



Heritage Markham Committee Agenda

July 9, 2025, 7:00 PM

Electronic Meeting

The Seventh 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 July 9, 2025 Heritage Markham Committee agenda be approved.

3.2 MINUTES OF THE JUNE 11, 2025 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

6

See attached material.

That the minutes of the Heritage Markham Committee meeting held on June 11, 2025 be received and adopted.

4. PART TWO - DEPUTATIONS

5. PART THREE - CONSENT

5.1 MINOR HERITAGE PERMIT APPLICATIONS

16

DELEGATED APPROVALS BY HERITAGE SECTION STAFF
188 MAIN STREET, UNIONVILLE; 5 EUCLID STREET, UNIONVILLE; 101
TOWN CENTRE BLVD.; 2 AILEEN LEWIS COURT (16.11)

File Numbers:

25 121780 HE

25 122496 HE

25 123878 HE

25 124779 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 APPLICATION

17

DELEGATED APPROVALS BY HERITAGE SECTION STAFF**4340 HWY 7 E.; 9350 MARKHAM ROAD; 7681 YONGE ST. (16.11)**

File Numbers:

SP 25 123345

NH 25 123369

SP 25 115571

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 COMMITTEE OF ADJUSTMENT APPLICATIONS

18

DELEGATED APPROVALS BY HERITAGE SECTION STAFF**84 MARKHAM VETERANS STREET; 3 ALEXANDER DONALDSON STREET; 4277 FOURTEENTH AVENUE (16.11)**

File Numbers:

A/071/25

A/072/25

Pending

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.

5.4 HERITAGE HELPING HOUSING 2025

20

PROPOSED HERITAGE BUILDING GRANT FOR HOUSING ARCHITECTURAL CONSERVANCY OF ONTARIO (ACO) INITIATIVE (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

That Heritage Markham supports the creation of a Heritage Building Grant for Housing as advocated by the Architectural Conservancy of Ontario (ACO) and recommends Markham Council support the ACO initiative.

6. PART FOUR - REGULAR

6.1 REQUEST FOR FEEDBACK

23

193 MAIN ST., UNIONVILLE PROPOSED ALTERATIONS TO AN EXISTING HERITAGE BUILDING AND PROPOSED COMMERCIAL INFILL BUILDING (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendations:

That Heritage Markham has no objection to the demolition of the early 20th century 1-storey portion of the Unionville Arms known as the “Side Arms” from a heritage perspective; and,

That Heritage Markham has no objection to the proposed 2-storey infill commercial building intended to replace the “Side Arms” from a heritage

perspective provided that:

- The ground floor ceiling height be raised by one foot to increase the height of the storefront windows,
- The 2nd storey window which brings light to the stairwell be enlarged to match the dimensions of the 2nd storey windows above the storefront, and,
- The building be clad in horizontal wood siding; and,

That given the limitation to building any significant additions to the rear of the existing buildings on lands regulated by the Toronto and Region Conservation Authority.

Heritage Markham has no objection to the proposed 2nd storey addition to the existing heritage building at 193 Main Street from a heritage perspective provided that:

- the 2nd storey wall be revised to a single plane with a consistent window treatment, and,
- The historic features of the existing building seen in the archival photograph be re-introduced, such as the multi-pane wooden storefront window, and louvred shutters and solid wood panelled door;

And That any future development application and heritage permit application return to Heritage Markham Committee for final review.

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)

FIRST PROGRESS REPORT (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendations:

That Heritage Markham receive as information the first progress update on the project to revise the Markham Village Heritage Conservation District Plan;

And That Heritage Markham suggests that the project address the following concerns noted in Appendix 'A' as part of the issues identification stage.

7.2 HERITAGE DISTRICT NEWS - SPRING 2025 (16.11)

48

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

That Heritage Markham receive as information the update on the Heritage District News newsletter.

8. PART SIX - NEW BUSINESS

9. ADJOURNMENT



Heritage Markham Committee Minutes

Meeting Number: 6
June 11, 2025, 7:00 PM
Electronic Meeting

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

1. CALL TO ORDER

Councillor Karen Rea, Chair, convened the meeting at 7:12 PM by asking for any disclosures of interest with respect to items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

The Chair, Councillor Rea, declared a conflict in relation to item 5.1 and noted that she is a Director on the Board for 1 Thomson Court.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business from Committee Members

Evan Manning, Senior Heritage Planner, added a new business item to the agenda titled, "Authority to Enter into a Heritage Easement Agreement, 7822 Highway 7 East ("Henry and Annetta Clarry House")".

That the June 11, 2025 Heritage Markham Committee agenda be approved.

Carried

3.2 MINUTES OF THE MAY 14, 2025 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

See attached material.

That the minutes of the Heritage Markham Committee meeting held on May 14, 2025 be received and adopted.

Carried

4. PART TWO - DEPUTATIONS

There were no deputations.

5. PART THREE - CONSENT

5.1 MINOR HERITAGE PERMIT APPLICATIONS

**DELEGATED APPROVALS BY HERITAGE SECTION STAFF
1 THOMSON COURT; 15 UNION ST.; 205 MAIN ST.; 209 MAIN ST.; 210
MAIN ST.; 5 HERITAGE CORNERS LANE (16.11)**

File Numbers:

25 118156 HE

25 119884 HE

25 117553 HE

25 120955 HE

25 121016 HE

25 121910 HE

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

As previously noted, the Chair, Councillor Rea, declared a conflict regarding this item. She did not participate in the discussion or vote on the matter.

Steve Lusk, Vice Chair assumed the role of the Chair for this item.

Recommendation:

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

Carried

5.2 BUILDING AND SIGN PERMIT APPLICATIONS

**DELEGATED APPROVALS BY HERITAGE SECTION STAFF
3575 ELGIN MILLS RD.; 25 WILSON ST.; 377 MAIN ST. N. (16.11)**

File Numbers:

HP 25 114659

HP 25 117397

NH 25 111112

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 COMMITTEE OF ADJUSTMENT APPLICATIONS

**DELEGATED APPROVALS BY HERITAGE SECTION STAFF
33 HAWKRIDGE AVE.; 44 PETER ST.; 69 GEORGE ST.; 2830 16TH AVE.;
33 COLBORNE ST. (16.11)**

File Numbers:

A/024/25

A/040/25

A/053/25

A/019/25

A/054/25

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

5.4 AMENDMENTS TO DESIGNATION BY-LAWS

TO CORRECT LEGAL DESCRIPTIONS AND STATEMENTS OF SIGNIFICANCE

7265 HIGHWAY 7 ("ABRAHAM REESOR HOUSE")

7323 HIGHWAY 7 ("THE FRANK ALBERT REESOR HOUSE") (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

That Heritage Markham has no objection to the required amendments to the designation by-laws for the properties formerly municipally known as 7265 and 7323 Highway 7 to correct their legal descriptions and Statements of Significance.

Carried

5.5 COMMUNITY HERITAGE ONTARIO

BOARD OF DIRECTORS - REGAN HUTCHESON (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

That Heritage Markham Committee supports Regan Hutcheson as a Markham representative on the Board of Directors for Community Heritage Ontario (2025-27).

Carried

6. PART FOUR - REGULAR

6.1 OFFICIAL PLAN AMENDMENT APPLICATION

10690 MCCOWAN ROAD ("ROBINSON GLEN EAST LANDS") (16.11)

File Number:

24 116785 PLAN

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning introduced the Official Plan Amendment Application for 10690 McCowan Road. Mr. Manning noted that the purpose of the application is to incorporate additional lands into both the Urban Boundary and the existing Robinson Glen Secondary Plan. It was also noted that there are a number of heritage resources within the lands (10690 McCowan Road, 10192 McCowan Road (a barn complex), and 10346 McCowan Road.

The Committee requested clarification on the Official Plan Amendment Application regarding:

- The mechanisms to protect the heritage resources including 10690 McCowan Road given the OLT order to repeal the designation by-law.
- The ability to negotiate with the developer to preserve the heritage resources in exchange for additional development permissions (i.e. density).

Recommendation:

That Heritage Markham has no objection to the Official Plan Amendment provided that appropriate cultural heritage policies are included in the amended Robinson Glen Secondary Plan to address the three cultural heritage resources (10690 McCowan Road, 10192 McCowan Road and 10346 McCowan Road) within the Robinson Glen East lands.

Carried

6.2 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

PROPOSED GARDEN HOME

30 WASHINGTON STREET, MARKHAM VILLAGE (16.11)

File Number:

A/065/25

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning introduced the Committee of Adjustment Variance Application for 30 Washington Street, in the Markham Village Heritage Conservation District.

