



Heritage Markham Committee Minutes

Meeting Number: 13
December 13, 2023, 7:00 PM
Canada Room

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

1. CALL TO ORDER

Councillor Karen Rea, Chair, convened the meeting at 7:05 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

The Manager, Heritage Planning requested that Agenda item 6.2 (7951 Yonge St) be deferred to the next meeting to allow further discussion between the owner, staff and the local councillor regarding the request for demolition.

Recommendation:

That Item No. 6.2 - Application to Demolish a Property Listed on the Markham Register of Property of Cultural Heritage Value Or Interest, 7951 Yonge Street (16.11) be deferred to the January 10, 2024, Heritage Markham Committee; and,

That the written submissions from Valerie Burke, Jeffrey Streisfield, and Diane Berwick regarding the request to demolish a property listed on the Markham Register of Property Of Cultural Heritage Value Or Interest at 7951 Yonge Street, be received.

Carried

Recommendation:

That the December 13, 2023 Heritage Markham Committee agenda be approved, as amended.

Carried

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

Recommendation:

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

Carried

4. PART TWO – DEPUTATIONS

The deputations were heard with the respective item.

5. PART THREE – CONSENT

5.1 MINOR HERITAGE PERMIT APPLICATIONS

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF
1 MILLBROOK GATE, BUTTONVILLE, 25 BURR CRESCENT,
BUTTONVILLE, 37 COLBORNE STREET, THORNHILL, 98 MAIN**

**STREET NORTH, MARKHAM VILLAGE, 8961 NINTH LINE, PART IV
(16.11)**

File Number:

23 145909 HE

23 145916 HE

23 146972 HE

23 144067 HE

23 147370 HE

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham receive the information on the Minor 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

60 MAIN ST. N. (MVHCD), 73 MAIN ST. S. (MVHCD), 27 CHURCH ST. (MVHCD), 25 VICTORIA AVE. (UHCD), 147A MAIN ST. U. (UHCD), 43 MAIN ST. N. (MVHCD), 380 MAIN ST. N. (MVHCD), 328 MAIN ST. N. (MVHCD), 5 UNION ST. (UHCD) (16.11)

File Numbers:

AL 22 258368

NH 21 147820

HP 23 127421

HP 23 121333

HP 23 121318

NH 23 114293

NH 23 145608

AL 23 143446

HP 23 146860

HP 23 121481

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 TREE REMOVAL APPLICATION

DELEGATED APPROVAL OF TREE PERMITS BY HERITAGE SECTION STAFF

141 Main St. U. (UHCD) (16.11)

File Number:

TREE 23 143990

TREE 23 147364

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

In response to an inquiry from the Committee, Peter Wokral, Senior Heritage Planner, advised that according to the City's arborist, the Manitoba Maple tree being removed was observed to be between 30-70% dead.

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 SITE PLAN CONTROL APPLICATION

PROPOSED NEW DWELLING AND ACCESSORY BUILDING 14 RAMONA BOULEVARD, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)

File Number:

SC 18 168268

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendations:

THAT Heritage Markham delegates final review of the site control plan application for 14 Ramona Boulevard to the City (Heritage Section) staff;

THAT Heritage Markham does not object to the demolition of the existing detached garage on the conveyed lot, provided that opportunities for relocation or salvage are explored to the satisfaction of staff prior to the issuance of a demolition permit.

AND THAT the site plan agreement with the City contain the standard heritage conditions regarding appropriate materials, windows, colours etc.

Carried

5.5 2023 COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM

REVIEW OF GRANT APPLICATIONS

**819 BUR OAK AVENUE, 5 GEORGE STREET MARKHAM VILLAGE,
4470 HWY. 7 E. UNIONVILLE, AND 8961 NINTH LINE (16.11)**

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendations:

THAT Heritage Markham supports a matching grant of up to \$6,122.61 for the proposed replacement of one modern window and the re-conditioning of two historic wooden windows at 819 Bur Oak Avenue subject to the applicant obtaining a Heritage permit for the proposed work; and,

THAT Heritage Markham supports a matching grant of up to \$3,051.00 for the repair and replacement of damaged bricks at 5 George Street, Markham Village subject to the applicant obtaining a Heritage Permit for the proposed work; and,

THAT Heritage Markham supports a matching grant of up to \$1,000.00 for the new ground sign approved by the City and erected at 4470 Highway 7 East Unionville; and,

THAT Heritage Markham supports a matching grant of up to \$15,000.00 for the re-conditioning of the historic wooden windows and the installation of appropriate storm windows at 8961 Ninth Line subject to the applicant obtaining a Heritage Permit for the proposed work.

