



Heritage Markham Committee Minutes

Meeting Number: 8
July 12, 2023, 7:00 PM
Electronic Meeting

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

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

Councillor Karen Rea declared a pecuniary interest on the following items due to ongoing litigation with the landowner of the subject properties:

5.1 Minor Heritage Permit Application

Delegated Approval by Heritage Section Staff

288 Main Street North, Markham Village, 77 John Street, Thornhill, 7 Town Crier Lane, Markham Village (16.11)

5.3 Major Heritage Permit Application

Proposed New Infill Dwelling

31 Parkway Avenue, Markham Village Heritage Conservation District (16.11)

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business from Committee Members

Recommendation:

That the July 12, 2023 Heritage Markham Committee agenda be approved.

Carried

3.2 MINUTES OF THE JUNE 14, 2023 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on June 14, 2023 be received and adopted.

Carried

4. PART TWO - DEPUTATIONS

Evelin Ellison delivered a deputation on Item 5.6, Barry Nelson delivered a deputation on Item 6.1, as detailed with the respective items.

5. PART THREE - CONSENT

5.1 MINOR HERITAGE PERMIT APPLICATIONS

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF
288 MAIN STREET NORTH, MARKHAM VILLAGE, 77 JOHN STREET,
THORNHILL, 7 TOWN CRIER LANE, MARKHAM VILLAGE (16.11)**

File Numbers:

HE 23 125081

HE 23 128160

HE 23 128792

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Councillor Karen Rea refrained from voting due to her conflict which she disclosed. Lake Trevalyan, Vice-Chair, assumed the Chair for this item.

Recommendation:

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

Carried

5.2 BUILDING OR SIGN PERMIT APPLICATIONS

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF
10508 WARDEN AVENUE, 201 MAIN STREET UNIONVILLE (UHCD),
4496 HWY. 7 E. (UHCD), 14 GEORGE STREET (MVHCD) (16.11)**

File Numbers:

DP 23 110995

AL 23 123134

AL 23 118111

HP 22 265819

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 MAJOR HERITAGE PERMIT APPLICATION

**PROPOSED NEW INFILL DWELLING
31 PARKWAY AVENUE, MARKHAM VILLAGE HERITAGE
CONSERVATION DISTRICT (16.11)**

File Number:

HE 23 125411

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Councillor Karen Rea refrained from voting due to her conflict which she disclosed. Lake Trevalyan, Vice-Chair, assumed the Chair for this item.

Recommendation:

THAT Heritage Markham has no objection to the architectural design of the proposed new dwelling at 31 Parkway Avenue, and delegates final review of any application necessary to permit its construction to the City, (Heritage Section) staff, provided there are no significant deviations from the design reviewed by the Committee.

Carried

5.4 MINOR HERITAGE PERMIT APPLICATION

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF
257 CARLTON ROAD, UNIONVILLE
UNIONVILLE CURLING CLUB**

File Numbers:

HE 23 130451

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed
recladding of the Unionville Curling Club at 257 Carlton Road.

Carried

5.5 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

**PROPOSED ADDITION AND ALTERATIONS TO A PLACE OF
WORSHIP
313 MAIN STREET NORTH, MARKHAM VILLAGE HERITAGE
CONSERVATION DISTRICT (16.11)**

File Numbers:

MNV 23 126491

A/117/23

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection to the Committee of Adjustment application to permit the expansion of the existing legal non-conforming use at 313 Main St. N. Markham Village.

AND THAT the chain link fence installed without a permit and the flashing LED lighting be looked at by Heritage Section Staff.

Carried

5.6 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

PROPOSED REAR SUNROOM ADDITION

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

File Numbers:

MNV 23 125799

A/116/23

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Evelin Ellison, Deputant, recommended that the glass for the windows on this property follow the Canadian Bird-Friendly guidelines. The Committee noted that as this is a one-storey building, the Bird-Friendly guidelines do not apply.

Recommendation:

THAT Heritage Markham has no comment on the variance application in support of the

proposed rear sunroom addition to 370 Main Street North in Markham Village (MNV 23

125799, A/116/23).

Carried

6. PART FOUR - REGULAR

6.1 REQUEST FOR FEEDBACK

PROPOSED DEMOLITIONS – 2023

ROUGE NATIONAL URBAN PARK (16.11)

File Number:

n/a

Extracts:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage Planning, introduced this item advising that eight buildings have been identified within the Rouge National Urban Park for which demolition has been proposed. Mr. Hutcheson advised that these are frame buildings which are largely uninhabited. Mr. Hutcheson advised that because Parks Canada falls under Federal jurisdiction, they do not have to consult the municipality, however Parks Canada has agreed to consult with Heritage Section Staff and the Heritage Markham Committee. Mr. Hutcheson advised that a report will be taken to Council reflecting Heritage Markham's review of the properties.

Mr. Hutcheson delivered a presentation detailing the subject properties. Mr. Hutcheson noted that they asked if Parks Canada tried to market these properties, advising that Parks Canada did advertise the availability of properties but that when interested individuals saw the property, they were no longer interested.

