



Heritage Markham Committee Minutes

Meeting Number: 3
March 12, 2025, 7:00 PM
Electronic Meeting

Members	Councillor Reid McAlpine Councillor Karen Rea, Chair Councillor Keith Irish Ron Blake David Butterworth Richard Huang	Victor Huang Steve Lusk Tejinder Sidhu Kugan Subramaniam Lake Trevelyan Elizabeth Wimmer
Regrets	Vanda Vicars	David Wilson
Staff	Regan Hutcheson, Manager, Heritage Planning Peter Wokral, Senior Heritage Planner	Rajeeth Arulanantham, Election & Committee Coordinator Jennifer Evans, Legislative Coordinator

1. CALL TO ORDER

Councillor Karen Rea, Chair, convened the meeting at 7:01 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 March 12, 2025 Heritage Markham Committee agenda be approved.

Carried

3.2 MINUTES OF THE FEBRUARY 12, 2025 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on February 12, 2025 be received and adopted.

Carried

4. PART TWO - DEPUTATIONS

Andrew Kam made a deputation on item 6.1 as detailed with the respective item.

Barry Nelson and Evelin Ellison made a deputation on item 6.4 and 8.1 as detailed with the respective item.

5. PART THREE - CONSENT

5.1 MINOR HERITAGE PERMIT APPLICATIONS

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF
34 WASHINGTON STREET, MARKHAM VILLAGE (16.11)**

File Number:

25 111994 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 AND SIGN PERMIT APPLICATIONS

DELEGATED APPROVALS BY HERITAGE SECTION STAFF

227 MAIN ST. N. (MVHCD); 20 MAIN ST. N. (MVHCD); 59 MAIN ST. N. (MVHCD); 277 MAIN ST. N. (MVHCD); 11 VICTORIA ST. VICTORIA SQUARE (16.11)

File Numbers:

AL 24 200567

AL 25 109644

SP 24 187088

NH 25 111112

DP 24 192707

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 REQUEST FOR FEEDBACK

PROPOSED DORMER AND BALCONY

1 ALEXANDER DONALDSON ST. (FORMER 7323 HWY 7 E.) (16.11)

File Number:

HE 24 160611

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed dormer on the rear slope of the Frank Albert Reesor House to achieve compliance with the fire safety provisions of the Ontario Building Code and delegates final review of any heritage or building permit application required to approve the alteration to Heritage Section staff.

Carried

5.4 INFORMATION UPDATE

FIRE DAMAGE TO THE CHRISTIAN HEISE HOUSE 2730 ELGIN MILLS ROAD (16.11)

File Number:
PLAN 23 150145

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

Recommendation:

THAT Heritage Markham receive as information the update on the fire damage to the Christian Heise House, 2730 Elgin Mills Road East.

Carried

6. PART FOUR - REGULAR

6.1 REQUEST FOR FEEDBACK

NOTICE OF OBJECTION TO THE INCLUSION OF A PROPERTY ON THE MARKHAM REGISTER OF PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST 7775 NINTH LINE ("JAMES AND CATHERINE YOUNG HOUSE") (16.11)

File Number:
N/A

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

Regan Hutcheson, Manager of Heritage Planning, introduced the item as related to a notice of objection to the inclusion of a property, known as 7775 9th Line, on the Markham Register of Properties of Cultural Heritage Value or Interest. Mr. Hutcheson advised that the City received an objection from the owners of 7775 9th Line regarding its Heritage Register Listing, citing the following concerns:

- Alterations and renovations made to the home;

- The loss of the blacksmith shop, the lack of unique historical value; and
- Questioned if the building remains on its original site, and previous intention of the City not to designate the property; and,

Mr. Hutcheson noted that Notice of Intention to Designate (NOID) was presented to the Development Services Committee on November 12, 2024 but the Committee voted against issuing the NOID after hearing a deputation from the owners. Although the Development Services Committee voted against issuing a NOID, Council did not remove the property from the register. Mr. Hutcheson advised that under Bill 200, listed properties will remain on the municipal register until January 1st, 2027, after which non-designated properties will be automatically removed. Staff recommend retaining the property on the register to ensure that the City is notified of any future building or demolition applications.

