



Heritage Markham Committee Minutes

Meeting Number: 5
May 14, 2025, 7:00 PM
Electronic Meeting

Members	Councillor Karen Rea, Chair	Steve Lusk
	Councillor Reid McAlpine	Tejinder Sidhu
	Councillor Keith Irish	Kugan Subramaniam
	Ron Blake	Lake Trevelyan
	David Butterworth	Vanda Vicars
	Richard Huang	Elizabeth Wimmer
	Victor Huang	
Staff	Regan Hutcheson, Manager, Heritage Planning	Laura Gold, Council/Committee Coordinator
	Evan Manning, Senior Heritage Planner	Barton Leung, Senior Planner
	Jennifer Evans, Legislative Coordinator	Stephen Corr, Senior Planner

1. CALL TO ORDER

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

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business from Committee Members

Recommendation:

That the May14, 2025 Heritage Markham Committee agenda be approved.

Carried

3.2 MINUTES OF THE APRIL 9, 2025 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on April 9, 2025, be received and adopted.

Carried

4. PART TWO – DEPUTATIONS

There were no deputations

5. PART THREE - CONSENT

5.1 MINOR HERITAGE PERMIT APPLICATIONS

DELEGATED APPROVALS BY HERITAGE SECTION STAFF

1 GEORGE STREET, MARKHAM VILLAGE; 12 DRYDEN COURT, MARKHAM VILLAGE; 2 AILEEN LEWIS COURT, MARKHAM HERITAGE ESTATES (16.11)

File Numbers:

25 114207 HE

25 116979 HE

25 117460 HE

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

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

Carried

5.2 BUILDING AND SIGN PERMIT APPLICATIONS

DELEGATED APPROVALS BY HERITAGE SECTION STAFF

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

File Numbers:

SP 25 114472

SP 24 187756

SP 25 115482

SP 25 113674

SP 24 175220

SP 23 149727

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

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

Carried

5.3 UPPER MARKHAM VILLAGE SECONDARY PLAN

OFFICIAL PLAN AMENDMENT APPLICATION

5616 MAJOR MACKENZIE DRIVE EAST (16.11)

File Number:

24 200026 PLAN

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

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

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

Carried

5.4 PROPOSED CHANGES TO THE ONTARIO HERITAGE ACT

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

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Mark Head, Manager, Natural Heritage

Recommendation:

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

And That Heritage Markham recommends:

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

Carried

5.5 THE LIEUTENANT GOVERNOR'S ONTARIO HERITAGE AWARDS

ONTARIO HERITAGE TRUST (OHT)

THOMAS SYMONS AWARD FOR COMMITMENT TO CONSERVATION FOR 2024

REGAN HUTCHESON (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

The Committee congratulated Regan Hutcheson, Manager, Heritage Planning, for winning the prestigious 2024 Thomas Symons Award for his commitment to conservation.

Mr. Hutcheson expressed gratitude to the City for nominating him for the award and thanked Staff and Members of Council for their continued support of heritage conservation in Markham.

Recommendation:

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

Carried

5.6 ONTARIO HERITAGE CONFERENCE 2025

ATTENDANCE BY KUGAN SUBRAMANIAM (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

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

Carried

6. PART FOUR - REGULAR

6.1 OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENTS APPLICATION

4261 HIGHWAY 7 EAST (16.11)

File Number:
25 110915 PLAN

Extracts:
R. Hutcheson, Manager, Heritage Planning
E. Manning, Senior Heritage Planner

Evan Manning, Senior Planner, introduced the Official Plan Amendment & Zoning By-Law Amendments Application for 4261 Highway 7 East which is adjacent to the Unionville Heritage Conservation District boundary.

Barton Leung, Senior Planner for the Central District, was in attendance to respond to questions from the Committee on the proposal. Mr. Leung advised that the Statutory Development Services Public Meeting for this application is scheduled to be held on May 20, 2025.

The Committee provided the following feedback on the Official Plan Amendment and Zoning By-Law Amendments Applications:

Heritage Impact

- The proposed height lacks the appropriate transition to the adjacent Unionville Heritage Conservation District.
- The proposal does not respect the adjacent Unionville Heritage Conservation District.
- Stronger policies are needed to restrict building heights near heritage districts to protect their character and integrity.

Urban Planning & Precedent

- The proposal should follow the height envisioned in the draft Markham Secondary Plan which contemplates a step-down in building height along Highway 7 from Warden Avenue eastwards.
- The proposal should transition downward in height from the recently approved adjacent-8 story building.
- The previously approved Union Villa (12 stories) was mentioned as an exception to the desired height transition due it being an affordable seniors' residence.

Planning Process Concerns

- Noted the need to have a clear and consistent position among Planning and Heritage staff due to the possibility of the application being appealed to the Ontario Land Tribunal.
- Other concerns included possible shadow, environmental, and traffic impacts.

