



Heritage Markham Committee Minutes

Meeting Number: 5
May 12, 2021, 7:00 PM
Electronic Meeting

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| Members | Councillor Keith Irish Ken Davis, Vice Chair Doug Denby Nathan Proctor David Wilson Victor Huang Elizabeth Wimmer Shan Goel | Councillor Reid McAlpine David Nesbitt Councillor Karen Rea Paul Tiefenbach Lake Trevelyan |
| Staff | Regan Hutcheson, Manager, Heritage Planning Peter Wokral, Senior Heritage Planner Evan Manning, Heritage Planner | Laura Gold, Council/Committee Coordinator Mary-Jane Courchesne, Acting Council/Committee Coordinator |

1. CALL TO ORDER

Councillor Keith Irish, 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

David Nesbitt declared a pecuniary interest on Item No. 6.1 – Designated Heritage Property Grant Program – 118 Main Street Unionville, as his property backs on to this property.

David Wilson declared a pecuniary interest on Item No. 6.2 - Commercial Façade Improvement Grant Program - 152 Main Street Unionville, as his friend owns the building.

David Wilson declared a pecuniary interest on Item No. 6.3 – Notice of Demolition – 32 Joseph Street, as he plays hockey with the applicant.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

Agenda Item No. 4.1

Regan Hutcheson, Manager of Heritage Planner, advised that the applicant has requested that Agenda Item No. 4.1 – Official Plan and Zoning Amendments, 134, 136, 140, 144 and 152 Main Street North and 12 Wilson Street, Residential Retirement Development with Commercial Smart Centres and Revera Inc. (2637996 Ontario Inc.) be deferred.

Nick Papapetrou, applicant, requested that Agenda Item No. 4.1 be deferred to a future meeting to permit for a meeting to be held with staff to discuss the application.

Committee supported the deferral of the application,

Recommendation:

THAT the Heritage Markham Committee defer Agenda Item No. 4.1 – Official Plan and Zoning Amendments, 134, 136, 140, 144 and 152 Main Street North and 12 Wilson Street, Residential Retirement Development with Commercial Smart Centres and Revera Inc. (2637996 Ontario Inc.) to a future meeting.

Carried

Agenda Item No. 6.3

Regan Hutcheson, Manager of Heritage Planning advised the applicant has requested that Agenda Item No. 6.3 – Notice of Intention to Demolish, 32 Joseph Street, Markham Village Heritage District be deferred to permit for the completion of the renderings of the new home to be built on the property. The applicant has agreed to extend the demolition permit until September 20, 2021 to permit for more time for the renderings to be completed.

Committee supported the deferral of the application.

Recommendation:

THAT the Heritage Markham Committee defer Agenda Item No. 6.3 – Notice of Intention to Demolish, 32 Joseph Street, Markham Village Heritage District.

Carried

B. New Business from Committee Members

Recommendation:

That the May 12, 2021 Heritage Markham Committee agenda be approved, as amended.

Carried

3.2 MINUTES OF THE APRIL 14, 2021 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

Extracts: R. Hutcheson, Manager, Heritage Planning

The following amendments were made to the April 14, 2021, Heritage Markham Committee Minutes:

- 1) Anthony Farr's pecuniary interest declared for Agenda Item No. 6.2 – Site Plan Control, Application, and Variance Applicants, Proposed Reconstruction of Fire Damaged Dwelling was removed from item 6.1 and added under item 6.2.
- 2) The Communications received from Valerie and Dave Burke, and from the Society for the Preservation of Historic Thornhill (SPOHT) regarding Agenda Item No. 6.2 – Site Plan Control, Application, and Variance Applicants, Proposed Reconstruction of Fire Damaged Dwelling were referenced under this item.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on April 14, 2021 be received and adopted, as amended.

Carried

3.3 NEW MEMBERS HERITAGE MARKHAM COMMITTEE (16.11)

Extracts: R. Hutcheson, Manager, Heritage Planning

Regional Hutcheson, Manager of Heritage Planning, welcomed the new members to the committee, and introduced the Heritage team comprised of Peter Wokral, Senior Heritage Planner, and Evan Manning, Heritage Planner.

The new members briefly introduced themselves.

Recommendation:

That Heritage Markham Committee welcomes Victor Huang, Nathan Proctor, David Wilson and Elizabeth Wimmer to the committee.

