Heritage Markham Committee Minutes

Meeting Number: 1
January 10, 2024, 7:00 PM
Electronic Meeting

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

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1. CALL TO ORDER

Councillor Karen Rea, Chair, convened the meeting at 7:03 PM by asking for any disclosures of interest with respect to items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

Councillor Reid McAlpine declared a conflict with the following item as he has a working relationship with the architect on the file.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business from Committee Members

Recommendation:
That the January 10, 2024 Heritage Markham Committee agenda be approved.

Carried

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

See attached material.

Barry Nelson, deputant, commented that the December 13th Heritage Meeting in person presented a good opportunity for collaboration and expressed appreciation for the way this was detailed in the minutes.

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

Carried

4. PART TWO - DEPUTATIONS

Jeffrey Streisfield, Valerie Burke, Barry Nelson, Evelin Ellison, and Andrew Baldwin delivered a deputations on Item 6.1 as detailed with the respective item. Valerie Burke, Evelin Ellison, and Barry Nelson delivered deputations on Item 6.2 as detailed with the respective item.

5. PART THREE - CONSENT

5.1 HERITAGE PERMITS APPLICATION

DELEGATED APPROVAL BY HERITAGE SECTION STAFF
5 UNION STREET, UNIONVILLE (16.11)

File Numbers:
23 148557 HE

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

Recommendation:
THAT Heritage Markham receive the information on the Minor Heritage Permit approved by Heritage Section staff under the delegated approval process.

Carried

5.2 BUILDING OR SIGN PERMIT APPLICATIONS

DELEGATED APPROVAL BY HERITAGE SECTION STAFF
237 MAIN ST. U. (UHCD), 177 MAIN ST. U. (UHCD), 28 MARKHAM ST. (MVHCD), 9392 KENNEDY ROAD (16.11)

File Numbers:
HP 23 127197,
AL 23 148529,
HP 23 147450,
DP 23 148016

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

6. PART FOUR - REGULAR

6.1 DEMOLITION PERMIT APPLICATION

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

File Numbers:
n/a

Extracts:
R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, provided the Committee with a summary of the application and the legislative context, advising that a demolition request for the property was previously considered by the Committee in May 2022 and December 2023 and was deferred both times. In 2022, the demolition request was withdrawn by the owner to allow further discussions. Mr. Manning explained that in response to the most recent request for demolition, Staff are currently recommending designation of the property under Part IV of the Ontario Heritage Act, and noted that consideration of the matter would be before Development Services Committee on January 23, 2024 prior to proceeding to Council on January 31. Mr. Manning provided an overview of the Ontario Regulation 9/06 criteria that the property met based on research undertaken by Heritage Section staff, and noted that designation of the property does not preclude future intensification of the property provided that the heritage attributes of the on-site building are conserved.

Valerie Burke, deputant, expressed support for the Staff recommendation, citing the historical significance of the property for its association with the Heintzman House. Ms. Burke noted that Thornhill has lost other heritage buildings fronting Yonge Street, and stated that the property is significant as it contains one of the relatively few extant resources along the Thornhill portion of Yonge Street. Ms. Burke stated that she believes the property could be incorporated into future development.

Jeffrey Streisfield, deputant representing the applicant, expressed confusion over the Staff recommendation and asked for clarification as to who undertook the research for the Statement of Significance as he felt that that Staff's position regarding the cultural heritage significance of the property had fundamentally changed since May 2022. Mr. Streisfield noted that he does not believe that the property has a significant historical connection to the Heintzman House and that he believed that Staff were pressured to change their position as to the heritage significance of the property. Mr. Manning clarified that the Staff position has not fundamentally changed, noting that Staff were of the opinion that the property had contextual significance. Mr. Manning explained that the previous deferrals of the demolition request provided Staff with additional time to research and evaluate the property. Giulio Cescato, Director, Planning & Urban Design, further stated that while applicants may not always agree with the position of Staff, the reputation and professionalism of the Heritage Section Staff should not be called into question.

The Committee asked if the applicant hired their own heritage consultant to review the application. Mr. Streisfield confirmed that they did not hire a heritage consultant as they were of the opinion that Staff did not find the property to be historically significant based on the report produced for Committee consideration in May 2022.

Barry Nelson, deputant, representing the Thornhill Historical Society, noted that Staff may augment their evaluation of a property if additional historical information is provided or received, noting that requests for historical information are sometimes received and subsequently provided by the Thornhill Historical Society. Mr. Nelson expressed gratitude to the current owner of the property for conservation of the building to-date. Mr. Nelson expressed support for retaining the on-site building as a significant heritage asset and suggested an alternate motion for Committee consideration on behalf of the Thornhill Historical Society.

Evelin Ellison, deputant, thanked the Staff for the historical research undertaken, noting that the property is one of the only remaining examples in Thornhill of an Edwardian style building and as such warrants conservation. Ms. Ellison expressed support for preservation of the property, noting that it represents a gateway into the Thornhill Heritage Conservation District.

