications are required to permit the proposed height and density.

Context

- The Development Site is located on the south side of Highway 7 and is bound by a Metrolinx-owned rail corridor to the east, the Rouge River to the south, vacant residential properties to the west, and a mixture of residential and institutional properties to the north.
- While the Development Site is considered *adjacent* to the UHCD as defined in the City of Markham Official Plan (2014), it is not contiguous with any property designated under either Part IV or Part V of the Ontario Heritage Act.

Policy Direction

UHCD Plan & City of Markham Official Plan

- While the UHCD Plan does not contain policies or guidelines concerning new construction adjacent to the District, Section 4.5.1.1 of the 2014 Official Plan (the “OP”) directs Staff to review any application for development approval on lands adjacent to *cultural heritage resources* to maintain the integrity of those resources. This review includes Minor Variance applications;
- Section 4.5.3.3 of the OP notes it is the policy of Council “to ensure that development that directly affects a *cultural heritage resource* itself and *adjacent lands*, is designed, sited or regulated so as to protect and mitigate any negative visual or physical impact on the heritage attributes of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource”;
- Section 4.5.3.11 of the OP indicates that the municipality will review applications for *development approval* and *site alteration* on *adjacent lands* to an individually designated property or a heritage conservation district to require mitigative measures and/or alternative development approaches in order to conserve the *heritage attributes* affected. This review may include measures to ensure compatibility with the characteristics, context and appearance of the *heritage attributes* affected”.

Main Street Unionville Community Vision Plan, 2015 (“Vision Plan”)

- The Vision Plan presents concepts for enhancing the historic Unionville community unfolding in a series of focus areas and themes including the Highway 7 corridor within the UHCD. There are no guidelines provided regarding adjacent areas.
- The plan for Highway 7 indicated redevelopment potential of mixed-use buildings (retail with office or residential above) with preferred heights of 2.5 to 3.5 storeys in the east with a possible 4-5 storeys near the railway tracks.

Staff Comment

- Heritage Section staff (“Staff”) have reviewed the OPA and ZBA applications and find that the proposed development does not have an adverse impact on the cultural heritage value of the UHCD (refer to Appendix ‘D’ for a description of the “District Character” excerpted from Section 2.1 of the UHCD Plan).
- This Staff position is supported by the absence of heritage resources contiguous with the Development Site, the suburban character of Highway 7 within and adjacent to the UHCD, the existence of the rail corridor separating the Development Site from the UHCD, and the absence of policies and guidelines within the UHCD Plan concerning new construction on lands considered *adjacent* to the District.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no comment from a heritage perspective on the Official Plan and Zoning By-law Amendment applications for 4261 Highway 7 East.

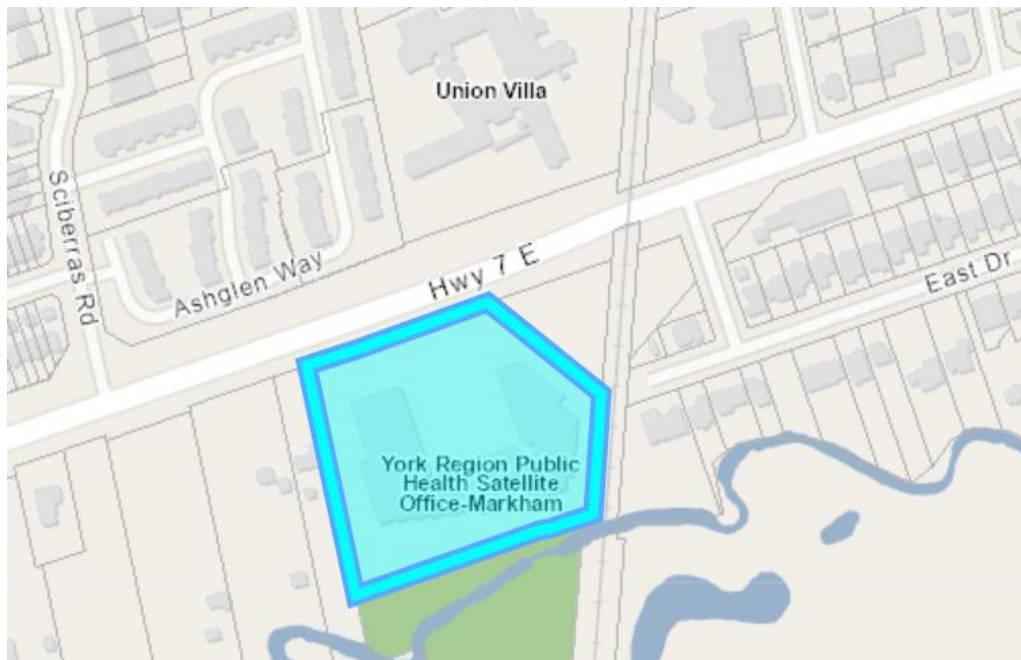
ATTACHMENTS:

Appendix 'A'	Location Maps
Appendix 'B'	Images of the Development Site
Appendix 'C'	UHCD District Character
Appendix 'D'	Proposed Site Plan and Building Elevations

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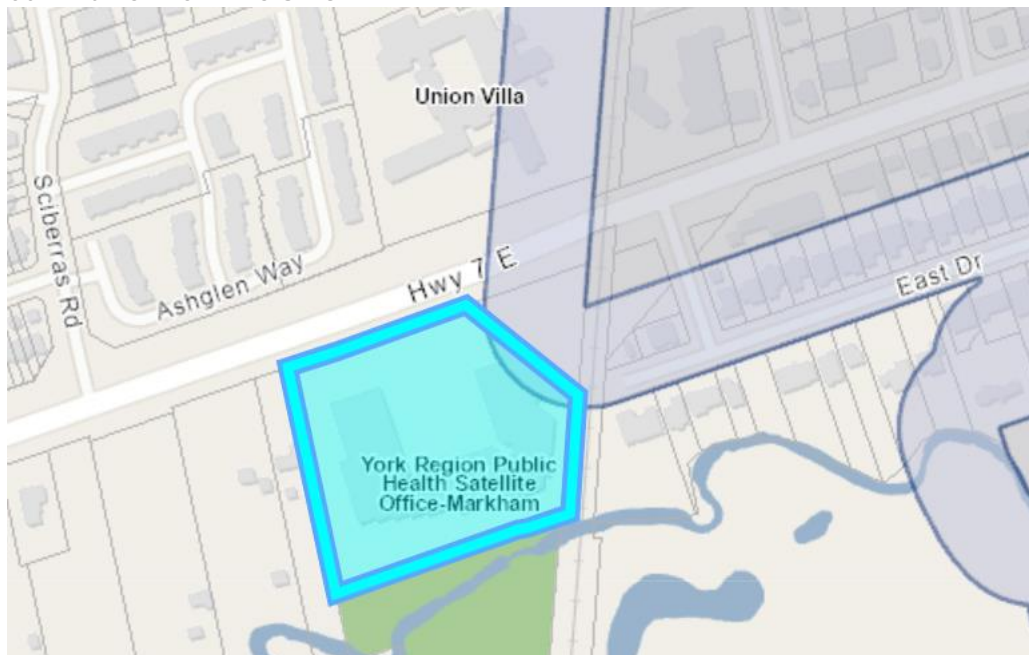
Appendix 'A'

Location Maps



The Development Site (outlined in blue) (Source: City of Markham)

60m Buffer from the UHCD



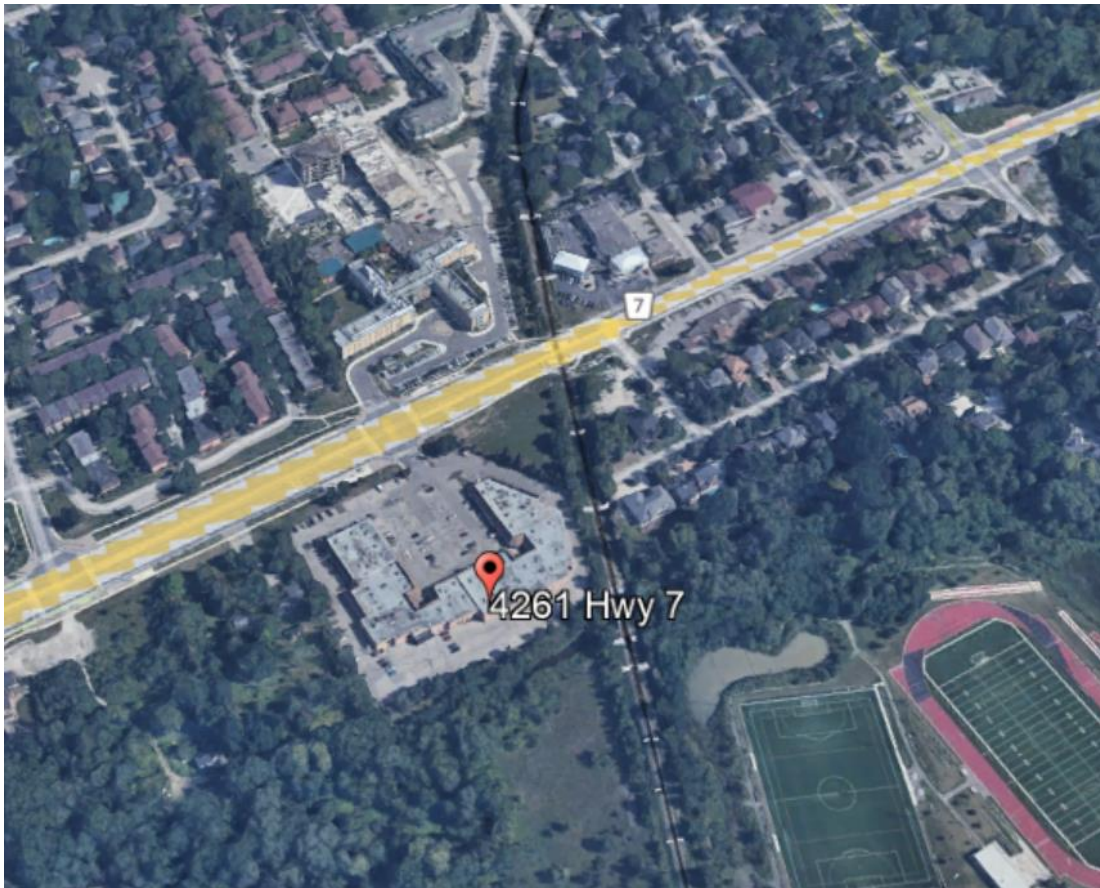
(Source: City of Markham)

Appendix 'B'

Images of the Development Site



The Development Site as seen from Highway 7 (Source: Google)



An aerial image of the Development Site (Source: Google)

Appendix 'C'

UHCD District Character

2.1 District Character

The Unionville Heritage Conservation District retains many aspects of a nineteenth century rural Ontario village.

Most buildings date from the latter half of the nineteenth century. There are also some Georgian, Regency, and early twentieth-century buildings and some more recent structures. Historically and architecturally significant buildings of both wood and brick construction survive. The southern portion of the District is predominantly residential. The northern portion contains the typical nineteenth century village features of a blacksmith shop, hotel, train station, a number of stores and three churches.

The crooked main street - a rarity among Ontario's straight line surveys - is lined with a compact arrangement of detached, well-preserved houses and other buildings on deep lots. Many of the houses north of Victoria Avenue have been converted to commercial use. On the east side of Main Street, the properties slope down to the Rouge River flood plain.

Even with conversions and intensification, the commercial section of Main Street retains its former residential scale and ambience which lends much to its attractiveness and character. This is further intensified by the delicate relationship between the buildings and the open space between, behind and particularly in front of the structures.

The flood plain, an important natural resource in the region, is abundantly treed as are some of the District's residential streets. Well-tended gardens and flowering shrubs accent the area's historical architecture. An absence of curbs and gutters along a number of streets, reinforces the village appearance. A complete analysis of the District's history and character can be found in the District Study published under separate cover.



Main Street Unionville, c.1897



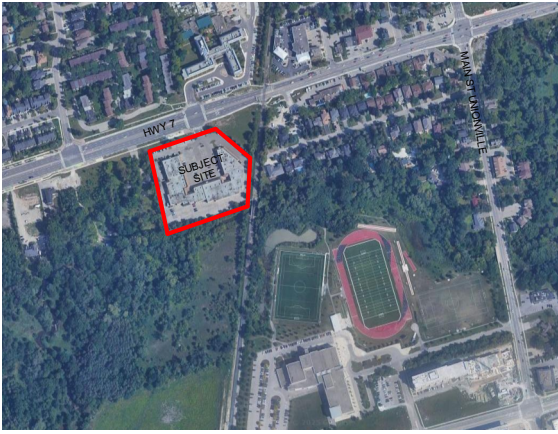
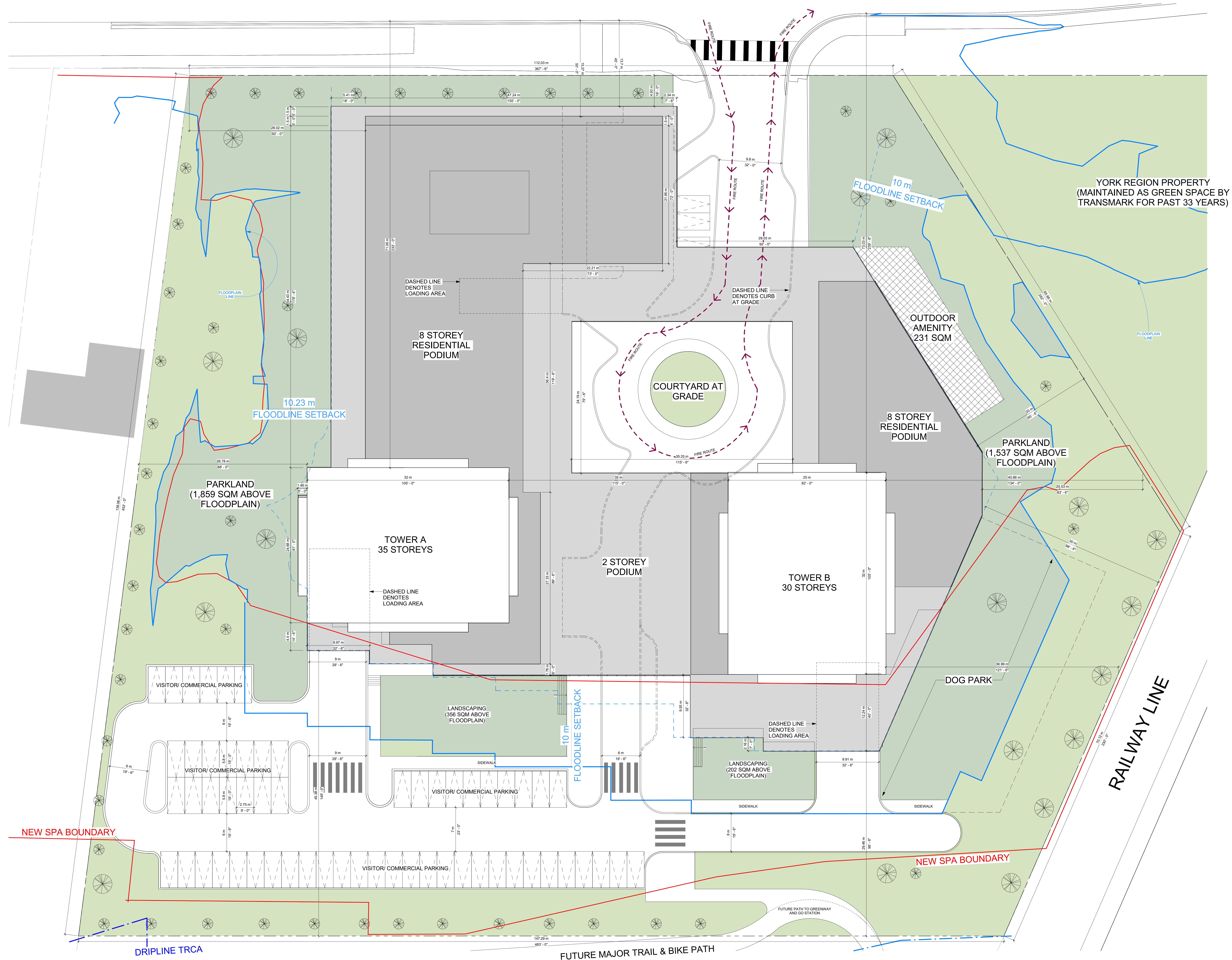
Main Street Unionville, 1997

Appendix 'D'

Proposed Site Plan and Elevation Drawings

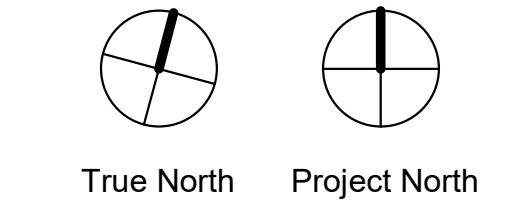
HWY 7

HWY 7



KEY PLAN
1: 50

- General Notes
- 1. ALL DIMENSIONS IN MILLIMETRES.
 - 2. VERIFY ALL DIMENSIONS.
 - 3. DO NOT SCALE DRAWINGS.
 - 4. CHECK DRAWINGS AGAINST SPECIFICATIONS.
 - 5. USE THE LATEST REVISED DRAWINGS ONLY.
 - 6. REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS, TO THE ARCHITECT BEFORE PROCEEDING.
 - 7. DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND MUST BE RETURNED UPON COMPLETION OF WORK.