The Applicant proposes a ‘Garden Home’ which is a defined term in the new Comprehensive Zoning By-law 2024-19 (“a dwelling unit located within an accessory building or structure in the rear yard of a lot that is not accessed by a lane and which is accessory to the principal use dwelling unit on the same lot”).

Mr. Manning advised that the Applicant wishes to exceed the permissible building envelope but that the requested use was as-of-right. Mr. Manning advised that the variances requested are minor from a Staff perspective and that the proposal would allow for a gentle form of intensification without being disruptive in terms of height or density.

The Committee discussed the following in relation to the Committee of Adjustment Variance Application:

- Expressed no concerns with the Garden Home but requested that conditions be applied to a future Committee of Adjustment report to limit the percentage of hardscaping.
- Expressed concern about the Garden Home potentially being too large relative to the main building and sought clarification on the maximum permitted size of a garden home.
- Raised concern with the proposed depth of the driveway and recommended that the application be conditioned to limit the extent of the driveway in the rear yard.
- Preferred that the appearance of parking in the front be minimized.
- Requested clarification regarding restrictions in the Comprehensive Zoning By-law regarding hard vs soft surfaces.

- Expressed concerns about the amount of pavement in the front yard and suggested the possibility of requiring permeable paving if more parking spaces are needed.

Recommendations:

That Heritage Markham has no objection from a heritage perspective to the variances for building height and gross floor area required for a proposed Garden Home at 30 Washington Street **subject to minimizing the amount hard surfacing in the rear yard;**

And That future review of a Major Heritage Permit application, and any other development application required to approve the proposed development, be delegated to Heritage Section staff should the design be substantially in accordance with the drawings as appended to this memo.

Carried

6.3 INFORMATION

2730 ELGIN MILLS ROAD EAST ("CHRISTIAN HEISE HOUSE") POST FIRE - NEXT STEPS (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage Planning, provided a post-fire update on 2730 Elgin Mills Road East ("Christian Heise House") after meeting with the Owner and contractor to discuss the building's future and emphasizing the importance of preserving and restoring the fire-damaged building.

Mr. Hutcheson advised that the Owner and contractor are receptive to exploring the restoration of the building . Staff have offered assistance to the owner in working with the Building Department to ensure the preservation of the heritage resource and stressed that time is of the essence due to building's exposure to the elements.

The Committee discussed the following in relation to the Information Report for 2730 Elgin Mills Road ("Christian Heise House"):

- Requested clarification on the two options (restoration vs. replication of the building)

Recommendation:

That the update on the fire-damaged dwelling at 2730 Elgin Mills Road be received as information.

Carried

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

7.1 HERITAGE MARKHAM AWARDS OF EXCELLENCE 2025

NOMINATIONS AND SUB-COMMITTEE (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage, introduced the item as a call for committee members to volunteer to review nominations for the Heritage Markham Awards of Excellence and to finalize recommendations for Heritage Markham consideration.

Members of Heritage Markham were also reminded to submit **nominations for the Awards of Excellence** by **July 15th**. Members of the Public are also being encouraged to submit their nominations.

Recommendations:

That Heritage Markham receive as information the memo on the upcoming Awards of Excellence event and the request for nominations.

And That the following members be appointed to the Awards Sub-Committee:

- Chair Karen Rea
- **Elizabeth Wimmer**
- **Kugan Subramaniam**
- **Steve Lusk**
- **Lake Trevelyan**

Carried

7.2 SPECIAL EVENTS

50TH ANNIVERSARY CELEBRATIONS SUB-COMMITTEE - JUNE 4, 2025 (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 the planning of the 50th Anniversary Celebrations.

Regan Hutcheson, Manager, Heritage, has reached out to heritage planners across Ontario for recommendations of a Guest Speaker. Mr. Hutcheson also gave an update on the 50th anniversary activities, noting that the new heritage display was visible at two recent events: International Museums Day (May) and the Unionville Festival (June). The display garnered interest at the events and positive feedback from the community.

There was also a question from the Committee whether invitations for the 50th Anniversary celebration in November should be extended to individuals from other levels of government/dignitaries.

Recommendation:

That Heritage Markham receive as information the update from the 50th Anniversary Sub-committee.

Carried

8. PART SIX - NEW BUSINESS

8.1 AUTHORITY TO ENTER INTO A HERITAGE EASEMENT AGREEMENT

7822 HIGHWAY 7 EAST (“HENRY AND ANNETTA CLARRY HOUSE”) (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, introduced the item as seeking support regarding a Heritage Easement Agreement for 7822 Highway 7 East to allow the owner to participate in the City's Heritage Property Tax Rebate Program.

Mr. Manning noted that a Heritage Easement Agreement provides long-term protection for a heritage property and is secured to title. Once considered by the Heritage Markham Committee, this item will proceed to Council for approval, likely in July.

The Committee requested clarification on eligibility for an Heritage Easement Agreement. It was noted that the property is already designated under Part IV of the Ontario Heritage Act.

Recommendation:

That Heritage Markham has no objection to the granting of authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act for the Part IV designated property at 7822 Highway 7 East.

Carried

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 8:01 PM.



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: July 9, 2025

SUBJECT: Minor Heritage Permit Applications
Delegated Approval by Heritage Section Staff
188 Main Street, Unionville
5 Euclid Street, Unionville
101 Town Centre Blvd, Part IV
2 Aileen Lewis Court, Part IV (Heritage Estates)

Files: 25 121780 HE, 25 122496 HE, 25 123878 HE, 25 124779 HE

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

Address	Permit Number	Work to be Undertaken
188 Main Street (UHCD)	25 121780 HE	Use of seasonal patio furniture
5 Euclid Street (UHCD)	25 122496 HE	Repainting and siding replacement
101 Town Centre Blvd (Part IV)	25 123878 HE	Exterior lighting upgrades, temporary relocation of flag poles, installation of a power pedestal, unit paver replacement
2 Aileen Lewis Court (Part IV – Heritage Estates)	25 124779 HE	Installation of a farm-style 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.



MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: July 9, 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
4340 Hwy. 7 E. (UHCD)	SP 25 123345	New wall sign
9350 Markham Road (Markham Museum)	NH 25 123369	New ramp and stairs for museum gazebo
7681 Yonge St. (THCD)	SP 25 115571	New wall signs for Scotia Bank

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: 4340 Hwy. 7 E., 9350 Markham Road, 7681 Yonge St.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: July 9, 2025

SUBJECT: Delegated Approvals
Committee of Adjustment Applications
 84 Markham Veterans Street, adjacent to Part IV property
 ("Abraham Reesor House")
 3 Alexander Donaldson Street, adjacent to Part IV property
 ("Frank Albert Reesor House")
 4277 Fourteenth Avenue, adjacent to Part IV property
 ("John Hagerman House")

Files: A/071/25, A/072/25, Pending

The following Committee of Adjustment applications were addressed by Heritage Section staff under the delegated approval process:

Address	Permit Number	Proposed Variance or Consent
84 Markham Veterans Street	A/071/25	Parking pad for a townhouse unit with a lane-based detached garage
3 Alexander Donaldson Street	A/072/25	Parking pad for a townhouse unit with a lane-based detached garage
4277 Fourteenth Avenue	Pending	One-storey vertical addition to the existing school

Background

The review by Heritage Markham Committee of the following Committee of Adjustment applications have been delegated to Heritage Staff provided that the Ward Councillor is consulted and has no objection to the proposal. If Staff or the Ward Councillor has any concerns from a heritage perspective, the matter will be forwarded to Heritage Markham for comment as a separate memo:

- **Minor Variance Applications** on lands considered *adjacent* (i.e. within 60m) to *cultural heritage resources* (February 8, 2023).**

- **Minor Variance Applications** that do not involve building envelope expansion (September 11, 2024).
- **Specific Consent Applications** (September 11, 2024):
 - Lot line adjustments that do not involve the creation of new building lots;
 - Partial discharge of mortgage;
 - Consent related to mortgage, easement, lease of 21 years or more;
 - Validation of title;
 - Re-establishment of a previously existing lot line; and
 - Re-Application of Provisionally approved Consent without completion of conditions within statutory timeframe (Proposed lot configuration and development must be identical to the lapsed application receiving provisional consent).

** for those situations where the application is not adjacent to a HCD but is adjacent to a stand-alone cultural heritage resource, all three Heritage Markham Councillors are consulted regarding whether the matter should be delegated to staff.