Carried

5.6 HERITAGE PERMIT APPLICATION

PROPOSED 1-STOREY ADDITION TO AN EXISTING HERITAGE DWELLING

53 CHURCH STREET, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)

File Number:

HE 23 147628

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection to the proposed new one storey addition to 53 Church Street and delegates any further review of the Major Heritage Permit application to the City, (Heritage Section) staff.

Carried

6. PART FOUR - REGULAR

6.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

7509 AND 7529 YONGE STREET

PROPOSED MIXED USE DEVELOPMENT (16.11)

File Number:

PLAN 23 141587

Extracts:

R. Hutcheson, Manager, Heritage Planning

Rick Cefaratti, Senior Planner, West District

Regan Hutcheson, Manager of Heritage Planning, introduced the item, Official Plan and Zoning By-Law Amendments, 7509 and 7529 Yonge Street, in support of a proposed mixed use development. Mr. Hutcheson advised that at this time, staff are only seeking comments on the proposed development from a heritage perspective as the property is within 60m of a cultural heritage resource (the boundary of the Thornhill Heritage Conservation District).

The following deputations were made on the proposed development:

Barry Nelson, Thornhill Historical Society, spoke of the importance of preserving the Thornhill Heritage Conservation District amidst rapid development and change in the area. Mr. Nelson expressed the following concerns regarding the proposed 60 storey towers: That the proposed development will loom over historic Thornhill creating shadows over neighbouring properties; That it will replace the Farmers Market and Octagon which are treasured by the local community; That it poses a significant threat to the visual and environmental essence of the area; That the proposal's consideration of heritage preservation is alarmingly low; That the commitment to supporting local "Cultural" commerce in the market component of the plan is unclear, as it proposes to replace a number of businesses that support the community; And that the density of the proposal will strain existing infrastructure, including cultural heritage. Mr. Nelson suggested that the proposal be referred to the Architectural Review Sub-Committee, and that the Historical Thornhill Society have representation on the Sub-Committee. Mr. Nelson encouraged Heritage Markham to advocate for the preservation of Thornhill's Cultural Heritage District, and that the community be involved in these discussions. Mr. Nelson emphasized the importance of influencing local policy to ensure it is alignment with the community's true interest, and the City establishing strategic partnerships with neighbouring municipalities to ensure that local voices are heard. Mr. Nelson encouraged the Committee to pass a motion that he had prepared.

Andrew Baldwin, resident, residing near the development in the City of Vaughan, provided a deputation advocating for a change in the tone of the application due to its excessive height and the proposal being considered to be a stark contrast from the current streetscape. Mr. Baldwin understood the need to intensify Yonge Street with the subway being extended. However, he was opposed to the degree of intensification that was being proposed in the area. Mr. Baldwin suggested that there needs to be a drastic reduction in the height and density of the proposed development due to all of the other developments that are occurring in the area, suggesting that the proposal should not exceed 15 storeys, as buildings of greater height would destroy the Thornhill Heritage Conservation District. Mr. Baldwin noted that once the farmers market is gone, it will not come back, even if a market is being included in the proposal, as the vendors would have moved on.

Evelin Ellison, Ward One (South) Thornhill Residents Inc. made a deputation in opposition to the proposed development. Ms. Ellison questioned why further intensification is required along Yonge Street when the Langstaff Community will be adding over 40K residents to the community. Ms. Ellison agreed with staff's comments that the proposal is a stark contrast from the existing Thornhill heritage resources to the north of the site, noting the existing buildings that surround the

site were designed to create a sensible transition to the heritage resources and the residences. Ms. Ellison hoped that the Yonge Corridor Secondary Plan will prescribe set built form and building heights, such that the tallest buildings will be planned near the subway stations, and lesser in between. Ms. Ellison suggested that height of the proposal is excessive, and that the proposal should be referred to the Architectural Review Sub-Committee.