8	Issued for OP & ZA	2024-02-13
	Amendments	
7	Revised by SSA	2024-11-27
No	Issue	Date
.		

SSA Scott Shields Architects Inc.
317 King Street West, Toronto, Ontario M5V 1J5
T +1 416-924-2177 F +1 416-924-7398
scottshields.ca

Project
**SHOPPES OF
UNIONVILLE**

Drawing

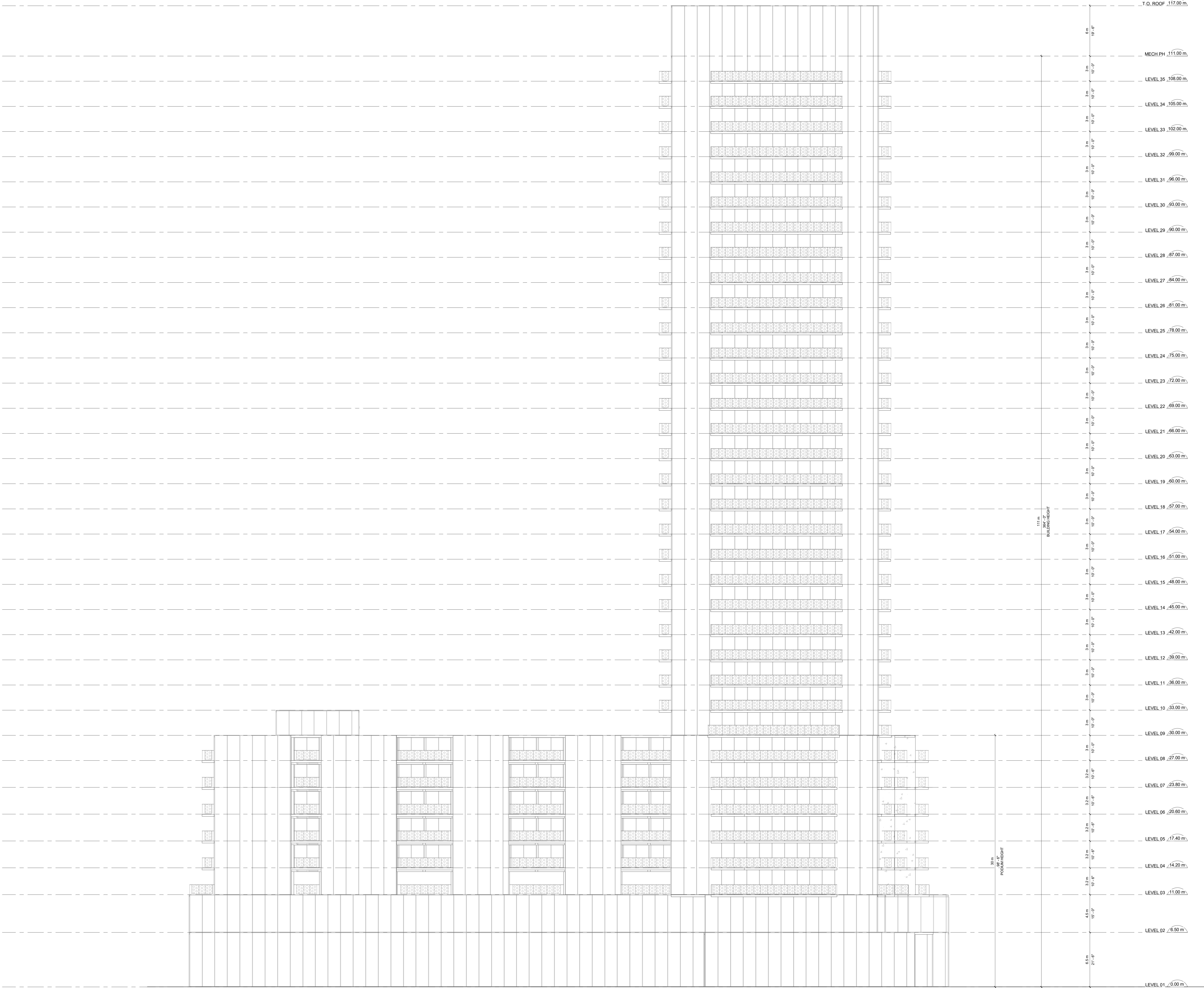
SITE PLAN

Project number	278.01
Date	2023-03-03
Drawn by	RC, AS
Checked by	DS

A1.3

Scale As indicated

SITE STATISTICS	
ZONING	MC-D2 / MUHR1
LOT AREA	20,347 sq.m. (112,033 sq.ft.)
LOT FRONTAGE	112.03 m (367' - 0")
LOT COVERAGE	72.181 sq.m. (357%)
GROSS FLOOR AREA	7,457 sq.m. (36,586 sq.ft.)
FLOOR AREA RATIO	36.586%
SETBACKS	
FRONT YARD (NORTH)	4.93 m (16' - 2")
REAR YARD (SOUTH)	29.46 m (96' - 8")
SIDE YARD (EAST)	20.00 m (65' - 6")
SIDE YARD (WEST)	26.78 m (87' - 9")
PARKING	570
RESIDENT	130
VISITOR/COMMERCIAL	130
LANDSCAPING AREA	7,456.94 sq.m. (36,885 sq.ft.)
SOFT LANDSCAPING	5,373.06 sq.m. (28,541 sq.ft.)
HARD LANDSCAPING	2,083.88 sq.m. (10,000 sq.ft.)



General Notes

1. ALL DIMENSIONS IN MILLIMETRES.
2. VERIFY ALL DIMENSIONS.
3. DO NOT SCALE DRAWINGS.
4. CHECK DRAWINGS AGAINST SPECIFICATIONS.
5. USE THE LATEST REVISED DRAWINGS ONLY.
6. REPORT ANY DISCREPANCIES, DISCOVERED ERRORS OR OMISSIONS, TO THE ARCHITECT BEFORE PROCEEDING.
7. DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND MUST BE RETURNED UPON COMPLETION OF WORK.

8 Issued for OP & ZA 2024-02-13
Amendments

6 Revised by SSA 2024-11-07

No	Issue	Date
-		

SSA Scott Shields Architects Inc.
317 King Street West, Toronto, Ontario M5V 1J5
T +1 416-924-2177 F +1 416-924-7398
scottarch.ca

Project
**SHOPPES OF
UNIONVILLE**

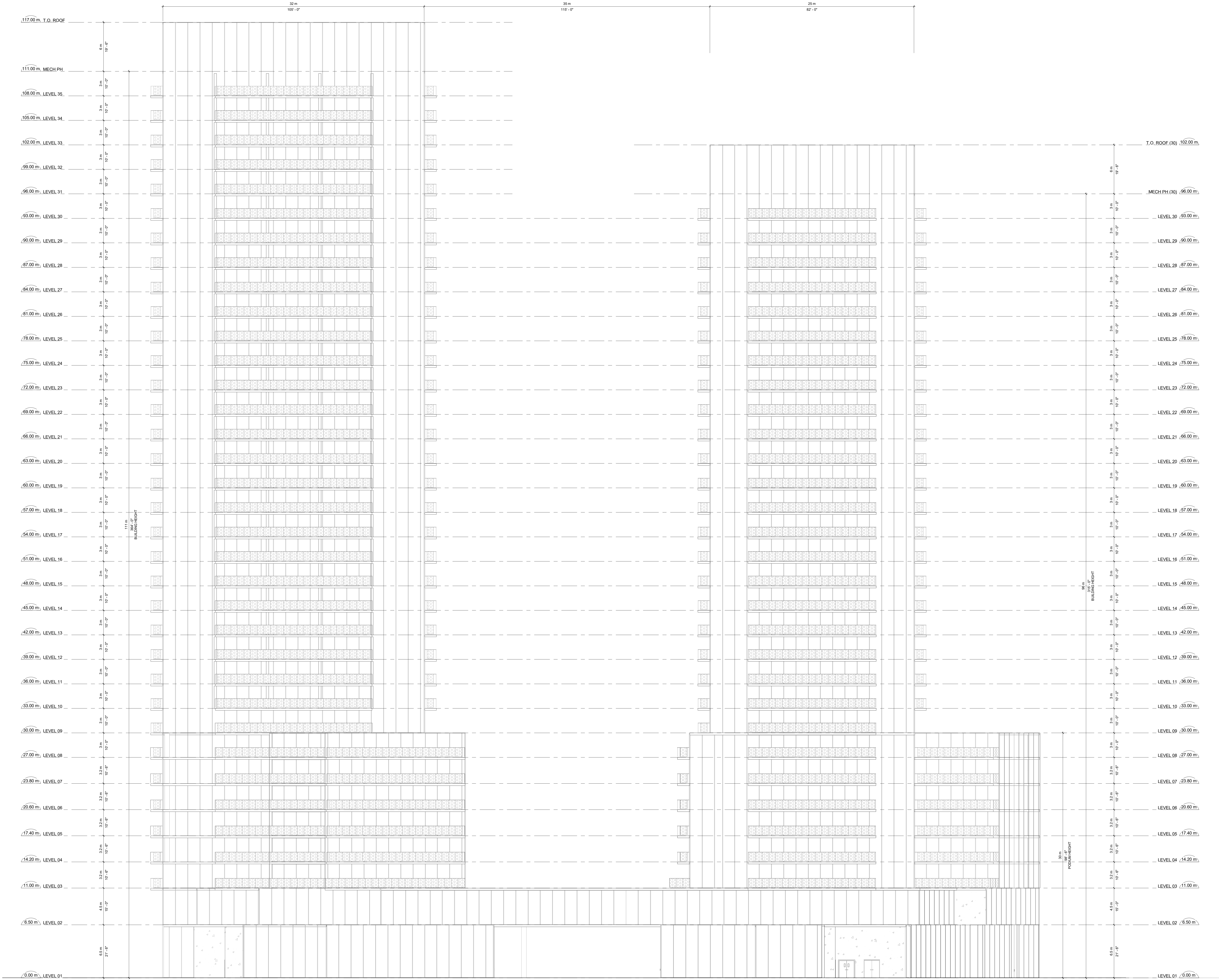
Drawing

WEST ELEVATION

Project number	278.01
Date	2023-03-03
Drawn by	Author
Checked by	Checker

A4.3

Scale 1 : 150



General Notes

1. ALL DIMENSIONS IN MILLIMETRES.
2. VERIFY ALL DIMENSIONS.
3. DO NOT SCALE DRAWINGS.
4. CHECK DRAWINGS AGAINST SPECIFICATIONS.
5. USE THE LATEST REVISED DRAWINGS ONLY.
6. REPORT ANY DISCREPANCIES, DISCOVERED ERRORS OR OMISSIONS, TO THE ARCHITECT BEFORE PROCEEDING.
7. DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND MUST BE RETURNED UPON COMPLETION OF WORK.

8 Issued for OP & ZA 2024-02-13
Amendments
6 Revised by SSA 2024-11-07

No	Issue	Date
.		

SSA Scott Shields Architects Inc.
317 King Street West, Toronto, Ontario M5V 1J5
T +1 416-924-2177 F +1 416-924-7398
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Project
**SHOPPES OF
UNIONVILLE**

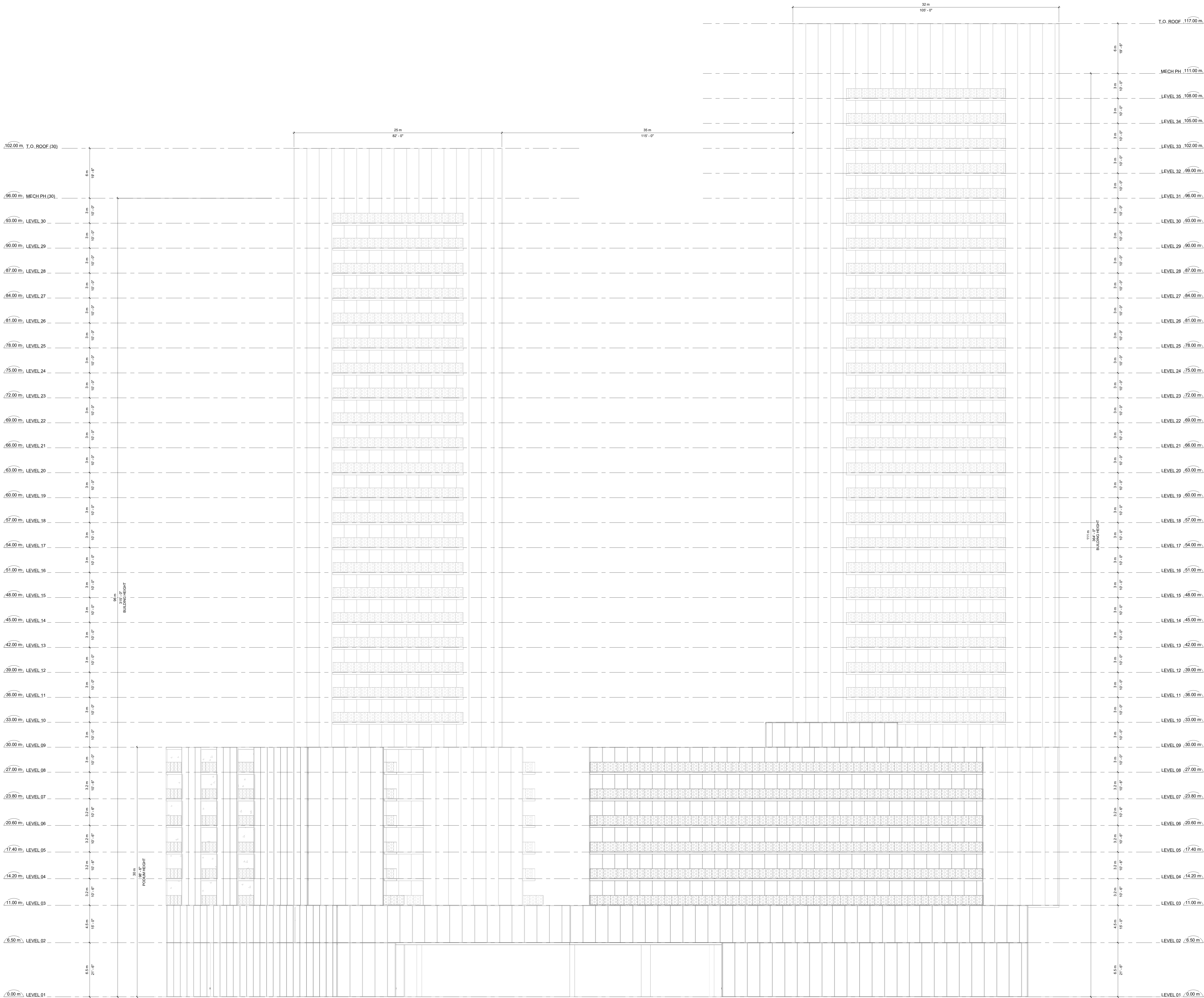
Drawing

SOUTH ELEVATION

Project number	278.01
Date	2023-03-03
Drawn by	Author
Checked by	Checker

A4.2

Scale 1 : 150



1 North Elevation
1 : 150

- General Notes
1. ALL DIMENSIONS IN MILLIMETRES.
 2. VERIFY ALL DIMENSIONS.
 3. DO NOT SCALE DRAWINGS.
 4. CHECK DRAWINGS AGAINST SPECIFICATIONS.
 5. USE THE LATEST REVISED DRAWINGS ONLY.
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8 Issued for OP & ZA 2024-02-13
Amendments
6 Revised by SSA 2024-11-07

No	Issue	Date
-		

SSA Scott Shields Architects Inc.
317 King Street West, Toronto, Ontario M5V 1J5
T +1 416-924-2177 F +1 416-924-7398
scottarch.ca

Project
**SHOPPES OF
UNIONVILLE**

Drawing

NORTH ELEVATION

Project number	278.01
Date	2023-03-03
Drawn by	Author
Checked by	Checker

A4.1

Scale 1 : 150



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: May 14, 2025

SUBJECT: Minor Heritage Permit Application
10 Washington Street, Markham Village
Unauthorized Application of Stone Veneer

FILE: Pending

Property/Building Description: One-and-a-half storey detached former dwelling constructed c.1893 as per municipal records

Use: Commercial

Heritage Status: 10 Washington Street is designated under Part V of the *Ontario Heritage Act* as part of the Markham Village Heritage Conservation District (the “MVHCD” or the “District”).

