



# Heritage Markham Committee Minutes

**Meeting Number: 3**  
**March 10, 2021, 7:00 PM**  
**Electronic Meeting**

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

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## 1. CALL TO ORDER

Councillor Keith Irish, Chair convened the meeting at 7:02 PM by asking for any disclosures of interest with respect to items on the agenda.

## 2. DISCLOSURE OF PECUNIARY INTEREST

Graham Dewar declared a disclosure of pecuniary interest on the following items:

Item 5.3 – 29 Jerman Street – his company is bidding on the work involved in the proposed addition.

Item 6.1 – 1 Peter St. – his company has been working with the applicant and their agent (David Johnston) for over 12 months developing the work.

## 3. PART ONE - ADMINISTRATION

### **3.1 APPROVAL OF AGENDA (16.11)**

#### A. Addendum Agenda

Recommendation:

That the item “Notice of Intention to Demolish, 32 Joseph Street, Markham Village Heritage Conservation District” be added to the agenda.

**Lost**

#### B. New Business from Committee Members

There was no new business from Committee Members.

### **3.2 MINUTES OF THE FEBRUARY 10, 2021 HERITAGE MARKHAM COMMITTEE MEETING (16.11)**

It was requested that the Committee feedback for item 6.1- Official Plan and Zoning By-Law Amendment, 7750 Bayview Avenue, Proposed High Density Development be updated to reflect that the Members suggested there was also a concern about building height.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on February 10, 2021, be received and adopted, as amended.

**Carried**

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

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

#### **INCORPORATION OF CULTURAL HERITAGE RESOURCES IN NEW SUBDIVISION**

#### **SOMMERFELDT HOUSES**

#### **10379 AND 10411 KENNEDY ROAD**

#### **MINOTAR HOLDINGS INC AND HAL-VAN 5.5 INVESTMENTS LTD.**

**(16.11)**

FILE NUMBER:

PLAN 20 133038

Extracts:

R.Hutcheson, Manager, Heritage Planning

D. Brutto, Senior Planner, Planning & Urban Design

Regan Hutcheson, Manager of Heritage Planning presented the staff memorandum on the incorporation of the Sommerfeldt heritage structures into the subdivision proposal for 10379 and 10411 Kennedy Road. Staff have not taken a position on the relocation of the heritage cultural resources, but have provided the Committee with options for its consideration. The heritage resources should be kept occupied as long as possible, and should continue to be maintained.

Dan Currie, MHBC Planning reported that in order to make the plan of subdivision work the grading of the site needs to be altered. In order for the cultural heritage resources to remain in their current locations, the foundation would need to be lifted, as the site is too low. He noted the cultural heritage resources are both in good structural condition and can be moved. The consultant indicated that relocating the cultural heritage resources, to the northwest mixed-use section (Block 'A') of the subdivision permits the house to be used for non-residential uses, such as a restaurant or daycare. Integrating the cultural heritage resources with the park also makes them more of a landmark.

Clay Leibel, applicant noted examples of how the heritage homes can be successfully incorporated into a condominium by making them into condo units, a fitness room, or party room. The Applicant is open to working with staff on the configuration of the cultural heritage resources.. The Applicant is committed to addressing all deficiencies with respect to the cultural heritage resources and is willing to keep the use open to both residential and non-residential uses, but would like them relocated to the northwest section of the development where mixed uses will be permitted.

Committee provided the following feedback on the incorporation of the Sommerfeldt cultural heritage structures into the subdivision proposal for 10379 and 10411 Kennedy Road:

- Suggested that the cultural heritage resources remain in their current location or be relocated as close to their original location as possible if required to be moved and remain in residential use, as the argument to depart from the City's Heritage Policy and move the resources was not strong enough (some members supported);
- Suggested that it is important to maintain the physical connection between the two related houses;

- Supported the re-location of the cultural heritage resources, but suggested that heritage resources be able to be used for residential or non-residential uses (some members supported);
- Ensure the orientation of the cultural heritage resources is appropriate, so that the front of the houses face the street.

After a lengthy discussion, the Committee asked the Applicant come back to the next meeting with more information on why the cultural heritage resources are required to be moved.

Recommendation:

THAT the Heritage Markham Committee has no objection from a heritage perspective to the relocation of the two Sommerfeldt Houses to Block 'A' (Mixed Use Block) and adapted to other non-residential uses subject to the submission of a building relocation plan.

**Lost**

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the relocation of the two Sommerfeldt Houses to Block 'A' (Mixed Use Block) **if used for residential use.**

**Lost**

Recommendation:

THAT the Item 4.1 Plan of Subdivision and Zoning By-Law Amendment, Incorporation of Cultural Heritage Resources in New Subdivision, Sommerfeldt Houses, 10379, and 10411 Kennedy Road be deferred to the April 14, 2021 Heritage Markham Committee meeting.

