Heritage Markham Committee Minutes

Meeting Number: 8
August 23, 2022, 7:00 PM
Electronic Meeting

Members	Neil Chakraborty	Councillor Karen Rea
	Shan Goel	Paul Tiefenbach
	Victor Huang	Elizabeth Wimmer
	Councillor Reid McAlpine, Chair	
	Nathan Proctor	
Regrets	Councillor Keith Irish	Lake Trevelyan
	Ken Davis, Vice Chair	David Wilson
Staff	Regan Hutcheson, Manager, Heritage Planning	Laura Gold, Council/Committee Coordinator
	Evan Manning, Senior Heritage Planner	Rajeeth Arulanantham, Assistant to Council/Committee
	Peter Wokral, Senior Heritage Planner	

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1. CALL TO ORDER

Councillor Reid McAlpine, Chair, convened the meeting at 7:03 PM by welcoming members and guests and asking for any disclosures of interest with respect to items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business from Committee Members

Recommendation

That the August 23, 2022 Heritage Markham Committee agenda be approved.

Carried

3.2 MINUTES OF THE JULY 13, 2022 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

Regan Hutcheson, Manager, Heritage Planning, requested that the Committee receive the correspondence dated July 13, 2022, from Evelin Ellison, Ward 1 South, Thornhill Residents Inc. regarding the "Introduction of Heritage Identifier Symbol in Thornhill Heritage District", as it was circulated to members prior to the July 13th Heritage Markham Committee meeting, but not received at the meeting.

Recommendation:

That the correspondence dated July 13, 2022, from Evelin Ellison (Ward 1 (South) Thornhill Residents Inc.) regarding the "Introduction of Heritage Identifier Symbol in Thornhill Heritage District" be received as information.

Carried

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on July 13, 2022 be received and adopted.

Carried

4. PART TWO - DEPUTATIONS

5. PART THREE - CONSENT

5.1 HERITAGE PERMIT APPLICATIONS

DELEGATED APPROVAL BY HERITAGE SECTION STAFF
167 JOHN STREET (THCD), 166 MAIN STREET (UHCD), 157 MAIN STREET (UHCD), 40 ALBERT STREET (MVHCD) (16.11)

FILE NUMBERS:
HE 22 249386
HE 22 251606
HE 22 251608
HE 25 252219

Extracts:
R. Hutcheson, Manager, Heritage Planning
E. Manning, Senior Heritage Planner

The Committee requested that the information regarding the Heritage Permit Application submitted by 157 Main Street (UHCD) concerning the installation of a black aluminum fence fronting Main Street Unionville be deferred and received at the next meeting, as the Unionville Representative on the Committee was not in attendance at the meeting.

Recommendation:

That the receiving of the information on the approved Heritage Permit Application for 157 Main Street (UHCD) be deferred to the next meeting.

Carried

Recommendation:

THAT Heritage Markham receive the information on the heritage permits approved by Heritage Section staff under the delegated approval process (excluding HE 22 251608).

Carried

5.2 BUILDING OR SIGN PERMIT APPLICATIONS

DELEGATED APPROVAL BY HERITAGE SECTION STAFF 4470 HWY 7E (UHCD), 20 PRINCESS STREET (MVHCD), 7703 KENNEDY ROAD, 188 MAIN STREET UNIONVILLE (UHCD) (16.11)

FILE NUMBERS:
AL 21 146699
HP 22 234808
AL 22 120817
AL 21 135593

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 AMENDMENT TO A DESIGNATION BY-LAW

45 STOLLERY POND CRESCENT, FORMER ADDRESS: 4075 MAJOR MACKENZIE DRIVE EAST (16.11)

Extracts:
R. Hutcheson, Manager, Heritage Planning
E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection to the proposed designation by-law amendment to correct the property's legal description.

Carried

5.4 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

PROPOSED MODIFICATION TO A TWO-STOREY DWELLING ON ADJACENT LANDS TO A CULTURAL HERITAGE RESOURCE 22 BYER DRIVE (16.11)

FILE NUMBER:
A/041/22

Extracts:
R. Hutcheson, Manager, Heritage Planning
E. Manning, Senior Heritage Planner

Aleks Todorovski, Planner 2

Recommendation:

THAT Heritage Markham has no comment from a heritage perspective on the variance application (A/041/22) for 22 Byer Drive.

Carried

5.5 COMMITTEE OF ADJUSTMENT VARIANCE

PROPOSED CONVERSION FOR DWELLING FROM HOME OCCUPATION TO TRIPLEX
16 CHURCH STREET, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)

FILE NUMBER:
A/116/22

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

Recommendation:

THAT Heritage Markham has no comment on the requested variances for 16 Church Street from a heritage perspective.

