



Heritage Markham Committee Agenda

April 8, 2026, 7:00 PM
Electronic Meeting

The Fourth Heritage Markham Committee Meeting of
The Corporation of The City of Markham in the year 2026.

Alternate formats are available upon request.

Pages

1. **CALL TO ORDER**

2. **DISCLOSURE OF PECUNIARY INTEREST**

3. **PART ONE - ADMINISTRATION**

3.1 **APPROVAL OF AGENDA (16.11)**

A. Addendum Agenda

B. New Business from Committee Members

That the April 8, 2026 Heritage Markham Committee agenda be approved.

3.2 **MINUTES OF THE MARCH 11, 2026 HERITAGE MARKHAM
COMMITTEE MEETING (16.11)**

7

See attached material.

That the minutes of the Heritage Markham Committee meeting held on March 11, 2026, be received and adopted.

4. **PART TWO - DEPUTATIONS**

5. **PART THREE - CONSENT**

5.1 **MINOR HERITAGE PERMIT APPLICATIONS**

14

**DELEGATED APPROVALS BY HERITAGE SECTION STAFF
42 Peter Street (MVHCD); 116 Main Street North (MVHCD) (16.11)**

File Numbers:

26 109129 HE

26 111272 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.

5.2 BUILDING AND SIGN PERMIT APPLICATIONS

15

DELEGATED APPROVALS BY HERITAGE SECTION STAFF

7711 YONGE ST. (THCD); 147 MAIN ST. (UHCD); 4 STATION LANE (UHCD); 7651 9TH LINE (16.11)

File Numbers:

SP 24 200290

SP 26 110927

HP 25 109780

AL 26 113258

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.

5.3 COMMITTEE OF ADJUSTMENT APPLICATIONS

16

DELEGATED APPROVAL BY HERITAGE SECTION STAFF

2695 Elgin Mills Road; 4355 Highway 7 (16.11)

File Numbers:

B/002/26

A/013/26

A/014/26

A/010/26

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham receive the information on the Committee of Adjustment applications reviewed by Heritage Section staff on behalf of Heritage Markham under the delegated approval process.

5.4 PRIORITY DESIGNATION PROJECT - RESCHEDULING OF COMMITTEE CONSIDERATION

18

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

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham receive as information the rescheduling of final consideration of the Priority Designation Project to the meeting on May 13, 2026.

6. PART FOUR - REGULAR

6.1 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

57

75 JOHN STREET, THORNHILL HERITAGE CONSERVATION DISTRICT TO PERMITS A DECK IN THE REAR YARD (16.11)

File Numbers:

MNV 26 108953

A/008/26

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 for 75 John Street to permit a rear deck to project 4.9 m into the rear yard and delegates final review of the application to the City (Heritage Section) staff.

6.2 COMMITTEE OF ADJUSTMENT CONSENT AND VARIANCE APPLICATIONS

62

5 ROUGE STREET, MARKHAM VILLAGE PROPOSED SEVERANCE AND CONSTRUCTION OF TWO DETACHED DWELLINGS (16.11)

File Numbers:

B/030/25

A/145/25

A/148/25

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendations:

THAT Heritage Markham has no objection from a heritage perspective to the Consent and Minor Variances applications for 5 Rouge Street.

AND THAT Heritage Markham has no objection to the future demolition of the existing dwelling at 5 Rouge Street.

6.3 MAJOR HERITAGE PERMIT APPLICATION

86

27 WILSON STREET PROPOSED ADDITION TO AN EXISTING HERITAGE DWELLING (16.11)

File Number:

HE 26 111938

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection to the proposed addition to, and relocation, restoration and alteration of the exiting heritage dwelling at 27 Wilson Street from a heritage perspective and recommends that the review of any development or heritage application required to approve its construction be delegated to the City (Heritage Section) staff.

6.4 EDUCATION/TRAINING

98

ONTARIO HERITAGE CONFERENCE 2026 JUNE 18-20, 2026 HAMILTON, ON (16.11)

Extract:

R. Hutcheson, Manager, Heritage Planning

Recommendations:

THAT Heritage Markham receive as information the memo on the Ontario Heritage Conference 2026.

AND THAT _____, be authorized to attend the Ontario Heritage Conference 2026 in Hamilton Ontario (June 18-20) to represent the Heritage Markham Committee and be reimbursed for registration, mileage and accommodation to an upset limit of \$XXX from the 2026 Heritage Markham budget (Technical Workshops- Training for Volunteers).

7. 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. Doors Open Markham 2026
- b. Heritage Week, February 2026
- c. Unionville Streetscape Detailed Design Project (2025-2026)
- d. Update to Markham Village Heritage Conservation District Plan (2025-2026)
- e. New Secondary Plan for Markham Village
- f. Priority Designation Program 2023-2026

7.1 SPECIAL EVENT

114

**DOORS OPEN MARKHAM 2026
SATURDAY, SEPTEMBER 26, 2026 (16.11)**

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

THAT the memo on Doors Open Markham 2026 be received as information.

7.2 HERITAGE DISTRICT NEWS - PROPOSED SPRING 2026 EDITION (16.11)

117

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendations:

THAT Heritage Markham receive as information the update on the proposed Spring 2026 Heritage District News newsletter;

AND THAT Heritage Markham suggests the following information be included in the newsletter:

8. **PART SIX - NEW BUSINESS**
9. **ADJOURNMENT**



Heritage Markham Committee Minutes

3

March 11, 2026, 7:00 PM

Electronic Meeting

Members	Councillor Reid McAlpine, Chair Councillor Karen Rea Councillor Keith Irish Ron Blake David Butterworth	Steve Lusk Tejinder Sidhu Lake Trevelyan Diane Ross Bruce England
Regrets	Victor Huang Kugan Subramaniam	Vanda Vicars
Staff	Peter Wokral, Acting Manager, Heritage Erica Alligood, Election & Committee Evan Manning, Senior Heritage Planner Coordinator Iyana Mundo, Assistant to Council / Committee	

1. CALL TO ORDER

Councillor Reid McAlpine, 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

That the March 11, 2026 Heritage Markham Committee agenda be approved.

Carried

3.2 MINUTES OF THE FEBRUARY 11, 2026 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

See attached material.

That the minutes of the Heritage Markham Committee meeting held on February 11, 2026, be received and adopted.

Carried

3.3 HERITAGE MARKHAM COMMITTEE

NEW MEMBERS, RE-APPOINTMENTS AND END OF TERM (16.11)

Extracts:

R. Hutcheson, Manager, Heritage Planning

Peter Wokral, Acting Manager, Heritage, introduced this item as related to appointments to the Heritage Committee, detailing the members who have been reappointed and thanking Elizabeth Wimmer and Richard Huang for their service on the Committee as their terms end. Mr. Wokral introduced new members Bruce England and Diane Ross.

Diane Ross and Bruce England provided brief introductory remarks.

Recommendations:

THAT Heritage Markham welcomes the re-appointment of Ron Blake, David Butterworth, Tejinder Sidhu and Kugan Subramaniam to the Committee.

THAT Heritage Markham acknowledges and appreciates the 4 ½ years of commitment and service provided by Elizabeth Wimmer to the Heritage Markham Committee and recognizes her contribution and effort in protecting and preserving the heritage resources in Markham;

AND THAT Heritage Markham acknowledges and appreciates Richard Huang's service to the committee and recognizes his contribution and effort in protecting and preserving the heritage resources in Markham.

Carried

4. PART TWO - DEPUTATIONS

5. PART THREE - CONSENT

5.1 MINOR HERITAGE PERMIT APPLICATION

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF
6 PETER STREET (16.11)**

File Number:
26 109723 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 (16.11)

**DELEGATED APPROVALS BY HERITAGE SECTION STAFF
248 MAIN ST. (UHCD); 8 CENTRE ST. (MVHCD); 209 MAIN ST. U.
(UHCD); 107 MAIN ST. N. (MVHCD); 819 BUR OAK AVE. (16.11)**

File Numbers:
HP 25 140008
SP 26 110424
AL 26 110623
SP 25 141836
SP 26 108636

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

6. PART FOUR - REGULAR

6.1 COMMITTEE OF ADJUSTMENT APPLICATION

257 MAIN STREET NORTH, MARKHAM VILLAGE PROPOSED VERTICAL/REAR ADDITION AND GARAGE EXPANSION (16.11)

File Numbers:

A/049/22

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, introduced this item, advising that the application was submitted in 2022 and is therefore not subject to the provisions of the Comprehensive Zoning By-law. Mr. Manning advised that the proposal is functionally a demolition but that Heritage Section staff have no objection to the scope of demolition, find the variances minor in nature, and are supportive of the application.

The Committee expressed concerns with the additional paving at the front of the property, and recommended that it being reduced in width.

The Committee asked about the north facing dormer, asking if it could be reduced or removed. The Applicant confirmed that this would be considered though it would be difficult to achieve. Mr. Manning noted that variances are not required for the dormer and that Staff would discuss further with the applicant at the Major Heritage Permit stage as to whether it should be retained.

Recommendations:

THAT Heritage Markham has no objection from a heritage perspective to the proposed variances for 257 Main Street North.

AND THAT Heritage Markham supports a reduction of the front pavers and asks that the Applicant work with Heritage staff on the proposed design during the Major Heritage Permit stage;

AND THAT future review of a Major Heritage Permit application, and any other development application required to approve the proposed development, be delegated to Heritage Section staff should the design be substantially in accordance with the drawings appended to this memo.

Carried**6.2 REQUEST FOR FEEDBACK****37 COLBORNE ST. THORNHILL HERITAGE CONSERVATION
DISTRICT
PROPOSED 2ND STOREY ADDITION (16.11)**

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Acting Manager, Heritage introduced this item as related to a proposed second-storey addition at 37 Colborne St in the Thornhill HCD. Mr. Wokral advised that the property currently hosts a modest 1850s workers cottage and that the Owner is seeking to increase the usability of the second-storey. Mr. Wokral explained the proposed changes and provided a rendering to show the impact. Mr. Wokral introduced the Owner and Designer who were in attendance.

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed alterations of the semi-detached house at 37 Colborne Street and delegates final review of the Minor Heritage Permit application to the City, (Heritage Section) staff.

Carried**7. PART FIVE - STUDIES/PROJECTS AFFECTING HERITAGE RESOURCES -
UPDATES****7.1 PRIORITY DESIGNATION PROJECT - FIFTH 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

Evan Manning, Senior Heritage Planner, introduced this item advising that it would be brought back before the Committee in April. Mr. Manning reminded the Committee that Heritage Section staff are required to designate any properties listed on the Heritage Register by the end of 2026 or the properties would be removed from the Register. Mr. Manning advised that Staff would return to Committee to solicit further feedback on which properties they are considering for designation, noting that he also included properties which are Federally owned and thus immune to designation. These properties were included to demonstrate the large number of heritage resources owned by the Federal government.

The Committee sought clarification on some of the information presented, asking why some properties have photos and why some properties are not being considered for designation. Mr. Manning noted that Staff must rely on archives for photos as they are unable to enter a property and take photos without the Owner's permission. Mr. Manning also detailed the designation process, advising that properties must meet a minimum of two criteria as described in Ontario Regulation 9/06 for Staff to proceed with designation. Mr. Manning noted that while some properties are picturesque, Staff also have to look through a heritage lens to determine if properties are significant to the community.

Evelin Ellison, deputant, expressed her belief that 139 Langstaff Road E should be reconsidered for designation and expressed her disappointment that properties would be de-listed. Mr. Manning responded that even if 139 Langstaff Rd E was in exemplary condition, Staff could not recommend that it be designated as it does not meet the minimum number of 9/06 criteria.

The Committee asked if a process could be implemented wherein the Building Department could notify Heritage Section staff of alterations to formerly "listed" properties so that Staff could encourage Owners to cooperate on maintenance or restoration. Mr. Manning advised that the Chief Building Official has a narrow window to approve demolition should all the required material be provided to the City, limiting the ability of Council to issue a Notice of Intention to Designate should Staff recommend conservation of the building.

Recommendation:

THAT Heritage Markham receive as information the fifth progress update on the Priority Designation Project.

