

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

**Members**

Graham Dewar, Chair  
Ken Davis  
Evelin Ellison  
Anthony Farr  
Councillor Keith Irish  
Councillor Reid McAlpine  
Jennifer Peters-Morales  
David Nesbitt  
Councillor Karen Rea  
Zuzana Zila

**Regrets**

Maria Cerone

**Staff**

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

Graham Dewar, Chair, convened the meeting at 7:19 PM by asking for any disclosures of interest with respect to items on the agenda.

There were no disclosures of interest.

Staff requested that Item #12 be moved forward in the Agenda and discussed ahead of the Minutes.

CARRIED

A member of the Committee requested that Item #10 be moved forward in the Agenda and discussed ahead of Item #9.

CARRIED

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

A) Addendum Agenda

- Disclosure of Interest at Advisory Committee and Board Meetings

B) New Business from Committee Members

Recommendation:

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

CARRIED

**2. Minutes of the February 13, 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 February 13, 2019 be received and adopted.

CARRIED

**3. Resignation from Heritage Markham Committee**

**Ian Darling, Thornhill Representative (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

L. Gold, Clerks, Committee Coordinator

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[Memorandum](#)

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

The Chair acknowledged Mr. Darling's contributions to the Heritage Markham Committee and shared his appreciation.

There was discussion as to whether Committee members were required to be residents in the City of Markham, or if they could live outside the City but have expertise with respect to Heritage. Staff advised that consultation with the Clerks Department would be required.

Recommendation:

That Heritage Markham receive the notice of resignation from Ian Darling, Thornhill representative, and offers its thanks and best wishes to Ian for his years of service and advice to the Heritage Markham Committee and the City of Markham.

CARRIED

**4. Unionville Commercial Core Area Streetscape  
Master Plan Review of Options (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Memorandum

Regan Hutcheson, Manager of Heritage Planning, summarized the details outlined in the memo, noting that Staff has also been meeting with other groups requesting comments and feedback on the concepts proposed.

Project Consultant, Andrew Johnson, Associate and Senior Project Director at Cosburn Giberson Landscape Architects, attended the meeting and provided a presentation outlining the current conditions, background, planned approach and desired improvements, constraints, and design principles of the project. He presented two streetscape concepts being considered noting that the 14.5m right-of-way in the commercial area was very constrained compared to other parts of Main Street.

The Committee was asked to provide feedback from a heritage perspective on the concepts and the proposed streetscape features.

There was discussion regarding the use of banner poles and the most appropriate construction material. A Committee member stated that from a heritage perspective, wood poles would be preferred and would maintain the causal nature of the street that the design principles for the Streetscape Project allude to. The Committee also noted difficulties associated with providing electrical outlets on wood poles. Councillor McAlpine commented that additional posts may impede pedestrian flow and may not be needed if the spacing of streetlight poles is reduced.

There was discussion regarding the electrical control boxes, and how they should not be visible but could be disguised as additional posts. It was noted they should be placed in serviceable locations.

There was discussion regarding making the street more winter friendly. The Consultant advised this would be achieved by installing power outlets on streetlights and banner poles to allow for winter lighting opportunities.

There was discussion regarding the colour temperature, direction and projection of the bulbs in the streetlights. The Consultant advised that the bulbs would be downward facing LEDs, at least 3000K, and the concerns regarding the projection would be addressed through the selection of the fixture.

The Committee discussed the proposed trees, tree grates, and tree guards. The Consultant indicated that there were no trees currently on the public area, and that the grates would allow the trees to thrive better and maximize usable surface space, and that heritage style tree guards were planned to reduce trip hazards and other safety concerns. It was noted that any lighting added to trees should be removed after the festive season and the

lighting can damage the trees. Councillor McAlpine also recommended planting trees tolerant to salt and other elements.

Councillor McAlpine indicated that consideration should be given to surface materials other than concrete and asphalt. He noted that maintenance and costs related to enhanced material would have to be taken into consideration, but would like additional discussion to take place regarding these options. He commented that the design should primarily support pedestrian use rather than vehicular traffic and supported the narrowing of the traffic lanes. Councillor Rea commented that Operations should be consulted on the materials to be used for the streetscape and to take into consideration issues resulting after the renovation of Main Street Markham.