Mr. Streisfield clarified that the property is not in a heritage conservation district and noting that the applicant would be happy to work with the City on relocation of the building but that it would not make sense to incorporate the building into the development as it was not a building worth keeping.

Andrew Baldwin, deputant, agreed that the property is a gateway into Thornhill, noting that there are many more heritage properties on the Vaughan side of Yonge Street, but only four remaining on the Markham side, expressing support for the conservation of the on-site building.

The Committee provided the following feedback:

- Explained that efforts were made to explore the relocation of the building and that discussions were held between the Ward Councillor, the applicant, and City legal staff, but that these discussions were ultimately unsuccessful.

- Expressed concern regarding the absence of a development application for the property, explaining that it is difficult to support demolition without knowing what would go in its place.

- Asked if the building could still be relocated if it were designated. Mr. Cescato explained that there have been examples of designated properties

being incorporated into high-density developments, noting that designation would not be a barrier to redevelopment, though it may make development become more technical, complex and costly. Mr. Manning added that the building could be relocated and that the designation by-law could be amended to reflect the legal description of its new location. Regan Hutcheson, Manager of Heritage Planning, noted that heritage buildings are occasionally relocated within development sites following designation to respond to site constraints.

- Noted that many resources are considered historically significant without being in a heritage conservation district.

Recommendation:
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*.

AND THAT the deputations from Jeffrey Streisfield, Valerie Burke, Barry Nelson, Evelin Ellison, and Andrew Baldwin be received.

AND FURTHER THAT the written submissions received from Jeffrey Streisfield, the Thornhill Historical Society, and Valerie Burke be received.

Carried

6.2 PLAN OF SUBDIVISION APPLICATION

CONSERVATION OF CULTURAL HERITAGE RESOURCE - MUNSHAW HOUSE
10 RUGGLES AVE (16.11)

File Numbers:
22 247842 PLAN

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

Regan Hutcheson, Manager, Heritage, provided an introduction to this item advising that it is related to the Munshaw House at 10 Ruggles Avenue in Thornhill. Mr. Hutcheson advised that a revised plan of subdivision was approved in May 2023 which included the temporary relocation of the Munshaw House.

The heritage building is proposed to be severed from its foundation and the rear addition removed to facilitate relocation to its temporary site at 10 Cedar Avenue. Mr. Hutcheson provided an overview of options explored for the final location of the Munshaw House as detailed in a Heritage Impact Assessment, explaining that from a Staff perspective relocating the building to a nearby school /mixed-use development site would be optimal. It was noted that the timeframe would be 2035-2040. Mr. Hutcheson highlighted the preservation measures Staff are recommending be incorporated into future agreements to ensure the heritage resource is properly maintained in its temporary location. These measures will be secured within a future Heritage Easement Agreement and Subdivision Agreement.

Valerie Burke, deputant, expressed support for the developer retaining the building and removing the non-original addition as she believes it will enhance the new development. Ms. Burke expressed concern with the length of time that the building is expected to be unoccupied and unused, notably the detrimental effects on the building caused by the lack of heating. Ms. Burke noted that photos of the building once per year may be inadequate to ensure proper conservation of the building.

Evelin Ellison, deputant, expressed concern with the proposed timeline to incorporate this building into the new development, noting that Langstaff is an important enclave, and that the heritage building is one of the oldest homes in Thornhill. Ms. Ellison expressed hope that the building could be incorporated within a shorter time horizon.

Barry Nelson, representing the Thornhill Historical Society, proposed that the heritage resource be relocated to an area near Ruggles Avenue and Langstaff Road East where it could be tenanted much sooner. Mr. Nelson noted the benefits of this approach as it would help ensure that the heritage resource is properly conserved in a timely manner. Mr. Nelson also emphasized the need to heat the building to ensure that it does not deteriorate. On behalf of the Thornhill Historical Society, Mr. Nelson proposed an alternate motion to the Committee.

Alex Beduz, Condor Properties Ltd., advised the Committee that 10 Cedar Avenue was strategically chosen as the temporary location as it is outside of the construction area of the new development. Mr. Beduz noted that the location proposed by Mr. Nelson would not be feasible due to extensive future grade changes at that location to accommodate the North Yonge Subway extension. Mr. Beduz expressed support for the Staff recommendation as the proposed final location for the heritage resource is the closest to its existing location.

Chris Uchiyama, Principal, Manager Heritage Consulting Services, LHC highlighted the monitoring recommended within the Mothballing Plan that was included in the Heritage Impact Assessment report noting that the exterior of the property would be inspected on a monthly basis. More thorough investigations would occur if concerns were identified during any of the monthly inspections. Ms. Uchiyama advised that she has recommended that a qualified architect or engineer with heritage experience further monitor the building at the change of seasons as well.

