



Heritage Markham Committee Minutes

Meeting Number: 4
April 9, 2025, 7:00 PM
Electronic Meeting

Members	Councillor Reid McAlpine Councillor Karen Rea, Chair Councillor Keith Irish Ron Blake David Butterworth Richard Huang	Victor Huang Tejinder Sidhu Kugan Subramaniam Lake Trevelyan Vanda Vicars
Regrets	Steve Lusk	
Staff	Regan Hutcheson, Manager, Heritage Planning Peter Wokral, Senior Heritage Planner Evan Manning, Senior Heritage Planner	Rajeeth Arulanantham, Election & Committee Coordinator Jennifer Evans, Legislative Coordinator

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

That the April 9, 2025 Heritage Markham Committee agenda be approved.

Carried

3.2 MINUTES OF THE MARCH 12, 2025 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

See attached material.

That the minutes of the Heritage Markham Committee meeting held on March 12, 2025 be received and adopted.

Carried

4. PART TWO - DEPUTATIONS

There were no deputations.

5. PART THREE - CONSENT

5.1 COMMITTEE OF ADJUSTMENT APPLICATIONS

**DELEGATED APPROVALS BY HERITAGE SECTION STAFF
22 PARADISE AVENUE, MARKHAM VILLAGE; 9392 KENNEDY
ROAD, PART IV (16.11)**

File Numbers:

A/022/25

A/008/25

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham receive the information on Committee of Adjustment applications reviewed by Heritage Section staff on behalf of Heritage Markham under the delegated approval process.

Carried

5.2 BUILDING AND SIGN PERMIT APPLICATIONS

**DELEGATED APPROVALS BY HERITAGE SECTION STAFF
5560 14th Ave.; 61 Main St. N.; 75 Main St. N. (16.11)**

File Numbers:

AL 25 111507

SP 24 200253

SP 24 178401

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 MAJOR HERITAGE PERMIT APPLICATION

PROPOSED ENCLOSURE OF THE REAR PORCH

151 MAIN STREET, UNIONVILLE ("SAMUEL EAKIN HOUSE") (16.11)

File Number:

HE 25 111194

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed enclosure of the rear porch as detailed in the Major Heritage Permit application submitted for 151 Main Street.

Carried

6. PART FOUR - REGULAR

6.1 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

PROPOSED 2-STOREY REAR ADDITION AND SUNROOM

**293 MAIN STREET NORTH, MARKHAM VILLAGE HERITAGE
CONSERVATION DISTRICT (16.11)**

File Numbers:

MNV 24 195830

A/125/24

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, introduced the item as a variance application submitted to the Committee of Adjustment for 293 Main Street North, located within the Markham Village Heritage Conservation District. Mr. Wokral advised that the application proposes construction of a second-storey addition to the existing house, which would include a sunroom that provides shelter for car parking below.

Mr. Wokral outlined the variances required for the proposed addition, as detailed in the Staff memo, and noted the following: Heritage Section staff have no objections to the requested variances and recommends that the future Major Heritage Permit application be delegated to staff to address items such as conformity with bird-friendly design guidelines and modifications to the proposed glass railing.

The Committee made the following comments:

- Requested clarification regarding the design checklist (page 9), which notes that “paint colour has not yet been determined but will be reviewed and approved by the City.” The Committee asked whether this review would be handled by Heritage Section staff or if this will return to Heritage Markham Committee for approval. Staff confirmed that the paint colour will be reviewed and approved by Heritage Section staff, as it is recommended that review of the future Major Heritage Permit application be delegated to Staff.
- Inquired whether the applicant is proposing to pave additional area in the rear yard. Staff clarified that the area is already paved, and that the sunroom will be constructed above the existing pavement, providing shelter for the parking space underneath.

Recommendation:

THAT Heritage Markham has no objection to the requested variances from a heritage perspective to permit the construction of the proposed rear addition and sunroom at 293 Main Street North and delegates review of the future Major Heritage Permit application to the Heritage Section Staff, provided the proposed glass railing of the rear balcony is revised to a traditional wood or simple metal railing.

