



# Heritage Markham Committee Minutes

**Meeting Number: 10**  
**September 13, 2023, 7:00 PM**  
**Electronic Meeting**

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

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## 1. CALL TO ORDER

Councillor Karen Rea, Chair, convened the meeting at 7:01 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 item due to ongoing arbitration:

### 6.2 Zoning By-law Amendment Application

Proposed 25 Detached Dwelling Development

7 Town Crier Lane, 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

Regan Hutcheson, Manager, Heritage Planning, advised that Item 5.7 was added to the electronic version of the agenda.

Recommendation:

That the September 13, 2023 Heritage Markham Committee agenda be approved.

**Carried**

**3.2 MINUTES OF THE AUGUST 9, 2023 HERITAGE MARKHAM COMMITTEE MEETING (16.11)**

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on August 9, 2023 be received and adopted.

**Carried**

**4. PART TWO - DEPUTATIONS**

Francis Lapointe, Tony Farr, Evelin Ellison, and Barry Nelson delivered deputations on Item 6.1, Evelin Ellison delivered a deputation on Item 6.2, Jacky Chang and Evelin Ellison delivered deputations on Item 6.3, and Barry Nelson delivered a deputation on the item of new business, all detailed with the respective items.

**5. PART THREE - CONSENT**

**5.1 HERITAGE PERMIT APPLICATION**

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF  
7877 YONGE STREET, THORNHILL, 230 MAIN STREET NORTH,  
MARKHAM VILLAGE, 6 WATER STREET, MARKHAM VILLAGE, 56  
MAIN ST, UNIONVILLE, 151 JOHN STREET, THORNHILL, 104 JOHN  
STREET, THORNHILL, 158 MAIN STREET, UNIONVILLE, 25  
VICTORIA AVENUE, UNIONVILLE  
(16.11)**

File Number:  
HE 23 135980

HE 23 136518  
 HE 23 126909  
 HE 23 136486  
 HE 23 126172  
 HE 23 137010  
 HE 23 138203  
 HE 23 140332

Extracts:

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

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 APPLICATION**

### **PROPOSED FRONT AND REAR VERANDAS 2 WISMER PLACE, MARKHAM HERITAGE ESTATES (16.11)**

File Number:  
 HP 23 123594

Extracts:

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

Recommendation:

THAT Heritage Markham has no objection to the proposed verandas at 2 Wismer Place and delegates final review of the building permit, and any development application required for their construction, to the City (Heritage Section) staff.

**Carried**

## **5.3 BUILDING OR SIGN PERMIT**

### **DELEGATED APPROVAL BY HERITAGE SECTION STAFF 32 JOSEPH ST. (MVHCD), 22 JOSEPH ST. (MVHCD), 4340 HWY. 7 E**

**(UHCD), 27 MAIN ST. N. (MVHCD) (16.11)**

File Numbers:

PE 23 133308

HP 22 111692

AL 23 123739

NH 22 261627

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**

**5.4 HERITAGE PERMIT APPLICATION**

**UNAUTHORIZED DRIVEWAY EXPANSION**

**1 STATION STREET, MARKHAM VILLAGE (16.11)**

File Number:

HE 23 135721

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

THAT Heritage Markham does not support the extent of paving at 1 Station Street and recommends that the Minor Heritage Permit be approved with the condition that the unauthorized driveway expansion on City-owned land be reversed and the interlock adjacent to the heritage dwelling be replaced with new paving material to differentiate it from the driveway or removed and replaced with soft landscaping.

**Carried**

**5.5 HERITAGE PERMIT APPLICATION**

**UNAUTHORIZED FENCE INSTALLATION  
313 MAIN STREET NORTH, MARKHAM VILLAGE (16.11)**

File Number:  
HE 23 134242

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

Recommendation:

THAT Heritage Markham does not support the installation of the black metal chain link fence and metal gates without appropriate masonry gates at 313 Main Street North and recommends that the Minor Heritage Permit Application seeking approval of the unauthorized alterations be amended with a supportable alternative from a heritage perspective.

**Carried**

**5.6 INFORMATION APPLICATION**

**DEMOLITION OF ONE STOREY HERITAGE TAIL  
141 MAIN STREET UNIONVILLE (16.11)**

File Number:  
SPC 22 261600  
NH 23 114972

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

Recommendation:

THAT Heritage Markham provides no comment on the demolition of the previous one storey tail of the Harrington House and receive notice of the demolition as information.

