

**From:**

**Sent:** Sunday, January 7, 2024 10:57 AM

**To:** Gold, Laura <[lgold@markham.ca](mailto:lgold@markham.ca)>; Councillor, Keith Irish - Markham <[kirish@markham.ca](mailto:kirish@markham.ca)>; Councillor, Karen Rea - Markham <[krea@markham.ca](mailto:krea@markham.ca)>

**Cc:** Mayor Scarpitti <[mayorscarpitti@markham.ca](mailto:mayorscarpitti@markham.ca)>; Andrew Streisfield

**Subject:** Fw: Heritage Committee Agenda for Jan 10, 2024 (formerly December 13, 2023, Item 6.2 DEMOLITION PERMIT APPLICATION - for 7951 YONGE STREET (16.11))

Good Day Members of the Heritage Committee and Members of City Council (that may sit on the Committee);

I represent the Owner seeking a demolition permit for the building. I originally appeared before Committee in May 2022 seeking a demolition permit since Staff were of the view that the building was not worthy of designation in 2022.

**Staff have recently changed their position (the big flip flop).** They now say, based on the same research, that the building should be designated....in order to continue discussions with the Owner.

For a description of the typical guidance associated with each Group, refer to Appendix D.

*Conclusion*

To be consistent with the treatment of other cultural heritage resources in Markham that are:

- (a) Determined to possess significance to the community;
- (b) Subject to potential redevelopment, and;
- (c) Under threat of loss

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Protection through designation would allow for further discussion on how the resource could be retained as part of the potential future redevelopment of the property. Markham has successfully worked with other owners to incorporate cultural heritage resources within development sites.

**Suggested Recommendation for Heritage Markham**

THAT Heritage Markham finds that 7951 Yonge Street is a significant cultural heritage resource and should be conserved through designation under Part IV of the *Ontario Heritage Act*.

This is not proper. Moreover, Staff should not be entering into the political arena since they are required to remain unbiased professionals....which is what they were in 2022, but not today.

In 2022 Staff said, despite being pressured by Committee, that the value of the resource was not significant.

- Questioned the definition of significant by someone who had an interest in removing the building, noting that properties with less significance and in poorer condition have been conserved elsewhere.
- Inquired why Staff was not clearly in opposition to demolition of the building.
  - Staff commented that there were multiple viewpoints as to the cultural heritage value of the property and that staff values hearing the advice and input of Heritage Markham. Staff indicated that the building contained some design and historical value as described in Ontario Regulation 9/06, but that it was the position of Staff that it was the value was not significant. Staff clarified that the purpose of the memo was to encourage discussion, rather than present a conclusion as to whether the existing building should be conserved.
- Commented that the village-like character of Thornhill was enhanced by the existing building, and it helps tell the story of Yonge Street development.
- Commented that Heritage Markham's role is to reflect on the building from a heritage perspective and not to evaluate affordable housing.
- Commented that the building can still have cultural historical value despite the property not being within the Thornhill Heritage Conservation District, and having not been previously considered for designation under the Ontario Heritage Act.

Reasons for objection to Staff recommendation:

**1. It is not appropriate for Heritage Staff to now provide a different recommendation where the value of the property remains "not significant", and is located outside of a heritage district.**

**2. It is also not appropriate to designate property in order to force a further discussion with the landowner.**

**Markham should know better.**

Please accept this letter of objection and provide me with an opportunity to address committee.

Please provide a link to the meeting if it is not being held in person.

Thank you.

**Jeffrey E Streisfield**, BA LLB MES

Principal and Founder of:

**LANDLAW™**

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----- Forwarded Message -----

**From:**

**To:** Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>; Laura Gold <[lgold@markham.ca](mailto:lgold@markham.ca)>

**Cc:** Keith Irish - Markham Councillor <[kirish@markham.ca](mailto:kirish@markham.ca)>; Mayor Scarpitti <[mayorscarpitti@markham.ca](mailto:mayorscarpitti@markham.ca)>; Haulover Investments Ltd ; Evan Manning <[emanning@markham.ca](mailto:emanning@markham.ca)>

**Sent:** Monday, December 11, 2023 at 01:59:09 p.m. EST

**Subject:** Heritage Committee Agenda for December 13, 2023, Item 6.2 DEMOLITION PERMIT APPLICATION - for property municipally known as 7951 YONGE STREET (16.11)

Good Day Members of the Heritage Committee and Members of City Council;

I represent the Owner of the Property - who returns before this Committee almost a year later seeking a recommendation from unbiased Heritage Staff that the property is not worthy of designation and ought not be preserved.

I write to object to Staff's current recommendation to designate the property as noted in the report to Committee attached (and excerpts below).

### **History**

When we last attended before Committee on May 11, 2022, several members of Committee grilled Mr. Manning, more like pressured him to say that the property should be designated. But they could not and Mr. Manning was not willing to do so i.e submit.