Carried

6.2 MAJOR HERITAGE PERMIT APPLICATION

PROPOSED RELOCATION AND RESTORATION OF THE SOMMERFELDT HOMESTEAD 10379 KENNEDY ROAD (16.11)

File Number:

HE 25 111626

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, introduced the item as one of two Major Heritage Permit Applications related to the Sommerfeldt Homes, and that this item concerns the restoration and relocation of the Sommerfeldt Homestead, located at 10379 Kennedy Road.

Mr. Wokral noted that the Heritage Markham Committee had previously reviewed the Draft Plan of Subdivision application for the property and supported the proposed relocation. Staff are now in receipt of the permit application for stabilization and restoration work required for the relocation of the dwelling (phase 1) and restoration work once the property has been relocated to its final site (phase 2).

Mr. Wokral advised that Staff have reviewed the detailed Conservation Plan submitted as part of the Major Heritage Permit application, and a summary of the proposed work is included in the Staff memorandum. Mr. Wokral also highlighted that the dwelling, is a solid brick house, which is currently covered in stucco. Heritage Section Staff prefer that the stucco be removed to restore the building to its original appearance, however this may not be feasible depending on how the stucco was applied. Staff would like to explore the feasibility of stucco removal and recommend that the Heritage Committee delegate approval of the application to Staff to determine whether the removal is feasible.

The Committee made the following comments:

- Requested clarification on the final location of the heritage building. Staff advised that the building will be placed along a window street facing Kennedy Road, maintaining the same orientation to Kennedy Road within the proposed development.

- Inquired about the process of stucco removal, including the associated costs, alternative options for the property owner, and to ensure that tests are done so that removal does not adversely impact the underlying masonry.

Mr. Wokral responded by clarifying the stucco removal process and noting that the successful removal of the stucco depends on how the stucco was originally installed. He explained that removing the stucco may result in damage to the underlying brick and mortar. As an example, Mr. Wokral referenced 4 Wismer Place in Markham Heritage Estates, where stucco was successfully removed and the before-and-after photos of that project were shared with the Committee.

Mr. Wokral advised that Staff will request that the applicant test stucco removal in a discreet location at the rear of the building to assess feasibility. Mr. Wokral further noted that since Staff are currently unaware of how the stucco was applied, delegating the final review of the application would allow Staff to make that determination based on the test results.

Recommendation:

THAT Heritage Markham encourages the applicant to explore the feasibility of the removal of the stucco treatment to expose the underlying brick of the Sommerfeldt Homestead and delegates final review of the application to the Heritage Section staff.

Carried

6.3 MAJOR HERITAGE PERMIT APPLICATION

PROPOSED RELOCATION AND RESTORATION PLAN 10411 KENNEDY ROAD ("GEORGE HENRY SOMMERFELDT SR. HOUSE") (16.11)

File Number:
HE 25 111633

Extracts:

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

Peter Wokral, Senior Heritage Planner, introduced the item as a Major Heritage Permit application for the second Sommerfeldt House at 10411 Kennedy Road, noting that the scope of the application involves the relocation and restoration of the George Henry Sommerfeldt Senior House. Mr. Wokral advised that work will

progress in two phases. Stabilization of the property prior to relocation, including the historic one-storey tail at the rear of the building, constitutes the first phase while restoration work to be completed once the house is relocated to its final site constitutes the second phase.

Mr. Wokral further noted that the applicant has proposed to convert the historic one-storey addition into a garage. However, Heritage Section staff advise that the potential damage to the historic structure would be too significant and noted that the site plan provides ample space for a detached garage elsewhere on the property. Therefore, Staff recommend that the Heritage Markham Committee delegate authority to Heritage Section staff to work with the applicant for an appropriate detached garage/accessory building.

The Committee made the following comments:

- Requested clarification on whether the application includes approval for a front veranda, and whether the house originally had a veranda. Staff confirmed that a veranda is included in the proposed second phase of work. Staff also noted that house did originally have a veranda as the veranda scar is clearly visible, and that the original veranda had been removed many years ago based on archival photographs.

