



# Heritage Markham Committee Minutes

**Meeting Number: 3**  
**March 13, 2024, 7:00 PM**  
**Electronic Meeting**

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

## 1. CALL TO ORDER

Councillor Karen Rea, Chair, convened the meeting at 7:09 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

Councillor Karen Rea advised that she would introduce new business related to homes being considered for demolition in the Rouge National Urban Park.

Recommendation:

That the March 13, 2024 Heritage Markham Committee agenda be approved.

**Carried**

### **3.2 MINUTES OF THE FEBRUARY 20, 2024 HERITAGE MARKHAM COMMITTEE MEETING (16.11)**

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on February 20, 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

Regan Hutcheson, Manager, Heritage Planning, advised that he would facilitate the election of Chair and Vice-Chair and explained the nomination process.

Councillor Rea resumed the Chair role for the appointments to Sub-Committees of Heritage Markham and for the representatives of Heritage Markham to other Committees.

Recommendations:

THAT Councillor Reid McAlpine is the Chair and Elizabeth Wimmer is the Vice Chair of the Heritage Markham Committee for 2024 effective March 14, 2024; and,

THAT the following members comprise the Architectural Review Sub-Committee: Victor Huang, Elizabeth Wimmer, Councillor Reid McAlpine and Councillor Karen Rea effective March 14, 2024; and,

THAT Victor Huang, Nathan Proctor, and Councillor Karen Rea are the Heritage Markham representatives on the Heritage Building Evaluation Sub-Committee effective March 14, 2024; and,

THAT Tejinder Sidhu is the Heritage Markham representatives on the Doors Open Committee effective March 14, 2024; and further,

THAT David Wilson is the Heritage Markham representative on the Historic Unionville Community Vision Committee effective March 14, 2024.

**Carried**

#### **4. PART TWO - DEPUTATIONS**

There were no deputations.

#### **5. PART THREE - CONSENT**

##### **5.1 MINOR HERITAGE PERMIT APPLICATION**

##### **6 DAVID GOHN CIRCLE, MARKHAM HERITAGE ESTATES (16.11)**

File Numbers:

24 163067 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**

##### **209 MAIN ST. U. (UHCD) (16.11)**

File Numbers:

SP 23 149440

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 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION**

#### **PROPOSED INDOOR CYCLING TRAINING CENTRE 43 MAIN ST. N., MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)**

File Numbers:

MNV 24 160020

A/010/24

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no comment from a heritage perspective on the variance application seeking permission to use the building at 43 Main St. North as a Cycling Training Centre other than to remind the applicant that any signage must be designed as per the requirements of the Markham Sign By-law (Special Sign Districts).

**Carried**

### **5.4 PROPOSED SEVERANCE TO CREATE SEPARATE OWNERSHIP**

#### **19 AND 19A GEORGE STREET, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)**

File Numbers:

CNST 24 160686

B/001/24

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no comment on the proposed severance of 19 and 19A George Street from a heritage perspective.

**Carried**

## **5.5 MAJOR HERITAGE PERMIT APPLICATIONS**

### **PROPOSED RESTORATION AND ADDITIONS TO THE ABRAHAM & FRANK ALBERT RESSOR HOMES 7265 & 7323 HIGHWAY 7 EAST (16.11)**

File Numbers:

HE 24 160618,

HE 24 160611

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

THAT Heritage Markham supports the Major Heritage Permit applications for the Abraham and Frank Albert Reesor and delegates final review of any application required for approval to the City, (Heritage Section) staff.

**Carried**

## **6. PART FOUR - REGULAR**

### **6.1 ZONING BY-LAW AMENDMENT AND PLAN OF SUBDIVISION APPLICATION**

#### **PROPOSED RELOCATION AND INCORPORATION OF HERITAGE HOUSES INTO A PROPOSED NEW TOWNHOUSE DEVELOPMENT 2716 & 2730 ELGIN MILLS ROAD, LEVI HEISE HOUSE & CHRISTIAN HEISE HOUSE (16.11)**

File Numbers:

PLAN 23 150145

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, introduced this item as related to an application for a Zoning By-law Amendment and Plan of Subdivision at 2716 and 2730 Elgin Mills Road. Mr. Wokral informed the Committee that Staff have been working closely with the Applicant to develop a conceptual plan, which includes the relocation of two heritage homes within the proposed development. Mr. Wokral advised that Staff are supportive of the new location which would retain their south facing orientation towards Elgin Mills Road, and their approximate relationship to each other. Mr. Wokral noted that an existing one storey historic frame addition to the east side of the Christian Heise House is proposed to be removed because it was built into an existing slope that does not exist on the proposed new lot.

