



Heritage Markham Committee Minutes

Meeting Number: 12
December 14, 2022, 7:00 PM
Electronic Meeting

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

1. CALL TO ORDER

Councillor Reid McAlpine, 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

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

The Manager, Heritage Planning requested permission to add an item regarding the recent death of a former Heritage Markham member.

Recommendation:

THAT the December 14, 2022 Heritage Markham Committee agenda be approved **as amended to include a memorandum on the passing of Carol Danard, former Member and Chair of the Heritage Markham Committee.**

Carried

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

Recommendation:

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

Carried

3.3 PASSING OF CAROL DANARD – FORMER MEMBER AND CHAIR OF THE HERITAGE MARKHAM COMMITTEE (16.11)

Regan Hutcheson, Manager, Heritage Planning, advised that Carole Danard, passed away on October 27, 2022. A brief overview of her contributions to the Heritage Markham Committee was provided by Mr. Hutcheson. Carole was one of the initial members of the first Heritage Markham Committee, appointed in early 1976 (under the provisions of the first Ontario Heritage Act) and served for 5 years until the end of 1980. She was Committee Chair in 1977 and 1978, and appointed again to the Committee in 1999 and served until 2001 as a Unionville community representative. She was on the Architectural Review Sub-Committee as well as the Unionville Millennium Project Sub-Committee.

Recommendation:

THAT the memorandum on the passing of Carole Danard, former Heritage Markham Member/Chair be received;

AND THAT the Heritage Markham Committee extends its sincere condolences to the family of Carole Danard and expresses its appreciation and gratitude for her extensive past accomplishments as both a member of the Heritage Markham Committee and its Chair in the promotion, protection and preservation of Markham's cultural heritage resources, especially her work in historic Unionville.

Carried

4. PART TWO – DEPUTATIONS

Deputations were heard with the respective item.

5. PART THREE - CONSENT

5.1 HERITAGE PERMIT

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF
40 WASHINGTON STREET (MVHCD), 262 MAIN STREET (UHCD), 38
COLBORNE STREET (THCD) (16.11)**

FILE NUMBERS:

HE 22 264976

HE 22 265148

HE 22 265140

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

The Committee asked for more detail on why the Owner of 40 Washington Street has applied for a heritage permit.

Evan Manning, Senior Heritage Planner, clarified that the heritage permit for 40 Washington Street is for the re-paving of portions of the front and side yards.

A Committee Member noted that the Owner also has a paved parking pad in the rear yard.

Recommendation:

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

Carried

5.2 BUILDING AND SIGN PERMIT

**DELEGATED APPROVAL OF BUILDING PERMITS BY HERITAGE
SECTION STAFF
124 MAIN STREET NORTH (MVHCD), 5990 16TH AVENUE, 9350
MARKHAM ROAD (16.11)**

FILE NUMBERS:

AL 22 262482

SP 22 260816

SP 22 262945

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****PROPOSED ALTERATIONS FOR CONVERSION INTO MEDICAL OFFICE****141 MAIN STREET, UNIONVILLE (16.11)****FILE NUMBER:**

SPC 22 261600

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendations:

THAT Heritage Markham has no objection to the proposed alterations of the property at 141 Main Street Unionville and to the Robert Harrington House;

THAT the review of any development application required to permit the proposed alterations be delegated to the Heritage Section staff;

AND THAT the applicant enter into a site plan agreement containing the standard provisions regarding materials, colours etc.

Carried**5.4 COMMITTEE OF ADJUSTMENT VARIANCE**

**PROPOSED PARKING REDUCTION
4461 HIGHWAY 7 EAST, UNIONVILLE (16.11)**

FILE NUMBER:

A/232/22

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

E. Martelluzzi, Senior Planner, Central

Recommendation:

THAT Heritage Markham has no comment from a heritage perspective on the Minor Variance application for 4461 Highway 7 East (File A/232/22).

Carried

5.5 BUILDING OR SIGN PERMIT

**PROPOSED LED ILLUMINATED SIGN
5000 STEELES AVE E (16.11)**

FILE NUMBER:

SPC 22 257706

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection to the proposed new permanent sign for the Ebenezer United Church at 5000 Steeles Avenue East (File SP 22 257706) and delegates final review of any application required to permit its erection to the City (Heritage Section) staff.

Carried

6. PART FOUR - REGULAR

6.1 SITE PLAN CONTROL APPLICATION

PROPOSED ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION

**ALEXANDER MCPHERSON HOUSE (31 VICTORY AVENUE)
186 OLD KENNEDY ROAD AND 31 AND 51 VICTORY AVENUE,
MILLIKEN COMMUNITY (16.11)**

FILE NUMBER:

SPC 22 247729

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

S. Bordone, Manager, Development

Peter Wokral, Senior Heritage Planner, advised that development applications have been submitted to the City seeking approval for a 94 unit townhouse complex on the lands addressed as 51 Victory Avenue, and 186 Old Kennedy Road. The Applicant is proposing to relocate and incorporate the Alexander McPherson House, which is currently located on the land addressed as 31 Victory Avenue, into the proposed development. Relocation of the Part IV-designated heritage building is required to accommodate the future construction of a new public school.

