



Heritage Markham Committee Minutes

Meeting Number: 7
July 13, 2022, 7:00 PM
Electronic Meeting

Members	David Wilson, Chair Councillor Keith Irish Ken Davis Shan Goel Victor Huang	Lake Trevelyan Councillor Karen Rea Paul Tiefenbach Neil Chakraborty Nathan Proctor
Regrets	Councillor Reid McAlpine	Elizabeth Wimmer
Staff	Regan Hutcheson, Manager, Heritage Planning Evan Manning, Senior Heritage Planner Peter Wokral, Senior Heritage Planner	John Britto, Committee Secretary (PT) Jennifer Evans, Speakers List

1. CALL TO ORDER

David Wilson, Chair, convened the meeting at 7:00 PM.. He noted that the meeting is being held electronically due to ongoing concerns around public health and informed the attendees that the meeting is being recorded. The Chair asked for any disclosures of interest with respect to items on the agenda

2. DISCLOSURE OF PECUNIARY INTEREST

Shan Goel, disclosed an interest with respect to Item # 5.3 (17 Anna Russell Way, Unionville Heritage Conservation District), as the applicant is his client, and did not take part in the discussion of, or vote on, this item.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

That the July 13, 2022, Heritage Markham Committee agenda be approved.

Carried

3.2 MINUTES OF THE JUNE 8, 2022, HERITAGE MARKHAM COMMITTEE MEETING (16.11)

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on June 8, 2022, be received and adopted.

Carried

4. PART TWO - DEPUTATIONS

Ms. Valerie Burke addressed the Committee on behalf of herself and the Thornhill Historical Society with respect to Agenda Item 6.2, the potential introduction of Heritage Identifier symbols in the Thornhill Heritage Conservation District. She advised that the Thornhill Historical Society (the “Society”) supports this initiative and the Society feels that this placemaking project will help increase public awareness of the significance of the District. The Society also recommends that the Heritage Vaughan Committee be apprised of this initiative so they can consider implementing a complementary placemaking project.

5. PART THREE – CONSENT

5.1 HERITAGE PERMIT APPLICATIONS

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF
120 ROBINSON STREET (MVHCD), 56 MAIN STREET NORTH
(MVHCD), 12 DAVID STREET (MVHCD), 262 MAIN STREET (UHCD),
11248 KENNEDY ROAD (PART IV), 154A MAIN STREET (UHCD) (16.11)**

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior 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 PERMIT APPLICATIONS

DELEGATED APPROVAL OF BUILDING PERMITS BY HERITAGE SECTION STAFF

296 MAIN ST. N. (MVUHCD), 4461 HWY. 7 E (UHCD), 29 JERMAN ST. (MVHCD), 4470 HWY. 7 E. (UHCD), 32 JOSEPH ST. (MVHCD) (16.11)

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

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 SITE PLAN CONTROL APPLICATION

PROPOSED TOWNHOUSE COMPLEX

17 ANNA RUSSELL WAY, UNIONVILLE HERITAGE CONSERVATION DISTRICT (16.11)

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

S. Bordone, Manager, Central District

Shan Goel, disclosed an interest with respect to Item # 5.3 (17 Anna Russell Way, Unionville Heritage Conservation District), as the applicant is his client, and did not take part in the discussion of, or vote on, the question of the approval of this matter

Recommendation:

THAT Heritage Markham has no comment from a heritage perspective on the Site Plan Control application for 17 Anna Russell Way.

Carried

5.4 COMMITTEE OF ADJUSTMENT APPLICATION

MINOR VARIANCE APPLICATION TO PERMIT A VETERINARY CLINIC

51 MAIN STREET NORTH, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no comment from a heritage perspective on the requested variance to permit a Veterinary Clinic at 51 Main Street North.

Carried

5.5 SITE PLAN CONTROL APPLICATION

PROPOSED LANDSCAPE IMPROVEMENTS

22 FONTHILL BLVD, UNIONVILLE HERITAGE CONSERVATION DISTRICT (16.11)

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

A. Todorovski, Planner II

Recommendation:

THAT Heritage Markham has no comment from a heritage perspective on the Site Plan Control application for 22 Fonthill Blvd.

Carried

5.6 TEMPORARY USE ZONING BY-LAW

**OUTDOOR PATIOS EXTENSION AND OUTDOOR/SIDEWALK SALES
(16.11)**

Extracts:

R. Hutcheson, Manager, Heritage Planning

B. Roberts, Manager, Zoning and Special Projects

Recommendations:

That Heritage Markham Committee has no objection to the concept of allowing the extension of outdoor patios and temporary outdoor display and sales of merchandise, in principle; and,

That Heritage Markham Committee delegates the committee's review of matters concerning the extension of outdoor patios and the outdoor display and sales of merchandise to Heritage Section staff.

