



Heritage Markham Committee Minutes

Meeting Number: 3
March 8, 2023, 7:00 PM
Electronic Meeting

Members	Councillor Karen Rea, Chair Councillor Keith Irish Ken Davis Victor Huang Nathan Proctor	Paul Tiefenbach David Wilson David Butterworth Tejinder Sidhu Ron Blake
Regrets	Lake Trevelyan, Vice-Chair Councillor Reid McAlpine	Elizabeth Wimmer
Staff	Regan Hutcheson, Manager, Heritage Planning Peter Wokral, Senior Heritage Planner	Erica Alligood, Election & Committee Coordinator

1. CALL TO ORDER

Councillor Karen Rea, Chair, convened the meeting at 7:04 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

Recommendation:

That the March 8, 2023 Heritage Markham Committee agenda be approved.

Carried

3.2 MINUTES OF THE FEBRUARY 8, 2023 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on February 8, 2023 be received and adopted.

Carried

4. PART TWO - DEPUTATIONS

5. PART THREE - CONSENT

5.1 HERITAGE PERMIT APPLICATION

DELEGATED APPROVAL BY HERITAGE SECTION STAFF
139A MAIN STREET, UNIONVILLE AND 80 GERMAN MILLS ROAD,
THORNHILL (16.11)

FILE NUMBER:

HE 23 115284

HE 23 115566

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

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

Carried

5.2 BUILDING AND SIGN PERMIT APPLICATIONS

DELEGATED APPROVALS BY HERITAGE SECTION STAFF
162 MAIN ST. U. (UHCD), 5 GEORGE ST. (MVHCD), 21 GEORGE ST.
(MVHCD), 307 MAIN ST. N. (MVHCD), 36 WASHINGTON ST. (MVHCD),
11172 WARDEN AVE. (16.11)

FILE NUMBERS:

AL 23 111297

SP 22 118403

NH 23 113684

HP 23 112926

HP 21 145177

DP 23 110974

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 SITE PLAN CONTROL APPLICATION****PROPOSED DEMOLITION OF EXISTING BUILDING AND PROPOSED NEW BUILDING**

147A MAIN STREET UNIONVILLE (16.11)

FILE NUMBER:

SPC 22 264435

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner II, provided an introduction, advising that this item is related to the proposed demolition of a vacant commercial building located at 147A Main Street. Mr. Wokral advised that the subject property is located within the Unionville Heritage Conservation District as a Class A building but noted that upon further physical inspection of the building, it was apparent that most if not all of the original 19th century building was replaced after a fire in the late 1950s. Mr. Wokral advised that the current proposal includes the demolition of the existing building, following which, a new building of the same dimensions, footprint with an additional covered deck/patio would be constructed. Mr. Wokral advised that Heritage Section Staff have no objection to the proposal

subject to some minor changes to the proposed design features such as window treatments, and recommended delegation of future variances of the subject property to Heritage Section Staff.

Doug Denby, Deputant, shared historical images of Unionville, including an advertisement and image from the original taxidermy shop on the subject site. Mr. Denby noted that the Tudor treatment of the replacement building in the late 1950s was likely considered appropriate for the area. He also noted his concern related to the extent of change that was being proposed for Unionville and the impact on the area's character.

Evelin Ellison, Deputant, expressed the importance of recognizing the history of the property and suggested that a plaque be placed on the site to commemorate the former uses of the current and former building.

The Committee members provided the following feedback:

- Inquired as to the suggestion that the building on the site is not original and asked for the date of reconstruction. Mr. Wokral advised that the floor joists and structure of the current building are not representative of 19th Century construction, leading Heritage Section Staff to believe the building not to be the original. Mr. Denby provided a brief history of past ownership of the building.
- Suggested that wheelchair accessibility be included in the plan.
- Suggested the removal of shutters from the proposed design and questioned the larger expanse of glass windows on the front elevation.
- Inquired as to the proposed metal roof. Mr. Wokral confirmed that metal roofs are not permitted within the Unionville Heritage Conservation District plan and advised that a standard asphalt roof would be recommended.

Recommendations:

THAT the deputation from Doug Denby and Evelin Ellison be received;

THAT Heritage Markham has no objection to proposed demolition of the existing building because it has been determined that the Class 'A' identification in the District Plan was incorrect, and the existing building possesses no cultural heritage significance;

THAT Heritage Markham delegates final review of the Site Plan application for the proposed new building to the City (Heritage Section) staff with the applicant

entering into a Heritage Site Plan Agreement with the City containing the standard heritage conditions regarding materials, colours, windows etc.;

THAT Heritage Markham recommends that a "Markham Remembered" plaque be erected on site to commemorate the former uses of the site as condition of approval;

AND THAT Heritage Markham has no comments on any required variance to permit the proposed building from a heritage perspective and delegates review of any future variance application required to permit the proposed new building to the City (Heritage Section) staff.

Carried

6.2 DEMOLITION PERMIT APPLICATION

APPLICATION TO DEMOLISH A PROPERTY LISTED ON THE
MARKHAM REGISTER OF PROPERTY OF CULTURAL HERITAGE
VALUE OR INTEREST

10508 WARDEN AVENUE (16.11)

FILE NUMBER:

23 110995 DP

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Regan Hutcheson, Manager, Heritage Planning, advised that this item is related to a demolition permit application at 10508 Warden Avenue, which was identified in the Berczy Glen Secondary Plan as a cultural Heritage resource. Mr. Hutcheson advised that through the new Provincial Legislation which requires properties to meet at minimum two of nine criteria to be eligible for heritage designation, it is the belief of Staff that the property would not warrant designation under the Heritage Act. Mr. Hutcheson advised that given the conclusion by Heritage Section Staff and the findings of a Heritage Impact Assessment conducted by a consultant that the property is not a significant cultural heritage resource, Staff does not object to the demolition permit application.

The Committee questioned if the advertisement seeking relocation of the building would have a stipulated timeline. Mr. Hutcheson confirmed that this item would go to Council and if advertising relocation were required, the Building Standards Department would not issue a demolition permit until proof of advertising is provided by the Applicant.

Recommendation:

THAT Heritage Markham finds that 10508 Warden Avenue is not a significant cultural heritage resource and has no objection to demolition of the on-site buildings subject to the advertising of the existing buildings on site for relocation or salvage by others.

Carried

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

None.

8. PART SIX - NEW BUSINESS

There was no new business.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 7:43PM.