Application/Proposal

- A property management company (the “Agent”) retained by the Owner of 10 Washington Street (the “Subject Property”) will be submitting a Minor Heritage Permit application seeking after-the-fact authorization to install pre-cast stone veneer on the south elevation of the heritage dwelling. Refer to Appendix ‘B’ for before and after images.
- As per a conversation with By-law Enforcement, the Agent stated that installation of the stone veneer is intended to stabilize the heritage building’s south elevation and prevent deterioration of the existing brick masonry.

Policy Context

Ontario Heritage Act

- As per Section 42(4) of the *Ontario Heritage Act* (the “Act”), Council (or its delegate) must approve a heritage permit, with or without conditions, 90 days from the date the municipality serves notice to the applicant of receipt of the submission. While Staff can approve a Heritage Permit (both minor and major) via delegated authority, only Council can refuse a permit.
- Heritage Section staff (“Staff”) have been informed by the Agent that submission of a Minor Heritage Permit application is in process. At the time of writing, the application has not yet been circulated to Staff.

- As Council may not sit in either July or August, Staff are bringing this matter forward for Heritage Markham consideration prior to application circulation to ensure Council is able to render a decision (if necessary) prior to any summer recess, and before expiration of the 90-day decision deadline. Staff anticipate that Council will consider the application at its meeting on June 24.
- Section 69 of the Act - Offences and Restoration Costs
 - 69 (1) Subject to subsection (2), every person who,
 - (a) knowingly, furnishes false information in any application under this Act or in any statement, report or return required to be furnished under this Act or the regulations;
 - (b) fails to comply with any order, direction or other requirement made under this Act; or
 - (c) contravenes this Act or the regulations,
 and every director or officer of a corporation who knowingly concurs in such furnishing of false information, failure or contravention is guilty of an offence and on conviction is liable to a fine of not more than \$50,000 or to imprisonment for a term of not more than one year, or to both. R.S.O. 1990, c. O.18, s. 69 (1).
- Corporations
 - (2) Where a corporation is convicted of an offence under subsection (1), the maximum penalty that may be imposed upon the corporation is \$250,000 and not as provided therein. R.S.O. 1990, c. O.18, s. 69 (2).

MVHCD Plan

- The Subject Property is categorized as a Type 'A' property. As described in Section 3.2 ('Building Classification') of the MVHCD Plan, Type 'A' properties possess the following characteristics within the District:

[They are] of major importance to the Heritage District.

They have historical and architectural value.

They are the buildings that give the main heritage character to the district.

- Section 3.3 of the MVHCD Plan ('Policies: Type A Buildings') contains the following policy direction relevant to this application: *"Original materials should be conserved. Where renewal is required, materials and methods shall be used that match the original materials and approximate the same methods used traditionally."*
- Section 4.3.2 of the MVHCD Plan ('Common Elements: Exterior Finish') contains the following guideline relevant to this application: *"The external finish of "A" and "B" type buildings should be conserved in the original form. Additions or modifications to these buildings, or any new structures should be complementary in terms of materials and type of finish to the existing heritage structure or to other historic buildings on the street."*

Staff Comment

- Based on the above-referenced direction from the MVHCD Plan, Staff do not support the application of the stone veneer. Further, it is the position of Staff that the

application of a veneer is likely not required to stabilize the existing brick masonry and request further information from the Agent as to the condition of the heritage building's south elevation.

- If a Heritage Permit application is not submitted and/or the applicant chooses not to remove the material, charges can be laid pursuant to section 69 of the Ontario Heritage Act.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham objects from a heritage perspective to the installation of stone veneer at 10 Washington Street and recommends that the Minor Heritage Permit application be refused;

AND THAT the unauthorised alteration be reversed, and the underlying brick masonry be repaired/restored.

ATTACHMENTS:

Appendix 'A'	Property Map
Appendix 'B'	Before and After Images of the Subject Property

File Path: Q:\Development\Heritage\PROPERTY\WASHNGTN\10\HM Memos & Extracts

Appendix 'A'

Property Map



Property map showing the location of the Subject Property outlined in blue (Source: City of Markham)

Appendix 'B'

Before and After Images of the Subject Property



South elevation of 10 Washington Street c. 2020 showing the original brick masonry [above] and after the recent application of the pre-cast stone veneer [below] (Source: Google/City of Markham)



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: May 14, 2025

SUBJECT: Minor Heritage Permit Application
12 Dryden Court, Markham Village
Proposed Metal Roof

FILE: 25 116993 HE

Property/Building Description: Two-storey detached dwelling constructed c.1974 as per MPAC records

Use: Residential

Heritage Status: 12 Dryden Court is designated under Part V of the *Ontario Heritage Act* as part of the Markham Village Heritage Conservation District (the “MVHCD” or the “District”).

Application/Proposal

- The Owner of the property municipally known as 12 Dryden Court (the “Subject Property” or the “Property”) has submitted a Minor Heritage Permit application seeking authorization to remove and replace the existing asphalt roof with a metal roof. Refer to Appendix ‘B’ for a precedent image of the proposed metal roof.

Background

Context

- The Subject Property is located on the east side of Dryden Court. The cul-de-sac is an eastward extension of Rouge Street and contains a series of dwellings constructed in the mid-1970s.

Policy Context

Ontario Heritage Act

- As per Section 42(4) of the *Ontario Heritage Act*, Council (or its delegate) must approve a heritage permit, with or without conditions, 90 days from the date the municipality serves notice to the applicant of receipt of the submission. While Staff can approve a Heritage Permit (both minor and major) via delegated authority, only Council can deny a permit. Notice was served on the applicant on April 30, 2025 resulting in a decision deadline of July 29, 2025.

MVHCD Plan

- The Subject Property is identified as Type 'C' within the MVHCD Plan: "Buildings that do not relate to the heritage character of the district".
- Section 4.3.1 ("Common Elements: Roofs") of the MVHCD Plan provides the following guideline relevant to this application:
"Where a new roof is proposed for an existing building, the style should be similar or complementary to the established roof pattern of the period."
- Concerning new construction, the same section of the MVHCD Plan states the following:
"Roofing materials should reflect the historical materials found in surrounding older buildings. Wood shingle roofs are preferred, but asphalt shingle are considered a compatible, second choice"

"Roof cladding materials which will not be used include tile, plastic and other synthetics."

Staff Comment

- The MVHCD Plan does not provide clear direction regarding appropriate new roofing material for existing buildings. As noted above, direction for roofing material is limited to "new construction" within the MVHCD. Newer HCD plans, however, such as the Unionville or Thornhill HCD Plans explicitly limit the use of synthetic roofing materials within their respective districts for existing dwellings.
- Notwithstanding the ambiguity noted above, or identification of the Property within the MVHCD Plan as Type 'C', Heritage Section staff do not support the proposed metal roof as it not visually compatible with the heritage character of the District. As seen in the attached photo, it often makes the roof look very heavy from a visual perspective.
- Note that this position should not be taken as broad Staff opposition to the installation of metal roofs within the MVHCD as this roofing treatment can be supported for accessory buildings. Applications should always be reviewed on a case-by-case basis as to their heritage impact.
- It should also be noted that there appears to be a growing interest in the use of metal roofing in general by residential heritage property owners for both heritage and non-heritage dwellings.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the installation of a metal roof at 12 Dryden Court.

OR

THAT Heritage Markham objects from a heritage perspective to the installation of a metal roof at 12 Dryden Court.

ATTACHMENTS:

Appendix 'A'

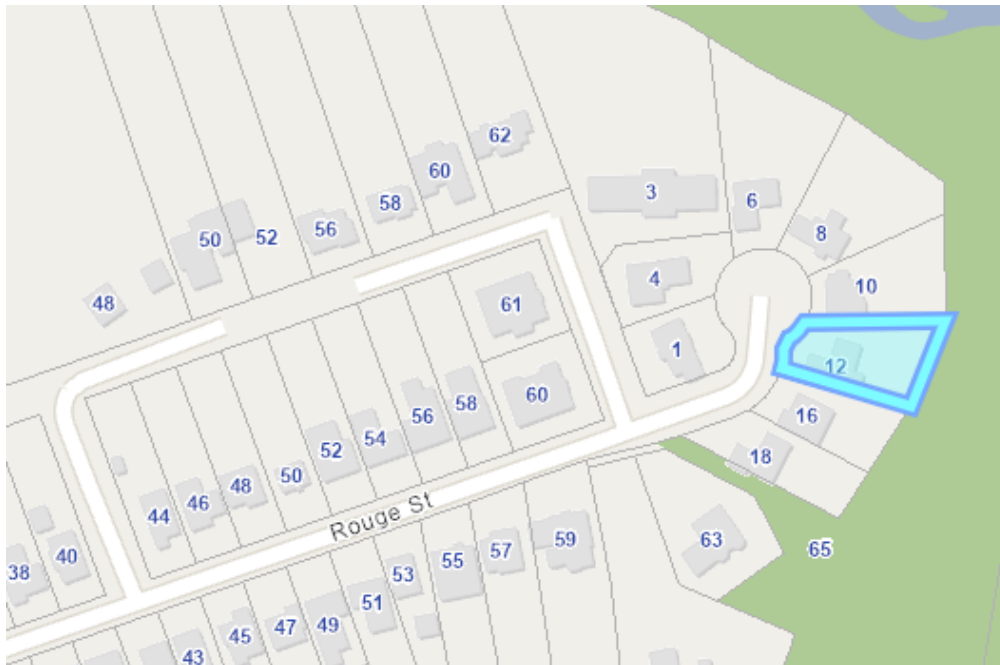
Property Map and Photograph of the Subject Property

Appendix 'B' Precedent Image of the Proposed Metal Roof

File Path: Q:\Development\Heritage\PROPERTY\DRYDEN\12\HM Memos & Extracts

Appendix 'A'

Property Map



Property map showing the location of the Subject Property outlined in blue (Source: City of Markham)



The west (primary) elevation of the dwelling on the Subject Property (Source: Google)

Appendix 'B'

Precedent Image of the Proposed Metal Roof



(Source: Applicant)



MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: May 14, 2025

SUBJECT: Request for Feedback
2730 Elgin Mills Road East
Post Fire Engineering Report

Property/Building Description: Christian Heise House, single detached, 1-1/2 storey dwelling constructed c. 1859.

Use: Vacant Residential

Heritage Status: Individually Designated under Part IV of the Ontario Heritage Act

Background

Planning Approvals

- Council has approved applications for Zoning By-law Amendment (ZBA) and Plan of Subdivision in support of a development including new townhouse units, a pair of semi-detached dwellings and the relocation and incorporation of both the Levi and Christian Heise Houses with detached garages having additional second floor residential units.
- On February 19th 2025, a fire caused significant damage to the Christian Heise House including the loss of most of the roof, partial collapse of the east brick gable wall, heat damage to the west gable wall, partial collapse of the second floor adjacent to the west gable wall as well as water damage from the extinguishing of the fire and from the interior being exposed to the winter elements.
- In response to an Order to Remedy an Unsafe Building issued by the City's Building Department, the architect hired by the owner of the property commissioned a Structural Report by Tacoma Engineers to review the site and report on any temporary measures immediately necessary to preserve the structural integrity and heritage fabric of the damaged portion of the building, as well as the repairs necessary to restore the building and bring it into a safe condition (See Attached Tacoma Engineers Post Fire Structural Report).
- The report is based on a visual assessment and did not include any destructive testing.
- The report outlines the steps and repairs necessary to make the house safe again but concludes that "substantial sections of structure are currently damaged beyond the reasonable limit of repair" and opines that utilizing as much of the

salvaged building as possible in a reconstruction of the house at the new location “is the most effective way of ensuring safety while preserving the remaining heritage fabric”

- The engineering report was to be reviewed by Heritage Markham at the April 9th, 2025 meeting to obtain feedback from the Committee, but the applicant requested that the matter be deferred until the June 2025 meeting so that the owner could prepare further evidence by qualified professionals to be presented to the Committee.
- The Committee agreed to a deferral of only one month out of concern for the house remaining exposed to the elements and subject to further deterioration, (See Attached Heritage Markham Extract of April 9, 2025);
- The applicant has responded by reiterating their request to defer the matter until the June 11, 2025 meeting of Heritage Markham.

Staff Comment

- Although reconstruction using salvaged material is in the opinion of the engineer the most effective method of balancing safety concerns with preserving remaining heritage fabric, the engineer also provides the stabilization work required to return the building to a safe condition recommending that any preservation work should proceed with caution while prioritizing the safety of workers.
- Heritage staff recommends that the repairs recommended by the engineer to make the building safe proceed with caution while prioritizing the safety of workers rather than using salvaged material to reconstruct the house in its new location for the following reasons:
 - The engineering report states that this work is possible if done with care to protect the safety of workers;
 - The uncertainty of how much heritage building fabric can be successfully salvaged;
 - Concerns regarding the accuracy of any future reconstruction, and whether a reconstruction would comply with the provisions of the Ontario Building Code
 - The reduced heritage value of an inauthentic reconstruction using an undetermined amount of salvaged material
- Therefore, Staff recommends that Heritage Markham recommend the stabilization measures outlined in the engineer’s report proceeding with the caution and prioritization of worker safety, so that the Christian Heise House can be stabilized, restored to safe condition, and relocated intact as proposed by the Subdivision application.
- This recommendation could be approved in the interim pending any additional information or studies that the owner may wish to submit for consideration at a future meeting for consideration by the Committee.

Suggested Recommendation for Heritage Markham

- THAT from a heritage perspective, Heritage Markham recommends that the owner of the Chrisitan Heise House perform the stabilization measures outlined in the engineer's report, proceeding with the caution and prioritization of worker safety, so that the Christian Heise House can be stabilized, restored to safe condition, and relocated intact as proposed by the Subdivision application.

or

- THAT consideration of the fire-damaged dwelling at 2730 Elgin Mills Road be deferred for another month to June 11th 2025, and that the owner be advised that the assessment should also address how structural issues can remedied to retain the house in addition to identifying the current structural condition.

Attachments

Location Map

Google Streetview of the Christian Heise House

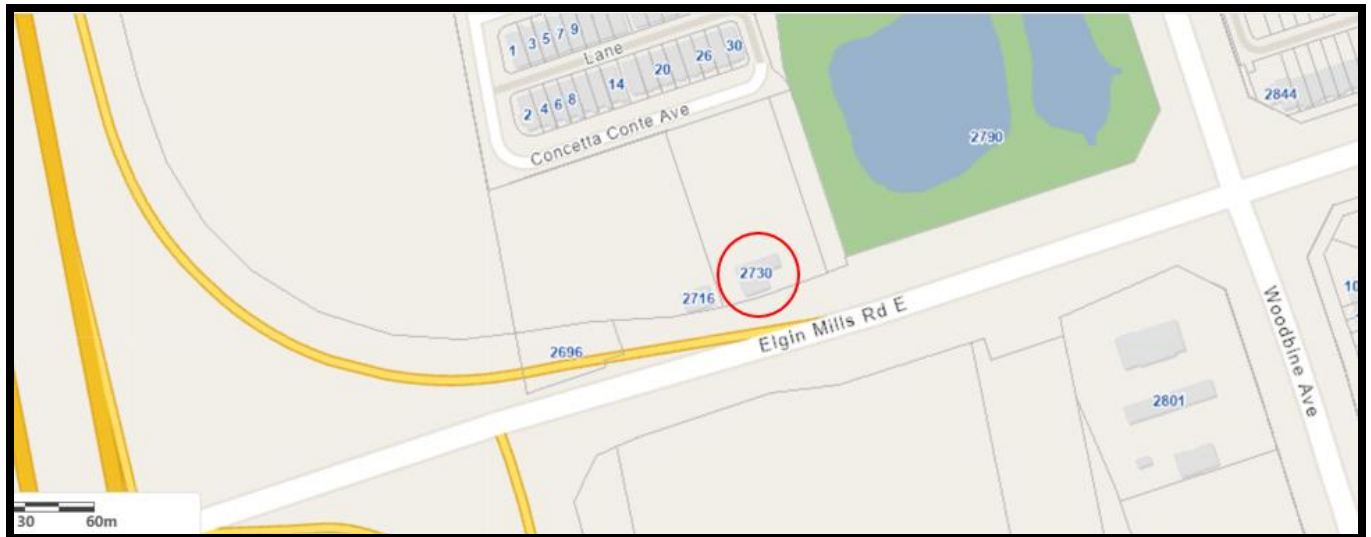
Post Fire Photographs of the Christian Heise House

Heritage Markham Extract of April 9, 2025

Tacoma Engineers Structural Report

File: 2730 Elgin Mills Road

Location Map



Google Streetview of the Christian Heise House



Post Fire Photographs of the Christian Heise House







HERITAGE MARKHAM

EXTRACT

Date: April 25, 2025

To: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

EXTRACT CONTAINING ITEM # 6.7 OF THE FOURTH HERITAGE MARKHAM
COMMITTEE HELD ON APRIL 9, 2025

6. PART FOUR - REGULAR

6.7 REQUEST FOR FEEDBACK

POST-FIRE ENGINEERING REPORT 2730 ELGIN MILLS ROAD EAST (16.11)

File Number:

N/A

Extract:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Regan Hutcheson, Manager of Heritage Planning, introduced this item as related to an engineering report for the "Christian Heise House" located at 2730 Elgin Mills Road prepared following significant fire damage to the property on February 9, 2025. Mr. Hutcheson advised the Committee that the applicant had reached out to Staff requesting a two-month deferral of the item in order to conduct further structural assessment. Staff are recommending that the Heritage Markham Committee defer the item until the next Heritage Markham Committee meeting on May 14th, 2025.