Carried

5.7 COMMITTEE OF ADJUSTMENT APPLICATION

**MINOR VARIANCE APPLICATION TO PERMIT EXISTING SITE
CONDITIONS
27 VICTORIA AVE. UNIONVILLE HERITAGE CONSERVATION
DISTRICT (16.11)**

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection to the requested variances to permit an existing west side yard setback of 5'-8" and to permit one parking space at 27 Victoria Avenue from a heritage perspective.

Carried

6. PART FOUR - REGULAR

6.1 PLAN OF SUBDIVISION APPLICATION

**PROPOSED PLAN OF SUBDIVISION
5474 19TH AVENUE, MARKHAM (16.11)**

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

S. Muradali, Manager, Development

Peter Wokral, Senior Heritage Planner, reviewed the Plan of Subdivision application for 5474 19th Avenue. He advised that the property is occupied by a 2-storey mid-19th century Regency style stone farmhouse that is listed on the Markham Register of Property of Cultural Heritage Value or Interest. The Plan of Subdivision application follows a Ministerial Zoning Order (MZO) approving residential uses at a variety of densities along with parks and natural areas. Based on the current proposal and mapping, the heritage dwelling and barn buildings are intended to remain on their original foundations on a large block of land adjacent to new single detached dwellings to the west, on land designated as “Greenbelt” which has been set aside as naturalized open space.

Staff are suggesting that Heritage Markham support the retention of this heritage house on its original foundation and recommend that the standard conditions of Draft Approval be attached to any approval of the Plan of Subdivision including but not limited to, agreeing to designate the property under Part IV of the Ontario Heritage Act, entering into a Heritage Easement Agreement, installation of a Markham Remembered Plaque, protection of the heritage building during construction, and the provision of securities to ensure its protection/ restoration etc.

Recommendations:

THAT Heritage Markham supports the proposed Plan of Subdivision application to retain the existing heritage dwelling at 5474 19th Avenue on its original foundation, in its original use, adjacent to compatible detached dwellings and natural uses from a heritage perspective;

THAT a plan be prepared to illustrate the layout of the existing buildings on the Heritage Block to better assess their relationship with the new development;

AND THAT Staff include the applicable standard heritage conditions of Draft Plan Approval in any future agreement for the application PLAN 22 114368 regarding the specific property containing the cultural heritage resources, including:

- Designation under the Part IV of the Ontario Heritage Act;
- Securing a Heritage Easement;
- Installation of a Markham Remembered plaque;
- Site Plan Control Agreement including an Exterior Restoration Plan for Dwelling (if necessary)

Carried

6.2 REQUEST FOR FEEDBACK

POTENTIAL INTRODUCTION OF HERITAGE IDENTIFIER SYMBOL IN THORNHILL HERITAGE CONSERVATION DISTRICT (16.11)

Extracts:

R. Hutcheson, Manager, Heritage Planning

D. Porretta, Manager, Transportation Engineering

F. Clarizio, Director, Engineering

Regan Hutcheson, Manager, Heritage Planning advised the Committee that Engineering Staff was contacted by the Ward 1 Councillor regarding the potential introduction of a heritage symbol on the road surface at or near the entrance points to the Thornhill Heritage Conservation District. It was suggested that the traditional wheatsheaf symbol used on street signs and entry signage be used to improve awareness, and further define the boundaries of the District. An example of this type of approach is the Moccasin Trail symbol that has been introduced in Mississauga in collaboration with the local aboriginal community. Engineering staff has reached out to Heritage Section staff seeking additional information and feedback on this potential project.

Mr. Hutcheson further advised that in 2019, Heritage Markham indicated it had no objection to the introduction of granite sidewalk markers at the corner of John/Yonge and Thornhill Summit/Yonge. These markers feature the wheatsheaf and the date c. 1794. Heritage Section has noted that if the proposed work is within the boundaries of the District, review by the Committee would be required given that this type of work was not contemplated in the District Plan. As these markings would not be regulatory in nature (which are permitted in all heritage conservation districts), but decorative, a heritage permit would be required. City staff responsible for public art have confirmed that this is not considered public art and would not have to be reviewed through their processes. If the project is supported, it was suggested that the same wheatsheaf logo design used elsewhere in the District (street name signs and entry signage) be used for consistency. Other than Yonge St, there are approximately eight entry locations where this logo could be introduced. If internal street intersections were included, there would be an additional seven locations

Mr. Hutcheson further advised that Staff has also identified the following potential issues or matters that would need to be considered:

- On-going maintenance requirements (ie. fading or flaking of paint over time);

- Should the logo be introduced within a walkway, similar to Mississauga, or adjacent to the walkway? (most Heritage District intersections do not have a defined walkway and those that do are white striped);
- Would there be one logo in each travel lane or only the travel lane leading into the District ? Or where the District boundary starts when it does not start at an intersection?;
- Would it be one wheatsheaf or multiple logos per entry point?;
- Is this road surface feature appropriate for a heritage conservation district?;
- Would this generate interest from the other heritage conservation districts?; (Buttonville, Markham Village and Unionville);
- Would this require Council approval?