Suggested Recommendation for Heritage Markham

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.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager, Heritage Planning

DATE: July 9, 2025

SUBJECT: Heritage Helping Housing 2025
Proposed Heritage Building Grant for Housing
Architectural Conservancy of Ontario (ACO) Initiative

Project: Proposed Heritage Building Grant for Housing

Background:

- ACO initiative
- To support Ontario's housing objectives while advancing ACO's strategic goal to Keep/Fix/Reuse our heritage assets, ACO is recommending the creations of:
 - A new, application based matching grant program of \$10M/year to generate new housing.
- The grant program would incentivize owners to revitalize vacant or under-utilized heritage buildings to create new housing units. A similar grant program already exists in Alberta.
- The program would create jobs as renovation is labour intensive, and materials are generally locally sourced. A boost to local economies.
- More information can be found in the attachment and at:
https://acontario.ca/show_news.php?nid=105

Status/ Staff Comment

- A provincial grant program as suggested by ACO would be beneficial for increasing the housing supply and renovating existing heritage properties.

Suggested Recommendation for Heritage Markham

That Heritage Markham supports the creation of a Heritage Building Grant for Housing as advocated by the Architectural Conservancy of Ontario (ACO) and recommends Markham Council support the ACO initiative.

Attachment**2025 Campaign: Heritage Helping Housing Grant****AUTHOR:** ACO**DATE:** February 18, 2025

The huge potential of Ontario's older buildings for housing solutions

NEWS DESCRIPTION:

Last year, ACO mounted a successful campaign that led to a two-year extension of the time frame for designating buildings on municipal heritage lists.

This year's campaign addresses the **housing crisis** and how buildings we value – through thoughtful adaptive reuse and careful renovation – can provide needed housing units. The campaign also focuses on using Canadian resources – labour and materials – to provide for a more sustainable future. A Canada First approach!

The "ask" is simple: \$10M/yr in matching funds for adaptive reuse and renovation that creates more housing.

A TWO-PART CAMPAIGN

There are two parts to the campaign – pre-election discussions with those running for provincial parliament – and post-election discussions with those elected as MPPs.

HOW YOU CAN BE INVOLVED

For the first part of the campaign, you can talk with those running for provincial parliament in your riding. ACO will provide all the information you will need, including a training session (contact alex@acountario.ca for more information).

Here is a possible question for candidates, whether at your door or at an all candidates meeting:

"Given that

- we desperately need more housing
- renovation creates more jobs, is more labour intensive, than new construction
- renovating an existing building means we don't have to create new streets and other infrastructure

Will you push for a grant to turn underused existing buildings, including heritage buildings, into housing?"

For the second part of the campaign, you can talk with the elected MPP in your riding. ACO will also provide the information you will need. (Details to follow after the election.) You can also promote the campaign more widely in your community – ACO will have more suggestions for tactics here too.

TRAINING SESSION

On Thursday, February 13, ACO held an information session on the campaign. [CLICK HERE TO WATCH THE VIDEO](#)

NEXT STEPS

Decide to be part of the campaign and indicate your participation to Alex MacKinnon (alex@acountario.ca). Then contact those running in your riding, set up a time to talk – or offer to send information about the “ask.” Report back to Alex re: your contact(s) and actions as this information will feed into the post-election part of the campaign.

CALL TO ACTION

We are counting on ACO members – and our cultural heritage friends – to make our CAMPAIGN 2025 a success. Our “ask” responds to all 17 of the United Nations Sustainable Development Goals.

For questions about the campaign, please contact:

Dan Schneider, ACO Policy Committee Chair - danschneider@live.ca

Deb Crawford, ACO Chair - president@acountario.ca

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ASSOCIATED DOCUMENTS: (Adobe PDFs)

- [ACO Keep Fix Reuse 2025.pdf](#)
- [Heritage Helping Housing Building Grant 2025 - One-Pager.pdf](#)
- [Heritage Helping Housing Building Grant 2025 - Proposal.pdf](#)
- [Question for Candidates.pdf](#)



MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: July 9, 2025

SUBJECT: Request for Feedback
193 Main St. Unionville
Proposed Alterations to an Existing Heritage Building and Proposed
Commercial Infill Building

Property/Building Descriptions: 1-storey, late 19th century frame buildings

Use: Commercial

Heritage Status: Designated under Part V and identified as Class 'A' buildings having architectural and/or historical value.

Application/Proposal

- The owner of 189 and 193 Main Street Unionville wish to develop their properties by constructing a 2-storey addition connecting the existing detached heritage buildings to provide additional retail space on the ground floor and office space on the second floor.
- The proposed addition would necessitate the demolition of the existing one-storey portion of the "Unionville Arms" referred to as the "side arms" which is addressed as 189 Main Street but is actually located on the property addressed as 193 Main Street (see location map).

Background

- The opportunity to add to the rear of historic buildings on the East Side of Main Street Unionville is significantly limited by the slope located directly behind these buildings which leads to environmentally sensitive land at risk of flooding. These lands are regulated by the Toronto and Region Conservation Authority (TRCA) which does not generally permit extensions to the rear of these buildings beyond what has already been established.
- According to staff research, the building attached to the Unionville Arms known as the "Side Arms" is a former residential garage associated with 193 Main Street and thought to have been constructed between the 1920's and 1940's and has minimal heritage value. It did once house Unionville's first Model T fire truck purchased in 1925.
- The first floor of the existing buildings and new additions are intended to be the new location of Starbucks which currently occupies a 2 -storey former heritage dwelling at 201 Main Street. The second floor of the new addition is intended to provide new office space, as well as a party room associated with the Unionville Arms to replace the existing "Side Arms".

Policy

- **Unionville Heritage Conservation District Plan:** The proposed second storey addition to the existing heritage building at 193 Main Street does not comply with guidelines related to additions to heritage buildings contained in the Unionville Heritage Conservation District as they relate to scale, overall design, and the alteration of historic roofs (see attached Design Checklist).
- **Main Street Unionville Community Vision Plan (2015)**
 - This Plan was endorsed in principle (subject to modifications) as a guideline for a future Secondary Plan for the area and that the City and other affected parties/ stakeholders be guided by the general direction of the Vision Plan when initiating or reviewing proposed changes in both the public and private realms of the Unionville Heritage Conservation District;
 - It offers a bold new strategy to further enhance this special area of Markham and acknowledges that Unionville will face considerable challenges if it is to remain a vibrant commercial environment over the long term. The Plan evaluates these challenges in detail, identifies opportunities for improvement and recommends a set of interconnected solutions that can unfold over the next 20-30 years.
 - The Plan does indicate support for expansion of retail space by introducing additions to existing heritage buildings as well as new stand-alone buildings (2-3 storeys in height) on the east side of Main Street.
 - See attached illustrations.
- **Unionville Commercial Core Pattern Book – Village Design and Architectural Guidelines (2018)**
 - Council approved the “Unionville Commercial Core Pattern Book – Village Design and Architectural Guidelines” (as revised) for use in the evaluation of current and new residential and mixed-use intensification development applications in the commercial core area of historic Unionville.
 - The objective of the Pattern Book was to offer a concise and well-illustrated document that provides realistic architectural and urban design guidance for new infill development in the historic core area in keeping with the Vision Plan. The objective was to ensure that the form, massing and architecture of individual new buildings and their surroundings will be compatible with and not diminish the existing cultural heritage resources and the historic character of the area.
 - The current proposal generally complies with the design guidelines including the Building Height guidelines (building height restriction lines (BHRL) which require a transition in the building height down to lower-scale neighbours)
- **Toronto and Region Conservation Authority (Special Policy Area)**
 - Many of the properties on the east side of Main Street (commercial area) are located within a floodplain and are identified as special Policy areas (SPA). These properties have limited development potential. They are regulated through the

TRCA by site-specific policies approved by the Province and included in the Markham Official Plan. These policies address the management of these areas including criteria and procedures for development, redevelopment or site alteration, and prevail over all other official Plan policies.

- The SPA policies limit the scope of development to reflect existing approvals as per the new official Plan and/or the current zoning. any request for land use change or intensification beyond the existing policy scope would require extensive study and review as well as provincial approval.
- According to the TRCA, modest development (primarily in the form of small additions to existing buildings) in keeping with approved policies and land use designations could be supported. This means that there is limited development opportunity on the east side of Main Street and in the southern part of the core area.

Staff Comment

- Staff has no objection to the proposed removal of the early 20th century 1-storey addition to 189 Main St. known as the “Side Arms” as it originally served as a residential garage and has been significantly altered from its original appearance.
- The proposed development will alter the character and openness of this area by making it more dense going from one storey to two storeys and closer to the street.
- Staff generally has no objection to the proposed infill commercial building provided that:
 - The ground floor ceiling height be raised by one foot to increase the height of the storefront windows,
 - The 2nd storey window which brings light to the stairwell be enlarged to match the dimensions of the 2nd storey windows above the storefront, and,
 - The building be clad in horizontal wood siding.
- Staff generally has no objection to the proposed position and scale of the 2nd storey addition to the existing heritage building at 193 Main St. given the setback of the new second storey development and the limited ability to add to the rear of the existing building provided that:
 - the 2nd storey wall be revised to a single plane with a consistent window treatment, and,
 - The historic features of the existing building seen in the archival photograph be re-introduced, such as the multi-pane wooden storefront window, and louvred shutters and solid wood panelled door.
- Further design/material issues can be addressed as part of future heritage/site plan control applications.
- The issue of the requirement for parking triggered by the new development will also have to be addressed (either through the provision of parking to the rear or a variance through the Committee of Adjustment).

