



# Heritage Markham Committee Agenda

February 10, 2021, 7:15 PM

Electronic Meeting

The Second Heritage Markham Committee Meeting of  
The Corporation of The City of Markham in the year 2021.

Alternate formats are available upon request.

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## 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 February 10, 2021 Heritage Markham Committee agenda be approved.

3.2. MINUTES OF THE JANUARY 13, 2021 HERITAGE MARKHAM  
COMMITTEE MEETING (16.11)

8

See attached material.

That the minutes of the Heritage Markham Committee meeting held on January  
13, 2021, be received and adopted.

3.3. HERITAGE MARKHAM COMMITTEE

21

2020 STATISTICS (16.11)

Extracts: R. Hutcheson, Manager, Heritage Planning

See attached memorandum.

Recommendation:

That Heritage Markham Committee receive the information on Heritage Markham Committee Statistics for 2020, as information.

#### 4. PART TWO - DEPUTATIONS

#### 5. PART THREE - CONSENT

##### 5.1. HERITAGE PERMIT APPLICATIONS

25

###### DELEGATED APPROVAL

###### HERITAGE PERMITS APPROVED BY HERITAGE SECTION STAFF

16 COLBORNE STREET, THCD

TOOGOOD POND, UHCD

10 HERITAGE CORNER'S LANE, HERITAGE ESTATES

38 COLBORNE STREET, THCD (16.11)

###### FILE NUMBERS:

- HE 21 102843
- HE 21 103134
- HE 21 104816
- HE 21 104815

###### Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

See attached staff memorandum.

###### Recommendation:

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

##### 5.2. BUILDING OR SIGN PERMIT APPLICATIONS

26

###### DELEGATED APPROVAL

###### PERMITS APPROVED BY HERITAGE SECTION STAFF

48 CHURCH STREET, MARKHAM VILLAGE;

25 A WILSON STREET, MARKHAM VILLAGE (16.11)

###### FILE NUMBERS:

- HP 20 134744
- HP20 130226

###### Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

See attached staff memorandum.

Recommendation:

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

### 5.3. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

27

**19 GEORGE STREET**

**MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT**

**PROPOSED SECONDARY SUITE (16.11)**

FILE NUMBER:

A/007/21

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

See attached staff memorandum and material.

Recommendation:

THAT Heritage Markham has no objection to the requested variances to permit a Secondary Suite in the basement of the Wilson-Freel House described in A/007/21 from a heritage perspective and that final review of the application be delegated to Heritage Section staff.

### 5.4. SITE PLAN CONTROL APPLICATION

35

**MINOR VARIANCE APPLICATION**

**RESIDENTIAL ADDITION**

**50 GEORGE STREET**

**MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)**

FILE NUMBERS:

- SPC 20 134828

- A/130/20

Extracts:

R.Hutcheson, Manager, Heritage Planning

Francois Hemon-Morneau, Development Technician

See attached staff memorandum and material.

Recommendation:

THAT the Heritage Markham recommendation of January 13, 2021 be replaced with this recommendation;

THAT Heritage Markham has no objection from a heritage perspective to the requested revised variance for a maximum building depth of 23.50 m and a net

floor area ratio of 45.3 percent;

THAT Heritage Markham has no objection from a heritage perspective to the design of the proposed addition and remodelling of the existing dwelling subject to minor architectural changes to be addressed by Heritage Section staff and the preservation of the Honey Locust identified as (Tree #3) and delegates final review of the Site Plan application to Heritage Section Staff;

AND THAT the applicant enter into a Site Plan Agreement with the City containing standard conditions regarding materials, colours, windows etc.

## **6. PART FOUR - REGULAR**

### **6.1. OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS**

44

**7750 BAYVIEW AVENUE**

**PROPOSED HIGH DENSITY DEVELOPMENT**

**7750 BAYVIEW AVENUE LIMITED PARTNERSHIP C/O LIBERTY**

**DEVELOPMENT CORPORATION**

**MCCULLAGH ESTATE /SHOULDICE HOSPITAL (16.11)**

**FILE NUMBER:**

**20 126269**

**Extracts:**

R.Hutcheson, Manager, Heritage Planning

R. Cefaratti, Senior Planner, Planning and Urban Design

See attached memorandum and material.

**Recommendation:**

THAT the Heritage Markham Committee has the following comments and recommendations concerning the Official Plan and Zoning By-law Amendments in support of the redevelopment of the property (7750 Bayview Avenue):

- a) The property has cultural heritage value which includes the following features: the Main House, Gate House, Stable Building, Gardener's Cottage, Forecourt, Formal Gardens, Stone Gates and Pillars, Pomona Creek Valley lands within the Western Grounds, and Curvilinear Driveway;
- b) The identified cultural heritage resources should be protected through designation under Part IV of the Ontario Heritage Act, including interior features of value in the Main House such as decorative plaster details, wood mouldings and trim, original windows, doors and hardware, and the ornate curved processional black granite staircases on each level;
- c) Given the proposed road configuration, there is no objection to the relocation or removal of the Greenhouse complex subject to it being properly documented and advertised for potential relocation;



- d) The Official Plan Amendment should include cultural heritage policies that address the protection, conservation and interpretation of these features; and
- e) For the proposed new tower building immediately northwest of the Shouldice Hospital/Formal Gardens, the applicant should give consideration to a lower multi-storey building with a more animated base to provide a more sensitive transition to the adjacent existing cultural heritage resources/landscapes.

THAT the proponent be requested to undertake necessary maintenance on the existing cultural heritage resources including repairs to the Gate House, and the proper boarding and low level heating of unoccupied buildings if they are to continue to be left vacant;

AND THAT as a condition of future development approval for any part of the property, the City should:

- secure a Heritage Easement Agreement for the cultural heritage resources on the entire property;
- obtain a Conservation/Restoration Plan for the cultural heritage resources on the property including both maintenance and restoration requirements, with implementation secured through a financial security;
- require the implementation of a historic landscape plan for the Formal Gardens including reinstating the curved treeline on the northern edge of the Formal Gardens to maintain the existing terminus and views from the Main House;
- secure commitments from the owners to undertake necessary maintenance on existing cultural heritage resources including repairs to the Gate House, and the proper boarding and low level heating of unoccupied buildings if they are to continue to be left vacant.
- secure one or more Markham Remembered plaques to highlight and celebrate the identified cultural heritage resources on the property.

## **6.2. COMMITTEE OF ADJUSTMENT AND SITE PLAN CONTROL APPLICATIONS**

83

### **14 RAMONA BOULEVARD MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT PROPOSED NEW DWELLING SEVERANCE AND VARIANCES (16.11)**

#### **FILE NUMBERS:**

- B/07/18
- A/95/18
- A/96/18

#### **Extracts:**

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

See attached memorandum and material.

Recommendation:

THAT Heritage Markham does not object to the proposed severance of 14 Ramona Boulevard (file B/07/18) or the requested variances (files A/95/18 and A/96/18) from a heritage perspective subject to the following conditions:

- o That the size, scale and architectural designs of the proposed new dwelling on the conveyed lot and the proposed new accessory building on the retained lot reflect the concept drawings attached to this application subject to minor improvements of the architectural details and window specifications etc
- o That any fence in the front yard of the conveyed lot (which will be the side yard fence of the retained lot) be a wooden picket or wooden rail fence no higher than 42 inches to allow continual views of the front elevation of the Robinson House; and
- o That Site Plan Approval is obtained for the proposed new dwelling (conveyed lot) and accessory building (retained lot) containing standard clauses regarding colours, materials window treatment, etc.;

THAT review of the future site plan applications for the proposed new dwelling on the conveyed lot and the proposed new accessory building on the retained lot be delegated to Heritage Section Staff unless there are any significant deviations to their proposed designs as reviewed by the Committee;

AND THAT Heritage Markham does not object to the demolition of the existing detached garage on the proposed conveyed lot, provided that it is first advertised for relocation or salvage prior to the issuance of a demolition permit.

## **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 2021
- b) Heritage Week, February 2021
- c) Unionville Heritage Conservation District Plan Amendments/ Update
- d) Unionville Heritage Centre Secondary Plan
- e) Unionville Core Area Streetscape Master Plan (2021)
- f) Update to Markham Village Heritage Conservation District Plan (2019)
- g) New Secondary Plan for Markham Village (2019)
- h) Comprehensive Zoning By-law Project (2019) – Review of Development Standards – Heritage Districts

### **7.1. REQUEST FOR FEEDBACK**

**ONTARIO HERITAGE CONFERENCE 2023 OR 2024  
COMMUNITY HERITAGE ONTARIO (16.11)**

Extracts:

R.Hutcheson, Manager, Heritage Planning

See attached memorandum.

Recommendation:

THAT Heritage Markham Committee receive as information.

**7.2. PROCLAMATION OF HERITAGE WEEK 2021**

102

**FLAG RAISING AT CIVIC CENTRE (16.11)**

Extracts: R. Hutcheson, Manager, Heritage Planning

See attached memorandum.

Recommendation:

That Heritage Markham receive as information.

**8. PART SIX - NEW BUSINESS**

**9. ADJOURNMENT**



## Heritage Markham Committee Minutes

**Meeting Number: 1**  
**January 13, 2021, 7:15 PM**  
**Electronic Meeting**

Members	Graham Dewar, Chair	Councillor Reid McAlpine
	Ken Davis, Vice Chair	David Nesbitt
	Doug Denby	Councillor Karen Rea
	Evelin Ellison	Paul Tiefenbach
	Anthony Farr	Lake Trevelyan
	Shan Goel	
	Councillor Keith Irish	
Regrets	David Nesbitt	
Staff	Regan Hutcheson, Manager, Heritage Planning	Laura Gold, Council/Committee Coordinator
	Peter Wokral, Senior Heritage Planner	Grace Lombardi, Election and Committee Coordinator
		Francois Hemon-Morneau, Development Technician

### 1. CALL TO ORDER

Graham Dewar, Chair, convened the meeting at 7:15 PM by asking for any disclosures of interest with respect to items on the agenda.

### 2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interests.

### 3. PART ONE - ADMINISTRATION

#### 3.1 APPROVAL OF AGENDA (16.11)

##### A. Addendum Agenda

There was no addendum agenda.

##### B. New Business from Committee Members

An update on the motion being prepared to recommend that the City be more proactive rather than reactive in protecting cultural heritage resources was added to the agenda under new business.

Recommendation:

That the January 13, 2021 Heritage Markham Committee agenda be approved, as amended.

**Carried**

### **3.2 MINUTES OF THE DECEMBER 9, 2020 HERITAGE MARKHAM COMMITTEE MEETING (16.11)**

Barry Nelson, a member of the community, provided a deputation on items 4.1- Demolition Permit for the William Carry House -12 Imperial Lane, and 6.5 – Committee of Adjustment Consent and Variance Applications - 159 John Street of Minutes. He suggested that staff should have an opportunity to present their recommendations to Heritage Markham prior to Members providing their feedback, and that feedback should be provided in a civil manner, which he did not believe occurred during the discussion of these items at the December 9, 2020 Heritage Markham Committee Meeting.

Recommendation:

That the deputation by Barry Nelson regarding the December 9, 2020 Heritage Markham minutes be received; and,

That the minutes of the Heritage Markham Committee meeting held on December 9, 2020 be received and adopted.

**Carried**

### **3.3 TERM EXPIRATION DATES (16.11)**

Extracts:

R. Hutcheson, Manager, Heritage Planning

L. Gold, Council/Committee Coordinator, Legislative Services & Communications

Regan Hutcheson, Manager of Heritage Planning spoke briefly about the staff memorandum on Members' term expiration dates.

Evelin Ellison advised that her term on the Heritage Markham Committee from 2004-2006 was for 2 years rather than 3 years, as she was appointed at the end of 2004.

Recommendation:

That the attached memorandum be received by Heritage Markham Committee as information.

**Carried**

### **3.4 HERITAGE MARKHAM ELECTION AND APPOINTMENTS (16.11)**

#### **1) ELECTION OF CHAIR AND VICE-CHAIR**

#### **2) SUB-COMMITTEES OF HERITAGE MARKHAM**

#### **3) HERITAGE MARKHAM REPRESENTATIVE- OTHER COMMITTEES**

Extracts: R. Hutcheson, Manager, Heritage Planning

Councillor Karen Rea nominated Councillor Keith Irish for the position of Chair, and Councillor Keith Irish accepted the nomination.

Committee was supportive of having a Councillor as a Chair, but thought that the position should be open to all interested members. Further discussion on this matter was referred to Agenda Item No. 7.1 – Request for Feedback, Draft Heritage Markham Terms of Reference and By-Law.

Recommendation:

THAT Councillor Keith Irish be appointed to the position of Chair effective January 14, 2021; and,

THAT Ken Davis be re- appointed to the position of Vice-Chair; and further,

THAT the appointments to the Architectural Review Sub-Committee, Heritage Building Evaluation Sub-Committee, Doors Open Committee, and the Historic Unionville Community Vision Committee be deferred to a future meeting.

**Carried**

#### **4. PART TWO - DEPUTATIONS**

##### **4.1 ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION APPLICATIONS**

###### **10537 KENNEDY ROAD (FORMERLY 10539 KENNEDY ROAD) ARTHUR WEGG HOUSE (16.11)**

FILE NUMBER:

20 129597

Kennedy MM. Markham Ltd.

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

A. Crompton, Planner II, Planning and Urban Design Department

James Koutsovitis, Gatzios Planning + Development Consultants Inc.

Regan Hutcheson, Manager of Heritage Planning presented the staff memorandum on the Zoning By-Law Amendment and Draft Plan of Subdivision Applications for 10537 Kennedy Road (formerly 10539 Kennedy Road). The Applicant is now proposing to keep the heritage resource (the Arthur Wegg House) generally in its original location on a new foundation matching the proposed new grading for the subdivision. The lot for the heritage resource has also been substantially enlarged. Staff support the revised option proposed for the Arthur Wegg House.

Heritage Markham provided the following feedback on the revised option proposed for the Arthur Wegg House:

- Suggested that the preservation of the porch be planned carefully to ensure it is protected, as these types of porches can be easily damaged;
- Suggested there be more greenery around the house, and asked why there is no streetscape.

Staff and the Property Owner advised that the property's streetscape and landscaping will be looked at as part of the Site Plan approval process. The Site Plan for the property will come to the Heritage Markham Committee as a future application for review.

The Property owner noted that the type of greenery will need to be selected wisely, as some types of greenery can cause damage to the heritage resource, and a desire to retain views of the heritage resource.

Recommendation:

That Heritage Markham supports the revised option proposed for the Arthur Wegg House which includes retaining the heritage resource near its original site (corner of Kennedy Road and future Street F), but on a new foundation and at the proposed grade of the adjacent subdivision lands;

That the City's standard heritage requirements be conditions of draft approval for the plan of subdivision and/or included in the Subdivision Agreement;

And that the applicant secure and protect the building from damage through the requirements outlined in the City of Markham's Property Standards By-law (Part III – Heritage Buildings), and the Keep Markham Beautiful (Maintenance) By-law including Section 8 – Vacant Heritage Property, and erect a "No-trespassing" sign in a visible location on the property indicating that the Heritage Building is to be preserved onsite and should not be vandalized and/or scavenged.

**Carried**

## **5. PART THREE - CONSENT**

### **5.1 HERITAGE PERMIT APPLICATIONS**

#### **DELEGATED APPROVAL**

#### **HERITAGE PERMITS APPROVED BY HERITAGE SECTION STAFF**

**16 JOHN STREET, THCD**

**1 CHURCH LANE, THCD**

**33 DICKSON HILL ROAD, MVHCD (16.11)**

#### **FILE NUMBERS:**

- HE 20 135175
- HE 20 134735
- HE 21 102639

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

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

**Carried**

### **5.2 BUILDING OR SIGN PERMIT APPLICATIONS**



**DELEGATED APPROVAL****PERMITS APPROVED BY HERITAGE SECTION STAFF****5990 16TH AVENUE, MARKHAM VILLAGE****10536 MCCOWAN ROAD****40 ALBERT STREET, MARKHAM VILLAGE (16.11)****FILE NUMBERS:**

- AL 20 135157
- DP 20 110958
- HP 20 1141437

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

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

**Carried**

**5.3 OFFICIAL PLAN AMENDMENT, ZONING AMENDMENT, PLAN OF SUBDIVISION, PLAN OF CONDOMINIUM AND SITE PLAN CONTROL APPLICATIONS**

**9064-9110 WOODBINE AVE.****BUTTONVILLE HERITAGE CONSERVATION DISTRICT (16.11)****FILE NUMBERS:**

- OP 17 153653
- ZA 17 153653
- SU 17 153653
- CU 17 153653
- SC 17 153653

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

R. Cefaratti, Senior Planner, Planning &amp; Urban Design

Recommendation:

That Heritage Markham has no objection to the Part IV designation By-law for the Buttonville Mill House being removed from the 1.64m deep parcel of land that is to be conveyed to the Region of York for road widening purposes.

**Carried****5.4 SITE PLAN CONTROL APPLICATION****4592 AND 4600 HWY 7 E. UNIONVILLE****THE BEWELL BUNGALOW (16.11)****FILE NUMBERS:**

- SPC 20 107969
- A/143/20

**Extracts:**

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

D. Pragratiss, Senior Planner, Planning & Urban Design

J. Leung, Secretary, Committee of Adjustment, Planning & Urban Design

Regan Hutcheson, Manager of Heritage Planning advised that Heritage Markham can recommend that Committee of Adjustment fees be waived in support of achieving a heritage objective. In this case, the fees are being recommended to be waived due to the property owner's cooperation with the City to retain and restore the Bewell Bungalow, given its current heritage status.

**Recommendation:**

That Heritage Markham has no objection to the requested variances in application A/143/20 from a heritage perspective;

That Heritage Markham supports waiving the fee for the parking variance application as per the City's Fee By-law (Table 6, section 1.6) , because the scope of the variance for the number of parking spaces would be reduced if Heritage Markham had not recommended that the Bewell Bungalow be incorporated into the redevelopment of 4592 and 4600 Hwy. 7 E.;

And that Heritage Markham recommends that designation of the Bewell Bungalow under Part IV of the Ontario Heritage Act and entering into a Heritage Conservation Easement Agreement with the City be a condition of approval of the variance application should the Committee of Adjustment approve application A/143/20.

**Carried****6. PART FOUR - REGULAR****6.1 ZONING BY-LAW AMENDMENT AND SITE PLAN CONTROL APPLICATION**

**5560 14TH AVE.****THE MCCAULEY-COOPERTHWAITE HOUSE (16.11)****FILE NUMBERS:**

- SPC 20 116893
- ZA 116893

Extracts:

R.Hutcheson, Manager, Heritage Planning

Peter Wokral, Senior Heritage Planner presented the staff memorandum on the Zoning By-Law and Site Plan Control Application for 5560 14<sup>th</sup> Avenue. The property owner is seeking permission to construct a new two storey multi-unit building containing 23 warehouse units and to retain and convert the existing heritage resource (McCauley-Cooperthwaite House) into a warehouse unit connected to the main building by a one storey rear link. Staff do not have any objection to this proposal.

Committee provided the following feedback on the proposed zoning by-law and site plan control application for 5560 14<sup>th</sup> Avenue, the McCauley-Cooperthwaite House:

- Noted that it is difficult to visualize how the two storey multi-unit building will look connect to the heritage resource from the picture displayed to the Committee and that staff should obtain further details, but suggested this concept can work very well;
- Suggested the Site Plan for the property include the architectural details with respect to the restoration of the house;
- Inquired if the floors would be removed from the heritage resource;
- Asked if the property owner would consider using the heritage resource for transitional housing, as the heritage resource is located right on the bus route;
- Recommended more space be set aside around the heritage resource so that it could be used for alternate uses.

Staff provided the following responses to inquiries from the Committee. Based on feedback from the Committee, staff will ask the City's Urban Design Team to look more closely at the integration of the two storey multi-unit building with the heritage resource. There has been no indication that the floors will be removed from the heritage resource when converting it into warehouse space.

Recommendation:

THAT Heritage Markham appreciates the applicant's proposal and efforts to incorporate the McCauley-Cooperthwaite House into the proposed redevelopment of the property on its' original foundation;

THAT Heritage Markham has no objection from a heritage perspective to the architectural design of the proposed new two storey warehouse building;

THAT Heritage Markham does not object to the planned conversion of the McCauley House to a warehouse use, provided that the exterior the building is restored to its original appearance including the street facing veranda as shown in the attached archival photograph;

THAT Heritage Markham suggests that more space be provided around the McCauley-Cooperthwaite House to permit for a future expansion or addition to the house to make it more versatile for any other future use and to introduce landscaping, including large species historic tree varieties to beautify the property and complement the heritage building;

THAT the applicant revise the site plan application elevations to reflect the restoration of the McCauley-Cooperthwaite House as shown in the attached archival photograph;

THAT the applicant enter into a Site Plan Agreement including standard conditions regarding materials, colours windows, verandas, etc. as well as the requirement to designate the McCauley-Cooperthwaite House under Part IV of the Ontario Heritage Act, to enter into a Heritage Conservation Easement Agreement with the City, and to install a Markham Remembered Plaque at their own cost in a prominent location which would be reviewed and approved by the City (Heritage Section);

AND THAT final review of the site plan and zoning amendment application be delegated to Heritage Section staff.