The Committee made the following comments on the deferral of the item:

- Requested clarification on whether the motion to defer the item needs to include the consideration of costs for addressing and remediating the structural issues.
- Requested clarification on whether the property was insured.

Mr. Hutcheson clarified that it would be beneficial to have the owner include the appropriate costs along with the strategy to address or remediate the property but



this would not be the basis for the Heritage Markham Committee to consider retaining or demolishing the property. Mr. Hutcheson also advised that the detailing of costs would help determine how any identified issues were costed and the method of calculation. Staff are unaware if the property was insured or not.

Recommendation:

THAT consideration of the condition of the fire-damaged dwelling at 2730 Elgin Mills Road be deferred for one month and the owner advised that if further assessment is to be undertaken, it not only considers the dwelling's structural condition but also how any structural issues could be addressed/remedied to retain the house and any associated order of magnitude costs.

Carried

Committee did not vote on the following recommendation:

Recommendation:

THAT from a heritage perspective, Heritage Markham recommends that the owner of the Chrisitan Heise House perform the stabilization measures outlined in the engineer's report, proceeding with the caution and prioritization of worker safety, so that the Christian Heise House can be stabilized, restored to safe condition, and relocated intact as proposed by the approved Plan of Subdivision application.

Date:	March 10, 2025	No. of Pages:	7 + Encl.
Project:	Elgin Mills Road House Moving	Project No.:	TE-44712-25
Address:	2730 Elgin Mills Rd E, Markham, Ontario.	Permit No.:	N/A
Client:	Michael Scott Architect Inc.		
Distribution:	Michael Scott	Michael Scott Architect Inc.	mscott@michaelscottarchitect.ca
	Alexander Spasewski	City of Markham	aspasewski@markham.ca

Background

Tacoma Engineers has been retained by Michael Scott Architect Inc. to provide a structural review of a fire damaged heritage building located at 2730 Elgin Mills Rd E, Markham, Ontario. The assessment has been requested by the Owner, BAT Developments, in response to an Order to Remedy Unsafe Building issued by the City of Markham February 19, 2025 (No.: BV 25 111719). The purpose of this report is to satisfy the requirements of item 2 of the order:

Engage a professional engineer to review the site and provide a report on:

- a) Any temporary measures immediately necessary to preserve the structural integrity and heritage fabric of the damaged portions of the building, and*
- b) The repairs necessary to restore the building and bring it into a safe condition*

This report is based on a visual assessment only and does not include any destructive testing. A site visit was carried out on February 27th, 2025, by Dominic Geisser, EIT of Tacoma Engineers accompanied by Roy Dalla Zuanna of BAT Developments.

A previous site visit was carried out on February 7th, 2025, by Dominic Geisser, EIT, and Gerry Zegerius, P. Eng., CAHP, of Tacoma Engineers accompanied by Michael Scott of Michael Scott Architect Inc. This site visit was intended to inform the preparation of a heritage asset relocation plan currently in development.

Observations

While on site Tacoma Engineers observed the following:

- The roof has effectively been destroyed (see Photographs 1 and 2 of Appendix A).
- The brick gable end wall on the east side of the house has suffered a partial collapse (see Photographs 4 and 5 of Appendix A).
- The brick gable end wall on the west side of the house is displaying signs of heavy deterioration from heat exposure (see Photograph 6 of Appendix A).
- The second level floor, adjacent to the west gable wall, has collapsed rendering the wall laterally unsupported (see Photographs 7 and 8 of Appendix A).

Structural Preservation and Restoration

As per item 2. a) of the order, the following temporary measures are immediately necessary to preserve the structural integrity and heritage fabric of the damaged portions of the building:

- a) Review and reinstate any compromised site security fencing.
- b) Install temporary bracing to stabilize the partially collapsed gable wall (east).
- c) Install temporary bracing to stabilize the laterally unsupported and fire damaged gable wall (west).
- d) Remove debris from the first and second story floor.

- e) Reconstruct the collapsed portion of the second story floor.
- f) Reconstruct the roof.
- g) Reinstate the building envelope.

As per item 2. b) of the order, the following repairs are necessary to restore the building and bring it into a safe condition:

- a) Reconstruct the collapsed masonry wall at the east gable end and along the top of the south wall.
- b) Localized masonry repairs at fire-damaged locations.
- c) Removal and replacement of all fire-damaged structural members.

Safety Concerns

Due to the structural instabilities observed, carrying out the preservation and restoration work may pose a significant safety risk to workers. The east gable wall is laterally unsupported at the roof level, while the west gable wall is laterally unsupported at the second-floor level, resulting in structural instabilities at both locations. Additionally, the building's interior is exposed to the elements, creating a risk of significant snow accumulation before stabilization efforts can begin. Any additional loading would further increase the risk of collapse. Furthermore, due to fire suppression efforts, the structure been flooded with water. The resulting freeze-thaw cycles may accelerate the deterioration of structural elements, compounding the existing instability.

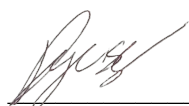
Conclusion

The fire-damaged heritage building at 2730 Elgin Mills Rd E, Markham, Ontario, has suffered significant structural damage, including the destruction of the roof, partial collapse of the east gable end wall, and structurally significant deterioration of the west gable end wall.

Substantial sections of the building structure are currently damaged beyond the reasonable limit of repair. Due to the observed structural instabilities and potential safety risks, it is crucial to proceed with caution during any proposed preservation, restoration, and deconstruction efforts. Ensuring the safety of workers should be prioritized regardless of the course of action.

It is the opinion of the undersigned that utilizing as much of the salvaged material from the existing building as part of a future reconstruction at the new location is the most effective means of ensuring safety while preserving the remaining heritage fabric.

Per



Dominic Geisser, E.I.T.
Structural Designer
Tacoma Engineers Inc.



Encl. Appendix A – Photographs (5 pages)

Elgin Mills Road House Moving
TE-44712-25
March 10, 2025

Page 3 of 7
Structural Report
Structural Review of Fire Damaged Heritage Building

Appendix A: Photographs



Photograph 1: North façade



Photograph 2: South façade



Photograph 3: West façade



Photograph 4: East façade



Photograph 5: Partially collapsed east gable wall



Photograph 6: Deteriorated masonry on the west gable wall



Photograph 7: Collapsed second level floor



Photograph 8: Collapsed second level floor



MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: May 14, 2025

SUBJECT: Financial Assistance
Review of 2025 Grant Applications
2025 Designated Heritage Property Grant Program

49 Church St.,
357 Main St. N.,
7707 Yonge St.,
218 Main St. U.
6 Alexander Hunter Place,
3 David Gohn Circle,
1 Heritage Corners Lane,
12 Wismer Place,
1 Kalvinster Dr.,
99 Thoroughbred Way,
10720 Victoria Square Blvd.

Purpose

To obtain Heritage Markham Committee's review and recommendation on Designated Heritage Property Grant Program applications for 2025.

Program Details

- Program Approval: Council approved the Designated Heritage Property Grant Program in 2010.
- Funding of Program:
 - Total funding of \$120,000 was allocated to the program over a four-year period (2010-2013) based on a targeted allocation of \$30,000 per year.
 - The program was extended for an additional three years (2014-2016) again from (2017-2019) and again (2020-2022).
 - In 2022, the program was extended for an additional three years (2023-2025) with an allocation of \$30,000 per year.
 - However, in 2024 Council authorized \$60,000.00 worth of Grant Funding for 2025 applications.
 - Only Council can authorize extending the program beyond 2025;
- Amount of Assistance:

- Support to the owner is in the form of a grant representing 50% of eligible work up to a maximum limit of \$5,000 per property for eligible work, and through an amendment to the program in 2016, a maximum amount of \$7,500.00 for the replacement of a cedar shingle roof in Markham Heritage Estates;
 - Minimum amount of eligible work - \$500.00;
- Heritage Property Eligibility: Properties must be designated under the Ontario Heritage Act (Part IV or Part V). In the case of Part V (Heritage Districts), only properties identified in a district plan as being of significant cultural heritage value or interest are eligible;
- Ineligible Projects:
 - Commercial façade grant projects are specifically related to “*the entire exterior front surface of a building which abuts the street from grade to eaves*”, and are not eligible as there is a separate program. However, other conservation work on a commercial property is considered eligible under the Designated Heritage Property Grant program. At the discretion of Council, an applicant may be limited to receiving only one heritage related financial assistance grant in a calendar year;
 - Projects in Markham Heritage Estates (under 20 years) as these owners already receive a financial incentive through reduced lot prices;
- Timing and Number of Grants:
 - Grants are to be awarded on an annual cycle following a request for applications with a deadline established;
 - Only one grant per calendar year per property;
 - First time applicants will get priority each year and repeat applicants will be considered only if the annual cap is not reached by first time recipients;
- Municipal Eligibility Criteria: The subject property must be in conformity with municipal by-laws and regulations;
- Eligible Projects:
 - Work that primarily involves the repair, restoration, or re-creation of heritage features or components (cornices, parapets, doors, windows, masonry, siding, woodwork, verandas, etc.);
 - Exterior painting (see eligible amount of grant assistance)
- Eligible Costs:
 - The cost of materials, equipment and contracted labour (but not donated labour or materials or labour performed by the applicant);
 - A grant of up to 50% for architectural/ design/ engineering fees to a maximum of \$1,000 (as part of the maximum permitted grant of \$4,000) is available;
 - Exterior Painting- in documented original colours to a maximum grant contribution of \$2,000 or 25% of the cost, whichever is the lesser. **One time only grant.**
- Cost Estimates: Two separate estimates of work (due to the specialized nature of the work) are to be provided by a licensed contractor (other than the owner) for consideration;

- Review Process: Applications will be reviewed by City (Heritage Section) staff and the Heritage Markham Committee, and recommended submissions will be forwarded to Council for approval via the Development Services Committee.
- Timeframe for Completion of Work: Grant commitments are valid for 1 year and expire if the work is not completed within that time period (an extension may be granted if reasonable).
- Receipt of Grant Assistance: Grants are paid upon submission of receipts to the satisfaction of the City;
- Prior Work: Approved work commenced since last year's deadline for applications can be considered eligible for grant funding;
- Written Agreement: Approved applicants will be required to enter into a Letter of Understanding with the City.

Application/Proposal

- Staff received 11 applications for 2025;

Staff Comment

- See attached summary chart for recommended applications;
- See attached photographs for each application;
- Staff used the following criteria when evaluating each application:
 - Preference will be given to applications where the integrity of the property may be threatened if the proposed work is not undertaken;
 - Preference will be given to applications proposing work visible to the general public;
 - Priority will be given to first time applicants;
 - Proposed work must comply with heritage conservation guidelines, principles and policies;
 - Scope of the work is to be clear, logical, and demonstrate the maximum retention of historic fabric and heritage attributes;
 - Grant money is not to be used to reward poor stewardship of heritage resources;
 - The addition of new features (re-introduction of heritage features) needs to be backed up by evidence (physical, documentary, or archival)
- Staff recommends funding for 10 of the 11 applications subject to conditions outlined in the attached summary of applications.
- The total amount of grant assistance requested and recommended by staff is \$55,020.00
- The \$60,000.00 of funding allocated to the program is sufficient to fully fund all 10 applications recommended for funding.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports the funding of the following ten grant applications at a total cost of \$55,020.00 subject to the amounts and conditions noted on the individual summary sheets:

- 357 Main St. N.,
- 7707 Yonge St.,
- 218 Main St. U.
- 6 Alexander Hunter Place,
- 3 David Gohn Circle,
- 1 Heritage Corners Lane,
- 12 Wismer Place,
- 1 Kalvinster Dr.,
- 99 Thoroughbred Way,
- 10720 Victoria Square Blvd.

And that Heritage Markham does not support grant funding for 49 Church St. due to the proposed work not meeting the eligibility requirements of the program.

File:

Finance/Designated Heritage Property Grant Program 2025

Q:\Development\Heritage\ADMINISTRATION\TEMPLATES\Heritage Markham Meetings\New HM Memo Template as of July 2024\Memo Format 2024 for Heritage Markham.doc

Designated Heritage Property Grant Summary 2025

Address	Eligible Work	Grant Amount Requested	Grant Amount Recommended	Running Total	Comment
49 Church St.	No	No quotes provided as of April 28th	\$0.00	\$0.00	The application proposes repairs to cracks in a poured concrete foundation, repairs and repainting of new shutters, the levelling of stone steps and repainting of a picket fence, whereas none of these are heritage attributes of the property Grant funding is not recommended
357 Main St. N.	Potentially	\$5,000	\$5,000	\$5,000	Grant assistance is requested to repaint the house white and is not based on research into the original colours. The existing door appears to be modern and could be replaced with a more historically authentic wooden door. Conditional grant funding is recommended for door
218 Main St. Unionville	Potentially	\$2,000	\$2,000	\$7,000	The proposed painting of the steeple and louvred vents in existing colours is not based on analysis of original colours. Conditional grant funding is recommended
7707 Yonge St.	Potentially	\$5,000	\$5,000	\$12,000	Grant assistance is requested for the installation of historically appropriate windows on the 2 nd floor facing Yonge St. However, the specifications provided do not represent historically authentic windows. Conditional grant funding is recommended
6 Alexander Hunter Place	Yes	\$7,500	\$7,500	\$19,500	Grant assistance is requested for the installation of cedar shingle roof installed in 2024. Grant funding is recommended.
3 David Gohn Circle	Yes	\$7,500	\$7,500	\$27,000	Grant assistance is requested for the installation of a new cedar shingle roof installed in 2024. Grant funding is recommended.
1 Heritage Corners Lane	Yes	\$5,000	\$5,000	\$33,000	Grant assistance is requested to produce historically authentic louvred shutters. Grant funding is recommended.
12 Wismer Place	Yes	\$7,500	\$7,500	\$40,500	Grant assistance is requested for the installation of a new cedar shingle roof installed in 2024. Grant funding is recommended.

Address	Eligible Work	Grant Amount Requested	Grant Amount Recommended	Running Total	Comment
1 Kalvinster Drive.	Yes	\$4,520	\$4,520	\$45,020	Grant assistance is requested to re-build the brick gable-end chimneys. Grant funding is recommended.
99 Thoroughbred Way	Yes	\$5,000	\$5,000	\$50,020	Grant assistance is requested for the selective replacement and repair of damaged wooden clapboard and soffits in 2024. Grant funding is recommended.
10720 Victoria Square Boulevard	Yes	\$5,000	\$5,000	\$55,020	Grant assistance is requested for the repair of damaged brick masonry Grant funding is recommended.

