



MEMORANDUM



TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: January 8, 2025

SUBJECT: Information – Heritage Markham Committee 2024
Year End Summary and Statistics

Topic: Heritage Markham Committee (HM) 2024 (year-end review)

Background:

- Staff has prepared statistics on committee activities and members including types and number of applications reviewed, and major issues and accomplishments in 2024.

Staff Comment

- See 2024 statistics for the committee and a summary of highlights from the year. All information was obtained from a review of the Heritage Markham (HM) minutes for 2024 as well as staff's workload monitoring charts. Some of the findings include:
 - More than half of the citizen appointees (six) completed their terms in 2024 but two were re-appointed by Council which has helped with Committee continuity. Four new members joined the Committee.
 - The slight reduction in HM review of certain applications in some cases in 2024 is because the Committee occasionally reviews a planning application (i.e. zoning by-law amendment or variance application) and if supportive of the project has delegated the future review of a Major Heritage Permit application or any further required applications to staff.
 - The Committee dealt with a number of public realm matters particularly in Unionville in 2024.
 - The Committee also wanted to better understand the opportunities and constraints associated with enforcement to achieve better heritage outcomes.
 - Citizen members in total generously provided 220 hours of volunteer time (meeting time only – not including preparation time, site visits, etc).
- The comparison chart of 2022, 2023 and 2023 statistics illustrates:
 - The overall number of applications reviewed annually has remained generally consistent over the last 2 years with a slight reduction in 2024 (157) from 2023 (171). One of the reasons for the difference is that there were more demolition requests/applications in 2023 (7) compared to 2024.
 - The number of staff reports on the HM agenda has been consistent (+/- 100).

- There was an increase in sign permit applications in 2024 likely due to the enforcement activities undertaken by By-law Enforcement staff.
- The number of financial assistance program applications and Committee of Adjustment applications have remained generally consistent over three years (+/- 12 for COA).
- Minor Heritage Permit applications have been generally consistent over the last two years (+/- 50)
- The large decrease in Site Plan Control applications in 2023 and 2024 is due to the introduction of the Major Heritage Permit application. This new application was introduced in January 2023 as the use of Site Plan Control (SPC) was no longer permitted for residential development of 10 or fewer units. Prior to 2023, all small scale development (such as a new dwelling, an addition or accessory building) in the four heritage districts was subject to SPC and a Site Plan Agreement that also functioned as a “Heritage Permit” under the **Ontario Heritage Act**.

Suggested Recommendation for Heritage Markham

That Heritage Markham Committee receive the memo on Heritage Markham Committee 2024 Year End Summary and Statistics, as information.

Heritage Markham Committee 2024

Agenda Material- Reviewed by Heritage Markham	
Total # of Applications Reviewed	157
Heritage Permit Applications – Minor 46 Delegated Staff Approvals 5 HM Reviewed	51
Heritage Permit Applications - Major	10
Building Permit Applications Alteration/Construction/partial demo (42) Signage (15)	57
Demolition Request/Application (Full Building) 7951 Yonge St 10855 Kennedy Rd 123 Main St 10 Ruggles Ave	4
Financial Assistance Program Applications Heritage Property Grant (6) Commercial Facade Grant (3)	9
Site Plan Control Applications	1
Official Plan Amendment Applications	3
Zoning By-law Amendment Applications	5
Plan of Subdivision Applications	5
Condominium Applications	0
Committee of Adjustment Applications Variance (9) Consent (3)	12
Tree Removal Applications	0
Policy Documents	0
Other Data (2024)	
Designation By-laws (approved by Council) By-law Appeals to OLT (4)	76
Designation By-law Amendments	4
Heritage Easement Agreements Executed	3
Objection to Register Listing/Removal Request	1
Meeting/Members Information	
Number of Heritage Markham meetings	12
Number of Staff reports prepared for HM	98
Average # of Staff reports per meeting	8

Total Number of <u>Citizen</u> Volunteer Hours (meeting only)	220.0
Number of Members at Completion of Term (Ken D, Paul T, Lake T, Victor H, Elizabeth W, Nathan P, David W*)	7
Number of Members Appointed by Council Re-appointed (Lake T, Victor H) New (Vanda V, Kugan S, Richard H, Steve L)	6

* David W agreed to stay on until a replacement was appointed by Council in early 2025

Highlights from a Review of the Heritage Markham (HM) Minutes- 2024

Administration

- The committee met 11 times using **ZOOM**. The December meeting was in-person at the Civic Centre.
- **Reid McAlpine** (Councillor) was elected Chair with **Elizabeth Wimmer** as Vice Chair (March).
- **Sub-Committees: Architectural Review**- Victor H, Elizabeth W, Karen R and Reid M; **Building Evaluation** – Victor H, Karen R and Nathan P; **Doors Open Markham** – Tejinder S; **Historic Unionville Community Vision Committee** – David W.
- **Heritage Section Staff:** Senior Planners, Peter Wokral and Evan Manning, and Manager, Regan Hutcheson. Heritage Section Administrative Support provided by Fion Lau.
- The Committee was also adeptly assisted throughout the year by the City's Clerks staff including **Laura Gold, Erica Alligood, Jennifer Evans, Hristina Giantsopoulos and Rajeeth Arulanantham** at the meetings as well as **Tharsikaa Irajewaran** for agenda preparation/extracts.
- **Heritage Markham Budget 2025**- reviewed and approved for Council consideration as part of the Planning and Urban Design Department budget submission (June)