Joan Honsberger, resident, provided a deputation in opposition to the proposed development due the height and proximity to the Thornhill Heritage Conservation District, as it does not fit the character of the area. Ms. Honsberger provided an overview of how the farmers market has historically served as a hub for the Thornhill community, as it was a place where friends and family would come to get their food, and gather. Ms. Honsberger did not feel that there was a need to intensify to this degree, noting that England built its subway system without requiring high-rise buildings. Ms. Honsberger expressed concern how the proposed development will impact the existing community and infrastructure. Ms. Honsberger advocated for preserving the heritage, and for any decision on the application be deferred until after the approval of the secondary plan.

The Committee did not support the application, as it felt that the height of the proposal was excessive due its close proximity to the Thornhill Heritage Conservation District. Committee Members also advocated that the local community be engaged throughout the development process.

Recommendations:

THAT the deputations by Barry Nelson - Thornhill Historical Society, Andrew Baldwin, Evelin Ellison - Ward One (South) Thornhill Residents Inc., and Joan Honsberger, be received; and,

AND THAT the written submission by Valerie Burke, be received;

AND THAT Heritage Markham Committee has reviewed applications submitted for Official Plan and Zoning By-law Amendment at 7509 and 7529 Yonge Street, **and does not support the proposal due to the negative impacts the proposed height and density would have on the historic character of the Thornhill Heritage Conservation District;**

AND THAT Heritage Markham Committee recommends that Markham Planning staff obtain input from the Heritage Vaughan Committee and/or Vaughan Heritage Planning staff on these applications.

Carried

6.2 DEMOLITION PERMIT APPLICATION

**APPLICATION TO DEMOLISH A PROPERTY LISTED ON THE
MARKHAM REGISTER OF PROPERTY OF CULTURAL HERITAGE
VALUE OR INTEREST
7951 YONGE STREET (16.11)**

File Number:

N/a

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Committee consented to this item being deferred to the January 10, 2024, Heritage Markham Committee meeting. Refer to agenda item 3.1 for more information.

6.3 HERITAGE MARKHAM COMMITTEE - BUDGET 2024 (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

G. Cescato, Director, Planning and Urban Design

D. Lyons, Deputy Director, Planning and Urban Design

Regan Hutcheson, Manager, Heritage Planning, clarified that the Heritage Markham Committee – Budget 2024, does not include the budget for the newsletter.

Recommendation:

THAT Heritage Markham recommends a Heritage Markham budget for 2024 in the amount of \$6,990.00;

AND THAT the Heritage Markham Committee budget request for 2024 be forwarded to the Director of the Planning and Urban Design Department (Development Services Commission) for inclusion in the department's 2024 operating budget.

Carried

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

7.1 UNIONVILLE STREETSCAPE DETAILED DESIGN PROJECT

UPDATE ON PROPOSED LIGHTING FOR STREETSCAPE (16.11)

Extracts:

R. Hutcheson, Manager, Heritage Planning

N. Azmy, Capital Works Engineering

Regan Hutcheson, Manager, Heritage Planning, provided an update on the proposed street lighting for the Unionville Streetscape Detailed Design Project. He advised that contrary to previous reports to the Committee on this issue, recent plans had shown the height of the proposed streetlight poles had increased from 3.9m to 5.3m which was considered by Heritage staff to be too high and out of scale with the local heritage context. However, he was pleased to report that through recent discussions and analysis, it was determined that a lower light pole (3.9-4.0m) can be utilized and meet the necessary lighting requirements. The Committee agreed that the lower light pole is important from a heritage perspective. Mr. Hutcheson noted that streetlights to be introduced in the East Lane will be higher than those proposed for Main Street to address lighting requirements in this area.

The Committee briefly discussed the wayfinding plans for Main Street Unionville, and the need to have a marketing/communication plan for before and after the re-construction of the street to keep the public informed.

Recommendation:

THAT Heritage Markham receive that staff update on the proposed street lighting for the Unionville Streetscape Detailed Design Project.

Carried

8. PART SIX - NEW BUSINESS

Councillor Karen Rea, Chair, advised that the January 10, 2024 meeting will be held via Zoom.

9. ADJOURNMENT

Moved by Tejinder Sidhu

Seconded by Elizabeth Wimmer

The Heritage Markham Committee adjourned at 8:20 PM.

Carried