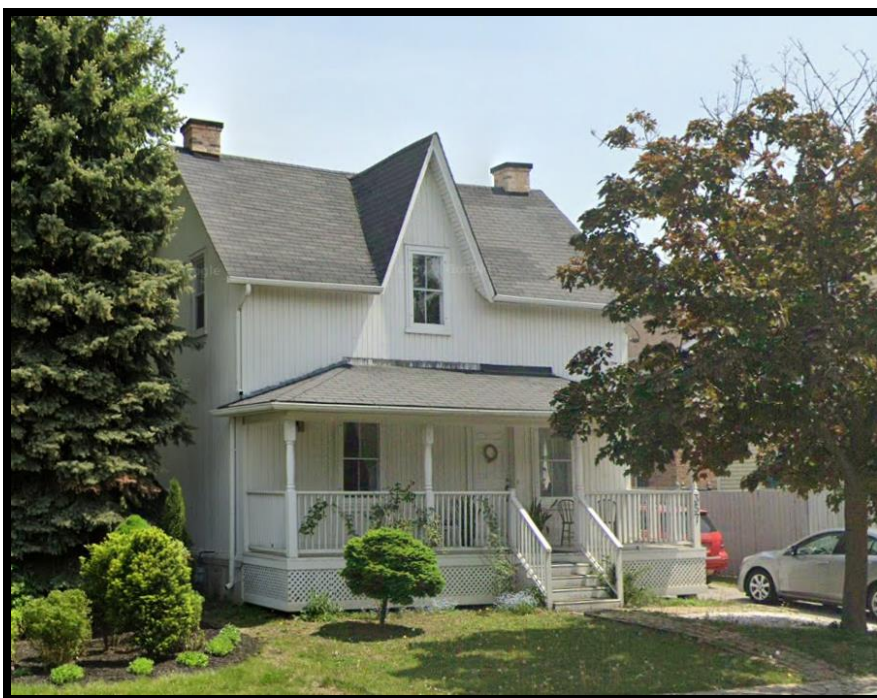
Designated Heritage Property Grant Application

Name	Carolina Billings
Address	49 Church Street, Markham Village
Status	Part V designated dwelling in the MVHCD
Grant Project	The application proposes repairs to cracks in a poured concrete foundation, painting and repairs to shutters, the levelling of stone steps and repairs and repainting of a picket fence
Estimate 1	No quote provided as of April 29, 2025
Estimate 2	No quote provided as of April 29, 2025
Eligibility	Not eligible for grant funding as the proposed work does not preserve, restore or replicate significant heritage features of the property.
Conditions	None
Previous Grants	No
Comments	Not Recommended for Approval, no quotes provided and proposed work is ineligible as they are not considered to be significant heritage features of the property.
Grant Amount	\$0.00



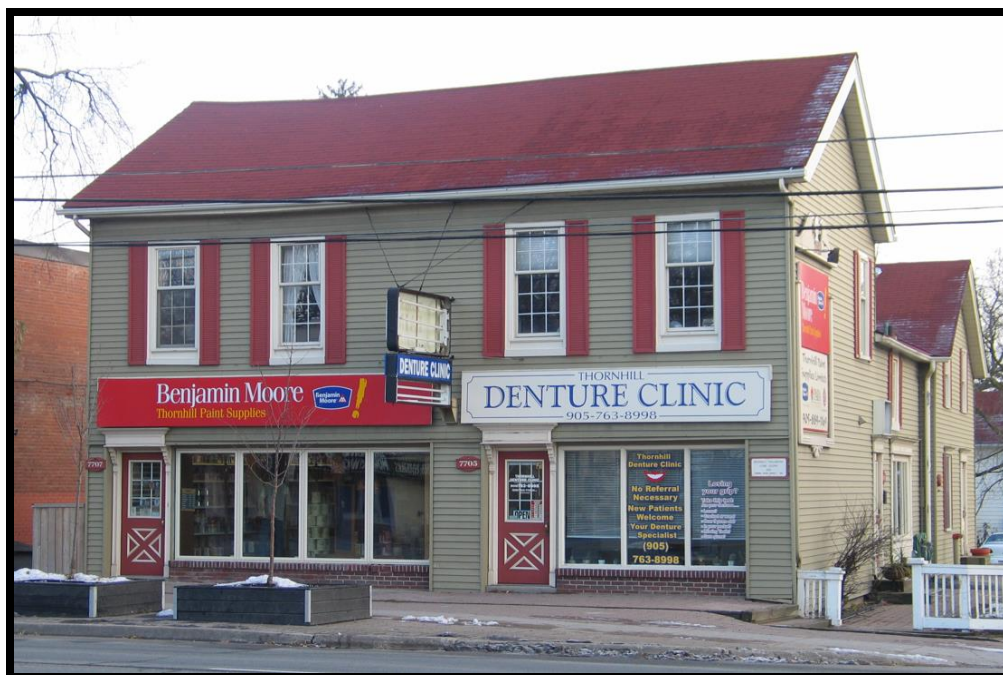
Designated Heritage Property Grant Application

Name	Silvana Talevska
Address	357 Main St. North Markham Village
Status	Part V designated dwelling in the MVHCD
Grant Project	Repainting of house and replacement of front door
Estimate 1	\$15,870.00 -Confra Complete Construction
Estimate 2	\$13,108.00 -Skyrise Service Inc.
Eligibility	The work as proposed does not currently meet eligibility requirements as the proposed painting is not based on analysis of original colours and there is insufficient detail provided regarding the design of the replacement door.
Conditions	Additional information needed on paint colour and door design.
Previous Grants	No
Comments	Recommended for approval subject to meeting eligibility criteria and approval of a Heritage Permit
Grant Amount	\$5,000



Designated Heritage Property Grant Application

Name	Bahman & Firozeh Imaizenouzi
Address	7707 Yonge St., Thornhill
Status	Part V designated residence and place of business in the THCD
Grant Project	The application proposes to replace the modern windows of the second floor facing Yonge St.
Estimate 1	\$17,965.01 -LePage Millwork
Estimate 2	\$24,267.05 -Pella Windows
Eligibility	Eligible for funding
Conditions	Only eligible if the design of the replacement windows reflects the specifications of the original windows.
Previous Grants	No
Comments	Recommend for funding conditional on approval of Heritage Permit
Grant Amount	\$5,000.00



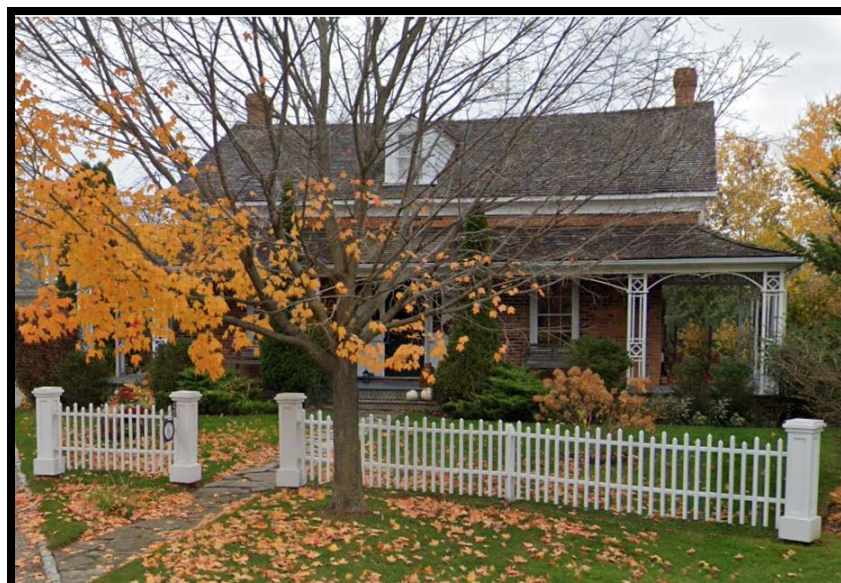
Designated Heritage Property Grant Application

Name	Markham Village Church of the Nazarene
Address	218 Main St., Unionville
Status	Part IV designated place of worship in the UHCD
Grant Project	The application proposes repainting of the steeple and louvres of the bellcote
Estimate 1	\$5,545.73 -CertaPro Painters
Estimate 2	\$11,800.00 -Royal Roofing
Eligibility	Eligible for funding
Conditions	Only eligible if the painting of steeple and louvres is based on historic paint analysis
Previous Grants	No
Comments	Recommended for approval if condition is met and approval of a Heritage Permit
Grant Amount	\$2,000.00 (maximum grant available for painting)



Designated Heritage Property Grant Application

Name	James & Janis MacDougall
Address	6 Alexander Hunter Place, Markham Heritage Estates
Status	Part IV designated residence
Grant Project	The application seeks funding for the installation of a cedar shingle roof in 2024.
Estimate 1	\$38,284.40 -Silver Oak Roofing
Estimate 2	\$41,245.00 -T Dot Roofers
Eligibility	Eligible for funding
Conditions	None
Previous Grants	No
Comments	Recommend for funding
Grant Amount	\$7,500.00



Designated Heritage Property Grant Application

Name	Katherine Minovski
Address	3 David Gohn Circle, Markham Heritage Estates
Status	Part IV designated residence
Grant Project	The application seeks funding for the installation of a cedar shingle roof in 2024.
Estimate 1	\$31,640.00 -Above All Roof and Aluminium Inc.
Estimate 2	\$60,455.00 -JD Wood Revival Inc.
Eligibility	Eligible for funding
Conditions	None
Previous Grants	No
Comments	Recommend for funding
Grant Amount	\$7,500.00



Designated Heritage Property Grant Application

Name	Karl Brumund
Address	1 Heritage Corners Lane
Status	Part IV designated dwelling in Markham Heritage Estates
Grant Project	Constructing of new louvred shutters
Estimate 1	\$11,632.00 USD - Barker Contracting Ltd.
Estimate 2	\$13,772.44- Canada Custom Shutters & Blinds
Eligibility	The proposed work is eligible for grant assistance
Conditions	Subject to obtaining a Heritage Permit for the proposed work
Previous Grants	Yes, For replacement of cedar shingle roof in 2024
Comments	Recommended for approval as the existing shutters were not historically authentic
Grant Amount	\$5,000.00



Designated Heritage Property Grant Application

Name	Linda Irving
Address	12 Wismer Place
Status	Part IV designated dwelling in Markham Heritage Estates
Grant Project	The application seeks funding for the installation of a cedar shingle roof in 2024.
Estimate 1	\$106,220.00- Silver Oak Roofing
Estimate 2	\$61,735.00- Barker Contracting Ltd.
Eligibility	The proposed work meets the eligibility requirements of the program.
Conditions	None
Previous Grants	No
Comments	Recommended for approval
Grant Amount	\$7,500.00



Designated Heritage Property Grant Application

Name	Blair Reeve
Address	1 Kalvinster Drive
Status	Part IV designated dwelling in Cornell
Grant Project	Reconstruction of the brick gable end chimneys.
Estimate 1	\$9,500.00 - D'Angelo & Sons Roofing & Exteriors
Estimate 2	\$9,040.00 - B.in Roofing Inc.
Eligibility	The proposed work is eligible
Conditions	Subject to obtaining an approved Heritage Permit.
Previous Grants	Yes, \$5,000.00 in 2010 but to previous owners.
Comments	Recommended for approval
Grant Amount	\$4,520.00



Designated Heritage Property Grant Application

Name	Jinny Lok & Raymond Layno
Address	99 Thoroughbred Way
Status	Part IV designated property
Grant Project	Repair and restoration for clapboard siding and soffits
Estimate 1	\$12,000.00 Peter Company Contracting
Estimate 2	NA
Eligibility	The completed work meets the eligibility requirements of the program.
Conditions	The work was approved through the Heritage Permit process
Previous Grants	No
Comments	Recommended for approval
Grant Amount	\$5,000.00



Designated Heritage Property Grant Application

Name	Victoria Square United Church
Address	10720 Victoria Square Boulevard
Status	Part IV designated place of worship in Victoria Square
Grant Project	Repair of exterior brickwork
Estimate 1	\$12,317.00 – Bernard Deveau
Estimate 2	NA
Eligibility	The proposed work meets the eligibility requirements of the program.
Conditions	Subject to approval through the Heritage Permit process.
Previous Grants	No
Comments	Recommended for approval
Grant Amount	\$5,000.00





MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: May 14, 2025

SUBJECT: Financial Assistance
2025 Commercial Façade Improvement Grant Program
4592 Highway 7 E., Unionville
Review of 2025 Grant Applications

Purpose

To obtain Heritage Markham Committee's review and recommendation regarding Commercial Façade Improvement Grant Program applications for 2025

Background

- Creation of the Program: The City created the Commercial Façade Improvement Grant Program in 2004 to assist in the exterior improvement of privately owned buildings in commercial use located within the City's heritage conservation districts initially offering \$50,000 in total potential grant money. See Attachment B - Eligible Work;
- Grant assistance: 50% of eligible costs up to \$10,000 for a non-heritage district property and 50% of eligible costs up to \$15,000 for a heritage property;
- Expansion of Program Eligibility: In 2015, the program was expanded to make buildings individually designated under Part IV of the Ontario Heritage Act, and in commercial use, eligible for grant funding, provided the property meets all other eligibility requirements of the program. Previous to this change, only commercial properties located within the City's four heritage conservation districts were considered to be eligible for grant funding;
- Notice/Advertising: This Program was advertised through social media, outreach to local BIA's, and community digital message boards ;
- Applications Received in 2025: The City has received only one application
- Heritage Markham Review: Applications are to be reviewed by Heritage Markham as part of the approval process;
- Funding Availability: Council allocated \$30,000 in the grant budget for this program;
- Grant Requests: The requested amount of grant funding is \$15,000.00 which is \$15,000.00 less than what was allocated for the 2025 program.

The applications and the amount of grant assistance requested is summarized in the Table 1 below. Further application details and photographs are provided in Attachment A.

Table 1: Summary of Grant Requests and the Amount Recommended by Staff				
Address	Grant Request by Owner ½ of Lowest Quote Provided	Staff Calculation of ½ of Eligible Work	Grant Amount Recommend by Staff based on \$30,000.00 available	Description of Work
4592 Hwy. 7 E. Unionville (Markville Ford)	\$15,000.00	\$15,000.00	\$15,000.00	Removal of paint from brick and re-conditioning of original wooden window frames
TOTAL			\$15,000.00	

Staff Comments

4592 Hwy. 7 E.

- The subject property is part of the Markville Ford dealership, outside of the boundaries of the Unionville Heritage Conservation district, individually designated under Part IV of the Ontario Heritage Act and subject to a Heritage Conservation Easement agreement with the City.
- The proposed work is eligible for funding under the Grant Program. **Grant Request \$15,000.00**
- Staff recommends grant funding up to a maximum of **\$15,000.00** (1/2 of lowest quote) subject to the Owner obtaining a Heritage Permit to ensure the most appropriate method of paint removal and the provision of a second professional quote for the proposed work.
- Having administered the Commercial Façade program since 2004, staff has noticed that there have been several years where the demand for grant funding has been considerably less than the amount of funding allocated by Council, whereas the demand for Designated Property Grants have often exceeded the amount of funding available.
- The reasons for this are not fully understood as the program offers the most substantial grant amounts for heritage buildings (\$15,000.00), but it may be due to the requirement to enter into a façade easement agreement with the City as a condition of grants exceeding \$5,000.00.
- Heritage Staff would like to see the program utilized more and have the following suggestions:

- Revise the eligibility requirements to require façade easement agreements for grants exceeding \$7,500.00;
 - Open the program to historic places of worship instead of requiring them to apply to the Designated Heritage Property Grant Program, which was primarily intended to provide financial assistance to owners of historic residential properties.
- The reasoning behind the latter suggestion is that the conservation and restoration of historic places of worship tend to be more costly than the restoration of historic residences given the scale and complexity of these buildings and most places of worship have shrinking congregations less able to pay for the upkeep of these buildings.
 - It is also noted that there were three separate places of worship that initially applied to the 2025 Designated Heritage Property Grant Program requesting a total of \$12,000 of grant funding or one fifth of the funds allocated to the program. The maximum grant of \$5,000 is often insignificant in comparison to the quoted price of the conservation work and it reduces the amount of grant money available to owners of historic homes.
 - If historic places of worship were eligible for the Commercial Façade Grant Program, they would have access to grants of up to \$15,000 per year (3 times as much as they are now) and the Commercial Façade Program would be more fully utilized.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports a matching grant of up to \$15,000.00 for the removal of paint from the brick and re-conditioning of original window at 4592 Highway 7 East provided the owner obtains a heritage permit for the most appropriate method of paint removal and a second quote for the work;

THAT Heritage Markham supports revising the eligibility requirements of the Commercial Façade Improvement Grant Program to only require the owner to enter into a Façade Easement Agreement with the City for grants exceeding \$7,500.00 beginning in 2026;

AND THAT Heritage Markham supports making historic places of worship eligible for a revised Commercial Façade and Historic Place of Worship Grant Program.

Appendix ‘A’
Summary of 2024 Commercial Façade Improvement/Signage Grant Requests

592 Highway 7 E., Unionville

Status: Designated under Part IV of the Ontario Heritage Act and subject to a Heritage Conservation Easement Agreement



Proposed Work	Quote 1	Quote 2
Removal of paint from brick and re-conditioning of historic wooden window frames	Holt Construction Services Ltd.	NA
Total Cost	\$37, 290.00	NA

Attachment B - Grant Program – Eligible Work

4.0 Eligible Improvements

For this program, “façade” is defined as follows:

“The entire exterior front surface of a building which abuts the street from grade to eave or fascia line. Improvements above the storefront level, including roof repairs and roof replacement, are only eligible when performed in conjunction with storefront improvements.