Andrew Kam, deputant and homeowner, stated their belief that the property does not meet all the criteria for heritage designation and was requesting that it be removed from the register in order to sell their home. Mr. Kam expressed that having the property listed on the register reduces the buyer pool and ultimately affects the market value of the property. Mr. Kam requested that their objection be considered and that the property be removed from the register.

The Committee provided the following feedback:

- Questioned what is the downside of having the property listed on the heritage register.
- Empathized with the homeowners of not wanting to hamper their ability to sell their home but noted that they knowingly bought a heritage property.

Recommendation:

THAT Heritage Markham is of the opinion that 7555 Ninth Line is a significant cultural heritage resource and objects to the removal of the property from the Markham Register of Property of Cultural Heritage Value or Interest.

Carried

6.2 MAJOR HERITAGE PERMIT APPLICATION

PROPOSED 2-STOREY REAR ADDITION AND GARAGE 33 COLBORNE ST., THORNHILL (16.11)

File Number:

HE 25 110515

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, introduced this item as a Major Heritage Permit Application for a proposed 2-storey rear addition and expansion of the existing garage at 33 Colborne Street. Mr. Wokral noted that the site is occupied by several mature trees, and the siting of the proposed addition was designed to minimize damage to them. He explained that the position of the proposed rear addition was designed to preserve two Norway Spruce trees located behind the existing garage but would require the removal of a significant Silver Maple tree in the rear yard in declining health. Mr. Wokral pointed out that the current location of the garage is a historic anomaly that contributes to the unique character of Colborne Street. Mr. Wokral opined that maintaining the garage's location is appropriate to maximize tree preservation. Additionally, Mr. Wokral noted that the proposed addition adheres to the policies and guidelines contained in the Thornhill Heritage District Plan regarding additions to heritage buildings in terms of materials, scale, and form. Therefore, staff recommend that the Heritage Markham Committee support this proposal and the Major Heritage Permit Application.

Tom Spragge, the architect, and Mike Adamovsky, the owner, were present at the meeting to answer any questions.

Barry Nelson, deputant, expressed support on behalf of the Thornhill Historical Society of the proposed 2-storey rear addition and garage. Mr. Nelson thanked staff for their involvement in the design of the proposal which balances modern living within a heritage context. Mr. Nelson highlighted the importance of ensuring the preservation of the architectural integrity, maintenance of the historic streetscape, and the balance between heritage and environmental conservation. Mr. Nelson confirmed that the Thornhill Historical Society fully supports this application, as it represents a heritage-sensitive approach to responsible property enhancement within the Heritage Conservation District, provided that there are no variances required to permit its construction.

Evelin Ellison, deputant, expressed regret for the removal of the large Silver Maple tree but acknowledged that its declining health necessitated its removal to permit the proposed addition. Ms. Ellison shared historical context on the planting of the tree and its significance in the history of the property. Ms. Ellison also expressed concerns about the new garage potentially exceeding the 41.8 square meters allowed by the zoning By-law and inquired if the garage required any variances. Staff indicated that they were not aware of any variances, but that the

staff recommendation would delegate the review of any variance application to staff for approval. Ms. Ellison also praised the design of the new addition noting that it reflects the original garage's architectural style with a slight setback. Ms. Ellison also asked for clarification if the existing width of the driveway opening on Colborne Street will be maintained, and if the proposed side yard setback of the garage is adequate to provide access for fire and emergency services, and if the exterior colour of the house and addition will continue to be white.

Mr. Wokral responded to questions from the deputant and Mr. Adamvosky, confirmed that they plan to keep the house proposed addition and garage painted white.

The Committee made the following comments:

- Agreed that the removal of the Silver Maple tree was warranted.
- Requested that future applications include images of the existing building to allow for comparison with the proposed alterations, especially for those not familiar with architectural drawings.
- Complimented the applicant and architect on the drawings and the overall design.

Recommendation:

THAT the deputations by Barry Nelson, on behalf of the Thornhill Historical Society, and Evelin Ellison be received;

THAT the written communication from the Thornhill Historical Society be received;

AND THAT Heritage Markham supports the design of the proposed 2-storey addition and new garage at 33 Colborne St from a heritage perspective, and delegates any further Heritage Markham review of any development application required for approval to the Heritage Section staff.