Carried

5.6 ZONING BY-LAW AMENDMENT & OFFICIAL PLAN AMENDMENT

PROPOSED MULTI-STOREY RESIDENTIAL DEVELOPMENT
5871 & 5873 HIGHWAY 7 EAST AND 2 WIGNALL CRESCENT, MARKHAM VILLAGE (16.11)

FILE NUMBER:
22 244910

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

Stephen Corr, Senior Planner, East

Recommendation:

THAT Heritage Markham has no comment from a heritage perspective on the Official Plan and Zoning By-law Amendment applications for 5871 Highway 7 East.

Carried

5.7 ZONING BY-LAW AMENDMENT AND CONSENT APPLICATION TO CREATE A NEW MUNICIPALLY OWNED PARK

34, 36 & 38 EUREKA STREET, UNIONVILLE HERITAGE CONSERVATION DISTRICT (16.11)

FILE NUMBERS:
PLAN 22 243326
CSNT 22 252578
CSNT 22 250357

Extracts:
R. Hutcheson, Manager, Heritage Planning
E. Manning, Senior Heritage Planner
S. Bordone, Manager, Central District

Recommendations:

THAT Heritage Markham has no objection to the demolition of the existing Class 'C' dwelling at 34 Eureka Street;

THAT Heritage Markham has no objection from a heritage perspective to the proposed Zoning By-law Amendment and consent applications for the subject lands;

THAT final review of the aforementioned applications, and any other development application required to approve the proposed development, be delegated to Heritage Section staff should the property configuration and land-use remain consistent with the approach as described in this memo;

AND THAT Heritage Section staff coordinate with Planning and Urban Design Staff as well as the Parks Department when determining the design and programming of the new public park.

Carried

5.8 FINANCIAL ASSISTANCE PROGRAMS - HERITAGE PROPERTIES

DESIGNATED HERITAGE PROPERTY GRANT PROGRAM 2023-2025 (16.11)

Extracts:
R. Hutcheson, Manager, Heritage Planning

Recommendation:

THAT Heritage Markham Committee supports the continuation of the Designated Heritage Property Grant Program from 2023-2025 based on an allocation of $30,000 per year for a total commitment of $90,000.

Carried

6. PART FOUR - REGULAR

6.1 REQUEST FOR FEEDBACK

UPDATE ON ROUGE NATIONAL URBAN PARK CULTURAL HERITAGE (PARKS CANADA) AND PROPOSED DEMOLITION 7861 HIGHWAY 7, LOCUST HILL THE NIGHSWANDER TENANT HOUSE (16.11)

Extracts:
R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage Planning, advised that this item is to: 1) provide an update on the cultural heritage activities in the Rouge National Urban Park; and 2) obtain the Committee's feedback on the proposed demolition of 7861 Highway 7, Locust Hill, The Nighswander Tenant House, and provided a presentation.

The Committee discussed the following relative to the update on the cultural heritage activities in the Rouge National Urban Park:

- Questioned if Parks Canada is restoring the cultural heritage assets to the extent the City would normally require;
- Clarified that Parks Canada has been renovating the inside of the cultural heritage assets so that they are habitable, but they have not been restoring the outside of the cultural heritage assets to the extent the City would typically require if they were part of a development application;
- Suggested that Parks Canada be asked to provide a list of the cultural heritage assets that are part of the 9% of the in-park homes located in the Markham area of the Rouge National Urban Park of which no commitment has been made to make investments to support re-occupancy or upkeep of the assets at this time;
- Suggested that Parks Canada at a minimum maintain existing heritage features or attributes of the cultural heritage assets it has decided to invest in;
- Noted that cultural heritage assets located in the Markham area of the Rouge National Urban Park of which the City has previously invested in

should be maintained. The former Locust Hill Schoolhouse on Reesor Road was noted as an example;
- Clarified that Parks Canada is not required to consult with the City on the maintenance and restoration of the cultural heritage assets located within Markham, as the properties are located within federal jurisdiction;
- Discussed how Parks Canada plans to address leases when a person has demonstrated an interest in investing in a cultural heritage asset.

The Committee discussed the following relative to the proposed demolition of 7861 Highway 7, Locust Hill, The Nighswander Tenant House:

- Sought greater context on how the cultural heritage asset relates to Markham's Pathways and Trail Master Plan;
- Clarified that Parks Canada intends to use the subject lands as part of a trailhead connecting the future Parks Canada trail system with Locust Hill, and as rest-node for trail users;
- Opposed having a parking lot on the subject lands;
- Noted that staff were unaware of any plans to include a parking lot in this location.

Staff responded and provided clarification to inquiries from the Committee.

