



Agenda
April 12, 2017
7:30 PM
Canada Room

**The Fourth Heritage Markham Committee Meeting of
The Corporation of The City of Markham in the year 2017.**

Note: The time of the meeting has changed to 7:30PM.

Alternate formats are available upon request.

Disclosure of Pecuniary Interest.

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Part One - Administration

1. Approval of Agenda (16.11)

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

Recommendation:

That the April 12, 2017 Heritage Markham Committee agenda be approved.

**2. Minutes of the March 8, 2017
Heritage Markham Committee Meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
[Minutes](#)

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on March 8, 2017 be received and adopted.

Part Three - Consent

- 3. Heritage Permit Application,
15 Colborne Street, Thornhill,
31 Colborne Street, Thornhill,
206 Main Street, Unionville,
230 Main Street North, Markham Village,
7 David Street, Markham Village,
21 Renfrew Dr, Buttonville,
Delegated Approvals Heritage Permits (16.11)**

File Nos: HE 17 156897

HE 17 157661

HE 17 155911

HE 17 156068

HE 17 156069

HE 17 157086

HE 17 157577

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached memorandum.

Recommendation:

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

- 4. Building or Sign Permit Applications,
31 Colborne Street, Thornhill,
139 Main Street, Unionville,
216 Main Street, Unionville,
4360 Highway 7, Unionville,
2 Station Lane, Unionville,
12 Peter Street, Markham Village,
5 Washington Street, Markham Village,
89 Main Street North, Markham Village,
17 Jerman Street, Markham Village,
12 Gleason Avenue, Markham Village,
42 George Street, Markham Village,
2730 Elgin Mills Road East, Victoria Square,
9680 9th Line, Greensborough,
8949 Reesor Road, Locust Hill,
3812 19th Avenue, Almira (16.11)**

File Nos: 17 155298 HP
10 122760 AL
17 154233 NH
17 156177 AL
17 157037 SP
16 139160 HP
17 156029 AL
17 157423 AL
17 157634 HP
17 156567 HP
17 156845 HP
17 156708 SP
17 156709 SP
17 157719 SP
17 157142 NH
17 156257 NH

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached memorandum.

Recommendation:

That Heritage Markham receive the information on building, demolition and sign permits approved by Heritage Section staff under the delegated approval process.

**5. Information,
Heritage Statistics for Ontario, OHA + More Blog (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached memorandum.

Recommendation:

That Heritage Markham Committee receive as information.

**6. Information,
Class Environmental Assessment Study – McCowan Rd
from Steeles Avenue to Major Mackenzie Drive, Markham (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

[Material](#)

See attached material.

Recommendation:

That Heritage Markham receive as information.

**7. Information,
Heritage Building Status: William Lot House
7926 Highway 7 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached memorandum.

Recommendation:

That Heritage Markham receive the Staff memorandum concerning the status of William Lott House at 7926 Highway 7 as information.

**8. Request for Feedback
2-49 Marmill Way,
Marmill Entry Feature (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached memorandum.

Recommendation:

That the condominium corporation be advised that the entry feature for “Old Markham Village” at Beech Street was installed as part of the approved development plan and is a feature that should be maintained for the site to remain in conformity with the Site Plan Agreement; and,

That due to the identified deterioration of some of the historic materials used to construct the entry feature, Heritage Markham has no objection to the removal of the deteriorated components and replacement with new or salvaged wood through the submission of a Heritage Permit Application; and,

That the condominium corporation is recommended to investigate how to better protect the structure from water damage (i.e. by applying wood preservative, introducing flashing or caulking to prevent water infiltration).

**9. Committee of Adjustment Variance Application,
7 Joseph Street, Markham Village,
Variances to Permit a Two Storey Covered Deck (16.11)**

File No: A/46/17

Extracts: R. Hutcheson, Manager of Heritage Planning

R. Punit, Committee of Adjustment

P. Wokral, Project Planner

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the variances requested for 7 Joseph Street identified in application A/46/17.

