



Heritage Markham Committee Minutes

Meeting Number: 2
February 20, 2024, 7:00 PM
Electronic Meeting

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

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

Recommendation:

That the February 20, 2024 Heritage Markham Committee agenda be approved.

Carried

3.2 MINUTES OF THE JANUARY 10, 2024 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on January 10, 2024 be received and adopted.

Carried

3.3 HERITAGE MARKHAM ELECTION AND APPOINTMENTS - 2024

1) Election of Chair and Vice-Chair

2) Sub-Committees of Heritage Markham

3) Heritage Markham Representative- Other Committees (16.11)

File Numbers:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Councillor Karen Rea, Chair, noted that as there were some absent members, this item would be discussed at the March 13th Heritage Markham Committee meeting. Councillor Rea asked Committee members to review the available positions prior to the March meeting.

Recommendations:

That the information on the need for election of a Heritage Markham chair and vice chair, and the appointment of members to subcommittees be received;

And That the election and appointments be addressed at the March 13, 2024 meeting.

Carried

4. PART TWO - DEPUTATIONS

There were no deputations.

5. PART THREE - CONSENT

5.1 MINOR HERITAGE PERMIT APPLICATIONS

DELEGATED APPROVAL BY HERITAGE SECTION STAFF

17 UNION STREET, UNIONVILLE, 5 EUCLID STREET, UNIONVILLE,
230-232 MAIN STREET NORTH, MARKHAM VILLAGE (16.11)

File Numbers:

24 159789 HE

24 160547 HE

24 161184 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

4470 HWY. 7 E. (UHCD), 237 MAIN ST. (UHCD), 33 WASHINGTON ST.
(MVHCD), 40 ROUGE ST. (MVHCD), 7651 9TH LINE, 6041 HWY. 7 E.
(MVHCD), 4451 HWY. 7 E. (16.11)

File Numbers:

AL 21 146699,

HP 23 127197,

HP 23 142104,

HP 23 146080,

AL 23 150294,

NH 24 160546,

AL 24 159675

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 AMENDMENT TO A DESIGNATION BY-LAW TO CORRECT A LEGAL DESCRIPTION

**4031 16TH AVENUE (“BRIARWOOD FARM-JAMES MCLEAN HOUSE”)
(16.11)**

File Numbers:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection to the required amendments to the designation by-law to correct/revise the property’s legal description and Statement of Significance.

Carried

6. PART FOUR - REGULAR

6.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATION

**PROPOSED DEVELOPMENT (“WILLIAM PREBBLE HOUSE”)
31-51 OLD KENNEDY ROAD, MILLIKEN (16.11)**

File Numbers:

PLAN 23 148834

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Martelluzzi, Senior Planner, Development

Regan Hutcheson, Manager, Heritage, introduced this item related to a proposed development application for an Official Plan Amendment and Zoning By-law Amendment to permit a 30-storey building at 31-51 Old Kennedy Road. Mr. Hutcheson advised that the proposal is not contemplating incorporating the

existing heritage building into the development. Mr. Hutcheson advised that Heritage Section Staff did an analysis of the building in 2018 and rated it as low priority for designation. Additional research and a site visit allowed staff to conclude that the building has minimal design and historical value to support designation. Mr. Hutcheson detailed that the structure underwent many modifications through the years but is currently in poor condition and is vacant. Mr. Hutcheson advised that as a condition of approval, a Markham Remembered plaque is being required to detail the history of the building.

Recommendations:

THAT Heritage Markham is of the opinion that 51 Old Kennedy Road is not a significant cultural heritage resource worthy of retention;

THAT as a condition of any future development approval, a Markham Remembered plaque be secured;

And THAT the committee has no further comment on the proposed development applications.

Carried

6.2 REQUEST FOR FEEDBACK

NOTICE OF OBJECTION TO THE INCLUSION OF A PROPERTY ON THE MARKHAM REGISTER OF PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST

7696 NINTH LINE (“ANTHONY GRAHAM HOUSE”) (16.11)

File Numbers:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, introduced this item as related to a notice of objection to the inclusion of a property on the heritage register. Mr. Manning advised that an Agent of the Owner of 7696 Ninth Line has requested that the property be “de-listed” from the register, a process which requires consideration by both the Heritage Markham Committee and Council. Mr. Manning advised that Staff have evaluated the property and find that it does not appear to meet the requisite number of Ontario Regulation 9/06 criteria to be considered a significant

cultural heritage resource. As such, Mr. Manning advised that Staff do not object to the request to “de-list” the property.

The Committee asked about the intent behind requesting to be “de-listed”.

Regan Hutcheson, Manager, Heritage, advised that this property would be the first property to be “de-listed” in the City and the ability to request de-listing was recently added to the Ontario Heritage Act. Mr. Manning advised that the Owner may wish for their property to be “de-listed” as it could impact resale value understanding that a future owner may wish to demolish the building. Mr. Manning reminded the Committee that as Staff would not have otherwise recommended pursuing designation of the property, it would fall off the register at the end of 2024 as a result of recent amendment to the Ontario Heritage Act.