**Carried**

Recommendation:

**That Staff be requested to work with the applicant to look at alternative uses of the house.**

**Carried**

## **6.2 SITE PLAN CONTROL APPLICATION AND MINOR VARIANCE APPLICATION**

### **RESIDENTIAL ADDITION**

#### **50 GEORGE STREET, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)**

##### **FILE NUMBERS:**

- SPC 20 134828
- A/130/20

##### Extracts:

R.Hutcheson, Manager, Heritage Planning

Francois Hemon-Morneau, Development Technician

Russ Gregory, Gregory Design Group

Francois Hemon-Morneau, Development Technician presented the staff memorandum on the Site Plan Control Application and Minor Variance Application for 50 George Street. The applicant is seeking approval to remodel the existing dwelling, and add a two-storey frame addition.

Russ Gregory, Consultant described his plans, which included expanding the front porch, changing the roofline, and a full two storey addition. A drawing of the proposed addition was displayed to the Committee.

Committee had no objection to proposed Site Plan Control Application, and Minor Variance Application for 50 George Street, but asked if the parking pad will still be used.

Russ Gregory advised that he did not think the owner planned to use the parking pad for parking.

##### Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the requested variances for a maximum building depth of 18.5 m and a maximum net floor area ratio of 45.3%;

THAT Heritage Markham has no objection from a heritage perspective to the design of the proposed addition and remodelling of the existing dwelling subject to minor architectural changes to be addressed by Heritage Section staff and the preservation of the Honey Locust identified as (Tree #3) and delegates final review of the Site Plan application to Heritage Section Staff;

AND THAT the applicant enter into a Site Plan Agreement with the City containing standard conditions regarding materials, colours, windows etc.

**Carried**

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

In response to a question regarding Heritage Week 2021, Regan Hutcheson, Manager of Heritage Planning advised that staff will not be able to erect a heritage exhibit at Civic Centre this year for the event due to the pandemic. The Committee suggested promoting Heritage Week by putting information on the website about the self-guided heritage walking tours currently available. Staff agreed to follow up with Corporate Communications staff.

### **7.1 REQUEST FOR FEEDBACK**

#### **DRAFT HERITAGE MARKHAM TERMS OF REFERENCE AND BY-LAW (16.11)**

##### Extracts:

R.Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager of Heritage Planning presented the revised draft to the Heritage Markham Terms of Reference, and explained where changes had occurred since the last version.

Committee reviewed and discussed the most recent revisions to the draft Heritage Markham Terms of Reference. Committee's comments included:

- changing the suggested number of representatives from each of the three largest heritage conservation districts from one to two citizen members as some members felt that local knowledge was important;
- supporting the ability of councillors to be chair (or vice chair) of the committee, but not limiting the chair position only to members of Council;
- accepting the revised policy on conflict of interest, but reiterating the desire to not discourage professionals in heritage related occupations from applying as members as they do provide useful and practical experience and knowledge.

##### Recommendation:

That Heritage Markham Committee supports the proposed Heritage Markham Terms of Reference and By-law (January 2021 draft), with the following amendments, with additions bolded and omissions strikethrough:

- 1) 2.1.2 - If possible, the citizen members ~~will~~ **should** be selected on a geographic basis as follows:
  - Thornhill Heritage Conservation District or Thornhill Community (4 ~~2~~ Members);
  - Markham Village Heritage Conservation District or Markham Village Community (4 ~~2~~ Members);
  - Unionville Heritage Conservation District or Unionville Community (4 ~~2~~ Members);
  - Members at large (7 ~~4~~ Members).

Notwithstanding the above, Council may choose to deviate from this geographic approach, if necessary.

- 2) 2.4.1 - The Heritage Markham Committee will elect a chair person (Chair) and a vice-chair person (Vice Chair) **from all the members**, annually at its first meeting of the year, or as soon as practicable. The Manager, Heritage Planning will conduct the elections of Chair and Vice Chair positions. Once the Chair and Vice Chair are elected, the Chair will preside over the remainder of the meeting.
- 3) Clause 2.4.2 to be omitted from the Terms of Reference;
 

~~2.4.2 The Chair will be one of the members of Council appointed to the Heritage Markham Committee as elected by the entire Committee. The Vice Chair will be elected by all the members and may be any member of the Committee.~~
- 4) 3.4.1 -The quorum for the Heritage Markham Committee will be **seven (7)** members being in attendance.
- 5) 3.74 - A Heritage Markham Committee member ~~who earns their living in a heritage related occupation and/or~~ who has been retained for a matter that is before the Committee is considered to have a conflict of interest and should have another representative appear before Committee if a presentation is required or to answer questions.
- 6) **Citizen** members of Heritage Markham Committee will serve without compensation other than reimbursement of approved expenses incurred while performing duties on behalf of the Committee.

**Carried**

**8. PART SIX - NEW BUSINESS**Extracts:

Councillor Karen Rea

**a) Action from Previous Minutes**

Councillor Karen Rea and Doug Denby advised that a motion discussed at the last meeting regarding the City being more proactive rather than reactive in protecting culture heritage resources, is still being drafted.

Councillor Karen Rea advised that matter could be brought up at the Development Services Committee instead.

**Recommendation:**

That Heritage Markham receive the update as information.

Carried

**b) Appreciation****Recommendation:**

That Heritage Markham offers its sincere appreciation and thanks to Graham Dewar for his exceptional leadership as Chair of Heritage Markham for the last two years.

Carried

**9. ADJOURNMENT**

The Heritage Markham Committee adjourned at 9:57 PM.





## MEMORANDUM

**TO:** Heritage Markham Committee

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

**DATE:** February 10, 2021

**SUBJECT:** Information  
Heritage Markham Committee 2020  
Statistics

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**Project:** Heritage Markham Committee Statistics 2020 (year end review)

**Background:**

- Staff has prepared statistics on committee activities and members including volunteer hours, length of meetings, types and number of applications reviewed, and major issues and accomplishments in 2020.

**Staff Comment**

- See 2020 statistics for the committee as well as a comparison with 2017, 2018 and 2019 stats (separate chart). All information is obtained from a review of the Heritage Markham minutes for 2020.
- Overall, there were fewer applications reviewed in 2020 with the largest decrease being in Site Plan Control submissions. This was likely due to the COVID 19 pandemic.

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

That Heritage Markham Committee receive the information on Heritage Markham Committee Statistics for 2020, as information.

## Heritage Markham Committee 2020

<u># of Heritage Markham meetings</u>	11
<u>Total # Volunteer Hours (meetings only)</u>	296.5
(does not include site visits, sub-committees or preparing for the meetings)	

<u>Average # members per Meeting</u>	10
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<u>Length of Meetings</u>	
Shortest Meeting	1.5 hours (Jan and Nov)
Longest Meeting	4.0 hours (Oct)
Average Meeting	2.5 hours

## Agenda Material- Reviewed by Heritage Markham

<u>Total # of Applications Reviewed</u>		<b>150</b>	
<u>Site Plan Applications</u>	9		
<u>Building Permits</u>	50		
Alterations/ Construction/Signs	45		
Demolitions	5		
<u>Heritage Permits</u>	49		
<u>Tree Removal Permits</u>	4		
<u>Other Planning Applications</u>	7		
Official Plan Amendment	2		
Zoning By-law Amendment	2		
Plan of Subdivision	2		
Condo	1		
<u>Committee of Adjustment</u>	19		
Variances	13		
Consents	6		
<u>Grant Applications</u>	7		
Commercial Façade	1 reviewed (supported 1)		\$10,000 grant funding
Designated Heritage Property	6 reviewed (supported 6)		\$24,940 grant funding
<u>Policy Documents</u>	4		

## **From a Review of the Heritage Markham Minutes- 2020**

### **Members/Staff Update**

- Graham Dewar was Chair and Ken Davis was Vice Chair. Ken also agreed to represent Heritage Markham on the Historic Unionville Community Vision Committee.
- Maria Cerone (Unionville rep) completed her term in Dec 2019 and chose not to continue on in 2020 until a replacement was appointed.
- Lake Traveyan was appointed as the new Unionville rep and joined the Committee at the August meeting.
- New member Jason McCauley (Markham Village rep) joined the Committee in February and passed away in November 2020.
- George Duncan, Senior Heritage Planner retired from the City of Markham in July after 17 years of service.

### **Issues of Note in 2020**

- **COVID 19** – Affected the operation of the Committee. The last in person meeting was in March. The Committee did not meet in April but resumed meeting virtually in May and continued to meet using ZOOM for the remainder of the year. Staff also began working from home in mid-March.
- Markham was to host the **Ontario Heritage Conference** this year. Scheduled for May, it was rescheduled to October, but then later cancelled altogether.
- Concern about **threatened heritage buildings** and the status of By-law Enforcement activity. Two significant demolition were related to this issue: 10536 McCowan Road (Summerfeldt –Steckley House) and 12 Imperial College Lane (9900 Markham Road- William Clarry House)
- The **Awards of Excellence** ceremony deferred from 2019 was not held due to the pandemic situation.
- **Doors Open Markham 2020** was not held as an event, but a number of sites were profiled in a virtual format.
- **Site Visits** for volunteer members were suspended due to COVID restrictions.
- Reviewed proposed changes to the **Ontario Heritage Act Regulations** as part of the provincial government's Bill 108. Both the OHA changes and Regulations were to be proclaimed Jan 1, 2021 but this has been delayed.
- Appropriate fencing and metal roofs were issues this year.

### **Accomplishments in 2020**

- David Nesbitt and Graham Dewar represented Heritage Markham on the Local Organizing Committee for the 2020 Ontario Heritage Conference until it was disbanded. Thank you for all your work over 2019 and 2020.
- Committee reviewed and supported a preferred option for the Unionville Core Area Streetscape Master Plan.
- Recommended designation of 33 Dickson Hill
- Members provided input into the new draft Heritage Markham Committee Terms of Reference and By-law.
- Presentation by staff on Markham examples of incorporating cultural heritage resources in new development.

**Heritage Markham Committee Statistics Comparison 2017-2020**  
**Prepared January 2021**

<b>Administration</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Number of Heritage Markham Committee Meetings:	12	12	12	11*
Number of Heritage Staff Reports Prepared:	191	152	139	103
Average # of reports per meeting:	16	13	11	9
Amount of Citizen Member Volunteer Hours (formal meeting only)	317.0	230.0	253.5	296.5
Longest Meetings - # of hours	4.5	4.0	3.5	4.0
Average Meeting Length (# of hours)	3.5	2.0/2.5	2.0/2.5	2.5
Resignations or end of Term	1	1	2	2**
New Members	2	2*	3	2

\* April cancelled due to COVID

\*\* one death

<b>Application Review</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
<b>Total Number of Applications Reviewed</b>	<b>274</b>	<b>224</b>	<b>152</b>	<b>149</b>
Number of Heritage Permit Applications	63	52	44	49
Number of Building and Sign Permit Applications	102	62	47	45
Number of Demolition Applications	13	9	5	5
Number of Financial Assistance Applications	18	11	7	7
Number of Site Plan Control Applications	38	32	22	9
Number of Official Plan Amendment Applications	5	3	2	2
Number of Zoning By-law Amendments	5	7	7	2
Number of Condominium Applications	1	1	0	1
Number of Plans of Subdivision	5	5	3	2
Number of Committee of Adjustment Applications	18	33	10	19
Variances	16	26	10	13
Consents	2	7	0	6
Number of Policy Documents	6	3	2	4
Number of Tree Removals		6	3	4
Requests for Committee feedback	8	5	4	7
Requests for Heritage Easements	1	0	0	0
Add to the Heritage Register (# of properties)	---	14	0	1
Heritage Property Evaluation	---	26	1	2



## MEMORANDUM

**TO:** Heritage Markham Committee

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

**DATE:** February 10, 2021

**SUBJECT:** Heritage Permit Applications  
 Delegated Approval by Heritage Section Staff  
 16 Colborne Street, THCD  
 Toogood Pond, UHCD  
 10 Heritage Corner's Lane, Heritage Estates  
 38 Colborne Street, THCD  
 Files: HE 21 102843, HE 21 103134, HE 21 104816, HE 21 104815

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

Address	Permit Number	Work to be Undertaken
16 Colborne Street Thornhill	HE 21 102843	Installation of new windows
Toogood Pond, Unionville	HE 21 103134	Installation of shoreline barriers for Canada Geese
10 Heritage Corner's Lane	HE 21 104816	Picket fence and arbour
38 Colborne Street Thornhill	HE 21 104815	Erection of temporary storage structure for building components

### Suggested Recommendation for Heritage Markham

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



## MEMORANDUM

**TO:** Heritage Markham Committee

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

**DATE:** February 10, 2021

**SUBJECT:** Building or Sign Permit Applications  
 48 Church Street, Markham Village; 25 A Wilson Street, Markham Village;  
 Delegated Approval by Heritage Section Staff  
 File Numbers: HP 20 134744; HP20 130226

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

Address	Permit Number	Work to be Undertaken
48 Church Street Markham Village	HP 20 134744	Rebuilding of non-heritage addition due to foundation failure
25A Wilson Street	HP 20 130226	Re-building of house damaged by fire to original specifications

### Suggested Recommendation for Heritage Markham

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

File: 48 Church Street, 25A Wilson Street



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Heritage Planner

**DATE:** February 10, 2021

**SUBJECT:** Committee of Adjustment Variance Application  
19 George Street, Markham Village Heritage Conservation District  
**Proposed Secondary Suite**  
File A/007/21

---

**Property/Building Description:** One storey, brick Ontario Cottage style dwelling circa 1857 (The Wilson-Freel House)

**Use:** Residential

**Heritage Status:** Designated under Part V of the Ontario Heritage Act and classified as a Type 'A' building or buildings that define the heritage character of the district.

### **Application/Proposal**

- The owner of the property would like to create second residential unit or “Secondary Suite” as permitted by the City’s Official Plan in the basement of the historic Wilson-Freel house with new stairs in the rear yard leading to the basement as a private separate entrance;
- The proposed Secondary Suite and new staircase require the following variances:
  - an accessory dwelling unit, whereas the By-law does not permit the use;
  - unenclosed stairs to encroach 63 inches into the required rear yard, whereas the By-law permits a maximum encroachment of 18 inches;
  - a minimum rear yard setback of 23 ft. 11 inches, whereas the By-law requires a minimum rear yard setback of 25 ft.;
  - two parking spaces, whereas the By-law requires 3 spaces.

### **Background**

- In 2019 the owner of the property received approval for a proposed addition to create a semi-detached building form similar to the one directly to the south of the subject property (see attached approved site plan and elevations);
- The Official Plan policy for Secondary Suites is attached.

**Staff Comment**

- The proposed Secondary Suite and staircase at the rear of the Wilson-Freel House have no impact on the exterior appearance of the proposed addition or impact on the historic character of the Heritage District, therefore staff has no objection to the requested variances from a heritage perspective;

**Suggested Recommendation for Heritage Markham**

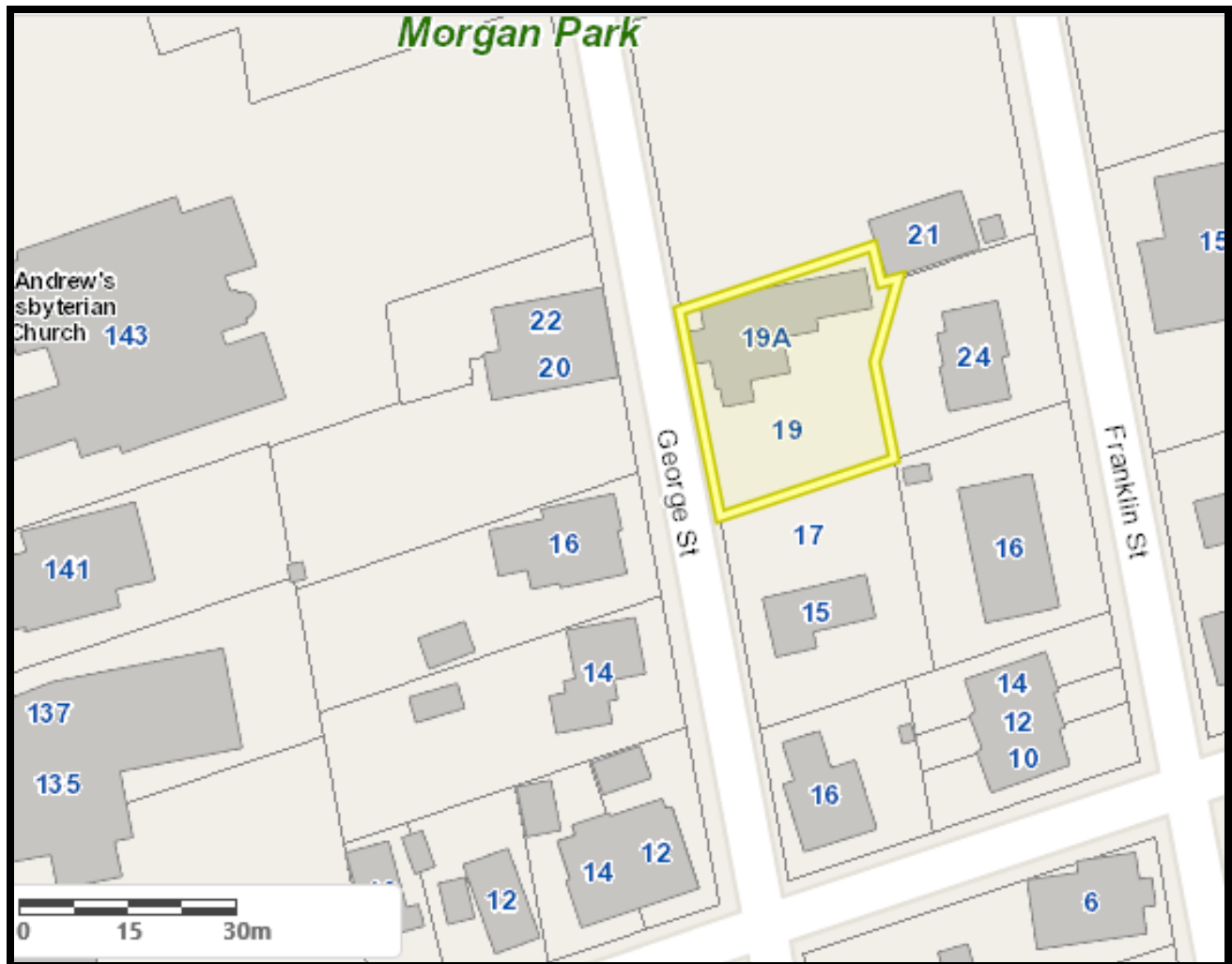
THAT Heritage Markham has no objection to the requested variances to permit a Secondary Suite in the basement of the Wilson-Freel House described in A/007/21 from a heritage perspective and that final review of the application be delegated to Heritage Section staff;

File: 19 George St.

