



Heritage Markham Committee Minutes

Meeting Number: 5
June 10, 2020, 7:00 PM
Electronic Meeting

Members	Councillor Keith Irish Councillor Karen Rea Councillor Reid McAlpine Graham Dewar David Nesbitt Paul Tiefenbach	Evelin Ellison Ken Davis Doug Denby Shan Goel Anthony Farr
Regrets	Jason McCauley	Scott Chapman, Election & Committee Coordinator
Staff	Regan Hutcheson, Manager, Heritage Planning Peter Wokral, Senior Heritage Planner	George Duncan, Senior Heritage Planner

1. CALL TO ORDER

Graham Dewar, Chair, convened the meeting at 7:12 PM by asking for any disclosures of interest with respect to items on the agenda. The Director of Planning and Urban Design was welcomed to the meeting.

2. DISCLOSURE OF PECUNIARY INTEREST

None.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

None.

A. New Business from Committee Members

Evelin Ellison requested that two vacant properties on Bayview Avenue just north of John Street be discussed under New Business.

Recommendation:

That the June 10, 2020 Heritage Markham Committee agenda, as amended be approved.

Carried

3.2 MINUTES OF THE MAY 13, 2020 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on May 13, 2020 be received and adopted.

Carried

4. PART TWO - DEPUTATIONS

There were no deputations.

5. PART THREE - CONSENT

5.1 HERITAGE PERMIT APPLICATIONS

22 COLBORNE STREET THORNHILL HCD

141 MAIN STREET UNIONVILLE HCD

12 WISMER PLACE MARKHAM HERITAGE ESTATES

DELEGATED APPROVALS: HERITAGE (16.11)

FILE NUMBERS:

- HE 20 111876
- HE 20 111502
- HE 20 110835

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

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

Carried

5.2 BUILDING OR SIGN PERMIT APPLICATIONS

7681 YONGE STREET THORNHILL HCD

11 PRINCESS STREET MARKHAM VILLAGE HCD

40 ALBERT STREET MARKHAM VILLAGE HCD

26 MARKHAM STREET MARKHAM VILLAGE HCD

DELEGATED APPROVALS: BUILDING (16.11)

FILE NUMBERS:

- 20 109123 AL
- 19 138593 HP
- 20 111437 HP
- 20 111853 HP

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

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

Carried

5.3 EVENTS

DOORS OPEN MARKHAM 2020 EVENT (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That Heritage Markham receive this item as information.

Carried

5.4 DEMOLITION PERMIT APPLICATION

**31 WALES AVENUE, MARKHAM VILLAGE HERITAGE
CONSERVATION DISTRICT**

UPDATE: DEMOLITION OF ACCESSORY BUILDING (16.11)

FILE NUMBER: 20 112282 DP

Extracts: R. Hutcheson, Manager of Heritage Planning

Moved by David Nesbitt
 Seconded by Paul Tiefenbach

Recommendation:

That Heritage Markham receive this item as information.

Carried

6. PART FOUR - REGULAR

6.1 HERITAGE PERMIT APPLICATION

**156 MAIN STREET, UNIONVILLE HERITAGE CONSERVATION
 DISTRICT
 RESTORATION OF LEADED GLASS TRANSOM WINDOWS (16.11)
 FILE NUMBER: HE 20 115154**

Extracts: R. Hutcheson, Manager of Heritage Planning

George Duncan, Senior Heritage Planner advised that in the fall of 2019 Heritage Staff became aware that the leaded glass transom windows of 156 Main Street Unionville, a Class A commercial heritage building had been replaced without the City's permission. After contacting the property owner requesting that the new window be removed and replaced with leaded glass transform windows, the property owner advised that the windows were replaced due to some of the windows being broken in a windstorm. The property owner has now submitted Heritage Permit Application for the restoration of the windows.

In response to a Committee inquiry regarding if the applicant would be eligible for a Heritage Grant to help cover the cost, staff advised that Heritage Grants are prohibited to be provided to undo work that was done illegally on a heritage property.