Amendment 1:

THAT the Heritage Markham Committee express concern regarding placing patron parking on the lands of or on the surrounding lands of the former Nighswander Brothers Temperance Hotel and Store, and Nighswander Tenant House without viewing a concept plan on how it would be introduced;.

Carried

Amendment 2:

THAT the Heritage Markham Committee request that Parks Canada at minimum maintain the heritage features/attributes of the cultural heritage assets it has committed to invest in to support re-occupancy or upkeep of the assets; and further,

THAT the Heritage Markham Committee hopes that the cultural heritage assets located in the Markham area of the Rouge National Urban Park of which the City has previously invested in are included on Parks Canada's list of assets it has committed to protect.

Carried

Recommendation as Amended:

THAT the Heritage Markham Committee provides the following feedback on the proposed demolition of 7861 Highway 7, the Nighswander Tenant House:

- Due to the advance state of decay and deterioration which has occurred over many years as a result of a lack of maintenance, poor stewardship, vacancy and abandonment, regrettably, the demolition of the building appears to be the most reasonable course of action;
- The potential salvage and re-purposing of heritage elements from the property is supported; and
- The introduction of heritage interpretive features to celebrate and inform visitors of the former Nighswander buildings is also supported, and could include a Markham Remembered interpretive panel

AND THAT the Heritage Markham Committee express concern regarding placing patron parking on the lands of or on the surrounding lands of the former Nighswander Brothers Temperance Hotel and Store, and Nighswander Tenant House without viewing a concept plan on how it would be introduced;

AND THAT the Heritage Markham Committee request that Parks Canada at minimum maintain the heritage features/attributes of the cultural heritage assets it has committed to invest in to support re-occupancy or upkeep of the assets;

AND FURTHER THAT the Heritage Markham Committee hopes that the cultural heritage assets located in the Markham area of the Rouge National Urban Park of which the City has invested in are included on Parks Canada's list of assets it has committed to protect.

Carried

6.2 COMMITTEE OF ADJUSTMENT VARIANCE

PROPOSED ADDITION TO A DETACHED HERITAGE DWELLING AND DETACHED GARAGE
257 MAIN STREET NORTH, MARKHAM VILLAGE (16.11)

FILE NUMBER:
A/049/22

Extracts:
R. Hutcheson, Manager, Heritage Planning
E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, advised that the City has received a Committee of Adjustment Application seeking variances to facilitate the partial removal and construction of a vertical and rear addition to the existing dwelling at 257 Main Street North, Markham Village Heritage Conservation District. The existing garage is proposed to be retained and modified. The subject property is identified as a "Type B" property within the Markham Village Heritage Conservation District Plan, and was evaluated by Staff using Markham's Heritage Resources Evaluation System. The findings of this evaluation indicated that the subject property fell under 'Group 3'.

The Committee discussed the following relative to the staff report on the proposed addition to the detached heritage dwelling and detached garage:

- Indicated that if the existing dwelling was not considered of significant value, the massing relative to the adjacent properties was generally consistent, and that little vegetation appeared to be impacted by the proposed addition, but suggested that design details would need to be refined;
- Noted that the front porch was altered in 2012 without the City's approval and that the matter was brought forward to the Heritage Markham Committee at that time;
- Noted that the existing windows are not original to the dwelling, although they are sympathetic in character;
- Clarified that the proposal does not include a secondary suite;
- Confirmed that the original dwelling was of value to the streetscape and District (as per the policies for Type B buildings in the District Plan) and should be maintained as a discernable volume;
- Questioned if a second storey could be added while maintaining the original lower brick volume, and if the front porch could be restored as it is one of the defining characteristics of the house.

Staff responded and provided clarification to inquiries from the Committee.

The Committee made the following recommendations regarding the proposed addition to the detached heritage dwelling and detached garage:

- The proposal should be more in keeping with the Markham Village Infill Zoning By-law, noting the following:

  - the net floor area should be reduced to be more consistent with other homes in the community;
  - the front and side set-backs should be reduced;
  - the original character and look of the house should be preserved;
- The addition should be made to rear of the existing dwelling, and it should be two rather than three storeys;
- The design of the garage should reflect a more traditional heritage style.

Recommendation:

THAT Heritage Markham opposes the proposed variances from a heritage perspective to permit substantial additions to the existing dwelling and detached garage, and requests that City Staff work with the applicant on a revised development concept which better incorporates the existing dwelling with an addition to the rear.

Carried

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

There was no update on studies/projects affecting heritage resources-updates.

8. PART SIX - NEW BUSINESS

There was no new business.

9. ADJOURNMENT

The Chair reminded Committee Members to consider when the Committee meets when booking vacations, and to advise the Clerk in a timely manner when they have a conflict and are unable to attend a meeting to ensure the committee will have a quorum.

The Heritage Markham Committee adjourned at 8:18 PM.