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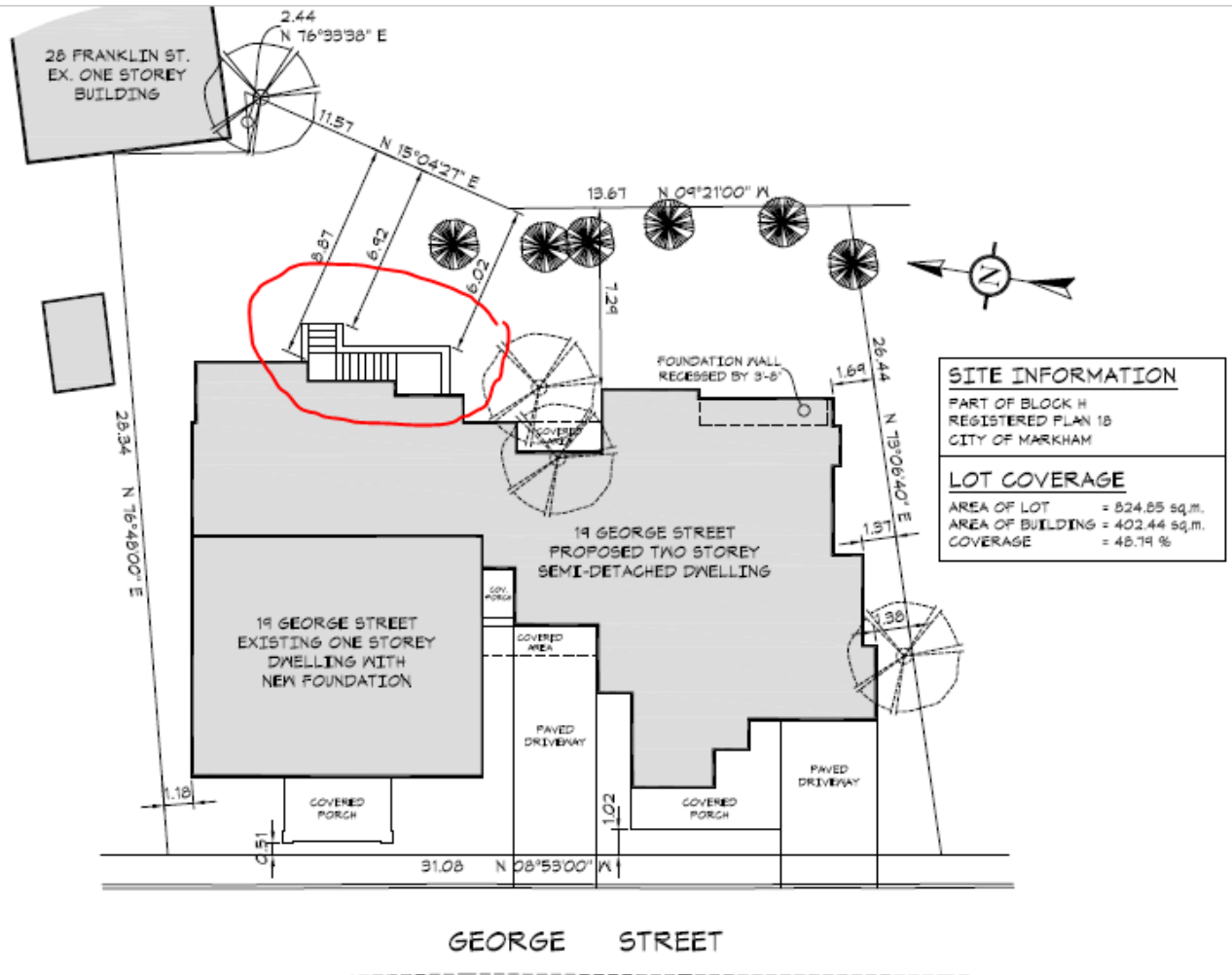
19 George Street, Markham Village



19 George Street, Markham Village



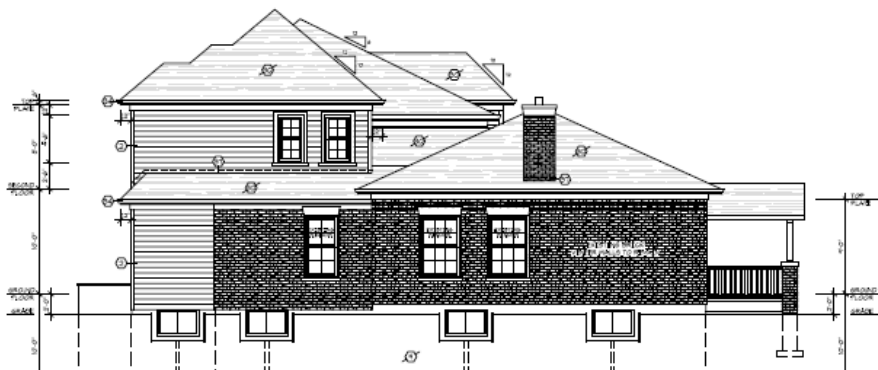
## 19 George Street -Site Plan



19 George Street- Elevations



24.00 in



00 in

## Official Plan Policy – Secondary Suites

### Uses provided for in all ‘Residential’ Designations

8.2.1.2 **In addition** to the uses listed in Section 8.1.1, the following uses may be provided for in all ‘Residential’ designations:

- i. *convenience retail and personal service* in accordance with Section 8.13.1;
- ii. *day care centre* in accordance with Section 8.13.2;
- iii. dwelling unit including a *home occupation*;
- iv. *place of worship* in accordance with Section 8.13.7;
- v. *public school*, provided it is approved at a location on an arterial or collector road; and
- vi. *secondary suite* in accordance with Section 8.13.8.

### 8.13.8 Secondary Suite

#### It is the policy of Council:

8.13.8.1 **That** in considering an application to amend the zoning by-law to permit the establishment of a *secondary suite* where provided for in this Plan, Council shall be satisfied that an appropriate set of development standards are provided for in the zoning by-law including:

- a) the building type in which the *secondary suite* is contained;
- b) the percentage of the floor area of the building type devoted to the secondary suite;
- c) the number of dwelling units permitted on the same lot;
- d) the size of the *secondary suite*;
- e) the applicable parking standards; and
- f) the external appearance of the main dwelling.





## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** François Hémon-Morneau, Development Technician

**REVIEW:** Regan Hutcheson, Manager, Heritage Planning

**DATE:** February 10, 2021

**SUBJECT:** SITE PLAN CONTROL APPLICATION (SPC 20 134828)  
MINOR VARIANCE APPLICATION (A/130/20)  
Residential Addition  
50 George Street  
Markham Village Heritage Conservation District

---

### **Property/Building Description:**

- One storey single detached dwelling constructed in 1957

### **Use:**

- Residential

### **Heritage Status:**

- Designated under Part V of the Ontario Heritage Act and classified as a Group 'C' a building that does not reflect the heritage character of the Markham Village Heritage Conservation District.

### **Application/Proposal**

- Site Plan Control and Minor Variance applications have been received seeking permission for the remodelling of the existing one storey dwelling and a proposed two storey frame addition;
- The design of the proposed addition requires two variances to the By-law in order to be approved. The requested revised variances are to permit:
  - a building depth of 23.50 m, whereas the By-law allows a maximum building depth of 16.76 m;
  - a net floor area ratio of 45.3 percent, whereas the By-law allows a maximum net floor area ratio of 45 percent.
- The area of the proposed addition is 245 sq. m (2,637.16 sq. ft.).
- The overall proposed Gross Floor Area is 344 sq. m (3,702.79 sq. ft.).
- The site plan, floor plans and elevations are attached.

**Staff Comments****Revised Variance**

- The project was previously reviewed and supported at the January 13, 2021 Heritage Markham Committee meeting. Following the meeting, planning staff identified inconsistencies in the measurements for the proposed building depth. The original proposed building depth was 18.50 m. The measurement has since been corrected to 23.50 m and planning staff have recommended the deferral of the Minor Variance application to provide appropriate public notification.

**Background Information**

- Site Plan Control and Minor Variance applications were submitted in December 2020.
- The Site Plan Control application contemplates the removal of a mature Honey Locust tree (Tree #3) located in the rear yard, south west of the existing house, due to its proximity to the addition. Urban Design staff do not support the removal of the tree.
- Overall, staff has no objection to the design of the proposed addition and changes to the existing building. The new two storey massing is introduced to the rear of the existing dwelling and an expansive new front veranda has been added to replace the existing porch. Generally, the design approach is complementary to the heritage character of the area. Staff proposes to work with the applicant on the following design details:
  - Confirmation of the cladding materials for the new addition;
  - Second Floor Roof configuration on the north elevation which appears overly complex;

**Comment on Revised Variance**

- It is acknowledged that the increase in building depth impacts the Honey Locust tree. The applicant is requested to explore how the Honey Locust tree can be preserved which may include modification to building design in that area.
- Heritage staff has no objection to the proposed maximum building depth of 23.50 m (77.09 ft), whereas the By-law permits a maximum building depth of 16.76 m (54.98 ft). This represents an increase of approximately 6.74 m (22.11 ft), and given the proposed building footprint, the fact the proposed front semi-enclosed front veranda is included in the building depth, and the configuration of the lot which requires the building depth to be measured on an angle through the proposed building, this requested variance is considered to be minor in nature;
- Staff also has no objection to the proposed maximum Net Floor Area Ratio of 45.3 percent from a heritage perspective, as this is also considered to be minor in nature and the proposed dwelling will be in keeping with the intended scale and heritage character of the neighbourhood.

**Suggested Recommendation for Heritage Markham**

**THAT the Heritage Markham recommendation of January 13, 2021 be replaced with this recommendation;**

**THAT Heritage Markham has no objection from a heritage perspective to the requested revised variance for a maximum building depth of 23.50 m and a net floor area ratio of 45.3 percent;**



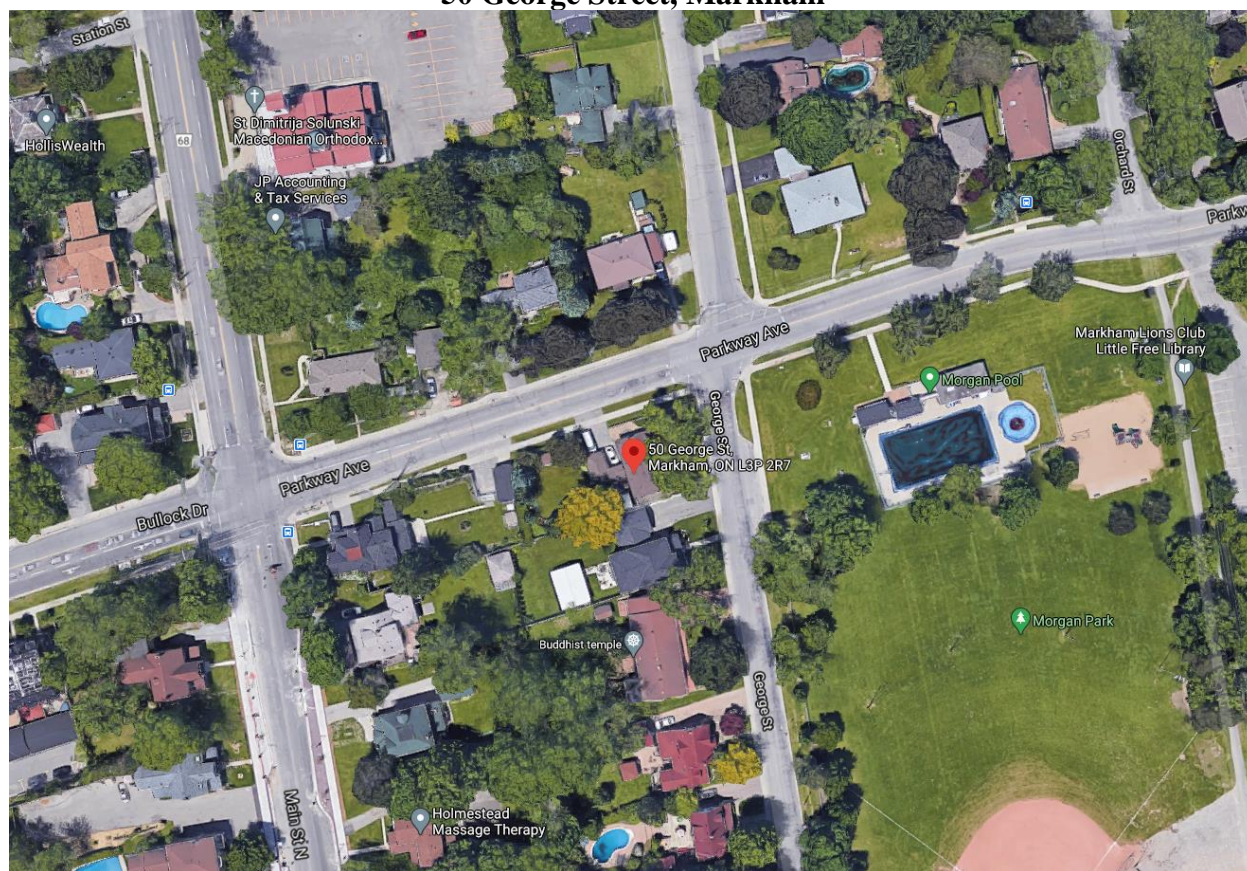
**THAT Heritage Markham has no objection from a heritage perspective to the design of the proposed addition and remodelling of the existing dwelling subject to minor architectural changes to be addressed by Heritage Section staff and the preservation of the Honey Locust identified as (Tree #3) and delegates final review of the Site Plan application to Heritage Section Staff;**

**AND THAT the applicant enter into a Site Plan Agreement with the City containing standard conditions regarding materials, colours, windows etc.**

File Path:

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### 50 George Street, Markham



**View of 50 George Street looking West**

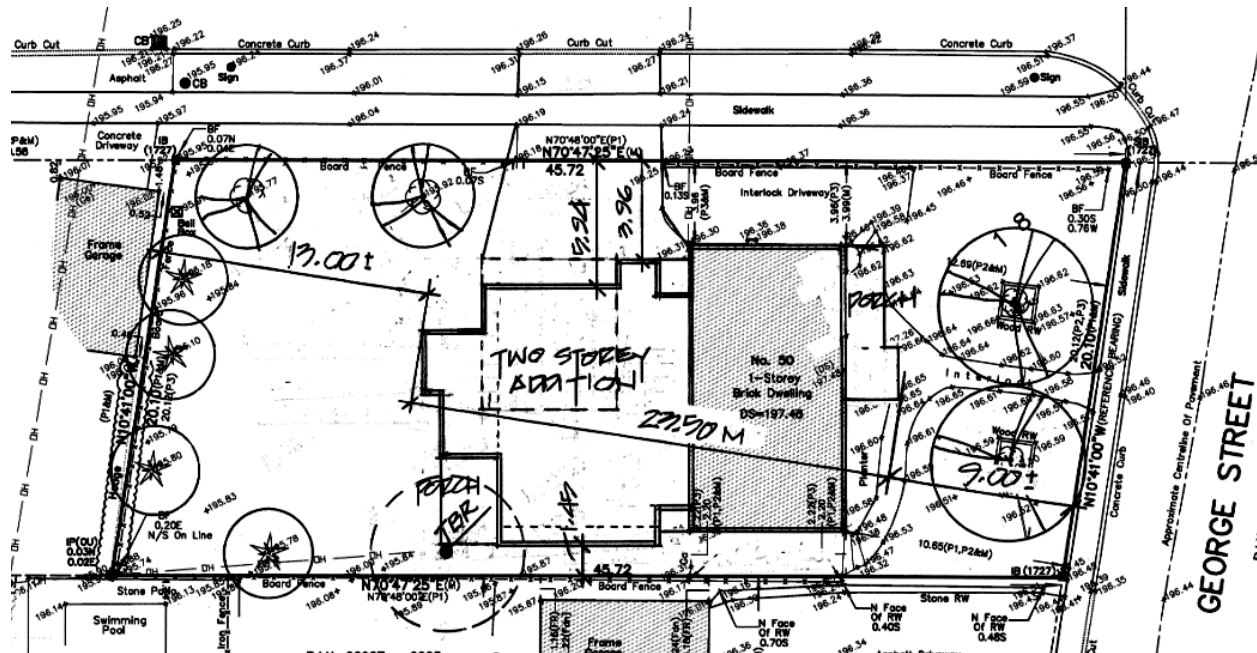




**View of 50 Geoge Street looking South**



**Proposed Site Plan**



### SITE INFORMATION

AREA OF LOT = 908.8 M<sup>2</sup>

AREA OF BUILDING = 282.0 M<sup>2</sup>

COVERAGE = 31.0 %

### NET FLOOR AREA CALCULATION

$$613.14 + 0.5(908.8 - 613.14) \times 0.45$$

$$761 \times 0.45 = 342.5$$

ALLOWABLE NFA RATIO = 342.5 M<sup>2</sup> (45.0%)

PROPOSED NFA RATIO = 344.7 M<sup>2</sup> (45.3%)

### PROJECT:

**PROPOSED RENOVATIONS  
THE LI RESIDENCE**

**50 GEORGE ST.  
CITY OF MARKHAM**

**THE GREGORY DESIGN GROUP**

16 CHURCH STREET  
MARKHAM, ONTARIO, L3P 2L6  
(416) 720-4667

russ@gregorydesigngroup.net

Front and Left Side Elevations

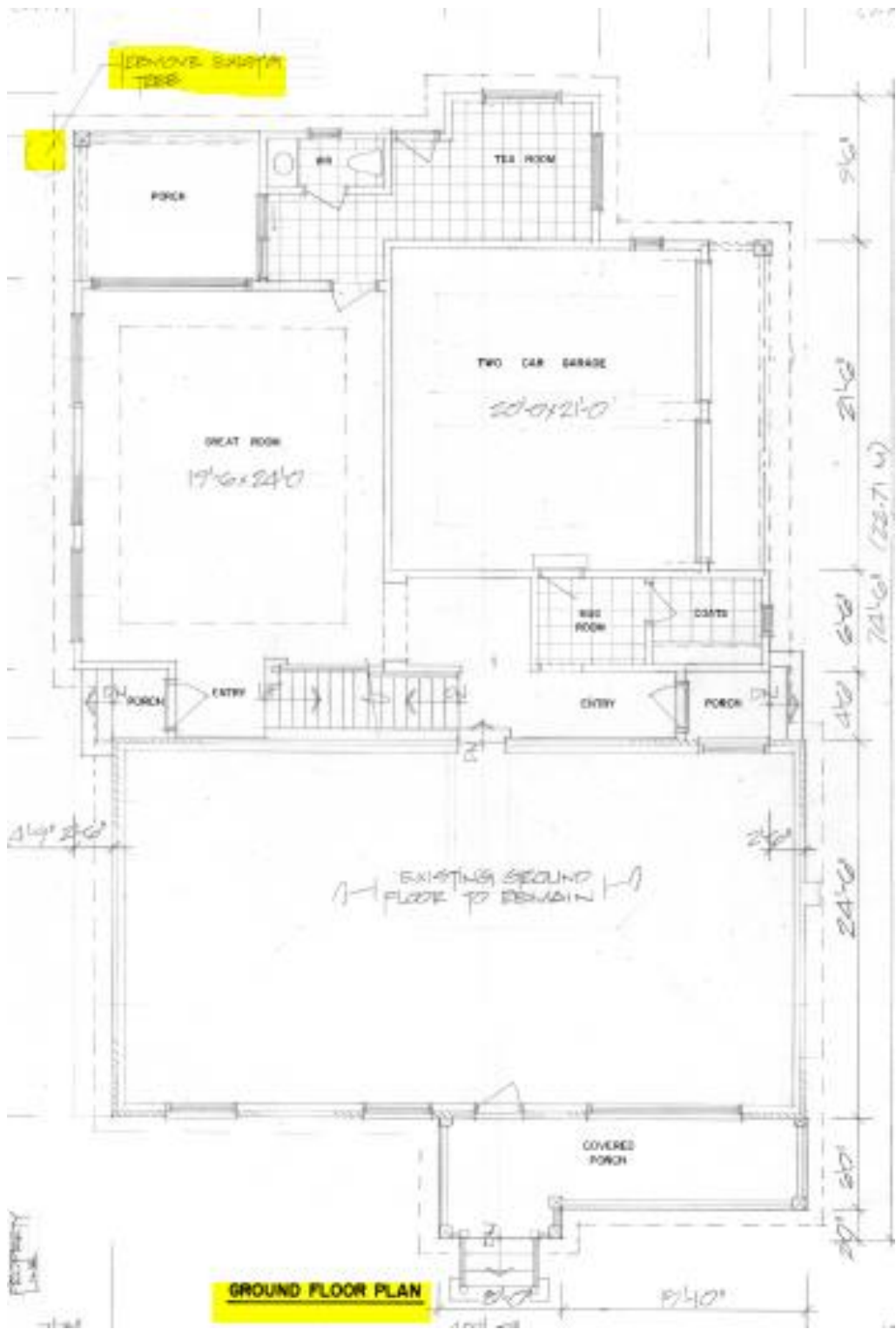




**Current House**



Ground Floor Plan



## South Side



## North Side



West Side (Backyard)



WEST SIDE

PROJECT: \_\_\_\_\_ I review and take responsibility



## MEMORANDUM

**TO:** Heritage Markham Committee

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

**DATE:** February 10, 2021

**SUBJECT:** Official Plan and Zoning By-law Amendments  
7750 Bayview Avenue  
Proposed High Density Development  
7750 Bayview Avenue Limited Partnership c/o Liberty Development Corporation  
McCullagh Estate /Shouldice Hospital  
File 20 126269

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**Property/Building Description:** McCullagh Estate / Shouldice Hospital, 1937

**Use:** Commercial-Institutional

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

### **Application/Proposal**

- The proposal as facilitated by the proposed Official Plan and Zoning By- law amendments contemplates the following development:
  - GFA of 111,712 sq m (1,202,457.96 sq ft) within the North Block of the Master Plan Area consisting of 1,287 residential units and 2,495.8 sq m (26,864.6 sq ft) of indoor amenity space.
  - There would also be 3,217.5 sq m (34,632.9 sq ft) of outdoor amenity space.
- This development represents the proposed first phase of a long-term, multi-phased development of the Master Plan;
- A key component of this proposal is the retention of the existing Shouldice Hospital facilities and associated surface parking areas within the South Block as per the terms of an on-going lease arrangement with the hospital tenant. According to the application submission, it is proposed that the South Block will see landscape enhancements to front lawn and orchard plantings of the estate house of the Shouldice Hospital integrating these as the key elements of the conservation strategy for the long term.
- In the long term, it is anticipated that opportunities for adaptive re-use of the South Block and new development opportunities within the East Block will occur. As of right development permissions (725 residential units) are proposed to be retained within these two blocks to accommodate their future growth.
- The provision of a trail network is proposed to achieve interconnection within the site and to the broader community. The Master Plan includes 1.799 ha (4.445 acres) of land that



wrap around the western and southern limits of the Master Plan area, identified as the Western Block that will be reserved for conservation and be protected as part of these amendment applications.