The Committee expressed support for the option that Staff recommended and asked if commemoration of the heritage resource could be incorporated into the approval conditions for the new development.

Mr. Hutcheson advised that prior to the submission of Site Plan Control application, submission and approval of a Major Heritage Permit application would be required. With respect to heritage commemoration, Mr. Hutcheson advised that the provision of three "Markham Remembered" plaques were conditions of draft subdivision approval and will be included in the subdivision agreement. These will explain the history of both the area and the Munshaw House to the community.

Recommendations:

THAT Heritage Markham has no objection to the proposed strategy to address the conservation and incorporation of the Munshaw House through a Major Heritage Permit application as part of the future development at the School/Mixed Use Development Site located east of Romeo Park (Phase 6- 2035 to 2040);

THAT Heritage Markham recommends in order to ensure the conservation of the Munshaw House, the mitigation measures outlined in Heritage Impact Assessment (Section 3.6) be implemented as necessary at this time, and/or included in the Subdivision Agreement as required by Heritage Section staff.

THAT the owner enter into a formal Heritage Easement Agreement with the City to further protect the Munshaw House at both its temporary storage location and the future final site.

AND THAT the deputations from Valerie Burke, Evelin Ellison, and Barry Nelson be received.

AND FURTHER THAT the written submission from Valerie Burke be received.

Carried

6.3 REQUEST FOR FEEDBACK

INSTALLATION OF BLACK METAL RAILINGS ON VERANDAS THE ROBERT HARRINGTON HOUSE, 141 MAIN STREET, UNIONVILLE (16.11)

File Numbers:
NH 23 114972

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

Councillor Reid McAlpine declared a conflict of interest on this matter and did not participate in the vote.

Peter Wokral, Senior Heritage Planner, introduced this item as related to the unauthorized installation of black metal railings on the front and side verandas of 141 Main Street North, advising that concerns were expressed by a community member regarding the appropriateness of the material choice. The property is being altered to accommodate a medical office use. Mr. Wokral informed the committee that the house historically had no railings, and that railings were now required due to the reconstruction of the veranda decks, which are higher than 2 ft. above grade and therefore subject to the provisions of the Ontario Building Code requiring railings meeting specifications that are not reflective of historic veranda railings. Mr. Wokral noted that code compliant railings are higher and denser than historic railings and their addition to existing heritage homes can be visually detrimental. Mr. Wokral advised that in speaking to the Owners and their architect, that the railings were specified to be simple in appearance and painted black so that they would not be visually linked to the existing historic veranda components and to blend in with the dark colour of the brick. In the opinion of staff, upon review, this was visually preferable from a heritage perspective to a more heavily constructed code compliant railing executed in wood and painted white to match the existing veranda posts.

A committee member commented that in their opinion, the black railings were highly visible and incompatible with the existing heritage building and expressed concerns that the use of aluminum railings in this case, could set a undesirable precedent for their use on other heritage buildings.

Recommendation:
THAT Heritage Markham has no objection to the simple black railings installed on the verandas of 141 Main St. because they are required by the Ontario Building Code, and because they have less of a negative impact on the historic

appearance of the building than a comparable, code compliant, wooden, railing of thicker material, painted either white or black.

Carried

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

7.1 HERITAGE DAY AND HERITAGE WEEK 2024 (16.11)

File Numbers:
n/a

Extracts:
R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage, advised that this memo is to alert the Committee that the City's Heritage Week will take place during the third week of February. Mr. Hutcheson advised that Heritage Section Staff traditionally install a small display in the Civic Centre Great Hall which they will endeavor to do this year as well, and advised that the Prince of Wales prize flag has traditionally been flown during Heritage Week. Mr. Hutcheson asked the Committee if any members were interested in collaborating on additional events or workshops to commemorate Heritage Week.

Councillor Karen Rea, Chair, Lake Trevelyan, Vice-Chair, Councillor Reid McAlpine, and Tejinder Sidhu, volunteered to collectively brainstorm additional ideas to commemorate Heritage Week.

Recommendations:
That Heritage Markham receive the information on Heritage Day and Week 2024 as information;

That Heritage Markham supports the proclamation of Heritage Week in Markham (February 19-25, 2024) and the flying of the Prince of Wales Prize flag as the Markham Civic Centre for the week.

AND That a Special Events Sub-Committee (Heritage Week 2024) be created to co-ordinate the planning of a program for Heritage Week 2024 consisting of the following Heritage Markham members:

- Councillor Karen Rea

- Councillor Reid McAlpine\
- Tejinder Sidhu
- Lake Trevelyan

Carried

8. PART SIX - NEW BUSINESS

Councillor Karen Rea brought forth a possible change of date for the next Heritage Markham Committee meeting from February 14, 2024 to February 21, 2024, to allow members to celebrate Valentines Day.

Recommendation:

THAT the Heritage Markham Committee meeting scheduled for February 14, 2024 be rescheduled to February 21, 2024.

Carried

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 8:39 PM.