



Heritage Markham Committee Minutes

Meeting Number: 7
July 9, 2025, 7:00 PM
Electronic Meeting

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

1. CALL TO ORDER

Councillor Karen Rea, Chair, convened the meeting at 7:03 PM by asking for any disclosures of 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 July 9, 2025 Heritage Markham Committee agenda be approved.

Carried

3.2 MINUTES OF THE JUNE 11, 2025 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

See attached material.

That the minutes of the Heritage Markham Committee meeting held on June 11, 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
188 MAIN STREET, UNIONVILLE; 5 EUCLID STREET, UNIONVILLE;
101 TOWN CENTRE BLVD.; 2 AILEEN LEWIS COURT (16.11)**

File Numbers:

25 121780 HE

25 122496 HE

25 123878 HE

25 124779 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 APPLICATION

**DELEGATED APPROVALS BY HERITAGE SECTION STAFF
4340 HWY 7 E.; 9350 MARKHAM ROAD; 7681 YONGE ST. (16.11)**

File Numbers:

SP 25 123345

NH 25 123369

SP 25 115571

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 COMMITTEE OF ADJUSTMENT APPLICATIONS

**DELEGATED APPROVALS BY HERITAGE SECTION STAFF
84 MARKHAM VETERANS STREET; 3 ALEXANDER DONALDSON
STREET; 4277 FOURTEENTH AVENUE (16.11)**

File Numbers:

A/071/25

A/072/25

Pending

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

5.4 HERITAGE HELPING HOUSING 2025

**PROPOSED HERITAGE BUILDING GRANT FOR HOUSING
ARCHITECTURAL CONSERVANCY OF ONTARIO (ACO) INITIATIVE
(16.11)**

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

That Heritage Markham supports the creation of a Heritage Building Grant for Housing as advocated by the Architectural Conservancy of Ontario (ACO) and recommends Markham Council support the ACO initiative.

Carried

6. PART FOUR - REGULAR

6.1 REQUEST FOR FEEDBACK

193 MAIN ST., UNIONVILLE

PROPOSED ALTERATIONS TO AN EXISTING HERITAGE BUILDING AND PROPOSED COMMERCIAL INFILL BUILDING (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, introduced the item as a request for feedback on a proposal for intensification on the east side of Main Street Unionville at 193 Main Street. The Owners of 189 and 193 Main Street Unionville proposes to expand the use of the properties in order to accommodate a retail space for a Starbucks franchise on the first floor and the second floor will be used as both additional dining space for the Unionville Arms and office spaces. Mr. Wokral advised that the Applicant intends to demolish the one storey portion on 189 Main Street (also known as "The Side Arms") and replace it with a new 2-storey building that would connect to the existing historic building on 193 Main Street.

Mr. Wokral advised that the building is also regulated by the TRCA (Toronto Region Conservation Authority) which significantly limits the ability to add an addition in the back and that the TRCA only supports modest additions not going beyond established line of buildings that are currently there due to environmental sensitive lands that are prone to flooding.

Heritage Section Staff have no objections to proposal of the proposed 2-storey infill commercial building intended to replace the “Side Arms” given the limitation to the TRCA but noted changes to the plan and enhanced restoration of the building at 193 Main Street.

Russ Gregory, representing the applicant, was in attendance to answer any questions from Committee.

The Committee made the following comments:

- Commended the applicant for the overall design but raised concerns regarding the visual impact of the blue colour proposed on the north side of the building and the prominence of the roof. Mr. Gregory noted that the north elevation should remain white to reflect the existing heritage building. The Committee also raised concerns about whether the colour shown in the conceptual rendering is an appropriate heritage colour and requested that staff work with the applicant to select an appropriate building and roof colour.
- Inquired about delivery arrangements for Starbucks. Mr. Gregory confirmed that there would be no rear access due to TRCA regulations and that all deliveries would take place at the front of the building. It was also clarified that the TRCA does not permit basement entrances or exits because the area lies below the regional flood line, and no rear parking will be allowed.
- Observed that the rear addition appears to extend down the side slope and asked about TRCA’s feedback on this aspect. Mr. Gregory stated that the TRCA is generally supportive of the proposal; however, no formal permit application has been submitted yet as additional studies may still be required.
- Asked how visitors would access the building from the rear parking area. Mr. Gregory indicated that a staircase located next to Unionville Arms would provide access to Main Street. Mr. Gregory mentioned that there are ongoing discussions with the TRCA regarding parking. While the applicant is currently seeking approval for the building with the TRCA, there are plans to return to the TRCA at a later stage to pursue parking approvals. It was noted that a zoning variance for no parking may be necessary, which is common for developments along Main Street Unionville.