Carried

3.4 END OF TERM FOR SELECT COMMITTEE MEMBERS (16.11)

Extracts: R. Hutcheson, Manager, Heritage Planning

Councillor Keith Irish, Chair, personally acknowledged the contributions of the departing members.

Committee thanked the departing members for their contributions to the committee.

Recommendation:

That Heritage Markham acknowledges and appreciates the many years of commitment and dedicated service provided by Evelin Ellison, Tony Farr and Graham Dewar to the Heritage Markham Committee, and recognizes their outstanding contribution and effort in protecting and preserving the heritage resources in Markham.

Carried

4. PART TWO - DEPUTATIONS

4.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

**134, 136, 140, 144 AND 152 MAIN STREET NORTH;
12 WILSON ST**

**RESIDENTIAL RETIREMENT DEVELOPMENT WITH COMMERCIAL
SMARTCENTRES AND REVERA INC. (2637996 ONTARIO INC) (16.11)**

FILE NUMBER: PLAN 20 136386

Extracts:

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

This item was deferred to a future meeting.

5. PART THREE – CONSENT

5.1 HERITAGE PERMIT APPLICATIONS

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF
117 MAIN STREET (UHCD)
361 MAIN STREET NORTH (MVHCD) (16.11)**

FILE NUMBERS:

- HE 21 116778
- HE 21 119757

Extracts:

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

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

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF
28 PIKE LANE
2 YAN’S WAY (FORMERLY 9064 WOODBINE AVENUE)
177 MAIN STREET (UHCD)
53 MAIN STREET N (MVHCD) (16.11)**

FILE NUMBERS:

- HP 21 107286
- HP 20 126153
- NH 21 115717 000 00
- NH 21 116371

Extracts:

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

Recommendation:

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

Carried

6. PART FOUR - REGULAR

6.1 DESIGNATED HERITAGE PROPERTY GRANT PROGRAM

REVIEW OF 2021 APPLICATIONS

32 WASHINGTON ST.

33 DICKSON HILL ROAD

99 THOROUGHbred WAY

11172 WARDEN AVE.

118 MAIN ST. U.

123 MAIN ST. U.

26 COLBORNE ST.

1 MILLBROOK GATE (16.11)

FILE NUMBER: N/A

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

David Nesbitt declared a pecuniary interest on Item No. 6.1 – Designated Heritage Property Grant Program – 118 Main Street Unionville, as his property backs on to this property

Peter Wokral, Senior Heritage Planner, presented the staff memorandum regarding the Designated Heritage Grant Program.

Mr. Wokral advised that the application for 1 Millbrook Gate was not supported for the following reasons:

- The grant application was for the replacement of recreated heritage feature;
- The applicant has received a grant under the Designated Heritage Grant program in the past;
- The recreated heritage feature being replaced is not visible to the public.

Recommendation:

THAT Heritage Markham supports the funding of the following seven grant applications at a total cost of \$29,999.99 subject to the amounts and conditions noted on the individual summary sheets:

- 32 Washington Street, Markham Village;
- 33 Dickson Hill Road, Markham;
- 99 Thoroughbred Way, Markham;

- 11172 Warden Avenue, Markham
- 118 Main Street, Unionville;
- 123 Main Street, Unionville;
- 26 Colborne Street, Thornhill

THAT Heritage Markham does not support the grant application for 1 Millbrook Gate.

Carried

6.2 COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM

REVIEW OF 2021 GRANT APPLICATIONS

139, 155, 157, 159, 205, 206 AND 209 MAIN STREET UNIONVILLE (16.11)

FILE NUMBER: N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

David Wilson declared a pecuniary interest on Item No. 6.2 - Commercial Façade Improvement Grant Program - 152 Main Street Unionville, as his friend owns the building.

Peter Wokral, Senior Heritage Planner, presented the staff memorandum on the Commercial Façade Improvement Grant Program, advising that all submitted applications are eligible to receive grant funds. Staff have suggested that Council may need to increase the budget for the 2021 Markham Commercial Façade Improvement Program to match the 2021 grant requests, as the budget for the program has been reduced in recent years due to lack of use. The number of eligible grant requests currently exceeds the funds available. Council will likely also be provided with other funding options by staff to address the shortfall of funding, or to prioritize the applications and allocate only the funds budgeted to the program.