**10. Site Control Plan Application,
23 Washington Street, Markham Village,
Proposed Second Storey Addition to Existing
Triplex Dwelling (16.11)**

File No: SC 17 158116

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

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the design of the proposed second storey addition to the existing triplex dwelling at 23 Washington Street, date stamped March 23, 2017; and,

That the profile and colour of the cladding proposed for the second storey addition match the cladding used on the remainder of the building; and,

That the applicant be encouraged to remove the existing aluminium cladding and restore the underlying original siding or introduce a wood or wood-like cladding if the original siding is no longer in existence, and use the same material on the second storey addition; and,

That review of the site plan application be delegated to Heritage Section staff, provided there are no significant changes to the architectural design date stamped March 23, 2017; and further,

That the applicant enter into a Site Plan Agreement with the City containing the standard conditions related to materials, colours windows, etc.

**11. Site Control Plan Application,
4 Peter St, Markham Village,
Proposed Second Storey Addition (16.11)**

File No: SC 17 156221

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Project Planner
R. Blake, Senior Manager of Development

[Memo](#)

See attached staff memorandum and material

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the design of the proposed second storey addition at 4 Peter Street, dated stamped March 1, 2017; and,

That final review of the application be delegated to the City's Planning Department; and,

That the applicant enter into a site plan agreement with the City containing the standard conditions regarding materials, windows, colours etc.

**12. Information,
Bill C-323, An Act to Amend the Income Tax
Act (rehabilitation of historic property) (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
L. Hau, Clerks Department

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham receive as information; and,

That Heritage Markham Committee recommends that Council offer its support in requesting that the Parliament of Canada adopt Bill C-323- An Act to Amend the Income Tax Act (rehabilitation of historic property).

**13. Request for Feedback,
2780 19th Avenue,
Potential Relocation of Alfred Read House to
Markham Heritage Estates (16.11)**

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

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham reconsider the appropriateness of relocating the Alfred Read House to Markham Heritage Estates after the proposed amendments to the City's Property Standards and Keep Markham Beautiful By-laws, have been considered by Council in the spring of 2017.

14. Correspondence: April 2017 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

[Material](#)

See attached material.

Recommendation:

That the following correspondence be received as information:

- a) Ontario Historical Society: OHS Bulletin, March 2017 (Staff has full copy)

Part Four - Regular

**15. Site Plan Control Application,
60 Aksel Rinck Drive,
Philip Eckardt Log House,
Proposed Restoration and Addition (16.11)**

File No: SC 17 114747

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham supports the development proposal for the Philip Eckardt Log House at 60 Aksel Rinck Drive, including its minor on-site relocation, subject to the following:

- That as much of the existing stone foundation as possible be retained to serve as a protected landscape feature and archaeological marker of the original site of this important heritage building;
- Based on the oldest archival photograph, the siding of the lower storey should be horizontal clapboard with corner boards, also for the north gable;
- The window glazing pattern on the lower and upper storey should be 8 over 8 not 6 over 6 and the alignment of window openings on the lower storey should copy those shown in the archival photograph;
- The door on the west elevation of the lower storey should be added. Exterior doors should be 6 panelled, including the west door and balcony door;
- Due to the significance of the building, a wood shingle roof should be introduced for the historic portion of the proposed house, and the restoration of the original dormer and brick chimney;
- If the applicant does not intend to use the attic storey as living space, staff recommends that the modern dormers should be removed;
- As far as interior features are concerned (pine floors, doors, trim, etc.), details of what will be retained in the context of the renovations to the living space should be provided. It is understood that some changes will be necessary to convert the interior to functional space for modern living, however given the significance of the Philip Eckardt Log House, as much of the original material should be retained as possible.; and,

That with the above revisions introduced in a revised set of plans, final review and approval of the Site Plan Control Application be delegated to Heritage Section staff; and,

That the applicant enter into a Site Plan Agreement containing the usual clauses regarding colours, materials, etc.

**16. Site Plan Control Application,
30B Rouge St, Markham Village,
Proposed Infill Dwelling (16.11)**

File No: SC 17 134363

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

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection to the proposed general form, massing and materials of the proposed house from a heritage perspective, but would like to review a streetscape elevation in order to determine whether there is support for the height of the proposed new infill dwelling at 30B Rouge Street.

**17. Committee of Adjustment Variance Application,
1 Franklin Street, Markham Village,
Proposed Infill Dwelling (16.11)**

File No: A/46/17

Extracts: R. Hutcheson, Manager of Heritage Planning
R. Punit, Committee of Adjustment
P. Wokral, Project Planner

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the demolition of the existing one storey, single detached dwelling at 1 Franklin Street subject to the applicant obtaining Site Plan Approval for a new infill dwelling; and,

That Heritage Markham does not support the current design of the proposed new house at 1 Franklin Street based on its form, massing, materials and architectural design, or the requested variances which support its approval and construction; and,

That the applicant submit a site plan control application to the City and work with Heritage Section staff to revise the design of the proposed house so that it complies with

the policies and guidelines for new buildings contained in the Markham Village Heritage Conservation District Plan and the development standards of the Infill By-law; and further,

That the applicant submit streetscape drawings illustrating the proposed dwelling on both Franklin Street and Joseph Street.

