



Heritage Markham Committee Minutes

Meeting Number: 2
February 10, 2021, 7:15 PM
Electronic Meeting

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

1. CALL TO ORDER

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

The Chair advised that he met with various stakeholder to seek advice on how to be successful in his new role of Chair of the Heritage Markham Committee, and explained his commitment to running efficient and effective meetings.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

There was no addendum agenda.

A. New Business from Committee Members

Recommendation:

That the February 10, 2021 Heritage Markham Committee agenda be approved.

Carried

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

Recommendation:

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

Carried

3.3 HERITAGE MARKHAM COMMITTEE 2020 STATISTICS (16.11)

Extracts: R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager of Heritage Planning briefly reviewed the staff memorandum on the Heritage Markham Committee 2020 Statistics.

Recommendation:

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

Carried

4. PART TWO - DEPUTATIONS

The following deputations were made on the Application for Official Plan and Zoning By-Law Amendments for 7750 Bayview Avenue:

1) Valerie Burke spoke in support of the staff recommendation emphasizing the following points:

- The McCullagh Estates/Shouldice Hospital property is a significant historical treasure;
- A heritage easement should be secured as a condition of the site plan approval;
- The westerly Pomona Creek valley lands should be included in the heritage designation bylaw to protect the natural heritage;

- The proposed tower northwest of the Shouldice Hospital/Formal Gardens should be more sensitive to the existing heritage/landscape.

2) Adam Birrell, representing the Society for the Preservation of Historic Thornhill (SPOHT) spoke in support of the staff recommendation due to the McCullagh Estate main house, associated outbuildings, property features, and valley lands having significant cultural heritage value. SPHOT also suggested that:

- A wind study be conducted in relation to the tall buildings to ensure the gardens are still usable and to protect the other trees and vegetation;
- The Gardener's Cottage also be protected;
- That archaeological survey may show evidence of indigenous archaeological cultural heritage evidence.

3) Roman Komarov provided the following feedback on the development application:

- Noted that the McCullagh Estates/Shouldice Hospital property is a very unique place that should be preserved;
- Expressed concern regarding the distance between the northwest tower and the main house;
- Expressed concern that the northwest tower will hang over the main house and dramatically change the view.

4) Peter Kwantes provided the following feedback on the development application:

- Expressed concern that development will put a shadow over the community's history;
- Expressed concern that the units will be purchased for short-term rental purposes;
- Suggested that the development proposal should be modified and that building height requirements exist for a reason.

5) Joan Honsberger provided the following feedback on the development application:

- Expressed concern regarding the proposed building heights;
- Expressed concern regarding the over intensification of the area and the impact the development will have local traffic, in particularly on John Street;
- Noted that the Pomona Valley lands is a natural place that that residents use and enjoy.

Mark Noiskiewicz, Goodmans LLP thanked the Committee for deferring this item to the Feb. 10, 2021 meeting, as it provided Liberty Developments time to consider the heritage staff report. The alignment of the 5 towers was carefully considered to maintain views and trail connections. Liberty Developments feels that maintaining the height of the towers is important. All comments received should be considered together prior to making any decisions.

Marco Filice, Senior Vice President, Liberty Developments thanked the deputants for their feedback and advised that the distance between the McCullagh Estate main house and the northwest tower is 50 metres. Liberty Development is currently working with staff to try and improve the transition from the northwest building to the heritage features, but no guarantee was provided at this time. At this stage in the development process, plans are still conceptual. More details will be provided in the next stage when the proposed site plan is submitted for review and approval.

Recommendation:

THAT the written submissions from Valerie and David Burke, and from Pam Birrell (SPOHT) , regarding the Official Plan and Zoning By-Law Amendments for 7750 Bayview Avenue be received; and,

THAT the deputations by Valerie Burke, Adam Birrell (SPOHT), Roman Komarov, Peter Kwantes, and Joan Honsberger, regarding the Official Plan and Zoning By-Law Amendments for 7750 Bayview Avenue be received.

Carried

5. PART THREE - CONSENT

5.1 HERITAGE PERMIT APPLICATIONS

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

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

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

Recommendation:

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

Carried

5.3 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

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

In response to an inquiry from the Committee, Russ Gregory, representing the Applicant advised that the entrance to the proposed secondary suite will be in the rear yard and that it will be used by a family member.

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.

Carried

5.4 SITE PLAN CONTROL APPLICATION

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

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.

Carried

6. PART FOUR - REGULAR

6.1 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 (16.11)

FILE NUMBER:

20 126269

Extracts:

R.Hutcheson, Manager, Heritage Planning

R. Cefaratti, Senior Planner, Planning and Urban Design

Regan Hutcheson, Manager of Heritage Planning presented the staff memorandum on the Application for Official Plan and Zoning By-Law Amendments for 7750 Bayview Avenue (McCullough Estate/Shouldice Hospital). Staff are recommending the heritage designation and retention of the key cultural heritage resources on the property. There is some disagreement between staff and the Applicant in regards to which resources should be designated, specifically in regards to the stone pillar gate, Curvilinear Driveway, and the Gardener's Cottage.

Mark Noskiewicz, Goodmans LLP., representing Liberty Developments advised that there are no proposed alterations to the Gardeners Cottage or stone gate and pillar features at this time. The curvilinear driveway will be impacted by the Council supported initiative to extend Royal Orchard, as it will become part of the public road. However, it may be possible that the portion of the driveway that extends to the house be included in the designation. The Applicant is open to discussing the heritage designation of the stone gate and pillars, but does not think that the Gardener's Cottage warrants a heritage designation.