Staff will also reach out to the applicants to ensure they are willing to enter into a façade agreement for grants exceeding \$5,000, as in the past some applicants were unwilling to enter an agreement.

Committee provided the following feedback on the Commercial Façade Improvement Grant Program:

- Questioned if the replacement of the existing canvas awning keeps with the heritage aesthetics of the street;
- Questioned if 157 Main Street Unionville always had aluminum siding;

- Supported providing grants to retail establishments trying to improve their façade on Main Street Unionville;
- Noted that the addresses of the properties should be added to the resolution;

Mr. Wokral responded to inquires from the committee, advising that grants can be provided to non-heritage properties, as one of the focuses of the program is on maintaining a retail environment in Heritage Districts. Mr. Wokral also advised that 157 Main Street Unionville currently has wood siding in the dormer area and that the grant request is to replace the siding with a similar looking aluminium siding, noting that as long as the proposed alteration complies with the applicable policies and guidelines of the District Plan and meets the eligibility requirements of the program, that it can receive grant funding.

Recommendation:

THAT Heritage Markham supports a grant for the proposed new awning at 139 Main St. Unionville subject to the applicant obtaining a Building/Heritage permit for the proposed work;

THAT Heritage Markham supports a grant for the selective repair and repainting of the wooden board and batten siding at 155 Main St. Unionville subject to the applicant obtaining a Heritage Permit for the proposed work;

THAT Heritage Markham supports a grant for the replacement of the existing rotten wooden board and batten siding of the roof dormers with an appropriate aluminium siding selective repair at 157 Main St. Unionville subject to the applicant obtaining a Building/Heritage permit for the proposed work;

THAT Heritage Markham supports a grant for the replacement of the existing storefront windows at 159 Main Street Unionville subject to the applicant obtaining a Heritage Permit for the proposed work;

THAT Heritage Markham supports a grant for the selective repair and repainting of the wooden board and batten siding at 205 Main St. Unionville subject to the applicant obtaining a Heritage Permit for the proposed work;

THAT Heritage Markham supports a grant for the completed installation of a new cedar shingle roof at 206 Main St. Unionville;

THAT Heritage Markham supports a grant for the repair and repainting of the exterior 209 Main Street Unionville subject to the property being brought into compliance with the City's Sign By-law and the applicant obtaining a Heritage Permit for the proposed work;

THAT Façade Easement Agreements be secured for properties receiving grant assistance exceeding \$5,000.00;

AND THAT Council consider increasing the budget for the 2021 City of Markham Commercial Façade Improvement Program to \$52, 988.71 to match the amount of grant requests.

Carried

6.3 NOTICE OF INTENTION TO DEMOLISH

32 JOSEPH STREET

MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)

FILE NUMBER: N/A

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

E. Manning, Heritage Planner

This item was deferred to a future meeting.

6.4 SITE PLAN CONTROL AND COMMITTEE OF ADJUSTMENT VARIANCE APPLICATIONS

29 JERMAN STREET

MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT

PROPOSED REAR ADDITION AND SECONDARY SUITE (16.11)

FILE NUMBERS:

- SPC 20 132562

- A/025/21

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Regan Hutcheson, Manager of Heritage Planning, presented the staff memorandum on the proposed rear addition and secondary suite at 29 Jerman Street in the Markham Village Heritage Conservation District.

Mr. Wokral advised that the committee previously reviewed this application, and that it has been brought back to the committee to approve the accessory dwelling unit and variance for the reduction of one parking spot.

In response to an inquiry from the committee, staff advised that the application does not include the addition of a garage.

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the requested variance to permit:

- an accessory dwelling unit; whereas the by-law does not permit the use.
- a reduction in 1 parking space, whereas the By-law requires 1 parking space for an accessory dwelling unit

at 29 Jerman Street in Markham Village as they relate to the proposed rear addition to the existing dwelling.

AND THAT final review of the variance application A/025/21 be delegated to Heritage Section staff.

Carried

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

Regan Hutcheson, Manager of Heritage Planning, advised that a report on the Unionville Core Area Streetscape Master Plan (2021) will likely be brought back to Council before summer.

8. PART SIX - NEW BUSINESS

There was no new business.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 8:07 PM.