Carried

8. PART SIX - NEW BUSINESS

There was no new business.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 7:43 PM.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: April 8, 2026

SUBJECT: Minor Heritage Permit Applications
Delegated Approval by Heritage Section Staff
42 Peter Street (MVHCD)
116 Main Street North (MVHCD)

Files: 26 109129 HE, 26 111272 HE

The following Minor Heritage Permits were approved by Heritage Section staff under the delegated approval process:

Address	Permit Number	Work to be Undertaken
42 Peter Street (MVHCD)	26 109129 HE	Installation of a wood storm door & removal and replacement of unauthorized windows and front veranda railing
116 Main Street (MVHCD)	26 111272 HE	After-the-fact approval for installation of a wheelchair ramp (approval conditional on painting the ramp)

Suggested Recommendation for Heritage Markham

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



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: April 8, 2026

SUBJECT: Delegated Approvals
Building and Sign Permits Approved by Heritage Section Staff

The following Building and Sign Permits were approved by Heritage Section staff under the delegated approval process:

Address	Permit Number	Work to be Undertaken
7711 Yonge St. (THCD)	SP 24 200290	Wall Sign
147 Main St. (UHCD)	SP 26 110927	Wall Sign
4 Station Lane (UHCD)	HP 25 109780	Rear Sunroom approved through Major Heritage Permit
7651 9 th Line	AL 26 113258	New fire annunciation panel at Box Grove Community Centre

Suggested Recommendation for Heritage Markham

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

File: 7711 Yonge St., 147A Main St. U., 4 Station Lane, 7651 9th Line

Q:\Development\Heritage\SUBJECT\Building Permits Delegate Approval\2026\HM April 2026 Building Permit Delegated Approvals.doc



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: April 8, 2026

SUBJECT: Delegated Approval
Committee of Adjustment Applications
2695 Elgin Mills Road
4355 Highway 7

Files: B/002/26, A/013/26, A/014/26 & A/010/26

The following Committee of Adjustment applications were addressed by Heritage Section staff under the delegated approval process:

Address	Permit Number	Proposed Variance or Consent
2695 Elgin Mills Road East (adjacent to 2716 and 2730 Elgin Mills Road)	B/002/26, A/013/26, A/014/26	Consent to sever the property into two separate lots which will allow the owner to proceed with phased construction as well as facilitate the conveyance of a public street and open space blocks to the City
4355 Highway 7 (within the UHCD)	A/010/26	Variance to allow for a minimum of 28 parking spaces whereas the by-law requires a minimum of 34 parking spaces

Background

The review by Heritage Markham Committee of the following Committee of Adjustment applications have been delegated to Heritage Staff provided that the Ward Councillor is consulted and has no objection to the proposal. If Staff or the Ward Councillor has any concerns from a heritage perspective, the matter will be forwarded to Heritage Markham for comment as a separate memo:

- **Minor Variance Applications** on lands considered *adjacent* (i.e within 60m) to *cultural heritage resources* (February 8, 2023).
- **Minor Variance Applications** that do not involve building envelope expansion (September 11, 2024).
- **Specific Consent Applications** (September 11, 2024):

- 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).
- ** for those situations where the application is not adjacent to a HCD but is adjacent to a stand-alone cultural heritage resource, all three Heritage Markham Councillors are consulted regarding whether the matter should be delegated to staff.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive the information on the Committee of Adjustment applications reviewed by Heritage Section staff on behalf of Heritage Markham under the delegated approval process.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: April 8, 2026

SUBJECT: **Priority Designation Project – Rescheduling of Committee Consideration**
Designation of Significant “Listed” Properties under Part IV of the Ontario Heritage Act

Files: N/A

Background

Final Evaluation of the Priority Designation Project

- At its meeting on March 11, Staff introduced to the Committee a presentation package showing the remaining listed properties proposed for designation under Part IV of the Ontario Heritage Act as part of the final phase of the Priority Designation Project. Staff originally intended to return to the Committee for feedback on the presentation package at its meeting on April 8 but are now recommending that the Committee consider the item at its meeting on May 13.
- In the interim, Staff welcome any questions on the presentation package (a copy of which is also included as part of this agenda package). Please feel free to reach out to Evan Manning, Senior Heritage Planner, at emanning@markham.ca

Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive as information the rescheduling of final consideration of the Priority Designation Project to the meeting on May 13, 2026.

Appendix 'A'

Evaluation of Listed Properties – Final Update

Provided under separate cover

EVALUATION
OF LISTED PROPERTIES
FINAL UPDATE

ELIGIBLE

PROCEED WITH DESIGNATION



7275 14th Avenue



6278 19th Avenue (condition review required)



11109 Hwy 48



7951 Yonge Street



5632 Elgin Mills Road



7703 Kennedy Road



7290 Leslie Street



1 Old Farm Way



7885 Reesor Road



10768 Victoria Square Blvd

ELIGIBLE

DO NOT PROCEED WITH
DESIGNATION



6882 14th Avenue



6840 14th Avenue (NOID declined by Council)



6007 16th Avenue



3270 19th Avenue



6163 19th Avenue



3949 19th Avenue (NOID declined by Council)



6074 19th Avenue



4176 19th Avenue



6445 19th Avenue



10530 Hwy 48



10131 Hwy 48



10666 Hwy 48

NO PHOTOGRAPH AVAILABLE

10466 Hwy 48



5429 Hwy 7



7847 Hwy 7



7891 Hwy 7



9940 9th Line



7791 9th Line



10268 9th Line



7662 9th Line



87 Dickson Hill Road



4478 Elgin Mills Road



3046 Elgin Mills Road



3026 Elgin Mills Road



10936 Kennedy Road



10873 Kennedy Road



10228 Kennedy Road



10893 Kennedy Road



5480 Major Mackenzie Drive



10893 McCowan Road



10346 McCowan Road



11270 McCowan Road



28 Milroy Lane (Replica)



59 Old Kennedy Road (Demolition Secured)



93 Old Kennedy Road



58 Old Kennedy Road (Demolition Secured)



30 Old Kennedy Road (Demolition Secured)



64 Old Kennedy Road (Demolition Secured)



51 Old Kennedy Road (Demolition Secured)



7765 Reesor Road



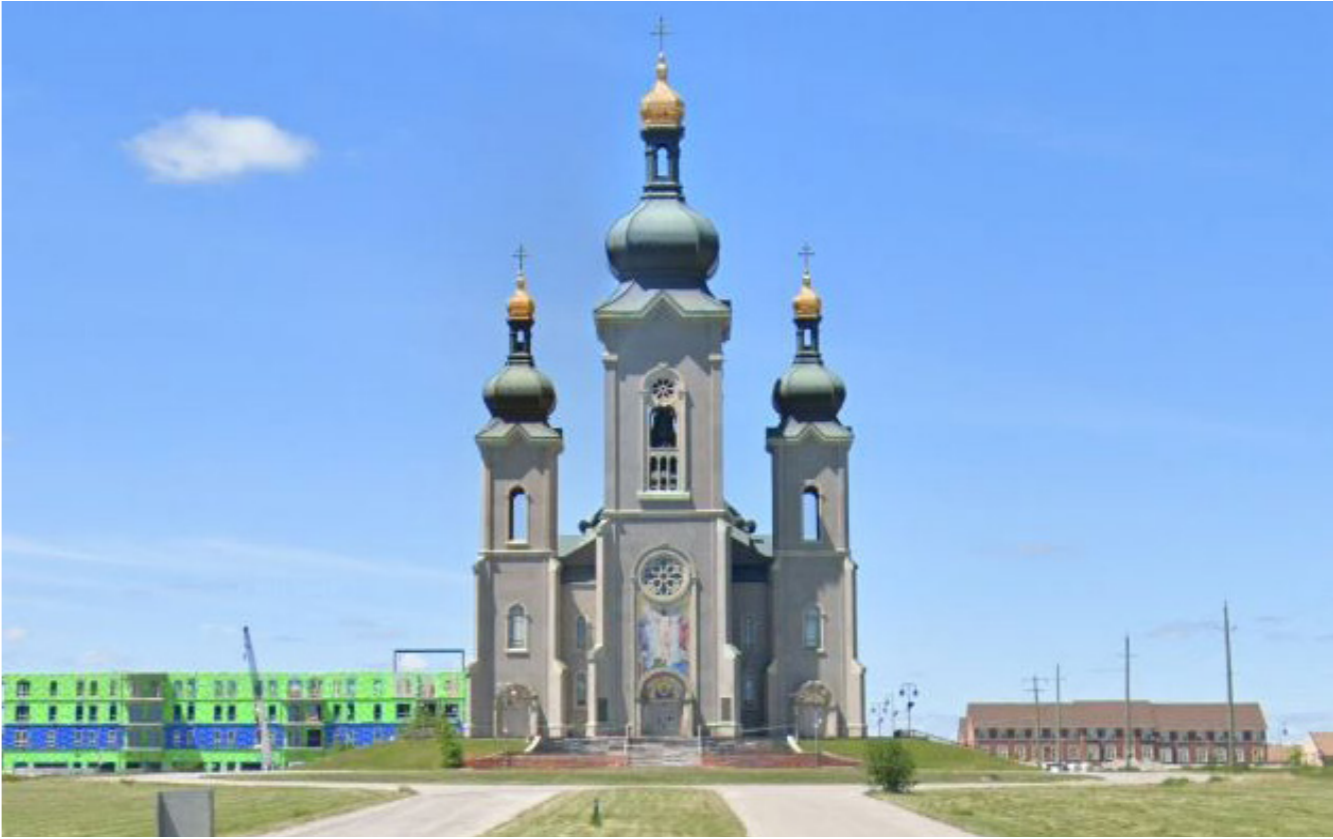
7452 Reesor Road



171 Town Centre Blvd



10762 Victoria Square Blvd



10350 Victoria Square Blvd



10766 Victoria Square Blvd



10758 Victoria Square Blvd



11 Victoria Street (Demolition Secured)



17 Wales Avenue



20 Wales Avenue



16 Wales Avenue



9 Wales Avenue



12 Wales Avenue



139 Langstaff Road E



7775 9th Line (NOID declined by Council)

**INELIGIBLE OR
MUNICIPALLY PROTECTED**

GOVERNMENT OWNED



7560 11th Concession Road (Federal)



8110 11th Concession Road (Federal)



7536 14th Avenue (Federal)



8328 14th Avenue (Federal)



7575 14th Avenue (Federal)



9350 Markham Road (Municipal)



7277 14th Avenue (Federal)



8183 14th Avenue (Federal)



7982 16th Avenue (Federal)



7797 16th Avenue (Federal)



2780 19th Avenue (Municipal)



3565 19th Avenue (Municipal)



7489 19th Avenue (Federal)



7889 Hwy 7 (Federal)



10389 9th Line (Federal)



10531 9th Line (Federal)



10825 9th Line (Federal)



10691 Ninth Line (Federal)



10233 9th Line (Federal)



11129 Ninth Line (Federal)



7750 Bayview Avenue (Municipal)



7840 Elgin Mills Road (Federal)



6492 Elgin Mills Road (Federal)



2929 Elgin Mills Road (Municipal)



7672 Elgin Mills Road (Federal)



7528 Elgin Mills Road (Federal)



7951 Kennedy Road (Provincial)



20 Locust Lane (Federal)



165 Locust Hill Lane (Federal)



7591 Major Mackenzie Drive (Federal)



6418 Major Mackenzie Drive East (Municipal)



7630 Major Mackenzie Drive (Federal)



7258 Major Mackenzie Drive (Federal)



7255 Major Mackenzie Drive (Federal)



7939 Reesor Road (Federal)



7355 Reesor Road (Federal)



10972 Reesor Road (Federal)



10243 Reesor Road (Federal)



11274 Reesor Road (Federal)



7295 Reesor Road (Federal)



10377 Reesor Road (Federal)



10888 Reesor Road (Federal)



7784 Reesor Road (Federal)



9656 Reesor Road (Federal)



7607 Reesor Road (Federal)



9619 Reesor Road (Federal)



8359 Reesor Road (Federal)



7833 Reesor Road (Federal)



9769 Reesor Road (Federal)



7629 Reesor Road (Federal)



10251 Reesor Road (Federal)



7293 Reesor Road (Federal)



8840 Warden Avenue (Municipal)



11242 Warden Avenue (Municipal)



7892 McCowan Road (Provincial)



8346 York Durham Line (Provincial)



11410 York Durham Line (Federal)



9048 York Durham Line (Federal)



9992 York Durham Line (Federal)



7392 York Durham Line (Provincial)



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: April 8, 2026

SUBJECT: Committee of Adjustment Variance Application
75 John Street, Thornhill Heritage Conservation District
To permit a deck in the rear yard
MNV 26 108953, A/008/26

Property/Building Description: Modern infill detached 2-storey dwelling

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act

Application/Proposal

- The property owner wishes to construct a larger deck to the rear of the existing house to replace an existing deck.

Background Information

The proposed deck requires a variance for its proposed depth due to its height above grade

Because the proposed deck is greater than 1.0m (3.3 ft.) above grade, a variance is required to permit the deck to project 4.7m (16 ft.) from the rear wall of the dwelling, whereas the By-law only permits decks greater than 1.0m above grade to project 3.7m (12 ft.) beyond the rear wall of the dwelling.

Policy

Official Plan ("OP")

Chapter 4.5 (Cultural Heritage Resources) of the OP provides direction relative to the proposal.

Specifically, Chapter 4.5.3.9 states that it is the policy of Council:

To provide for the protection and conservation of cultural heritage resources or the mitigation of adverse effects on cultural heritage resources as a condition of minor variance and severance approval and associated agreements.

Chapter 4.5.3.10 states that it is the policy of Council to:

To evaluate each land severance and variance proposal that directly affects a cultural heritage resource itself and adjacent lands on its own merits and its compatibility with the heritage policies of this Plan and the objectives and policies of any applicable heritage conservation district plan....

Thornhill Heritage Conservation District Plan

Section 7.4

a) Each land division proposal and variance will be evaluated on its own merits and as to its compatibility with the objectives and policies of the District Plan.

Staff Comment

Staff have no objection to the proposed rear deck and required variance

- Heritage Staff have no objection to the approval of the required variance as the proposed rear deck is accessed from the first floor of the house, is not visible from the public realm of John St. and is only 4 ft. deeper than the existing deck it proposes to replace.
- Therefore, staff recommends that Heritage Markham provide no comment on the requested variance and delegates final review of the application to the City (Heritage Section) staff.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no comment from a heritage perspective on the variance application for 75 John Street to permit a rear deck to project 4.9 m into the rear yard and delegates final review of the application to the City (Heritage Section) staff.

