



Heritage Markham Committee Minutes

Meeting Number: 11
October 11, 2023, 7:00 PM
Electronic Meeting

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

1. CALL TO ORDER

Councillor Karen Rea, Chair, convened the meeting at 7:02 PM by asking for any disclosures of interest with respect to items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

Victor Huang disclosed a conflict of interest on Item 6.1, due to being the developer of the subject property:

6.1 MAJOR HERITAGE PERMIT APPLICATION
 PROPOSED TOWNHOUSE ARCHITECTURAL DESIGN
 347 MAIN STREET NORTH, 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 October 11, 2023 Heritage Markham Committee agenda be approved.

Carried

3.2 MINUTES OF THE SEPTEMBER 13, 2023 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on September 13, 2023 be received and adopted.

Carried

4. PART TWO - DEPUTATIONS

Edgar De Souza, Dianne and Dave McCrossan, Jeff De Waal, Nicole McLaughlin, Sarah Kertesz, Evelin Ellison, and Steve Reid delivered deputations on Item 6.3 as detailed with the respective item.

5. PART THREE - CONSENT

5.1 MINOR HERITAGE PERMIT APPLICATION

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF
10 MILL STREET, MARKHAM VILLAGE, 5 BUTTONVILLE
CRESCENT EAST, BUTTONVILLE (16.11)**

File Number:

HE 23 140896

HE 23 119268

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 APPLICATIONS

DELEGATED APPROVAL BY HERITAGE SECTION STAFF

123 MAIN ST. U. (UHCD), 35 WALES AVE. (MVHCD), 9350 MARKHAM RD., 210 MAIN ST. U. (UHCD), 177 MAIN ST. U. (UHCD), 158 MAIN ST. U. (UHCD), 126 MAIN ST. U. (UHCD) (16.11)

File Number:

HP 21 146220

HP 23 129150

NH 23 128769

AL 23 123706

SP 23 133979

SP 23 132385

HP 23 141608

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner II

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 TREE REMOVAL APPLICATION

DELEGATED APPROVAL OF TREE PERMITS BY HERITAGE SECTION STAFF

111 JOHN STREET (THCD) (16.11)

File Number:

TREE 23 140066

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner II

Recommendation:

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

Carried

5.4 MINOR HERITAGE PERMIT APPLICATION

216 MAIN STREET (“FRED VARLEY ART GALLERY”), UNIONVILLE SEASONAL COURTYARD FURNITURE (16.11)

File Number:

HE 23 142414

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham supports the seasonal use of the courtyard furniture and recommends that the Minor Heritage Permit application for 216 Main Street be approved.

Carried

5.5 COMMITTEE OF ADJUSTMENT APPLICATION

PROPOSED NEW SINGLE-DETACHED DWELLING ON ADJACENT LANDS TO A CULTURAL HERITAGE RESOURCE 16 FOREST PARK CRESCENT, THORNHILL(16.11)

File Number:

A/128/23

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

THAT Heritage Markham has no comment from a heritage perspective on the variance application (A/128/23) for 16 Forest Park Crescent.

Carried

5.6 OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT, & DRAFT PLAN OF SUBDIVISION APPLICATION

**CADILLAC FAIRVIEW - REDEVELOPMENT OF BUTTONVILLE AIRPORT LANDS
2833 16TH AVENUE (16.11)**

File Number:
PLAN 23 128636

Extracts:
R. Hutcheson, Manager, Heritage Planning
R. Cefaratti, Senior Planner II, West District

Recommendation:

THAT Heritage Markham has no comment from a heritage perspective on the proposed development and associated applications, but does recommend that as a condition in the plan of subdivision agreement or other appropriate development agreement, a Markham Remembered interpretive plaque be required to commemorate and celebrate the former Buttonville Airport.

Carried

6. PART FOUR - REGULAR

6.1 MAJOR HERITAGE PERMIT APPLICATION

**PROPOSED TOWNHOUSE ARCHITECTURAL DESIGN
347 MAIN STREET NORTH, MARKHAM VILLAGE HERITAGE
CONSERVATION DISTRICT (16.11)**

File Number:
HE 23 142654

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

Victor Huang expressed a conflict on this item and did not participate in the discussion or vote.

Peter Wokral, Senior Planner II, introduced this item as a Major Heritage Permit application for 347 Main Street North. Mr. Wokral advised that the City has already approved an Official Plan and Zoning By-law amendment applications for the subject property, noting that the townhouse application is now in the design review stage. Mr. Wokral advised that Heritage Section staff are recommending small revisions to the proposed architectural details and recommend final review of revised drawings be delegated to Heritage Staff.. Mr. Wokral advised that Jack Wong was in attendance on behalf of the Applicant to answer Committee questions.

