



# Heritage Markham Committee Minutes

**Meeting Number: 1**  
**January 11, 2023, 7:00 PM**  
**Electronic Meeting**

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

## 1. CALL TO ORDER

The Heritage Markham Committee meeting convened 7:04 PM with David Wilson presiding as Chair.

## 2. DISCLOSURE OF PECUNIARY INTEREST

Ken Davis declared a pecuniary interest on the following item due to residing immediately next door to the subject property and his friendship with the owner of the subject property:

### 6.2 Heritage Permit Application

Proposed Galvanized Metal Roof on Accessory Building, 24 David Gohn Circle, Markham Heritage Estates (16.11)

## 3. PART ONE - ADMINISTRATION

### 3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

It was noted that an additional item is being recommended by staff to be added to the agenda related to need for a designation by-law amendment for the property municipally-known as 7739 9th Line.

B. New Business from Committee Members

There was no New Business from Committee Members.

Recommendation:

That the January 11, 2023 Heritage Markham Committee agenda be approved, as amended.

**Carried**

**3.2 MINUTES OF THE DECEMBER 14, 2022 HERITAGE MARKHAM COMMITTEE MEETING (16.11)**

See attached material.

Victor Huang noted that at the Heritage Markham meeting on December 14, 2022 he intended to declare pecuniary interest on the following item:

6.3 Zoning By-law Amendment

Proposed Residential Re-development of Property, 8985 Woodbine Ave.,  
Buttonville Heritage Conservation District (16.11)

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on December 14, 2022 be received and adopted.

**Carried**

**3.3 HERITAGE MARKHAM ELECTION AND APPOINTMENTS - 2023 (16.11)**

1. Election of Chair and Vice-Chair
2. Sub-Committees of Heritage Markham
3. Heritage Markham Representative - Other Committees

Extracts:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage, suggested that this item be tabled until the end of the meeting to allow deputations and all other items to be addressed first. Mr. Hutcheson assumed the Chair for this item at 8:56PM to conduct the election of Chair and Vice Chair. David Wilson re-assumed Chair at 9:05PM to oversee the appointment of members to various sub-committees.

Barry Nelson provided a deputation and expressed gratitude to David Wilson for chairing tonight's Heritage Markham meeting. He expressed support for electing a Chairperson who is a member of the public, rather than a member of Council, and emphasized the learning opportunity that it would avail based on his previous experience as Chair. Mr. Nelson expressed his belief that a member of the public as Chair would be able to approach issues through a more focused, heritage-based lens, as they are less influenced by political matters.

Recommendations:

THAT Councillor Karen Rea is the Chair and Lake Trevelyan is the Vice Chair of the Heritage Markham Committee for 2023 effective January 11, 2023;

THAT the following members comprise the Architectural Review Sub-Committee Councillor Karen Rea, Victor Huang, Ken Davis, Elizabeth Wimmer, and Shan Goel effective January 11, 2023;

THAT Councillor Karen Rea, Elizabeth Wimmer, Paul Tiefenbach, Ken Davis, and Victor Huang are the Heritage Markham representatives on the Heritage Building Evaluation Sub-Committee effective January 11, 2023;

THAT David Wilson is the Heritage Markham representative on the Doors Open Committee effective January 11, 2023;

THAT Lake Trevelyan is the Heritage Markham representative on the Historic Unionville Community Vision Committee effective January 11, 2023.

**AND THAT the verbal deputation from Barry Nelson be received.**

**Carried**

#### **4. PART TWO – DEPUTATIONS**

Deputations were received with their respective items.

#### **5. PART THREE - CONSENT**

##### **5.1 BUILDING AND SIGN PERMIT**

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF  
10504 KENNEDY ROAD, 336 MAIN ST. N. (MVHCD) (16.11)**

**FILE NUMBERS:**

DP 22 256887

HP 22 116567

**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**

**6. PART FOUR - REGULAR**

**6.1 HERITAGE PERMIT APPLICATION**

**FRONT YARD LANDSCAPE ALTERATIONS  
145 JOHN STREET (16.11)**

**FILE NUMBERS:**

Pending

**Extracts:**

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, advised that this item is related to a Minor Heritage Permit application for 145 John Street, located in the Thornhill Heritage Conservation District. By way of background, Mr. Manning advised that alterations to the front yard, including the introduction of decorative pavers on formerly sodded areas and the driveway were undertaken without prior approval from Heritage Section staff, but stated that the owners have indicated that they were not aware of the need for a Minor Heritage Permit application. Mr. Manning advised that this application has been received retroactively, and that Heritage Staff is recommending that Council deny the permit due to the extent of the paving and the fact that it is out of character for the Thornhill Heritage Conservation District, and in contravention of direction within the Thornhill Heritage Conservation District Plan.