Where a building abuts two streets or an alley, empty lot, parking area or open space, such building may have other faces considered facades if the City, at its sole discretion, determines they are highly visible”.

In the City of Markham, a number of former residential buildings have been converted to commercial uses, such as in the core area of old Unionville. These forms of buildings are also considered eligible for assistance under this grant program.

4.1 Heritage Properties

Eligible facade improvements on **heritage properties** may include:

- Repair or restoration of original features (cornices, parapets, eaves, other architectural features)
- Repair, restoration or replacement of windows and doors
- Cleaning of masonry in a sensitive manner where proven necessary (excluding sandblasting)
- Re-pointing of masonry in a traditional manner
- Removal of non-original siding or facing
- Removal of inappropriate signage
- Repair or restoration of authentic historic storefront treatment
- Painting in original or period colours
- Exterior lighting improvements
- Awnings
- Installation of new signage in accordance with the City’s Sign By-law for Special Sign Districts
- Structural improvements necessary for continued use
- Other capital improvements which the City, in its sole discretion, determines are important to incorporate as an integral part of the total façade improvement design

4.2 Non-Heritage Properties

Eligible façade improvements on **non-heritage properties** may include:

- Renovation of existing commercial storefronts in accordance with standard principles of traditional storefront design (fascia board for signage above storefront, appropriate display windows, removal of incompatible alterations, etc.)
- Improvements to the principal facades of incompatible buildings being sympathetic and compatible with the historic character of the area and the policies of the heritage conservation district plan
- Re-cladding in more traditional materials complementary to the district character
- Installation of traditional awnings
- Other capital improvements which the City, in its sole discretion, determines are important to incorporate as an integral part of the total façade improvement design

4.3 Ineligible Projects

The following types of work are not grant eligible:

- Manufacture of commemorative plaques
- Insulation
- Restoration or renovation of building interiors
- Structural works to the exterior to accommodate modern renovations
- Sandblasting of brick
- Security systems
- Interior window coverings
- Non-permanent fixtures
- Murals

4.4 Eligible Expenses

Eligible costs shall be the cost of materials, equipment and contracted labour to complete eligible improvements, as supported by invoices to the satisfaction of the City. Labour provided by the applicant or tenant of the building will not be an eligible cost. Other reimbursable expenses include professional, legal and architectural/ design fees, to a maximum grant of \$1,000.

4.5 Eligibility Considerations

The following considerations will apply when reviewing all applications for grant assistance:

- a) The project must comply with the policies and guidelines of the area's heritage conservation district plan;
- b) Preference will be given to applications proposing work on heritage properties;
- c) On heritage properties, conservation and restoration of original architectural features will occur to the extent possible;
- d) There will be a monetary participation by the applicant (for eligible work) equivalent to that being requested from the City;
- e) The grant program should not reward poor stewardship.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager, Heritage Planning

DATE: May 14, 2025

SUBJECT: Markham Village Heritage Conservation District Plan Update Project (2025)
Request for Additional Funding

Project: Markham Village Heritage Conservation District Plan Update Project (2025)

Background:

Heritage Markham Committee review and support is required to secure additional funding for the Markham Village Heritage Conservation District Plan Update Project for consulting services and to assist with community engagement costs.

The Markham Village Heritage Conservation District Plan (“MVHCD Plan”) was approved in 1990 and needs to be updated.

The overall goal of this project is to update and revise the existing MVHCD Plan (1990) to reflect the format used in Markham for other more recently approved heritage district plans, update policies and guidelines to reflect current best practice within heritage conservation, and revise building/property classifications.

The City recognizes that the current document is out of date, not reflective of current City policies and provincial legislation, and is lacking in the guidance and direction it provides to Staff, the Heritage Markham Committee, Council, impacted property owners, and the public.

The requirement for consulting services has been scoped to specific tasks (i.e. issue identification and resolution including introducing new/revised policies to address issues) to complement the work currently being undertaken by Heritage Section staff (i.e. preparing Plan Objectives, property classification and inventory of contributing properties).

Council previously allocated \$50,900 to this project

Based upon a review of consultant submissions by Heritage Section and Purchasing Staff, and the selection of a preferred consultant as well as the identification of City costs associated with community consultation (meeting notices, mailings), additional funding is required in the amount of \$37,800. The breakdown of additional funding is as follows:

- Additional Consulting Fees \$34,800
- Community Engagement Expenses \$3,000

Status/ Staff Comment**Allocation of funds from the Heritage Reserve Fund complies with the program's funding criteria**

Staff support the provision of additional funding to address the shortfall in the study's current capital allocation. The original allocation of funding for this project came from the City's Heritage Reserve Fund. Providing the additional funding required from this Fund will allow the MVHCD Plan Update Project to be undertaken.

The Heritage Reserve Fund is the repository for monies drawn from Heritage Letters of Credit. In situations where heritage buildings have been damaged or destroyed or not restored as per approved plans, the letter of credit is drawn by the City. In 1991, Council created a special Reserve and adopted the Heritage Reserve Fund Guidelines describing the criteria for use of the funding and procedures for approval.

Monies collected in the Heritage Reserve Fund are to be used to provide funding in four general program areas one of which is '**Heritage Studies**' such as heritage conservation district projects. All projects being considered for financial assistance from this fund must be reviewed by Heritage Markham Committee and approved by Council.

This request is going to be considered by Development Services Committee on May 13th and Council on May 27th.

Staff recommend that additional funding be approved to allow the MVHCD Plan Update Project to proceed.

Additional funding of up to \$37,800 from the Heritage Reserve Fund (Acct. No. 087 2800 115) is supported to fund consulting services (\$34,800) and the City's community engagement costs (\$3,000).

Suggested Recommendation for Heritage Markham

That Heritage Markham supports the use of the Heritage Reserve Fund to provide the necessary additional funding to undertake the Markham Village Heritage Conservation District Update Project.

File:

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MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager, Heritage Planning

DATE: May 14, 2025

SUBJECT: Markham's Heritage Property Locator Application
Markham Register of Property of Cultural Heritage Value or Interest ("Heritage Register")

Project: Markham's Heritage Property Locator Application

- Staff are excited to announce the launch of the Heritage Property Locator application, a groundbreaking tool that seamlessly integrates our GIS Web application and AMANDA database. This innovative application serves as Markham's official legal register of heritage properties, accessible to the public 24/7.

Legislation:

- Section 27 of the Ontario Heritage Act requires that a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest. A register must contain all Part IV (individual designations) and all Part V properties (district designation). The Register may also include property that has not been designated, but that the council believes may have cultural heritage value or interest. This is commonly referred to as a "listed property".
- Recent changes to the Act include a requirement for all municipalities to ensure that the information included in a register is accessible to the public on the municipality's website [27 (1.1)] – 2022.

Background:

Prior to 2008, the City's Heritage Property Inventory was a static, paper-based resource

- Markham's identification of cultural heritage resources started out as an Inventory of Heritage Properties in 1976-77 and was updated several times through the years with each iteration adopted by Council.

Markham Register Improvement Project

- Between 2006-2008 staff undertook the Markham Register Improvement Project to update and transfer the paper-based inventory to an electronic data base and enhance accessibility and usability.
- Objectives were to:
 - Update each property with images, information and mapping
 - Provide WEB access with search and print capability external users

- Provide view and print access from AMANDA, provide additional info only for town staff
- Key information to be protected behind a firewall
- All info was cleaned, confirmed and transferred to a new database
- Over 1400 new images were photographed and historical summaries were prepared
- All designation by-laws and Heritage Easement Agreements were scanned into AMANDA
- Mapping highlighting specific property were linked to each property
- Searches could be undertaken using street address, street name, ward or heritage district boundary, date of construction of architectural style and designated properties.
- Extensive testing resulted in the new Heritage Register on Markham's Website (one of the earliest municipalities to provide this type of access)

Council approved the new Register concept in 2008

- In January 2008, the existing **Markham Inventory of Heritage Buildings** became the **Markham Register of Property of Cultural Heritage Value or Interest**
- The new web-based Markham Register went live later that year (known as 'Heritage Property Search').
- Further improvements and upgrades were made in 2009 and as needed.

Internal staff working group initiates improvements to the Heritage Register on the City's Website in 2025

- In January 2025, ITS staff reached out to Heritage staff to explore improvements to the existing Heritage Register (Heritage Property Search application) to address security and user engagement enhancements.
- Several concept iterations were reviewed and tested resulting in a final version in April 2025.

Benefits of the Register

- The register recognizes properties of cultural heritage value in the municipality.
- The register promotes knowledge and enhances an understanding of the community's cultural heritage.
- The Register ensures any application affecting the property is fully reviewed by Heritage staff and Heritage Markham.
- Reduces staff time answering requests for information and emailing/mailling information.
- Referenced in Markham's Keep Markham Beautiful By-law – vacant building protection- both listed and designated buildings are now controlled.
- Listed properties on the Register are provided interim protection from demolition.

When and how it is used by others – public, internal depts.

- External: The Register is available on the City's website. It is used by property owners, land use planners/developers and legal and real estate professionals to determine the heritage status of property. Researchers, school kids, and the general public access it for information on local history.

- Internal: City Staff use it to determine if property is on the Register and whether they need to consult with Heritage Planning prior to any proposed alterations. All staff have access to the Register as a Corporate Application on the City's Intranet (CheckMark).
- It is also used to access designation bylaws and heritage easement agreements.

Status/ Staff Comment

- The new **Heritage Property Locator Application** is now live offering a dynamic, interactive search experience for those wishing to access the Markham Register of Property of Cultural Heritage Value or Interest.
- The Heritage Property Locator is a testament to the City's commitment to continued digital innovation and user-centric design providing easily accessible, user-friendly heritage property information. Of special note, the new visual mapping tool enhances user engagement and data accessibility.
- See Appendix 'A' which illustrates the new application.
- Special thanks to the ITS and Heritage Planning Team members who worked on this project:
 - Elton Chong, Client Advisor ITS
 - Amr Saad, Lead, GIS Operations & Architecture
 - Matt Miller, Manager, Data and GIS
 - Peter Wong, IT Solutions Specialist
 - Robert Cole, Senior Manager, Enterprise Solutions
 - Freda Mo, IT Solutions Specialist
 - Peter Wokral, Senior Heritage Planner
 - Evan Manning, Senior Heritage Planner
 - Regan Hutcheson, Manager, Heritage Planning
 - Nathalie Orsi, Development Administration Supervisor

Suggested Recommendation for Heritage Markham

That Heritage Markham receive as information the memo on the new 2025 Heritage Property Locator Application for the Markham Register of Property of Cultural Heritage Value or Interest

File:

Q:\Development\Heritage\SUBJECT\Register-also see Inventory (for pre 2008 stuff)\2025 ITS Proposal to Modify Register\HM may 14 2025 Update HM Comm.doc

Appendix 'A' - 2025 Heritage Property Locator Application

Introductory Page



Markham Register of Property of Cultural Heritage Value or Interest

Use the on-line Markham Register to find and print information about heritage properties in Markham.

You can locate heritage properties and learn more about the City's heritage resources. Properties are designated under the **Ontario Heritage Act** either as individual properties (Part IV designation) or as a property within a heritage conservation district (Part V designation). Non-heritage properties located within a heritage district are considered designated and are included in this Register. Properties of heritage interest that are not designated are identified as Listed Properties.

The name and address of owners of property designated under Part IV of the **Ontario Heritage Act** (individually designated properties) are not included in the electronic version of the Register, but as per Section 27 of the **Act**, are available upon request from the Heritage Section of the Development Services Commission. The municipality will issue this information from the Register (as well as copies of Register pages) to any person subject to the payment of any prescribed fee.

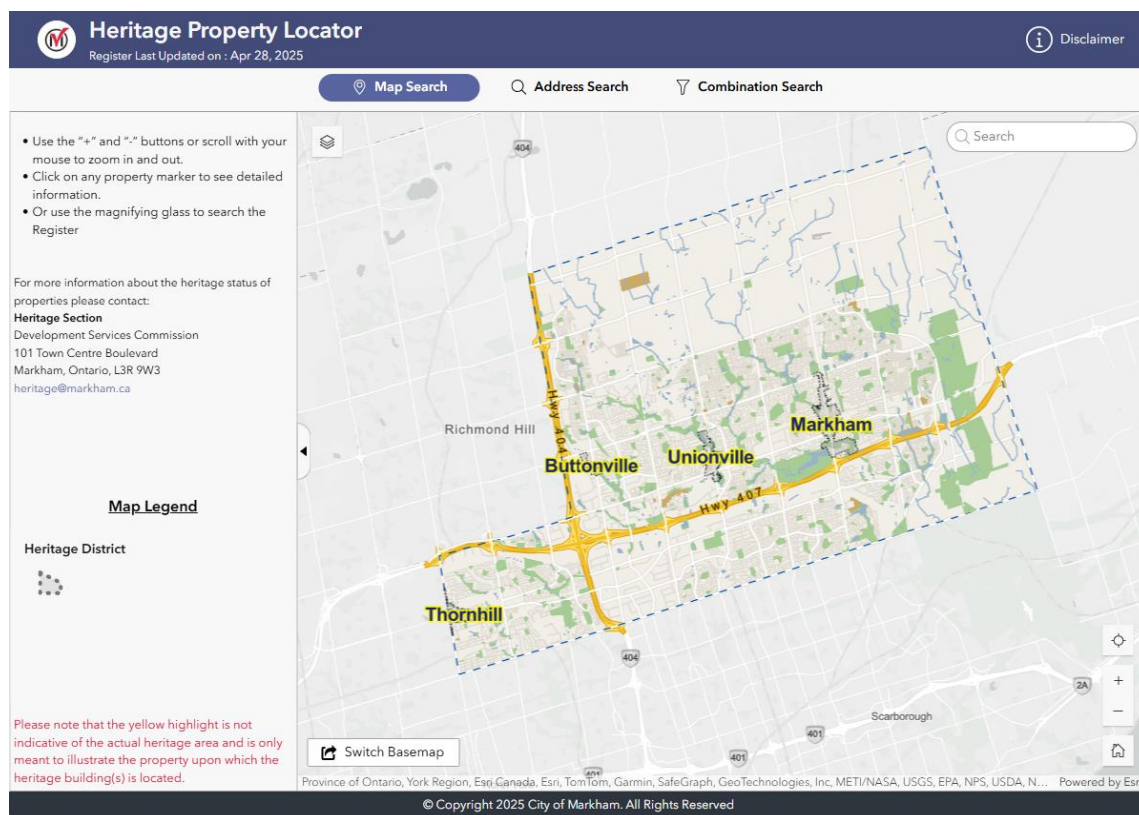
This Register is continually updated with new information as it becomes available. This information is provided for general information only. To obtain a letter confirming the official heritage status of a property, please contact staff at heritage@markham.ca

☐ Don't show this again

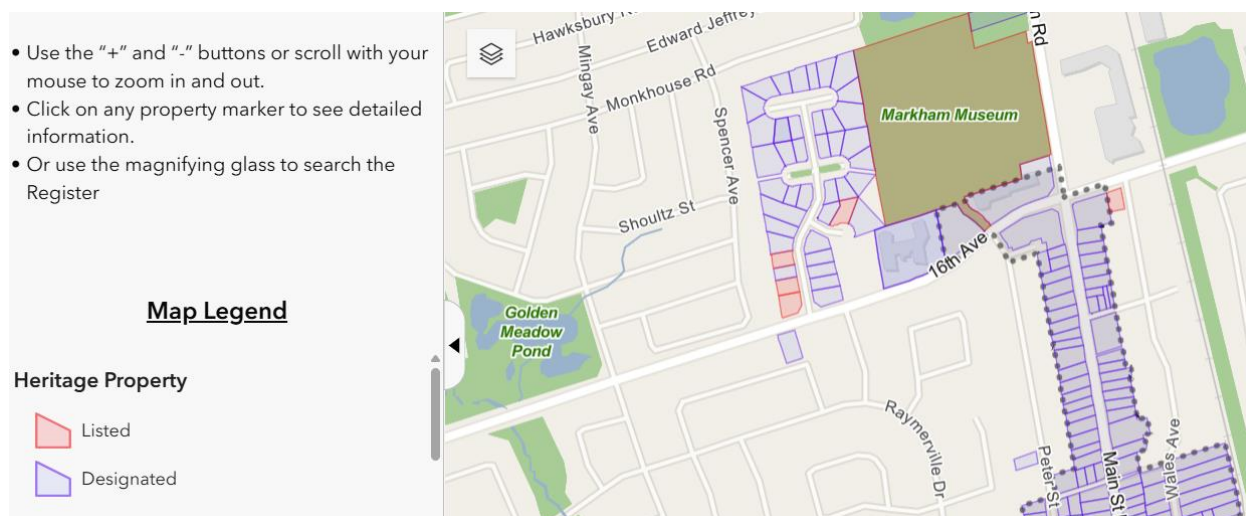
Continue

This unique tool empowers users with three distinct search options, each designed to offer a tailored and enriching experience:

1. Map Search: Users can explore heritage properties through an interactive map. This feature allows for zooming, scrolling, and panning, enabling users to visually navigate and select properties. Once a property is selected, users can view detailed registry entries from the AMANDA database.