Jack Wong, Malone Given Parsons, thanked Heritage Section staff for their work on this application, noting that the Applicant is in agreement with the Staff recommendations.

The Committee provided the following feedback:

- Asked that the landscaping and maintenance of of the yards fronting Main Street North be the responsibility of the Condominium Corporation. Wong confirmed that the Applicant is agreeable to this request.
- Asked for an approval condition prohibiting outdoor storage for the townhomes that front Main Street. Mr. Wong confirmed that the Applicant was agreeable to this request.
- Asked for a provision to be added to the condominium documents informing the owners that exterior alterations require approval via the Heritage Permit approval process. Mr. Wong confirmed that he would take this request back to his client for consideration.

Recommendation:

THAT Heritage Markham recommends the following revisions to materials and architectural details be considered:

- The deletion of the decorative truss detail from the mansard roof dormers;
- Revising windows to single or double hung 2-over-2 windows;
- Deletion of proposed decorative vinyl casings from window openings in brick portions of the wall, to be replaced with traditional brick detailing found in Markham Village;
- The selection of exterior brick and stone foundation veneer more reflective of historic masonry of Markham Village;

- Replacement of front doors with single side transom with solid doors with a transom, or traditional glazed doors;
- Deletion of proposed ornate precast balcony balusters with a simplified wood or synthetic material railings;
- The introduction of a cornice moulding at upper edge of mansard roof;
- Revising porch posts to bear on the porch knee walls;

AND THAT final review of the architectural design be delegated to the City (Heritage Section) staff.

Carried

6.2 SPECIAL PROJECTS

UNIONVILLE MAIN STREET STREETSCAPE – DETAILED DESIGN STAGE- LIGHT POLES (16.11)

File Number:

N/a

Extracts:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage Planning, introduced this item, noting that it was associated with the Unionville Main Street streetscape revitalization project. Mr. Hutcheson advised of the streetlight fixtures and poles that are currently being considered, noting that a lantern style pole with Wi-Fi infrastructure is proposed.

The Committee provided the following feedback:

- Asked if the proposed streetlight fixtures would also be reviewed by the BIA. Mr. Hutcheson confirmed that there would be a series of public engagement opportunities, noting that Heritage Section Staff first wanted the Heritage Markham Committee to review the material to ensure that the proposed light posts were appropriate from a heritage perspective.
- Asked how many light posts would include Wi-Fi infrastructure. Mr. Hutcheson advised that his understanding is that Wi-Fi infrastructure is being considered for every second light post.
- Commented that the box housing the Wi-Fi infrastructure is not visually appealing. Mr. Hutcheson advised that different light poles were

considered but they weren't optimal from a heritage perspective. Mr. Hutcheson noted that by painting the units black and placing them high on the light posts, Staff hope that the Wi-Fi infrastructure will be disguised by banners and flower baskets on the light posts.

- Asked who would be supplying and paying for the free Wi-Fi service. Mr. Hutcheson advised that that has not yet been determined.

Recommendation:

That Heritage Markham Committee receive the update on the Unionville Main Street Streetscape Project – Detailed Design regarding light poles and WiFi infrastructure;

And That Heritage Markham Committee has no objection from a heritage perspective.

Carried

6.3 COMMITTEE OF ADJUSTMENT CONSENT AND VARIANCE APPLICATIONS

44 ROUGE STREET, MARKHAM VILLAGE (16.11)

File Number:

B/032/23

A/154/23

A/155/23

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, introduced this item, explaining that it consisted of a consent application to sever the rear portion of 44 Rouge Street and two variance applications, one for the severed parcel and one for the retained parcel. Mr. Manning described the applications and noted that while the two sections of Nelson Street do not currently connect, there may be future plans to connect the two portions of the street on which the severed parcel would front. Staff indicated a concern with the proposed rear yard setback and associated amenity space for each property.

Edgar De Souza, Deputant and nearby resident for 32 years, expressed concerns with the proposal as he felt that the size and orientation of the new lot and

proposed dwelling including height were out of character with the area. He also felt that the proposal was at odds with the heritage character of the area.

Dianne and Dave McCrossan, Deputants, also expressed concerns with the size of the new dwelling, noting that it appeared to be over-sized relative to the lot.

Jeff De Waal, Deputant, expressed opposition to the proposal, noting that Rouge Street is very narrow. Mr. Waal expressed concerns with the frontage on Rouge Street, noting that if the dwelling was extended into the front that it would make Rouge Street appear too narrow.