**Carried**

**5.7 PLAN OF SUBDIVISION & SITE PLAN CONTROL APPLICATION**

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

File Number:

PLAN 18 149630

SPC 22247729

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendations:

THAT Heritage Markham supports the revised plan of subdivision application illustrating the relocation of the Alexander McPherson House to the lot located at the north west corner of Street B, and the road one block north of Aldergrove Drive, in its original orientation facing east;

THAT the accompanying site plan application be revised to reflect the revised site plan of the subdivision application;

AND THAT as previously recommended, 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. PART FOUR - REGULAR**

**6.1 COMMITTEE OF ADJUSTMENT**

**COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION  
86 JOHN STREET, THORNHILL(16.11)**

File Number:

A/106/23

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, introduced this item, reminding the Committee that this variance application was before them at the July meeting and was deferred on the recommendation of the Committee.

Scott Rushlow, representative of the applicant, advised that meetings had been held with the adjacent neighbours to discuss concerns, noting that the Ward Councillor, Councillor Irish, was in attendance to assist in mediating the discussions. Mr. Rushlow advised that the proposed height and floor area had been reduced and the building has been brought forward from the rear property line in response to feedback received.

Francis Lapointe, representing the adjacent homeowner at 4 Leahill Drive, expressed concerns with the revised proposal, noting that the proposed changes only appeared to be minor in nature. Mr. Lapointe cited concerns with the relationship between the proposed addition and existing heritage dwelling at 86 John Street, namely that the scale and siting of the addition did not strictly adhere to the guidelines in the Thornhill HCD Plan. Further, he questioned why the proposed addition could not be sited within the building envelope permitted by the applicable zoning by-law;

Tony Farr, deputant, expressed concerns with the size of the proposed addition, noting that it is the size of a house, not a coach house. Mr. Farr expressed support for an addition with a secondary unit to support intensification, but noted that the scale of the proposal was excessive.

Evelin Ellison, deputant, echoed comments from previous deputants and noted that heritage properties surrounding the subject property may be adversely impacted by the proposal.

Barry Nelson, deputant, encouraged Heritage Markham members to consider the personal reasons behind the applicant's decision to build the addition, and displayed images of the proposed addition superimposed onto an image of the existing home as seen from John Street. The purpose of this was to demonstrate that the addition would have a negligible impact on the heritage dwelling at 86 John Street as viewed from the street.

The Committee provided the following feedback:

- Asked to clarify the parking requirement for the additional unit. Regan Hutcheson, Manager, Heritage, confirmed that it was his understanding that two parking spaces are required for a main unit, but noted that an additional parking space is not required for a second unit, but would be required for a third unit.

- Expressed concerns regarding tree preservation on the property, expressing support for an increased setback from the western property line.
- Supported reducing the length of the connection between the existing heritage dwelling and the addition to reduce its visual impact on 4 Leahill Drive.
- Asked for a response to Mr. Lapointe's deputation and concerns that the addition will adversely impact the adjacent property at 4 Leahill Drive, Mr. Manning advised that Heritage Section Staff examined the impact of the proposed addition on the heritage character of 4 Leahill and were of the opinion that the impact was minimal. Mr. Manning noted that a fence and landscaping screen were to be recommended by Heritage Section staff as approval conditions associated with the Minor Variance and future Major Heritage Permit applications, respectively. Further, Mr. Manning noted that he conducted a site visit to both 86 John Street and 4 Leahill Drive to substantiate the Staff position that there would be minimal impact from a heritage perspective.
- Commented that the addition is too large, noting that siting it within the permitted building envelope is preferred.
- Inquired if the property owners are able to proceed to the Committee of Adjustment without the support of Heritage Markham. Mr. Manning confirmed that the property owners have the option to proceed to the Committee of Adjustment and noted that the Staff report submitted for Committee of Adjustment consideration would indicate that Heritage Markham was not in support of the proposal.

Darryl Simmons, deputant and property owner, advised that he and his wife plan to use the proposed addition for their elderly mother to live in as it would be planned to be more accessible than the existing building. Mr. Simmons noted that their efforts have been to create something complementary to the existing structure.