Recommendation:

THAT Heritage Markham supports the Major Heritage Permit application for the George Henry Sommerfeldt Sr. House at 10411 Kennedy Road and delegates final review of any heritage/development application required provided that the plans are revised to not convert the historic 1-storey wing into a garage and suggest that the site plan is revised to propose an appropriate detached garage/accessory building.

Carried

6.4 COMMITTEE OF ADJUSTMENT APPLICATION

7726 NINTH LINE ("TOMLINSON WORKERS' COTTAGE") (16.11)

File Number:

A/158/24

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, introduced this item as related to a Minor Variance Application for the removal and replacement of the Tomlinson Workers' Cottage at 7726 Ninth Line, located in the hamlet of Box Grove. Mr. Manning advised that the application contemplates the removal of the existing modified 19th century dwelling and its replacement with a new two-storey dwelling. Mr. Manning also noted that since the property is listed on the Heritage Register but is not contained within a Heritage Conservation District, Staff are only providing comments on the proposed demolition and not the requested variances.

Staff evaluated the property against the criteria contained within Ontario Regulation 9/06 to determine its cultural heritage significance and find that while it has some contextual value, Staff are of the opinion that it does not meet the requisite number of criteria to warrant designation. Staff, therefore, recommend that the Heritage Markham Committee does not object to the demolition of the dwelling and its removal from the Heritage Register.

The Committee made the following comments:

- Requested clarification on the heritage status of nearby properties within Box Grove.
- Noted that the property does not look like a heritage building and inquired if there are any archival photos of the building.
- Inquired if a future development application would also be reviewed by Heritage Section Staff given that the property is not contained within a Heritage Conservation District.

Mr. Manning responded to questions from the Committee confirming that there was one property on 9th Line and one property on 14th Avenue where Council did not issue a Notice of Intention to Designation (NOID) and advised that there are several other properties nearby that are protected under the Part IV of the Ontario Heritage Act. Mr. Manning also noted that the property is considered “adjacent” to a number of designated properties and that the Official Plan has policies that allow for Staff review of development applications on properties considered “adjacent” to designated properties to ensure there are no adverse impacts (“adjacent” in this context is defined as 60m in the Official Plan). Staff have used this policy to work with the applicant to improve the design of the proposed dwelling.

Recommendations:

THAT Heritage Markham does not consider 7726 Ninth Line as a significant cultural heritage resource and does not object to the future demolition of the existing dwelling.

AND THAT Heritage Markham has no comment on the requested variances.

Carried

6.5 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

PROPOSED SECOND STOREY ADDITION AND PORCH EXPANSION 117 ROBINSON STREET, MARKHAM VILLAGE (16.11)

File Number:

A/015/25

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, introduced the item as a Committee of Adjustment Variance Application for 117 Robinson Street. Mr. Manning advised that the variance for front yard setback reflects an existing condition while the variance for porch encroachment is required as the porch is proposed in what is considered the property's "side yard" in the Zoning By-law. Mr. Manning noted that Heritage Section staff have no objection to the variances from a heritage perspective, and noted that this application will return to the Heritage Markham Committee following the future submission of a Major Heritage Permit application.

Shane Gregory, representing the owner, was in attendance to respond to any comments or questions from the Committee.

The Committee made the following comments:

- Requested to see current and proposed images of this application when it returns to the Committee for approval of the design elements (Major Heritage Permit).

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed variances for front yard setback and porch depth at 117 Robinson Street.

Carried

6.6 EDUCATION/TRAINING

ONTARIO HERITAGE CONFERENCE 2025 JUNE 19-21, 2025 AT PICTON, ON (PRINCE EDWARD COUNTY) (16.11)

File Number:

N/A

Extract:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager of Heritage Planning, introduced this item as an information memo regarding the upcoming 2025 Ontario Heritage Conference in Picton, Ontario. Mr. Hutcheson noted that the Heritage Markham Committee has a training budget of \$2000 for anyone interested in registering, and that the early-bird registration deadline is on April 30th. Members of Committee were advised to contact Mr. Hutcheson if they are interested in attending the conference.