**Carried**

## 5. PART THREE - CONSENT

### 5.1 HERITAGE PERMIT APPLICATIONS

#### DELEGATED APPROVAL

#### HERITAGE PERMITS APPROVED BY HERITAGE SECTION STAFF

#### VARLEY VILLAGE AREA, UHCD

#### 12 WISMER PLACE, HERITAGE ESTATES

#### 109 MAIN ST. UHCD

**15 COLBORNE STREET, THCD  
193 MAIN ST. UHCD (16.11)**

FILE NUMBERS:

- HE 21 105477
- HE 21 105888
- HE 21 105887
- HE 21 106738
- HE 21 106735

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  
298 MAIN ST. U.  
7711 YONGE ST.  
7681 YONGE ST.  
7651 9TH LINE  
16 COLBORNE ST. (16.11)**

FILE NUMBERS:

- HP 21 102564
- AL 21 105542
- NH 20 135131
- AL 20 115331
- HP 102416

Extracts:

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

Peter Wokral, Senior Heritage Planner agreed to contact the Yonge Street property owners and remind them that they have to apply for a sign permit prior to putting up their signs.

Recommendation:

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

**Carried**

**5.3 SITE PLAN CONTROL APPLICATION**

**PROPOSED REAR ADDITION**

**29 JERMAN STREET**

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

**FILE NUMBER:**

SPC 20 132562

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed design of the one storey rear addition to 29 Jerman Street and the proposed net floor area ratio of 50% and the maximum, building depth of 18.9m, 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 including the standard conditions regarding windows, materials, colours etc.

**Carried**

## 6. PART FOUR - REGULAR

### 6.1 SITE PLAN CONTROL APPLICATION

#### **PROPOSED TWO STOREY ADDITION AND ATTACHED GARAGE 1 PETER ST.**

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

FILE NUMBER:

SPC 21 108254

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner presented the staff memorandum regarding the proposal to add a two storey addition and an attached garage to 1 Peter Street, Markham Village Conservation District. Staff supports the proposal.

In response to an inquiry from the Committee, Peter Wokral advised that one tree will be removed from the property. The City's Urban Design Department has approved the removal of the tree, and the Applicant will be required to provide compensation for the removal of the tree.

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed two storey addition and detached garage at 1 Peter Street or the variances to the development standards of the By-law identified by the architect requesting a maximum net floor area ratio of 50% and minimum rear yard setback of 13.0 ft.;

THAT final review of the Site Plan Control application and any future Committee of Adjustment application to approve the design of the proposed addition be delegated to Heritage Section staff;

THAT the owner enter into a site plan agreement with the City containing the standard conditions regarding materials, colours, windows, etc.

**Carried**

## 6.2 SITE PLAN CONTROL APPLICATION

### PROPOSED NEW DETACHED DWELLING

#### 20 PRINCESS STREET

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

FILE NUMBER:

SPC 21 105246

Extracts:

R.Hutcheson, Manager, Heritage Planning

F. Hémon-Morneau, Development Technician

Francois F. Hémon-Morneau, Development Technician presented the staff memorandum for a proposed new dwelling on 20 Princess Street in the Markham Village Conservation District. Staff have no objection to the demolition of the existing building, or to the design of the proposed dwelling on the condition the tree preservation plan is adhered to.

Joseph Campitelli, Consultant, representing the landowners advised that 7 trees are required to be removed from the property to build the new dwelling. In compensation for the removal of the trees, the landowner is required to plant 16 new trees on the property. The Toronto Region and Conservation Area has reviewed and approved the plans for the new dwelling. The larger windows will be reviewed by the City's Urban Design Staff, who will consider the City's Bird Friendly Guidelines when providing their feedback. The streetscape was displayed to the Committee.

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the demolition of the existing heritage building;

THAT Heritage Markham recommends that revisions be made to the building footprint to address the tree preservation issues identified by Urban Design Section;

THAT Heritage Markham has no objection from a heritage perspective to the architectural design of the proposed dwelling subject to revisions being made to address the preservation of existing vegetation as recommended by the City's Urban Design Section.

**Carried**

### 6.3 SITE PLAN CONTROL AND VARIANCE APPLICATION

**PROPOSED TWO STOREY ADDITION TO AN EXISTING HERITAGE DWELLING AND DETACHED 2-CAR GARAGE WITH LOFT  
14 GEORGE ST.  
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)**

FILE NUMBERS:

- SPC 21 104346
- A/021/21

Extracts:

R.Hutcheson, Manager, Heritage Planning

Peter Wokral, Senior Heritage Planner presented the staff memorandum on the proposed two-storey addition and detached 2-car garage with loft at 14 George Street, Markham Village Conservation District. The proposed addition is a scaled down version of the previously proposed addition for this property. Staff are no longer concerned about the proposed building depth of the addition to the house, as the neighbours house has since been renovated and is of a similar building depth to the that proposed on the subject property.

Staff did not request a streetscape elevation as the neighbouring full two storey homes are higher than the proposed 1-1/2 storey addition.