It was suggested that the proposed streetscape proposals may not be ambitious enough and that staff may want to explore streetscape approaches in other heritage areas in Ontario for inspiration and consider better quality materials.

In response to a proposition to consider the use of pavers throughout the entire area (road surface, boulevards and sidewalk areas, Staff commented that concrete was historically used for the sidewalks on Main Street Unionville, and noted concerns from a heritage perspective of overdesigning the street. The Committee commented that care should be taken with the installation of unit pavers, to ensure they are installed in a manner that does not result in lifting or sinking over time.

It was also suggested by the Ward Councillor that materials other than metal be considered for benches and other furniture.

Staff advised that the intention was to bring a preferred concept to Council in June 2019.

The Committee generally supported concept 2 related to the road alignment.

The Committee suggested that the Consultant take into consideration the comments offered by the Committee during this discussion.

#### Recommendation:

That Heritage Markham Committee provides the following feedback on the Unionville Commercial Core Area Streetscape Master Plan concepts and streetscape features from a heritage perspective:

- Preference for Concept 2 related to the road alignment
- If Concept 2 is pursued, preference for 2.0m sidewalks with the larger boulevard on the east side to eliminate parking opportunities and driveway conflicts on the west side and allow delivery opportunities on the boulevard on the east side (where there are no active driveways).

- **Request for the Consultant to continue working with Councillor Reid McAlpine and Staff on the Plan, taking into consideration comments by the Committee at the meeting.**

5. **Heritage Permit Application,  
4 Wismer Place, Markham Heritage Estates,  
Delegated Approvals: Heritage Permits (16.11)**  
File Number: HE 19 111958  
Extracts: R. Hutcheson, Manager of Heritage Planning
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- [Memorandum](#)

Recommendation:

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

CARRIED

6. **Building and Sign Permit Applications,  
30 Colborne Street, Thornhill,  
4335 Highway 7, Unionville,  
206 Main Street Unionville,  
107 Main Street North Markham Village,  
33 Albert Street, Markham Village,  
Delegated Approvals: Building Permits & Sign Permits (16.11)**  
File Numbers: 17 178681 HP  
18 257093 AL  
18 258680 CP  
18 258288 SP  
19 110587 HP  
Extracts: R. Hutcheson, Manager of Heritage Planning
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- [Memorandum](#)

Recommendation:

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

CARRIED

**7. Committee of Adjustment Variance Application,  
33 Eureka Street, Unionville Heritage Conservation District,  
Proposed Addition to a Heritage Dwelling (16.11)**

File Number: A/18/19

Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Project Planner  
J. Leung, Committee of Adjustment

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[Memorandum](#)

Recommendation:

That Heritage Markham has no comment on Minor Variance application A/18/19 from a heritage perspective, but will review and comment on the related Site Plan Control application once it is circulated.

CARRIED

**8. Designation By-laws,  
Designation By-law Amendments, (16.11)**

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

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[Memorandum](#)

Recommendation:

That Heritage Markham acknowledges the need to amend the legal description in the designation by-laws for the following properties and has no objection:

- 33 Artisan Trail (formerly 10372 Woodbine Ave-relocated)
- 37 Artisan Trail (formerly 10271 Woodbine Ave- new address)
- 39 Artisan Trail (formerly 10327 Woodbine Ave- relocated)
- 99 Thoroughbred Way (formerly 9804 McCowan Road - new address)
- 7 Bewell Drive (formerly 7449 Ninth Line - new address)
- 15 Bewell Drive (formerly 7447 Ninth Line - new address)
- 70 Karachi Drive (formerly 7555 Markham Road - relocated)
- 1 Kalvinster Drive (formerly 6937 Hwy 7 - new address)
- 28 Pike Lane (formerly 9451 Ninth Line - new address)
- 8 Greenhollow Court (formerly 9516 Ninth Line - new address)
- 11 Heritage Corners Lane (formerly 9251 Hwy 48 - relocated)
- 819 Bur Oak (formerly 9483 McCowan Road- relocated)
- 99 YMCA Blvd (formerly 7966 Kennedy Rd - new address)
- 20 Mackenzie's Stand Avenue (formerly 8083 Warden Ave)
- 2665 Bur Oak Ave (formerly 7006 16<sup>th</sup> Ave- new address)

CARRIED



**9. Demolition Permit Application,  
29 Sumner Lane, Thornhill Heritage Conservation District,  
Demolition of 1951 Dwelling Remnant (16.11)**

File Number: 19 110922 DP

Extracts: R. Hutcheson, Manager of Heritage Planning  
J. Chow, Building Department

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[Memorandum](#)

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo.