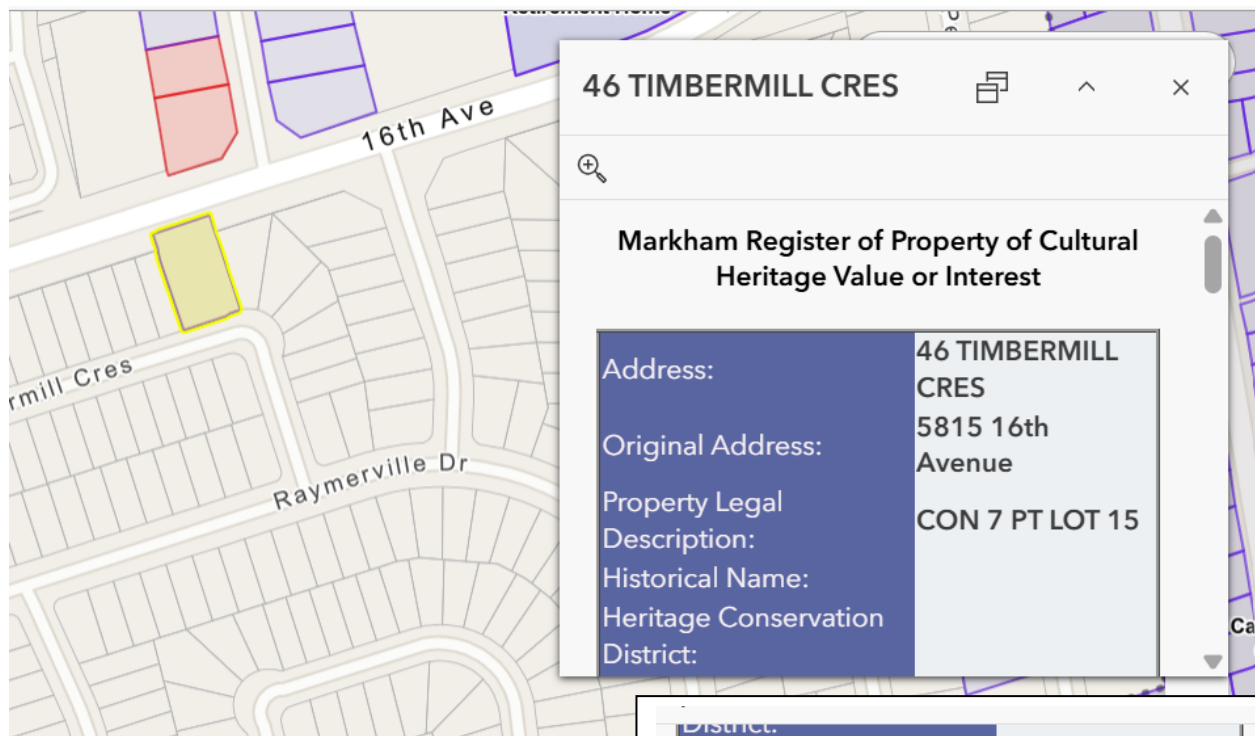


Heritage District boundaries are shown (dotted). Designated properties are blue; Listed properties are pink.




Selecting a specific property turns it yellow and provides standard information on the property including:

- Address
- Original Address (if the property was re-addressed)
- Legal Description
- Historical Name
- Heritage Conservation District (if applicable)
- Ward
- Year Built
- Architect Style
- Heritage Status of Property
- Designation By-law (# and Link)
- Heritage Easement Agreement ('No' or Link)



Ward:	4
Year Built:	1840
Architect Style:	Georgian Tradition
Heritage Status of Property:	Part IV (Individual)
Designation Bylaw:	2024-121 (Link)
Heritage Easement Agreement:	No

Also included in the drop-down box (if available): History Description, Contemporary Photo, Heritage Photo and a Print Link option that will print all the information on a single page along with a map showing the property location (see example below).




Markham Register of Property of Cultural Heritage Value or Interest

Address	46 TIMBERMILL CRES
Original Address	5815 16th Avenue
Property Legal Description	CON 7 PT LOT 15
Historical Name	
Heritage Conservation District	
Ward	4
Year Built	1840
Architect Style	Georgian Tradition
Heritage Status of Property	Part IV (Individual)
Designation Bylaw	2024-121
Heritage Easement Agreement	No

History Description

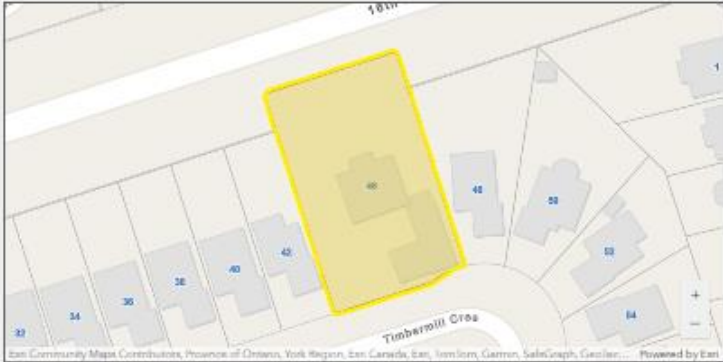
Jacob Wismer, a member of Markham's Pennsylvania German Mennonite community, was a prominent resident of Mount Joy-Quantstown. His parents, David and Lydia Wismer, came to Markham from Bucks County, Pennsylvania in 1806 and became significant landowners in the area. Two of their sons, Jacob and Asa, settled on Lot 15, Concession 7, in the community of Mount Joy in the mid-1830s. Jacob Wismer was granted the eastern 100 acres of Lot 15 from the Crown in 1842, and constructed a two-storey plank-on-plank farmhouse. His first wife was Elizabeth Wurta, with whom he had eight children. His second wife was Julia Curtis. Jacob Wismer was an active and well-known Reformer in his politics, but when he was passed over for a Justice of the Peace appointment by the Baldwin cabinet, he switched his allegiance to the Conservative party. His lengthy obituary in the July 11, 1895, edition of The Markham Economist paints a picture of a much-respected citizen of old Markham who lived to the remarkable age of 94. The property was sold out of the family in 1895.



No Image Available

Contemporary Photograph

Heritage Photograph



San Community Maps Contributors, Province of Ontario, York Region, San Canada, San, TomTom, Garmin, SafeGraph, Google... Powered by Esri

Please note that the yellow highlight is not indicative of the actual heritage area and is only meant to illustrate the property upon which the heritage building(s) is located.

2. Address Search: For those who know the specific address, this option offers an auto-populated dropdown menu. Users can simply enter the address, and the application will display the corresponding register information from AMANDA.

Heritage Property Locator

Register Last Updated on : May 2, 2025

Map Search

Address Search

Combination Search

Type BOTH street number & street name

197 MAIN ST

When typing street names, use these abbreviations:

7 HWY E (Highway 7)

48 HWY (Highway 48)

9TH LINE (Ninth Line)

14TH AVE (Fourteenth Avenue)

16TH AVE (Sixteenth Avenue)

19TH AVE (Nineteenth Avenue)

Please note that Markham has three Main Streets:

MAIN ST (in Unionville)

MAIN ST N (in Markham Village)

MAIN ST S (in Markham Village, south of Highway 7)

For more information about the heritage status of properties please contact:

Heritage Section

Development Services Commission

101 Town Centre Boulevard

Markham, Ontario, L3R 9W3

heritage@markham.ca

Markham Register of Property of Cultural Heritage Value or Interest

Address:	197 MAIN ST
Original Address:	
Property Legal Description:	CON 5 PT LT 12
Historical Name:	Eckardt-McKay House
Heritage Conservation District:	Unionville
Ward:	3
Year Built:	c. 1856
Architect Style:	Gothic Revival
Heritage Status of Property:	Part IV (Individual)
Designation Bylaw:	298-78 (Link)
Heritage Easement Agreement:	No

History Description

This iconic example of Carpenter Gothic vernacular architecture was constructed for Salem Eckardt, one of the sons of Berczy settler Philip Eckardt. Salem Eckardt, a well-known auctioneer, purchased Village Lot 4 from his brother Frederick Eckardt in 1856. This house is often associated with Andrew Eckardt, and dated as early as 1835 in some sources, however, primary source research points to a mid-1850s date of construction under the ownership of Salem Eckardt. In the late 1950s, the property was purchased by Kathleen Gormley McKay, who had roots in Markham connected with the Eckardt, Milne and Gormley families. She and her husband Donald McKay were patrons of the arts. Fred Varley of the Group of 7 was a boarder in their Toronto home in his later days, and moved up to Unionville when they purchased the former Eckardt House. Varley had a studio on the basement, in a room overlooking the river valley. Kathy McKay donated her home, her art collection and funds for the establishment of the Frederick Horsman Varley Art Gallery in Unionville. The house is now known as the McKay Art Centre, containing gallery space for local artists and studio space for art instruction.

Once selected, the standard information is provided along with the Print Link option.

3. Combination Search: This advanced search option allows users to filter properties based on up to eight different criteria, such as:

- **Heritage Status:** Listed, De-Listed, Part IV (Individual), Part V (Heritage District) or All
- **Heritage District:** Buttonville, Markham Village, Thornhill or Unionville
- **Ward:** 1 to 8
- **Year Built:** starting at 1800s by decade
- **Architectural Style:** 19 options
- **Easement Agreement:** yes or no
- **Street Name:** find all properties on a specific street such as Kennedy Road
- **Historical Name:** enter all or part of the property name to find a specific property (e.g. By entering 'Veronica', the 'Abraham and Veronica Lehman House' is selected).

This feature provides a comprehensive and customizable search experience, catering to diverse user needs.

The screenshot displays the 'Heritage Property Locator' web application. The header includes the City of Markham logo, the title 'Heritage Property Locator', a 'Register Last Updated on: Apr 28, 2025' note, and a 'Disclaimer' link. Below the header, there are three search tabs: 'Map Search', 'Address Search', and 'Combination Search' (which is selected). The main content area is divided into two sections. On the left, under 'Filter Criteria', there are dropdown menus for Heritage Status (0 Selected), Heritage District (1 Selected), Ward (1 Selected), Year Built (0 Selected), Architectural Style (2 Selected), Easement Agreement (0 Selected), Street Name (0 Selected), and Historical Name (0 Selected). Below these filters is a 'Show only Filtered Properties' toggle and a 'Click here to reset all filters' link. On the right, the 'List of Heritage Properties' section shows a list of properties with their photos, addresses, status, year built, ward, and architectural style. Each property entry has a 'Details' button. The list includes properties like '5650 14TH AVE School Section No. 14', '7575 14TH AVE The Peter Lapp House', '2920 16TH AVE Walker Homestead', '3490 19TH AVE Gormley-Wideman House', '2780 19TH AVE Alfred Read Farmhouse', and '3466 19TH AVE Gormley Wideman House'. At the bottom, there is a pagination bar showing page 1 of 8.

We invite you to explore this powerful tool and discover the rich heritage of Markham in a whole new way.

Please visit the application at the link below or on the Markham website:

<https://experience.arcgis.com/experience/68485b4be93e40afb3ed05bc7ddc9455>



MEMORANDUM



TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager, Heritage Planning

DATE: May 14, 2025

SUBJECT: Special Events
50th Anniversary Celebrations
Sub-Committee Notes – April 24, 2025

Project: 50th Anniversary Celebrations

Background:

- 50th Anniversary Sub-committee has been meeting monthly to plan 50th Anniversary events

Status/ Staff Comment

- Sub-committee met on April 24, 2025
- See attached notes
- Lake Trevelyan may wish to provide an overview of progress to date

Suggested Recommendation for Heritage Markham

That Heritage Markham receive as information the update from the 50th Anniversary Sub-committee and the meeting notes from April 24, 2025.

File:

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50th Anniversary Sub-Committee



DATE: April 24th, 2025 - 7 pm
LOCATION: Canada Room, Civic Centre
ATTENDEES: Lake Trevelyan, Reid McAlpine, Kugan Subramaniam, Karen Rea, Regan Hutcheson (Staff),

ABSENT: Vanda Vicars, David Butterworth, Tejinder Sidhu, Dianne More

CHAIR OF MEETING: L. Trevelyan

DISCUSSION:

Objective(s) in bold type

Events

Main Event – November 13, 2025- 7:00 pm

- **Markham Museum's Transportation Building:** It would be set up with eating stations, and bar, with tables and chair set-up for 100 attendees. **(Lake to reconfirm capacity as 100 or more)** Tickets would be issued at no cost so we can limit the attendance to the capacity.
- **Refreshments:** Karen has already sourced donated Beer and Wine and will investigate the food (hors-d'oeuvres) costs and/or donation for next meeting.
- **Licence:** Andrea to confirm if she can obtain liquor licence for the event.
- **Décor will be the audio video** (or power point) **looping images of award winners (to be sourced if not available through Karen and Andrea), a wagon, or two, and the Display.**
- **Kugan will investigate if a student can be found to create power point or video...** or asking York University or ask Lorne Smith to see who did the Heritage Walk YouTube with him. Other options welcome
- **Invitations:** The invite list includes all members of Council , (who could be picked up in bus or two existing minivans and given tour of heritage areas and homes and then driven to the event), Mayor, Heritage Planning Staff and Committee, Committee staff (Clerks), and award winners. Once we determine how many that will be, we can decide on further invitations, or open to Regional Councillors and/or the public?
- **Awards of Excellence: Regan will confirm after working with Staff how many awards there will be at May or June Heritage 50 meeting..**
- **Possible Guest Speaker:** Regan suggested Dave LeBlanc (The Architourist). Other suggestions include, Michael McLellan (a Heritage Architect), or Jennifer Keesmat (former Toronto Planning Director). Mentioned at previous meeting were Llyod Roberston, Joe Bowen, or a local focus on Heritage like the Unionville Event (Lorne, George, Regan). **Reid was reaching out to report at May meeting.**
- **Budget:** We must finalize the budget as soon as possible, outlined below, so we can then approach sponsors for various portions of the event.

Photo/Art Contest – This was unfortunately overlooked at our meeting, but should be investigated further.

- We could create a **photo or art contest** or just get photos or drawings of Heritage throughout Markham by going to the schools (High Schools or University). Could be a School or Class project in September in time to display at the Event or at other sites. **Reid will reach out to The Markham Group of Artists also who might take this on, or in fact, may already have such art.**

ADDITIONAL EVENTS....

- **THE DISPLAY: Regan showed us the various Before/After pictures of Heritage projects that will be added to the reworked Display and outlined the format. This to be completed and ready before May 18th event below. The format of the display is attached as presented by Regan.**
- We identified the volunteers for the events to have displays.
 - International Museum Day (May 18th) coordinated by Andrea and **Regan (Lake offered to assist if required)**
 - Unionville Festival (June 7 and 8) **Lake & Reid**
 - Markham Jazz Festival (August 15-17 in Unionville) – **Reid and Lake and another volunteer**
 - 28th Apple Fest (September 2nd) – **Andrea & Karen**
 - Doors Open (September 20th) – **Dianne (Markham Conservancy) and Tejinder (at train station)**
 - Markham Fair (October 2-5) – **Kegan and needs assistant?** for Saturday and Sunday only)

SPEAKING EVENTS

- **It was decided that we would not proceed with additional presentations/speaking engagements to various local associations as too onerous for our limited committee.**
-

Budget

We must get this estimated asap. We should be presenting budget or additional money requests to Development Services Committee by June 10th, for June 24th Council meeting...Karen indicated that the Mayor had approved up to \$10,000 which should be confirmed, otherwise we may be able to draw from the Heritage Fund (subject to very specific criteria as to what funding can be used for), but that would require Council approval. The Heritage Markham Budget included \$1,000 for the Awards of Excellence program and \$2,000 for the 50th Anniversary Project.