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the demolition of the early 20th century 1-storey portion of the Unionville Arms known as the “Side Arms” from a heritage perspective

THAT Heritage Markham has no objection to the proposed 2-storey infill commercial building intended to replace the “Side Arms” from a heritage perspective provided that:

- The ground floor ceiling height be raised by one foot to increase the height of the storefront windows,
- The 2nd storey window which brings light to the stairwell be enlarged to match the dimensions of the 2nd storey windows above the storefront, and,
- The building be clad in horizontal wood siding.

THAT given the limitation to building any significant additions to the rear of the existing buildings on lands regulated by the Toronto and Region Conservation Authority.

Heritage Markham has no objection to the proposed 2nd storey addition to the existing heritage building at 193 Main Street from a heritage perspective provided that:

- the 2nd storey wall be revised to a single plane with a consistent window treatment, and,
- The historic features of the existing building seen in the archival photograph be re-introduced, such as the multi-pane wooden storefront window, and louvred shutters and solid wood panelled door.

AND THAT any future development application and heritage permit application return to Heritage Markham Committee for final review.

File: 193 Main Street Unionville

Q:\Development\Heritage\PROPERTY\MAINSTU\193\HM Memos and Extracts\HM Memp July 2025 Proposed additions.doc

Attachments:

1. Location Map
2. Google Street View
3. Archival Photograph
4. Proposed Site Plan
5. Proposed Floor Plans
6. Proposed Roof Plan
7. Proposed Elevations
8. Perspective Views
9. Design Checklist
10. Main Street Unionville Community Vision Plan (extract)
11. Unionville Commercial Core Patten Book (extract)

1. Location Map



2. Google Street View

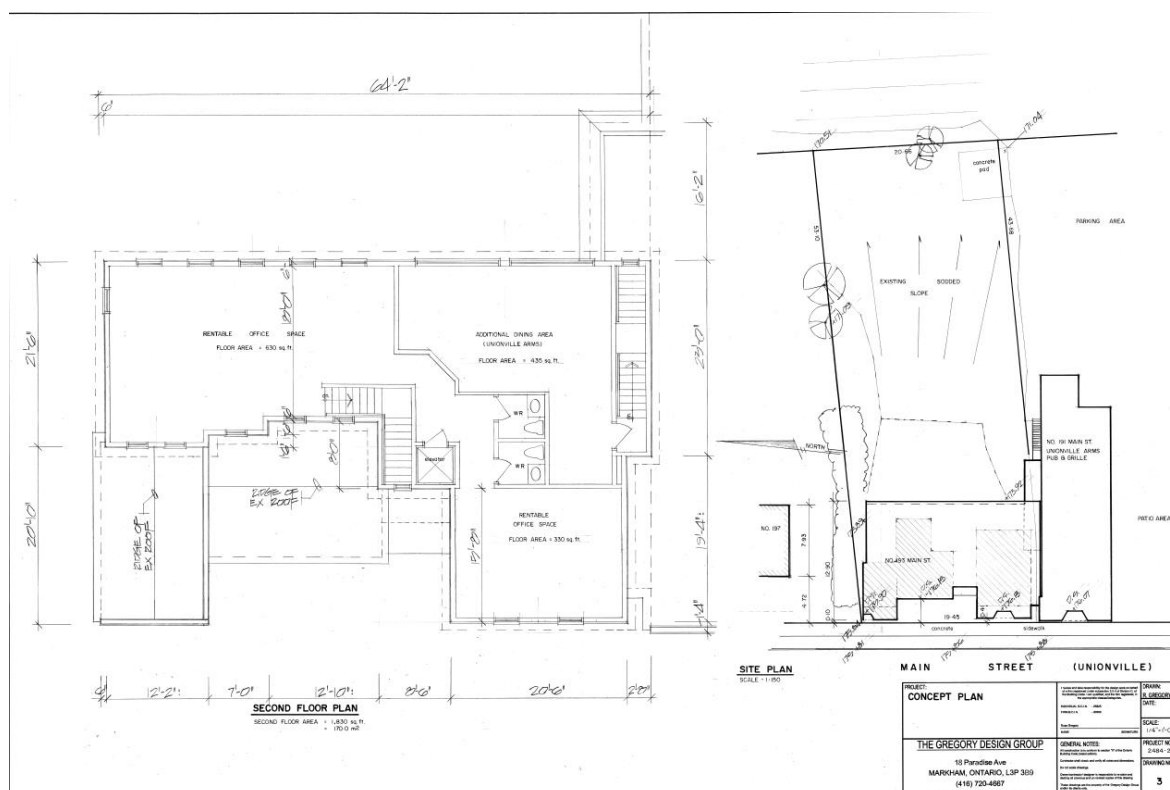
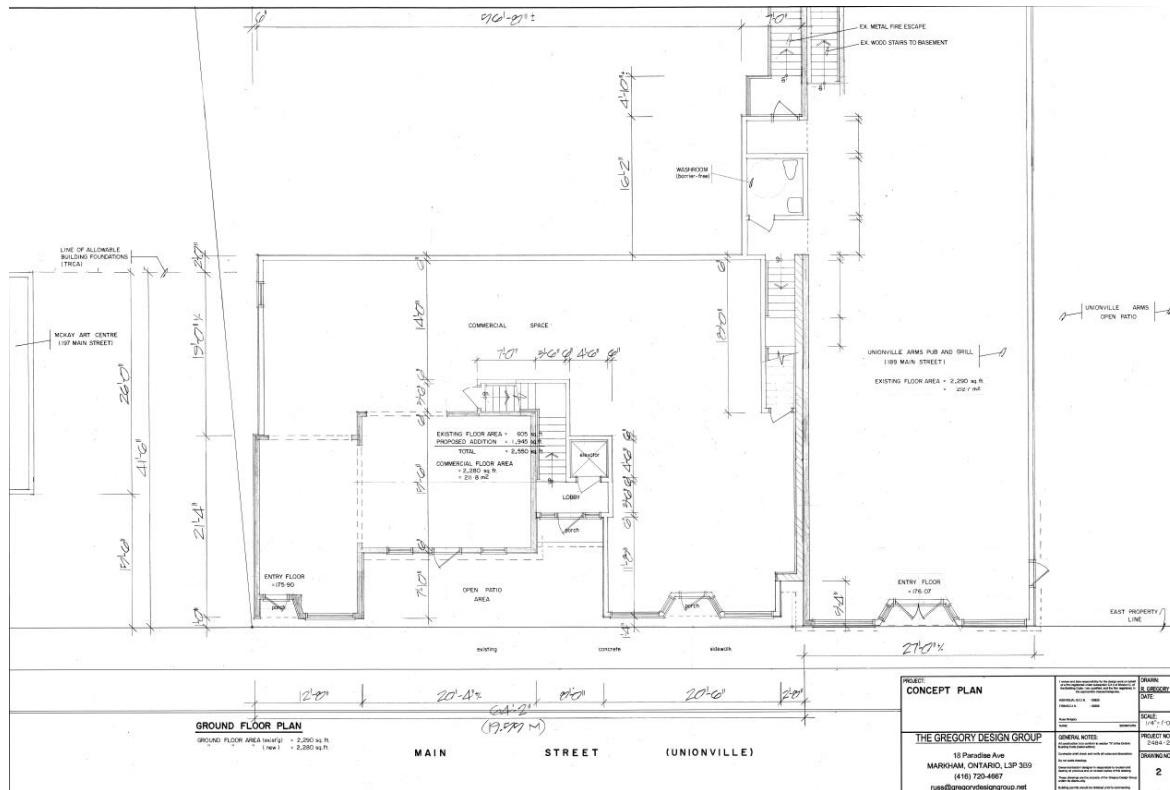