Appendices

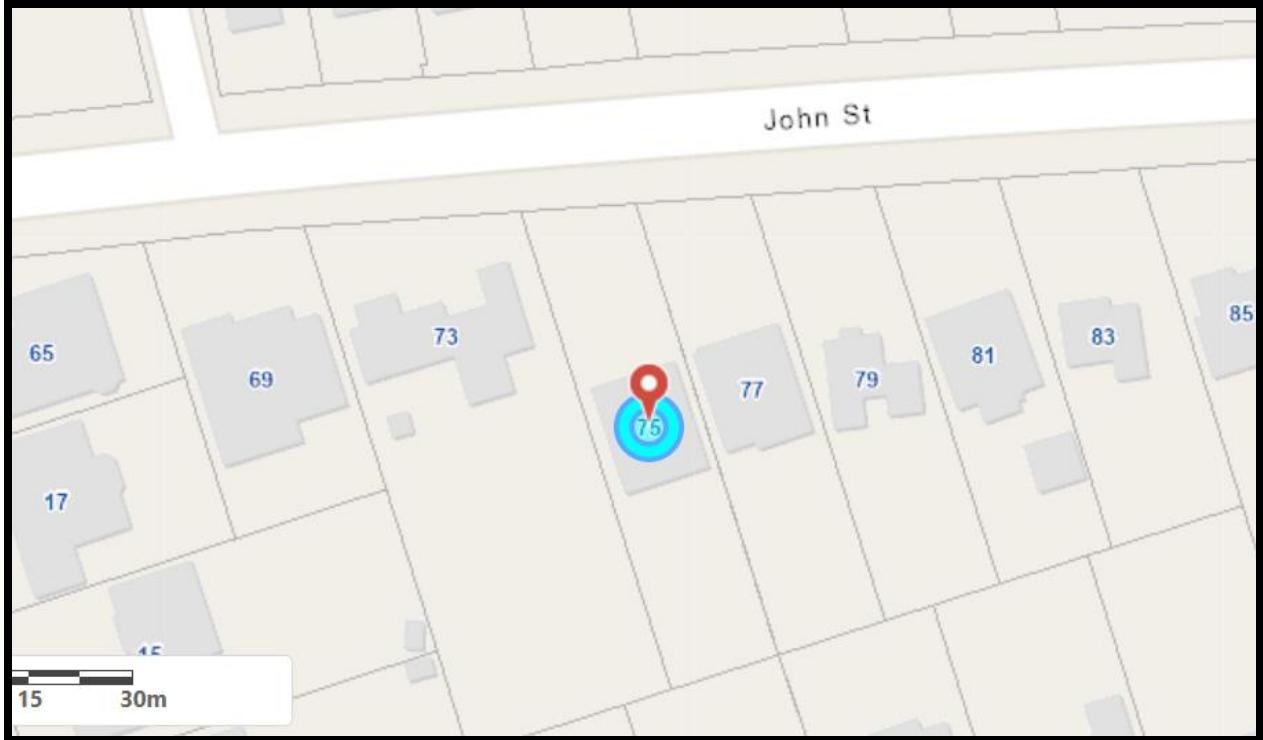
Appendix A- Location Map and Photograph of the Existing Dwelling

Appendix B- Aerial View of the Existing Rear Deck

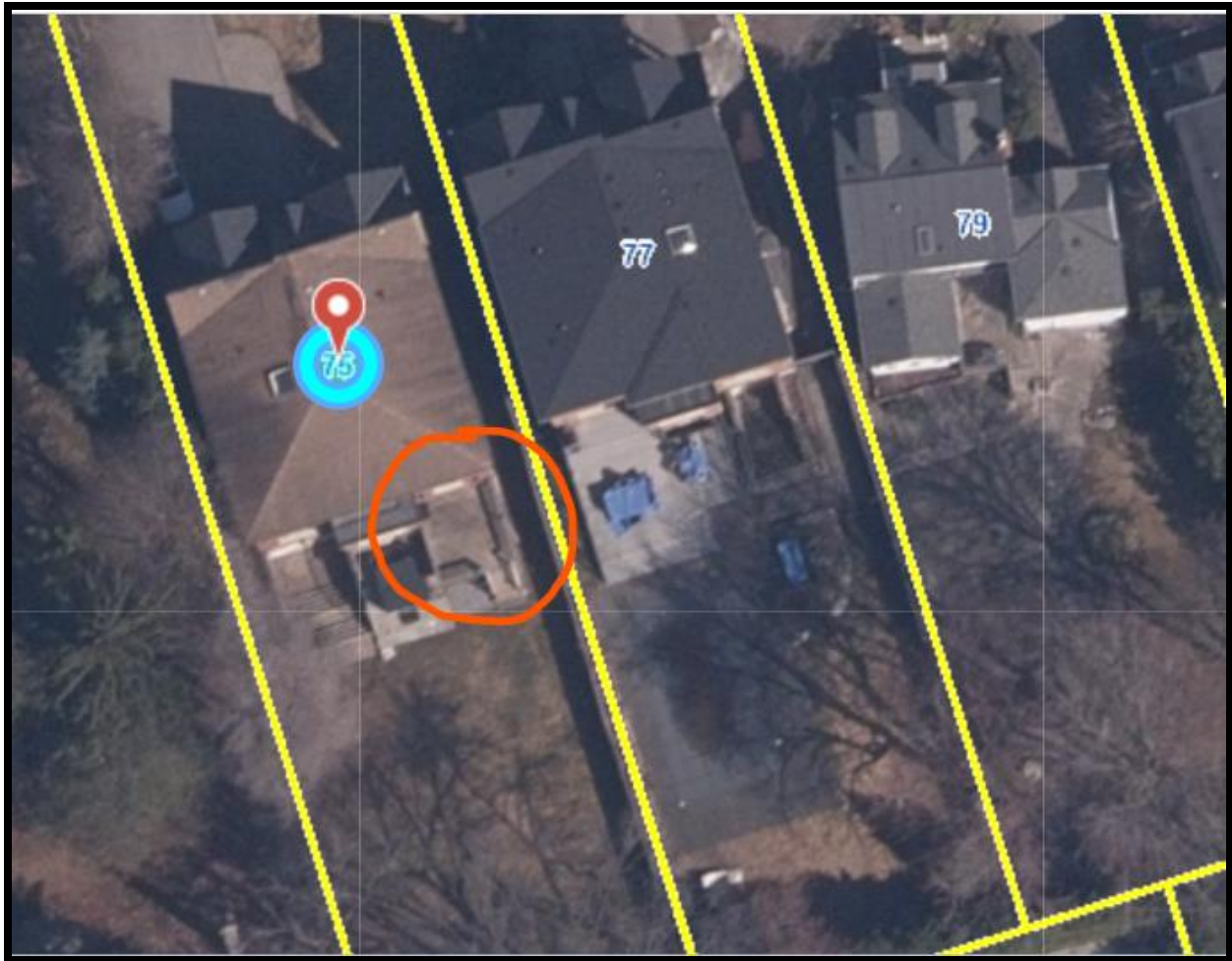
Appendix C- Proposed Location of Rear Deck

File path:Q:\Development\Heritage\PROPERTY\JOHN\75\Heritage Markham Memo April 2026 Variance for rear deck.doc

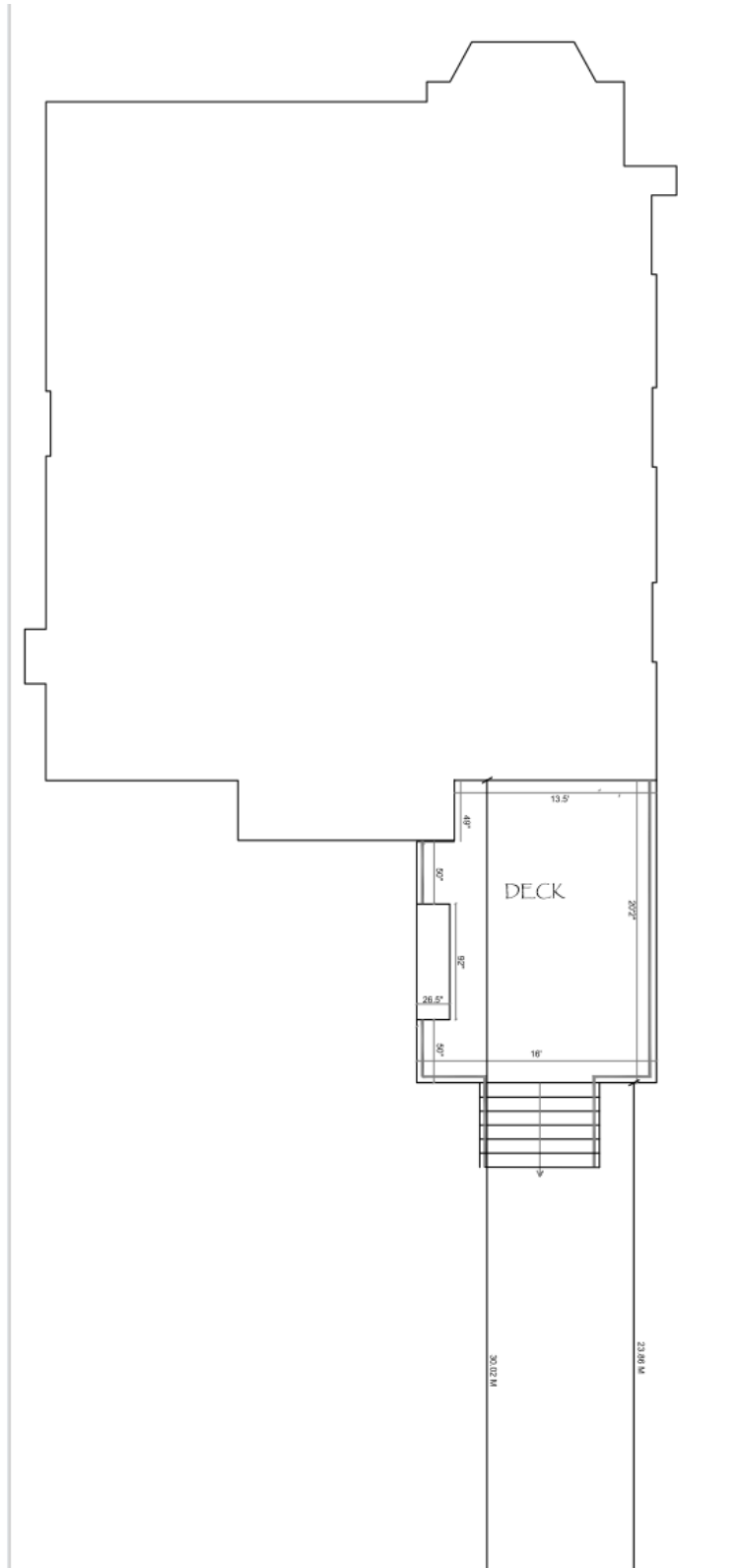
Appendix A- Location Map and Photograph of the Existing Dwelling



Appendix B – Aerial View of the Existing Rear Deck



Appendix C- Proposed Location of Rear Deck





MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: April 8, 2026

SUBJECT: **Committee of Adjustment Consent & Variance Applications**
5 Rouge Street, Markham Village
Proposed Severance and Construction of Two Detached Dwellings

FILE: B/030/25, A/145/25, A/148/25

Property/Building Description: Two-storey detached dwelling with integrated garage constructed c.1951 as per MPAC records

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act as part of the Markham Village Heritage Conservation District (the “MVHCD” of the “District”)

Application/Proposal

- The City has received concurrent Consent (“CNST”) and Minor Variance (“MNV”) applications seeking consent to sever 5 Rouge Street (the “Subject Property”) into two approximately equal halves and relief from the by-law to allow for the future construction of two detached dwellings (refer to Appendix ‘F’ for drawings).
- The proposed lot configuration generally reflects that of the abutting properties to the south at 16 & 18 James Scott Road which were severed from the Subject Property via CNST application in 2014.
- The existing dwelling on the Subject Property will be demolished to accommodate the new buildings.

Consent Application (B/030/25)

Pursuant to the provisions of Section 53 of the Planning Act, as amended, and Ontario Regulation No. 197/96, the application is requesting provisional consent to:

- a) **sever and convey a parcel of land** (Part 1) with an approximate lot frontage of 11.15 metres and an approximate lot area of 415.4 square metres; and
- b) **retain a parcel of land** (Part 2) with an approximate lot width of 11.15 metres and an approximate lot area of 417.67 square metres.

Minor Variance Application (A/145/25)

The applicant is requesting relief to permit:

- a) **By-law 2024-19, Section 6.3.2.2(i):** an interior side yard setback of 0.6 metres, whereas the by-law requires a minimum of 1.8 metres;
- b) **By-law 2024-19, Section 6.3.2.2(i):** a combined interior side yard setback of 1.87 metres, whereas the by-law requires a minimum of 4 metres;
- c) **By-law 2024-19, Section 4.8.9.2(a)(i):** a minimum landscaping strip of 0.6 metres, whereas the by-law requires a minimum of 1.5 metres;
- d) **By-law 2024-19, Section 6.3.2.2(a):** a minimum lot frontage of 11.15 metres, whereas the by-law requires a minimum of 23 metres;
- e) **By-law 2024-19, Section 6.3.2.2(d):** a maximum lot coverage of 41 percent, whereas the by-law permits a maximum of 35 percent;
- f) **By-law 2024-19, Section 6.3.2.2(c):** a maximum first storey main building coverage of 38 percent, whereas the by-law permits a maximum of 30 percent;
- g) **By-law 2024-19, Section 6.3.2.2(c):** a maximum second story main building coverage of 38 percent, whereas the by-law permits a maximum of 20 percent; and
- h) **By-law 2024-19, Section 6.3.2.2(e):** a maximum second storey distance from the established building line of 17.93 metres, whereas the by-law permits a maximum of 14.5 metres.

