



Heritage Markham Committee Minutes

Meeting Number: 3
March 9, 2022, 7:00 PM
Electronic Meeting

Members: Councillor Reid McAlpine, Chair
 Ken Davis, Vice Chair
 Elizabeth Wimmer
 Councillor Karen Rea
 Councillor Keith Irish
 Lake Trevelyan
 Nathan Proctor
 Neil Chakraborty
 Paul Tiefenbach
 Shan Goel
 Victor Huang

Regrets: David Wilson

Staff: Regan Hutcheson, Manager, Heritage Planning
 Peter Wokral, Senior Heritage Planner
 Evan Manning, Heritage Planner
 John Britto, Committee Secretary (PT)

1. CALL TO ORDER

Councillor Reid McAlpine, Chair, convened the meeting at 7:01 PM, and asked for any disclosures of interest with respect to items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

Victor Huang declared an interest with respect to Item 6.3 (347 Main Street North) by nature of being part of the development team and owner of the property.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business from Committee Members

- April 13, 2022, Heritage Markham Committee meeting start time.

Recommendation:

THAT the March 9, 2022 Heritage Markham Committee agenda be approved.

Carried

3.2 MINUTES OF THE FEBRUARY 9, 2022, HERITAGE MARKHAM COMMITTEE MEETING (16.11)

Recommendation:

THAT the minutes of the Heritage Markham Committee meeting held on February 9, 2022, be received and adopted.

Carried

4. PART TWO – DEPUTATIONS

There were no deputations.

5. PART THREE - CONSENT

5.1 HERITAGE PERMIT

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF
339 MAIN STREET NORTH (MVHCD) (16.11)**

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 PERMITS

**DELEGATED APPROVAL OF BUILDING PERMITS BY HERITAGE
SECTION STAFF
8961 9TH LINE, 9046 WOODBINE AVE. (BHCD), 19 GEORGE ST.
(MVHCD) (16.11)**

FILE NUMBERS:

SP 21 145856

NH 17 172514

HP 21 119506

The following feedback was provided with respect to 19 George Street (Permit Number HP 21 119506):

- staff should ensure a survey is done to determine the correct property line.
- the lawn bowling building, which is a city owned asset, should be protected.

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 SEVERANCE AND VARIANCE APPLICATIONS

**RE-ESTABLISH LOT LINE AND LEGALIZE EXISTING SITE
CONDITIONS**

118/120 MAIN ST., MARKHAM VILLAGE (16.11)

FILE NUMBERS:

CNST 21 118305

B/004/21

A/204/21

Recommendations:

THAT Heritage Markham has no comment regarding the severance application to allow for separate ownership of the properties addressed as 118 and 120 Main Street North, Markham Village; and

THAT Heritage Markham has no comment on the variance application to recognize the existing site conditions at 118 and 120 Main Street North, Markham Village.

Carried

6. PART FOUR – REGULAR

6.1 ZONING BY-LAW AMENDMENT

ZONING BY-LAW AMENDMENT APPLICATION TO PERMIT FUTURE SEVERANCE AND NEW INFILL DWELLING

36 WASHINGTON STREET, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)

FILE NUMBER:
PLAN 21 127477

Peter Wokral, Senior Heritage Planner addressed the Committee and reviewed the zoning by-law application to permit future severance and a new infill dwelling at 36 Washington Street in the Markham Village Heritage Conservation District. He advised that this item was on the agenda for the February Heritage Markham Committee meeting. He further advised that the Committee supported the proposed Zoning By-law Amendment to remove the existing permitted commercial uses and only permit single detached dwellings. However, the Committee had questions and concerns about the number and proposed location of second residential units, the impact of the proposed development regarding the amount of green space and tree preservation, and whether the development standards of the proposed By-law amendment could be linked with the conceptual development scheme.