Committee provided the following feedback on the proposed Official Plan and Zoning By-Law amendments for 7750 Bayview Avenue (McCullough Estate/Shouldice Hospital):

- Suggested there be a more sensitive transition between the northwest tower and the heritage resources;

- Noted that the Heritage Assessment was very well done, but did not think it appropriately addressed the preservation of the western view;
- Expressed concern that the western view would be altered;
- Suggested re-configuring the location of the buildings to improve the western view;
- Supported the preservation of the Gardener's Cottage, and suggested that it be relocated to a location where people would better understand its purpose;
- Supported staffs recommendation to include the curvilinear driveway, the stone gates and pillars, and the Gardener's Cottage;
- Recommended that the heritage easement be on the entire property and that the Pomona Valley lands also be protected as culture heritage resources;
- Noted that the archeological findings included in the December Agenda package did not support any historical human habitat on this site;
- Inquired if there would be a wind study conducted for this development.

David Nesbitt requested to see the Archeological Assessment. Regan Hutcheson advised that this document is not typically shared with the public, but that he will look into whether it can be shared.

Marco Filice, Senior Vice President, Liberty Developments thanked the Committee for its feedback and advised they would take their comments back for consideration.

Regan Hutcheson responded to inquiries from the Committee. The Pomona Valley Lands will be protected by the Toronto Region and Conservation Area (TRCA), therefore, do not necessarily need to be protected as a heritage cultural resource. Moreover, Staffs' recommendation to animate the base means to design it so that there is a gradual and interactive transition between the buildings, the garden and heritage features, and its recommendation to reduce the height of the buildings does not specify by how much. Furthermore, staff are not requesting that the configuration of the buildings be changed. However, staff are recommending that the Gardener's Cottage be designated as a heritage culture resource so that it can be protected and moved in the future if required. Similarly, the City's Urban Design Staff will request a wind study if required. Lastly, the Applicant will provide more detailed drawings when the Site Plan Application is submitted, but the resolution has been created to

communicate the City's future expectation in regards to the preservation of the heritage features on the site.

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 on the portion of the property containing cultural heritage resources;
- 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

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

Peter Wokral, Senior Heritage Planner presented the staff memorandum on the Committee of Adjustment and Site Plan Application for 14 Romano Boulevard. Staff support this proposal as it tries to addresses the issues previously identified by the Committee, which were the lack of tree preservation, the view of the Robinson House, and the size of the building lot.

The Committee provided the following feedback on the Committee of Adjustment and Site Plan Control Application for 14 Ramona Boulevard:

- Suggested that a 26 foot wide lot was too narrow and should not be approved;
- Expressed concern that the rear yard of the Robinson House would become mostly hard surfaces;
- Expressed concern that trees would be taken down to build the driveway to the new home;
- Noted that the orientation of the heritage house is not the orientation of the lot, which makes it a challenging lot to work with;
- Felt the proposal would takeaway from the frontage of Robinson House;
- Suggested the house should comply with the City's Infill-By-law;
- Suggested that the Robinson House and the new home share a driveway to permit for a wider lot;
- Expressed concern that the property owners may have disagreements in the future over the maintenance of the front lawn;
- Suggested that a site visit be conducted to better visualize the proposal and that the matter be referred to the Architecture Review Sub-Committee;

Peter Wokral responded to inquiries from the Committee. Staff noted the smaller new lot and reduced frontage complements the heritage property by protecting public views of the true front elevation of the dwelling. The City's arborist has also advised that the trees near the driveway are in poor condition. Staff are not aware of anything that would necessitate the removal of the trees, but it may be the intention of the Applicant to remove the trees and plant new trees elsewhere on the property.

Regan Hutcheson, Manager of Heritage Planning advised that City is currently not permitting in-person site visits by volunteers due to the pandemic.

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

Regan Hutcheson, Manager of Heritage Planning advised that City has been asked if it would be interested in hosting the 2023 or 2024 Ontario Heritage Conference. Staff noted they were unsure the City will have the staff resources and volunteer commitment to support the planning of the conference at this time. Staff

indicated the decision could be revisited to consider hosting 2024 or beyond next year.

Committee recognized the economic benefits of holding the conference in Markham, but agreed not to pursue the proposal at this time.

Recommendation:

THAT Heritage Markham Committee receive as information.

Carried

7.2 PROCLAMATION OF HERITAGE WEEK 2021

FLAG RAISING AT CIVIC CENTRE (16.11)

Extracts: R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager of Heritage Planning advised that the proclamation of Heritage Week 2021 will be printed on the City Page in the *Markham Economist & Sun*, and *Thornhill Liberal*, but as per City policy, there will be no flag raising this year due to the pandemic.

Recommendation:

That Heritage Markham receive as information.

Carried

8. PART SIX - NEW BUSINESS

a) Beckett Farm House

A committee member raised the issue of the condition of the Beckett Farm House (28 Busch Ave) Regan Hutcheson, Manager of Heritage Planning advised that the protection of the Beckett Farm House will be addressed through a Staff Report targeted to go to the Development Services Committee prior to summer break on the City's plan for handling neglected heritage properties, which will include how the upkeep of these properties will be enforced.

b) Meeting Start Time

The Committee agreed to start Heritage Markham Committee meetings at 7:00 PM for the duration of time meetings are held via Zoom.

c) Round Table

The Chair introduced the concept of allowing each member the opportunity to provide comment or ask a question. Committee participated in a roundtable discussion.

9. ADJOURNMENT

Heritage Markham Committee adjourned at 10:00 PM.