Recommendation:

THAT Heritage Markham is of the opinion that 7696 Ninth Line is not a significant cultural heritage resource and has no objection to removal of the property from the Markham Register of Property of Cultural Heritage Value or Interest.

Carried

6.3 PLAN OF SUBDIVISION APPLICATION

RELOCATION OF A HERITAGE RESOURCE WITHIN A DRAFT PLAN OF SUBDIVISION

3575 ELGIN MILLS ROAD EAST “LYON-SHELL-FRISBY HOUSE” (16.11)

File Numbers:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

D. Brutto, Senior Planner, North District

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, introduced this item as a request to relocate a heritage resource within a draft plan of subdivision, noting that this property was in the process of being designated in satisfaction of the overall project’s approval conditions . Mr. Manning shared images of the property in its current state and advised that a Conservation Plan would be required as a condition of approval for a future Major Heritage Permit application in order to

return the building to a more historically accurate condition. Mr. Manning advised that the Applicant was contacted by a descendant of one of the previous owners of the home who wishes to purchase and restore the home. The potential purchaser has requested that the heritage building be relocated with the subdivision so as to be adjacent to low-rise residential properties.

The Committee provided the following feedback:

- Expressed concerns with the proposed lot size for the heritage building. Andrew Zappone, DG Group, advised that the proposed lot is approximately 85 ft. in depth with a 56 ft. frontage, noting that a land surveyor would be needed to confirm the exact dimensions.
- Noted a preference for seeing a conceptual site plan with the building shown on the lot to better understand how it would be situated on the property along with a conceptual garage structure, amenity space and an outline of the re-instated veranda feature.
- Inquired if, in addition to a conceptual site plan, renderings or a coloured elevation could be provided to better understand the the visual connection between property and future development to be constructed adjacent to the relocated heritage building. Mr. Zappone advised that as the project is in its initial stages, they would only be able to show the building situated on the lot in its current state as restoration plans have not yet been completed. Mr. Zappone also noted that a home must be marketable and affordable to the end user, noting that a larger lot could increase the cost to the end user.
- Noted a preference for its current location as being more visible to the general public.

Recommendation

THAT this item be deferred to the March meeting or a future Heritage Committee meeting so that the applicant can work with Heritage Section Staff on illustrating the building and associated conceptual features on the proposed lot or an alternate location which could permit a larger lot size.

Carried

The Committee had before them this original recommendation which was not voted on at this time:

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the relocation of 3575 Eglin Mills Road East from its previously contemplated location within Block 206 to a prominent corner lot within Phase I of the future subdivision.

6.4 MAJOR HERITAGE PERMIT APPLICATION

PROPOSED RESTORATION PLAN FOR THE GRAHAM-HALLMAN HOUSE

5474 19TH AVENUE, MARKHAM (16.11)

File Numbers:

HE 23 150152

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, introduced this item as related to a Major Heritage Permit application at 5474 19th Avenue in support of an overall conservation plan for the house as a condition of subdivision approval. Mr. Wokral advised that this matter is before the Committee to seek direction as to whether to permit retention of a metal roof installed sometime post 2004, but prior to the recent designation of the property. Mr. Wokral advised that through the restoration plan, the Committee could recommend removal of the metal roof to be replaced with asphalt or cedar shingles, adding that cedar shingle roofs are very expensive and based on experience, not as durable as they were in the past. Mr. Wokral opined that as the roof is quite new, removal could be considered wasteful particularly considering that the roof is not visually prominent given the shallow pitch of the roof.

The Committee asked if the roof would likely last much longer. Mr. Wokral confirmed that based on its visual appearance, the metal roof could remain in good condition for 40 years or more, at which time something more historically accurate could be required.

Recommendation:

THAT Heritage Markham has no objection to the existing metal roof remaining in place until it needs replacing with an appropriate new roof.

Carried

6.5 HERITAGE PERMIT APPLICATION

**PROPOSED SECOND STOREY REAR ADDITION
8 DAVID GOHN CIRCLE, MARKHAM HERITAGE ESTATES (16.11)**

File Numbers:

HE 23 149959

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, introduced this item as related to a Major Heritage Permit for a proposed second storey rear addition which involves raising the roof height. Mr. Wokral clarified that the roof of the addition would not be raised higher than the ridge of the roof of the original portion of the heritage building and opined that the addition is well designed as it is subordinate to the heritage portion of the house and features appropriate window and siding selections. Mr. Wokral advised that the roof proposed for the addition would be metal to match the metal roof already installed on the addition.

The Committee commented that their understanding was that the roof of the modern rear addition was changed to metal due to damage to the cedar roof caused by the accumulation of fallen needles from adjacent spruce trees and expressed no objection to the continued use of a metal roof on the proposed second storey addition (in the same manner and location as it was applied previously).