Staff has discussed the proposed redevelopment of the property with the owner's agent and provides the following clarifications on the proposal:

- Number of Dwelling Units:
 - o The proposed re-zoning will permit second dwelling units on both the retained and proposed new lot, in line with current Provincial policies that prohibit zoning amendments that do not permit for the establishment or second residential units;
 - o The owner plans to establish a second residential unit in the recently approved, rear addition to the existing heritage dwelling, but has no plans to create a second dwelling unit within the proposed new infill dwelling. Secondary residential units are not proposed to be located in the detached garage/ accessory building, or in basements;
- Development Standards:

Although the site plan and elevations for the proposed new infill dwelling and detached accessory building/ garage are only conceptual, the development standards of the proposed By-law amendment were designed to support this conceptual development. The By-law amendment can be crafted to limit the proposed third storey for the newly created lot, to a roof-top deck of a prescribed floor area;

- **Trees:**
With regards to tree preservation, although reduced side and rear yard setbacks are proposed for the new infill dwelling and detached accessory building/garage, the adjacent trees would likely be injured or require removal, even if the prescribed property line setbacks of the By-law were complied with. The City's Urban Design Section will endeavour to protect significant vegetation from unnecessary injury or removal and seek compensation for any trees that are removed as part of the Site Plan Approval process.

Staff therefore recommends that Heritage Markham support the proposed development standards of the By-law, from a heritage perspective, provided that they substantially conform to the conceptual development of the property, and the Committee delegates final review of the draft zoning amendment By-law to City staff.

The Committee had no comments from the heritage perspective.

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed Zoning By-law Amendment for 36 Washington Street to permit development standards in support of the proposed severance, and construction of a new two storey infill dwelling and shared detached garage, provided there are no significant deviations from the conceptual site plan and elevations dated December 15, 2021.

Carried

6.2 DEMOLITION PERMIT

PROPOSED DEMOLITION OF ACCESSORY BUILDING/ SHED 36 JOHN STREET, THORNHILL HERITAGE CONSERVATION DISTRICT (16.11)

FILE NUMBER:
REQUEST FOR DEMOLITION

Extracts:

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

Peter Wokral, Senior Heritage Planner addressed the Committee and reviewed the application for a demolition permit for an accessory building/ garage at 36 John Street in the Thornhill Heritage Conservation District. The property owner has

reported that the shed was originally constructed in 1911 near a spruce tree and over time the tree roots have grown larger and lifted one side of the building significantly higher, damaging the roof. He further advised that the detached garage/shed is noted in the Thornhill Heritage Conservation District Plan inventory but is not mentioned in the specific Statement of Cultural Heritage Value or Interest prepared for the property or the description of heritage attributes associated with this property. The detached garage/shed is not considered to be architecturally or historically significant as to require its retention or restoration. Staff is recommending that the Committee have no objection to its demolition and that final review of a demolition permit be delegated to Heritage Section staff

Regan Hutcheson, Manager, Heritage Planning read out a written submission dated March 9, 2022, from Adam Birrell, President of the Thornhill Historical Society.

Responding to a question from the Chair, the Manager of Heritage Planning advised that if the Committee deems it necessary, the owner of the property can be requested to submit photographs as documentation of the existing building in its current form, if not already submitted.

Recommendations:

THAT the written submission from Adam Birrell, President, Thornhill Historical Society, dated March 9, 2022, be received; and

THAT Heritage Markham has no objection to the demolition of the detached shed/garage at 36 John Street from a heritage perspective, and that final review of any demolition permit be delegated to Heritage Section staff.

Carried

6.3 ZONING BY-LAW AMENDMENT

PROPOSED TOWNHOUSE DEVELOPMENT 347 MAIN STREET NORTH (16.11)

FILE NUMBERS:

PLAN 19 123553

PLAN 21 140439

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Victor Huang declared an interest with respect to Item 6.3 (347 Main Street North), by nature of being part of the development team and owner of the property and did

not take part in the discussion of or vote on the question of the approval of this matter.

Peter Wokral, Senior Heritage Planner addressed the Committee and reviewed the application for a revised development proposal based on feedback provided from the review of the Official Plan and Zoning By-law Amendment applications submitted in 2019. The revised application is for the proposed demolition of the existing building, which is currently used as an automotive dealership, and to replace it with a three storey, 15-unit, townhouse development comprised of a block of seven units fronting Main Street North, and a block of eight units fronting an internal condo road accessed from Deer Park Lane. The architectural design of the proposed townhouses reflects a blend of the Second Empire and Gothic Revival architectural styles.

