

**Heritage Markham Committee Meeting**  
**City of Markham**  
**February 13, 2019**  
**Canada Room, Markham Civic Centre**

**Members**

David Nesbitt, Chair  
Maria Cerone  
Ken Davis  
Graham Dewar  
Evelin Ellison  
Councillor Keith Irish  
Councillor Reid McAlpine  
Councillor Karen Rea

**Regrets**

Ian Darling  
Anthony Farr  
Jennifer Peters-Morales  
Zuzana Zila

**Staff**

Regan Hutcheson, Manager, Heritage Planning  
George Duncan, Senior Heritage Planner  
Peter Wokral, Senior Heritage Planner  
Victoria Hamilton, Committee Secretary (PT)

David Nesbitt, Chair, convened the meeting at 7:22 PM by asking for any disclosures of interest with respect to items on the agenda.

**1. Approval of Agenda (16.11)**

- A) Addendum Agenda
  - 146 Main Street, Unionville Heritage Conservation District
- B) New Business from Committee Members

**Recommendation:**

That the February 13, 2019 Heritage Markham Committee agenda be approved **with the addendum item.**

CARRIED

**2. Minutes of the January 9, 2019  
Heritage Markham Committee Meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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[Minutes](#)

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on January 9, 2019 be received and adopted.

CARRIED

**3. Heritage Markham Election and Appointments,  
1. Election of Chair and Vice-Chair,  
2. Sub-Committees of Heritage Markham,  
3. Heritage Markham Representative- Other Committees (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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[Memo](#)

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee requesting nominations for the Chair and Vice Chair positions, and appointees for the sub-committees.

Recommendation:

That **Graham Dewar** is the Chair of Heritage Markham effective February 14, 2019; and,

That **Ken Davis** is the Vice Chair of Heritage Markham effective February 14, 2019; and,

That **all Heritage Markham Committee members be invited to participate in meetings** of the Architectural Review Sub-Committee; and,

That **David Nesbitt** and **Ian Darling** are the Heritage Markham representatives on the Heritage Building Evaluation Sub-Committee effective February 14, 2019, with **Graham Dewar** and **Evelin Ellison** as alternates; and,

That **Graham Dewar** is the Heritage Markham representative on the Main Street Markham Committee effective February 14, 2019; and,

That **Committee members be selected in future to be** the Heritage Markham representatives on the Doors Open Committee; and,

That as per the committee recommendation of November 14, 2018, Ken Davis is confirmed as the Heritage Markham representative on the Historic Unionville Community Vision Committee; and further,

That as per the committee recommendation of November 14, 2018, Evelin Ellison, Zuzana Zila and Jennifer Peter-Morales are confirmed as members of the Heritage Markham Awards of Excellence Sub-Committee for 2019.

CARRIED

**4. Building Permit Applications,  
9046 Woodbine Avenue, Buttonville HCD,  
10931 Victoria Square Boulevard, Victoria Square Community,  
Delegated Approvals: Building Permits (16.11)**

File Nos.: 17 172514 01 NH  
15 154973 HP

Extracts: R. Hutcheson, Manager of Heritage Planning

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[Memo](#)

Recommendation:

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

CARRIED

**5. Committee of Adjustment Application,  
175 Main Street North Markham Village Heritage Conservation District,  
Proposed Ground Sign – Home Occupation (16.11)**

File Nos.: A/05/19

Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Senior Heritage Planner

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[Memo](#)

There was a brief discussion regarding the size of the proposed signage. Staff advised that it was in line with other signs approved for the area.

Recommendation:

That Heritage Markham has no objection to the proposed front yard ground sign for 175 Main Street North provided that it complies with Section 10.0 of the City's Sign By-law; and,

That final review of the sign permit application be delegated to Heritage Section staff.

CARRIED

**6. Correspondence (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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[Correspondence](#)

Recommendation:

That the following correspondence be received as information:

- a) Community Heritage Ontario: CHO News, Winter, 2019. Emailed to Heritage Markham members. (Staff has several copies)
- b) Markham Economist Newspaper, January 25, 2019. "Markham's Big Civic Building Boom Separated by More than a Century"
- c) Markham City Clerk re: Proclamation of Heritage Week, February 18-24, 2019
- d) Society for the Preservation of Historic Thornhill: February 2019 Newsletter. Staff has full copy.