Members

- **Lake Trevelyan** and **Victor Huang** were re-appointed to the Committee by Council (June)
- **Vanda Vicars** and **Kugan Subramanian** joined the Committee in July with **Richard Huang** and **Steve Lusk** joining in December.
- Heritage Markham offered sincere thanks and appreciation to several long-serving, departing members: **Ken Davis** (8.5 yrs), **Paul Tiefenbach** (5 yrs), **Elizabeth Wimmer** (3.5 yrs) and **Nathan Proctor** (3.5 yrs). **David Wilson** (3.5 yrs) also completed his term in November but kindly agreed to stay on until a replacement is secured in the new year.

Major Projects

- **Thornhill Historical Society – Group of 7 Artist Recognition Project** – HM supported this plaque project and the funding request by THS to Markham Council (March)
- **Priority Designation Project** – Staff provided an update in March and November on the progress made to date in designating properties listed on the Heritage Register.
- **Main Street Unionville Wayfinding Signage Project** – Tanya Lewinberg, Public Realm Coordinator reviewed the wayfinding opportunities which would be introduced as part of

the Streetscape Redevelopment Project. Feedback was provided and support given to the undertaking (April).

- **Proposed Demolitions in Rouge National Urban Park (RNUP)** – The Committee addressed the Parks Canada proposal to demolish eight heritage properties. A sub-committee met in May to help rank the significance of the properties (design, history, context and external/internal integrity). Graham Seaman, Director, Sustainability and Asset Management joined the main Committee in May to provide guidance and potential financial assistance. Although the buildings were ranked, the committee noted that all warranted protection and restoration, and that further incentives and marketing should be pursued to seek private sector partners and long term leasers. The committee suggested the undertaking of a structural review/conservation plan and cost estimates by an engineering firm having heritage experience for the most significant properties at minimum.
- **By-law Enforcement in Heritage Districts/Buildings at Risk** – Commissioner of Corporate Services, Trinela Cane and Manager of By-law Enforcement Chris Bullen visited the Committee to discuss enforcement activities to date and what can and cannot be done to address some of the identified concerns raised by the Committee. (May)
- **New Developments:** The committee reviewed and offered guidance on a variety of **new residential subdivision and zoning applications** which affected cultural heritage resources, including:
 - **7 Town Crier**, Markham Village – 25 new dwellings (May)
 - **2716 and 2730 Elgin Mills Road East** (Levi Heise House and Christian Heise House)- incorporated into a new residential subdivision as single-detached dwellings. (Mar)
 - **3575 Elgin Mills Road East** (Lyon-Schell-Frisby House) – to be relocated on site and remain as a single-detached dwelling unit. (Feb)
 - **31 Victory Ave** (Alexander McPherson House) – to be relocated and incorporated into the new townhouse community. (Feb)
 - **10745 Victoria Square Blvd** (Savage-Schell-Dennie House) – to be incorporated into a mixed-use complex. (May)
 - **7960 Reesor Road** (Silver Springs Farmhouse) – to be incorporated as a commercial use in an industrial subdivision. (May)
- **50th Anniversary Sub-Committee** – created to plan for 2025 (June onward).
- **Main Street Unionville Public Art Projects** – Rouge Connection Pathway Art Project; Staircase Fencing Art Project and Decorative Tree Guard/Grates Art Project. The Committee worked with the artist for the fence and tree infrastructure and Yan Wu, Public Art Coordinator to attain a result that was innovative and unique but also complementary to the character of the heritage district. (Aug and Sept)
- **Varley Art Gallery Courtyard Pavers Renewal** – Committee suggested that the same material that is to be introduced on Main Street Unionville as a boulevard treatment be used in the Gallery courtyard. This was supported by the Art Gallery and implemented. (Aug)
- **Yonge Street Secondary Plan Study and the Thornhill Heritage Conservation District** – Committee supported a motion requesting that final development policies in the Secondary Plan support an appropriate and respectful transition to the adjacent heritage district and the Heritage District Plan be modified to incorporate maximum height provisions found in the Official Plan for this area (Aug)

- **Heritage House Maintenance and Restoration at Markham Heritage Estates –** Committee supported a motion requesting the City take appropriate action to ensure projects at MHE are completed as per approved plans and maintained to City standards. (Sept)
- **Delegation to Heritage Staff –** Committee supported the delegation of certain review activities to staff (if the local councillor has no issues from a heritage perspective):
 - Minor variance applications that do not involve building expansion (Sept)
 - Specific consent applications such as lot line adjustments, re-establishment of a previous lot line, consent related to mortgage/easement/lease of 21 years or more, etc. (Sept)
 - Official Plan and Zoning By-law Amendments, Hold Removal, Condos, and Site Plan Control applications on adjacent properties (within 60m) to a cultural heritage resource (Part IV or Part V). (Dec)
 - Severance (Consent) applications on lands adjacent to a cultural heritage resource (Part IV or Part V). (Dec) * the Committee had previously delegated minor variance applications on adjacent lands in Feb 2023)