The subject property is designated as “Residential Low Rise” in the 2014 Official Plan which permits single and semi-detached dwelling and townhouses, excluding back-to-back townhouses, and small multiplex buildings containing 3 to 6 units all with direct frontage on to a public street. A Zoning By-law amendment to permit the above building types without direct frontage on a public street may also be considered, at appropriate locations, where a development block has frontage on an arterial road or a major collector road. The applicant proposes to build one of the two blocks of townhouse units without direct frontage to a public street, and neither Main Street North or Deer Park Lane are arterial or major collector roads, (Main Street North between Hwy 7 E. and 16th Avenue is designated as a minor collector road). Heritage Markham reviewed the original 19 townhouse unit proposal submitted by the previous owner in November of 2019 which adopted a three-storey interpretation of the Second Empire style. Heritage Markham did not support the proposed Official Plan Amendment to permit townhouses not having direct frontage to a public street given the existing heritage character of the area, and recommended the area behind the proposed townhouses fronting onto Main Street North be used for backyard amenity space, visitor parking, snow storage and vehicular circulation. The revised development proposal adopts some of the revisions recommended by city staff.

The Official Plan 2014 provides direction as to where the city may consider amendments to permit townhouses not fronting a public street (i.e., at appropriate locations and where the block has frontage on an arterial road or a major collector). This particular site does not support this type of development concept. Staff has suggested that given the local context, the townhouses should ideally front only on to Main Street North (and possibly Deer Park Lane) with the remainder of the parcel used for an appropriate amenity space, visitor parking, snow storage and vehicular circulation. Staff has no objection to the demolition of the existing

building, and the proposed Zoning By-law amendment to convert the subject property from commercial uses to residential uses including townhouses, but may have issues with site-specific development standards in support of the application concept

Jack Wong, Land Use Planner from Malone Given Parsons presented to the Committee on behalf of the applicant and provided a quick overview of the development proposal. He presented a few images of the current used car dealership building. He advised that the site is designated for residential low rise in the Markham Official Plan that provides for ground related housing that includes houses normally up to 3 storeys in height. He reiterated that that the maximum building height permitted on this lot is up to 2½ storeys, and hence the reason for the official plan amendment application with site-specific provisions. The applicant has proposed to rezone the property in order to facilitate the townhouse development up to 3 storeys high. Mr. Wong also presented architectural renderings of the proposed townhouse development.

Heritage Markham Committee provided the following feedback:

- More green space should be provided, to permit for the planting of street trees and to preserve existing trees located on the property boundaries which act as buffers;
- The proposed townhouse development is seeking a density of approximately 30 units per acre which is roughly double to what has been permitted in the town house development recently approved at 73 Main St. S and more than other townhouse developments in the heritage conservation district;
- There is no amenity space for the townhouses that front onto Main Street.
- Lack of sufficient visitor parking on site and limited options on nearby streets such as Deer Park Lane;
- Lack of space for snow removal.
- There are no basements, so the garage has to be large enough to provide for storage of snow tires, green and blue bins, bicycles, etc.
- Concerns about traffic;
- Tree preservation – a number of significant trees on the south side of the property that act as a buffer to the single detached dwelling to the south that should be preserved.
- The property in front of the townhouses fronting Main Street needs to be appropriately maintained by the Condo Corporation.
- Should not support the draft plan of subdivision application for the townhouses if the concept is not supported by the Committee.

- An appropriate residential development can be supported in place of the existing automotive dealership.

Recommendations:

THAT the deputation and presentation by Jack Wong, Malone Given Parsons, on behalf of the applicant, be received;

THAT Heritage Markham has no objection from a heritage perspective to the proposed demolition of the existing car dealership and the Zoning By-law Amendment to permit residential uses in this location, including townhouses;

THAT Heritage Markham recommends that the architectural style of the townhouses be reflective of authentic Markham examples of either the Second Empire or Gothic Revival style;

THAT Heritage Markham has no objection from a heritage perspective to the proposed Official Plan Amendment to permit 3 storey townhouses in either a Second Empire or Gothic Revival architectural style;

THAT Heritage Markham does not support the associated Draft Plan of Subdivision application;

THAT based on the current proposal, Heritage Markham does not support the proposed Official Plan Amendment to permit townhouses not having direct frontage to a public street, given the existing heritage character of the area and recommends the area behind the proposed townhouses fronting onto Main Street North be used for backyard amenity space, visitor parking, snow storage and vehicular circulation;

THAT Heritage Markham recommends a 50% reduction in the number of units to be more consistent with the Heritage District and to address urban design concerns related to snow removal, appropriate visitor parking spaces, rear yards and tree preservation.