- Expressed support for the project in principle, highlighting the area's need for additional retail space and the development's potential to accommodate a variety of future tenants.
- Suggested the installation of a "Markham Remembered" plaque to recognize the site's historical significance as a former garage that once housed the Unionville's first Model T fire truck.
- Supported simplifying the roofline by removing "jogs" in the wall and expressed a preference for a gable roof instead of a hip roof. The Committee requested a more unified architectural design to better connect the new construction with both the rear of the building and the surrounding context. It was noted that the front façade is currently too prominent and should be more consistent with the rest of the structure.
- Referred to archival heritage photos showing a veranda roof on the front of the original commercial portion of the heritage structure. Staff agreed to explore this design feature but noted that implementing it would require consultation, as it involves encroachment on City-owned space and an encroachment agreement. The Committee encouraged the applicant to work with staff to examine this possibility further.
- Asked whether the application would be returning to the Heritage Markham Committee. Staff confirmed that it would return as part of the major heritage permit application process.

Recommendations:

That Heritage Markham has no objection to the demolition of the early 20th century 1-storey portion of the Unionville Arms known as the "Side Arms" from a heritage perspective; and,

That Heritage Markham has no objection to the proposed 2-storey infill commercial building intended to replace the "Side Arms" from a heritage perspective provided that:

- The ground floor ceiling height be raised by one foot to increase the height of the storefront windows,
- The 2nd storey window which brings light to the stairwell be enlarged to match the dimensions of the 2nd storey windows above the storefront, and,
- The building be clad in horizontal wood siding; and,
- **The colour of the roof and siding be changed; and,**

- **A Markham Remember Plaque be placed for the "Side Arms" building to recognize the site's historical significance as a former garage that once housed Unionville's first Model T fire truck; and,**
- **The roof lines be reviewed for cohesiveness along with the 2nd storey be made to look uniform; and,**

That given the limitation to building any significant additions to the rear of the existing buildings on lands regulated by the Toronto and Region Conservation Authority.

Heritage Markham has no objection to the proposed 2nd storey addition to the existing heritage building at 193 Main Street from a heritage perspective provided that:

- the 2nd storey wall be revised to a single plane with a consistent window treatment, and,
- The historic features of the existing building seen in the archival photograph be re-introduced, such as the multi-pane wooden storefront window, and louvred shutters and solid wood panelled door;

And That any future development application and heritage permit application return to Heritage Markham Committee for final review.

Carried

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

7.1 MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT PLAN UPDATE (2025)

FIRST PROGRESS REPORT (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, provided a status update on the Markham Village Heritage Conservation District (MVHCD) Plan project and noted that, after a competitive bidding process, Common Bond Collective (CBC) has been awarded the project, with Giaimo and DTAH serving as sub-consultants.

Mr. Manning advised that the MVHCD Plan Update project aims to undertake a comprehensive review of the existing policies and produce an updated plan containing policies and guidelines aligned with current best practices in heritage conservation. Mr. Manning noted that there will be a community meeting in the fall for community consultation, and that this item will come back to the Heritage Markham Committee and Council once there is a revised plan with concrete policies and guidelines. Staff anticipate the project will be completed in approximately 9 months.

The Committee made the following comments:

- Questioned the rationale for the use of consultants on this project.
- Asked whether there is any ambiguity on fencing in the MVHCD Plan that would need to be addressed through this project.
- Clarified if signage will also be part of the review of the MVHCD Plan Update project.

Staff advised that the use of consultants on this project provides valuable insights into heritage conservation across other municipalities, while Heritage Section staff provide the local context for the project. Staff are also unaware of any current concerns regarding fencing in the MVHCD Plan, but if any concerns arise through community outreach, the plan can address potential ambiguities. Staff also advised that the rules regarding signage are addressed in the signage by-law; however, the plan provides guidelines on what constitutes better signage from a heritage perspective.

Recommendations:

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 noted in Appendix 'A' as part of the issues identification stage.

Carried

7.2 HERITAGE DISTRICT NEWS - SPRING 2025 (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Evan Manning, Senior Heritage Planner, presented the Spring 2025 edition of the Heritage District News to the Heritage Markham Committee, expressing thanks to Councillor Karen Rea for leading the initiative. Mr. Manning reported that the newsletter has been well-received, with many residents praising it as a valuable resource for key information on heritage permit requirements and the City's support for heritage properties through tax rebates and grant programs.

Recommendation:

That Heritage Markham receive as information the update on the Heritage District News newsletter.

Carried

8. PART SIX - NEW BUSINESS

There was no new business.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 7:49PM.