The Committee had the following feedback:

- Expressed support for the Levi Heise House on Lot 1 being moved back approximately a meter from the front property line.
- Expressed support for revising the proposed pair of semi-detached dwellings on Lot 7 to either a single-detached dwelling or to a two-storey semi-detached dwelling to ensure appropriate transition with the heritage homes. Billy Tung, KLM, representing the Applicant, advised that a 2-storey semi-detached home had been considered and that perhaps a 2-storey building with the third floor built into the roof could be examined to help reduce the massing.
- Asked if the addition to the Christian Heise House was assessed for heritage value and if the age was identified. Mr. Wokral noted that the one storey addition did have heritage significance but recognized the difficulty of relocating the addition due to the lack of slope on the proposed lot. Chris Uchiyama, LHC, Heritage Planning & Archaeology, advised that the addition was closely examined, and that the exact age could not be determined, but that it was likely constructed in the later 19<sup>th</sup> or early 20<sup>th</sup>
- Asked for the square footage of the heritage homes. Ms. Uchiyama advised that both homes are under 2000 square feet in area.
- Asked if there has been consideration for the fact that future owners of the heritage homes may wish to add additions to increase living space. Mr. Tung advised that his client feels that there is a market for smaller sized single-detached dwellings but is also considering a coach house above the detached garage to provide additional living space or rental opportunities for future owners.

- Asked if Lot 7 could be eliminated to allow for larger lots for the heritage homes. Mr. Tung explained that the Applicant must still ensure that the development is economically feasible, considering that 6 units have already been deleted from the initial proposal. Mr. Hutcheson added that as the rest of the development is comprised of townhome units, it is important to consider the potential end user or purchaser of the heritage homes and the marketability of a heritage building on a large lot, in relation to the proposed surrounding development.

Recommendations:

THAT Heritage Markham has no objection to the proposed Zoning By-law Amendment application and recommends that the review of the future Major Heritage Permit applications be delegated to the City, (Heritage Section) staff provided that the Conceptual Site Plan is revised by:

- Illustrating the retention of the front verandas of both the Levi Heise and Christian Heise Houses as part of the relocation, and the re-opening of the rear veranda of the Levi Heise House; and
- Moving the Levi Heise House approximately 1.0 m north on Lot 1 to provide additional separation from the public right-of-way.
- Reducing the proposed building on Lot 7 to a traditional two-storey semi-detached building.

THAT the City's standard heritage requirements be conditions of draft approval for the plan of subdivision and/or included in the Subdivision Agreement, including the requirement to secure Heritage Easement Agreements for each building;

AND THAT consideration be given to utilizing historic family names from this area for street names in the subdivision.

**Carried**

## **6.2 RELOCATION OF A HERITAGE RESOURCE WITHIN A DRAFT PLAN OF SUBDIVISION**

### **3575 ELGIN MILLS ROAD EAST, "LYON-SCHELL-FRISBY HOUSE" (16.11)**

File Numbers:

n/a

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Regan Hutcheson, Manager, Heritage, introduced this item as a deferral from the February Heritage Committee meeting. Mr. Hutcheson advised that there was a proposal from a descendant of the original owner of the Lyon-Schell-Frisby House to relocate the building from its original location near Elgin Mills Road to a location within the development. Staff indicated that while buildings remaining in-situ is typically the best option from a heritage perspective, there are some benefits to the proposed relocation of the this building. Mr. Hutcheson reminded the Committee that at the last meeting a more detailed concept plan was requested which the Applicant has now prepared. Mr. Hutcheson explained that the original north facing orientation of the building could be maintained and would allow for the front and wrap around veranda to also be re-introduced. Mr. Hutcheson confirmed that Heritage Section Staff feel that this relocation is supportable and introduced Andrew Zappone of DG Group to share another iteration of the concept plan.

Andrew Zappone, DG Group, displayed a concept plan which incorporated comments from the previous Heritage Committee meeting, including increasing the lot size and including a concept of how the space surrounding the heritage building lot would be interpreted.

Councillor Karen Rea advised that she and Councillor Reid McAlpine had met with Mr. Zappone who agreed to remove one of the townhomes to allow for a greater lot size which would enhance building placement and potential future additions to the heritage home.

The Committee provided the following feedback:

- Commented on the orientation of the home, expressing support for orienting the home to the West, with consideration for the wrap around veranda and to ensure the home has due prominence. The Committee commented that the re-orientation may situate the backyard toward the townhomes which may not be preferred to future owners. Mr. Zappone confirmed that the Applicant is amenable to reorienting the heritage home and that they will continue working with Heritage Section Staff to ensure a good product for the end user.
- Expressed concern for the lack of transition from the heritage home to the townhomes. Mr. Zappone advised that the Applicant feels that there is a



sufficient buffer to reduce the impact of the townhomes and allow for appropriate transition.