Carried

6.3 MAJOR HERITAGE PERMIT APPLICATION

PROPOSED REAR ADDITION/SUNROOM 4 STATION LANE, UNIONVILLE HERITAGE CONSERVATION DISTRICT (16.11)

File Number:
HE 25 110400

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, introduced the item regarding a Major Heritage Permit Application for a proposed rear addition (sunroom) at 4 Station Lane in the Unionville Heritage Conservation District. Mr. Wokral explained that the owner intends to replace the existing wooden deck, which is in poor condition, with a sunroom at the back of the house. Mr. Wokral noted that the proposed addition would have low-visibility from the public realm of Station Lane and clarified that the design extends the existing gable roof northward and involves extending the roof over the existing garage at the rear of the property to create the sunroom space. Staff expressed their opinion that the proposal complies with the policies and guidelines of the District Plan as they related to additions to heritage building and given its low visibility, recommend that the Committee delegate final approval of the application to staff.

Jim Yang, the owner, was in attendance to respond to questions from Committee.

Committee members made the following comments:

- Expressed no objections due to the low visibility from Station Lane and noted that the addition would enhance the homeowner's enjoyment of the property.
- Noted that the property is currently not well-maintained and strongly encouraged the owner to invest in improvements to the house and emphasized that bringing the rest of the house up to standard should be prioritized as part of this project.
- Observed that the property is one of the most beautiful heritage homes in Unionville and could serve as a showpiece once fully restored.
- Sought clarification on why the Committee is only being asked to approve the location, scale, form, and massing of the proposed addition, while design details will be determined later.
- Questioned the location of the driveway and if the addition is intended to connect to the garage.
- Noted that the proposed materials and design elements are inconsistent with good architectural practices for a heritage home.
- Pointed out that the proposed building length does not appear to match the site plan and should be closely scrutinized by staff.

Jim Yang, the owner, responded to questions from Committee on the need to maintain the existing house, the current condition of the deck, and the location of the driveway.

Mr. Wokral confirmed that the design details will be reviewed as part of the application process to ensure compliance with the District Plan. Mr. Wokral also noted that although polycarbonate panels are not a typical heritage material, it was proposed by the owner for cost reasons and would not be visible due to their location. Mr. Wokral also clarified that staff will recommend divided window panes to adhere to the City's bird-friendly design guidelines.

Regan Hutcheson, Manager of Heritage Planning, emphasized that this is a Major Heritage Permit Application and will not return to the Heritage Markham Committee. If satisfactory details cannot be secured from the applicant, staff will take the item to Council for final approval or denial within the required 90-day timeframe.

Recommendations:

THAT Heritage Markham has no objection to the location, scale, form and massing of the proposed addition at 4 Station Lane;

AND THAT final review of any development application required to approve the proposed addition be delegated to the City (Heritage Section) staff.

Carried

6.4 MAJOR HERITAGE PERMIT APPLICATION

PROPOSED RESTORATION, NEW ADDITION, AND DETACHED GARAGE/ACCESSORY BUILDING

2 ALEXANDER HUNTER PLACE, MARKHAM HERITAGE ESTATES (16.1)

File Number:

HE 25 110695

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, introduced the item as a Major Heritage Permit Application for 2 Alexander Hunter Place in Markham Heritage Estates for restoration work, a new addition, and a detached garage/accessory building. Mr. Wokral noted that there was an approved site plan application back in 2017 for the restoration and

addition to this house, as well as a detached garage. However, the current owner intends to change the location of the driveway to access Heritage Corners Lane as opposed to Alexander Hunter Place. As a result, Mr. Wokral informed the Committee that this requires a redesign of the garage, as well as some changes to the design of the addition. Mr. Wokral stated that staff have no objection to the proposed new location of the driveway, but had some recommendations that they would like to see incorporated into the design of the addition and restoration of the house. Staff recommended that the Heritage Committee support the application provided the changes outlined in the report were incorporated into the final design.

Councillor Karen Rea thanked staff and the owner for bringing this work forward and expressed her excitement to seeing the restoration of the house. Councillor Rea, relinquished the Chair to move this item and Steve Lusk, the Vice-Chair, presided over this item.