Minor Variance Application (A/148/25)

The applicant is requesting relief to permit:

- a) **By-law 2024-19, Section 6.3.2.2(i):** an interior side yard setback of 0.6 metres, whereas the by-law requires a minimum of 1.8 metres;
- b) **By-law 2024-19, Section 6.3.2.2(i):** a combined interior side yard setback of 1.87 metres, whereas the by-law requires a minimum of 4 metres;
- c) **By-law 2024-19, Section 4.8.9.2(a)(i):** a minimum landscaping strip of 0.6 metres, whereas the by-law requires a minimum of 1.5 metres;
- d) **By-law 2024-19, Section 6.3.2.2(a):** a minimum lot frontage of 11.15 metres, whereas the by-law requires a minimum of 23 metres;

- e) **By-law 2024-19, Section 6.3.2.2(d):** a maximum lot coverage of 40 percent, whereas the by-law permits a maximum of 35 percent;
- f) **By-law 2024-19, Section 6.3.2.2(c):** a maximum first storey main building coverage of 38 percent, whereas the by-law permits a maximum of 30 percent;
- g) **By-law 2024-19, Section 6.3.2.2(c):** a maximum second story main building coverage of 38 percent, whereas the by-law permits a maximum of 20 percent; and
- h) **By-law 2024-19, Section 6.3.2.2(e):** a maximum second storey distance from the established building line of 18.5 metres, whereas the by-law permits a maximum of 14.5 metres.

Background

Context

- The Subject Property is located on the south side of Rouge Street between Main Street North to the west and Mill Street to the east. The portion of the MVHCD south of Highway 7 differs markedly from the remainder of the District as it is less stable (e.g. greater proportion of lot severance and contemporary infill) and contains fewer significant heritage resources. Refer to Appendices ‘A’ & ‘B’ for images of the Subject Property.
- Growth has been piecemeal on Rouge Street with layers spanning from the nineteenth century to the present day. Most of the growth, however, dates from the postwar period. Illustrating this organic growth, the properties in closest proximity to the Subject Property have the following dates of construction as per MPAC:
 - **3 Rouge Street:** c.2003
 - **4 Rouge Street:** c.1971
 - **6 Rouge Street:** c.1901
 - **7 Rouge Street:** c.2014
- The lotting pattern shows a similar variability with differing lot frontages, depths and areas. Refer to the aerial images in Appendix ‘C’ which show the evolution of Rouge Street from 1970 to the present.

Policy

Official Plan (“OP”)

Chapter 4.5 (Cultural Heritage Resources) of the OP provides direction relative to the proposal.

Specifically, Chapter 4.5.3.9 states that it is the policy of Council:

To provide for the protection and conservation of cultural heritage resources or the mitigation of adverse effects on cultural heritage resources as a condition of minor variance and severance approval and associated agreements.

Chapter 4.5.3.10 states that it is the policy of Council to:

To evaluate each land severance and variance proposal that directly affects a cultural heritage resource itself and adjacent lands on its own merits and its compatibility with the heritage policies of this Plan and the objectives and policies of any applicable heritage conservation district plan. This shall include the preservation of the existing lot fabric or historical pattern of lot development on the specific street or in the immediate neighbourhood where it contributes to the uniqueness, and forms part of, the historical character of the area.

MVHCD Plan

- The Subject Property is categorized as a Type ‘C’ property. As described in Section 3.2 (‘Building Classification’) of the MVHCD Plan, Type ‘C’ properties possess the following characteristics within the District:
 - *These buildings do not relate to the historical character.*
 - *They do not reinforce the historical character.*
 - *Any redevelopment on a lot with this designation will be subject to the policies set out herein and handled in the same manner as a NEW BUILDING.*
- Note that there are no specific policies or guidelines related to land division within the MVHCD Plan.

Staff Comment

Demolition of the Existing Dwelling

- Heritage Section staff (“Staff”) have no objection to the demolition of the existing dwelling given its identification as a Type ‘C’ property within the MVHCD Plan. Given its lack of heritage significance, Staff are of the opinion that its demolition will not have an adverse impact on the heritage character of the District.

Consent and Minor Variance Applications

- As noted above, Rouge Street is characterised by lots of varying size created through a gradual process of land division. Whether the Subject Property has a greater lot frontage, for example, relative to the abutting lots (as it currently does), or whether the frontage is smaller (as proposed), the contextual relationship, one of variability, is the same. As such, the proposed CNST and MNV applications are continuing the well-established trend of land division and infill construction that has given the portion of the MVHCD south of Highway 7 its current character.
- Staff also note that a similar condition as the one proposed exists immediately to the south on James Scott Road (refer to the image in Appendix ‘D’). Further, there are no significant cultural heritage resources on or abutting the Subject Property that could be adversely impacted by the proposal.

- Regarding the requested variances for the proposed dwellings, Staff find the scale and siting of the proposed dwellings to be generally in keeping with nearby properties, particularly those to the east at 7-17 Rouge Street, and as such constitute a compatible new layer of growth within this portion of the MVHCD (refer to Appendix 'E' for a streetscape drawing).
- Given the above, and in absence of policy direction within the MVHCD Plan to oppose the land division as proposed, Staff find that the proposal conforms with the relevant OP policies and have no objection from a heritage perspective to the proposed CNST and MNV applications.

Conceptual Design

- The design of the proposed dwellings appears to mirror those at 16 & 18 James Scott Road. Staff request revisions to the exterior of the proposed dwellings to differentiate them from those on James Scott Road. Just as uniformity in lot size is not characteristic of the District, so too is repetition of housing design for single family dwellings.

Next Steps

- Should the applicant be successful at the Committee of Adjustment hearing tentatively scheduled for May 6, 2026, submission of a Major Heritage Permit application will be required prior to Building Permit issuance.
- Staff will work with the Applicant on a revised design as part of a future Major Heritage Permit application and will return to Heritage Markham at a future date for feedback on the revised approach.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the Consent and Minor Variances applications for 5 Rouge Street.

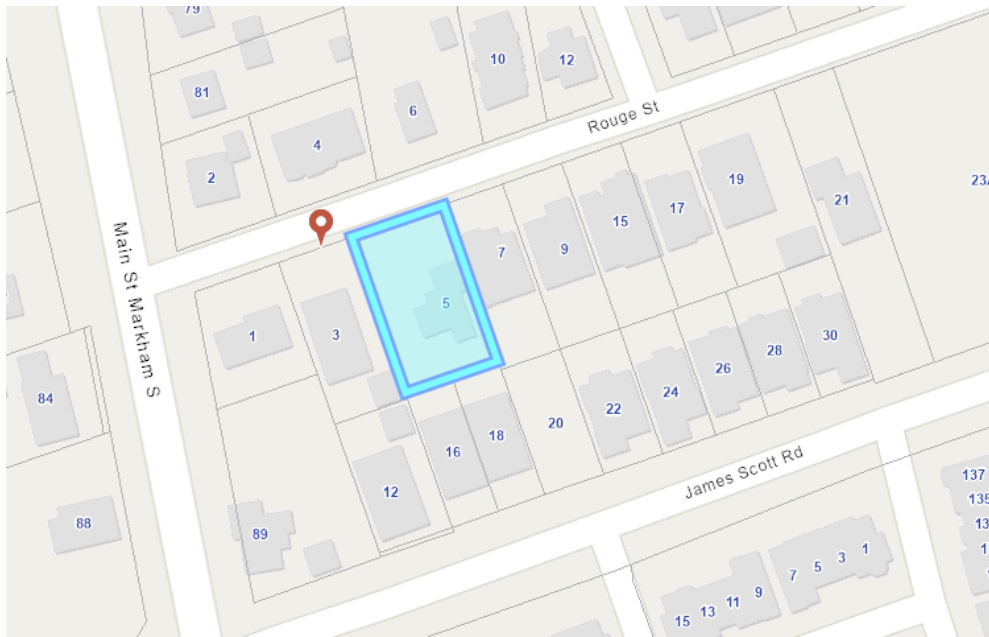
AND THAT Heritage Markham has no objection to the future demolition of the existing dwelling at 5 Rouge Street.

ATTACHMENTS:

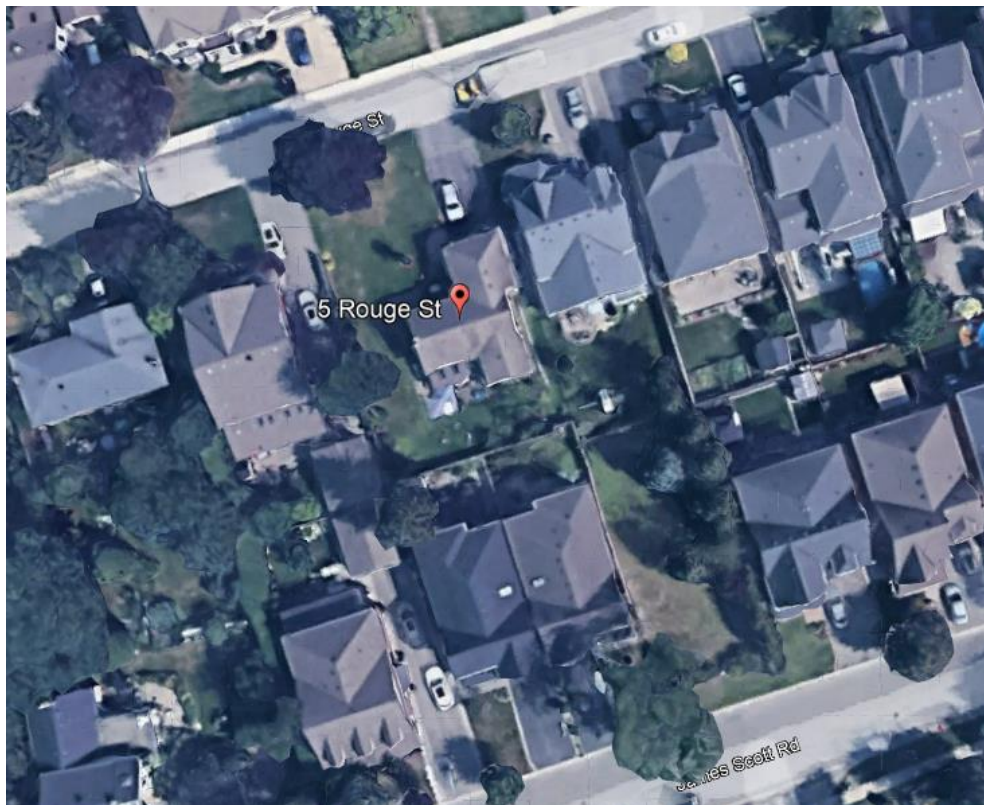
Appendix 'A'	Location Map and Aerial Image of the Subject Property
Appendix 'B'	Image of the Subject Property
Appendix 'C'	Evolution of Rouge Street
Appendix 'D'	Photograph of 16 & 18 James Scott Road
Appendix 'E'	Streetscape
Appendix 'F'	Drawings

Appendix 'A'

Location Map and Aerial Image of the Subject Property



Property map showing the location of the Subject Property [outlined in blue]
(Source: City of Markham)



Aerial image of the Subject Property (Source: Google)

Appendix 'B'

Image of the Subject Property

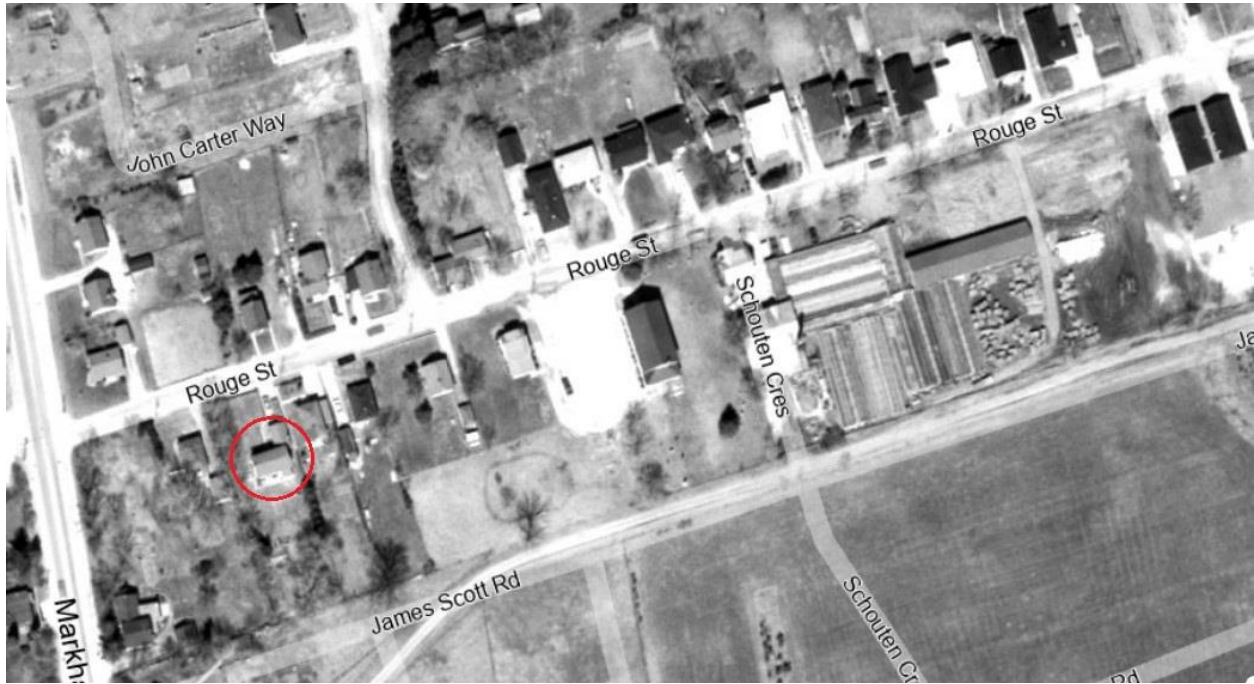


The north (primary) elevation of the existing dwelling (Source: City of Markham)