CARRIED

**7. Site Plan Control Application,  
14 Heritage Corner's Lane, Markham Heritage Estates,  
Replication of Reverend Jenkins House (16.11)**

File No.: SPC 18 259069

Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Senior Heritage Planner

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Memo

Peter Wokral, Heritage Planner, addressed the Committee and summarized the details outlined in the memo.

There was discussion regarding the requested variances, including gross floor area. Staff advised that the proposed replication house is smaller than the original house, but variances were required due to the cap on the ground floor footprint of heritage buildings with additions, regardless of lot size.

There was discussion as to whether the proposed house should be considered heritage due to the lack of original structure remaining. Staff advised that this was a unique circumstance where delays caused further deterioration of the original structure and fewer elements from the original house were salvaged than anticipated.

Staff advised that the salvaged elements were being stored off-site and that the purchase and sale agreement indicated that the proposed house would have to be enclosed and substantially completed within one year, with an anticipated project start in spring 2020.

The Committee expressed concern that future purchasers would attempt to demolish a heritage home and salvage minimal elements in order to obtain the desired land. Staff advised that the heritage house had collapsed and that a letter of credit would be secured to ensure the salvaged elements would be installed.

Recommendation:

That final review of the Site Plan application and any variance application be delegated to Heritage Section staff.

CARRIED

**8. Information,  
30 Colborne Street, Thornhill Heritage Conservation District,  
Compliance Issues with Construction Project (16.11)**

File No.: SC 17 168354

Extracts: R. Hutcheson, Manager of Heritage Planning

G. Duncan, Project Planner

Chris Bird, Director of Building Standards

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Memo

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo, noting the three (3) key compliance issues with the project. G. Duncan advised that two of the three issues related to windows were being rectified by the applicant, however a significant portion of the original siding that was removed could not be salvaged due to breakage and warping of the boards.

A deputation was brought forward by Rob Armstrong regarding the compliance issues. He stated his dissatisfaction regarding the lack of care taken by the owner to preserve the heritage elements and would like the owner to be held accountable financially for the destruction of the heritage siding and for a way to prevent similar situations in future.

Staff advised that there would be a financial penalty and a charge laid under the Ontario Heritage Act in response to the compliance issues.

The Committee commented that the owner should have new wood siding custom milled to replicate the style of the original siding.

There was a brief discussion regarding the windows and chimney. Staff confirmed that all installed windows were made of wood and the basement windows were in window wells. Staff advised that the chimney is expected to be repainted white, noting that the chimney was a feature from the 1950's renovation.

Recommendation:

That Heritage Markham receive the staff memorandum concerning compliance issues with the construction project at 30 Colborne Street as information.

CARRIED

**9. Site Plan Control Application,  
Committee of Adjustment Variance Application,  
41 Church Street, Markham Village Heritage Conservation District,  
Proposed Two Storey Addition (16.11)**

File Nos.: SC 18 239968  
A/110/18

Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Senior Heritage Planner

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Memo

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo.

There was discussion regarding the garage and Staff confirmed that it would meet the minimum width requirements if the owner stayed within the bylaw but the resulting garage would not function well.

There was discussion regarding the neighbour's side yard windows and reduced visibility with the installation of the proposed addition. Staff commented that a side yard addition with a 4 foot setback on the ground level was permitted within the by-laws.

The Committee commented that the neighbouring house had significant foundation problems and noted that a reduced setback on the ground level could affect the structural integrity of their home due to the changes in drainage and runoff.

The Committee proposed an amendment to the Staff recommendation – that Heritage Markham does not support the proposed 3 foot side yard setback proposed for the garage but has no objection to the 4 foot side yard setback for the living space above the garage.

Recommendation:

That Heritage Markham has no objection to the architectural design of the proposed addition to 41 Church Street from a heritage perspective; and,

That Heritage Markham **does not support** the proposed 3 ft. side yard setback proposed for the garage **but has no objection to** the proposed 4 ft. side yard setback for the living space above the garage from a heritage perspective; and,

That final review of the Site Plan application and any other development application required to permit the proposed addition to 41 Church Street be delegated to Heritage Section staff; and further,

That the applicant enter into a site plan agreement containing the standard conditions regarding materials, colours, windows etc.