June 2023

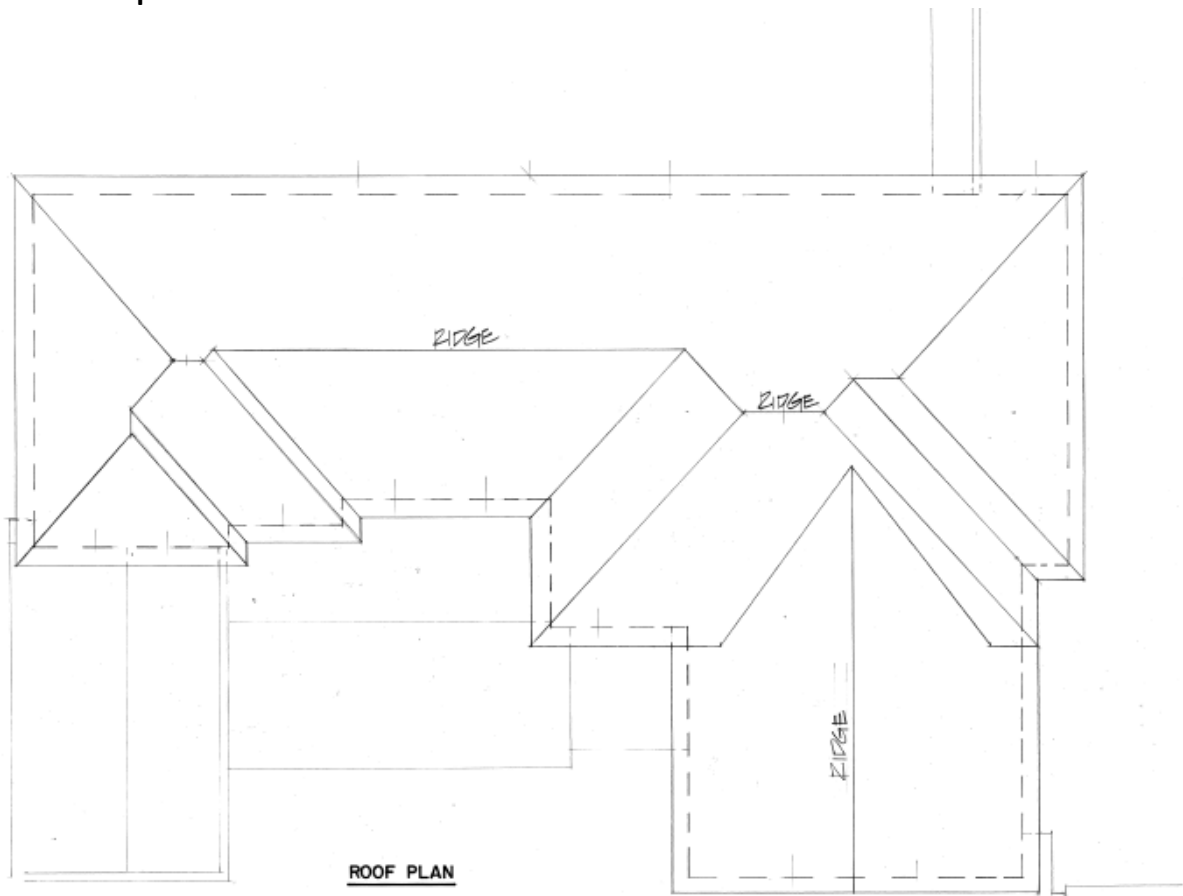
3. Archival Photograph



5. Proposed Floor Plans



6. Proposed Roof Plan



7. Proposed Elevations



8. Perspective Views



9. Design Checklist

Unionville Heritage Conservation District Plan

Design Checklist – Additions to Heritage Buildings

* Unionville Heritage Conservation District Plan should be consulted for specific wording, if necessary

Policy (P) or Guideline (G)	Review/ Comments on Specific Application
District Principles 3.1 Overall Goal To ensure the retention and conservation of the District's heritage resources and to guide change so that it contributes to and does not detract from the District's architectural, historical and contextual character.	The proposal retains the existing heritage building at 193 Main St. U. and does not significantly detract from the District's architectural, historical and contextual character.
3.2.3 New Development Objective -to encourage compatible infill construction that will enhance the District's heritage character and complement to area's village-like, human scale of development. - to guide the design of new development to be sympathetic and compatible with the heritage resources and character of the District while providing for contemporary needs.	The proposal represents compatible infill construction that will enhance the District's heritage character and complement the area's village like human scale of development and provide for contemporary needs.
4.2.2 Additions to Heritage Buildings (P) Additions should be consistent with the guidelines found in Section 9.3	
9.1 Streetscapes (G) Streetscape elevations should be provided for each street that will be impacted by new development. New development is not to overwhelm the streetscape but blend in/ re-enforce character	The designer has provided perspective drawings taken from the vantage point of a pedestrian that clearly represent the impact of the proposed alterations. The proposal has been located and design so as to overwhelm the streetscape and to blend in with the existing context.
9.3 Addition to Heritage Buildings (G)	
9.3.1 Location - attached exterior additions should be located at the rear or on an inconspicuous side - additions to be limited in size and scale in relationship to the historic building	The proposed addition is located at the rear and south side of the existing heritage building. The proposed addition is of a larger scale than the exiting heritage building but can be

	considered to be compatible.
9.3.2 Design – Building Form - form of original building should be considered - attached addition should not dominate the street presence nor detract from any important historical features	The designer has considered the form of the original building but due to limitations on what can be added to the rear has designed the alterations so that they do not dominate the street or detract from any important historic features.
9.3.3 Design – Scale - additions should reflect the scale of the existing heritage buildings - an addition should not be greater in scale than the existing building - larger additions can be reconfigured into smaller components	<p>The proposed addition is greater in scale than the existing building yet compatible due to its siting.</p> <p>The designer has articulated the building into smaller components to mitigate the impact of its larger scale.</p>
9.3.4 Design- Overall - additions should be constructed to have the least possible loss of historic materials/ and character defining features are not obscured - additions should be clearly differentiated from the historic building, but be compatible in terms of mass, materials, composition and colour	<p>The addition has been design to have the least possible loss of historic material and character defining features.</p> <p>The addition is proposed to be clearly differentiated from the historic building in terms of its massing, exterior cladding and colour.</p> <p>There is impact to the heritage roof.</p>

Unionville Heritage Conservation District Plan

Design Checklist – Alterations to Heritage Buildings

* Unionville Heritage Conservation District Plan should be consulted for specific wording, if necessary

Policy (P) or guideline (G)	Review/ Comments on Specific Application
District Principles (P) 3.1 Overall Goal To ensure the retention and conservation of the District's heritage resources and to guide change so that it contributes to and does not detract from the District's architectural, historical and contextual character.	The proposal retains the existing heritage building at 193 Main St. U. and does not significantly detract from the District's architectural, historical and contextual character.
9.4 Alterations to Heritage Buildings (G)	
9.4.1 Roofs -conserve and maintain original roof forms (i.e. roof configuration, materials, architectural details) - encourage restoration of a roof and details to original state- use physical and archival	The original roof form is not completely maintained, but can still be discerned.

<p>evidence. If material is unknown most common historic material was sawn cedar shingles laid with a 4 ½ to 5 ½ exposure.</p> <ul style="list-style-type: none"> - alternative materials can be used – good quality composition shingle (asphalt) is acceptable. <p><u>Roof Features</u></p> <ul style="list-style-type: none"> - locate vents, dormers, equipment away from public views/ inconspicuous as possible. - locate solar panels, skylights and satellite equipment on new additions; not heritage fabric. - retain original chimneys. Non-functioning chimneys can be capped/ repointed rather than removed. - ensure new chimneys are complementary in design to originals and building's architectural style. 	<p>Asphalt shingles are proposed.</p> <p>Original chimneys do not exist.</p>
<p>9.4.2 Exterior Cladding</p> <ul style="list-style-type: none"> - conserve and maintain original, external finishes. Repair rather than replacement. If replacement is necessary, material should match the original in form, style, dimensions, profile, texture and method of installation. - only replace specific components that are deteriorated rather than the entire board or wall. - don't apply new surfaces or coatings that alter the appearance and character or the original cladding. - metal and synthetic sidings are not supported - remove unsympathetic sidings (i.e. aluminium and vinyl, tile, anglestone, etc) and restore to original state using physical/ archival evidence. If unknown, use a traditional siding material appropriate to the building and commonly used in the District. <p><u>Existing Wood</u></p> <ul style="list-style-type: none"> - only replace when it has lost its material integrity/ ability to hold a surface coating. - keep wood painted/ don't strip bare. <p><u>Existing Brick</u></p> <ul style="list-style-type: none"> - only repoint masonry when it is badly deteriorated or if water penetration is an issue. Normal for older mortar to be weathered back - don't disturb old mortar in good condition. 	<p>Existing historical cladding is proposed to be retained.</p>