Recommendation:

That Heritage Markham receive the memorandum on 156 Main Street, Unionville as information.

Carried

6.2 SITE PLAN CONTROL APPLICATION

**45 PETER STREET, MARKHAM VILLAGE HERITAGE
 CONSERVATION DISTRICT
 PROPOSED ADDITION TO AN EXISTING HERITAGE DWELLING**

(16.11)

FILE NUMBER: SPC 20 113739

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Workral, Senior Heritage Planner provided an overview of the Site Plan Application for 45 Peter Street, located in the Markham Village Heritage Conservation District in support of a garage addition to the north and additional living space addition to the east of the existing dwelling.

Committee inquired about the the potential for further expansion of the dwelling.

Staff advised that the Committee should make a decision on the Application being presented without consideration of possible future plans for the property.

Recommendation:

That Heritage Markham has no objection to the proposed additions to the existing dwelling at 45 Peter St. dated April 29, 2020 from a heritage perspective and delegates final review of the application to Heritage Section staff, provided that large oak tree on the north property line can be adequately protected and preserved.

Carried

6.3 SITE PLAN CONTROL APPLICATION

19 PETER STREET, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT

PROPOSED 2-CAR GARAGE/ACCESSORY BUILDING (16.11)

FILE NUMBER: SPC 20 113665

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Workal, Senior Heritage Planner provided and overview of the Site Plan Control Application for 19 Peter Street, located in Markham Village Heritage District. The application submitted is to obtain approval to construct a one storey detached, 2-car garage/accessory building fronting Spingdale Avenue.

Committee inquired what happens to the mature maple tree located on the property if it cannot be saved.

Staff advised that the impact to the maple tree will be considered by the City's Urban Design staff and that the Applicant may be requested to plant replacement trees on their property or provide compensation for the tree if it cannot be retained.

Committee requested that a certified arborist confirm that the construction of the one storey detached two car garage will not harm the mature maple tree located on the property, and that this be added to the first clause of the resolution.

Recommendation:

1. That Heritage Markham has no objection to the proposed garage at 19 Peter Street from a heritage perspective subject to confirmation by a certified arborist that the mature maple tree will not be negatively impacted by the location and construction of the proposed garage; and,
2. That final review of the site plan application be delegated to Heritage Section staff.

Carried

6.4 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

31 WALES AVENUE, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT

ACCESSORY BUILDING WITH ACCESSORY DWELLING UNIT (16.11)

FILE NUMBER: A/064/20

Extracts:

R. Hutcheson, Manager of Heritage Planning

G. Duncan, Senior Heritage Planner

J. Leung, Secretary, Committee of Adjustment

George Duncan, Senior Heritage Planner advised that a Minor Variance Application for the Accessory Building with Accessory Dwelling Unit, has been submitted to the Committee of Adjustment for 31 Wales Avenue Street, located in the Markham Village Heritage Conservation District. The Minor Variance Application is to: 1) increase the maximum building height from 3.65 m to to 6.85; 2) to permit an accessory dwelling unit; and 3) to permit a dwelling unit in an accessory building.

It is anticipated that the Site Plan Application for this item will be submitted to the Heritage Markham Committee after the Minor Variance Application is considered by the Committee of Adjustment.

Committee members provided the following comments:

- Suggested that demolition permits should not be approved without seeing the Site Plan;
- Suggested that second suites be addressed through the Comprehensive By-Law Review;

Staff advised that the Province has legislated municipalities to permit second suites, but that Council has not approved them at this time, and requires applicants to seek approval through the Committee of Adjustment. However, Council has been supportive of purpose built second suites.

The Director of Planning agreed to inquire if second suites will be re-addressed under the Comprehensive By-Law review. It was noted that Council can also re-open the discussion on second suites by passing a resolution directing staff to re-address the matter.