- Asked if there are any two-storey townhomes being proposed for this development. Mr. Zappone advised that they do not yet have exact unit typologies at this stage, noting that the Applicant has developed two-storey townhomes in other developments.
- Asked if there would be more enhanced treatment for the end unit townhomes. Mr. Zappone confirmed that there would be enhanced side-wall treatment for the end units governed by particular architectural control design guidelines which require the design to be sympathetic to the adjacent heritage home.

Recommendations:

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 202 to a prominent corner lot within Phase I of the future subdivision.

AND THAT Heritage Markham supports the home being oriented to the West.

AND FURTHER THAT Heritage Markham supports an enhanced treatment of the end townhome nearest to the heritage home including potentially limiting them to two-storeys to allow for a gradual height transition to three-storey townhomes.

**Carried**

### **6.3 INTERPRETIVE PLAQUE PROGRAM**

#### **REQUEST FOR FUNDING ASSISTANCE – THORNHILL HISTORICAL SOCIETY GROUP OF SEVEN ARTIST PROJECT (16.11)**

File Numbers:

n/a

Extracts:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage, advised that there has been a request through the Thornhill Historical Society for funding for interpretive plaques to recognize the Group of Seven artists who resided in the Thornhill Heritage

Conservation District. Mr. Hutcheson advised that in other cases when funding for heritage house plaques in heritage districts has been requested, the City contributes a portion of the funding, with the remainder being contributed from the homeowner or other contributors or fundraising efforts. Mr. Hutcheson advised that in this case, Staff are recommending a contribution from the City of \$175.00 toward each plaque which could be funded through the City's Heritage Reserve Fund.

The Committee commented that the plaques cost upward of \$700 each, noting that the \$175.00 put forth by the City would not cover the cost of each plaque. Mr. Hutcheson confirmed that Staff are recommending that the City put forth an amount which is consistent with the funding provided for other interpretive house plaques in the City with the understanding that the Thornhill Historical Society would fundraise the remaining funds for the plaques.

Recommendation:

That Heritage Markham supports the concept of the Thornhill Historical Society's Group of Seven Thornhill Heritage Plaque Recognition Program and recommends that Council provide financial assistance for each plaque consistent with funding provided through the City's 'Interpretive Plaques for Properties of Cultural Heritage Value or Interest in Heritage Conservation Districts' program.

**Carried**

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

### **7.1 PRIORITY DESIGNATION PROJECT – SECOND UPDATE**

#### **DESIGNATION OF SIGNIFICANT “LISTED” PROPERTIES UNDER PART IV OF THE ONTARIO HERITAGE ACT (16.11)**

File Numbers:

n/a

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Regan Hutcheson, Manager, Heritage, provided an update on the progress with respect to priority heritage designations, advising that of 158 properties being evaluated for designation, 87 research reports have been completed (along with 87 Statement of Significance), and 12 designation by-laws have been registered with

an additional 22 designation by-laws adopted by Council and currently in the appeal period. Mr. Hutcheson advised that a further 12 designation by-laws will be before Council on April 3, 2024. Mr. Hutcheson noted that two designation by-laws are currently under appeal and confirmed that Staff are working to settle matters surrounding those appeals. He also acknowledged the outstanding work being undertaken by Senior Heritage Planner Evan Manning and Heritage Researcher George Duncan on this project.

Recommendation:

THAT Heritage Markham receives as information the second progress update on the Priority Designation Project.

**Carried**

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

### a) Rouge National Urban Park – Review of Building Proposed for Demolition

Councillor Karen Rea reminded the Committee that some members visited Rouge National Urban Park in October to look at the properties proposed for demolition and provided the results of a survey circulated to members, with many confirming that they would like to continue discussing several of the properties, outside of the Adam Betts House and William Boyd House. Councillor Rea advised that a further Architectural Review Sub-Committee meeting should be organized to discuss the other properties proposed for demolition.

The Committee agreed that an evaluation method should be formulated to ensure that the Sub-Committee has consistent criteria to establish recommendations surrounding demolition. Mr. Hutcheson advised that a similar criteria to what is used for designation of priority properties could be applied to establish the value of each building and to assist in ranking them to determine which ones should be recommended to be maintained.

The Committee also requested that any previous research on the properties undertaken by Heritage Section Staff be shared before the Sub-Committee meeting.

### b) Future Heritage Celebrations

Councillor Karen Rea raised that 2025 is the 50th Anniversary of the Heritage Markham Committee and expressed a desire for establishing a Sub-Committee towards the end of the Summer to begin planning for the 2025 Heritage Week. Mr. Hutcheson confirmed that this as well as the Heritage Excellence Awards would be placed on the April Heritage Markham agenda for further discussion.

## **9. ADJOURNMENT**

The Heritage Markham Committee adjourned at 9:00 PM.