- The applications are in support of new development that includes buildings within the North Block ranging between 18 to 35 storeys.
- See attached Site Plan
- **Heights:**
  - RESIDENTIAL NORTH TOWERS- Two towers at 24- and 35-storeys, connected by a single 6-storey landscaped podium;
  - RESIDENTIAL NORTH-WEST and WEST TOWERS - Two towers at 31 storeys (North-West Tower) and 18- storeys (West Tower), connected by a single 6 storey landscaped podium;
  - RESIDENTIAL SOUTH-WEST TOWER - A single tower at 21-storeys.
- According to the submitted **Heritage Impact Assessment (HIA) (ERA Architects Inc., August 27, 2020)**, the proposed development anticipates the construction of five new residential towers, the extension of Royal Orchard Boulevard, a new roadway, and a defined trail network to and through the Site. The proposed development removes the existing Greenhouse and conserves the following features of the original 1936 Plan: the Main house, Gatehouse, Stable building, Gardener's Cottage, Formal Gardens, Forecourt, Pomona Creek Valley lands within the Western Grounds, and Curvilinear Driveway.

The HIA also notes that *“the existing structures adjacent to Bayview Avenue are within the area currently identified for potential future road widening. However, these changes do not form part of the current development applications, and as such are not described or assessed in this Report”*. This is not totally accurate as the Gatehouse and Stable Building are described and assessed in the report (pages 35-37) and all the buildings along Bayview Avenue (Gatehouse, Stable Building and Gardener's Cottage) are included as significant cultural heritage resources in the consultant's Draft Statement of Significance (page 41 onwards)..

### **Background Information**

- Markham Register of Property of Cultural Heritage Value or Interest
  - The property is listed.
  - Staff has prepared background research on the property (see Appendix B) and the Heritage Impact Assessment includes a comprehensive overview of the historical and architectural features (see Section 2- Background and Analysis).
- Shouldice Hospital Lease
  - A portion of the Site is currently occupied by the Shouldice Hospital, a tenant with an ongoing lease arrangement for the main house, addition and parking lot approximately 2 ha in area.
- Markham Official Plan 2014
  - Area and Site Specific Policies – 9.18.11.2 – Shouldice Hospital (this section is under Appeal)

- Provides a maximum building height provision is included (3 storeys to the west, 8 Storeys in the middle of the site and 10 storeys along Bayview Avenue)
- To retain the heritage building on the lands in-situ as an integral part of the development
- To recognize the archaeological potential of the lands and the requirements for an archaeological assessment
- Archaeological Assessment Report
  - A Stage 1 background study concluded that the property exhibits archaeological potential. The Stage 2 property assessment did not identify any archaeological resources within the subject property. The archaeological report recommends that no further archaeological assessment of the property is required.
- Heritage Impact Assessment Report (sent to members as a separate document)
  - The report noted that the key cultural heritage features of the site are to be retained, but acknowledges that the new development (buildings and roadways) “**will have some impact on the cultural heritage value of the Site**”.
  - The following information is taken from the HIA Report (chapter 7) and represents the opinion of ERA Architects Inc.

a) Setting

*The proposed development will alter the Site's setting, and will impact the existing balance of the natural and built form environment. However, the majority of new construction will be located in "Altered Estate Lands". The Site's varied topography will be altered by infill for the proposed development, however the lands which descend into the ravine at the property's south and west edges will be conserved. Opportunities for recreation and connectivity to the Site's natural features and Pomona Creek Valley lands will be enhanced through a defined trail network.*



### b) Views

*The proposed development maintains the contextual relationships between the Site's heritage features, including the important axial relationship and the following three views identified as heritage attributes of the Site:*

**(1) The northward terminating view from the Main House to the curved treeline at the north edge of the Formal Garden.**

*Due to the proposed alterations to the Formal Gardens, the northward views from the Main House to the Formal Gardens will be impacted. However, the proposed reinstatement of the treeline will conserve the original landscape design intent and ensure the impact on this northward view is minimal.*

**(2) The southward terminating view from the Formal Garden to the Main House**

*The southward views towards the Main House across the Forecourt from the Formal Gardens will not be impacted by the new development.*

**(3) The arrival views at the Forecourt looking westward towards the Western Grounds.**

*This view will be altered by the introduction of a new backdrop of several buildings. However, the proposal has been designed in a manner that maximizes the space between the existing and new built form through landscape buffers and open space. In addition to this, the proposed buildings introduce a new complementary material palette, including a variation of high quality materials in a neutral colour palette.*



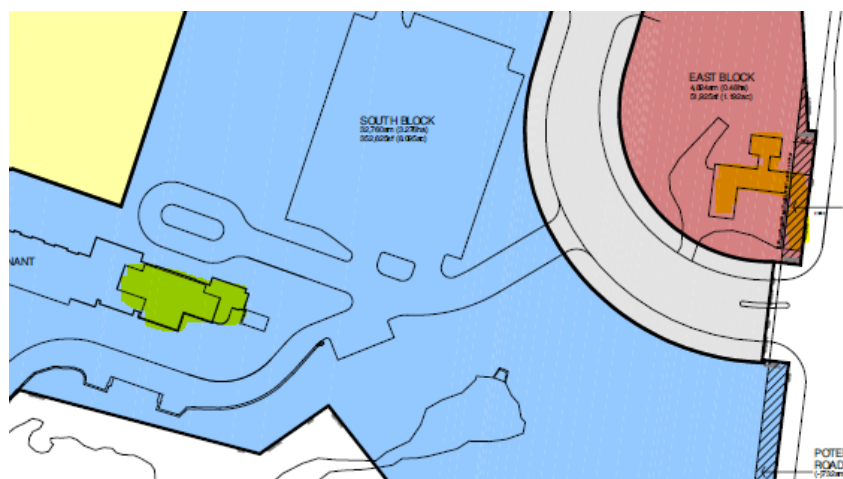
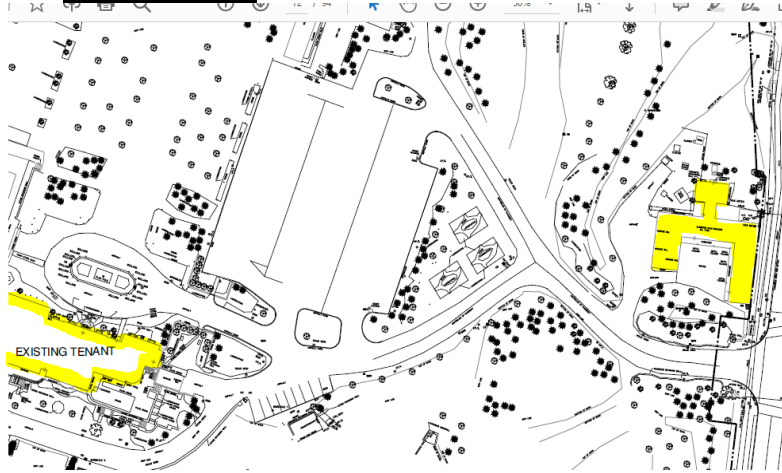
### c) Shadows

*Shadow impacts on the Site's heritage attributes, identified in Appendix II of the HIA report, will be minimal. The Shadow Study shows that there will be new shadows on the Main House and Forecourt from 6:18PM onwards throughout the year, however there are no anticipated impacts associated with these shadows. New shadows will be cast on the Formal Gardens after 4:18PM during the spring equinox, partially after 2:18PM during the summer equinox, and partially after 3:18PM during the fall equinox. **The new shadows will not inhibit the sunlight required to maintain the integrity, character, and usability of the Formal Gardens, and as such, minimal impact is anticipated.***

d) Roadways

A new roadway and driveway will be introduced as part of the proposed development. The proposal will be maintaining the presence of a curvilinear driveway leading to the Main House. The new roadway will have some impact on the Formal Gardens, as the removal of existing mature trees that form the curvilinear treeline is required for the proposed new roadway. However, the proposal includes the introduction of new trees to reinstate a curvilinear treeline.

**Existing Road**



Proposed roadway-

e) Greenhouse

The Greenhouse is proposed to be removed to allow for the new roadway. ERA found the Greenhouse to be in poor-to-defective condition and as such, its removal is appropriate. Given its poor condition and the proposed retention of many other original estate feature, ERA is of the opinion its removal will have minimal impact on the Site's cultural heritage value.





○ **Conservation Approach and Strategy – HIA**

*The primary conservation approach is **rehabilitation**, which introduces a new compatible contemporary use of the Site, while protecting its heritage attributes. In addition, the proposed approach includes the preservation of the original built form and landscape features on the Site, including their protection and preventative maintenance.*

*Preliminary Conservation Strategy*

*The conservation scope will be detailed in a forthcoming Conservation Plan. However, the general conservation strategy for the Site includes:*

- Retention in-situ of original estate features including: the Main House, Gatehouse, Stable Building and Gardener's Cottage;*
- Preservation of the Forecourt, Formal Gardens, Stone Gates and Pillars, Pomona Creek Valley lands within the Western Grounds, and Curvilinear Driveway;*
- Reinstate curved treeline on the northern edge of the Formal Gardens to maintain the existing terminus and views from the Main House to the Formal Gardens; and*
- Minimal preventative maintenance measures for the Main House, including flat roof replacement, rain-gear replacement, and window repairs.*

*Proposed alterations and new construction is primarily located in "Altered Estate Lands". Most original estate features will be conserved.*

○ **Mitigation Strategy-HIA**

*The proposed development accommodates new uses on Site while mitigating impacts to the Site's cultural heritage value through implementing the following design considerations:*

- Siting new construction primarily in "Altered Estate Lands" while preserving the Pomona Creek Valley lands within the Western Grounds and allowing for the continued evolution of the Site;*
- Providing a landscaped buffer between the existing and new built form, and between the Pomona Creek Valley lands within the Western Grounds and the new built form;*
- Introducing a defined trail network to and through the Site, maintaining and improving access to the Pomona Creek Valley lands;*
- Locating the new roadway along the perimeter of the Site and making use of the existing roadway at the southern edge of the Site, ensuring minimal impact on the views and the existing landscape features;*

- *Providing a curvilinear roadway that is in keeping with the form of the original and existing driveway on Site; and*
- *Providing new parking underground, to allow for unencumbered active uses at ground level.*

○ ***Next Steps (HIA Report)***

*As the development process moves forward, further mitigation strategies should be explored, including but not limited to:*

- *Review of site plan control details and landscape plan elements within the context of existing heritage attributes;*
- *Continued maintenance and opportunities for restoration of the Main House, Gatehouse, Stable Building, and Gardener's Cottage; and*
- *The preparation of a Conservation Plan, detailing the conservation scope of work for the Site, as requested by City Staff.*

*The proposed road widening of Bayview Avenue and future redevelopment of the Site beyond that currently proposed, may require further assessment to identify any potential impacts on the Site's cultural heritage value.*

• **Applicant Letter- Goodmans- Feb 1, 2021**

- See Appendix A
- Applicant has reviewed the December Heritage Markham staff memo and provided a response to each recommendation either in support or opposition. These recent comments are noted below in the staff comments section. Where needed, staff has addressed the applicant's comments.

**Staff Comment**

Heritage Section staff have the following comments for Heritage Markham's consideration:

• **Protection of the Cultural Heritage Resources**

- The Heritage Impact Assessment submitted in support of the applications acknowledges that the property has cultural heritage value as expressed through the following features:
  - Main House,
  - Gate House,
  - Stable Building,
  - Gardener's Cottage,
  - Forecourt in front of Main House,
  - Formal Gardens to the north of Main House,
  - Stone Gates and Pillars,
  - Pomona Creek Valley lands within the Western Grounds, and
  - Curvilinear Driveway.
- The HIA also provides a detailed draft **Statement of Significance** in support of the above features which will be helpful in preparing a Designation By-law for the property.

- It is recommended that as part of any approval consideration for the OPA and ZBA applications, the City designate the portion of the property containing the identified heritage features, including interior features of value in the Main House such as decorative plaster details, wood mouldings and trim, original windows, doors and hardware, and the ornate curved processional black granite staircases on each level. Staff do not anticipate including the modern addition to the Shouldice Hospital in the designation by-law.
- Applicant's Response (Scope of Designation):
  - *Our client agrees that a portion of the property has cultural heritage value. The Heritage Impact Assessment prepared by ERA Architects, and submitted with our client's official plan amendment and rezoning application (the "ERA HIA"), concludes that the site is a candidate for designation under Part IV of the Ontario Heritage Act (the "Act"). The ERA HIA notes that the Main House, Forecourt and Formal Gardens are to be conserved as key features of the site. It also notes that any future proposed alterations to the eastern portion of the site will require further assessment, and will need to have regard to the Region's proposed 6 metre widening of Bayview Avenue. The ERA HIA concludes that the proposed Phase 1 development will allow for the introduction of new residential uses, while conserving the site's cultural heritage value.*
  - *The heritage designation by-law should apply only to the portion of the South Block containing the Main House, Forecourt and Formal Gardens and the portion of the East Block containing the Gatehouse and Stables. The ERA HIA notes that significant portions of the property have been altered since the initial development of the 1936 McCullagh Estate Plan. These altered lands and the westerly valley lands should not be included in the heritage designation by-law. It is appropriate to include the Main House, Forecourt and Formal Garden, the site's key features, in the designation by-law. The Gatehouse and Stables are less significant, and not key features of the site, and their conservation may be affected by the Region's proposed widening of Bayview Avenue and/or future redevelopment of the East Block; however, their inclusion in the designation by-law will ensure that any future demolition or alterations proposed for these buildings will be considered as part of an application under the Act.*
  - Staff Comment – the above responses do not reflect what the applicant's HIA report identifies as the significant cultural heritage resources in the Statement of Cultural Heritage Value or the Heritage Attributes in Section 4.2 of the report. Missing features include the curvilinear driveway, Gardener's Cottage, stone pillars with Gates, designed landscape features (stone steps, bridge over lake)
- Applicant's Response (Processing)
  - *Our client does not object to the designation of part of the property, as listed above, under Part IV of the Act. It would be appropriate for the City to process and enact the designating by-law in conjunction with its review and approval of our client's official plan amendment and rezoning application.*

- Staff Comment – staff had agreed in recent discussions to bring the designation by-law forward at the time Council addresses the OPA and ZBA applications unless directed by Senior Staff or Council to bring it forward sooner. However, given the applicant does not support designating all the heritage features, designation could be initiated immediately by Council – and any appeal would be to the Conservation Review Board which is not binding on Council (as opposed to changes to the Heritage Act not yet in force in which the appeal goes to LPAT for the final decision).
- It is recommended that the Greenhouse complex not be included in any designation of the property and the City support its future removal after the building is documented. There also may be interest in relocating the building elsewhere and it should be advertised by the proponent as a condition of any removal approval.
- Applicant's Repose
  - *Our client has no concerns with recommendation c), which indicates that there is no objection to the relocation or removal of the Greenhouse complex, subject to it being properly documented and advertised for potential relocation.*
- It is recommended that the Official Plan Amendment document include cultural heritage resource policies that address the protection, conservation and interpretation of these features. Suggested policies:
  - To recognize the property's significant cultural heritage resources by designating the heritage features and attributes under Part IV of the Ontario Heritage Act;
  - To retain and conserve significant cultural heritage resources in their original locations within the property and to promote the integration of these resources into new development proposals in their original use or an appropriate adaptive re-use;
  - That where it has been demonstrated to the City that retention and conservation of a significant cultural heritage resource in its original location is neither appropriate nor viable, the City will determine whether the resource can be relocated in its entirety to another site within the property or within Markham, or be demolished subject to appropriate mitigation measures;
  - To protect, conserve and interpret significant cultural heritage resources within the property by imposing conditions of approval on development or site alteration containing a cultural heritage resource itself and adjacent lands, including but not limited to, the following:
    - a) Obtaining designation of the property pursuant to the Ontario Heritage Act (if not previously secured);
    - b) Securing a Heritage Easement Agreement on the property;
    - c) Obtaining site plan approval and Site Plan Agreement (or other form of Agreement) for the conservation and restoration cultural heritage resources;
    - d) Securing satisfactory financial and/or other guarantees to repair, restore or reconstruction a cultural heritage resource that is to be



retained, but is damaged or demolished as a result of the new development;

- e) Requiring notice provisions of the cultural heritage resource through a heritage notice in offers of purchase and sale affecting the cultural heritage resource;
  - f) Requiring commemoration of the cultural heritage resource(s) that is existing or one that has been lost through the acquisition and installation of an interpretive plaque for the heritage resource(s) in a publicly visible location on the property as part of the Markham Remembered Program;
  - g) Requiring a Heritage Impact Assessment and/or a Conservation Plan, when requested by the City; and
  - h) Requiring development that directly affects a significant cultural heritage resource itself and adjacent lands, to be designed, sited or regulated so as to protect and mitigate or minimize negative visual and/or physical impacts on the heritage attributes of the resource.
- It is recommended that as a condition of any future development application approval such as Site Plan Approval for the new towers, the City secure a Heritage Easement Agreement on the portion of the property containing the identified heritage features. The HE Agreement would provide additional protection for cultural heritage resources.
  - Applicant's Response (HE Agreement)
    - *It is premature and unnecessary to require a Heritage Easement Agreement at this time. No demolition or alterations which would affect the property's heritage attributes are currently being proposed. Once a portion of the property is designated as proposed above, an application under Sections 33 or 34 of the Act will be required for any demolition or alterations proposed for the portions of the property that include the Main House, Forecourt and Formal Gardens, or the Gatehouse and Stables, and the need for a Heritage Easement can be appropriately considered in conjunction with such application. The City's template Heritage Easement Agreement sets forth Permitted Alterations, and any Permitted Alterations to such portions of the property are most appropriately determined when any demolition or alterations are proposed.*
    - Staff Comment – A HE Agreement is typically obtained as a condition of development approval (i.e. Site Plan Approval, Draft Plan of Subdivision) or as a condition of financial assistance. It should be secured as a condition of approval for the first development application approved on the entire property (and not as the applicant has proposed).