Recommendation:

That Heritage Markham has no objection to the requested variances (Application No. A/064/20) relating to the future construction and use of a new accessory building at 31 Wales Avenue.

Carried

6.5 DEMOLITION PERMIT APPLICATION

10536 MCCOWAN ROAD, CASHEL COMMUNITY UPDATE: SUMMERFELDT-STICKLEY HOUSE (16.11)

FILE NUMBER: 20 110958 DP

Extracts: R. Hutcheson, Manager of Heritage Planning

George Duncan, Senior Planner advised that when the demolition of the Summerfeldt-Stickley house was brought forward to the Development Services Committee on May 25, 2020 for its consideration, staff were asked to identify the vacant heritage buildings within Markham, and report back on a strategy that will help prevent heritage properties from being demolished as a result of neglect. The demolition request then proceeded to Council on May 26, 2020, where it was approved based on the condition of the home and the unlikeliness that it could be repaired.

In response to Council's request at the May 25, 2020 Development Services Committee Meeting, Staff would like to work with the Heritage Markham Committee to review the list of vacant heritage properties and come up with a strategy to help protect the properties. Staff started by updating the list, and found

that there are 66 vacant heritage buildings in Markham. The number of properties on the list has increased by five from last year.

It was noted that in 2016, the Committee reviewed the list of vacant heritage properties in Markham and developed a strategy. At the time, it was decided that By-law Enforcement would focus on the top 10 priority vacant heritage properties.

It was suggested that the City needs to be more proactive in designating heritage properties. Currently, the City is reactive in its designation of heritage properties and is usually a condition of major development approval or due to a threat against the building. Staff plan to also advise Council on the designation of heritage properties. It was also noted that a study is currently underway on how to address the heritage properties in employment areas.

The Committee was fully supportive of this initiative and discussed ways of evaluating and prioritizing the condition of the vacant heritage properties. Some of its ideas included:

- Distinguishing between unoccupied and abandoned heritage properties;
- Grouping by the heritage categorization;
- Grouping by the condition of the property.

Committee inquired what the City's role is in protecting heritage properties located in the Rouge National Park. Staff advised that these heritage properties fall under the jurisdiction of federal law and that the City can only make recommendations regarding these properties to the Federal Government.

Committee expressed concern about the following properties:

- 141 Main Street Unionville – property appears to be vacant and is possibly being neglected;
- 147 Main Street Unionville – it appears that the tree on the property is destroying the foundation of the property.

Staff agreed to investigate the Committee's concerns regarding these properties, and advised that the issues could possibly be resolved through the City's Property Standards By-Law.

The following Members of the Heritage Markham Committee joined the Sub-Committee to review the list of 66 vacant heritage properties in Markham and help develop a strategy:

Councillor Reid Mc-Alpine
Councillor Karen Rea

Ken Davis
 Shane Goel
 Doug Denby
 David Nesbitt
 Graham Dewar
 Paul Tiefenbach

Evelin Ellison advised that she would be available to attend Sub-Committee meetings as required.

Recommendation:

That Heritage Markham form a sub-committee as a discussion group to develop recommended strategies for dealing with vacant heritage buildings and for addressing the current designation strategy.

Carried

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

7.1 UPDATE

MAIN STREET UNIONVILLE COMMERCIAL CORE STREETSCAPE MASTER PLAN 2020

FINAL DRAFT STUDY REPORT – UPDATE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, Manager of Heritage Planning advised that the Main Street Unionville Commercial Core Streetscape Master Plan 2020 will now be brought forward to the Development Services Committee for consideration in the fall. The Master Plan was originally scheduled to be brought forward to Development Services Committee this spring, but has been postponed due to Covid-19.

Councillor Karen Rea requested that Council be provided with the total ongoing maintenance cost of the proposed streetscape when it is brought forward to the Development Services Committee this fall.

Staff advised that this is being reflected in the staff report.