<ul style="list-style-type: none"> - use those skilled and experienced in historic mortar if repointing is necessary - use hand tools to cut out masonry and mortar to minimize risk of damage - match new mortar in terms of colour, composition (such as soft lime rich variety for pre-1920), and pointing method. - don't paint unpainted brick surfaces - if painted, ensure that the brick is not a soft brick that was meant to be painted. - don't seal brick surfaces with silicones or waterproof coatings as these can trap moisture. <p><u>Cleaning Claddings</u></p> <ul style="list-style-type: none"> - always use the gentlest method - avoid abrasive cleaning methods that strip wood of existing finishes or impact historic masonry (sandblasting, waterblasting, harsh chemical cleaners. - test cleaning methods in an inconspicuous sample area 	
<p>9.4.3 Windows and Doors</p> <ul style="list-style-type: none"> - original windows and doors to be conserved and well maintained - if a component is deteriorated beyond repair, the component should be replicated in the same material, style and proportion- not the entire unit - encourage replacement of newer windows and doors that are unsympathetic to the building. Replacements should reflect the original condition using physical/archival evidence. If original design is unknown, use a design appropriate to the building style. <p><u>Openings (Altering/New)</u></p> <ul style="list-style-type: none"> - avoid altering original door and window openings – not appropriate - if necessary, new window or doors should only be introduced on the rear or other inconspicuous elevations – Respect the size and placement of traditional openings elsewhere on the building. <p><u>Shutters</u></p> <ul style="list-style-type: none"> - conserve and maintain original shutters. Repair rather than replace. If replacement is needed, match the original materials, form, style, dimensions, profile, texture, method of installation. 	<p>Existing historically authentic but not original windows on the gabled portion of the house are to be retained.</p> <p>The existing storefront display window and glazed French Door are not historically authentic and should be replaced with a new historically appropriate wooden display window and solid wood panelled door as shown in the archival photograph of the building.</p> <p>New louvred shutters should be installed on the gable roof portion of the house to match those shown in archival photograph.</p>

<ul style="list-style-type: none"> - base the introduction of shutters on the style of the building, and available physical/archival evidence. <p><u>Storm Windows/Doors</u></p> <ul style="list-style-type: none"> - encourage the use of traditional ext. storm windows. Pane division should match underlying window or be simpler. - encourage the use of traditional, simple, wood screen/storm door <p><u>Thermopane Windows</u></p> <ul style="list-style-type: none"> - original windows in good condition should not be replaced with thermopane units - if completely deteriorated original windows or newer windows require replacement and restoration in a traditional manner is not to be pursued, the use of a thermopane replacement window is an option. The thermopane windows unit to be the same size, proportion and posses the correct pane division- true divided lites with real externally perceivable muntin bars 	
<p>9.4.4 Foundation</p> <ul style="list-style-type: none"> - conserve and maintain original foundation materials. Repair as opposed to replacement. - only replace specific components that are deteriorated rather than the entire wall. - don't apply new surfaces or coatings that alter the foundation's appearance and character (i.e. parging) <p><u>Repair to Fieldstone</u></p> <ul style="list-style-type: none"> - only undertake repointing when it is badly deteriorated or when water penetration is an issue. Don't disturb old mortar in good condition. - use those skilled and experienced in historic mortar if repointing is necessary - use hand tools to cut out mortar to minimize risk of damage - match new mortar in terms of colour, composition (such as soft lime rich variety for pre-1920), and pointing method. 	Not known at this time
<p>9.4.5 Architectural Details</p> <ul style="list-style-type: none"> - conserve and maintain original architectural details. Repair is preferred over replacement. - If replacement is necessary, material should 	Repairs to be made as necessary during restoration/redevelopment

<p>match the original in form, style, dimensions, profile, texture and method of installation.</p> <ul style="list-style-type: none"> - only replace specific deteriorated materials rather than the entire feature. - introducing specific architectural details should be based on the style of the building and any physical/ archival evidence - if shutters are used- traditional louvered wood variety, fit the window shape, be ½ of the width of the window, and attached at the frame. 	
<p>9.4.6 Porches</p> <ul style="list-style-type: none"> - conserve and maintain original porches - an integral part of heritage building - if a component such as bracket, post or railing has deteriorated, the feature should be replicated in the same material, style or proportion - encourage the replacement of newer, unsympathetic porches. Use archival/physical evidence. If original design is unknown, use a design appropriate to the style of the building - filling in or removal of porches to be avoided 	None
<p>9.4.7 Paint Colour</p> <ul style="list-style-type: none"> - retain original exterior paint finish/colour if still intact. Repaint using original colours. - encourage researching colour used on the structure or used in the period of construction. - select colours suitable and appropriate to the period and style of the building and compatible with surrounding heritage buildings. - don't paint unpainted barns and driving sheds - keep historically painted surfaces painted (don't strip to bare wood) - don't paint brick surfaces 	To be determined
<p>9.4.8 Energy Conservation</p> <ul style="list-style-type: none"> - ensure alterations related to energy conservation measures are sensitive to the original heritage features. - encourage the use of insulation (basement and attic) -encourage proper maintenance such as caulking and sealing - interior or exterior storms to improve thermal efficiency. 	
9.4.9 Accessibility Considerations	To be addressed for new building component

<ul style="list-style-type: none"> - highest level of access for those with disabilities with the lowest level of impact on heritage features - introduce barrier free access requirements so that character defining spaces, features, details and finishes are preserved. 	
<p>9.4.10 Landscape and Building Features</p> <ul style="list-style-type: none"> - conserve and maintain existing features that are considered to be significant (fences, walkways, gardens, driveways, sheds, walls - encourage restoration of heritage gardens - new parking areas should be introduced in a manner that has minimal impact on lawns, gardens, mature vegetation. 	Commercial patio – open space to be removed.
<p>9.4.11 Restoration</p> <ul style="list-style-type: none"> - recommend undertaking historical and architectural research to formulate a restoration plan. - retain as much of the original building fabric as possible when restoration occurs 	Features from archival photo to be recommended

10. Main Street Unionville Community Vision Plan East side







Proposed Village Core East Additional Program

Retail	1300 S.M.
Apartments	31 Apt.

Parking Required

Retail	94 Sp.
Apartments	37 Sp.

Total Parking Required	131 Sp.
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LAND USE DIAGRAM	
	Residential over Retail
	Retail
	Civic
	Existing

Specific aspects of the East Side concept plan are:

1. An empirical study of the existing retail conditions revealed that the shops on the East Side are very much constrained by their small-footprint buildings. The East Side of Main Street Unionville, being at the centre of the core retail area, is where one would expect the greatest level of retail intensity. The Vision Plan therefore expands the retail program by locating additions on the back of Heritage structures as well as providing new infill buildings. This creates viable retail footprints and opportunities for second/third floor residential intensification.

11. Pattern Book

2.4.1 Cultural Heritage Resources

New multi-unit development is to be located and designed to conserve the cultural heritage values, attributes and character of on-site and adjacent heritage resources.

1. Heritage resources should be conserved and integrated into development in a manner that is consistent with accepted principles of good heritage conservation, the Unionville Heritage Conservation District Plan, and Markham's Official Plan cultural heritage policies.
2. The integrity of the heritage resource's attributes should be retained.
3. New development should respect the scale, setbacks, proportions, visual relationships, topography and materials of the historic context.

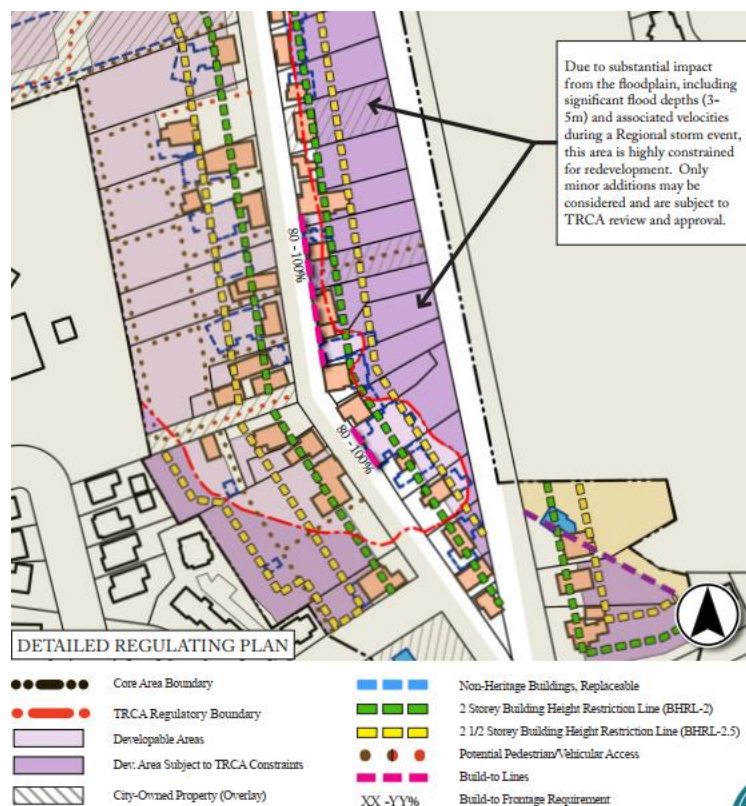
2.4.2 Building Heights

Traditional building heights are one to two storeys in this area. Enhanced building heights for new multi-unit development are supported, but setback from the existing streetscapes of the Core Area. Building heights are regulated in three specific zones by Building Height Restriction Lines (BHRL) which should provide a transition in the building height down to lower-scale neighbours.