The Committee was also advised that accommodation opportunities were limited and costs can be expensive in Prince Edward County, and if interested in attending the conference, securing accommodation as soon as possible was suggested.

Recommendation:

THAT Heritage Markham receive as information the memo on the 2025 Ontario Heritage Conference.

Carried

6.7 REQUEST FOR FEEDBACK

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

File Number:

N/A

Extract:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Regan Hutcheson, Manager of Heritage Planning, introduced this item as related to an engineering report for the "Christian Heise House" located at 2730 Elgin Mills Road prepared following significant fire damage to the property on February 9, 2025. Mr. Hutcheson advised the Committee that the applicant had

reached out to Staff requesting a two-month deferral of the item in order to conduct further structural assessment. Staff are recommending that the Heritage Markham Committee defer the item until the next Heritage Markham Committee meeting on May 14th, 2025.

The Committee made the following comments on the deferral of the item:

- Requested clarification on whether the motion to defer the item needs to include the consideration of costs for addressing and remediating the structural issues.
- Requested clarification on whether the property was insured.

Mr. Hutcheson clarified that it would be beneficial to have the owner include the appropriate costs along with the strategy to address or remediate the property but this would not be the basis for the Heritage Markham Committee to consider retaining or demolishing the property. Mr. Hutcheson also advised that the detailing of costs would help determine how any identified issues were costed and the method of calculation. Staff are unaware if the property was insured or not.

Recommendation:

THAT consideration of the condition of the fire-damaged dwelling at 2730 Elgin Mills Road be deferred for one month and the owner advised that if further assessment is to be undertaken, it not only considers the dwelling's structural condition but also how any structural issues could be addressed/remedied to retain the house and any associated order of magnitude costs.

Carried

Committee did not vote on the following recommendation:

Recommendation:

THAT from a heritage perspective, Heritage Markham recommends that the owner of the Chrisitan 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 approved Plan of Subdivision application.

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

Update to Markham Village Heritage Conservation District Plan (2024-2025)

Regan Hutcheson, Manager of Heritage Planning, provided a status update on the Markham Village Heritage Conservation District Plan Update, noting that it is currently going through the Request for Proposal (RFP) stage. Staff are in receipt of a number of responses and are currently evaluating the submissions and hope to advance the project shortly.

Unionville Streetscape Detailed Design Project (2024-2025)

Councillor Reid McAlpine provided an update on the Main Street Unionville Streetscape Project, advising that construction began this week with no through traffic permitted on Main Street, though the area remains open to pedestrians. Councillor McAlpine encouraged Heritage Markham Committee members to continue patronizing the local businesses.

The Committee suggested that additional signs indicating parking locations, particularly for traffic coming from the west, should be posted. The Committee noted that signs indicating “businesses are open” may not be sufficient to encourage people to visit Main Street. The Committee also inquired if there are any current parking restrictions or access limitations related to Main Street. Committee members were encouraged to spread the word, and Councillor Rea, the Chair, advised that messaging will be included in the Heritage Newsletter.

7.1 SPECIAL EVENTS

50th ANNIVERSARY CELEBRATIONS

SUB-COMMITTEE NOTES FROM MARCH 20 (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Lake Trevelyan, Chair of the 50th Anniversary Sub-Committee, provided an update on event planning as discussed during the March 20th Sub-Committee meeting. Mr. Trevelyan advised that planning of the events is progressing well and that more updates will be provided to the Heritage Markham Committee after their next meeting. Mr. Trevelyan also noted that the next decision would be determining the event budget and available funds.

Councillor Karen Rea, the Chair, mentioned that a possible refreshment sponsorship has been secured for the event. The Committee also requested that the event dates listed in the memorandum be opened to the entire group for volunteer opportunities.

Recommendation:

THAT Heritage Markham Committee receive as information the 50th Anniversary Sub-Committee Notes from March 20, 2025.

Carried

8. PART SIX - NEW BUSINESS

There was no new business.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 7:54PM.