There were no comments from Committee.

Recommendations:

THAT Heritage Markham has no objection to the proposed location of the driveway or the location, massing, form and scale of the proposed rear addition and detached garage/accessory building;

That Heritage Markham supports the design revisions to the restoration of the main house, addition and detached garage recommended by Heritage Staff;

AND THAT Heritage Markham delegates final review of the Major Heritage Permit application to Heritage Section staff provided the recommendations of staff are incorporated into the final design.

Carried

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

7.1 SPECIAL EVENTS

50TH ANNIVERSARY UPDATE FROM SUBCOMMITTEE (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Lake Trevelyan, co-Chair of the Heritage Markham 50th Anniversary Sub-Committee, provided with the following updates on the main 50th Anniversary Event, other commemoration events, and the QR Code Project:

- The main 50th Anniversary event is planned for November 13, 2025, with the location yet to be determined.
- To build momentum leading up to the event, a display will be showcased at various Markham events throughout the year (e.g., Museum Day, Applefest, Taste of Asia).
- Committee members are encouraged to volunteer for one to two events, particularly those taking place in their area. Volunteers will assist with setting up and managing the display at these events.
- The subcommittee is seeking the committee's approval and authority to carry forward with the planning of the 50th Anniversary events based on the presentation at the last meeting.
- Developing the QR code system to provide online access to the history of various heritage houses, with plans for expansion in future years.
- Concerned that the main hall in Markham Museum may not be large enough to accommodate all attendees.
- Advised that that the Transportation Building may be a better fit, offering enough space for attendees.
- Councillor Karen Rea, the Chair, is coordinating the performances for the event and is finalizing the newsletter.

The Committee advised that they are willing to participate in events but requested that the list of events be narrowed down for the next Heritage Meeting.

Recommendations:

THAT Heritage Markham delegate authority to the Heritage Markham 50th Anniversary Sub-Committee with respect to main 50th Anniversary event and other commemoration events;

AND THAT Heritage Markham receive the update from the Heritage Markham 50th Anniversary Sub-Committee held on February 19, 2025.

Carried

7.2 INFORMATION

A HISTORY OF THE HERITAGE MARKHAM COMMITTEE (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager of Heritage Planning, introduced this item as related to a historical document he compiled for Heritage Week. With 35 years of experience in the field, Mr. Hutcheson noted that the report is to provide committee members with an overview of the Heritage Markham Committee's evolution since its establishment in 1975. Mr. Hutcheson highlighted that the Ministry of Culture recognized Markham as a leader in municipal heritage planning, in the late 1970s and early 1980s, at a time where heritage planning was a new concept. Mr. Hutcheson also noted that Heritage Planning was initially going to be integrated into the Planning Act before being separated into its own legislation, which led to the creation of municipal heritage committees, then known as Local Architectural Conservation Advisory Committees (LACACs).

Mr. Hutcheson acknowledged the efforts of Peter Anderson, a chief scientist at the Ontario Science Centre and a Markham resident, as a key figure in advocating for the formation of the committee. Mr. Anderson successfully petitioned the council to establish a municipal heritage committee focused on inventorying and designations. Reflecting on the committee's early days, Mr. Hutcheson mentioned that he reviewed original documents from 1975, detailing the council's discussions, challenges, and support for the initiative and encouraged Committee Members to review the document to gain a deeper appreciation of the committee's 50-year history and achievements.

The Committee thanked Mr. Hutcheson for compiling the information and acknowledged the wealth of details provided.

Recommendation:

THAT Heritage Markham receive as information the document titled "A History of the Heritage Markham Committee".

Carried

8. PART SIX - NEW BUSINESS

8.1 COMMENTS ON PERSERVATION OF HERITAGE PROPERTY (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

The Heritage Markham Committee consented to hear depositions from Barry Nelson, on behalf of the Thornhill Historic Society, and Evelin Ellison regarding Item 5.4 under New Business, after voting on the item.