- **Conservation of the Cultural Heritage Resources**

- It is recommended that as a condition of future development approval for any part of the property, the City
  - secure a Heritage Easement Agreement on the portion of the property containing the identified heritage features;

- obtain a Conservation Plan for the cultural heritage resources on the property including both maintenance and restoration requirements. Secure its implementation through a financial security;
  - implement a historic landscape plan for the Formal Gardens including reinstating the curved treeline on the northern edge of the Formal Gardens to maintain the existing terminus and views from the Main House;
  - Secure commitments from the owners to undertake necessary maintenance on existing cultural heritage resources.
- Applicant's Response
  - *Our client has no objection to preparing a Conservation Plan, and a landscape plan for the Formal Gardens, as a condition of its Phase 1 development approval. The Conservation Plan and landscape plan can be required and secured as a condition of site plan approval.*
- It is also suggested that the proponent be requested to immediately undertake repairs to the Gate House and any other vacant building requiring maintenance (Gardener's Cottage). As per the HIA report comments on the Gate House, consideration should be given to covering the ground floor windows and doors with ventilated exterior grade plywood to add an additional layer of security to the building. It's unclear if the interior is currently being heated, or if adequate ventilation is being provided to the interior spaces, which would discourage the buildup of moisture and accumulation of mold inside the building.
- **Interpretation of the Cultural Heritage Resources**
  - As a condition of future development approval, the City should secure one or more Markham Remembered plaques to highlight and celebrate the identified cultural heritage resources on the property.
- **Transition of new proposed development to Formal Gardens and Heritage Buildings**
  - A number of approved City of Markham policy documents note the need to ensure that adjacent development to cultural heritage resources responds to and respects the heritage resource, including height and massing (See Appendix D - Markham Official Plan – Heritage and Urban Design policies, City's Built Form Guidelines).
  - In this case, the cultural heritage resources that are adjacent and impacted by new development are the Shouldice Hospital and the formal gardens in front of the house. The proposed building form is a 35 storey tower with a six storey podium.
  - Consideration could be given to an alternative building form and/or height for the building to the west of the Formal Gardens/Shouldice Hospital buildings. A lower height with a more animated base could reduce shadow impacts and provide a better transition relationship to the existing cultural heritage resources/landscapes. The reduction in height could be re-directed to the adjacent 24 storey building so as to not impact number of units.
  - Applicant's Response
    - *Our client disagrees with recommendation e), which suggests that for the new building immediately northwest of the Main House/Formal Gardens, consideration be given to a lower multi-storey building or a lower building typology. The siting and heights of new buildings on the North Block was carefully considered as part of the preparation of our client's*

*Phase 1 application. The ERA HIA concludes that shadow impacts on the site's heritage attributes will be minimal, and it also concludes the proposed development has had appropriate regard for views through the site, including the northwest terminating view from the Main House to the curved treeline at the north edge of the Formal Gardens, the southward terminating view from the Formal Gardens to the Main House and the arrival views at the Forecourt looking westward towards the Western Grounds. Heritage Planning staff have provided no detailed reasons why the proposed building heights need to be lowered. Any recommendations with respect to the siting and heights of new buildings should come forward as part of a final report from City Planning & Urban Design staff, which will take into account urban design and other considerations.*

- **Proposed Road Configuration**

- Observation – the new alignment of Royal Orchard Blvd will separate the Gate House and Stables from the remainder of the former Estate grounds.

## **Suggested Recommendation for Heritage Markham**

THAT the Heritage Markham Committee has the following comments and recommendations concerning the Official Plan and Zoning By-law Amendments in support of the redevelopment of the property (7750 Bayview Avenue):

- a) The property has cultural heritage value which includes the following features: the Main House, Gate House, Stable Building, Gardener's Cottage, Forecourt, Formal Gardens, Stone Gates and Pillars, Pomona Creek Valley lands within the Western Grounds, and Curvilinear Driveway;
- b) The identified cultural heritage resources should be protected through designation under Part IV of the *Ontario Heritage Act*, including interior features of value in the Main House such as decorative plaster details, wood mouldings and trim, original windows, doors and hardware, and the ornate curved processional black granite staircases on each level;
- c) Given the proposed road configuration, there is no objection to the relocation or removal of the Greenhouse complex subject to it being properly documented and advertised for potential relocation;
- d) The Official Plan Amendment should include cultural heritage policies that address the protection, conservation and interpretation of these features; and
- f) For the proposed new tower building immediately northwest of the Shouldice Hospital/Formal Gardens, the applicant should give consideration to a lower multi-storey building with a more animated base to provide a more sensitive transition to the adjacent existing cultural heritage resources/landscapes.

THAT the proponent be requested to undertake necessary maintenance on the existing cultural heritage resources including repairs to the Gate House, and the proper boarding and low level heating of unoccupied buildings if they are to continue to be left vacant;

AND THAT as a condition of future development approval for any part of the property, the City should:

- secure a Heritage Easement Agreement for the cultural heritage resources on the entire property;
- obtain a Conservation/Restoration Plan for the cultural heritage resources on the property including both maintenance and restoration requirements, with implementation secured through a financial security;
- require the implementation of a historic landscape plan for the Formal Gardens including reinstating the curved treeline on the northern edge of the Formal Gardens to maintain the existing terminus and views from the Main House;
- secure commitments from the owners to undertake necessary maintenance on existing cultural heritage resources including repairs to the Gate House, and the proper boarding and low level heating of unoccupied buildings if they are to continue to be left vacant.
- secure one or more Markham Remembered plaques to highlight and celebrate the identified cultural heritage resources on the property;

## **Appendices**

**Appendix A** – Letter from Goodmans – Feb 1, 2021

**Appendix B** – Historical Research (staff)

**Appendix C** – ERA Heritage Impact Assessment Report – Aug 27, 2020 (sent to members separately)

**Appendix D** – City Policies – New Development and Existing Cultural Heritage Resources

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## Location



## Map from Heritage Impact Assessment(HIA) (ERA Architects Inc)





**Images (from HIA Report)**



**Main House – front above, rear below**





Stable Building (unoccupied)



Gate House (to the north of the Stable Building)





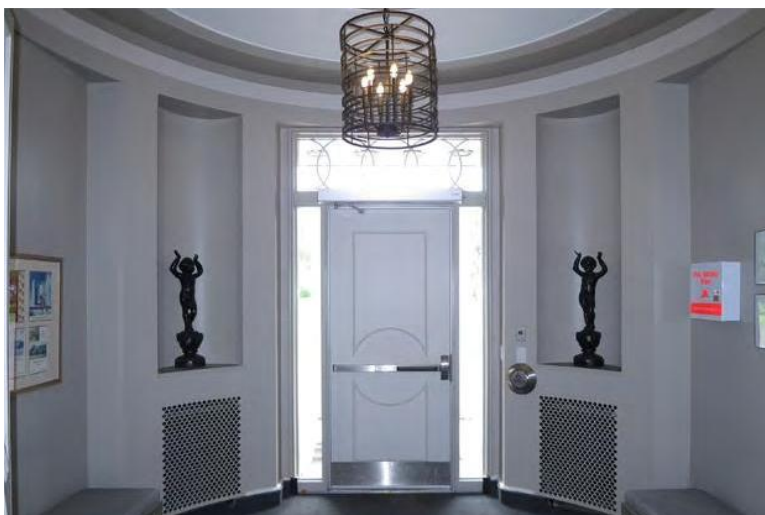
Gardener's Cottage



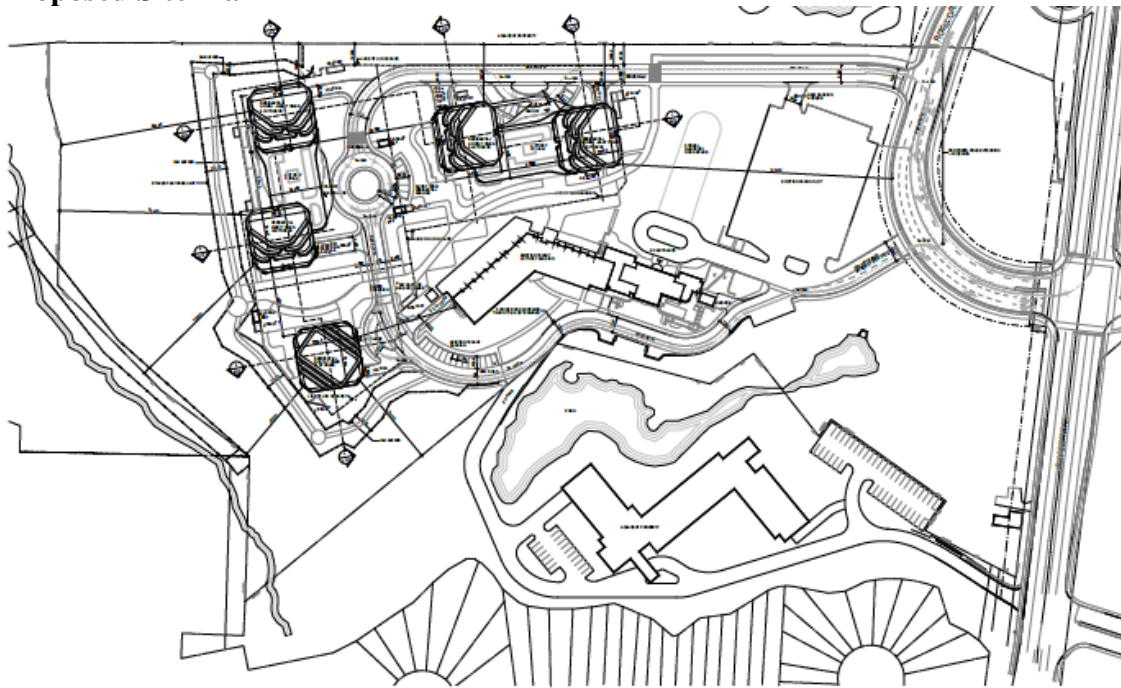
Greenhouse



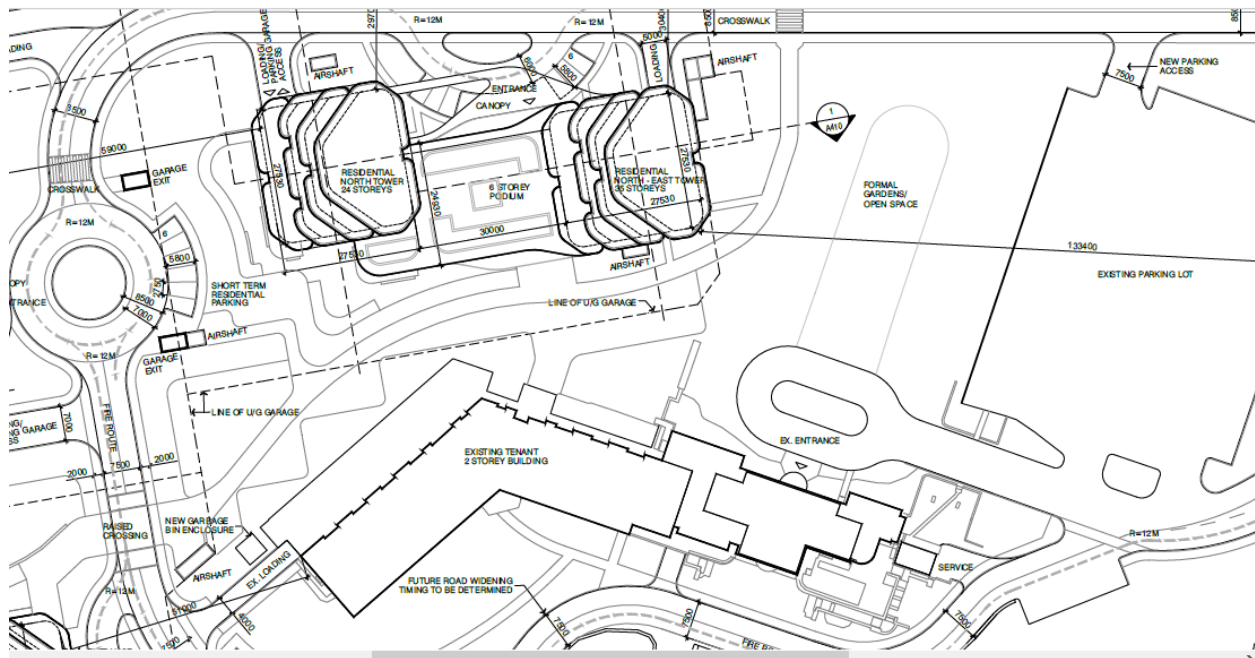
Interior- Reception Area



## Proposed Site Plan

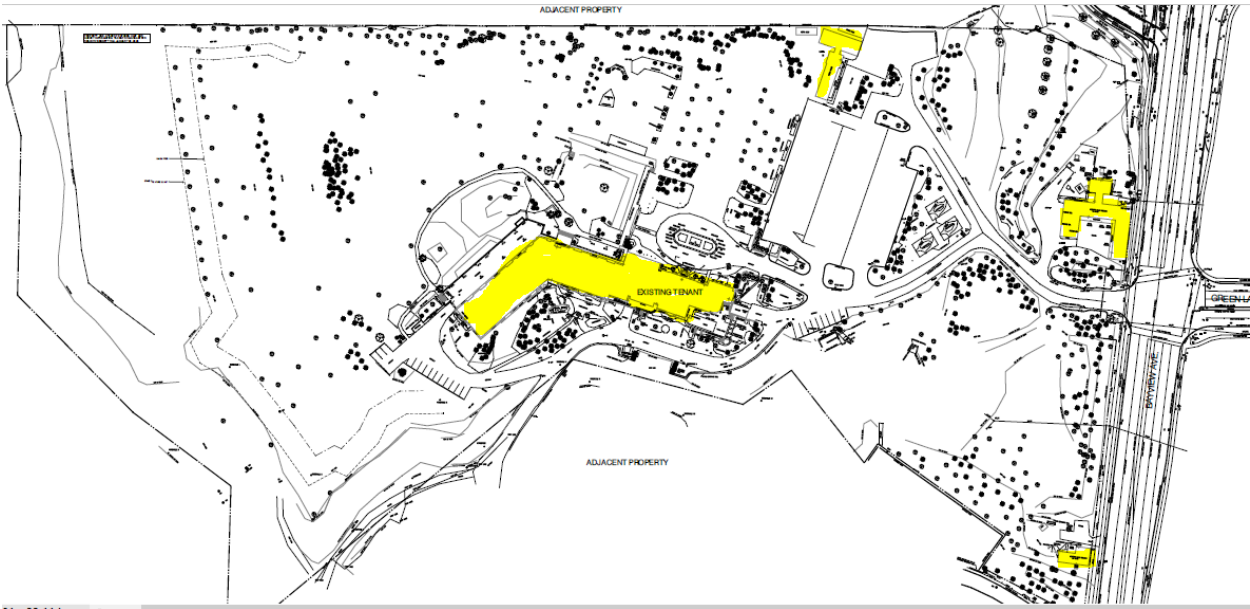


Site Plan (WZMH, 2020).

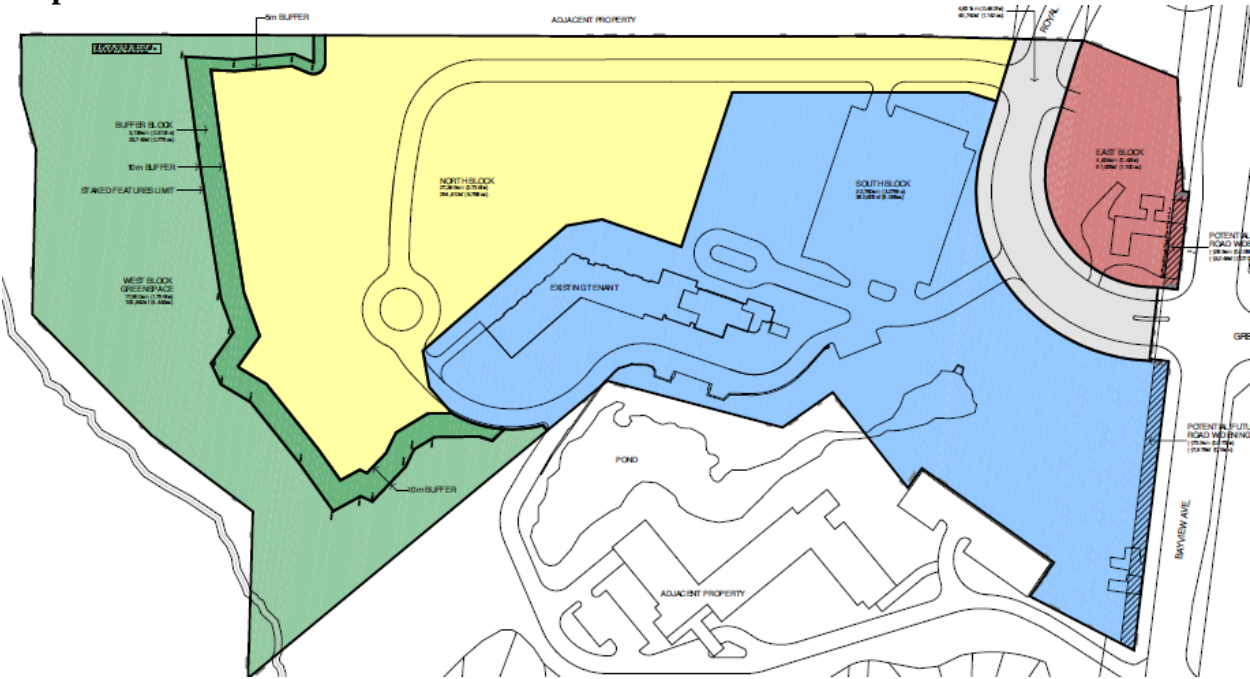


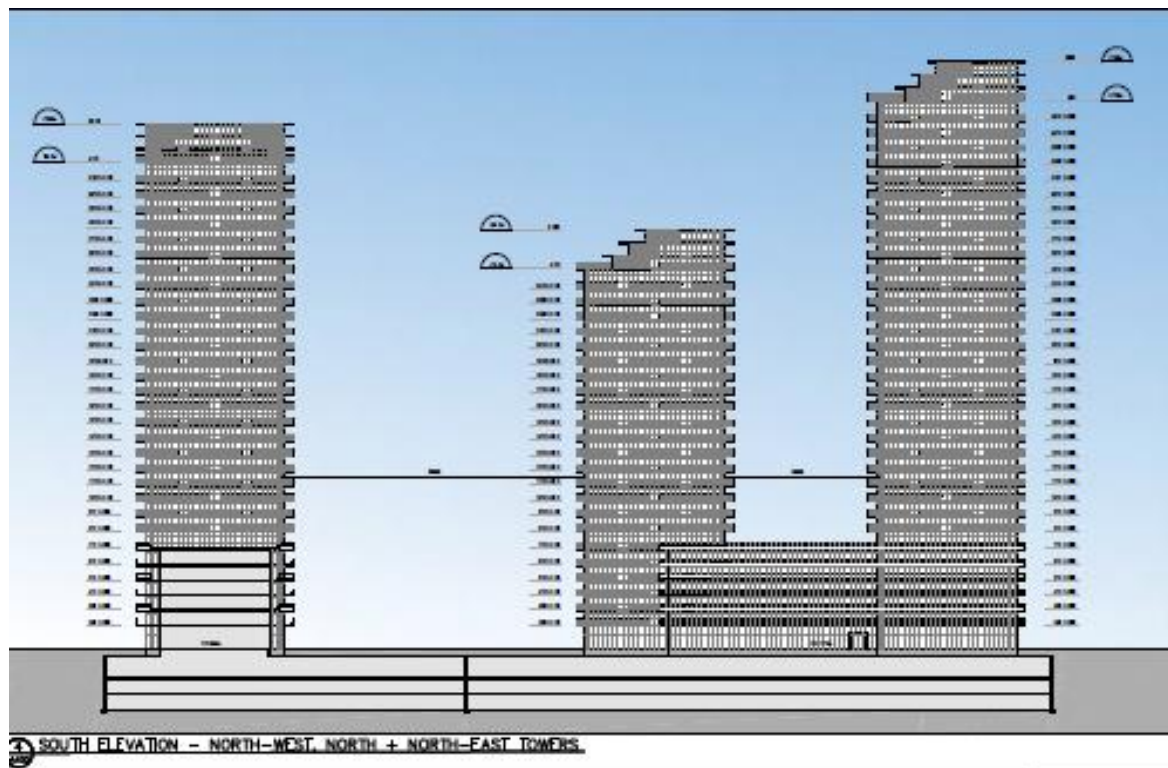


Existing Site Plan



Proposed Block Plan





South Elevation of buildings facing the Shouldice Hospital with the furthest right tower being next to the Formal Gardens

### Artist Concept





Barristers & Solicitors

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Toronto, Ontario M5H 2S7

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mnoskiewicz@goodmans.ca

February 1, 2021

Our File No.: 191318

**Via Email**

Heritage Markham Committee  
Markham Civic Centre  
101 Town Centre Boulevard  
Markham, ON L3R 9W3

**Attention: Laura Gold, Committee Clerk**

Dear Committee Members:

**Re: 7750 Bayview Avenue**

We are solicitors for 7750 Bayview Avenue Limited Partnership, the owner of the property municipally known as 7750 Bayview Avenue. We are writing to address the comments and recommendations set forth in the December 9, 2020 memorandum from Heritage Planning staff. At its meeting of December 9, 2020, the Heritage Markham Committee deferred consideration of this memorandum to its meeting of February 10, 2021. Our client appreciates and thanks the Committee for that deferral, as it has now had the opportunity to review the memorandum with its advisors and with Heritage Planning staff.

As set forth below, our client is mostly in agreement with Heritage Planning staff's recommendations, with three exceptions relating to the scope and timing of a heritage designation by-law, the timing of a Heritage Easement Agreement and the height of new buildings on the property.

**The Official Plan Amendment and Rezoning Application**

Our client's application is seeking permission for a Phase 1 development that would consist of five new residential buildings within the site's North Block, ranging in height from 18 to 35 storeys. The proposed Phase 1 development also includes the extension of Royal Orchard Boulevard through the site, a new roadway through the North Block to service the residential buildings, and a defined trail network through the site. The proposed development proposes the removal of the existing Greenhouse, but proposes no other alterations to or removal of existing buildings on the site.