1. Zone 1 permits up to 2 storeys and is from the street right-of-way line to the green BHRL (20m).
2. Zone 2 permits up to 2 ½ storeys and is between the green BHRL and the yellow BHRL (40m from the street).
3. Zone 3 permits up to 3 ½ storeys behind the yellow BHRL.

Building Height Restriction Lines (BHRL) are located 20 metres and 40 metres from Main Street, Fred Varley Drive, Victoria Avenue, and Concession Road ROW's. In the Village Square Green Area, 3 ½ storeys is permitted up to the stand-alone yellow BHRL shown in the Regulating Plan.

In addition to the three height zones identified above, proposed new buildings should step their height down in a manner sensitive to the adjacent context.





MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: July 9, 2025

SUBJECT: Markham Village Heritage Conservation District Plan Update
First Progress Report

Files: N/A

Background

- The Markham Village Heritage Conservation District (the “MVHCD”), created in 1991, is one of the City’s oldest heritage conservation districts as well as its largest, containing 661 properties. The MVHCD Plan provides policies and guidelines to conserve the District’s village-like character while accommodating growth that reinforces this historic character.
- Since Council adoption of the Markham Village Heritage Conservation District Plan in 1991, the planning context within the city has evolved as have approaches to heritage conservation.

Purpose

The purpose of the **Markham Village Heritage Conservation District Plan Update** project is to:

- a) undertake a comprehensive review of the existing and proposed policies and guidelines included in the MVHCD Plan;
- b) revise the property classifications to contributing/non-contributing;
- c) revise to address areas of concerns as identified by Heritage Section staff (“Staff”) and members of the community and;
- d) produce an updated MVHCD Plan containing policies and guidelines that are aligned with current best practices in heritage conservation and are readily understood by users of the document.

Status of the Project

- Staff, in cooperation with our colleagues in the Procurement and Finance departments, issued a Request for Proposals (“RFP”) for the MVHCD Study project on March 3, 2025. The window for bids closed on April 1, 2025 with the City receiving submission

packages. Staff subsequently evaluated the submissions via a weighted matrix and selected a successful bidder.

- **Common Bond Collective (CBC)** has been awarded the project based on the strength of their submission package. CBC will serve as the “prime” with **Giaimo** and **DTAH** serving as sub-consultants advising on matters of architectural and landscape design, respectively.

Project Milestones and Deliverables

- It is anticipated that the project will be divided into two phases. The initial phase will involve issues identification and proposed solutions while the subsequent phase will involve the production of a draft MVHCD Plan for Council consideration.
- Core components of the project include two (2) community meetings and two (2) issues reports.
- These reports (deliverables), structured as a **Draft Issues Report** and **Final Issues Report**, are intended to describe concerns with the MVHCD Plan as identified by Staff and the community and then to propose revisions to the Plan to address these concerns.
- The final product, to be produced by Staff following submission of the above-referenced deliverables, is an updated MVHCD Plan for Council consideration. The expected timeline for project completion is approximately nine (9) months following the project kick-off meeting anticipated for early August.
- Heritage Markham will be consulted following production of both deliverables and prior to the updated MVHCD Plan being brought forward for Council consideration.

Seeking Input

- If members of Heritage Markham have any key issues or concerns with the existing MVHCD Plan (missing policy direction, outdated policy, etc), please identify them. A list of staff identified issues is provided in Appendix ‘A’.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive as information the first progress update on the project to revise the Markham Village Heritage Conservation District Plan.

AND THAT Heritage Markham suggests that the project address the following concerns as part of the issues identification stage:

Appendix ‘A’

Staff Issues to be Addressed

To be Considered/Included in the New Plan
- Terminology: current day heritage planning terminology to be consistent with the Ontario Heritage Act (as revised), Provincial Planning Statement 2024 and our approved Markham Official Plan- such as “cultural heritage resources”, “heritage attributes”
- OHA Requirements: <ul style="list-style-type: none"> ○ A statement of cultural heritage value or interest for the district as a whole ○ review of the current objectives of the district (there are objectives in the 1990 study)
- Property Classification: How to classify properties - change to “Contributing” and “Non-Contributing”
- Windows: Clear direction on issue of windows for both heritage/non-heritage properties
- Colour: Clear direction on Paint colours
- Roofing Material: use of metal roofs – heritage/non-heritage, direction on appropriate types of metal roofs
- Material: use of non-traditional materials on “heritage properties” (reasonable copy – design intent to be retained- durability is also an issue. Historic siding- replacement/replication.
- Material Quality: important especially cladding
- Security features – bars on windows; prefer new technology less intrusive
- Modern Features: Utility boxes, wall mounted AC units; internet/cable capture
- Ornamentation: <ul style="list-style-type: none"> ○ that does not reflect character of area or subject house. ○ other irritants or areas without clear direction
- Foundations - -Issue of new foundations for heritage houses- provide some direction; do they need to clad the new foundation or allow modern approach- optional approach; keep same grade
-
- Sustainability/Energy Conservation (solar issues) <ul style="list-style-type: none"> ○ evolving technology to provide flexibility when reviewing in the future; ground mounted; rain capture; heritage features that support sustainability (and encourage retention or introduction of such)
- Landscape/Hardscape: Desire for green coverage (non-hard surface) in front yard (and rear yard- more flexibility on soft versus hard surface?). (POLICY?)
- Additions to H building – modern design approaches- flexibility based on location and visibility?.

- Infill/Intensification: Scale and massing of new infill development (residential and commercial)
- Public art- do we want any guidance in the plan – encourage it to celebrate local context and themes of the District.
- Interpretive House Plaque program (administered by MVC)
- Other Interpretive Opportunities? -Former sites- encourage interpretation.- more legible.
- Buffer Lands: Policy for lands outside the district but within the 60m buffer- currently no guidance is provided
- Archaeology: need direction indicating a Archaeological Assessment is only needed for undisturbed property- identify those properties?
- Parking Issues on Markham Main Street – to be addressed in the Heritage District Plan? The supply of parking is not something that normally would be addressed in a heritage conservation district plan however the design aspects associated with introducing more parking opportunities should be part of the Plan. This could include: not supporting front yard parking, appropriate screening of parking areas, complementary directional signage for parking.



MEMORANDUM



TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager, Heritage Planning

DATE: July 9, 2025

SUBJECT: Heritage District News
Spring 2025

Project: Heritage District News (newsletter)

Background:

- See attachment for the Program Outline and a copy of the newsletter.

Status/ Staff Comment

- The Heritage District News was mailed to 1200 properties in late June by Heritage Section staff.
- The newsletter includes:
 - What is a HCD
 - Heritage Markham celebrates 50 years
 - Marking Changes in the a HCD- Major and Minor Permits
 - Awards of Excellence Program
 - Commercial Signage and the need for a Sign Permit
 - Financial Assistance available
 - Profile of the four HCDS and how to find their boundaries
 - Promotion of Doors Open Markham 2025
- Special thanks to Councillor Rea and Liz Brown for spearheading the creation of the latest version of the newsletter.

Suggested Recommendation for Heritage Markham

That Heritage Markham receive as information the update on the Heritage District News newsletter.

File:

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1. Program Outline

Program:

A newsletter directed to residents and property owners in the City's heritage conservation districts.

Purpose:

- To foster communication between the City and those who live and work in heritage conservation districts
- To inform property owners in the district about district related news
- To remind readers of the special obligations that comes with being in a heritage district.

Name:

Heritage District News

Format:

- Four pages, 11X17 folded into brochure (5 ½ x 8 ½).
- Clear circular seal to hold together
- One section left black for Mailing label and stamping
- Text and photos
- Colour

Typical Content:

- Land use related news and developments in a district (i.e. a new building or façade improvement)
- Requirement for seeking approval of alterations (i.e. Heritage Permits, other approvals)
- Update on studies happening in the District (i.e. Yonge Street study, Heritage District studies)
- Examples of good restoration projects underway or completed
- Examples of good infill and new development
- Award winning projects in the Districts
- Restoration techniques and sources
- Information on financial assistance programs (Property tax program, façade and signage grant programs, Heritage loan program)
- Heritage Policy news and updates (changes to provincial policies, municipal policies)
- Public works happening in the District
- Information on related organization (SPOHT, historical societies, MVC)
- Heritage Markham and its members (local contacts)
- Explanation of Heritage Principles (preservation of original materials)

Content Preparation:

To be prepared in-house by the Heritage Section, Development Services Commission.