Carried

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

7.1 STUDIES

GOVERNMENT OF ONTARIO – HOUSING AFFORDABILITY TASK FORCE REPORT (16.11)

Extract:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage Planning addressed the Committee and provided a brief update on the Government of Ontario's Housing Affordability Task Force report. He advised that the Ontario Government has released the Task Force's 55 recommendations including a number that would specifically target heritage conservation initiatives in local municipalities. Overall, the full set of the 55 recommendations appear to support the removal of any policy, by-law, guidance document or process that in the minds of the Task Force interferes with the provision of housing. He further advised that Heritage Section staff have provided input into a report to Markham Council (March 7 Development Services Committee) on this issue indicating that the recommendations related to the Ontario Heritage Act are not supported.

Recommendations:

THAT Heritage Markham Committee receive the information on the heritage related recommendations from the Housing Affordability Task Force Report;

THAT Heritage Markham Committee endorses Council's position with respect to the Housing Affordability Task Force report particularly Heritage Section staff comments on recommendations 12a, 12b, 12c, 16, 16a, 16b and 17; and

THAT copies of the letters from the Architectural Conservancy of Ontario and Community Heritage Ontario be forwarded to the Ministry of Municipal Affairs and Housing and the Region of York.

Carried

7.2 TRAINING SESSION

APPROPRIATE ADDITIONS TO CULTURAL HERITAGE RESOURCES (16.11)

Extract:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage Planning addressed the Committee and provided a brief illustrative overview of the key principles/policies/guidelines as a refresher for Heritage Markham Committee members to assist in future reviews of development applications proposing additions to cultural heritage resources. The presentation included key considerations such as: location; building form; scale/height; respect for the original building; and use of appropriate materials. He

advised that in past meetings, staff has provided training sessions on Incorporating Cultural Heritage Resources in New Developments and Appropriate Infill Developments in Heritage Conservation Districts. He further advised that if members have other topics of interest, staff will endeavour to address them in similar future training sessions.

Recommendation:

THAT Heritage Markham Committee receive the training presentation on appropriate additions to cultural heritage resources.

Carried

7.3 STUDIES

UPDATE ON MAIN STREET UNIONVILLE STREETSCAPE MASTER PLAN (16.11)

Extract:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage Planning addressed the Committee and provided a brief presentation on the Main Street Unionville Streetscape Master Plan. This project commenced over two years ago but had to be put on hold due to the onset of the COVID-19 pandemic. The findings were presented to the Development Services Committee in February and the streetscape project was approved by Council at its meeting on March 8, 2022. Council supported a new street cross section with a reduced vehicular area and a larger boulevard on the east side of Main Street, additional trees and improved historic lighting as well as improvement to the East Lane. As to surface treatment enhancement options, Council elected to proceed with the use of brick pavers for the sidewalks, boulevards and roadway. He advised that he is currently the Heritage Markham representative on the Main Street Unionville Streetscape Master Plan Advisory Committee along with Councillor McAlpine which will be working with Engineering staff on the detailed design stage of this project. The Manager, Heritage Planning asked if any of the Committee members would like to be included in this Advisory Committee.

Recommendations:

THAT Heritage Markham Committee receive the presentation and update on the Main Street Unionville Streetscape Master Plan project; and

THAT Victor Huang and Elizabeth Wimmer be appointed as Heritage Markham representatives on the Main Street Unionville Streetscape Master Plan Advisory Committee.

Carried

8. NEW BUSINESS

April 13, 2022, Heritage Markham Committee meeting start time (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, Manager, Heritage Planning asked if the Committee was willing to start the April 13, 2022, Heritage Markham Committee meeting at 7:30 p.m. to accommodate a proposed city-initiated Age-Friendly Guidelines Open House meeting. Committee members had no objection to move the start time of the April 13, 2022, Heritage Markham Committee meeting to 7:30 p.m.

Recommendation:

THAT the start time of the April 13, 2022, Heritage Markham Committee meeting be changed to 7:30 p.m.

Carried

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 8:35 p.m.