No redevelopment is being proposed at this time within the site's South Block (containing the Shouldice Hospital, which continues to operate within the Main House under a long-term lease,

and the Gardener's Cottage) or within the site's East Block (containing the Gatehouse and Stable Building). The site's West Block, which includes approximately 1.8 hectares of land adjacent to the Pomona Creek Valley, is intended to be reserved for conservation purposes.

### **Heritage Planning Staff's Suggested Recommendations**

Our client does not take issue with Heritage Planning staff's recommendations, except for the following:

- (i) a heritage designation by-law should apply only to the portions of the property that include (a) the Main House, Forecourt and Formal Gardens and (b) the Gatehouse and Stables, and the timing of the by-law should be concurrent with official plan amendment and rezoning approvals;
- (ii) it is premature to require a Heritage Easement Agreement at this time; and
- (iii) our client does not agree that a lower form of residential building is required for the new building immediately northwest of the Main House/Formal Gardens.

Specific comments on each of Planning Staff's recommendations are set forth below.

### **Recommendation a)**

Our client agrees that a portion of the property has cultural heritage value. The Heritage Impact Assessment prepared by ERA Architects, and submitted with our client's official plan amendment and rezoning application (the "ERA HIA"), concludes that the site is a candidate for designation under Part IV of the *Ontario Heritage Act* (the "Act"). The ERA HIA notes that the Main House, Forecourt and Formal Gardens are to be conserved as key features of the site. It also notes that any future proposed alterations to the eastern portion of the site will require further assessment, and will need to have regard to the Region's proposed 6 metre widening of Bayview Avenue. The ERA HIA concludes that the proposed Phase 1 development will allow for the introduction of new residential uses, while conserving the site's cultural heritage value.

### **Recommendation b)**

Our client does not object to the designation of part of the property, as listed above, under Part IV of the *Act*. It would be appropriate for the City to process and enact the designating by-law in conjunction with its review and approval of our client's official plan amendment and rezoning application.

The heritage designation by-law should apply only to the portion of the South Block containing the Main House, Forecourt and Formal Gardens and the portion of the East Block containing the Gatehouse and Stables. The ERA HIA notes that significant portions of the property have been altered since the initial development of the 1936 McCullagh Estate Plan. These altered lands and



the westerly valley lands should not be included in the heritage designation by-law. It is appropriate to include the Main House, Forecourt and Formal Garden, the site's key features, in the designation by-law. The Gatehouse and Stables are less significant, and not key features of the site, and their conservation may be affected by the Region's proposed widening of Bayview Avenue and/or future redevelopment of the East Block; however, their inclusion in the designation by-law will ensure that any future demolition or alterations proposed for these buildings will be considered as part of an application under the *Act*.

It is premature and unnecessary to require a Heritage Easement Agreement at this time. No demolition or alterations which would affect the property's heritage attributes are currently being proposed. Once a portion of the property is designated as proposed above, an application under Sections 33 or 34 of the *Act* will be required for any demolition or alterations proposed for the portions of the property that include the Main House, Forecourt and Formal Gardens, or the Gatehouse and Stables, and the need for a Heritage Easement can be appropriately considered in conjunction with such application. The City's template Heritage Easement Agreement sets forth Permitted Alterations, and any Permitted Alterations to such portions of the property are most appropriately determined when any demolition or alterations are proposed.

#### **Recommendation c)**

Our client has no concerns with recommendation c), which indicates that there is no objection to the relocation or removal of the Greenhouse complex, subject to it being properly documented and advertised for potential relocation.

#### **Recommendation d)**

Our client has no objection to preparing a Conservation Plan, and a landscape plan for the Formal Gardens, as a condition of its Phase 1 development approval. The Conservation Plan and landscape plan can be required and secured as a condition of site plan approval.

#### **Recommendation e)**

Our client disagrees with recommendation e), which suggests that for the new building immediately northwest of the Main House/Formal Gardens, consideration be given to a lower multi-storey building or a lower building typology. The siting and heights of new buildings on the North Block was carefully considered as part of the preparation of our client's Phase 1 application. The ERA HIA concludes that shadow impacts on the site's heritage attributes will be minimal, and it also concludes the proposed development has had appropriate regard for views through the site, including the northwest terminating view from the Main House to the curved treeline at the north edge of the Formal Gardens, the southward terminating view from the Formal Gardens to the Main House and the arrival views at the Forecourt looking westward towards the Western Grounds. Heritage Planning staff have provided no detailed reasons why the proposed building heights need to be lowered. Any recommendations with respect to the siting and heights of new buildings



should come forward as part of a final report from City Planning & Urban Design staff, which will take into account urban design and other considerations.

Our client looks forward to the continued processing of its Phase 1 application and, as part of that, it anticipates further discussions and review as to how best to address the comments from Heritage Planning staff.

Yours very truly,

**Goodmans LLP**

A handwritten signature in blue ink, appearing to read 'Mark Noskiewicz', is positioned above the typed name.

Mark Noskiewicz

MN/nb

7126385

## **Appendix B - Historical Research**

### **McCullagh Estate House/Shouldice Hospital**

**1937**

**7750 Bayview Avenue**

**Part of Lots 30 and 31, Concession 1**

*This report is an update of the original research report prepared by Heritage Markham, 1979.*

#### **Historical Background:**

##### **Early Property History**

The McCullagh Estate House/Shouldice Hospital is located on portions of Lot 30 and Lot 31, Concession 1, Markham Township. The early history of this property is linked to the very beginning of Thornhill and the milling industries that provided the impetus for the development of a village in this location.

Thompson Maxwell received the original Crown patent for the 190 acres of Lot 30, Concession 1 in 1803, but this was cancelled (possibly due to non-completion of the required settlement duties) and instead, Stillwell Willson received the patent or grant in 1808. Willson was the owner of large land holdings throughout the region north of the Town of York (later Toronto), and did not likely reside on this property.

This property, fronting on Yonge Street, was particularly valuable due to the presence of the Don River, which provided the opportunity for the establishment of water-powered industries such as saw mills, grist mills and others. John Street, which runs through Lot 30, was constructed by William Berczy and his German settlers in the mid 1790s as a road leading from Yonge Street to the German Mills near Leslie Street, to the east of Thornhill.

Allan McNab, who is best remembered in Ontario's history as the original owner of Dundurn Castle in Hamilton, purchased the eastern portion of Lot 30 in 1817. There he built a grist mill and a saw mill on the Don River, to the west of the John Street bridge, in 1820. The mills were registered under the name of Daniel Brookes and operated by John Playter and his son, also named John. McNab envisioned a community to be named Dundurn that would grow up around his mills, but that was not to be, and his "Dundurn" was built elsewhere.

In 1844, McNab's mills were purchased by John Brunskill, who renamed them "Pomona Mills" after the Roman goddess of orchards and gardens. Brunskill lived in a fine brick house on Yonge Street known as "Cricklewood," now addressed as 54 Cricklewood Crescent. Brunskill's land holdings also included property on the south half of Lot 31, Concession 1, and the east half of Lot 29, Concession 1, south of John Street.

After John Brunskill's death in 1870, the property was divided and sold. The grist mill was operated by a succession of owners including William Harris, Andrew McFall, John Ramsden, and lastly, William Hall. The mills were destroyed by fire in 1889, and today their importance to the history of old Thornhill is commemorated in the name of Pomona Mills Park in the Don Valley. A stucco-clad brick house at 170 John Street, known as the Pomona Mills House, is a physical remnant of this vanished industry.

In 1880, Matthew Dean purchased 91 acres of farmland on the north side of John Street that were formerly associated with the mills. This included part of Lots 30 and 31, Concession 1. The Dean farmhouse overlooked the mill pond. In later years, Matthew Dean's son, Major, farmed the property, continuing until 1937. The Dean farmhouse, similar in design to the Pomona Mills House, but located on the north side of the river valley closer to Bayview Avenue, was demolished to make way for the development of Baywood Court in the latter part of the 20<sup>th</sup> century.

### **The George McCullagh Estate**

In 1936, the Dean farm was sold to prominent Toronto financier and press baron Clement George McCullagh (1905-1952) as the location for his county estate. The large acreage (approximately 91 acres) was ideally suited to accommodate his interest in jumping and thoroughbred horses. In addition to the house, there were stables and a staff cottage. The Thornhill estate was home to George McCullagh, his wife Phyllis C. Laidlaw, and their three children Robert, George, and Ann.

George McCullagh, the son of a London, Ontario cabinet maker, worked his way up the corporate ladder of the *Toronto Globe* newspaper, beginning as a subscription agent in his home town, then moving to Toronto to the newspaper's editorial department. As the assistant business editor at the *Toronto Globe*, his interest and expertise in financial matters, in particular northern mine development, led to a career with a Toronto brokerage firm. He went on to form the firm of Barrett, McCulloch and Co. In 1936, with the financial backing of gold mining magnate William H. Wright, George McCulloch purchased the *Toronto Globe*, followed by *The Mail and Empire*, which he amalgamated to form *The Globe and Mail*.

In addition to his duties as publisher of *The Globe and Mail*, George McCulloch served on the boards of a number of Toronto hospitals, as well as the University of Toronto. He was a part owner of the Toronto Maple Leafs. In 1948, he purchased and improved the *Toronto Telegram*. McCullagh also had a keen interest in Canadian politics, at first a supporter of the Liberal party then later backing the Conservatives. In the late 1930s he promoted the idea of an all-party national government that would run the nation on the basis of sound business principles.

For his country estate, George McCullagh engaged Donald Mackenzie Waters, a Toronto architect well-versed in historical architectural styles and in particular, the Georgian Revival. In contrast to his interest in period styles, Waters was also an early, influential promoter of

international modernism in Canadian architecture. He specialized in the design of residences, commercial projects, and historic restorations. Some of his best-known projects include the Ridpath Limited Showroom and Store (Toronto, 1928), the Gilbey Distillery Ltd. office and factory (new Toronto, 1933), the Deck House at the Elgin Hotel in Muskoka (Lake Joseph, 1938), and Maple Leaf Gardens (Toronto, 1931) as an associate architect with Ross and McDonald and Jack Ryrie.

Mackenzie Waters was a founding member of the Architectural Conservancy of Ontario when it formed in 1933, and was involved in the restoration of Fort York. It is fitting that after retirement, his practice was taken over by B. Napier Simpson, the noted Thornhill-based restoration architect.

On the drawings, the name “Bayview” appears on the title block. Traditionally, estates of this scale have been given names by their owners, so it is possible that McCullagh named his estate Bayview. However, based on current research, no other references to that name have been found, so it may be that this was not the name of the estate, merely an indication of its geographical location.

The McCullagh residence was built in the Georgian Revival style, one of the traditional revivalist architectural styles favoured by the business elite of Toronto, on the periphery of Bayview Heights, a semi-rural area of country estates that was centred on Bayview Avenue, north of Lawrence. This affluent area took advantage of the picturesque setting of the Don Valley and the proximity of the properties to Toronto. Described by the media as “Millionaires’ Valley” or “Millionaires’ Row” in its heyday, this community developed in the late 1920s through the 1930s. Some of the noteworthy original residents included E. P. Taylor, E. R. Wood, Frank P. Wood, J. J. Vaughan, and James McLean.

Other homes of distinction and character, but not necessarily on the same scale as the estate houses of the McCullagh house and others in Millionaires’ Row, were also built in the general area during the same time period. “Aldbarron,” the home of James Murray at 7070 Bayview, built c.1937, was one of these, as was Irving W. Ford’s house at 234 Steeles Avenue, 1940.

### **The Shouldice Hospital**

The next owner of the McCullagh estate was Dr. Edward Earl Shouldice (1890-1965), the inventor of an innovative hernia treatment called the “Shouldice Repair.” This technique, developed during the Second World War, improved the results of the procedure and significantly shortened the recovery time for patients. Dr. Shouldice began in 1945 with a private hospital on Church Street in Toronto. Before long there was a long waiting list of patients but limited space to work with.

In 1953 Dr. Shouldice purchased the former McCullagh property and converted the spacious estate house to serve as his new private hospital. As the demand for the surgery grew, plans were

developed for a significant addition. Donald Jackson of Thornhill, of Jackson, Ypes and Associates, was the architect. A large modern wing was added in 1970, with the official opening presided over by the Honorable Thomas Wells, Ontario Minister of Health. The Shouldice Hospital is well known both nationally and internationally, attracting patients from all over North America for its unique hernia procedure.

The children of Dr. Shouldice have carried on his legacy. In 1961, Dr. Byrnes Shouldice followed in his father's footsteps as a surgeon at the Shouldice Hospital, and later became President and Chairman of the Board. Mrs. W. H. Urquhart, the daughter of Dr. Shouldice, served as Vice President and Director on the Board since the founding of the hospital. Her husband, William Urquhart served as President and Chairman of the Board until his passing in 1998.

The conversion of the McCullagh estate into the Shouldice Hospital carefully preserved and retained the major features of the property, including the main house, the stone bridge and pond, the expansive landscaped grounds, and the staff cottage and stables. The original grandeur of the estate remains intact despite the change in use and the major addition to the main building. In 1967, a sewage treatment plant was built on the portion of the property near the John Street bridge, which enabled the construction of sewers on the Markham side of old Thornhill, leading to suburban residential development.

Today, the Shouldice Hospital is located on approximately 22 acres of the original property, with portions having been sold off for the development of the Glynnwood Retirement Residence and residential subdivisions.

### **Architectural Description**

The McCullagh Estate house is a two and a half storey masonry building clad in aluminum siding that simulates the original wood clapboard siding underneath. There are no corner boards. The general shape is a three part plan, with irregularities in the form of one storey wings. The principal façade faces north and is set close to grade level. The house is built into a slope that allows for an exposed basement level wall and large windows on the south façade. The basement wall, where exposed, is faced in rock-faced , broken-range ashlar of Credit Valley stone.

The roof of the main block is hipped with tight eaves and a flat-roofed centre. The roof of the sidewings is hipped. The one storey wings have flat roofs. On the north façade, main block, there are three dormers with segmental tops, containing 6 over 6 sash windows. On the south façade there are five dormers of this type, three on the projecting bay, and two on the main block. Two massive chimneys of white-painted red brick frame the main block. They are ornamented with corbelled caps and wide pilasters.

### North Facade

On the north façade the two and a half storey main block is divided into seven bays. The three centre bays are within a shallow projecting frontispiece. The walls within this area are clad in aluminum siding with a vertical board and batten finish, which covers a flush-boarded wall surface. A full-height semi-circular portico shelters a recessed front entrance with splayed reveals. The portico is supported on four, slender square columns and two half columns (pilasters). The cornice is flat and is also clad in the aluminum board and batten finish. The entrance consists of double-leaf wood doors with narrow applied mouldings creating a panelled effect, with a circular motif enclosing the hardware. Over the door is a flat-headed transom light with thin muntins arranged in an intersecting circle pattern. On either side of the transom light are metal ventilation grates.

Flanking the entrance are two octagonal windows divided into nine panes. On the second floor there are three 6 over 9 sash windows, each with wrought iron balustrades that give the effect of shallow balconies. The outer bays flanking the projecting frontispiece contain four over four sash windows framed with louvered shutters, two on the ground floor, and two above. On the left side, the outermost window has been converted to a door. The flat-roofed, one storey wings each have three 6 over 6 sash windows framed with louvered shutters.

### South Façade

The south façade overlooks the pond. The projecting wing, three bays wide, has an exposed foundation wall, with a central, segmental bay window flanked by a round, six-paned window on each side, framed with stone voussoirs and keystones. A shallow balcony with a metal railing extends across the width of the projecting wing, bowing out over the bay window below. The metal railing has rounded ends and is lightly proportioned. The stone-faced base of terraces on the east and west sides of the wing are located on either side of the exposed foundation wall. Their rounded corners contribute to the open appearance of this large light well.

On the main floor level, a series of three multi-paned French doors open onto the shallow balcony associated with the projecting wing. Above the French doors are three 6 over 6 sash windows framed with louvered shutters. On the right, the south wall of the main block has three 9 over 6 sash windows framed with louvered shutters. On the second floor there are two 6 over 6 sash windows aligned above the outer ground floor windows. On the left, ground floor level of the south wall of the main block is enclosed within a sunroom addition. On the second floor are two 6 over 6 sash windows similarly arranged to those on the right.

### East Façade

The east façade incorporates a garage into the base of the stone-faced terrace. The one-storey, flat-roofed wing has an entrance door on the left. A smaller extension of the wing is tucked into the ell, with a curved corner. There is a glass block wall on the east side, and tall vertical windows on the curved corner. The corner windows have been altered from the original design. This section of the building has vertical aluminum siding. On the second storey of the two storey east wing are two 6 over 6 sash windows. On the second floor level of the east wall of the main

block is a tall, narrow 10 paned window. On the ground floor level of the east wall of the south projecting wing is a single set of French doors, with a 6 over 6 sash window above.

### West Façade

The west end of the building has been altered by the addition of the modern wing. The addition impacted the ground floor level but has left the second floor level intact.

### Interior

The interior of the building has been modified to suit the hospital function, but has been carefully treated to preserve the sense of an estate-style residence. Many original features remain, as well as much of the original layout. Generally speaking, the layout is a large-scale version of a box-hall plan. The service areas are located at the front of the house, whereas the principle rooms are located to take advantage of the southern exposure of the rear of the house. The circular entrance vestibule has a patterned tile floor, four rounded niches, and a plaster ceiling with concentric circles. The elegant curving staircase, with its lightly-proportion balustrade, is an important feature to the right of the vestibule. Fireplace mantels, plaster accents and mouldings have a stylized Neo-classic character, which complements the Art Deco aesthetic of other elements of the interior.

### **Stylistic Considerations:**

The McCullagh Estate house is a good example of a large, architect-designed residence in the Georgian Revival style, with Art Deco influences. The overall character of the building remains true to the original design intent, but in terms of some details, the exterior has been simplified by the addition of aluminum siding over the wood cladding. The cornice, portico and wall treatment in the centre bay have been simplified by the modern cladding of the wooden elements. It is fortunate that the architectural drawings from 1937 have been preserved and can be used to compare the current state of the building with the architect's elevations and floorplans.

The Georgian Revival, called the Colonial Revival in the U.S., was a significant architectural movement in the early to mid 20<sup>th</sup> century. The Georgian Revival, along with the Tudor Revival, were the traditional architectural styles preferred by Toronto's business elite for new residences in the early to mid 20<sup>th</sup> century, in contrast to the highly decorative Queen Anne Revival and Richardson Romanesque preferred by earlier generations of the city's elite.

The revivalist styles appealed to those with a sense of nostalgia and tradition. They can be distinguished from authentic examples of the buildings that inspired them by the use of modern materials, an eclectic mix of details, differences in scale and proportion, and the incorporation of modern features such as garages, sunrooms and modern fenestration. The Georgian Revival was based on English colonial architecture of the 1700s to early 1800s. Symmetrical facades, gable or hip roofs, clapboard siding, multi-paned sash windows framed with shutters and formal entranceways are typical features.

In the case of the McCullagh Estate house, the overall Georgian Revival architectural character is accented with a Neo-classical portico and Art Deco features such as octagonal windows, a wall of glass block, front doors with a circular panel motif, and streamlined metal railings. These same architectural influences extend into the interior. Although there are a few other examples of the Georgian Revival style in Markham, the McCullagh Estate house stands out as the largest and most sophisticated of them, and the only example incorporating Art Deco detailing.

### **Context:**

The McCullagh Estate house/Shouldice Hospital stands on a 22 acre remnant of the original property. The house is set back from Bayview Avenue, and is not visible from the road. A winding driveway leads to the front of the house, with a landscaped oval-shaped turn-around in front of the main doors. On the south side of the Bayview Avenue entrance is a one storey hip-roofed cottage (7716 Bayview Avenue) designed to reflect the Georgian Revival style of the main house. It has a simple L-shaped plan, a hip roof, multi-paned sash windows with shutters, and aluminum siding in an imitation of clapboard. Further north at 7766 Bayview Avenue, the former stables are found, arranged in a south-facing U shape. A two storey, cubic shaped residence is attached to the north wall of the stables by a small link. The stable complex is distinguished with louvered ventilators on the hip roof. The design and materials reflect those seen on the main house and cottage.

The grounds of the former estate are park-like, with large mature trees, a pond with an arched stone bridge bearing the date “1937,” stone terraces on the east and south sides of the main house, and a greenhouse. The introduction of paved parking lots and the large west wing serving the needs of the Shouldice Hospital have not significantly impacted the essential residential character of the site.