Evelin Ellison made a deputation advising that she did not feel comfortable with the modern design of the townhouses, and lack of adequate landscaping. Ms. Ellison suggested that the heritage house should have a better interface with the roadway.

The Committee discussed the following relative to the location of the Alexander McPherson House within the proposed plan of subdivision:

- Expressed concern regarding the visitors parking spaces being placed in front of the heritage house;
- Expressed concern regarding the proposed location of the heritage house as it would not be prominent enough and only be primarily visible to the people living in the adjacent townhouses;
- Expressed concern about adjacency and shadowing from the future higher density development to the east;
- Contemplated where the house would be best located to maximize visibility, and livability;
- Suggested that the eastward orientation of house should remain as it currently exists, if possible.

Mr. Wokral noted that staff did not see much value in requiring the townhouses to have a heritage design, as the proposed development is not located in a heritage area, and mixing modern home designs with heritage resources can also be a successful combination that highlights the heritage resource. Mr. Wokral advised that staff are also supportive of the integration of the heritage house into the townhouse complex as a stand-alone detached dwelling, but acknowledged that the current siting has its challenges.

Recommendation:

THAT Heritage Markham recommends that the Alexander McPherson House be moved to a suitable lot large enough to incorporate an appropriate amenity space, and detached garage, located at the north west corner of Street 'B' one block north of Aldergrove Drive.

THAT Heritage Markham recommends that visitor parking not be located adjacent to the lot occupied by the Alexander McPherson House; and,

THAT Heritage Markham recommends that the Alexander McPherson House be positioned in its existing eastward orientation if possible; and,

That Heritage Markham recommends that the Alexander McPherson House be located such that there are sufficient setbacks on all 4 sides of the cultural heritage resource to give it the prominence it deserves; and,

THAT Heritage Markham has no comment on the architectural design of the adjacent townhouse dwellings from a heritage perspective;

AND THAT the applicant work with Heritage Section staff to develop a more historically authentic restoration plan for the Alexander McPherson House based physical evidence and the architectural detailing of similar mid-19th century Markham dwellings, to be brought back to the Committee for review at a future meeting.

Carried

6.2 COMMITTEE OF ADJUSTMENT - MINOR VARIANCE APPLICATION

PROPOSED TWO-STOREY DETACHED DWELLING WITH DETACHED GARAGE

33 WASHINGTON STREET, MARKHAM VILLAGE (16.11)

FILE NUMBER:

A/004/22

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, presented the revised scheme for 33 Washington Street. The Applicant is seeking variances to enable the construction of a two-storey detached dwelling and detached garage at 33 Washington Street. Vehicular access to the proposed garage will be achieved from Jerman Street. The applicant had previously requested variances to construct a semi-detached dwelling with a shared detached garage. The Committee did not support this proposal as it would have required the removal of a mature Black Walnut tree along the southern edge of the property. The revised proposal conserves this tree.

A Committee Member expressed concern that the floor area ratio is 55.51% when the by-law only permits 45%, and was not aware of any other houses in the neighbourhood that were this large in size.

Shane Gregory, the Applicant, advised that the floor area ratio includes the detached garage.

The Committee opined that the design of the house was compatible with the heritage character of the area, and noted that the variances for floor area ratio is best addressed by the Committee of Adjustment.

Recommendations:

THAT Heritage Markham has no objection from a heritage perspective to the requested variances to permit a new two-storey detached dwelling with detached garage at 33 Washington Street (A/004/22).

AND THAT review of any application required to approve the proposed development be delegated to Heritage Section staff should the design be generally consistent with the conceptual drawings appended to this memo.

Carried

6.3 ZONING BY-LAW AMENDMENT

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 submitted a Zoning-By-Law amendment application to the City in support of their conceptual plans to redevelop the property for residential uses.

Luc Boulaine, Architect, representing the Applicant, presented the conceptual plans for the proposed residential development.

Susan Mintz, External Planner, representing the Applicant, was in attendance to respond to inquiries from the Committee.

The Committee provided the following feedback on the proposed residential redevelopment of 8985 Woodbine Avenue (the William Sutton House):

- Suggested that the proposal was an improvement from the previous proposal;
- A Committee Member expressed concern regarding closing off access from Woodbine Avenue, as they were concerned it would worsen traffic on Buttonville Crescent East which is considered to be a lane rather than a street due to its narrowness;
- Other Members did not think that the five proposed units would have significant impact on traffic;
- Some members expressed concern that the overhang of the second storey over the ground floor garage was out of character with the rest of the development;
- Contemplated if the garage with the apartment on top should be moved to the other side of the site to make room for a snow storage area;
- Suggested that the apartment over the garage was an innovative idea for creating affordable housing, but some Members expressed concern that it may be excessive in its massing and relationship to the adjacent property;
- Supported the revitalization of the barn;
- Supported the restoration of the William Sutton House retaining its prominence on Woodbine Avenue;
- Questioned if the porch on the William Sutton House had been altered over the years;
- Questioned the size of the proposed units;
- Questioned if the tree near the barn was being preserved;
- Suggested that the garage with the apartment on top was too close to the property line and that there should be more of a buffer between the two parking lots;

- Suggested that lawn maintenance should be included as part of the condominium fees.