Policy and Legal Framework

- The 2014 Official Plan definition of *adjacent* as a 60-meter buffer (the distance from a protected heritage property/district that triggers heritage review) was discussed.
- That proposed amendments by the Province may remove the requirement for certain planning studies (e.g. shadow and wind studies) that potentially weaken heritage protections.

Most of the Committee Members expressed strong opposition to the proposal due to its height, scale and massing relative to the low-rise character of the Unionville Heritage Conservation District.

Recommendation:

The Heritage Committee does not support the proposed development due to a lack of appropriate transition to the adjacent heritage Conservation District, particularly with respect to height, massing and design.

Carried

6.2 MINOR HERITAGE PERMIT APPLICATION (PENDING)

10 WASHINGTON STREET, MARKHAM VILLAGE (16.11)

File Number:

Pending

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Planner, introduced the item which concerned the unauthorized application of stone veneer to the existing building.

Staff recommend that Council deny a potential future Heritage Permit application for the application of the stone veneer given its adverse impact on the heritage character of a significant building within the Markham Village Heritage Conservation District.

The contractor (Matt Nicholson) retained by the property owner was in attendance and explained that the stone veneer was added to address the “poor” condition of the underlying brick masonry including water infiltration, spalling, displaced bricks and windowsill deterioration. Pictures of the damaged brickwork were provided to Staff during the meeting.

The Committee expressed the following concerns regarding the work undertaken and any future Minor Heritage Permit Application for 10 Washington Street, Markham Village:

- The owner knowingly altered the heritage building without a permit.
- That the stone veneer will dramatically and negatively change the appearance of the heritage building.
- That the Applicant did not consult with Staff prior to proceeding with the work.
- That the deterioration of the brick was not a sufficient reason to alter the heritage building without a permit.
- The extent of the damage caused to the heritage building by attaching the stone veneer.
- That better options could have been considered, such as brick replacement, repointing, or restoration.

The Committee suggested that the Applicant be ordered to remove the stone veneer and that the underlying brick be repaired or replaced in a manner in keeping with the heritage character of the dwelling.

Recommendation:

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

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

And that owner and/or their contractor provide options to staff regarding the repair/restoration of the masonry.

Carried

6.3 MINOR HERITAGE PERMIT APPLICATION

12 DRYDEN COURT, MARKHAM VILLAGE (16.11)

File Number:

25 116993 HE

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Planner, introduced the Minor Heritage Permit Application for 12 Dryden Court, Markham Village seeking approval for a metal roof. It was noted that the dwelling was not considered a heritage building in the district. The Heritage District Plan notes that where a new roof is proposed for an existing building, the style should be similar or complementary to the established roof pattern of the period.

The Committee provided the following feedback on the Minor Heritage Permit Application:

- Emphasized the durability, sustainability and weather resilience of metal roofs, noting their increasing relevance due to climate change.
- Noted the precedent of the Committee approving metal roofs for a few heritage and non-heritage properties located in Thornhill.
- Some Members felt that metal roofs can be visually appealing, and that flexibility is needed to occasionally allow for their installation.
- Other Members were concerned with the aesthetics and colour of the metal roof being proposed noting that it would clash with the architecture.
- It was noted that perhaps a certain style of metal roof could be supported.
- Staff noted that metal roofs were historically rare on dwellings in Markham but were occasionally found on ancillary buildings.

The Committee recommended approving the Minor Heritage Permit Application for a metal roof on the condition that Staff were in support of the proposed configuration and colour of the roof.

Recommendation:

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

Carried

6.4 REQUEST FOR FEEDBACK

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

File Number:

N/A

Extract:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Regan Hutcheson, Manager, Heritage Planning, introduced the item, advising that the Christian Heise House located at 2730 Elgin Mills Road East was damaged by fire and that the Tacoma Engineering Report suggests the house can be stabilized. The application was initially deferred from the April 19th Heritage Markham meeting to the May meeting, but the Applicant then requested a further deferral of the matter to the June meeting.

Staff are recommending that the house be restored to a safe and stable condition that will permit it to be relocated intact in the future. Approving this motion would not prevent reconsideration if new information became available at the June Heritage Markham meeting.

The Committee provided the following feedback on 2730 Elgin Mills Road East Post-Fire Engineering Report:

- Stressed that delaying action would further endanger the structure and reduce the possibility of preservation.
- Cited concern that delayed action could lead to irreversible damage to the Christian Heise House if neglected, noting the Clayton School House as an example of where this happened.
- Questioned if a Letter of Credit was secured to enforce action (Staff will verify).

Recommendation:

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

Carried

6.5 REVIEW OF GRANT APPLICATIONS

2025 DESIGNATED HERITAGE PROPERTY GRANT PROGRAM (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage Planning, advised that there was considerable interest in the Heritage Designated Property Program this year. Council recently increased the grant budget from \$30,000 to \$60,000, which allowed for a higher volume of requests to be accommodated. Mr. Hutcheson noted that Peter Wokral, Senior Heritage Planner, had reviewed the grant applications to ensure they met the City's eligibility requirements. Staff are recommending that ten grants detailed in the accompanying memo be approved.