The Committee proposed an amendment to the Staff recommendation – that extra care be taken to ensure the trees are protected during demolition.

Recommendation:

That Heritage Markham has no objection to the demolition and removal of the remaining portions of the Class C dwelling, modern block foundation and other more recent structures at 29 Sumner Lane, as they have no cultural heritage significance and have deteriorated over time; and

**That Heritage Markham supports the protection of nearby trees during the demolition.**

CARRIED

**10. Site Plan Control Application,  
143 Main Street, Unionville Heritage Conservation District,  
Updated Design for Addition and Alteration (16.11)**

File Number: SC 17 172884

Extracts: R. Hutcheson, Manager of Heritage Planning

G. Duncan, Project Planner

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Memorandum

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo, noting that the revised design had less impact on the heritage portion of the dwelling.

The Applicant's designer, Russ Gregory, was in attendance and responded to Committee inquiries.

Mr. Gregory clarified that French doors would be installed on the ground floor (north elevation) where an existing single door currently exists, and that the second floor porch from the previous proposal would not be constructed. He stated that the driveway leading to the proposed garage would remain gravel. R. Gregory commented that the existing exterior wall on the North side would be retained with the revised design.

There was discussion whether the second floor heritage windows on either side of the chimney (rear elevation) would be reused. R. Gregory advised it was not part of the plan, but that he was willing to work with Staff to determine what was feasible once the condition of the windows was reviewed.

The Committee proposed an amendment to the Staff recommendation – that the Applicant work with Staff to determine whether the east side windows on the second floor could be reused in the revised design.

Recommendation:

That Heritage Markham supports the revised design for alterations and the addition to 143 Main Street Unionville from a heritage perspective, subject to the applicant revising the window glazing pattern on the addition from 2 over 1 to a more traditional 2 over 2, and entering into a Site Plan Agreement containing the usual conditions relating to materials, colours, etc.; and

**THAT Heritage Markham supports the Applicant working with Staff to determine if the second floor east side windows can be reused in the revised design.**

CARRIED

**11. Markham Heritage Estates Compliance Issues (16.11)**

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

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Memorandum

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that Staff would be sending letters to the owners of properties again in an effort to achieve compliance from properties with deficiencies.

There was a brief discussion regarding 2 Alexander Hunter Place. Staff noted that the owner was making efforts to sell the property. Councillor Rea commented that the five (5) year forgivable mortgage should commence after occupancy of the dwelling.

There was discussion regarding the Letter of Credit and the possibility of increasing the amount and releasing portions of the fund in stages. Staff commented that doing so would require an increase in the number of inspections and administrative work, noting that a balance was required between taking an amount for the Letter of Credit that owners could adequately funds and for it to serve properly as an incentive for owners to complete the work in a timely manner.

Staff advised that the Letter of Credit was only introduced in the mid to late '90's.

The Committee proposed an amendment to the Staff recommendation – that a temporary sub-committee comprised of Staff, Committee Councillors and K. Davis, be formed to review possible approaches to address the issues.

Recommendation:

That Heritage Markham receive the report on compliance issues at Markham Heritage Estates as information; and

**That Heritage Markham supports the formation of a temporary sub-committee comprised of Staff, Committee Councillors and Ken Davis, to review possible approaches to addressing the issues.**

CARRIED

**12. New Business**

**Disclosure of Interest at Advisory Committee and Board Meetings**

**Update from the Clerks Department (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
Martha Pettit, Deputy City Clerk

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Memorandum

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

Recommendation:

That Heritage Markham Committee receive as information the update on amendments to the Municipal Conflict of Interest Act related to disclosures of interest at advisory committee and board meetings.

CARRIED

**Adjournment**

The Heritage Markham Committee meeting adjourned at 9:01 PM.

CARRIED