The grounds were designed by the firm Borgstrom and Carver. The plans are still in existence and can be used to compare which features of the McCullagh estate remain in place today. According to Humphrey Carver’s memoir, *A Compassionate Landscape*,” regarding the McCullagh estate he stated “I think it was the best work of landscape art that Borgstrom and I did together.”

### **References:**

1. Research report prepared for Heritage Markham, 1979. Attributed to Merilyn McKelvey.
2. McKelvey, Merilyn. “McCullagh’s house is now a hospital.” *The Liberal*, February 22, 1979.
3. FitzGerald, Doris M. *Old Time Thornhill*, privately published, Thornhill, 1970.
4. Weaver, Alf and Laura. *Thornhill Bicentennial Photo Album*, privately published, Thornhill, 1994.
5. Cooper, Wendy. Interview with Laura Weaver, October 23, 1980.
6. MacTaggart, Ken W. “Belief in Democracy Publisher’s Beacon.” *Globe and Mail*, August 6, 1952.



7. Fulford, Robert. "Robert Fulford's column about George McCullagh." Globe and Mail, April 15, 1998.
8. Shouldice Hospital Web Site: "Our History: A Tradition of Excellence."
9. Biographical Dictionary of Architects in Canada 1800-1950. Waters, Donald Mackenzie.
10. Deed abstracts, Census data, McPhillips Map 1853-54; Tremaine's Map of 1860; Historical Atlas of York County 1878.
11. Information on the landscape plan provided by Alex Topps, September 30, 2019, including images of the original drawings and additional biographical information on George McCullagh.

**Appendix C – Heritage Impact Assessment – ERA Architects Inc- Aug 27, 2020.**

**Sent under separate cover.**

## Appendix D – City Policies - New Development and Existing Cultural Heritage Resources

### Official Plan - Cultural Heritage Policies

4.5.3.3 To use secondary plans, zoning by-laws, subdivision and site plan control agreements, signage by-laws, and other municipal controls, 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 and physical impact on the *heritage attributes* of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource.

4.5.3.4 To impose conditions of approval on development containing a *cultural heritage resource* itself and *adjacent lands* to ensure the continued protection of the *cultural heritage resources*.

### Official Plan - Urban Design Policies

6.1.1.5 To develop comprehensive urban design guidelines including, but not limited to, streetscape design guidelines, built form, height and massing guidelines, and parks and open space guidelines, and design guidelines for specific uses and types of development, to guide new development and *redevelopment* to achieve, among other things:

- a) excellence in urban design;
- b) best practices in sustainable development in accordance with Section 6.2;
- c) a public realm consisting of streets and boulevards, open spaces and parks providing places for shared use and community interaction;
- d) a better balance of mobility and safety needs of all street users;
- e) attractive, well-designed streetscapes;
- f) landmarks, vistas and public art, view corridors and focal points that enhance a sense of place;
- g) an interconnected parks and open space system with public access to private open spaces, where appropriate;
- h) landscaping, and *urban forest* enhancements in accordance with Section 3.2;
- i) site development that respects and reinforces the existing and planned context in which it is situated;
- j) building height and massing that corresponds to specific site characteristics and the overall context of the development;
- k) building design that is compatible with adjacent development and land uses;
- l) building and site design that addresses *cultural heritage resources* and *adjacent lands* in accordance with Section 4.5;
- m) building and site design that provides for long term adaptability;
- n) connectivity and integration of surrounding uses;

- o) accessibility for all users regardless of age and physical ability;
- p) public safety;
- q) bird friendly design; and
- r) appropriate interface conditions between lands within the 'Greenway' designation and adjacent land uses.

#### **6.1.8 Built Form and Site Development**

Building height and massing will correspond to the specific site characteristics and contribute to the overall context of the neighbourhood. The design of buildings will enhance adjacent or abutting development, streetscapes and parks and open spaces, where appropriate, and exhibit architectural diversity and best practices in sustainable development.

Density will be organized, concentrated and distributed through site planning and design including considerations such as:

- building height and massing;
- transition between areas of different intensities and uses; and
- relationships between buildings, streets and open space.

**6.1.8.2 To design and place** buildings on sites based on their relationship to their location and context, their character and use, and their ability to enhance existing site conditions and positively contribute to adjacent development and the public realm.

**6.1.8.3 To organize and distribute** the density across a site through site planning to address:

- a) building height and massing;
- b) transition between areas of different intensities and uses; and
- c) relationships between buildings, streets and open space.

**6.1.8.4 To design and place** buildings on a site to be compatible with adjacent or abutting development, a *cultural heritage resource* itself and *adjacent lands*, streetscapes and parks and open spaces by addressing, where appropriate:

- a) transitions in height and massing, including the relationship to the width of the public right-of-way, and adequate setbacks between buildings, the public realm and adjacent or abutting development;
- b) safe connections to pedestrian and cycling routes and convenient access to public transit;
- c) continuity in building placement;
- d) views and vistas of identified landmarks;
- e) comfortable microclimatic conditions including sunlight access and wind conditions, public safety, and adequate privacy conditions for residential buildings and their outdoor amenity areas;
- f) adequacy of sky views;
- g) opportunities for expansion of buildings and the introduction of new buildings in the future;
- h) building design that:
  - i. incorporates architectural detailing and features to increase comfort, add interest and achieve a good relationship with neighbouring development;
  - ii. orients primary facades and locates pedestrian entrances on public street frontages;
  - iii. encourages human interaction and activity at the street level and avoids blank facades along public streets and spaces;

- iv. allows space for activities such as vending and outdoor seating along commercial frontages;
- v. provides security and privacy for residential units at street level while creating opportunities for informal interaction between residents and neighbourhoods;
- vi. minimizes the appearance of garage entrances and provide Urban Design and Sustainable Development screening of parking along public streets;
- vii. provides screening of service areas, service building elements and utilities;
- viii. provides design elements and treatments to minimize bird strikes; and
- viii. minimizes the appearance of rooftop mechanical equipment.

## Built Form Guidelines



## Transition

*Transition* is a term used to describe the way any new development relates to, or interfaces with, existing developments. Transition is important in between areas of different scales, intensities, and land uses within a new development.

**Transitions can be achieved in many ways. The intent is to ensure that development does not overwhelm or negatively affect neighbouring land uses.**

Existing context requires different measures of transition. For example, intensification areas may generate taller buildings that require desired separation and buffers to ensure privacy, and adequate light into existing buildings and yards.

These guidelines consider a variety of anticipated transitional responses.

## Built form

### Guideline BF.11 - *Heritage - New Massing*

Design the massing and height of new development to respond to and/or respect adjacent heritage building(s). The height of a new building immediately adjacent to a heritage building should transition within one storey of the height of the heritage building(s).



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### Guideline BF.12 - *Heritage - Legibility*

Generally, a heritage building should not be integrated within higher density development and should exist as a significant and independent pavilion structure intended to be experienced and seen in the round.

New work, such as an addition to a heritage building, should be compatible, but distinguishable from the old. Heritage buildings or structures should be recognized as products of their own time.

Refer to the Provincial Policy Statement for details.



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Heritage Planner

**DATE:** February 10, 2021

**SUBJECT:** Committee of Adjustment and Site Plan Control Applications  
14 Ramona Boulevard, Markham Village Heritage Conservation District  
Proposed New Dwelling, Severance and Variances  
B/07/18, A/95/18, and A/96/18

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**Property/Building Description:** 2 storey single detached brick dwelling constructed c. 1855  
(The Robinson House)

**Use:** Residential

**Heritage Status:** Designated under Part V of the Ontario Heritage Act and  
classified as a Type 'A' building or buildings that define the  
heritage character of the district.  
Heritage Easement Agreement (2010)

### **Application/Proposal**

- The City has received a revised consent application to sever the western portion of the lot at 14 Ramona Boulevard in order to create a new building lot having an area of 569.11m<sup>2</sup> (6,125.9 ft<sup>2</sup>) and a frontage of 7.9 m (26 ft.) identified as PART 1 and a retained lot of 1,172.3m<sup>2</sup> (12,618.5 ft<sup>2</sup>) and a frontage of 37.9m (124.3 ft.) identified as PART 2
- The applicant proposes to demolish the existing 1 ½ storey detached garage located on the conveyed lot, in order to construct a new 253.62 m<sup>2</sup> (2,729.9ft<sup>2</sup>) dwelling designed to look like a traditional outbuilding. On the retained lot which is occupied by the existing historic Robinson House, the applicant proposes to construct a new driveway and a new 108.57m<sup>2</sup> (1,168.6 ft<sup>2</sup>) detached 1-1/2 storey accessory building. The requested variances for the proposed new lot (PART 1) are to permit;
  - a minimum lot frontage of 26 ft., whereas the By-law requires a minimum lot frontage of 60 ft.
  - a minimum lot area 6,125 ft<sup>2</sup>, whereas the By-law requires a minimum lot area of 6,600 ft<sup>2</sup>.
  - A minimum rear yard setback of 23 ft. 3 inches, whereas the By-law requires a minimum a rear yard setback of 25 ft.
  - A driveway to be located 1 ft. 6 inches from the interior side lot line, whereas the By-law requires a minimum setback of 4 ft.
- The requested variances for the retained lot (PART 2) are to permit:



- a maximum net floor area ratio of 45.5 %, whereas the By-law permits a maximum net floor area ratio of 45%;
- an accessory building to have a maximum building height of 17 ft. whereas the By-law permits an accessory building to have a maximum building height of 12 ft.;
- A minimum front yard setback of 12.27 ft., whereas the By-law requires a minimum front yard setback of 25 ft.
- The proposed buildings would require two future separate Site Plan Control applications;

### **Background**

- The property was the subject of a consent application (B/12/10) in 2010 which was approved by the Committee of Adjustment and created a new building lot from the eastern portion of the property addressed as 16 Ramona Boulevard. A new single detached dwelling was constructed at 16 Ramona;
- The opinion of Heritage Markham and Heritage Staff in 2010 was that a future severance of the retained lot would be detrimental to the Robinson House and it's setting, and recommended that 0.3m strip of land across the front of the property be dedicated to the City as a condition of the severance to prevent any future severance of the retained lot. This condition was not approved by the Committee of Adjustment;
- In 2018, Heritage Section staff had discussions with the applicant regarding the proposed severance and a new dwelling. At these meetings, Staff indicated their general opposition to any further severance of the property, but at the same time provided feedback on the design of the proposed new dwelling. Staff did indicate that if a severance of the property was approved and a new dwelling were permitted, staff could only support a new house which did not obstruct views of the front façade of the Robinson House, and one that was designed to look like a traditional accessory building complementary to the Robinson House so that the lot would not appear as if it had been severed.
- The owner of the property originally applied for a severance and associated variance applications in 2018 with a different proposal, which was not supported by Heritage Markham because it:
  - Did not maintain a variation in lots sizes which contribute to the distinct character of the Markham Village Heritage Conservation District;
  - Proposed a dwelling significantly larger and in the front yard of the Robinson House, which reduced its context and made the Robinson House appear as more of an anomaly rather than supporting its significance and original relationship with Markham Main Street;
  - Eliminated numerous mature trees both to the west and east of the Robinson House that significantly contribute to its historical context and heritage character of the district.
- For this reason the applications were deferred until now, and the revised proposal has responded to the feedback provided by Heritage Section staff and Heritage Markham in 2018;
- The new severance proposal proposes:
  - a smaller new building lot and a larger retained lot for the Robinson House thus maintaining a greater variation in proposed lot sizes and lot configuration;
  - locating the driveway for the retained lot to the west of the Robinson House, mostly utilizing an existing driveway instead of proposing to locate a new

- driveway to the east of the Robinson house and eliminating trees along eastern property boundary;
- a smaller new dwelling set further back on the conveyed lot to not block views of the principal façade of the Robinson House that more closely resembles an outbuilding or urban barn designed to appear as an accessory building to the Robinson House;
- Preserving some of the existing clump of Black Locust trees in front of the Robinson House or recreating this feature with new plantings of appropriate native deciduous trees;
- The attached chart highlights the numeric differences between the current proposal and the 2018 proposal.

### **Staff Comment**

- The Markham Village Heritage Conservation District Plan does not provide specific guidance on severance applications. The Markham Official Plan (Heritage Policies) indicate that it is the policy of Council:
  - 4.5.3.9 **To provide** for the protection and *conservation of cultural heritage resources* or the mitigation of adverse effects on *cultural heritage resources* as a condition of minor variance and severance approval and associated agreements.
  - 4.5.3.10 **To evaluate** each land severance and variance proposal that directly affects a *cultural heritage resource* itself and *adjacent lands* on its own merits and its compatibility with the heritage policies of this Plan and the objectives and policies of any applicable *heritage conservation district* plan. This shall include the preservation of the existing lot fabric or historical pattern of lot development on the specific street or in the immediate neighbourhood where it contributes to the uniqueness, and forms part of, the historical character of the area.
- Compared to the previous concept, the current proposal offers a number of improvements:
  - Lot Size and Configuration
    - Although the current large lot occupied by the Robinson House would be reduced in size, the proposed severance could be said to still maintain a variation in lot size and configuration (in comparison with the previous proposal). The heritage house would remain on the larger lot;
    - Due to the proposed narrow frontage of the new lot, the proposed severance better retains views to and from the Robinson House to Ramona Boulevard and the existing context and features of the site. This is important as the principal façade of the Robinson House faces west;
    - The proposed severance creates better amenity spaces for both the conveyed and retained lot than the previous proposal;
  - Driveway Placement and Tree Preservation
    - The proposed new driveway leading to the new accessory building on the retained lot makes use of an already existing driveway, requires no new curb cuts and does not necessitate the removal of trees along the eastern property line or place two

neighbouring driveways adjacent to each other, which is undesirable from an urban design perspective;

- The proposed driveways would seem to increase the potential of retaining some of the existing Black Locust trees that are in front of the Robinson House if they are assessed as being healthy by a certified arbourist;
- The existing driveway on the conveyed lot is also re-used for the new dwelling.

#### Proposed New Dwelling

- The proposed new building on the conveyed lot is of a scale, and setback to the existing Robinson House that is subordinate to the main house and more authentically resembles an accessory building;

#### Proposed Garage on the Robinson House Lot

- The proposed new accessory building for the retained lot is more authentic looking than the previous proposal and is lower in height and requires no variances for the setbacks to the side and rear property line;

#### Number of Variances

- The number of variances to permit the proposed severance and proposed new buildings have been reduced both in number and in scope.

- **The key question to be considered in evaluating the merits of this application is whether the proposed severance and introduction of a new dwelling is considered detrimental to the heritage attributes or heritage context of the Robinson House – a former farmhouse that used to have a lot of space around it, but through multiple land divisions has had its surroundings reduced in size over the years.**
- For the reasons listed above, Staff has no objection to the proposed severance from a heritage perspective , provided that the severance is tied to the requested variances and the size, scale and architectural design of the new dwelling proposed new lot and the proposed new accessory building on the retained lot, subject to minor improvements made to some of the architectural details and window specifications etc.;
- In particular, staff would recommend changes to the design and specifications of the proposed windows of both these buildings intended to make them more historically authentic in terms of method of operation and pane divisions;
- Heritage staff therefore has no objection to the demolition of the existing detached garage but recommends that it be advertised for relocation or salvage prior to the issuing of a demolition permit;

## **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham does not object to the proposed severance of 14 Ramona Boulevard (file B/07/18) or the requested variances (files A/95/18 and A/96/18) from a heritage perspective subject to the following conditions:

- That the size, scale and architectural designs of the proposed new dwelling on the conveyed lot and the proposed new accessory building on the retained lot reflect the concept drawings attached to this application subject to minor improvements of the architectural details and window specifications etc
- That any fence in the front yard of the conveyed lot (which will be the side yard fence of the retained lot) be a wooden picket or wooden rail fence no higher than 42 inches to allow continual views of the front elevation of the Robinson House; and
- That Site Plan Approval is obtained for the proposed new dwelling (conveyed lot) and accessory building (retained lot) containing standard clauses regarding colours, materials window treatment, etc.;

THAT review of the future site plan applications for the proposed new dwelling on the conveyed lot and the proposed new accessory building on the retained lot be delegated to Heritage Section Staff unless there are any significant deviations to their proposed designs as reviewed by the Committee;

AND THAT Heritage Markham does not object to the demolition of the existing detached garage on the proposed conveyed lot, provided that it is first advertised for relocation or salvage prior to the issuance of a demolition permit.

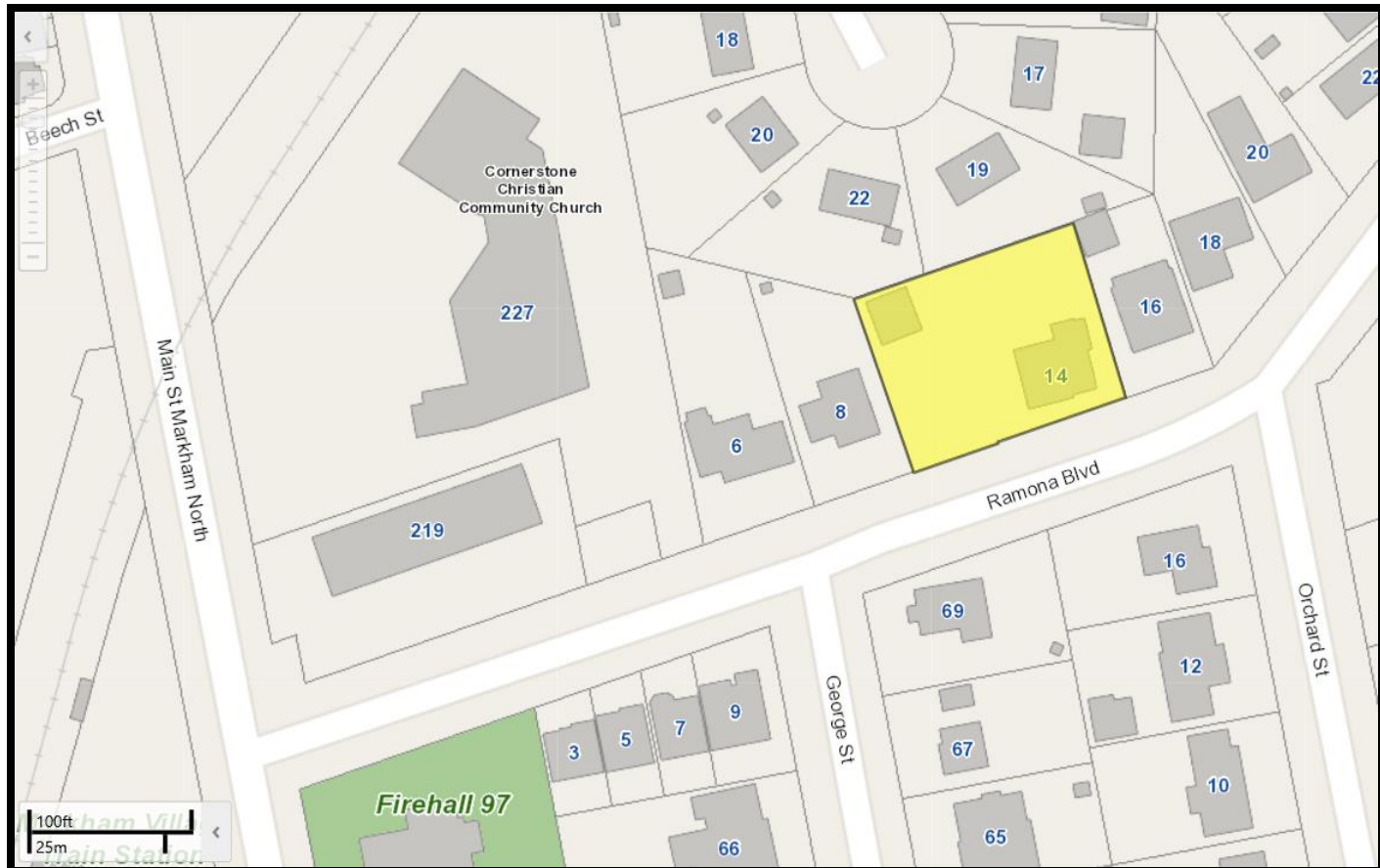
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**Comparison of 2018 and 2021 Proposals/Variations**