The Committee supported the motion as presented by Staff.

Recommendation:

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

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

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

Carried

6.6 2025 COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM

4592 HIGHWAY 7 E., UNIONVILLE

REVIEW OF 2025 GRANT APPLICATIONS (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Regan Hutcheson, Manager, Heritage Planning, advised that one application for the 2025 Commercial Façade Improvement Grant Program was received to remove paint from the brick and restore the original windows at 4592 Highway 7. Staff recommended approving the grant for up to \$15,000. Staff are also recommending: 1) that the threshold for requiring a façade easement agreement be raised from \$5,000 to \$7,500 due to rising project costs; and 2) that historic places of worship be included under this grant program to allow them to be eligible for larger grants.

The Committee discussed the following in relation to the Commercial Façade Improvement Grant Program:

- The channels used to promote the grant program to eligible applicants and the challenge of no longer having a local newspaper to promote the program.
- That applicants can reapply for additional grants in future years but cannot apply for guaranteed multi-year funding, noting first time applicants are prioritized each year.

The Committee approved the Staff recommendation as presented.

Recommendation:

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

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

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

Carried

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

The following projects impact in some manner the heritage planning function of the City of Markham. The purpose of this summary is to keep the Heritage Markham Committee apprised of the projects' status. Staff will only provide a written update when information is available, but members may request an update on any matter.

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

7.1 MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT PLAN UPDATE (2025)

REQUEST FOR ADDITIONAL FUNDING (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage Planning, advised that Staff are requesting an additional \$37,800 in funds from the Heritage Reserve Fund to complete the Markham Village Heritage Conservation District Plan Update. The original budget is insufficient as consultant costs are now much higher. The Development Services Committee has approved the request with Council approval pending.

The Committee supported the Staff motion as presented.

Recommendation:

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

Carried

7.2 MARKHAM'S HERITAGE PROPERTY LOCATOR APPLICATION

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

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage Planning, advised that the Markham Register of Property of Cultural Heritage Value or Interest has been fully updated with new functionality including map-based searching and new combination search capability. Mr. Hutcheson acknowledged the leadership and project management provided by the City's ITS Department in undertaking this project. The new Heritage Register was displayed to the Committee.

The Committee praised the update of the Heritage Register and thanked staff.

Recommendation:

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

Carried

7.3 50TH ANNIVERSARY CELEBRATIONS

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

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Lake Trevelyan provided an update on the 50th Anniversary Celebrations. The main event will be held on November 13, 2025, at the Markham Museum in the Transportation Building. The event will likely include dinner and awards. More information will be available after the June 4th Sub-Committee meeting.

The eight panel Heritage Display is in the process of being updated by staff to highlight both commercial and residential heritage projects, new residential and commercial infill development in heritage areas, heritage projects undertaken by the City, property restorations at Markham Heritage Estates and the Heritage Markham Committee/50th Anniversary. The display will be ready for the International Museum Day event (May 18th) at the Markham Museum and the following Members agreed to volunteer at the booth: Tejinder Sidhu, Councillor Karen Rea, Lake Trevelyan, and Elizabeth Wimmer.

Recommendation:

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

Carried

7.4 SPECIAL EVENT

DOORS OPEN MARKHAM 2025 (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage Planning advised that the Doors Open Markham 2025 theme is “Markham Learning Landscape” focusing on educational facilities from the past and present. The event will be held on Saturday, September 20, 2025. Volunteers are needed for the day. Several Committee Members committed to helping on the day of the event, including Councillor Irish, Vanda Vicars, Kugan Subramaniam, Ron Blake, and Councillor Rea (Markham Village Train Station).

Recommendation:

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

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

- Councillor Keith Irish

- Vanda Vicars
- Kugan Subramaniam
- Ron Blake
- Councillor Karen Rea (Markham Village Train Station)

Carried

7.5 HERITAGE MARKHAM AWARDS OF EXCELLENCE 2025 (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage Planning, advised that the Heritage Markham Awards of Excellence will return in 2025 as part of the 50th Anniversary Celebrations. The last time the award program was run was in 2017. Nominations are being accepted for eligible heritage projects completed between 2017 and 2025. The submission deadline is July 1st with the possibility of being extended to July 15th due to a possible postal strike. Award categories include restoration (corporate and residential), preservation in new developments, complementary infill development (additions and new buildings), education and individual contributions (not all categories need to be awarded). Committee Members and the public are encouraged to submit projects for consideration. Staff will prepare a list of eligible projects and circulate it to the Committee for its review and selection of winners. The Committee will need to finalize the award recipients by September.

Recommendation:

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

Carried

8. PART SIX - NEW BUSINESS

There was no new business.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 9:11 PM.