**18. Committee of Adjustment Variance Application,
15 George Street, Markham Village,
Revised Minor Variance Application,
Proposed Semi-Detached Dwellings (16.11)**

File No: A/19/17

Extracts: R. Hutcheson, Manager of Heritage Planning

G. Duncan, Project Planner

R. Punit, Committee of Adjustment

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the following variance requests:

- front and rear yard setbacks for the proposed semi-detached dwellings,
- 4 foot side yard for the north dwelling unit
- height of 13 feet, 6 inches for the detached accessory building
- reduced minimum lot area for semi-detached dwellings; and,

That Heritage Markham does not support the requested variances for side and rear yard setbacks for the proposed detached garage based on the comments of the Engineering Department; and,

That Heritage Markham recommends that the applicant re-examine the proposed development concept for 15 George Street to reduce the overall size of the proposed semi-detached dwelling to conform with the 40% lot coverage permitted by the By-law; and,

That the approval of any variances be subject to the applicant obtaining Site Plan Approval for the development and executing a Heritage Easement Agreement with the City; and further,

That Heritage Markham will provide further comments on the proposed semi-detached dwellings when a Site Plan Control Application is submitted.

**19. Site Control Plan Application,
31 Peter St, Markham Village,
Proposed Addition (16.11)**

File No: SC 17 150501

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

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Section staff provide further details to Heritage Markham as to any cultural heritage value associated with the existing one storey rear tail addition which is proposed to be removed; and,

That Heritage Markham does not support the massing, form and scale of the proposed addition to 31 Peter Street from a heritage perspective, and recommends:

- that the proposed height of the addition be reduced to be much closer to the height of the existing heritage dwelling,
- that the floor area be reduced to comply with the Maximum Net Floor Area Ratio of the Infill By-law and
- that the bulk of the addition's mass be separated from the existing heritage dwelling by an appropriately scaled transitional architectural link.

**20. Commercial Facade Improvement Grant Program,
Review of 2017 Grant Applications (16.11)**

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

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham supports a matching grant of up to \$ 10,355.00 for the replication of the missing front porch at 48 Washington Street based on surviving physical evidence and appropriate period design, provided the owner enters into a Heritage Conservation Easement Agreement with the City, removes existing grandfathered inappropriate commercial signage, and obtains a building permit and/or site plan approval for the proposed front porch; and,

That Heritage Markham does not support grant assistance for the recently installed historically appropriate windows at 2977 16th Avenue because the work was required as per an agreement the applicant entered into with the City in order to avoid being charged under the Ontario Heritage Act for removing the original historic wood windows without approval, where the applicant failed to do the work in the agreed upon timeframe; and,

That Heritage Markham does not support grant assistance for the replacement of the concrete sidewalk and curb outside of 87 Main St. North because these are not considered to be significant heritage attributes, or a façade feature of the building; and,

That Heritage Markham does not support grant assistance under the Commercial Façade Improvement Program for 15 Church Lane because the property is residential/institutional, but recommends that the application be considered for grant assistance under the 2017 Designated Heritage Property Grant Program; and further,

That Heritage Markham supports the City entering into Heritage Conservation Easement agreements with the owners of 48 Washington Street for any grant exceeding a value of \$5,000.00.

**21. Designated Heritage Property Grant Program,
Review of 2017 Grant Applications (16.11)**

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

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham recommends to Council that the un-allocated grant funding from the Commercial Façade Improvement Grant Program in the amount of \$14,547 be transferred to the 2017 Designated Heritage Property Grant Program for a total combined grant fund of \$44,547 (\$30,000 plus \$14,547); and,

That Heritage Markham supports the funding of the following eleven grant applications in the amounts noted at a total cost of \$44,547 subject to conditions noted on the individual summary sheets:

- 19 George Street (up to \$5,000);
- 248 Main St North (\$3,366.85);
- 30 Washington Street (\$5,000);
- 36 Peter Street (\$5,000);
- 10 David Gohn Circle (\$7,500);
- 23 Victoria Avenue, Unionville (\$3,842);