Appendix 'C'

Evolution of Rouge Street

1970



Subject Site circled in red (Source: York Region, annotated by Staff)

Late 1980s



Subject Site circled in red (Source: York Region, annotated by Staff)

2025



Subject Site circled in red (Source: York Region, annotated by Staff)

Appendix 'D'

Photograph of 16 & 18 James Scott Road



(Source: City of Markham)

Appendix 'E'

Streetscape

DATE
 March 13, 2026
 DRAWN BY
 CRB

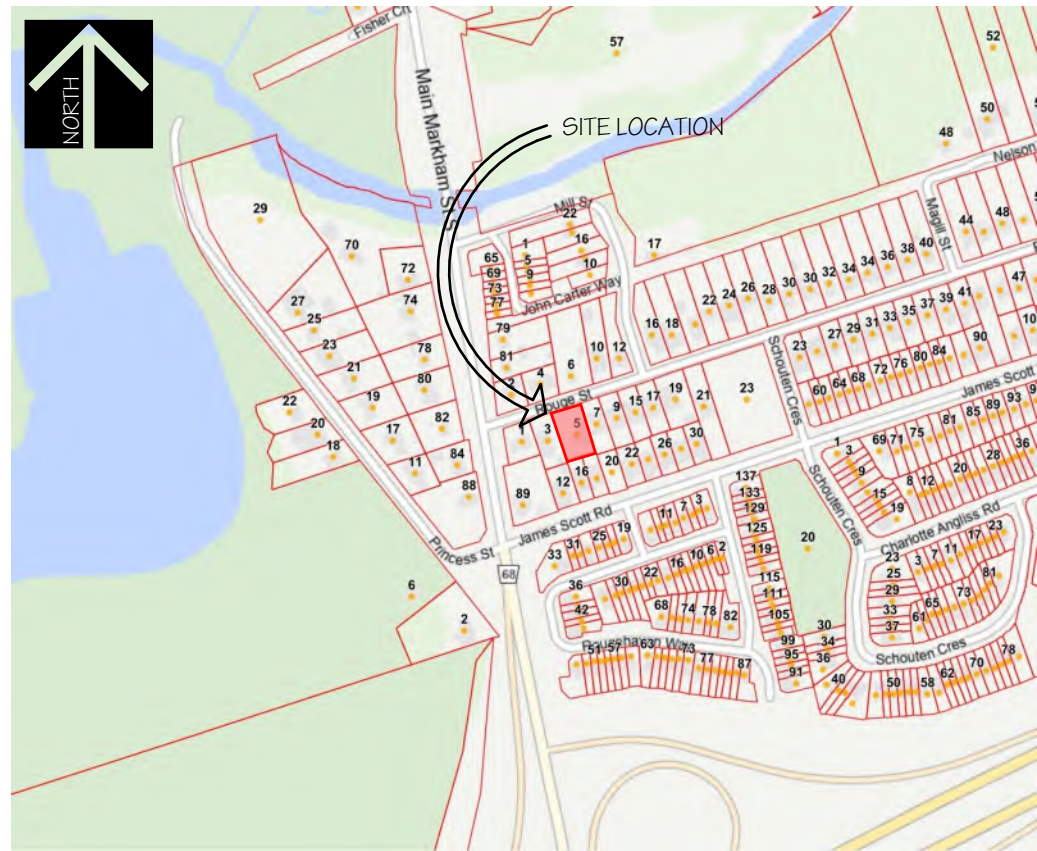
CLIENT
 Marconi Homes c/o
 Joe DiMartino

PROJECT
 5 Rouge Street
 Development
 PROJECT NO.
 20250014
 REVISED:

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless the design is exempt under 2.17.5.1. of the Building Code

CHRIS BURNS	10084
NAME	BCIN
REGISTRATION INFORMATION Required unless the design is exempt under 2.17.5.1. of the Building Code	
BlueLine Design	31394
FIRM NAME	BCIN



1 KEY PLAN
A1 Scale: N.T.S.



3 MARKHAM ZONING MAP
A1 Scale: N.T.S.



2 YORK REGION AERIAL (2024)
A1 Scale: N.T.S.

Site Information

A1

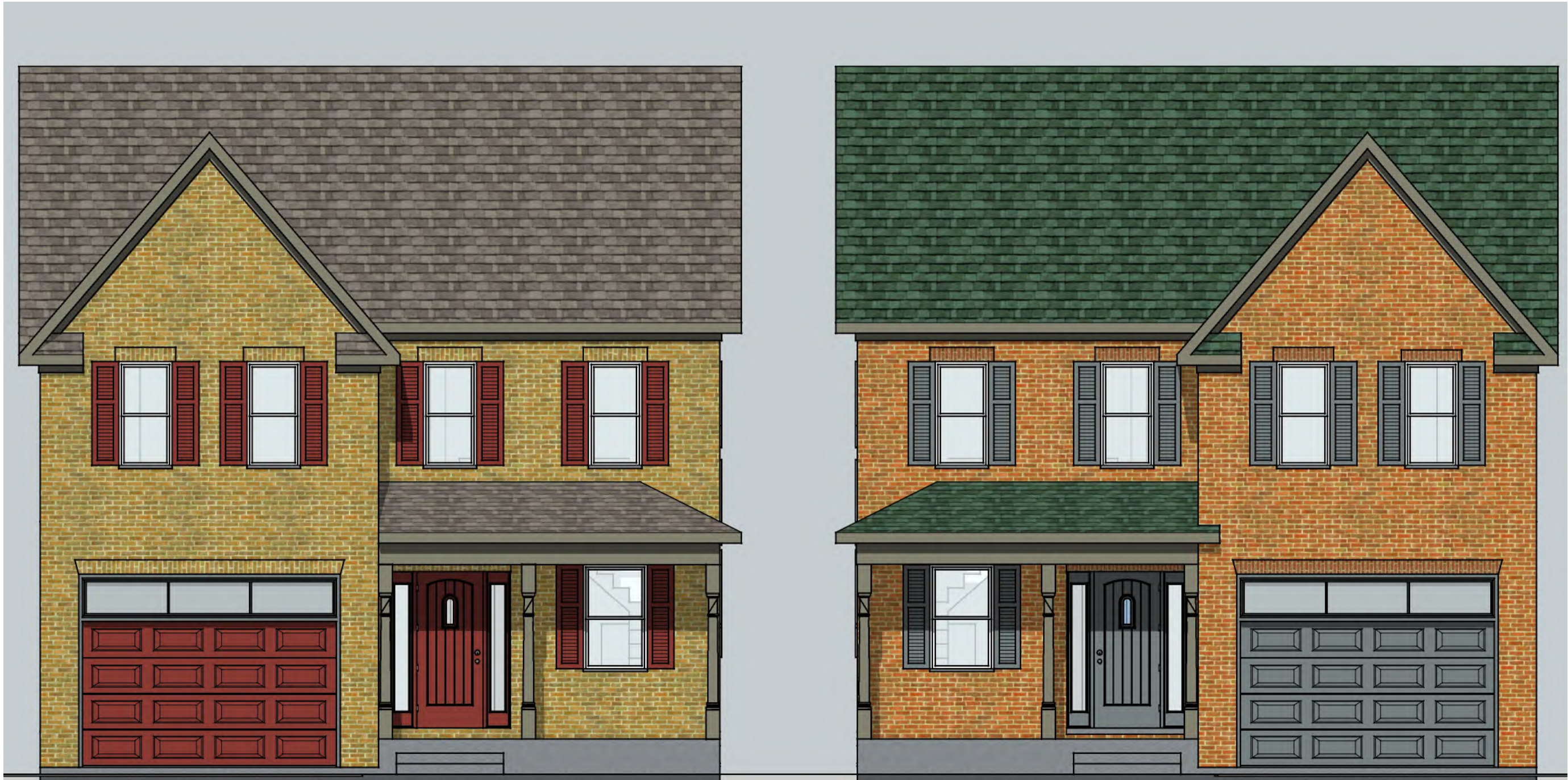
DATE
 March 13, 2026
 DRAWN BY
 CRB

CLIENT
 Marconi Homes c/o
 Joe DiMartino

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NAME	SIGNATURE BCIN
REGISTRATION INFORMATION	Required unless the design is exempt under 2.17.5.1. of the Building Code
BlueLine Design	31394
FIRM NAME	BCIN



Proposed House

1 PROPOSED HOUSES
 A2 Scale: N.T.S.

A2

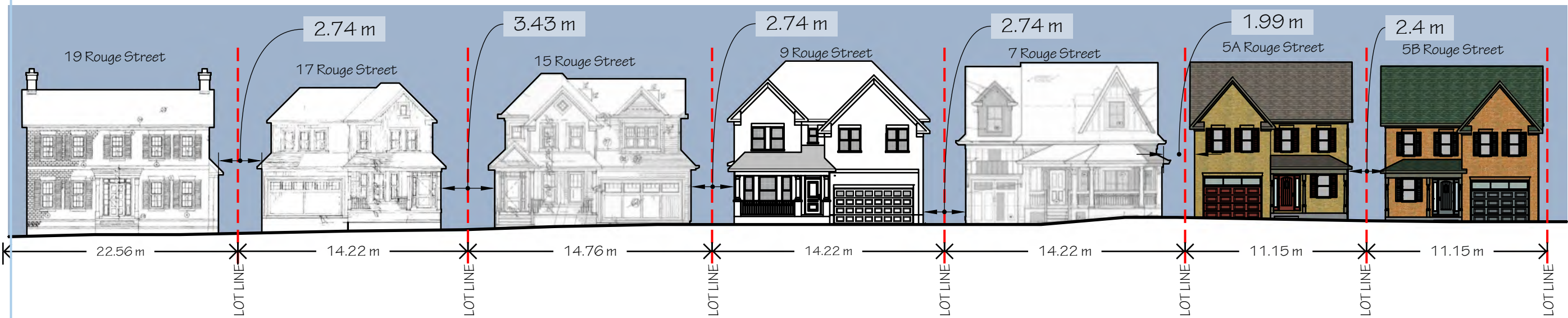
DATE
 March 13, 2026
 DRAWN BY
 CRB

CLIENT
 Marconi Homes c/o
 Joe DiMartino

PROJECT
 5 Rouge Street
 Development
 PROJECT NO.
 20250014
 REVISED:

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CHRIS BURNS	SIGNATURE	10084
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION Required unless the design is exempt under 2.17.5.1. of the Building Code		
BlueLine Design		31284
FIRM NAME		BCIN



1 ROUGE STREET (SOUTH SIDE)
A3 Scale: N.T.S.

HOUSES HAVE 0.6 m SIDEYARD SETBACK
 ADJACENT TO EXISTING LOTS AND 1.2 m
 SETBACK BETWEEN

Streetscape
 w/details

A3

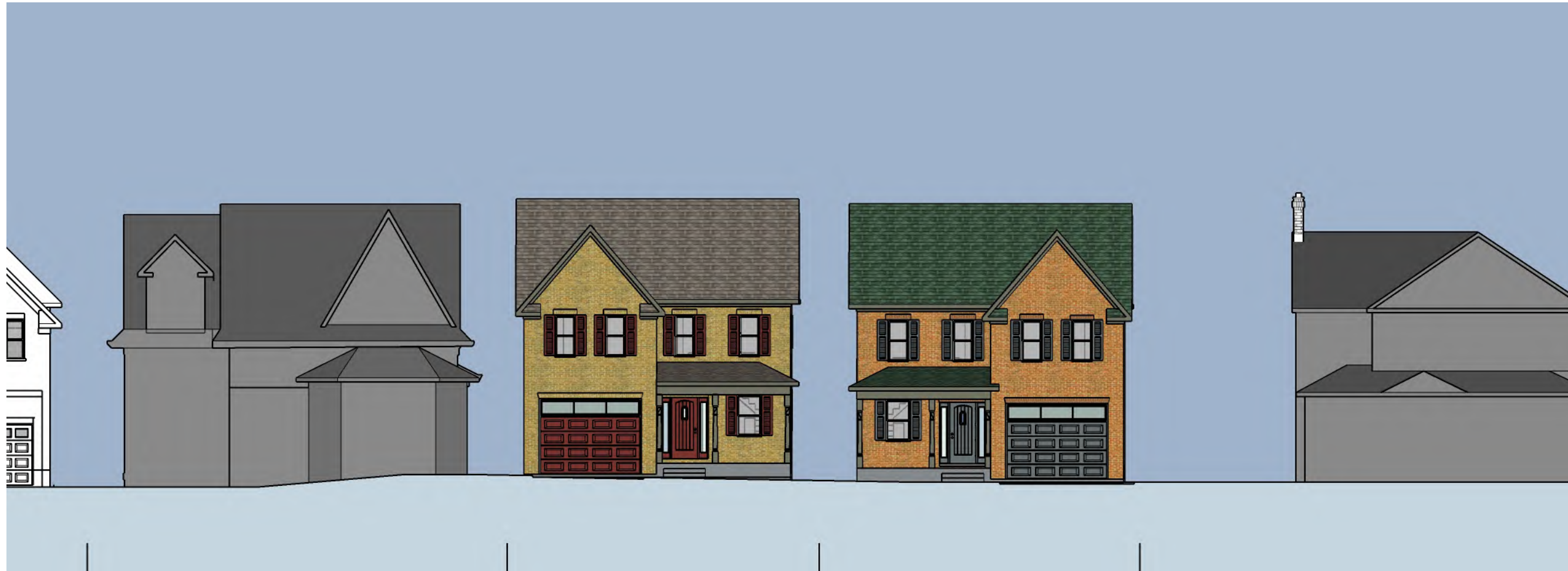
DATE
 March 13, 2026
 DRAWN BY
 CRB

CLIENT
 Marconi Homes c/o
 Joe DiMartino

PROJECT
 5 Rouge Street
 Development
 PROJECT NO.
 20250014
 REVISED:

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CHRIS BURNS	10084
NAME	SIGNATURE BCIN
REGISTRATION INFORMATION Required unless the design is exempt under 2.17.5.1. of the Building Code	
BlueLine Design	31394
FIRM NAME	BCIN



1 ROUGE STREET (SOUTH SIDE)
 A4 Scale: N.T.S.

Streetscape
 rendering

A4

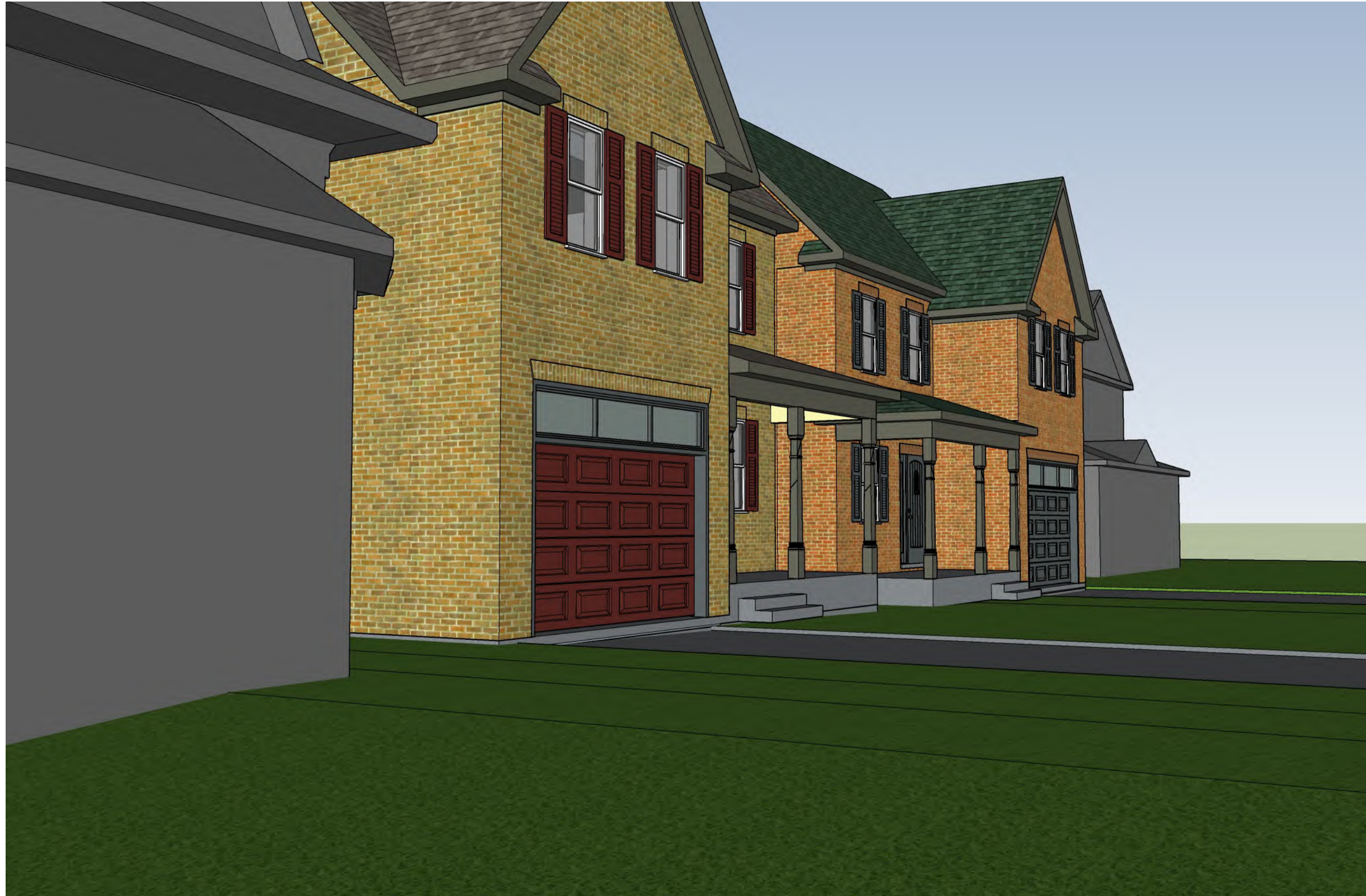
BLUELINE Design
301 Hedge Road, Sutton, ON
LOE 1R0
905-955-8283
candtburns@rogers.com

DATE
March 13, 2026
DRAWN BY
CRB

CLIENT
Marconi Homes c/o
Joe DiMartino

PROJECT
5 Rouge Street
Development
PROJECT NO.
20250014
REVISED:

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CHRIS BURNS 10084
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless the design is exempt under 2.17.5.1. of the Building Code
BlueLine Design 31384
FIRM NAME BCIN



Looking West

A5

1 SIDEWALK VIEW LOOKING WEST
A5 Scale: N.T.S.

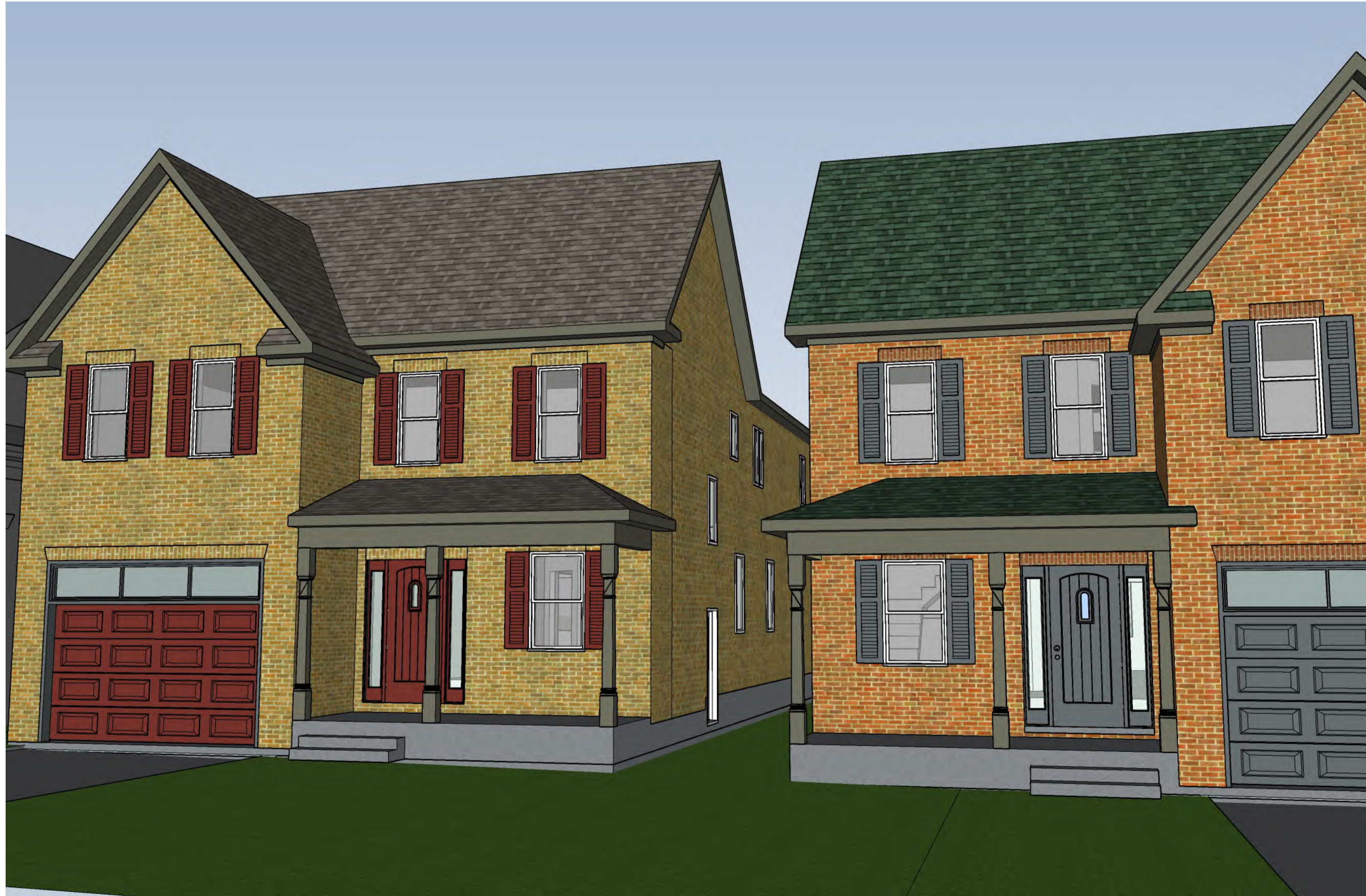
BLUELINE Design
301 Hedge Road, Sutton, ON
LOE 1R0
905-955-8283
candtburns@rogers.com

DATE
March 13, 2026
DRAWN BY
CRB

CLIENT
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Joe DiMartino

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Development
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CHRIS BURNS 10084
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless the design is exempt under 2.17.5.1. of the Building Code
BlueLine Design 31284
FIRM NAME BCIN



Looking South

A6

1 SIDEWALK VIEW LOOKING SOUTH
A6 Scale: N.T.S.

BlueLine Design title block - Landscape 11" x 17" (if printed on any other size paper is not to scale)

BLUELINE Design
301 Hedge Road, Sutton, ON
LOE 1R0
905-955-8283
candtburns@rogers.com

DATE
March 13, 2026
DRAWN BY
CRB

CLIENT
Marconi Homes c/o
Joe DiMartino

PROJECT
5 Rouge Street
Development
PROJECT NO.
20250014
REVISED:

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CHRIS BURNS 10084
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless the design is exempt under 2.17.5.1. of the Building Code
BlueLine Design 31284
FIRM NAME BCIN



Looking East

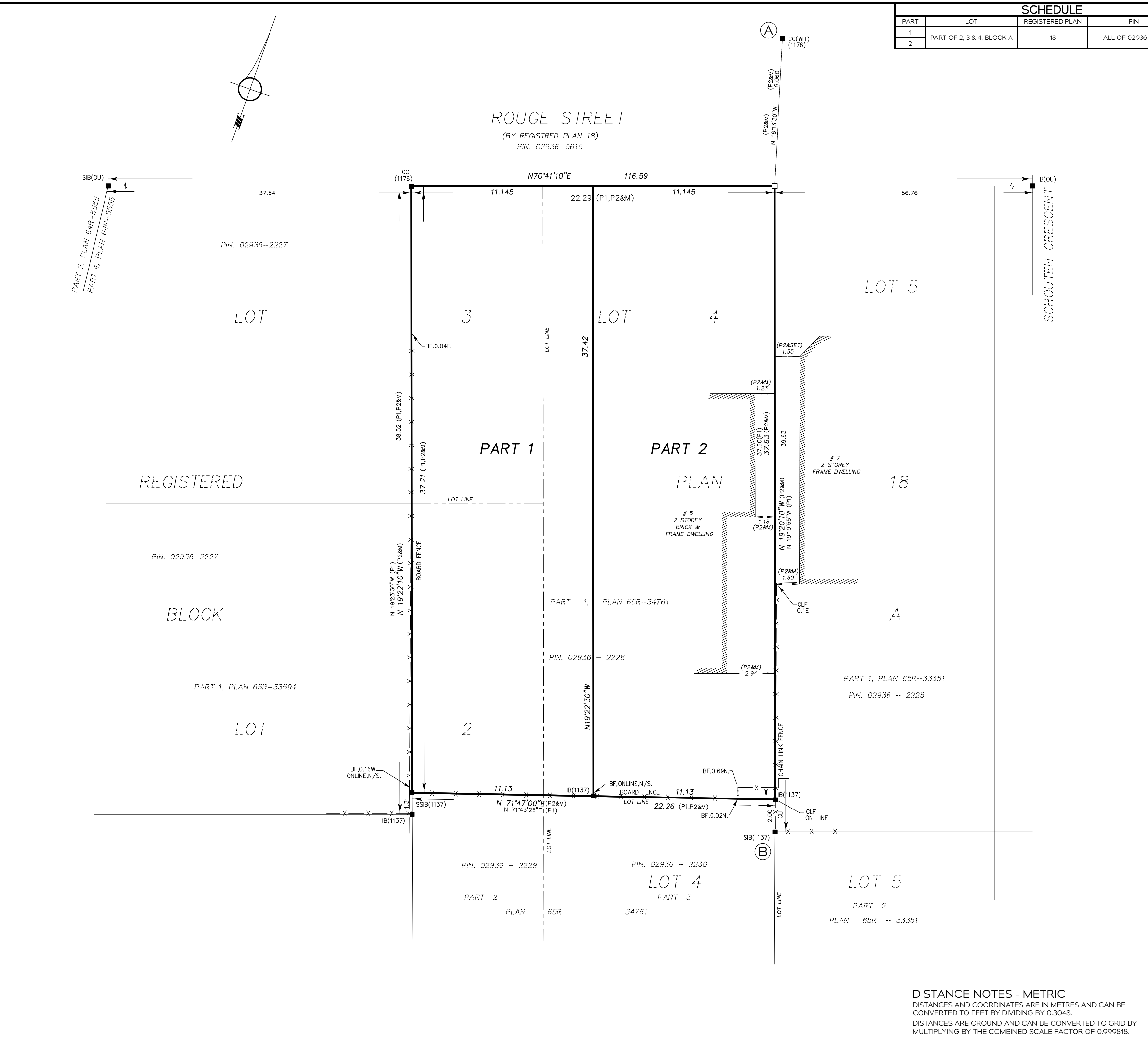
A7

1 SIDEWALK VIEW LOOKING EAST
A7 Scale: N.T.S.

Appendix 'F'