CARRIED

**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 2019
- b) Heritage Week, February 2019
- c) Morgan Park Revitalization Master Plan, Markham Village
- d) Main Street Unionville Community Vision Plan (2014) - Implementation
- e) Unionville Heritage Conservation District Plan Amendments/ Update
- f) Unionville Heritage Centre Secondary Plan
- g) Unionville Core Area Streetscape Master Plan (2018)
- h) Update to Markham Village Heritage Conservation District Plan (2019)
- i) New Secondary Plan for Markham Village (2019)
- j) Comprehensive Zoning By-law Project (2017) – Review of Development Standards – Heritage Districts

**10. Heritage Permits,  
Improvement to Heritage Permit Process (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Senior Heritage Planner

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[Memo](#)

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that the City has begun issuing heritage permits with a Heritage Permit Card similar to those issued by the Building Department and that neighbours would be able to more easily identify the work that has been approved.

The Committee suggested informing local community associations and heritage neighbourhoods of the revised approach so residents would know to look for the approved work on the permit cards which are to be displayed while work is occurring on a property.

Recommendation:

That the update on improvements to the City's Heritage Permitting Process be received by Heritage Markham as information.

CARRIED



**11. City of Markham Website – Heritage Content (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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[Memo](#)

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and provided a brief presentation on how to navigate the new City of Markham website to locate information related to Heritage Markham and the heritage planning program.

The Committee thanked the Manager, stating that the presentation was helpful since the information was set up very different than the earlier website.

Recommendation:

That Heritage Markham Committee receive for information the presentation on the City of Markham Website – Heritage Content.

CARRIED

**12. Main Street Unionville Commercial Core Streetscape Master Plan, Open House & Community Meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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[Memo](#)

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and advised that this meeting to be held on February 27, 2019 at the Crosby Arena would provide a good opportunity for feedback.

Recommendation:

That Heritage Markham receive as information.

CARRIED

**13. New Business**

**Request for Feedback**

**Gazebo Project – Millennium Square Park**

**146 Main Street, Unionville Heritage Conservation District (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

David Plant, Manager of Parks Operations

Dean McDermid, Supervisor, Parks Operations and Special Events

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[Memo](#)

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and summarized the details outlined in the memo.

Councillor McAlpine indicated there was no reason for this specific structure and was of the opinion that the funds could be spent in other areas to provide equal, if not greater, value to the community. He opposed the materials being proposed and noted that feedback from the community was required before the project is given further consideration.

Other members also questioned the need for the structure and the use of metal.

Staff noted that projects undertaken using funds provided through the Ontario Main Street Revitalization Initiative Fund had to be completed by March 2020.

The Committee stated its preference for the funds be used on public spaces and that any installations should complement the surrounding structures.

Recommendation:

**That Heritage Markham Committee, from a heritage perspective, supports further community consultation prior to the distribution of any funds remaining from the Ontario Main Street Revitalization Initiative Fund following the approved gate installation.**

CARRIED

**14. New Business**

**Unfinished Homes in Markham Heritage Estates**

Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Senior Heritage Planner

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Councillor Rea raised concern about a number of homes being left unfinished in the Markham Heritage Estates and inquired as to how to move these projects forward.

Staff advised that it was a process of working with the owner, and that generally the letter of credit did not provide enough money for the City to complete the work, nor did the City wish to take on the work. Staff advised that on private property, for the City to access the property to perform any work would be a challenge.

There was a brief discussion regarding the MPAC value, option of increasing taxes, and utilities.

Staff advised that it is also difficult to force owners to complete work faster if it appears there is some progress due to the Building Code Act.

Staff noted that as per the Site Plan Agreement, there is a requirement for the work to be initiated within a set time, but no timeline for completion.

Staff recommended inclusion of these items on the next meeting agenda to discuss further once additional information is compiled and various options are reviewed.

The Committee expressed their displeasure with the state of a number of the homes in Markham Heritage Estates and the lack of completion of required works.

**15. New Business**

**Heritage Properties in Future Employment Districts**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Councillor McAlpine noted that the incorporation of heritage properties in future employment districts was recently discussed at a budget meeting, and the future use of these properties was unclear. Staff noted that the heritage properties are often incorporated into the development plans for use as restaurants, daycares, and other facilities.

**Adjournment**

The Heritage Markham Committee meeting adjourned at 10:12 PM.