- **QR project.**
Kugan to consider a preliminary trial of 1-3 houses, or work with some already videoed and recorded on the “Markham Heritage Site Tour” on the Markham website, perhaps with student assistance.
- **Food – mentioned above**
- **Drink – mentioned above – should be one free drink per ticket and then cash bar)**
- **Display costs (if any) to update the Heritage display.**

- **Lake to work with David Butterworth on a pop-up display promoting the Heritage 50 awards and The Prince of Wales award that Markham won**
- Video or power point creation (TBD)
- Event decorations (TBD)
- AV equipment is not available at Museum and would involve a cost to rent.
- Actual awards (\$1000 allocated)

Communications

- **We did not discuss any brochures or desire for inclusion in as many Councillor Newsletters as possible. This should be reviewed at future meeting(s) Heritage Display – We also could consider an area map showing where winning projects are located.**

SUMMARY OF ACTION ITEMS are included above

NEXT MEETING:

Sub-Committee did not set a date for the next meeting, but hope that we can have some realistic budget estimates and sponsorship feedback for that meeting

Notes Prepared by: Lake T

Review: Regan H. and Kugan S.

Q:\Development\Heritage\HERITAGE MARKHAM FILES\50th Anniversary 2025\SubCommittee Notes\SubCommittee Notes - April 24th meeting summary.doc

Attachment

Heritage Display Unit

50th Anniversary of HM and Heritage Planning in Markham

Number of Panels - 8

Panel Themes

1. **General** – Leading While Remembering – poster from 2000
2. **Heritage Markham Committee** ½ panel and **50th Anniversary Celebration** ½ panel
3. **Markham Heritage Estates Subdivision**- brief text of what it is, photos- before and after- max 5 projects
4. **Residential Heritage Restoration Projects** – (restoration sites), before/after
5. **Residential – Complementary New Construction/Additions/Alterations** – before if relevant/after. Max 10 projects
6. **Commercial/Institutional – Restoration** – before/after (old Town Hall,
7. **Commercial/Institutional – Complementary New Construction/Additions/Alterations** – before if relevant/after
8. **City Projects** – photos – two Main St streetscape projects, HCD entry signs/street name signage, Stiver Mill, 2 train stations,



MEMORANDUM



TO: Heritage Markham Committee

FROM: Regan Hutcheson

DATE: May 14, 2025

SUBJECT: Special Event
Doors Open Markham 2025

Project: Doors Open Markham 2025
Theme “Markham’s Learning Landscape”
Date: Saturday, September 20, 2025, 10am – 5:00pm

Background:

- Beginning in 2003, Doors Open Markham has brought together thousands of people from near and far to celebrate and experience Markham’s rich history and unique sites.
- Markham is again hosting Doors Open Markham 2025 and we have a number of great sites as part of this amazing event. Our theme for this year is “Markham’s Learning Landscape” with a focus on all things educational, both historic and contemporary – historic school facilities, and unique modern educational facilities such as the new York University Markham campus.
- The Doors Open concept, it is a free, annual community-wide event that showcases places of historical and cultural interest. Most locations are not generally open to the public at-large thus providing residents and visitors with an opportunity to explore the City’s unique and sometimes hidden treasures. The event is organized under the direction of a Council-appointed committee of City staff, municipal councillors and community volunteers. Our local event is one of a series of Doors Open events held across the province under the organizational umbrella of the Ontario Heritage Trust (Doors Open Ontario).
- Sites interested in opening their doors can open only areas they wish to showcase to the public, and can animate their sites with event programming or activities if they wish.
- Event organizers will provide identification and directional signage to be used on the property plus archival photo display boards if available and a site handout highlighting key features about the site.
- The DOM committee is responsible for providing volunteers (if needed).

Staff Comment

- Regan Hutcheson is the Heritage Planning staff liaison to the Doors Open Markham 2025 Organization Committee. Tejinder Sidhu and Richard Huang are Heritage

Markham Committee representatives on the DOM committee, and Councillor McAlpine serves as a Council representative.

- The purpose of this memo is to bring members up to date regarding the event and to seek individuals who may be willing to volunteer for the event (or for part of the day).
- There is a volunteer training session on the Wednesday evening before the event.
- The Heritage Markham Display is intended to be at one of the locations (likely the historic Unionville Train Station).
- See Appendix 'A' for the confirmed sites to date.

Suggested Recommendation for Heritage Markham

THAT the memo on Doors Open Markham 2025 be received as information;






AND that the following members volunteer to assist on the event day:

- (name)
- (name)





File:

Q:\Development\Heritage\SUBJECT\DOORS OPEN MARKHAM\2025 Event\HM Updates & Volunteers\May 14 2025 request for volunteers Hold the Date.doc

Appendix A- Sites

Site ID	Name (Historic)	Address	Status Contacted Confirmed Potential/ Interested Not Pursued Not willing	Photo
Heritage School Properties				
1	Brown's Corner School House SCHOOL BOARD	2 Renfrew Drive Buttonville **	Confirmed	
2	Cedar Grove Community Centre CITY	7667 14 th Ave Cedar Grove **	Confirmed	
3	Box Grove Community Centre CITY	7651 9 th Line Box Grove **	Confirmed (tentative)	
4	Former Markham High School PRIVATE	55 Albert Street Markham Village **	Confirmed	
5	German Mills Schoolhouse (SS#2) CITY	80 German Mills Road **	Confirmed	

Site ID	Name (Historic)	Address	Status Contacted Confirmed Potential/ Interested Not Pursued Not willing	Photo
6	Mount Joy Public Schoolhouse (SS #16) CITY/MARKHAM MUSEUM	9350 Markham Road	Confirmed	
7	York University-Markham Campus Markham Centre YORK U	1 University Boulevard, Markham, ON L6G 0H2	Confirmed	
Other Properties				
8	Unionville Historic Station CITY Community Centre	7 Station Lane, Unionville	Confirmed	
9	Markham Village Historic Station CITY, Community Centre/ GO Station	214 Main St North, Markham Village	Confirmed	
10	Heintzman House CITY	135 Bay Thorne Dr	Confirmed	

Site ID	Name (Historic)	Address	Status Contacted Confirmed Potential/ Interested Not Pursued Not willing	Photo
11	Markham Fire Station 97 CITY	209 Main Street N	Confirmed	
12	Varley Art Gallery CITY	216 Main Street Unionville	Confirmed	
13	McKay Art Centre CITY	197 Main St Unionville	Confirmed	
14	Hagerman Schoolhouse (SS#18) (PRIVATE RESTAURANT)	4121 14 th Avenue	Pending (restaurant tie-in)	



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager, Heritage Planning

DATE: May 14, 2025

SUBJECT: Awards
Heritage Markham Awards of Excellence 2025

Project: Awards of Excellence Event
November 13, 2025 – Markham Museum (Transportation Building)

Background:

- Created in 2000 to celebrate Heritage Markham's 25th Anniversary
- Last Award ceremony was in 2017 (see Attachment)

Status/ Staff Comment

- See attached information on the award's program
- Staff encourage members and others to submit candidates for award consideration
- Projects must have been completed between 2017 and 2025.
- Deadline for submissions is July 1, 2025

Suggested Recommendation for Heritage Markham

That Heritage Markham receive as information the memo on the upcoming Awards of Excellence event.

File:Q:\Development\Heritage\SUBJECT\Awards\2025 Awards of Excellence\HM may 14 2025 Info on Upcoming Event.doc

Attachment 1 – Award Program Brochure
Attachment 2 – Awards Winners from 2017



Heritage Markham Awards of Excellence

Markham is committed to the protection and preservation of its architectural heritage and special heritage areas in the community. It is the objective of the Heritage Markham Awards of Excellence to honour and recognize the excellent work undertaken in the preservation and restoration of our community's cultural heritage resources.

Eligibility: The Awards are open to individuals, companies and organizations. The project must be located within Markham. The project must have been completed within the last two years*, except for the Awards recognizing long-term service and contribution to heritage conservation initiatives.

* Timeframe may be extended due to timing of last awards presentation. For 2025, project completed between 2017 and 2025 are eligible)

Award Format: The certificates are 8 ½ x 14 in size and are framed for display. Certificates may also be available for all major contributors to the project.

Submissions: Applications for the Award may be nominated by members of the public, staff and by members of Heritage Markham. An individual can also nominate his/her own project. Individuals may submit as many different entries as they wish, but a separate submission must be made for each entry.

The following material is required with each entry:

- a) Name and Address of Nominee and
- b) Name and Address of Nominator
- c) An outline of the project describing the work undertaken
- d) Photographs illustrating the nominated work.

Categories:

- 1) Heritage Preservation – retention and preservation of a heritage resource in new developments.
- 2) Restoration – Corporate
- 3) Restoration – Private Residential
- 4) New Construction (complementary infill)
- 5) New Addition (complementary to heritage resource)
- 6) Heritage Education
- 7) Individual Effort (in the field of heritage conservation)
- 8) Outstanding Achievement Award (given in exceptional circumstances to those individuals or projects that have made an outstanding and long-lasting contribution to the conservation of heritage in Markham)

Awards may not be given in all award categories each year.

Selection: All nominations will be reviewed by an Awards Sub-Committee of Heritage Markham comprised of the Chair of Heritage Markham and at least 2 additional members as well as Heritage Section staff. Heritage Markham will make the final selection based on the recommendations of the Awards Sub-Committee.

Presentation: The awards are presented on at the Heritage Markham Awards of Excellence Ceremony.

Deadline for Submissions: All public nominations for 2025 must be received by July 1, 2025.

Enquiry: Please address any enquiries or nomination submissions to:

Heritage Markham Awards of Excellence
Heritage Section – Development Services Commission
101 Town Centre Boulevard
Markham, ON L3R 9W3

heritage@markham.ca



Attachment 2 – Awards of Excellence Winners 2017



Elizabeth Ho, Ken Edwards & Patrick Ramsdem

*For exterior restoration of a heritage dwelling
Sylvester Tomlinson House, c.1853
7943 Ninth Line, Box Grove*



Brian Clements & Carolyn Pannell

*For restoration of a heritage dwelling and a complementary addition and accessory building
William Forster House, c.1855
527 William Forster Road, Cornell Rouge*



Stephano Johns

*For the completion of the restoration of a heritage dwelling
Udell-Hamilton House, c.1850 & c.1890
6 Aileen Lewis Court, Markham Heritage Estates*



City of Markham Asset Management

*For restoration of the Stiver Mill and outdoor public space improvements
9 Station Lane, Unionville*



Caroline Mason

*For replication of the Edwardian front veranda
79 Main Street North, Markham Village*



Angus Glen Developments

*For exterior restoration of a historic schoolhouse within a new commercial development
Colty Corners School, 1862
10000 Kennedy Road*



Hunt Design Associates Inc.

*For exterior restoration of a heritage building and a complementary addition
Sanderson House and Store, c.1861
8966 Woodbine Avenue*



Greenpark Homes

*For exterior restoration of a heritage dwelling within a new residential development
Albert Wideman House, c.1895
226 Edward Jeffreys Avenue, Markham*



City of Markham Asset Management

*For the exterior restoration of a heritage building
Daniels-Fairty House, c.1851
7060 Markham Road, Armadale*



Rice Commercial Group

*For the exterior restoration of a heritage building
Hiram Powers House, c.1930
4802 Highway 7, Unionville*



George and Linda Duncan

*For the exterior restoration of a heritage building
Abram Sider House, c.1895
4 Peter Street, Mount Joy*



Gennadly Neyezhals

*For the exterior restoration of a heritage building
Murray Cottage, c.1930
150 John Street, Thornhill*



Greg Knight

For the preservation and restoration of a heritage building and a complementary addition

*James Campbell House, c.1865
2 Wismer Place, Markham Heritage Estates*



Jerry and Rowennie Cheng

*For the exterior restoration of a heritage building
Sylvester-Anson Hoover House, c.1897
30 Peter Street, Mount Joy*



Ivy Hong

*For renovation and property improvements to a dwelling that complements the historic character of old Thornhill
146 John Street, Thornhill*



Joanne Johnston

*For renovations and property improvements to a dwelling that complements the historic character of old Unionville
93 Main Street, Unionville*



Carmen and Mary Naccarato

*For the construction of a new dwelling that complements the historic character of old Thornhill
3 Leabill Drive, Thornhill*



Pascal Monat and Nicole Arnold

*For a complementary addition to a heritage building, c.1924
82 John Street, Thornhill*



Lake and Debbie Trevelyan

*For a complementary addition to a heritage building
Job McDowell House, c.1874
14 Eureka Street, Unionville*



Frank Bellini

*For restoration and a complementary addition to a heritage building, c.1927
25 John Street, Thornhill*



Raymond Watt

*For restoration and a complementary addition to a heritage building, c.1912
303 Main Street North, Markham Village*



Nick and Degen Lisi

*For restoration and a complementary addition to a heritage building, c.1877
23 Victoria Avenue, Unionville*



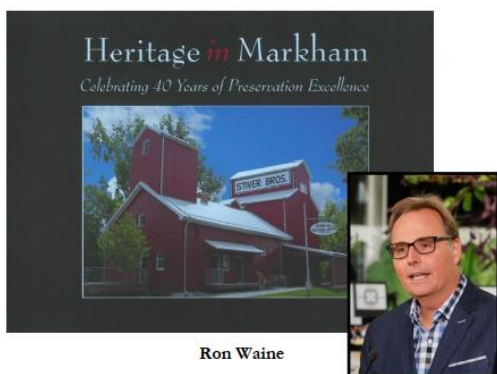
Tony and Carolyn Mauro

*For a complementary addition to a heritage building
Dr. Charles McKay House, c.1930
127 Main Street, Unionville*



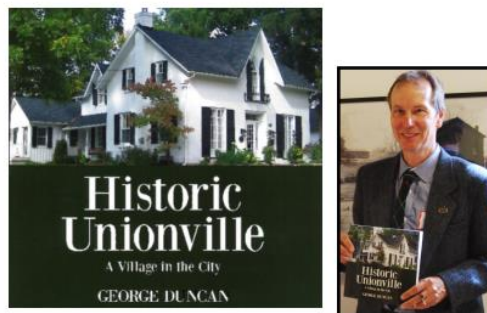
Andrew Risk

*For restoration and a complementary addition to a heritage building, c.1913
40 Peter Street, Mount Joy*



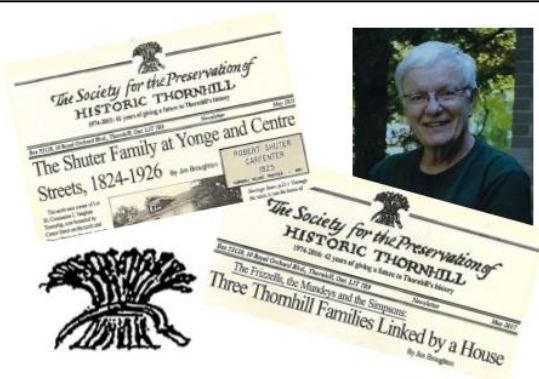
Ron Waine

*For the development and coordination of the book
"Heritage in Markham – Celebrating 40 Years of Preservation Excellence"
to commemorate Heritage Markham's 40th Anniversary*



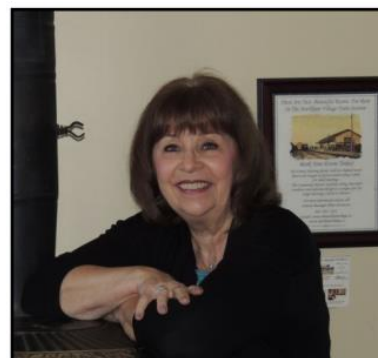
George Duncan

*For authoring the book, "Historic Unionville – A Village in the City",
the first detailed, illustrated history of the village*



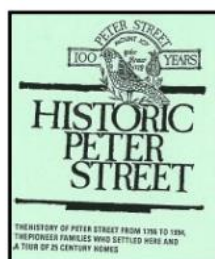
Jim Broughton

*For volunteer efforts over many years as writer and editor of the
Society for the Preservation of Historic Thornhill newsletter and for
the outstanding educational value of his research articles*



Dianne More

*For commitment to heritage conservation initiatives in old Markham Village
through long-time volunteer involvement with the Markham Village Conservancy*



Donna Wigmore

*For ongoing volunteer efforts to promote the history and architecture
of Mount Joy through plaques and publications as the Peter Street historian*



Diane Berwick

*For ongoing volunteer efforts in promoting to the community the joys of owning
and restoring a heritage home and living in the Thornhill Heritage
Conservation District*



Pomona Mills Park Conservationists

For on-going volunteer efforts from 1999 to the present to protect and enhance the natural heritage qualities of Pomona Mills Park, Thornhill



Martha Jarrell

For ongoing volunteer work to beautify Thornhill through the planting and careful tending of public gardens at the Thornhill Village Library and the Southwest Corner of Bayview Avenue and John Street