Drawings

SCHEDULE				
PART	LOT	REGISTERED PLAN	PIN	AREA
1	PART OF 2, 3 & 4, BLOCK A	18	ALL OF 02936-2228	415 m ²
2				418 m ²



PLAN OF SURVEY OF
**PART OF LOTS 2, 3 & 4,
 BLOCK A**
REGISTERED PLAN 18
 CITY OF MARKHAM
 REGIONAL MUNICIPALITY OF YORK
 SCALE 1:150 METRES



- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CC DENOTES CUT CROSS
 - CP DENOTES CONCRETE PIN
 - ∅ DENOTES ROUND
 - WIT DENOTES WITNESS
 - M DENOTES MEASURED
 - P1 DENOTES PLAN 65R-34761
 - P2 DENOTES SURVEY BY IBW SURVEYORS LTD., O.L.S. DATED DECEMBER 3, 2024.
 - 1137 DENOTES R.G. MCKIBBON, O.L.S.
 - BF DENOTES BOARD FENCE
 - CLF DENOTES CHAIN LINK FENCE

BEARING NOTE
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSR5)-7(2010).

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON (FIELD NOTE DATE).

BARS TO BE SET

DRAFT

(SIGNATURE DATE) _____
 DATE ANDREJS LUCIKS, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-*****

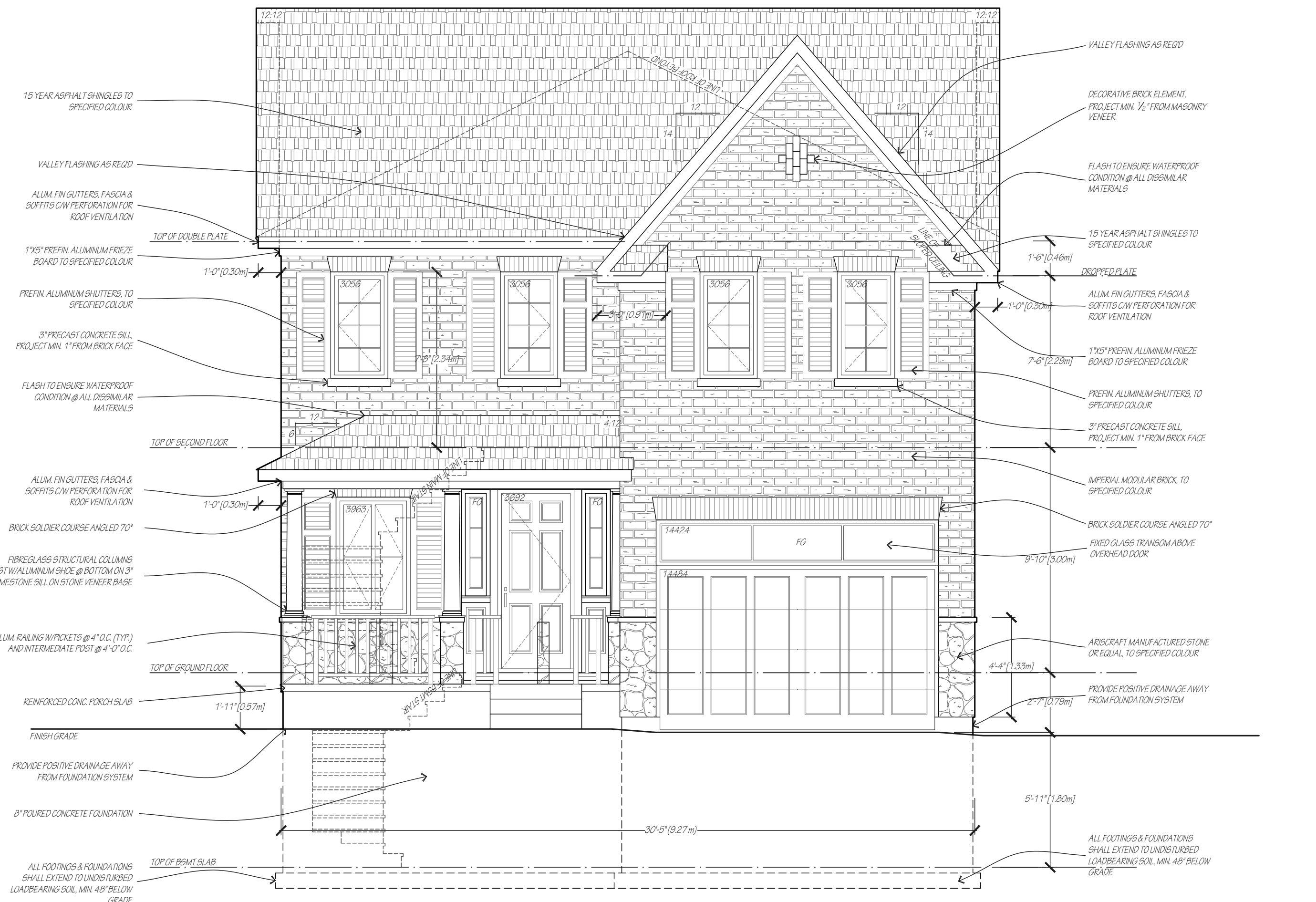
INTEGRATION DATA		
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSR5)-7(2010). URBAN ACCURACY PER SEC. 14(2), O. REG. 216/10.		
POINT ID	NORTHING	EASTING
A	4858629.60	640019.01
B	4858583.52	640034.67

CAUTION: COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

DISTANCE NOTES - METRIC
 DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999818.



IBWSURVEYORS.COM | 1.800.667.0696
copies available at ProtectYourBoundaries.ca



The designer has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Registered under the Design Act, R.S.O. 1990, c. 191, s. 12(1) as a Designer.

DESIGNER'S NAME
 CHS/SL/MS

DATE
 2025-06-03

REGISTRATION INFORMATION
 Registered under the Design Act, R.S.O. 1990, c. 191, s. 12(1) as a Designer.

BLUELINE DESIGN
 51584

DESIGNER'S NAME
 BON

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DESIGNER WHICH MUST BE RETAINED AT THE COMPLETION OF THE WORK. ALL DIMENSIONS FOR CONSTRUCTION ONLY ARE INDICATED BY A DOTTED LINE.

BLUELINE Design
 5011 HEDGE ROAD
 SUITE 100
 MISSISSAUGA, ONTARIO L4W 4G7
 905-855-8285 candturns@rogers.com

Project	5 ROUGE STREET, MARKHAM
Client	MARCONI HOMES
Date	JUNE 3, 2025
Job #	20250014
Designer	NORTH & SOUTH ELEVATIONS - WEST LOT
Scale	1/4" = 1'-0"

A4



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: April 8, 2026

SUBJECT: Major Heritage Permit Application
27 Wilson Street
Proposed Addition to an Existing Heritage Dwelling
HE 26 111938

Property/Building Description: One storey detached heritage dwelling constructed c. 1870

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act, and identified as a Type 'A' building, or buildings that define the heritage character of the District.

Application/Proposal

- The owner of the house wishes to re-position the existing house on the lot to facilitate the construction of a 2-storey addition that would convert the single detached dwelling into 3 residential units. The owner also proposes to restore the exterior of the historic house and construct a front veranda.

Background Information

The property is subject to an easement

The west side of the property is encumbered by a 5.04m (16'-6" ft.) wide easement required for underground infrastructure which cannot be built upon.

Legislative & Policy Context

Ontario Heritage Act

- As per Section 42(4) of the *Ontario Heritage Act* (the "Act"), Council (or its delegate) must approve a heritage permit, with or without conditions, 90 days from the date the municipality serves notice to the applicant of receipt of the submission. While Staff can approve a Heritage Permit (both minor and major) via delegated authority, only Council can refuse a permit.
- Staff served notice to the applicant on April 1, 2026 resulting in a decision deadline of June 30, 2026

Chapter 4.5 (Cultural Heritage Resources) of the OP provides direction relative to the proposal.

Specifically, Chapter 4.5.3.7 states that it is the policy of Council:

To require a heritage permit for all alteration work to property, structures and buildings and new construction proposed:

- a) in a heritage conservation district. The exceptions are interior works and minor changes that are specified in the heritage conservation district plan. The review of heritage permit applications, or other development applications, will be guided by the applicable heritage conservation district plan and the following criteria:
 - i. properties of cultural heritage value including built heritage resources, cultural heritage landscapes and archaeological resources should be protected from any adverse effects of the proposed alterations, works or development;
 - ii. the original or significant building fabric and architectural features on buildings of cultural heritage value should be retained and repaired;
 - iii. new additions and features should generally be no higher than the existing building of cultural heritage value and wherever possible, be placed to rear of the building or set back substantially from the principal façade; and
 - iv. new construction and/or infill development shall be generally consistent with the area's heritage architecture to reflect complementary
 - heights, widths, massing and orientation;
 - setbacks;
 - materials and colours; and
 - proportioned windows, doors and roof lines; of adjacent heritage buildings.

Chapter 4.5.3.13 states that it is the policy of Council to:

To consider the following options in order of priority, for relocation of a cultural heritage resource in its entirety, where it has been demonstrated that retention of the resource in its original location is neither appropriate nor viable: a) within the area of development, preferably on the development site or former property; or b) to a sympathetic site within Markham which may include a heritage conservation district or hamlet.

Markham Village Heritage Conservation District Plan

- The Subject Property is categorized as a Type 'A' property. As described in Section 3.2 ('Building Classification') of the MVHCD Plan, Type 'A' properties are of major importance with historical or architectural value.
- See Appendix 'G' for applicable District Plan policies and guidelines.

Staff Comment

The proposal is supported by staff

- The proposed repositioning of the house creates space for the 2-storey addition while maintaining the historic prominence and relationship of the historic house to Wilson St. Heritage Markham has supported other on-property relocations when necessary to accommodate additions to a existing building or site development.
- The proposed exterior restoration of the house and proposed veranda will enhance the appearance of the house and historic character of the District.
- The proposed alterations to the roofline of the heritage building are setback and allow the second floor to be better utilized.
- The proposed 2 storey addition is architecturally compatible with and maintains the integrity of the existing heritage dwelling and is subordinate in its location.
- Given this, Staff is of the opinion that the proposed relocation, alterations and 2 - storey addition to the existing heritage dwelling complies with the policies and guidelines of the Markham Village Heritage Conservation District Plan (see Appendix 'G' for review of the proposal compared to MVHCD policies and guidelines) and recommends that the review of any development application required to for approval be delegated to the City (Heritage Section) staff.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the proposed addition to, and relocation, restoration and alteration of the exiting heritage dwelling at 27 Wilson Street from a heritage perspective and recommends that the review of any development or heritage application required to approve its construction be delegated to the City (Heritage Section) staff.