- 12 David Gohn Circle (\$7,500);
- 22 George Street (\$3,220.50)
- 15 Church Lane, Thornhill (\$1,400)
- 309 Main Street North (\$1,521.88);
- 370 Main Street North (\$1,195.77); and,

That Heritage Markham does not support the grant request for the replacement of the cedar shingle roof for the accessory building at 6 David Gohn Circle because it is not a heritage building; and,

That Heritage Markham does not support the grant request to make structural improvements to the floor at 17 Mill Street, because the work is not visible to the public, is not required for the long term preservation of the building and it proposes to demolish the existing stone foundation which is a heritage attribute of the property; and further,

That Heritage Markham does not support the grant request to recondition the windows at 99 Y.M.C.A. Boulevard because it could be perceived as rewarding poor stewardship of the building that was restored in 2008 but left vacant and unprotected from the elements and vandalism.

**22. Request for Feedback,
36 Peter St, Markham Village,
Proposed Installation of New Cladding (16.11)**

File No: SC 16 109816

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

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That the Architectural Review Sub-Committee of Heritage Markham conduct a site visit to 36 Peter Street with the delegated authority of the Heritage Markham Committee to recommend any changes to the conditions regarding the retention of the original siding contained in the Site Plan Agreement for the dwelling; and,

That if the Architectural Review Sub-Committee does recommend the installation of new wooden tongue and groove siding to the heritage portion of 36 Peter Street, that it be of the same dimensions and profile as the original, and that the historic siding and any subsequent layers of the wall assembly be removed to ensure that the new tongue and

groove siding be installed to maintain the original relationship of the exterior cladding to the existing windows sills, trims, soffits etc.

**23. Request for Feedback,
40 Peter St, Markham Village,
Proposed Change to Cladding of New Addition (16.11)**

File No: SC 16 117837

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Project Planner

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection to the vinyl siding shown in the picture from the applicant to be used on the addition to 40 Peter Street instead of the wood siding specified in the Site Plan Agreement and delegates final review of the proposed alteration to Heritage Section staff.

Part Five - Studies/Projects Affecting Heritage Resources - Updates

The following projects impact in some manner the heritage planning function of the City of Markham. The purpose of this summary is to keep the Heritage Markham Committee apprised of the projects' status. Staff will only provide a written update when information is available, but members may request an update on any matter.

- a) Markham Official Plan 2014 (partially in force)
- b) Rouge National Urban Park Proposal
- c) Main Street Markham Streetscape Redevelopment (Highway 407-16th Avenue)
- d) Doors Open Markham 2017
- e) Heritage Week, February 2017
- f) Morgan Park Revitalization Master Plan, Markham Village
- g) Library/Veterans Park Revitalization Master Plan, Markham Village
- h) Victoria Square Heritage Conservation District Study
- i) Main Street Markham Interpretive Program, Markham Village
- j) Review of Development Standards – All Heritage Districts
- k) Main Street Unionville Community Vision Plan (2014) - Implementation
- l) Unionville Heritage Conservation District Plan Amendments
- m) Unionville Heritage Centre Secondary Plan
- n) Unionville Community Vision Plan Pattern Book
- o) Heritage Property Standards By-law Amendment
- p) Update to Markham Village Heritage Conservation District Plan (2017)
- q) New Secondary Plan for Markham Village (2017)
- r) Comprehensive Zoning By-law Project (2017)

**24. Consolidated Zoning By-Law Project 2017,
Heritage Markham Feedback (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That the Meeting Notes of the Heritage Areas Zoning Issues Sub-Committee held on March 29, 2017, be received; and,

That Heritage Markham Committee forward the document entitled “Zoning By-law Review – Heritage Areas, Heritage Markham Committee Feedback on Consolidated

Zoning By-law Project 2017” as its formal submission to the Planning Department staff and the consultants responsible for the Consolidated Zoning By-law Project 2017; and

That Heritage Markham Committee requests the consultants and Planning Department staff coordinating this project attend a future special Heritage Markham meeting for further consultation when a strategy has been formulated as to how the new zoning by-law will address zoning issues and matters within the City’s heritage conservation districts.

**25. Information,
Markham’s Canada 150 Neighborhood Grants (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham receive as information.

Part Six - New Business