



# Heritage Markham Committee Minutes

**Meeting Number: 9**  
**September 11, 2024, 7:00 PM**  
**Electronic Meeting**

Members	Councillor Reid McAlpine, Chair Elizabeth Wimmer, Vice-Chair Councillor Keith Irish Councillor Karen Rea David Butterworth Victor Huang	Nathan Proctor Tejinder Sidhu Lake Trevelyan Kugan Subramaniam Vanda Vicars
Regrets	Ron Blake	David Wilson
Staff	Regan Hutcheson, Manager, Heritage Planning Peter Wokral, Senior Heritage Planner	Evan Manning, Senior Heritage Planner Jennifer Evans, Legislative Coordinator Hristina Giantsopoulos, Election Committee Coordinator

---

## 1. CALL TO ORDER

Heritage Markham convened at 7:04 PM with Councillor Reid McAlpine presiding as Chair.

## 2. DISCLOSURE OF PECUNIARY INTEREST

The Chair, Councillor McAlpine, declared a conflict in relation to item 6.1 and noted that the subject property is located adjacent to his personal property.

## 3. PART ONE - ADMINISTRATION

### 3.1 APPROVAL OF AGENDA (16.11)

- A. Addendum Agenda
- B. New Business from Committee Members

Councillor Rea indicated that she would like to discuss an issue involving Markham Heritage Estates under New Business.

Recommendation:

That the September 11, 2024 Heritage Markham Committee agenda be approved, as amended.

**Carried**

**3.2 MINUTES OF THE AUGUST 14, 2024 HERITAGE MARKHAM COMMITTEE MEETING (16.11)**

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on August 14, 2024 be received and adopted.

**Carried**

**4. PART TWO - DEPUTATIONS**

**4.1 PUBLIC ART PROJECTS FOR MAIN STREET UNIONVILLE 2024-25 FENCING, TREE GUARDS AND TREE GRATES (16.11)**

File Numbers:

n/a

Extracts:

R. Hutcheson, Manager, Heritage Planning

Y. Wu, Public Art Coordinator

N. O’Laoghaire, Manager, Art Gallery

Yan Wu, Public Art Coordinator, Niamh O’Laoghaire, Manager, Art Gallery and Nestor Kruger, Artist were in attendance to review the design changes with the Committee.

Nestor Kruger presented the revised design of the fence and the tree guards and grates that incorporated feedback received at the previous Committee meeting. Mr. Kruger addresses the key issues related to the colour of corten steel and the contemporary design of the tree guard/grates. He noted that the tree guard and grate had been revised to a simpler design detail and that corten steel does change

over time from orange to a brown colour. Further, he indicated that “bleeding or staining” from corten stops after approximately two years. He also proposed engraving the actual letter into each panel of the proposed fence to make it easier to understand the messaging.

The Committee thanked Mr. Kruger for the presentation and appreciated the time and effort made to incorporate the requested changes. There was discussion on the following in relation to the presentation:

- The Committee expressed both support and concern with elements of the revised design, specifically the planting of trees along the street, tree grates, the corten steel material that will be used to make them, and inquired how weeds that grow out of the grates will be addressed. There was also discussion in relation to potential staining of the new pavers resulting from the corten steel.

Niamh O’Laoghaire advised that it is important to integrate public art along Main Street in addition to the planting of street trees. The City would be putting tree grates in and around the tree planting area regardless of the public art installment. It was noted that the City would be maintaining the planted trees and that there will be mechanisms introduced to minimize staining.

The committee generally agreed that there was not a desire to freeze the street in time but any modifications should evolve slowly and carefully with small changes.

Recommendation:

1. That Heritage Markham has no objection from a heritage perspective to the Heritage Permit in support of Public Art Project 1 (the revised Fencing and Tree Grate/Guards designs as of September 11) identified for the Main Street Unionville Streetscape **and the use corten steel as the material for the revised grates, guards and fence, and,**
2. That staff review the impact of the corten steel on surrounding materials i.e. surface pavers.

Carried

## 5. PART THREE - CONSENT

### 5.1 HERITAGE PERMIT APPLICATIONS

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF  
67 MAIN STREET SOUTH, UNIONVILLE, 4 LEAHILL DRIVE,  
THORNHILL (16.11)**

File Numbers:

24 187161 HE,

24 187736 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 APPROVALS OF BUILDING/SIGN PERMITS  
33 WASHINGTON ST., 210 MAIN ST. UNIONVILLE, 16 GEORGE ST.  
(16.11)**

File Numbers:

HP 23 142104,

AL 23 123706,

HP 24 182578

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

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

**Carried**

**6. PART FOUR - REGULAR**

**6.1 SITE PLAN CONTROL APPLICATION**

**CONDITION ASSESSMENT OF HISTORIC EXTERIOR CLADDING  
25 VICTORIA AVE., UNIONVILLE HERITAGE CONSERVATION  
DISTRICT (16.11)**

File Number:

SPC 22 116892

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Councillor McAlpine declared a conflict regarding this item as the subject property is located adjacent to his personal property. He did not participate in the discussion or vote on the matter.

Elizabeth Wimmer assumed the role of the Chair for this item.