Barry Nelson, Deputant, representing the Thornhill Historic Society, encouraged an architectural review sub-committee be held to make recommendations to Parks Canada with regards to the preservation of some of these buildings or other at-risk buildings. Mr. Nelson suggested that the Architectural Review Sub-committee collaborate with the Thornhill Historical Society in an effort to save some of the buildings.

The Committee provided the following feedback:

- Inquired about the time limit to make recommendations to Parks Canada related to these properties. Mr. Hutcheson advised that the recommendations would be due in the latter part of August as the recommendations will be presented to Council in September.
- Expressed concerns with the extent marketing of the properties by Parks Canada. Mr. Hutcheson commented that it was recommended that Parks

Canada develop a program to ensure that owning one of the properties would be feasible for a purchaser but noted that there may not be great interest in these properties.

- Asked if these properties are being considered differently than properties with heritage significance within proposed developments, for which relocation is sometimes recommended. Mr. Hutcheson advised that there are different mechanisms available for private applications that are not applicable on national park properties. Mr. Hutcheson confirmed that Heritage Section Staff and the Heritage Markham Committee could look to identify the value of the properties to the City and bring forth a recommendation to Council and Parks Canada.
- Commented that criteria should be established to properly evaluate each of the properties, noting that the restoration of some of the properties may not be feasible. Mr. Hutcheson noted that the Committee will often look at heritage significance where decisions based on economic feasibility may be made at the Council level.
- Sought clarification on if further properties would come forward for review on the national park lands. Mr. Hutcheson advised that many of the other properties are tenanted and as such confirmed that it is unlikely that other properties will need review.
- Inquired about the lease arrangements that were being suggested as part of the marketing strategy for the properties. Mr. Hutcheson did not confirm but advised that it was around the area of 30- or 40-year leases.

The Committee put forth the following motion:

Recommendations:

THAT this item be referred to an Architectural sub-committee meeting.

THAT this item be deferred to the August Heritage Committee to allow for further discussions with Parks Canada and Graham Seaman, Director, Sustainability & Asset Management.

AND THAT in the interim the Councillors on Heritage Markham engage with the the local MP to further discuss.

Carried

THAT the deputation by Barry Nelson be received.

Carried

6.2 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

86 JOHN STREET, THORNHILL PROPOSED COACH HOUSE (16.11)

File Number:

A/106/23

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, provided a deputation advising that this item is related to a Committee of Adjustment variance application. Mr. Manning shared drawings of the proposal on the property advising that the Applicant was amenable to a revised setback requested by Heritage Section Staff. Mr. Manning advised that Heritage Section Staff does not have an objection to the design of the building and requested that further approvals be delegated to Staff.

Francis Lapointe, Deputant, advised that he has a project down the street from this project and presented concerns with the proposed addition to this project given that a coach house is a separate and distinct building. Mr. Lapointe commented that the habitable space of the property would be less than the space taken by the coach house, which he commented was not the original intention of coach houses. Mr. Lapointe commented that this should not be an acceptable addition based on his review of the Thornhill Heritage District Plan.

Scott Rushlow, Architect, commented that the garage was placed in the proposed location to ensure the main building remains prominent and to deliver minimal impact to the surrounding neighbours.

The Committee provided the following feedback:

- Noted appreciation for the Applicant bringing this forward to the Heritage Committee prior to going to the Committee of Adjustment.
- Expressed concerns for the survival of the trees on the property with consideration to the proposed work.
- Expressed concerns with the scale of the coach house and how it would preserve the character of the neighbourhood considering the proposed size.

- Asked if other Departments have reviewed and commented on the application. Mr. Manning noted that the application has been reviewed by Urban Design which commented concerns with tree survival on the property and water pooling concerns.
- Discussed deferral of the application to a future meeting to allow other City Departments to thoroughly review and comment on the application.

THAT this item be heard prior to Item 6.2 to allow for deputations.

Carried

THAT this item be deferred to the September Heritage Committee meeting.

AND THAT the Heritage Markham Committee request that the Committee of Adjustment also defer the hearing on this item, until after Heritage Markham Committee has dealt with the item.

AND THAT the Applicant and other relevant parties meet with the local Councillor to further discuss the application.

Carried

THAT the written submissions from Francis Lapointe and Valerie Burke be received;

AND THAT the deputation from Francis Lapointe be received.

Carried

The Heritage Markham Committee had before them the following recommendation which was not voted on at this time:

THAT Heritage Markham has no objection from a heritage perspective to the requested variance for building depth for 36 John Street, but recommends an increase in the rear yard setback variance to 6 feet;

AND THAT future review of a Major Heritage Permit application, and any other application required to enable the proposed development, be delegated to Heritage Section staff should the design be substantially in accordance with the drawings as appended to this memo.

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

8. PART SIX - NEW BUSINESS

The Committee established the Architectural Review Sub-Committee to include Victor Huang, David Butterworth, Ken Davis, Barry Nelson, Evelin Ellison, Councillor Reid McAlpine, and Councillor Karen Rea.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 9:00PM.