Nicole McLaughlin, Deputant, expressed concern with the proposal, echoing comments regarding the size of the new dwelling relative to its lot. Ms. McLaughlin questioned the use of James Scott Road properties as the basis of comparison, noting that it is a much wider street. Ms. McLaughlin also asked for clarification on which street the new proposed dwelling would front. Mr. Manning noted that James Scott Road was selected as a basis of comparison as there have been several severances along the street in the past and as such provides a visual reference point for a number of requested variances, notably floor area ratio. Mr. Manning clarified that the “front yard” of the proposed dwelling would be along Nelson Street as per the definition in the zoning by-law.

Sarah Kertesz, Deputant and nearby resident, expressed concerns with the size of the proposed dwelling and the proposed addition to the existing dwelling. Concerns about the removal of trees on the severed parcel and the reduction in green space were also expressed.

Evelin Ellison, Deputant, expressed a desire for the applicant to produce a streetscape elevation to allow members to visualize the impact of the proposal on adjacent homes. The loss of green space for water filtration was also noted.

Steve Reid, Deputant and nearby resident, expressed concerns with the proposed addition to the existing dwelling on Rouge Street and the proposed reduction in the length of the driveway. Mr. Manning clarified that the proposed addition to the existing building would not alter the front yard setback as it currently exists and clarified that the applicant is seeking a reduction in rear yard setback for both the retained and severed parcels, both of which are not supported by Staff.

Committee members provided the following comments:

- Expressed concerns with the magnitude of the rear-yard setbacks being requested. Questioned if other homes in the area with relatively small rear-yard setbacks would have required a variance. Mr. Manning displayed images of nearby properties with small rear-yard setbacks and

confirmed they would have likely required a variance. Committee member, Ron Blake, who worked with the Planning Department at the time of the nearby development, noted that as it was a new subdivision, smaller rear-yard setbacks were permitted as part of the development application, and therefore could not be used for comparison.

- Expressed concerns that this application could be precedent-setting for the area as it relates to new development.
- Noted that the residents of Nelson Street in general do not support the connection of the two sections, noting that Nelson Street is one lane in each direction.
- Sought clarification on the location of the requested variance for front yard setback on the severed parcel. Mr. Manning clarified that front yard of the proposed dwelling fronts Nelson Street.
- Expressed concerns with the narrowness of both Rouge Street and Nelson Street.
- Expressed concern that this did not comply with the intent of the Official Plan policies for infill housing
- Expressed support for a coach house or garden suite at the back of the property as opposed to the creation of a new lot with a detached dwelling.

Recommendation:

THAT Heritage Markham does not support the consent and variances applications for 44 Rouge Street from a heritage perspective.

Carried

Recommendation:

THAT the deputations from Edgar De Souza, Dianne and Dave McCrossan, Jeff De Waal, Nicole McLaughlin, Sarah Kertesz, Evelin Ellison, and Steve Reid be received.

Carried

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

7.1 REQUEST FOR FEEDBACK – SITE VISIT

**PROPOSED DEMOLITIONS – 2023
ROUGE NATIONAL URBAN PARK (16.11)**

File Number:

N/a

Extracts:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage Planning, advised that a site visit has been arranged with Parks Canada on October 23rd at 1:30PM to visit the properties which have been proposed for demolition. Mr. Hutcheson reminded the interested members that appropriate footwear will be required for the site visit. Parks Canada may also require the signing of a waiver form. Further details of the event and the properties to be visited will be sent to those attending on the Friday before the site visit.

Recommendation:

THAT Heritage Markham receive the arrangements for the Architectural Review Sub-Committee Site Visit to be held on October 23, 2023 as information.

Carried

7.2 PRIORITY DESIGNATION PROJECT – FIRST UPDATE

**DESIGNATION OF SIGNIFICANT “LISTED” PROPERTIES UNDER
PART IV OF THE ONTARIO HERITAGE ACT (16.11)**

File Number:

N/a

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, provided an update on the designation project, reminding the Committee that former Senior Heritage Planner, George Duncan, has been retained to produce Research Reports and Statements of Significance for the listed properties proposed for designation. Mr. Manning advised that thus far, 57 Research Reports and Statements of Significance have been prepared. Staff has brought 16 properties forward to Council for designation consideration as of September 12th with 11 additional properties on the October 18th Development Services Committee agenda.

Regan Hutcheson, Manager, Heritage, noted that it is a massive undertaking to track the progress of each proposed designation in order to ensure a proper notification. Mr. Hutcheson thanked Mr. Manning for his leadership on this project and expressed his hope that 100 to 150 properties would be designated by the end of 2024.

Recommendation:

THAT Heritage Markham receives as information the first progress update on the Priority Designation Project.

Carried

8. PART SIX - NEW BUSINESS

Councillor Karen Rea, Chair, asked Members to consider an in-person Heritage Markham Committee meeting in December, followed by a Christmas gathering, which could be discussed and confirmed at the November Heritage Committee meeting.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 8:20 PM.