



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: July 9, 2025

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

Files: N/A

Background

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

Purpose

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

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

Status of the Project

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

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

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

Project Milestones and Deliverables

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

Seeking Input

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

Suggested Recommendation for Heritage Markham

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

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

Appendix ‘A’

Staff Issues to be Addressed

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

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