Indeed as he (Manning) stated in the now corrected minutes from the infamous May 2022 meeting.....

## **HERITAGE MARKHAM EXTRACT**

Date: May 11, 2022

To: R. Hutcheson, Manager of Heritage Planning  
E. Manning, Heritage Planner

EXTRACT CONTAINING ITEM # 4.1 OF THE FIFTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON MAY 11, 2022

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**4.1 DEMOLITION PERMIT  
APPLICATION TO DEMOLISH A PROPERTY LISTED ON THE  
MARKHAM REGISTER OF PROPERTY OF CULTURAL HERITAGE  
VALUE OR INTEREST  
7951 YONGE ST, THORNHILL (16.11)**

Evan Manning, Heritage Planner, addressed the committee and summarized the memorandum, noting that the property was adjacent to the Thornhill Heritage Conservation District, and was listed on the Markham Register of Property of Cultural Heritage Value or Interest. Mr. Manning advised that the former dwelling, now in commercial use, was fairly intact with modifications including the replacement of doors and windows and the reconfiguration of the original ground floor window along the west elevation. Otherwise the form of the building was intact. He noted that the building was screened from Yonge Street with mature trees.

Mr. Manning indicated that Staff evaluated the property under Ontario Regulation 9/06, noting that the evaluation framework was established by the Province in order to ensure consistency among municipalities when assessing a property's potential cultural heritage value. It was the opinion of Staff that the building has modest design and historical value, but possesses some contextual value as per Ontario Regulation 9/06. He advised that the property was also evaluated using the City's Heritage Resources Evaluation System, and it was the opinion of Staff that the property straddled the Group 2 and Group 3 classifications.

- and -

- Questioned the definition of significant by someone who had an interest in removing the building, noting that properties with less significance and in poorer condition have been conserved elsewhere.
- Inquired why Staff was not clearly in opposition to demolition of the building.
  - Staff commented that there were multiple viewpoints as to the cultural heritage value of the property and that staff values hearing the advice and input of Heritage Markham. Staff indicated that the building contained some design and historical value as described in Ontario Regulation 9/06, but that it was the position of Staff that it was the value was not significant. Staff clarified that the purpose of the memo was to encourage discussion, rather than present a conclusion as to whether the existing building should be conserved.
- Commented that the village-like character of Thornhill was enhanced by

At the request of Councillor Irish, the Owner was asked to give the City and Staff time to come up with a solution.

A year passes.

The City has not come up with any options or solutions for the building.

The Owner does not want the building and has offered it to the City for \$0.00 (if they take it away, otherwise it will be offered to Markham Fire Department or others for training before demolition).

The Owner seeks to renew its request and in November 2023 refiles with the City for a demolition permit. A permit has already been issued by Metrolinx for demolition.

The Staff Report for the December 13 meeting now contains a new and different recommendation from Staff. It provides:



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Evan Manning, Senior Heritage Planner

**DATE:** December 13, 2023

**SUBJECT:** Intention to Demolish a Property Listed on the Markham Register of  
Property of Cultural Heritage Value or Interest  
7951 Yonge Street, Thornhill

**FILE:** N/A

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**Property/Building Description:** Two-storey detached building constructed c1910-1915

**Use:** Commercial (formerly residential in use)

**Heritage Status:** Listed on the Markham Register of Property of Cultural  
Heritage Value or Interest and considered adjacent, as defined  
in the 2014 Official Plan, to the Thornhill Heritage  
Conservation District

For a description of the typical guidance associated with each Group, refer to Appendix D.

#### *Conclusion*

To be consistent with the treatment of other cultural heritage resources in Markham that are:

- (a) Determined to possess significance to the community;
- (b) Subject to potential redevelopment, and;
- (c) Under threat of loss

Protection through designation would allow for further discussion on how the resource could be retained as part of the potential redevelopment of the property. Markham has successfully worked with other owners to incorporate cultural heritage resources within development sites.

#### **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham finds that 7951 Yonge Street is a significant cultural heritage resource and should be conserved through designation under Part IV of the *Ontario Heritage Act*.

#### ATTACHMENTS:

Appendix 'A'	Property Map
Appendix 'B'	Aerial Image Photographs of the Subject Property
Appendix 'C'	Ontario Regulation 9/06
Appendix 'D'	Markham's Heritage Resources Evaluation System
Appendix 'E'	Archival Material
Appendix 'F'	Heritage Markham Committee Extract

Reasons for objection to Staff recommendation:

**1. It is not appropriate for Heritage Staff to now provide a different recommendation where the value of the property remains "not significant", and is located outside of a heritage district.**

**2. It is also not appropriate to designate property in order to force a further discussion with the landowner.**

**Markham should know better.**

Please accept this letter of objection and provide me with an opportunity to address committee.

Thank you.