Recommendations:

THAT Heritage Markham has no objection from a heritage perspective to the revised proposal for 86 John Street including the requested variances;

AND THAT future review of a Major Heritage Permit application, and any other application required to enable the proposed development including a demolition permit application for the garage, be delegated to Heritage Section staff should



the design be substantially in accordance with the drawings as appended to this memo.

**Lost**

Recommendation:

THAT the deputations from Scott Rushlow, Francis Lapointe, Tony Farr, Evelin Ellison, and Barry Nelson be received;

AND THAT the written submission from Francis Lapointe be received.

**Carried**

## **6.2 ZONING BY-LAW AMENDMENT APPLICATION**

### **PROPOSED 25 DETACHED DWELLING DEVELOPMENT 7 TOWN CRIER LANE, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)**

File Number:

PLAN 23 131107

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Lake Trevalyan assumed the Chair for this item as Councillor Rea declared a conflict. Councillor Rea did not participate or vote on this item.

Peter Wokral, Senior Planner II, introduced the item which was a zoning by-law amendment application for 7 Town Crier Lane. Mr. Wokral provided the history of the property and previous applications which dated back to 2016. The previous applications for 11 homes were approved. Work was undertaken to install infrastructure to support the development. Mr. Wokral advised that the Applicant was now seeking approval for 25 homes as well as proposed amendments seeking permission for increased building depth, lot coverage, reduced front and side yard setbacks and homes having a maximum gross floor area of 600m<sup>2</sup> and a maximum building height of 12m.

Evelin Ellison, deputant, expressed concerns with this application, noting that many residents did not support the initial proposal of 11 homes. Ms. Ellison expressed concerns with the proposed size of the homes noting concerns with the increased density, lack of adequate permeable surfaces and the accompanying risk of flooding.

The Committee provided the following feedback:

- Expressed concerns considering the location of the emergency fire route adjacent to the public school.
- Noted that the proposed development is not compatible with the built-form, scale and established pattern of development of the surrounding community;
- Expressed concerns that the the Applicant is proposing to double the approved density, and introduce a different housing typology.
- Expressed concerns that supporting this proposal may set a precedent for future applicants. Mr. Wokral noted that the area of the proposal is somewhat isolated from the rest of the Heritage District due to it being located at the north east boundary, and accessed from Parkway Avenue rather than the network of historic streets to the south that make up the Heritage District. Wokral indicated that in reviewing the application, Staff focused on the impacts of the proposed development on the heritage character of the Heritage District and adjacent heritage resources.
- The Committee inquired about the location of the proposal in relation to the Heritage District. Wokral confirmed that the subject property is located within the District, but bordered properties and streets to the north and east not contained within the District. The Committee indicated that they had concerns with the proposed development's impact on adjacent heritage assets, such as the historic dwelling addressed as 1 Town Crier Lane.
- Expressed concerns with the proposed elevations, noting that they do not appear consistent with what could feasibly be built on the site.

Recommendations:

THAT Heritage Markham opposes the Zoning By-law amendment based on the proposed massing, density, and height of the conceptual development;

AND THAT the height of any building in the development should be limited to reflect the character and two storey built form of adjacent homes.

**Carried**

### **6.3 HERITAGE PERMIT APPLICATION**

**UNAUTHORIZED ENCLOSURE OF THE FRONT VERANDA  
8 BEECH STREET, MARKHAM VILLAGE (16.11)**

File Number:  
HE 23 136429

Extracts:

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

The Committee consented to hear Item 6.3 prior to Item 6.2 due to deputants in attendance.

Evan Manning, Senior Heritage Planner, introduced this item advising that it is related to a glass veranda enclosure which was constructed without a permit. Mr. Manning displayed images of the original open veranda and of the new enclosure, noting that the Owner is seeking retroactive approval for the alteration.

Jacky Chang, deputant and homeowner, advised that he installed the glass enclosure for the safety of his children, noting that the house is located near the GO Train parking lot. Mr. Chang advised that he was not aware of the requirement to obtain approval from Heritage Section staff prior to making the alteration, noting that a neighbour has a similar enclosure.

Evelin Ellison, deputant, expressed support for the removal of the veranda enclosure, noting that the newly built home was specifically designed with heritage design elements in keeping with the heritage character of the area.