Recommendations:

THAT Heritage Markham has no objection to the installation of historically appropriate metal roofing on the roof slopes previously approved by the Heritage Permit HE 20 124651;

AND THAT Heritage Markham has no objection to the proposed 2nd storey addition to 8 David Gohn and delegates final review of the Major Heritage Permit and any other development application necessary to approve the proposed alteration to the City (Heritage Section) staff.

Carried

6.6 TRAINING / CONFERENCE

**ONTARIO HERITAGE CONFERENCE - JUNE 13-15, 2024,
GRAVENHURST (16.11)**

File Numbers:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage, advised that this item is on the agenda to remind the Committee that the annual Heritage Conference is taking place in June, in Gravenhurst, Ontario. Mr. Hutcheson advised that registration would be opening soon, noting that hotels will fill early as it is peak season. Mr. Hutcheson confirmed that he would place this item back on the agenda for the March or April Heritage Markham Committee meeting to allow members to confirm interest.

Recommendation:

THAT the information on the 2024 Ontario Heritage Conference be received as information.

Carried

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

7.1 STAFF UPDATE

DOORS OPEN MARKHAM 2024 (16.11)

File Numbers:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage, reminded the Committee that the City had reactivated the Doors Open Committee to prepare for the Doors Open event this year, which would take place on June 8th. In the past, Heritage Markham members have been active participants in this committee and as volunteers at the event. Mr. Hutcheson asked members for any suggestions for heritage sites appropriate for Doors Open that they are aware of or have a connection to, to let him or Councillor McAlpine know.

Recommendation:

THAT the information on Doors Open Markham 2024 be received as information.

Carried**7.2 CHAIR UPDATE****HERITAGE WEEK 2024 (16.11)**

File Numbers:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Councillor Karen Rea advised that herself, Councillor McAlpine, Tejinder Sidhu and Lake Trevalyan worked with Heritage staff to plan an event for Heritage Day/Week which occurred earlier in the day. The Prince of Wales flag was raised by the Mayor and Councillors, along with a presentation to Development Services Committee by the Manager, Heritage Planning, to commemorate Heritage Week and Markham's heritage accomplishment over the last 49 years, noting that the presentation was well-received. Refreshments were served in the Great Hall where attendees had the opportunity to view a display installed by Heritage staff. Councillor Rea noted that next year would be the 50th anniversary of the Heritage Markham Committee.

Recommendation:

THAT the information on Heritage Week 2024 be received as information.

Carried**7.3 COMMUNITYHERITAGE ONTARIO REQUEST**

PROPOSED AMENDMENT TO SUBSECTION 27(16) OF THE ONTARIO HERITAGE ACT WITH RESPECT TO THE REMOVAL OF LISTED (NON-DESIGNATED) PROPERTIES FROM MUNICIPAL HERITAGE REGISTERS (16.11)

File Numbers:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage, advised that a request was received from Community Heritage Ontario, requesting that all municipal heritage committees pass motions through their Councils supporting an extension of the two-year

limitation for properties on the heritage register to be designated. Mr. Hutcheson advised that Markham Heritage Section Staff is tracking well with property designations thus far, but noted that the high number of properties that could fall off heritage registers throughout Ontario would be extremely detrimental for heritage conservation and would not be a good news story for the Province.

Recommendation:

Whereas Subsection 27(16) of the Ontario Heritage Act stipulates that any non-designated heritage property listed on the municipal register of properties as of December 31, 2022 shall be removed from the municipal register on or before January 1, 2025, if the council of the municipal does not give a notice of intention to designate the property under subsection 29(1) of the Ontario Heritage Act on or before January 1, 2025; and,

Whereas since January 1, 2023, communities across Ontario have been diligently working to: review the municipal heritage register; research the heritage value and interest of listed (non-designated) properties; review and research the heritage value and interest of non-designated properties; contact owners of such properties; determine which properties should potentially be designated in accordance with the provisions of Section 29 of the Ontario Heritage Act; and take all required steps to designate such properties; and,

Whereas it is becoming apparent that the above-noted work is extremely time-consuming, costly and will not be completed by most municipalities by December 31, 2024;

NOW THEREFORE BE IT RESOLVED THAT:

Heritage Markham recommends to Council that the Mayor or City Clerk be authorized to send a letter to Doug Ford, Premier of Ontario, with copies to Michael Ford, Minister of Citizenship and Multiculturalism; Peter Bethlenfalvy, Minister of Finance; and John Ecker, Chair, Ontario Heritage Trust, requesting that Subsection 27(16) of the Ontario Heritage Act be amended to extend the above-noted deadline for five years from January 1, 2025 to January 1, 2030.

Carried

8. PART SIX - NEW BUSINESS

There was no new business.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 8:04 PM.