Recommendation:

That Heritage Markham Committee receive as information the update on the status of the Main Street Unionville Commercial Core Streetscape Master Plan 2020 – Final Draft Study Report.

Carried

7.2 INFORMATION

ONTARIO HERITAGE CONFERENCE 2020 – UPDATE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, Manager of Heritage Planning advised that due to Covid-19 the City will no longer be hosting the 2020 Ontario Heritage Conference. Originally the date of the conference was moved from May 28 – 30, 2020, to October 22-24, 2020. However, since this decision was made, the 2020 Ontario Heritage Conference Local Organizing Committee has recommended that Markham cancel the conference and re-apply to hold the conference in 2023 or in the future.

Staff recognized the Committee's hard work that went into the planning of the 2020 Ontario Heritage Conference and acknowledged that this is disappointing news.

Recommendation:

1. That Heritage Markham Committee receive for information the update on the 2020 Ontario Heritage Conference; and,
2. That Heritage Markham Committee supports a Markham bid to host the conference in the future.

Carried

7.3 REQUEST FOR FEEDBACK

DRAFT HERITAGE MARKHAM TERMS OF REFERENCE AND BY-LAW (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, presented the draft Heritage Markham Terms of Reference which staff had been directed by Council to develop.

Committee provided the following feedback on the draft Terms of Reference:

1. Mandate of Heritage Markham

- Suggested that natural landscaping be included under the mandate;

- Noted that natural landscaping is covered under the Heritage Conservation Guidelines, which is referenced under 1.1.5;
- Staff agreed to consider including natural landscaping in the Terms of Reference;

1.3 Non-Statutory Role

- Add a bullet under k) Education, Promotion and Commemoration, as follows:
 - Encourage salvage, reuse, or repurposing material that cannot be incorporated into the cultural heritage resource.

2.4 Chair/Vice-Chair

- Correct the spelling of Vice-Chair in 2.4.5 (the “e” in Vice is missing);
- Correct the numbering – the last bullet should read 2.4.6 instead of 2.4.5.
- Add after the Chair “or his designate” in 2.4.6.

3.1 Meetings

- Add the word “generally” before the word meet in 3.1.1.

3.2 Sub-Committee

- Add a clause to this section on how Sub-Committees make decisions, suggesting that decisions can be made by voting on the item or by consensus;

3.7 Conflict of Interest

- The Committee discussed the reasons for and against allowing Committee Members to represent their clients at Heritage Markham Committee meetings;
- The Committee requested that the approval of this section be deferred to a future meeting;
- Staff were asked to obtain advice from the City Solicitor on whether a Committee Member could be prohibited from representing their client at Heritage Markham Committee meetings without being challenged under any other legislation.

A Committee Member suggested that this item is not urgent in nature and should not be discussed until the Committee starts to meet in person again at Civic Centre. Staff will seek advice from the Clerk’s Office on this matter.

Recommendation:

That Heritage Markham Committee supports the proposed Heritage Markham Terms of Reference and By-Law (June 20, 2020 draft) as amended, and excluding section 3.7 Conflict of Interest (which is deferred for further consultation).

Carried

Recommendation:

That Heritage Markham Committee recommend to Council that the Appointment Committee for Heritage Markham Committee appointments be comprised of the Mayor and Regional Councillor, a minimum of one Heritage Markham Councillor, and a Heritage Planner.

Carried

Recommendation:

That the Heritage Markham Committee recommends that the discussion on the draft Heritage Markham Committee Terms of Reference -Section 3.7 Conflict of Interest be deferred to a suitable time.

Carried

8. PART SIX - NEW BUSINESS

Evelin Ellison advised that 7716 and 7750 Bayview Avenue appear to be vacant.

Staff agreed to look into this matter, noting that the City's By-Law Enforcement would only get involved if there is a property standards issue.

It was noted that these properties are part of the Shouldice Hospital complex. Staff were requested to give an update on the status of Shouldice Hospital at the next meeting.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 10:26 PM.