Mr. Manning advised that the owners of the property were present to answer any questions pertaining to the application.

The following depositions were heard from the owner of the subject property and members of the public:

Homeira Shahsavand and Russol Heydari, owners of the subject property, explained that they have resided at the subject property for over a decade and that they are seeking approval of their application. They explained that they had been in communication with City Staff, but there were communication issues which led them to believe that approval from Heritage Section staff was not required prior to work commencing.

Ms. Shahsavand and Mr. Heydari explained that they undertook the work to allow them to access John Street without having to reverse, to address concerns around vehicle safety. They also explained that paving the front yard provided more activity space for their teenage children who play a number of competitive sports, and that grass was difficult to grow in their yard. They indicated that porous material was used to ensure that there won't be drainage issues impacting both their property as well as adjacent properties. They also noted it was their understanding that they complied with the municipal by-laws which governs driveway width and the minimum percentage of front yard softscaping.

David Jordan, owner of a nearby property on John Street, expressed support for the application noting that the permit process can be complex, every property is unique and there should be flexibility in the enforcement of District Plan guidelines. Mr. Jordan expressed his appreciation of landscape alterations undertaken by the applicant and noted that from his observation, drainage does not appear to be an issue on the subject property and surrounding areas.

The Committee members provided the following feedback:

- Inquired about the purpose of the hard surface paving on either side of the driveway, and questioned why the work wasn't located in the rear yard instead;
- Discussed their belief that the Owners of the property did not intend to subvert processes, but noted the precedent that may be set if their application is approved;
- Concurred that there is increased traffic at the intersection of John Street and Henderson Avenue and acknowledged the difficult sightlines between the driveway and roadway; and
- Expressed concern for the reduction of greenspace which took place as a result of the paving.

The Owner clarified their plans to continue to plant trees throughout the property and emphasized their interest in greenspace and environmental protection.

It was noted that the Clerk had previously distributed written correspondence from members of the public on this matter to committee members.

Recommendation:

**THAT Heritage Markham supports the Minor Heritage Permit Application for the front yard landscape alterations at 145 John Street.**

**Motion Failed**

After some debate, the Committee consented to defer this item to the Heritage Markham Committee meeting on February 8, 2023.

Recommendation:

**THAT this item be deferred to the Heritage Markham Committee meeting on February 8, 2023,**

**THAT the deputation from the following individuals be received:**

- Homeira Shahsavand
- Russol Heydari
- David Jordan

**AND THAT the written correspondence in opposition to the application from Brian Fischer, Vice President, Ward One (South) Thornhill Residents Inc., Diane Berwick, Joan Honsberger, Valerie Tate and Valerie Burke, be received;**

**Carried**

## **6.2 HERITAGE PERMIT APPLICATION**

### **PROPOSED GALVANIZED METAL ROOF ON ACCESSORY BUILDING**

#### **24 DAVID GOHN CIRCLE, MARKHAM HERITAGE ESTATES (16.11)**

FILE NUMBERS:

22 265867 HE

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, advised that this item is related to a Minor Heritage Permit application for the installation of galvanized roofing on an accessory building at the 24 David Gohn Circle. Mr. Manning displayed images of the property and separate accessory building. Mr. Manning explained that while galvanized metal roofs are generally not supported in Markham Heritage Estates, there is precedent for metal roofs on accessory buildings within Markham, and noted that it was the opinion of Heritage Section staff that the location and configuration of the accessory building made it a viable candidate for a metal roof.

Mr. Manning introduced applicant Alana Aird who was available for questions.

Recommendations:

THAT Heritage Markham has no objection from a heritage perspective to the installation of a galvanized metal roof on the accessory building at 24 David Gohn Circle provided that the finish and profile closely matches that of historical metal roofs found within Markham;

AND THAT Heritage Section staff be delegated final review of the Minor Heritage Permit application to install metal roofing at 24 David Gohn Circle

**Carried**

### **6.3 HERITAGE MARKHAM COMMITTEE - BUDGET 2023 (16.11)**

Extracts:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage, explained that Heritage Markham has not had an official budget in the last two years but noted that a budget request has been put forth for 2023 as the Committee resumes more of its usual routine. Mr. Hutcheson explained the breakdown of the budget, noting that funds have been allocated to the awards of excellence program, interpretive plaques, training courses for members, and for potential attendance at the annual Ontario Heritage Conference in London Ontario, among other items.

The Committee questioned how the 2023 Heritage Markham budget compared to previous years, Mr. Hutcheson confirmed that the budget is consistent with the last several Heritage Markham budgets.