Peter Wokral, Senior Heritage Planner, provided an overview of the onsite visit that took place two weeks ago to determine the condition of the historic wooden tongue and groove siding on the historic portion of the house and determined that in his opinion it was capable of being retained and restored with only a small area on the east wall requiring selective replacement. He indicated that the homeowner was not satisfied with staff's assessment and would like to replace all of the historic cladding with new wooden cladding of the same dimensions and profile.

The committee discussed maintaining the heritage integrity of the home and inquired whether replacement of the historic cladding would be supported if the owner replaced with identical new siding.

The committee consented to a site visit by the Architectural Review Sub-Committee to assess the matter.

**Recommendation:**

THAT Heritage Markham recommends the scheduling of a site visit by the Architectural Review Sub-Committee with the authority to make a recommendation for the Committee as a whole, regarding the feasibility of retaining and restoring the original 19<sup>th</sup> century vertical tongue and groove wooden siding.

**Carried**

## **6.2 COMMITTEE OF ADJUSTMENT APPLICATION**

### **PROPOSED DETACHED DWELLING 48 SNIDER DRIVE NORTH, MARKHAM VILLAGE (16.11)**

File Number:

A/084/24

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, reviewed the location of the property in relation to the Markham Village Heritage Conservation District (HCD) using a map. He advised that any property within 60 metres of the Markham Village HCD is considered “adjacent” and that development applications within this buffer are evaluated by Staff for their impact on the District. Staff indicated that in their assessment, the proposed dwelling would not have an adverse visual or physical impact on the cultural heritage value of the HCD.

The committee discussed the proposal in relation to recommendations from Planning staff and noted the proposed dwelling was not traditional in appearance.

The committee recommended that the building depth of the second storey be reduced.

Recommendation:

That the owner of 48 Snider Drive be requested to decrease the building depth of the second storey.

**Carried**

## **6.3 COMMITTEE OF ADJUSTMENT APPLICATION**

### **PROPOSED LOT LINE ADJUSTMENT 189 & 193 MAIN STREET, UNIONVILLE (16.11)**

File Number:

B/021/24

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

E. Manning, Senior Heritage Planner

Mr. Manning, Senior Heritage Planner explained the purpose of the lot line adjustment and recommended changes to the current review by Heritage Markham of consent applications that do not involve the creation of a new building lot.

Recommendations:

THAT Heritage Markham has no objection from a heritage perspective to the consent application for 189 & 193 Main Street;

AND THAT Heritage Markham delegates review of the following future consent applications to Heritage Section staff provided that the Ward Councillor has no objection to the proposal from a heritage perspective:

- Lot line adjustments that do not involve the creation of new building lots;
- Partial discharge of mortgage;
- Consent related to mortgage, easement, lease of 21 years or more;
- Validation of title;
- Re-establishment of a previously existing lot line; and
- Re-Application of Provisionally approved Consent without completion of conditions within statutory timeframe (Proposed lot configuration and development must be identical to the lapsed application receiving provisional consent)

**Carried**

#### **6.4 COMMITTEE OF ADJUSTMENT APPLICATION**

##### **PROPOSED PARKING REDUCTION 159 MAIN STREET, UNIONVILLE (16.11)**

File Number:  
A/051/24

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

Evan Manning, Senior Heritage Planner advised that this is an application to reduce the number of parking spaces from 15 to 9 in support of a new use. A member noted that it was their understanding that the Unionville Business Improvement Area does not object to this request.

Recommendations:

THAT Heritage Markham has no comment from a heritage perspective to the Minor Variance application for 159 Main Street;

AND THAT Heritage Markham delegates review of future Minor Variance applications that do not involve building envelope expansion to Heritage Section staff provided that the Ward Councillor has no objection to the proposal from a heritage perspective.

**Carried**

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

**7.1 HERITAGE MARKHAM 50TH ANNIVERSARY (OCTOBER 28, 2025)  
SUB-COMMITTEE MEETING (16.11)**

File Number:

A/051/24

Extracts:

R. Hutcheson, Manager, Heritage Planning

The committee discussed that next year will mark the 50th anniversary of Heritage Markham and that a sub-committee and budget are required to begin planning for a commemorative event. The Chair indicated that a meeting will be scheduled in the coming weeks.

The sub-committee will be comprised of the following members:

- Lake Trevelyan;
- Vanda Vicars;
- Tejinder Sidhu;
- David Butterworth;
- Vanda Vicars;
- Kugan Subramaniam;
- Councillor Karen Rea; and,
- Councillor Reid McAlpine, Chair.



## **8. PART SIX - NEW BUSINESS**

### **8.1 NOTICE OF MOTION**

#### **HERITAGE HOMES MAINTENANCE AND RESTORATION**

Councillor Rea, introduced new business in relation to the maintenance of heritage homes and introduced a notice of motion.

There was a short discussion in relation to the enforcement of property standards and the meeting of obligations as outlined in agreements executed at the time dwellings are relocated to Heritage Estates, as well as the use of letters of credit.

#### Recommendation

Whereas Heritage Estates has a number of homes that are not being maintained or the initial restoration of some homes are still not complete, years after the homes were moved into the Estates be it resolved;

That the City take action to enforce the purchase and sale agreements to complete unfinished site plans and Bylaws enforce our Keep Markham Beautiful Bylaw on any properties that are not being maintained.

**Carried**

## **9. ADJOURNMENT**

The meeting was adjourned at 8:40.