Barry Nelson, on behalf of the Thornhill Historic Society, spoke on the fire damage to the Christian Heise House at 2730 Elgin Mills Road (Item 5.4) and noted that this deputation applies to other heritage properties across Markham. Mr. Nelson noted that there has been a dramatic increase in fires and vandalism targeting heritage buildings specifically over the past three years, as a result of buildings left vacant or inadequately secured. Mr. Nelson regretfully informed the Committee that as a result of arson, neglect, or deliberate damage, these incidents result in irreversible losses to both the historic architecture and Markham's unique character and identity. Mr. Nelson emphasized that the current system does not place a strong enough responsibility on property owners to protect their designated heritage buildings and as a result many vacant heritage properties remain unsecured. In addition, Mr. Nelson noted that in some cases, insurance coverage is inadequate or even non-existent, making it financially impossible to rebuild once damage occurs. Without municipal oversight, property owners who neglect their heritage properties—whether intentionally or passively—face few consequences.

On behalf of the Thornhill Historic Society, Mr. Nelson urged Heritage Markham to advocate for a new municipal policy that strengthens the responsibilities of heritage property owners that includes: stronger property maintenance and security requirements, mandatory insurance coverage, and penalties for noncompliance. Mr. Nelson presented a draft two-page policy and proposes that the Architectural Review Subcommittee review it and bring a recommendation to Council and urges Heritage Markham to support the development of a comprehensive heritage protection policy and work with Council to ensure its adoption.

Evelin Ellison, supports the deputation by Mr. Nelson and emphasizes the need to provide sufficient insurance coverage for heritage properties to ensure property owners are required to rebuild a heritage property in case of fire and be proactive in ensure the property is secured. Ms. Ellison urged Heritage Markham to take action to ensure that protections are in place for the preservation of Heritage properties.

The Committee made the following comments:

- Inquired why, as a condition of development, heritage houses are not immediately relocated to their designated lots and placed on new foundations, preventing them from remaining vacant.
- Noted that the housing crisis has led to unsheltered individuals encamping in heritage homes and lighting fires to stay warm during winter. In many cases, these fires result from individuals trying to stay warm rather than arson.
- Requested clarification on whether there are existing enforcement tools for abandoned heritage buildings deteriorating due to neglect, water infiltration, and structural damage—such as the Keep Markham Beautiful By-law and Property Standards By-law.
- Highlighted that enforcement of these By-laws depends on available resources and priorities.
- Noted that heritage houses are often a low priority during development, leading to prolonged neglect.
- Advised that the fire at 2730 Elgin Mills Road occurred recently and that an update was sent from the fire department a few weeks ago, but no decisions have been made on whether the house is salvageable.
- Requested confirmation on the process, requirements, and authority of heritage easement agreements, particularly whether developers must indicate their insurance policy carrier and confirm full replacement value coverage.
- Acknowledged that some heritage protection measures (such as heritage easements, designations, and letters of credit) are often tied to the final stages of development when the subdivision plan is registered. As a result, heritage properties may remain unprotected in earlier phases.
- Inquired about the feasibility of earlier enforcement measures, such as requiring robust fencing around heritage buildings and sturdier barricades on windows to deter break-ins.

Regan Hutcheson, Manager of Heritage Planning, responded to the Committee's questions, advising that staff were directed to review available tools for protecting heritage resources and will report back to the Development Services Committee. Mr. Hutcheson noted that staff have explored enforcement tools such as adding

costs to property taxes but found challenges in compelling owners to maintain heritage buildings.

Mr. Hutcheson also provided an update on the fire damage to 2730 Elgin Mills Road that the Fire Marshall is still investigating and that staff have started discussions with the applicant but require further discussions before reporting back to the Heritage Committee for consideration.

Recommendations:

THAT the deputation by Barry Nelson, on behalf of the Thornhill Historical Society, and Evelin Ellison be received;

AND THAT the written submission from the Thornhill Historical Society titled be received.

Carried

8.2 HERITAGE MARKHAM COMMITTEE - NEW MEMBER

ELIZABETH WIMMER (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

The Committee welcomed Elizabeth Wimmer back as a member of Heritage Markham, recalling her previous tenure with the Committee and noting that her term would run until the end of the year, with a review at that time.

Elizabeth Wimmer thanked the Committee for the warm welcome.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 9:01 PM.

Carried