	<b>2018 Proposal</b>	<b>2021 Proposal</b>	<b>Change</b>
Area of Conveyed Lot	685.1 m <sup>2</sup> (7,374.3 ft <sup>2</sup> ) No variance required	569.1m <sup>2</sup> (6,125.9 ft <sup>2</sup> ) Variance required	-1,248.4 ft <sup>2</sup> 16.9% decrease in area of conveyed lot
Area of Retained Lot (Robinson House lot)	1,056.3 m <sup>2</sup> (11,369.9 ft <sup>2</sup> ) No variance required	1,172.3m <sup>2</sup> (12,618.5 ft <sup>2</sup> ) No variance required	+ 1,248.6 ft <sup>2</sup> 11% increase in the area of the retained lot
Lot Frontage of Conveyed Lot	18.3m (60 ft.) No variance required	7.9m (26 ft.) Variance required	57% decrease in the proposed frontage of the conveyed lot
Lot Frontage of Retained Lot	27.5m (90.2ft.) No variance required	37.9m (124.3 ft.) No variance required	38% increase in the proposed frontage of the retained lot
Floor Area of proposed new dwelling on conveyed lot including garage	322.0m <sup>2</sup> (3,466.0 ft <sup>2</sup> )	253.62m <sup>2</sup> (2,729.7 ft <sup>2</sup> )	Reduction of 736.3 ft <sup>2</sup> or 21%
Net Floor Area Ratio of proposed new dwelling on conveyed lot	63.2%	No variance required	28% decrease in the proposed net floor area ratio of new dwelling on conveyed lot
Maximum Building Depth of proposed new dwelling on conveyed lot	20.5m	No variance required	
Minimum rear yard setback of proposed dwelling on conveyed lot	9.7 ft.	23'-3"	An increase of 13.5ft. or a 140% increase
Number of variances required for conveyed lot	5	4	Decrease of 1 or 20%
Maximum Net Floor Area Ratio of Robinson House and proposed new accessory building on retained lot	50%	45.5% (45% required by the By-law)	9% decrease in the Maximum net floor area ratio of both the Robinson House and the proposed new accessory building
Height of proposed accessory building on retained lot	19 ft.	17 ft.	A decrease of 2 ft. in height or 10.5%
Side yard setback of accessory building retained lot	2 ft.	No variance required	
Rear yard setback of accessory building on retained lot	2 ft.	No variance required	
Number of variances required on retained lot	6	3	A decrease of 3 or 50%

14 Ramona Boulevard  
Markham Village Heritage Conservation District



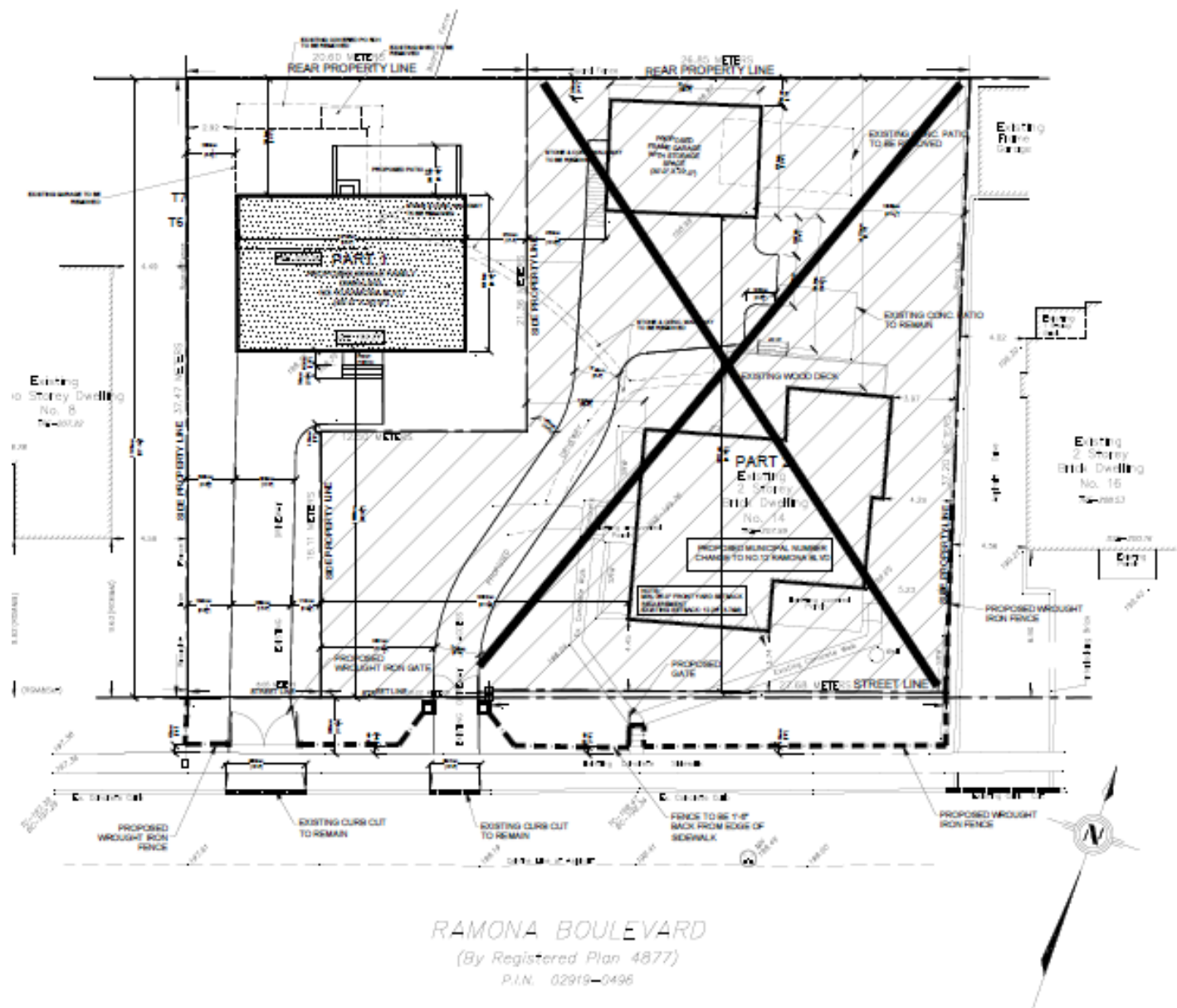
14 Ramona Boulevard  
Markham Village Heritage Conservation District



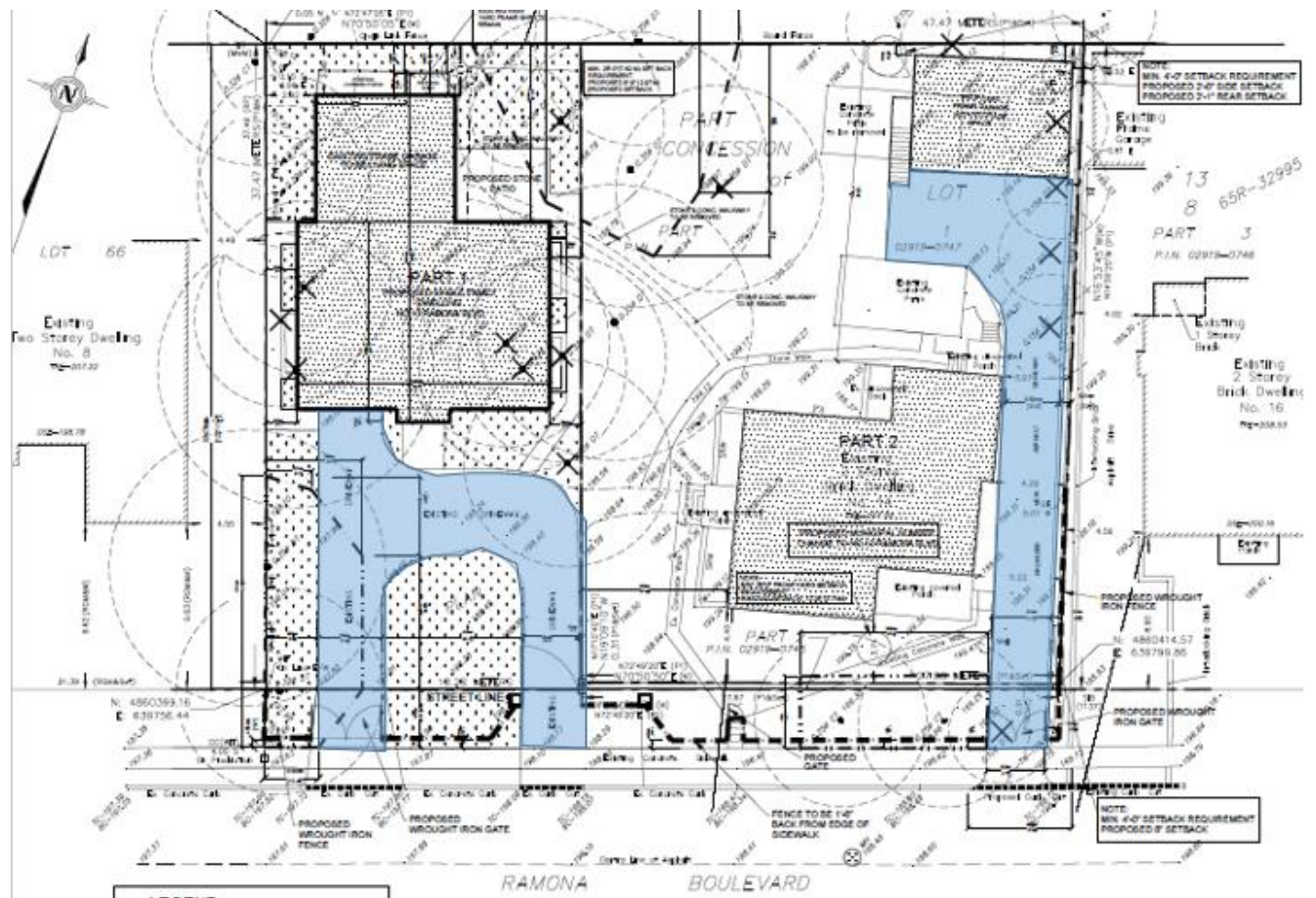




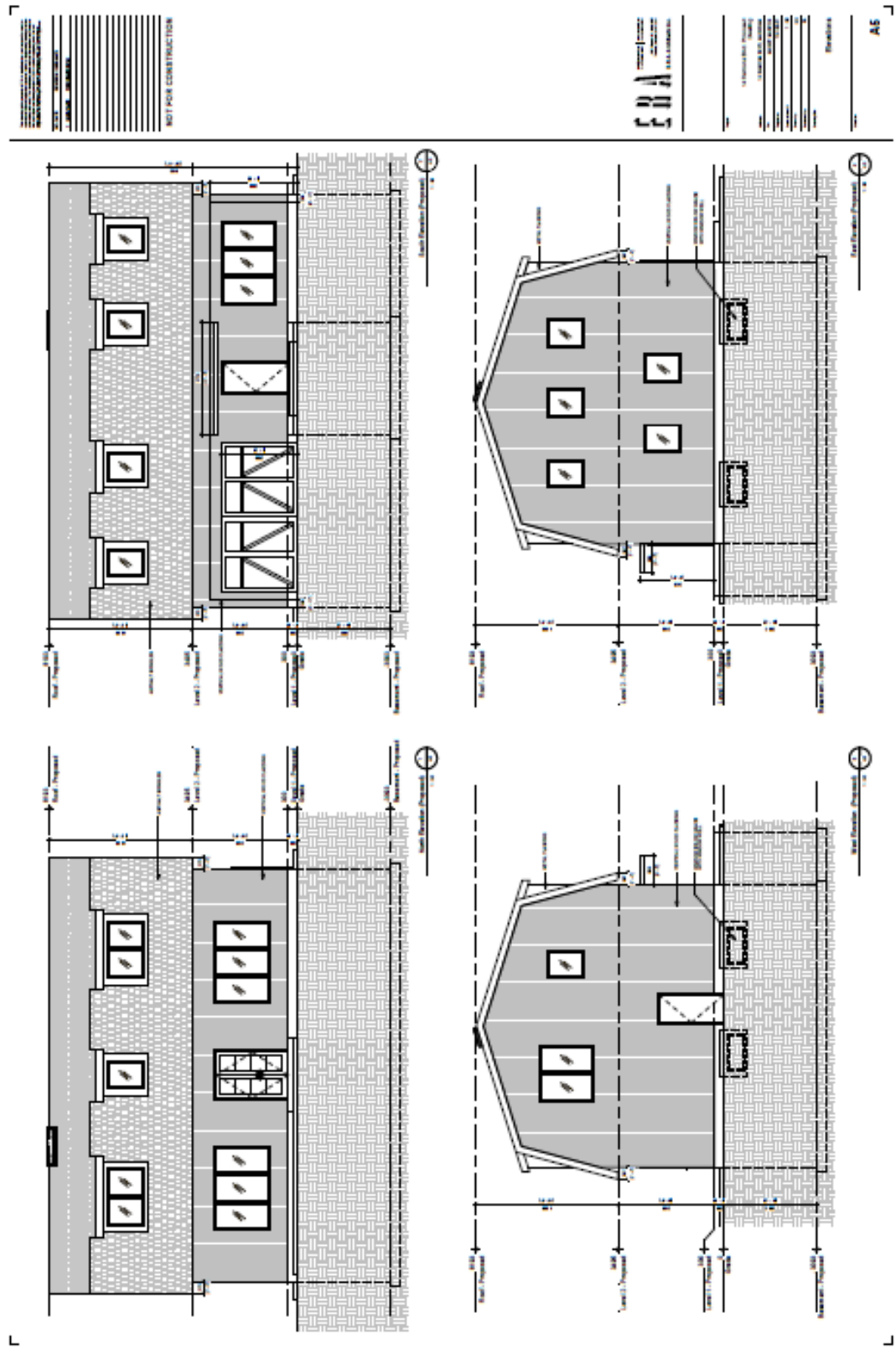
## Proposed Severance



## Previous Proposed Severance from 2018



Dwelling Proposed for Conveyed Lot





Perspective View of Proposed New Dwelling on Conveyed Lot



Architectural drawings showing the North and West Elevations of a building. The drawings include dimensions and material callouts.

**North Elevation (Left):**

- Overall height: 12' 0"
- Overall width: 12' 0"
- Roof pitch: 12/12
- Materials: Siding, Shingles, Brick, Stone, Concrete
- Dimensions: 12' 0" (height), 12' 0" (width), 12' 0" (depth)

**West Elevation (Right):**

- Overall height: 12' 0"
- Overall width: 12' 0"
- Roof pitch: 12/12
- Materials: Siding, Shingles, Brick, Stone, Concrete
- Dimensions: 12' 0" (height), 12' 0" (width), 12' 0" (depth)

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**PROPOSED GARAGE PLANS & ELEVATIONS (PART 2)**

Proposed Detached Garage

18 MacMillan Ave. Unit A, Toronto, Ontario M8M 1L7  
 Tel: (416) 593-8888  
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**PROPOSED GARAGE ROOF PLAN**  
 SCALE 1/16  
 1 A4

**PROPOSED GARAGE SOUTH ELEVATION**  
 SCALE 1/16  
 4 A4

**PROPOSED GARAGE STORAGE LOFT PLAN**  
 SCALE 1/16  
 2 A4

**PROPOSED GARAGE NORTH ELEVATION**  
 SCALE 1/16  
 5 A4

**PROPOSED GARAGE EAST ELEVATION**  
 SCALE 1/16  
 6 A4

**PROPOSED GARAGE WEST ELEVATION**  
 SCALE 1/16  
 7 A4





## MEMORANDUM

**TO:** Heritage Markham Committee

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

**DATE:** February 10, 2021

**SUBJECT:** STUDIES / PROJECTS  
Request for Feedback  
Ontario Heritage Conference 2023 or 2024  
Community Heritage Ontario

**Project:** Hosting a future Ontario Heritage Conference (OHC)

**Request:** Community Heritage Ontario has asked if Markham is interested in potentially hosting the 2023 or 2024 provincial heritage conference.

**Background:**

- This conference is the annual heritage conference sponsored by Community Heritage Ontario (CHO), the Architectural Conservancy of Ontario (ACO) and the Ontario Association of Heritage Planners (OAHP).
- In 2018, Markham was the selected host city for 2020, but this event was cancelled after many months of organizing and planning due to COVID 19.
- The 2021 OHC has also been cancelled. It is expected that Belleville will host in 2022 (they were originally supposed to host 2021).
- London has indicated an interest to host in 2023 but no decision has been made on the host city,
- For the 2020 conference, the planning and organization was to be a collaborative effort between Heritage Section (Planning Department) and Culture and Economic Development in conjunction with other City Departments, as needed, as well as a Local Organizing Committee comprised of staff, local volunteers and Councillors.

The theme of the conference was “20/20 Vision – Clarity for a New Decade” and the three day event was scheduled for May 28-30, 2020. Extensive conference planning was undertaken including evaluation and selection of conference venues (Coptic Church, Angus Glen Banquet Facilities, and Markham Museum), the development of a comprehensive and engaging program (Opening and Gala Dinner keynote speakers, 19

Concurrent sessions with 49 confirmed speakers, local tours), Gala Dinner, Entertainment, Heritage Tradeshow, the creation of a Sponsorship and Exhibitor Program, Marketing and Advertising, Conference Hotel and Financial/Budget.

### **Status/ Staff Comment**

- When the 2020 Local Organizing Committee was considering cancelling the rescheduled conference in June 2020, the consensus of the LOC was to support the following resolution:
  - *“That the 2020 Ontario Heritage Conference Local Organizing Committee recommends that the 2020 Conference scheduled for October 22-24, 2020 with Markham as the host community be cancelled due to the uncertainty around the COVID-19 situation and that Markham consider re-applying to host at a future date, perhaps 2023”.*
- The planning and organizing of this type of conference is a massive and time consuming venture. Based on the experience from planning the 2020 conference, although our volunteers were very helpful, much of the administration and workload involved Heritage Section staff. This type of commitment can affect workload including other Markham heritage conservation priorities and projects.
- If Heritage Markham recommends that the City submit a bid to host this event, this matter would have to be considered by Markham Council as it involves staff time, a financial commitment and city resources.

As the provincial organizations will be meeting to discuss future conference at the end of February, prior to this, the City may need to send a letter to Community Heritage Ontario indicating that the City is potentially interested in pursuing the conference for 2023 or 2024 and that we would be approaching Markham Council to seek permission.

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

THAT Heritage Markham Committee receive as information.

## Background Information

The role of the Local Organizing Committee (LOC) involves:

- **Promotion of the event**
  - Presentation and exhibit at prior conference
  - Promotional materials 12 months prior to the event
- **Programming**
  - Working with the conference organizations (Community Heritage Ontario, Architectural Conservancy of Ontario and Ontario Association of Heritage Professionals) to secure speakers/ content
  - Special events and tours to showcase local area, as well as organization of the Welcome Reception, Gala Dinner
- **Transportation**
  - Shuttling delegates to venues from conference centre/ hotel is the responsibility of the LOC
- **Information/ Volunteer Requests**
  - During planning phases LOC may be asked for advice and assistance on dignitaries, speakers, performers, etc.
  - Operation of the Registration Desk and supply volunteers to help at locations and generally help out.
- **Financials**
  - Budget is developed and maintained by LOC – start up funds totaling \$15,000 will be loaned by the three organizations.
  - LOC is responsible for banking and providing accounting (treasurer)
  - Conference is not a profit making venture but should not run a deficit. Any profit is split equally between the LOC and each of the organizations providing seed money. If there is a loss, it will be equally split between all organizations including the LOC
- **Sponsorship and Marketing**
  - LOC is responsible for local sponsorships; other organizations will seek additional sponsorship from ministries, etc.
- **Reporting**
  - LOC and organizations will set the conference theme/speakers

- LOC will provide regular budget updates and reports to the main committee
- LOC to provide a post conference report



## MEMORANDUM

**TO:** K. Kitteringham, City Clerk

**COPY:** Heritage Markham Committee  
Peter Wokral, Senior Heritage Planner

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

**DATE:** Feb 10, 2021

**SUBJECT:** Proclamation of Heritage Week 2021  
Flag Raising at Civic Centre

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As per the **Proclamation Policy**, the Heritage Markham Committee and Heritage Section staff officially request that the third week in February 2021 be proclaimed as **Heritage Week in Markham** as per the Ontario Government. This also recognizes **Heritage Day (Monday February 15th, 2021)** as per Heritage Canada-National Trust. According to my files, Council has been proclaiming Heritage Week in Markham since at least 1986. The official dates would be:

**Monday, February 15 to Sunday, February 21, 2021**

As per the **Community Flag Raising and Flag Protocol Policy**, we would also request that the **Prince of Wales Prize Flag** be flown for the above week. This has been the City's custom since the Town of Markham won this prestigious award in 2000 and recognizes Markham as one of only 20 municipalities to have this honour. The official flag is stored in the Heritage Section of the Planning Department.

Due to COVID 19, Heritage Section staff will not have a heritage display booth in the Great Hall this year. We are exploring posting the availability of heritage walking tours on the City website in cooperation with Corporate Communications staff.

If you require further information or have any questions, please don't hesitate to contact me (ext. 2080)

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