Committee provide the following feedback on the proposed addition and detached garage:

- Suggested the net floor area still needs to be scaled down;
- Asked if any trees will be removed;
- Asked if the parking pad will be removed;
- Supported as long as the windows are retained on the north and south elevations of the heritage portion of the house (as recommended by staff).

In response to inquires from the Committee, Russ Gregory, representing the landowners provided an overview of the previous proposal for the house, and confirmed that the space over the garage will be used for storage. In order to complete the addition, one small tree is required to be removed from the property. The parking pad will also be removed and replaced with landscaping, as it will no longer be required. The detached garage takes up a lot of the net floor area. The

landowners want the detached garage so that it blocks their view of commercial properties on Main Street Markham, which they are hoping will provide them with more privacy.

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed relocation of the existing heritage building, the new foundation, the removal of the existing rear tail addition and the new addition to 14 George St., the detached garage/accessory building and the requested variances, subject to the following revisions being made to the proposed design:

- That original existing two over two windows on the north and south elevations of the heritage portion of the house are retained and labelled on the drawings as existing and that clarification be provided as to why the existing windows on the south portion of the original house need to be removed;
- That the plans are properly labelled to indicate the original features to be retained and to identify the materials that will be used on all other elevations;
- That the design of the veranda be based on local historic examples of verandas of the same period as the construction of the house;
- That larger window treatments comply with bird friendly guidelines;
- That applicant provide an updated arbourist report and that the large Walnut tree located on the property to the north be retained and preserved through whatever measures necessary as recommended by a certified arbourist;
- That the existing parking pad in the front yard be replaced with soft landscaping and indicated on the site plan;
- That the front yard indicate the planting of two native, high branching, deciduous, trees.

THAT Heritage Markham recommends that final review of the site plan control and variance applications be delegated to Heritage Section staff provided there are no significant deviations from the plans reviewed by the Committee;

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

**Carried**

**6.4 SITEPLAN CONTROL APPLICATION PROPOSED 2 STOREY  
ADDITION AND ATTACHED GARAGE 29 JOSEPH  
STREET, MARKHAM VILLAGE HERITAGE CONSERVATION  
DISTRICT SPC 21 104233 (16.11)**

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner presented the staff memorandum on the proposed 2 storey addition and attached garage, 29 John Street, Markham Village Heritage Conservation District.

The Committee supported the staff recommendation, but requested that if there are any variances that the proposal be brought back to the Committee for its feedback.

Recommendation:

THAT Heritage Markham has no objection to the demolition of the existing one storey attached garage at 29 Joseph Street;

THAT Heritage Markham has no objection to the proposed addition and attached garage to the semi-detached dwelling at 29 Joseph Street subject to the east facing hipped roof being revised to a gable roof, and the proposed windows being more historically authentic in proportion and pane divisions;

THAT final review of any development application in support of the proposed design be delegated to Heritage Section staff provided that the above revisions are made;

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

**Carried**

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

**7.1 AWARDS**

**ONTARIO VOLUNTEER SERVICE AWARDS  
MINISTRY OF HERITAGE, SPORT, TOURISM AND CULTURE  
INDUSTRIES (16.11)**

Extracts: R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson advised that municipalities can nominate volunteers that have served a minimum of five consecutive years for the Ministry of Heritage, Sport, Tourism and Culture Industries Ontario Volunteer Service Awards.

Committee supported the nomination of David Nesbitt, Anthony Farr, Graham Dewar, Evelin Ellison, and Ken Davis for the award. All have served five or more consecutive years on the Heritage Markham Committee.

Councillor Keith Irish, Chair thanked all five members for their service and for contributions to the Heritage Markham Committee.

Recommendation:

THAT Heritage Markham receive the information on the Ontario Volunteer Service Awards and that the following Heritage Markham citizen members be nominated for the 5 years of continuous service award:

David Nesbitt – 9 years

Anthony Farr – 7 years

Graham Dewar – 7 years

Evelin Ellison – 5.5 years

Ken Davis – 5 years

**8. PART SIX - NEW BUSINESS**

a. Heritage Agendas

In response to a suggestion from a Committee Member, the Clerk advised that the technology being use to create the agenda does not permit for the agenda item no. to be included on the supporting documentation.

b. 12 Romona Boulevard

Councillor Karen Rea reported that the severance and minor variance request for 12 Roman Boulevard were deferred by the Committee of Adjustment.

c. Heritage Cultural Resources Orientation

Graham Dewar noted that the Heritage Markham Committee needs to carefully consider the orientation of the cultural heritage resources in regards to the street planning to ensure the essence of the house is not destroyed.

d. Round Table

The following feedback was provided as part of a round table discussion:

Terms of Reference – Regan Hutcheson, Manager of Heritage Planning advised that the new Heritage Markham Committee Terms of Reference and By-Law were approved by Council at its March 9 Council meeting without comment.

Deputations – Evelin Ellison noted that she prefers that deputations be heard after staff present their item.

**9. ADJOURNMENT**

The Heritage Markham Committee adjourned at 9:24 PM.