The Committee provided the following feedback:

- Inquired about the state of the front door of the property, asking if it was in good repair and secure. Mr. Wokral advised that the door is 8-years old, suggesting that it should be in good condition.
- Expressed sympathy for the homeowner while noting that the appearance of the enclosure is not in keeping with the heritage character of the area.
- Asked if any of the original porch elements remained as originally designed. Mr. Manning advised that the original posts appear to remain with the decorative work such as brackets and railings having been removed.

Recommendation:

THAT Heritage Markham does not support the enclosure of the front veranda at 8 Beech Street and recommends that the Minor Heritage Permit Application seeking approval of the unauthorized alterations be approved with the condition that the enclosure be altered a manner compatible with the architectural character of the dwelling.

**Carried**

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

### **7.1 USE OF MAJOR HERITAGE PERMIT APPLICATIONS**

#### **CULTURAL HERITAGE RESOURCE RELOCATION PROJECTS AND RETENTION IN NEW DEVELOPMENT**

Regan Hutcheson, Manager, Heritage Planning, advised that this item provides information regarding proposed process improvements regarding the use of Major Heritage Permits within the broader planning and heritage approvals framework, such as projects that involve the relocation of a heritage building or retention of heritage buildings in new development scenarios such as plans of subdivision. Prior to this proposed change, the City had used site plan control pursuant to the Planning Act in these circumstances, but this is no longer possible due to recent legislative changes.

Mr. Hutcheson advised that further amendments would need to be made to the Heritage Permit Procedural By-law related to this matter, and that a staff report is being prepared for Council consideration.

#### Recommendation:

That Heritage Markham receive the update on the proposed use of the Major Heritage Permit applications for the relocation of heritage resources and retention of these resources in new developments and plans of subdivision.

**Carried**

### **7.2 CHANGES TO PROCESSING OF SPECIFIC DEVELOPMENT APPLICATIONS**

Regan Hutcheson, Manager, Heritage Planning, advised that the purpose of the item is to provide an update on changes to the processing of specific development applications. Mr. Hutcheson advised of new complexities in the approvals process including new submission requirements and financial penalties related to

processing timelines. Mr. Hutcheson advised that processing of Official Plan and Zoning By-law amendment applications and plan of subdivisions as well as Site Plan applications within Heritage Conservation Districts will now be undertaken by Development Teams, with Heritage Section Staff remaining engaged to assist in a smooth transition process, and to provide feedback on the applications from a heritage planning perspective. Heritage Staff would continue to administer and process Minor and Major Heritage Permit applications, as well as variance and severance applications within the four heritage conservation districts.

The Committee inquired if Heritage Section Staff would be engaged as part of the pre-application consultation meeting between City staff and an applicant prior to formal submission of a development application. Mr. Hutcheson indicated that Heritage Section staff will continue to be part of this process. Mr. Hutcheson advised that this front-end consultation has to date resulted in an expedited process whereby heritage issues are raised early in the process and the future requirement for a Major Heritage Permit application is explained. Mr. Hutcheson confirmed that Heritage Markham will still review development applications that contain a heritage resource or are in a Heritage District even if the application is not processed by Heritage Section staff. Mr. Hutcheson advised that Heritage Section Staff will be circulated on site plan applications to ensure that they are reflective of the Major Heritage permit which is required to be approved in advance of a site plan control submission.

Recommendation:

That Heritage Markham receive the update on changes to the processing of specific development applications in heritage conservation districts.

**Carried**

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

Committee member David Wilson raised new business, requesting an update on the properties being considered for demolition in the Rouge National Urban Park. Councillor Karen Rea, Chair, advised that as per Graham Seaman, Director, Sustainability & Asset Management, a site visit has not yet been arranged by Parks Canada, noting that a better update may be provided at the next Heritage Markham Committee meeting.

Barry Nelson, deputant, expressed concern with the lack of an update and stressed the importance of continuing to review the proposed demolitions. Mr. Nelson shared an image of 7933 Fourteenth Ave that made visible its state of disrepair, noting that if recommendations are not put forth by Heritage Markham, Parks Canada may proceed

with demolition. Mr. Nelson noted that the Architectural Review Sub-Committee could meet without Staff to put forth recommendations.

Recommendation:

THAT the deputation by Barry Nelson be received.

**Carried**

**9. ADJOURNMENT**

The Heritage Markham Committee adjourned at 9:46 PM.