Susan Mintz confirmed that the residential development is being proposed as a condominium and that parking allocation will be addressed through a future plan of condominium application. Ms. Mintz advised the unit above the garage is approximately 1000 square feet, and that the townhouses will each be approximately 2000 square feet. Ms. Mintz noted that the William Sutton House will continue to face Woodbine Avenue to provide it with a prominent location that showcases it as a culture heritage resource. Ms. Mintz explained that that rezoning application is required to allow for the townhouses not to front onto Woodbine Avenue. Ms. Mintz confirmed that the site has sufficient municipal servicing, and that it has a self-sufficient storm water management system on site. Ms. Mintz clarified that the previous owner had obtained a minor variance for the sideyard setback on the south side of the property where the proposed garage with the apartment is located.

Mr. Boulaine advised that the roof of the apartment over the garage was revised to be a gabled roof based on staff comments. Mr. Boulaine advised that the tree near the barn will be retained and that the City's arborist had reviewed the tree's location relative to the proposed residential development.

Mr. Wokral indicated that the existing front porch of the William Sutton House's appeared to have been constructed in the early 20th century, but speculated that there may have been an earlier full width veranda prior to the existing front porch.

Regan Hutcheson, Manager, Heritage Planning, advised that the project will return for the Committee's consideration at a future date, and that further discussion of design and technical related matters can occur at that time.

Moved by Lake Trevelyan
Seconded by Nathan Proctor

Recommendations:

THAT Heritage Markham has no objection to the demolition of the recently constructed two-storey commercial addition to the William Sutton House and the existing one-storey non-heritage garage;

THAT Heritage Markham supports the proposed restoration of the William Sutton House (subject to review of a future restoration plan) and its renovation to a residence;

AND THAT Heritage Markham has no objection from a heritage perspective to the proposed amendments to the Zoning By-law to permit the redevelopment of the property based on the conceptual plans, as presented

Carried

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

7.1 SPECIAL PROJECTS

REVISED PROCEDURES FOR PROCESSING HERITAGE PERMIT APPLICATIONS UNDER THE ONTARIO HERITAGE ACT

Extracts:

R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, Manager, Heritage Planning, provided a presentation on the Revised Procedures for Processing Heritage Permit Applications Under the Ontario Heritage Act which had been approved by Council on December 13, 2022. These modifications were necessary due to the recent changes introduced through Bill 23 which removed the municipality's ability to use Site Plan Approval under the Planning Act for any residential development under 11 units in size. A new and expanded Heritage Permit approval program will now be used for this type of development in heritage districts and for individually designated properties.

The Committee briefly discussed changes to the legislation and the two new by-laws adopted by Council.

Mr. Hutcheson clarified that the only matters that need to go to Council are:

- 1) Heritage Permit Applications where staff and /or the resolution of Heritage Markham is not in support of the Applicant's proposal as only Council has the authority to refuse an application under the *Ontario Heritage Act*; and
- 2) All Heritage Permit Demolition Applications.

Mr. Hutcheson confirmed that the new heritage permit process is similar to how other municipalities process heritage applications.

Mr. Hutcheson clarified that these new procedures only address the recent amendments to the *Planning Act* that impact how Markham processed development affecting residential heritage resources.

Mr. Hutcheson further clarified that additional amendments to the *Ontario Heritage Act* will effect Markham's Heritage Register, requiring listed properties to be designated within a two year time frame or be removed from the Register for five years. The relevant *Ontario Heritage Act* legislation has been approved, but not proclaimed at this time. The legislation will have the greatest impact on stand-alone cultural heritage resources located outside of a heritage district as every property located within a heritage district is considered to be designated. The new legislation will also make it more challenging to create new heritage conservation districts.

The Committee questioned if meeting once a month was sufficient to meet the new Heritage Permit application deadlines given that a decision must be made by the municipality within 90 days or the application is considered approved. Mr. Hutcheson advised that in order to meet the deadlines, the Architectural Review Sub-Committee may, on occasion, need to be provided with delegated authority to address some applications that cannot wait until the next Heritage Markham Committee meeting.

Recommendation:

That Heritage Markham Committee receive as information the staff update on Bill 23 (More Homes Built Faster Act) and the implementation of revised procedures for the processing Heritage Permit applications under the Ontario Heritage Act.

Carried

8. PART SIX - NEW BUSINESS

Councillor Karen Rea thanked staff for their hard work during these uncertain times.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 9:36 PM.