Demolition Requests of Note

- **7951 Yonge Street –** Committee did not support the demolition, and the applicant has withdrawn the request at this time. The City and the owner are trying to find a solution that is acceptable to both parties.
- **10 Ruggles Ave (Munshaw House) –** after working with the applicant over the last few years to incorporate the house into the future development of Langstaff's multi-year, high density project and arranging for the relocation and storage of the building, a fire on June 15, 2024 did substantial damage to the house. A number of structural reports were prepared at the request of the City. HM reluctantly supported the demolition/dismantling of the house subject to a number of conditions including the reconstruction of the house using as much original building material that can be salvaged. The matter will go to Council in 2025.

Matters of Interest

- On occasion, the committee is presented with matters somewhat out of the ordinary often generating interest. These included:
 - The use of composite shingles that resemble cedar shingles for a property in Markham Heritage Estates due to the escalating costs and reduced life span of wooden shingles. Committee supported (June)
 - The introduction of an archway over a driveway entrance in the Thornhill Heritage Conservation District. (Oct).
 - Utilizing changes to Planning Act legislation by the Province, a proposal for a stand-alone additional residential unit (ADR) in the rear yard of an existing dwelling in the Unionville HCD.

Ongoing Studies/Projects of Interest

- **Main St Unionville Commercial Core Streetscape Project** - staff continued to work on the project with Engineering and Planning staff and keep HM updated on progress.

- **Comprehensive Zoning By-law** – approved by Council

Legislation

- The Committee provided comments on proposed amendments to the Ontario Heritage Act supporting an extension to the deadline for removal of listed properties from the Register if not designated before December 31, 2024 (June).

Heritage Staff Projects

- Created a **Heritage Day/Heritage Week** display at the Civic Centre and gave a presentation to Development Services Committee on Feb 20th highlighting the heritage conservation program in Markham over the last 49 years,
- Worked with the **Doors Open Markham Committee** to organize the event including offering staff walking tours of Markham Heritage Estates
- **Priority Designation Project** (2023-2024) as of Dec 31, 2024
 - 151 Research Report prepared
 - 121 Statements of Significance prepared
 - 81 designation by-laws adopted/registered; an additional 3 adopted in Dec but in 30 day OLT appeal period
 - 5 by-laws appealed to OLT;
- Continued to administer the **Heritage Property Tax Rebate Program**
 - Reviewed 30 renewal applications submitted in 2024 for the 2023 tax year plus one new application.

Heritage Markham Committee Statistics Comparison 2022-2024

Prepared: December 2024

Administration	2022	2023	2024
Number of Heritage Markham Committee Meetings:		13*	12
Number of Heritage Staff Reports Prepared:		101	98
Average # of Staff reports per meeting:		8	8
Amount of Citizen Member Volunteer Hours (formal meeting only)		175.0	220.0
Member Resignations or End of Term		2	7
New Members (or Re-appointments)		3	6

* Two meetings in May 2023

Application Review by Heritage Markham	2022	2023	2024
Total Number of Applications Reviewed	125	171	157
Number of Minor Heritage Permit Applications	36	58	51
Number of Major Heritage Permit Applications*	N/A	8	10
Number of Building and Sign Permit Applications Alteration/Construction/partial demo Signage	46 (38) (8)	54 (47) (7)	57 (42) (15)
Number of Demolition Applications (full)	2	7	4
Number of Financial Assistance Applications Heritage Property Grant Commercial Façade Improvement Grant	14 (9) (5)	13 (9) (4)	9 (6) (3)
Number of Site Plan Control Applications*	12	6	1
Number of Official Plan Amendment Applications	0	3	3
Number of Zoning By-law Amendments	1	5	5
Number of Condominium Applications	0	0	0
Number of Plans of Subdivision	0	3	5
Number of Committee of Adjustment Applications Variances Consents	14 (12) (2)	11 (8) (3)	12 (9) (3)
Number of Policy Documents (i.e. Secondary Plan)	0	0	0
Number of Tree Removal Applications	0	3	0
Other Info			
Designation By-laws Approved (Council) Appeal of By-law	2	13 (1)	76 (4)
Designation By-law Amendments (i.e. revise legal description)	11	2	4
Heritage Easements	0	3	3
Heritage Policy/Legislation Review		3	1

* **'Major Heritage Permit Application'** was introduced in January 2023 as the use of Site Plan Control (SPC) was no longer permitted for residential development of 10 or fewer units. Prior to 2023, all small scale development (such as a new dwelling, an addition or accessory building) in the four heritage districts was subject to SPC and a Site Plan Agreement that also functioned as a "Heritage Permit" under the **Ontario Heritage Act**.

Site Plan Control applications are still reviewed by Heritage Markham for the following types of development which affect Part IV (individual) or Part V (district) properties: Residential project over 11 units, Commercial, Industrial or Institutional.