Responding to a question about the heritage identifier symbol, the Manager of Heritage Planning advised that the wheatsheaf has been used consistently within the District, such as on street name signs and entry signs. The markers currently installed on select sidewalks also include the wheatsheaf. Mr. Hutcheson further noted that other heritage districts don't have a simply iconic symbol but have more complex logos.

Councillor Irish noted that it would be his preference for one symbol in each travel lane both entering and exiting the District. A member also raised the issue of ongoing maintenance of these types of road surface features, the lack of visibility during winter months, and the potential to distract drivers. It was also suggested that if introduced, the symbols be smaller and placed so tires don't drive over them.

It was also noted that a deputation in support of this proposal was given at the beginning of the meeting from Valerie Burke on behalf of herself and the Thornhill Historical Society.

Recommendations:

That Heritage Markham Committee has no objection to the potential introduction of the wheatsheaf logo on the road surface at entry points to the Thornhill Heritage Conservation District; and

That the written submission and verbal deputation from Ms. Valerie Burke and the Thornhill Historical Society be received.

Carried

6.3 ZONING BY-LAW AMENDMENT APPLICATION

**PROPOSED RESIDENTIAL REDEVELOPMENT OF PROPERTY
8985 WOODBINE AVE., BUTTONVILLE HERITAGE CONSERVATION
DISTRICT (16.11)**

FILE NUMBER:

PLAN 21 139043

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner advised that the applicant has requested that consideration of this matter be deferred to the August Heritage Markham Committee meeting.

Recommendations:

That consideration of this matter be deferred to the August Heritage Markham Committee meeting.

Carried

6.4 COMMITTEE OF ADJUSTMENT APPLICATIONS

**CONSENT AND MINOR VARIANCES TO PERMIT A NEW LOT AND
DWELLING**

**28 STATION STREET AND 11 BACKUS COURT, MARKHAM VILLAGE
HERITAGE CONSERVATION DISTRICT (16.11)**

FILE NUMBERS:

B/002/22

A/088/22

A/089/22

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner reviewed the consent application to sever the rear portion of 28 Station Lane in order to create a new building lot to be municipally known as 11 Backus Court.

Mr. Manning further advised that the applicant is also seeking relief from Zoning By-law 153-80, as amended, to permit an addition to 28 Station Street, and a proposed dwelling new dwelling at 11 Backus Court. It is the opinion is Staff that

there was sufficient rear yard amenity space following the proposed severance, and noted that the proposed variances permitted a building form that was supportable from a heritage perspective on both properties.

He also noted that the historic context of 28 Station Street has already been fundamentally altered with the subdivision of adjacent lands in the mid/late 1970s, and that the severance application was a continuation of this process of land division. It was also noted that the proposed dwelling on 11 Backus Court would not be accessed from the Markham Village Heritage Conservation District, and would have a minimal visual impact as seen from adjacent heritage properties.

Recommendations:

THAT Heritage Markham has no objection from a heritage perspective to the requested consent application and variances to permit a new rear addition with integrated garage at 28 Station Street, and a new two-story dwelling with integrated garage at 11 Backus Court;

AND THAT final review of the future Site Plan Control applications for both properties, and any other development application required to approve the proposed developments, be delegated to Heritage Section staff should the design remain generally consistent with the drawings appended to this memo.

Carried

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

7.1 DOORS OPEN MARKHAM 2022

Regan Hutcheson, Manager, Heritage Planning provide a verbal update on Doors Open Markham 2022. He advised that at its meeting held a few weeks ago, the Doors Open Markham Advisory Committee decided that because it is so late in the year, it would be better to hold a proper Doors Open Markham event in 2023. As such, there would be no Doors Open Markham 2022.

Responding to a question from David Wilson, Chair, Mr. Hutcheson advised that there was no Heritage Week event in February 2022, due to the ongoing pandemic restrictions and City Hall being closed to the public.

8. PART SIX - NEW BUSINESS

Councillor Rea provided a brief update on her attendance at the Ontario Heritage Conference in Brockville noting that Councillor McAlpine also attended as well as staff members Evan Manning, and Regan Hutcheson who was one of the conference speakers on recent changes to the Ontario Heritage Act. Councillor Rea noted the important learning opportunities at these type of events and encouraged other Heritage Markham members to attend in the future.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 7:55 p.m.