The Committee questioned if newsletters could again be sent out to everyone within a heritage district and whether this should be in the proposed budget. Mr. Hutcheson confirmed that staff hoped to prepare a newsletter this year, but noted that there is another revenue source for this.

Recommendations:

THAT Heritage Markham recommends a Heritage Markham budget for 2023 in the amount of \$8,040.00;

AND THAT the budget request for 2023 be forwarded to the Director of Planning and Urban Design (Development Services Commission)

**Carried**

#### **6.4 COMMITTEE OF ADJUSTMENT SEVERANCE APPLICATION**

**7739 9TH LINE**

**COMMUNITY OF BOX GROVE (16.11)**

**FILE NUMBERS:**

CNST 21 135584

**Extracts:**

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Regan Hutcheson, Manager, Heritage explained that this addendum item is to confirm that Heritage Markham does not object to the removal of Heritage designation on the portions of land identified at Parts 1 and 4 on the subject lands at 7739 9<sup>th</sup> Line. Mr. Hutcheson explained that a land severance was approved at the Committee of Adjustment on the condition that the certain lands be transferred to the Region of York. As such, York Region has stipulated that the transferred land not be encumbered by designation under Part IV of the *Ontario Heritage Act*.

The Committee questioned the reason for the land conveyance to the Region. Mr. Hutcheson explained that they are not aware of the reason for the conveyance, but that the Heritage Committee reviewed the initial application to ensure the parcels were sized appropriately.

The Committee questioned why lands could be conveyed to the Region unencumbered, but not to residents. Mr. Hutcheson clarified that the condition stipulated by the Committee of Adjustment is only that the land be transferred to the Region of York, but that the Region's legal department stipulates that the land be unencumbered by designation under the Ontario Heritage Act.



Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the Part IV designation By-law for 7739 9th Line being removed from the portions of land identified as Parts 1 and 4 on the site plan drawing attached to the Heritage Markham memorandum dated January 11, 2023.

**Carried**

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

Regan Hutcheson, Manager, Heritage, reminded the Committee that Heritage week is coming up on the third week of February and that the third Monday of February is Heritage Day. Mr. Hutcheson noted that the Committee has not done anything to commemorate Heritage week since prior to the pandemic but that staff may consider a display or something similar at the Civic Centre for the 2023 Heritage week.

**7.1 RECENT CHANGES TO ONTARIO HERITAGE ACT/ REGULATION 09/06**

Extracts:

R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, Manager, Heritage, provided a brief update detailing changes to the *Ontario Heritage Act* as a result of Bill 23. Mr. Hutcheson advised of the following changes that became effective January 1, 2023:

- Properties must now meet at least one of the Regulation 09/06 criteria to be added to the Heritage Register;
- Objection to the inclusion of a property on the Heritage Register can now occur at any time after its inclusion through an appeal to Council;
- Listed properties on the Heritage Register expire after two years unless they are designated under the *Ontario Heritage Act*, after which there is a 5 year prohibition on re-listing;
- Prerequisite for properties to be on the Heritage Register before they can be designated;
- Properties must be designated within 90 days of a prescribed event (i.e. Official Plan or Zoning By-law Amendment and Plan of Subdivision applications). The 90 day period may be extended by the Owner of the property if it is listed on the Register;

- If there is an objection to a heritage designation, Council must make a decision within 90 days, following which there is an option for the Owner to appeal to the Ontario Land Tribunal;
- Changes to how Heritage Conservation Districts are created, and the criteria required for the creation of the Districts.

The Committee questioned if the changes will affect Heritage Staff and increase their workload. Mr. Hutcheson confirmed that this is a monumental change and that many processes must be updated to conform with the new requirements. He advised that Heritage Section staff will be coming back to the Heritage Markham Committee to ask members to participate in a working group to address changes to the Register. As such, Mr. Hutcheson noted that these changes will have an impact on the Heritage Markham Committee as well.

Recommendation:

That Heritage Markham Committee receive as information the staff update on Bill 23 (More Homes Built Faster Act) and the changes now in effect which modify the Ontario Heritage Act/Regulation 09/06

**Carried**

## **8. PART SIX - NEW BUSINESS**

Regan Hutcheson, Manager, Heritage, advised the Committee that there was a fire at designated heritage property (11172 Warden Avenue) on Christmas Day. Mr. Hutcheson advised that the property on Warden Ave was a former schoolhouse which had been converted to a residence, and that the fire caused significant damage to the building. Mr. Hutcheson confirmed that Heritage Section staff are working with insurance adjusters and engineers to determine if the remaining four walls of the schoolhouse can be incorporated into a future development.

## **9. ADJOURNMENT**

The Heritage Markham Committee adjourned at 9:15 PM.