Content Review:

To be reviewed by Director of Planning and Urban Design (or designate) and Corporate Communications Advisor

Distribution:

Property owners in the City's heritage conservation districts

Method of Distribution:

Option A – Canada Post regular mail

Option B – Canada Post postal code unaddressed mail (requires too large an area for distribution)

Option C – Community Group delivery

Option D – Staff Delivery

To date, only Option A has been used.

Funding:

Heritage Preservation Account (Reserve)

087 2800 115

Approvals:

- Heritage District Newsletter concept was approved by Council on January 27, 1998 as part of the Unionville Heritage Conservation District Plan approval.
- Heritage District Newsletter Pilot Program approved on January 26, 1999.
- Heritage District Newsletter Program was endorsed and funded through the Heritage Preservation Account (Reserve)- #087-2800-115 at a cost of \$1200 per issue and not to exceed \$3600 per year – March 21 2006



The Good Neighbour Handbook

The City has created a resource called the "Good Neighbour Handbook" which has information that is useful to all residents, regarding property maintenance, animal services, permits, property taxes and more.



Scan the code for a copy of the handbook.



Doors Open is Back
on Saturday September 20, 2025!

Explore Markham's unique cultural, heritage, and innovative buildings as they open their doors for one day. This year's theme is "Markham's Learning Landscape" with a focus on heritage education. Get a behind-the-scenes look at select buildings throughout the city and discover the stories that made Markham what it is today.

Learn more at:
www.markham.ca/DoorsOpen



HERITAGE DISTRICT NEWS

Spring 2025
A City of Markham Publication

If you need help on a heritage matter, please contact us at heritage@markham.ca

What is a Heritage Conservation District (HCD)

An HCD is a defined geographical area within a municipality that has cultural, historical, or architectural significance and is legally protected to preserve its character. In these districts, buildings, landscapes and streetscapes are managed through specific guidelines to maintain their historical integrity while allowing for appropriate development and restoration. HCDs help safeguard a community's heritage while supporting sustainable growth and tourism.

Heritage Markham Committee

Celebrating 50 years of service, the Heritage Markham Committee was created in 1975 to advise and assist Council on the protection and conservation of heritage resources and areas in the community. Comprised of ten volunteer representatives appointed by Council and three members of Council, the Committee meets once a month as a whole to review various forms of applications and projects. If you are interested in serving on the Committee in the future, please contact us at heritage@markham.ca

Making Changes to a Property in a Heritage Conservation District – Major and Minor Heritage Permits

Renovations and alterations to existing buildings or construction of new buildings anywhere within a Heritage Conservation District require either a Minor or Major Heritage Permit.

Minor Heritage Permits – required for routine maintenance, minor repairs and alterations that don't typically require any other type of permit and are free. Examples of minor exterior changes include,

- Exterior painting, new siding and roofing
- Driveway replacement/changes, fencing, hard landscaping and exterior lighting
- Window and door replacements
- Major vegetation removal

Major Heritage Permits – required for more substantial alterations, additions, including accessory buildings and new building construction and have an application fee.

Work undertaken without approval is subject to prosecution and fines under the Ontario Heritage Act and a penalty application fee (\$600 + HST).

All applications are to be submitted on-line. Additional information on how to apply can be found on the City's website under **Planning and Development Applications/Heritage Permits** or by contacting Heritage Section staff at heritage@markham.ca. Staff is available to help you along your property improvement journey.

Celebrating
50 years
of Heritage Conservation!

Honouring Heritage Markham for five decades of preserving and celebrating Markham's rich architectural history.

Alternate formats are available upon request.



HERITAGE DISTRICT NEWS - SPRING 2025

905.477.5530 | markham.ca

Alternate formats are available upon request.



Awards of Excellence

The Heritage Markham Awards of Excellence celebrate outstanding contributions to heritage conservation, showcasing the best completed projects such as preserving heritage in new development, restoration (corporate and private residential), complementary new infill buildings and additions to heritage buildings. This event highlights those who go above and beyond to protect and promote Markham's rich history.

We invite you to submit a nomination for an owner who has done commendable heritage conservation work since 2017.

Nomination submission details can be obtained from Heritage Staff at heritage@markham.ca

Nomination deadline: July 15, 2025

Help us celebrate the people and projects keeping Markham's heritage alive!

Commercial Signage Requires a Sign Permit

As a business owner, you must obtain a sign permit before ordering or installing a new sign or replacing an existing sign face, whether ground-mounted or attached to a building.

Heritage Conservation Districts are designated as "Special Sign Districts", with specific regulations regarding sign size, design, colour, and lighting, to ensure compatibility with the area's heritage character. These regulations apply to both public and private properties. To obtain a sign permit, contact the City's Building Department and review Section 10 of Sign By-law 2002-94 for guidance. By-law Enforcement Staff will ensure that illegally installed signs are removed.

Markham Village

Main Street in Markham Village is a charming and historic destination that blends small-town warmth with vibrant local culture. As one of Markham's oldest areas and protected as a heritage conservation district, it boasts beautifully preserved heritage buildings, independent stores, and a diverse dining scene. The pedestrian-friendly street is home to a variety of local businesses, making it a perfect place to shop, dine, and explore. Annual events like the Markham Village Music Festival, the Farmers' Market, and Christmas Parade bring the community together, adding to the lively and welcoming atmosphere.

Beyond its historic charm, Markham Village is also a gateway to nature, with the Rouge River and nearby Milne Dam Conservation Park providing scenic spots for relaxation and outdoor activities.

A recent improvement to the District is the exterior remodeling of a modern building at 27-37 Main Street North to enhance the heritage character of the commercial core. The City is also in the process of revising the policies and guidelines in the current Markham Village Heritage Conservation District Plan and we will be seeking your input in the near future. More details to follow.

FINANCIAL ASSISTANCE FOR HERITAGE PROPERTIES

Heritage Property Tax Reduction Program

Owners of heritage properties can get an annual property tax refund which will help offset the added cost of maintaining heritage buildings. The city offers a 30% reduction on the municipal and education portions of your tax bill for eligible properties. For a property to be eligible, it must:

- Be a "historic building" within a heritage conservation district or individually designated under the Ontario Heritage Act.
- Have a Heritage Easement Agreement registered on title.

If you don't have a Heritage Easement Agreement, contact Heritage Staff to initiate the process.

Designated Heritage Property Grant

Conserve, restore or replicate missing heritage features on your designated property using this grant program which can provide up to 50% of the eligible conservation work to a maximum of \$5000. Regular maintenance work is not included.

Commercial Façade Improvement Grant

Obtain matching grants for the exterior restoration or improvement to a designated property in commercial use.

For Heritage Properties: projects may include repair or restoration of original features, windows, doors, masonry work and removal of non-original materials.

For Non-Heritage Properties: projects may include renovations of storefronts and the introduction of more traditional materials.

Amount – 50% of the eligible costs to a maximum of \$15,000 per property for heritage buildings (\$10,000 for non-heritage buildings)

Commercial Signage Replacement Grant

Replace grandfathered, non-conforming commercial signage in a heritage district. This 50/50 matching grant helps to fund the production and installation of new complementary signage up to \$1000.

Thornhill Village

Historic Thornhill Village was Markham's first heritage conservation district (1986). Founded in 1794, the name Thornhill did not come into existence until 1829 when Benjamin Thorne, a local resident and merchant, was successful in having a post office established. The District is primarily residential, offering many fine examples of preserved heritage dwellings along with several commercial properties on Yonge Street. Adjacent areas north and south along Yonge Street are currently being examined as part of the Yonge Corridor Secondary Plan to determine appropriate development opportunities and standards.

Buttonville

Although Buttonville is Markham's smallest heritage conservation district, exciting conservation work is happening including the former Buttonville Mill House which has been restored and redeveloped as part of a new 33-unit townhouse development.



Remodeling of the exterior at 27-37 Main St. N Markham

Historic Unionville: Watch the future unfold!

Unionville, which became a heritage conservation district in 1997, is a beloved heritage village that continues to welcome both local residents and visitors from across the region.

Currently the commercial area of Main Street is undergoing a major streetscape renovation to restore and refresh its heritage character. Our unique shops, outstanding restaurants and scenic walkways remain open for you to enjoy while we revitalize our charming village. Stroll through the village, support local businesses, and experience the history, beauty, and vibrancy that make Unionville so special.

How to find HCD Boundaries and Heritage District Plans

To view the boundaries of the four Heritage Conservation Districts, and access the corresponding Heritage District Plans, which outline policies and guidelines for alterations and new development, visit the Heritage Services section on the city website or contact Heritage Staff for a digital copy.

The boundaries, as well as much more information, can also be discovered through the Heritage Property Register at markham.ca/heritage