Appendices

Appendix A- Location Map

Appendix B- Photographs -Existing Heritage Dwelling

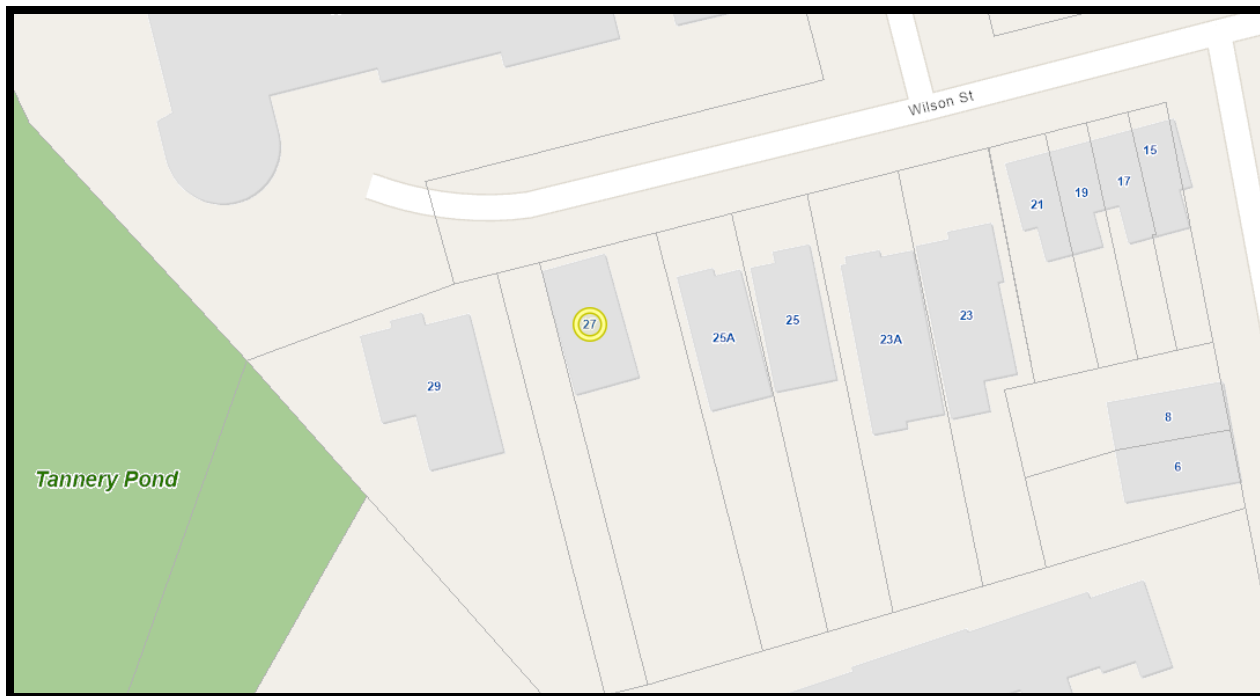
Appendix C- Proposed Site Plan

Appendix D- Proposed Elevations

Appendix F- Renderings

Appendix G- Markham Village Design Checklist

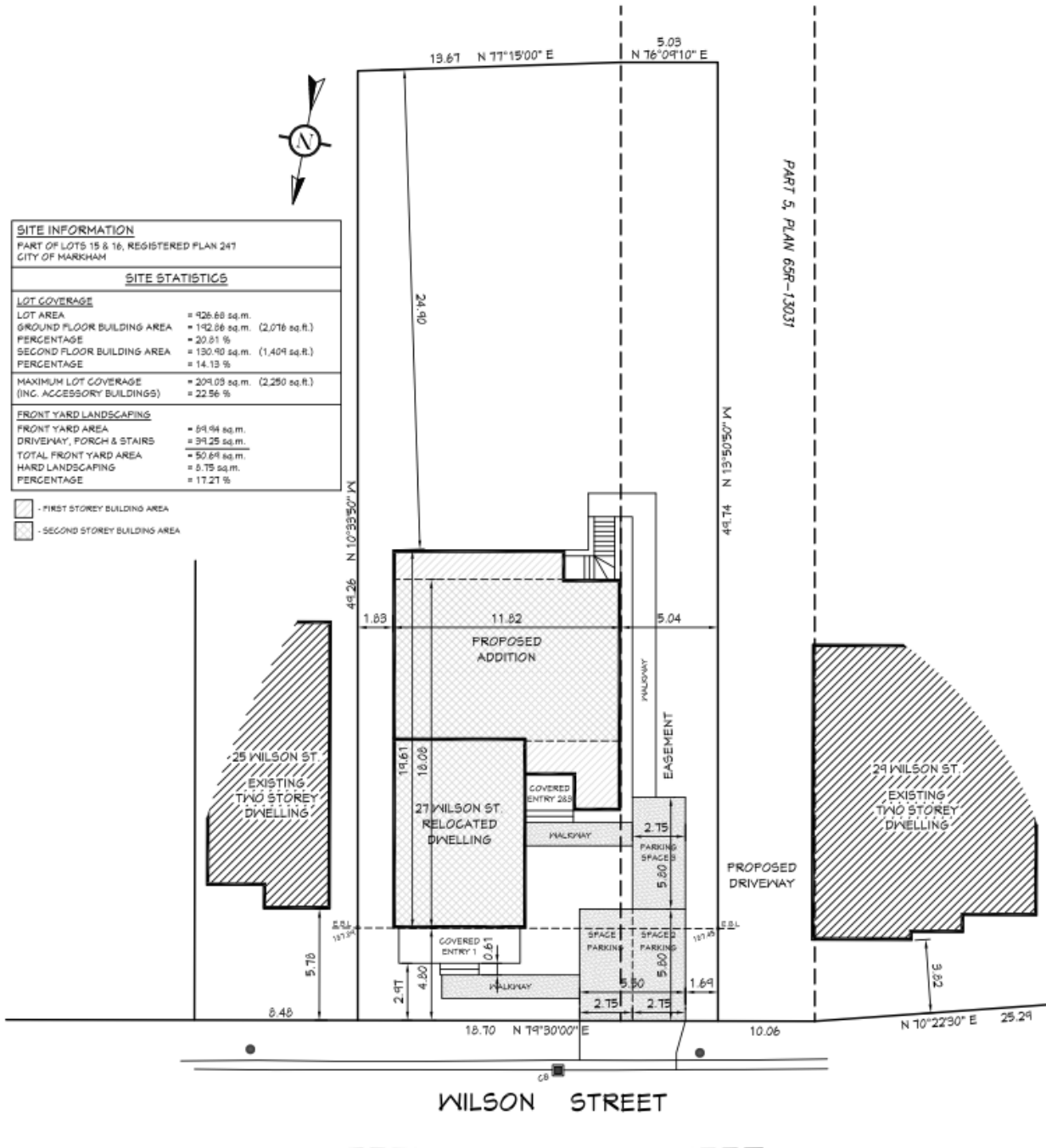
Appendix A- Location Map



Appendix B- Photographs - Existing Heritage Dwelling



Appendix C- Proposed Site Plan



Appendix D- Proposed Elevations



Proposed North (Wilson Street) Elevation



Proposed West Elevation



Proposed South (Rear) elevation



Proposed East Elevation

Appendix E- Renderings



View looking southeast



Appendix F- Markham Village Design Checklist

Markham Village Heritage Conservation District New Addition – Heritage Building (Type A) Residential

* Markham Village Heritage Conservation District Plan should be consulted for specific wording, if necessary

Address: **27 Wilson Street**

Plan Policy or Guideline	Specific Application Comment
<p>For additions to Type A 3.1 Heritage Approach a) <u>Restoration</u> – care needed to ensure that the reproduction of an entire building is typical of the period without pretending to be original. New materials should be <u>similar</u> to the original in terms of dimensions, proportions and finish and not look machined to modern standards <u>All restorations and additions to Type A should be approached this way, where at all possible</u> b) <u>Complementary by Approximation</u>- understanding overall designs, patterns, urban form with reference to heritage buildings. Renovations and additions to Type B should use this approach c) <u>Modern Complementary</u>- more modern approach for architectural style – maintain scale, rhythm, massing, proportions, colours, materials of heritage buildings</p>	<p>The proposed 2-storey addition is architecturally compatible with the existing heritage dwelling in terms of its scale, form, cladding and window treatments. The proposed shed dormers of the heritage dwelling are required for the proposed bedroom space and bathroom but maintain the legibility of the original gabled roof form.</p>
<p>4.2 Residential Building Guidelines - approach will differ according to sub-area, and adjacent buildings characteristics - assess each situation on individual basis</p>	
<p>4.2.1 Residential Proportions/Height - additions to be compatible in terms of height, massing and proportions with adjacent heritage buildings - size of new structures –neither dominate adjacent heritage buildings nor be diminutive.</p>	<p>There are no heritage buildings on neighbouring properties.</p> <p>The proposed addition does not dominate the existing heritage dwelling due to its subordinate location.</p>
<p>4.2.2 Residential Setbacks and Siting - new additions not to obscure adjacent heritage building. - new infill and garages, fences etc to correspond and complements adjacent buildings unless adjacent is con-conforming</p>	<p>The proposed addition does not obscure any heritage buildings.</p> <p>The proposed 2-storey addition is complementary to adjacent buildings in terms of its scale, architectural form, cladding and</p>

<p>- garages, parking should be inconspicuous and separate from public face- rear and side yards.</p>	<p>windows.</p>
<p>3.3 Policies – Type A Buildings - conserve and restore Type A buildings to original detailing when dealing with additions or restoration <u>Proportion</u> – conserve original shape and size <u>Roof</u> – conserve original detail/fabric <u>Windows/Doors</u> – conserve original materials/ re-introduce if missing <u>Materials</u> – conserve original materials, emphasis on natural materials, traditional methods <u>Colours</u>- conserve original colours; consider historically accurate colours</p>	<p>The exterior of the existing heritage building is to be restored based on physical evidence underlying the existing modern cladding. The original volume of the existing heritage dwelling is clearly discernable. Although new shed dormers would alter the original historic roof form, they are required to permit the upper floor to have a bedroom and <u>bathroom</u> and their shed roof design makes it clear that that they are modern but compatible interventions that leave the original roof form <u>legible</u>.</p>
<p>3.6 relates to new buildings but can be helpful when dealing with additions to existing buildings 3.6 Policies – New Buildings Policy - not required to look like a restoration - judged on compatibility with adjacent bldgs. - in terms of massing, proportions and size</p>	<p>The proposed addition could not be confused as a restoration. The proposed addition is compatible with adjacent modern dwellings in terms of its scale, form, materials and architectural detailing.</p>
<p>3.6 Roof Policy (New Construction) <u>Roof shape</u>- complement dominant roof forms of adjacent buildings (gable roofs) <u>Materials</u>- asphalt, wood shingles</p>	<p>The roof shape of the proposed addition is complementary to the adjacent modern dwellings and the dwelling to the west was designed by the Design Group.</p>
<p>4.3.1 Roofs Guidelines - complement established pattern of adjacent historical buildings – pitched gable in single or multiple forms - do not <u>use</u>: tile, plastic, other synthetics - roof vents, skylights away from public views</p>	<p>The hipped roof form of the proposed addition complements the roof forms of adjacent modern infill homes. No skylights are shown on elevations visible from the public realm.</p>
<p>3.6 Window Policy (New Construction) <u>Shape</u> – follow proportions of heritage type buildings – no picture windows</p>	<p>The proposed windows reflect traditional window types of Markham Village</p>
<p>4.3.3 Window and Doors Guidelines - no specific guidelines for new construction</p>	<p>The proposed windows and doors are traditional in appearance.</p>

<p>3.6 Materials Policy (New Construction)</p> <ul style="list-style-type: none"> - brick masonry or wood siding - stucco or stone may be acceptable if it complements the surroundings 	<p>Exterior cladding reflecting the historic wooden claddings of Markham Village is proposed.</p>
<p>4.3.2 Exterior Finish Guidelines</p> <ul style="list-style-type: none"> - materials and type of finish should complement heritage structures in district - wood cladding –horizontal clapboard or vertical board and batten as per historical methods 	<p>Exterior cladding reflecting the historic wooden claddings of Markham Village is proposed.</p>
<p>3.6 Colour Policy (New Construction)</p> <ul style="list-style-type: none"> -brick colour- red or yellow in harmony with other buildings - paint colour- appropriate to historical period of district 	<p>The exterior colours are not yet specified, but the intention to differentiate the addition from the existing heritage dwelling is expressed in the coloured renderings.</p>
<p>4.3.4 Paint and Colour Guidelines</p> <ul style="list-style-type: none"> - paint surfaces that are historically painted - do not strip wood or leave unpainted - do not paint brick surfaces -colour selection- compatible with surrounding heritage buildings and preferred colours for walls and trim are identified (for walls: historical white, beige, light grey, sandy yellow and terra cotta. 	<p>Based on the coloured renderings provided, all exterior wood surfaces are to be <u> painted </u> and the colours selected <u> are considered to be </u> complementary to the historic character of the <u> District </u>.</p>



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: April 8, 2026

SUBJECT: Education/Training
Ontario Heritage Conference 2026
June 18-20, 2026
City of Hamilton, ON

Topic: Ontario Heritage Conference 2026

Background:

- See attachment for details and registration information. Registration fee will be obtained as it was not readily available on the conference website. Assumed amounts:
 - Early Bird- Full \$290
 - Full \$390
 - Friday Only \$200 (gala dinner extra fee)
 - Saturday Only \$200
- Sponsored by Community Heritage Ontario, Architectural Conservancy of Ontario and the Ontario Association of Heritage Professionals along with the local Hamilton Organizing Committee.

Staff Comment

- Heritage Markham Committee has allocated \$2,000 in the committee budget for training/conferences or educational seminars related to the committee's mandate.
- Early bird deadline for reduced registration ends April 30th.
- In the past, typical costs covered by the City for volunteer members include registration, accommodation and mileage to an upset amount.
- If a member wishes to attend and receive financial assistance, the name and amount of assistance needs to be included in the Heritage Markham recommendation.

Suggested Recommendation for Heritage Markham

That Heritage Markham receive as information the memo on the Ontario Heritage Conference 2026.

And That _____, be authorized to attend the Ontario Heritage Conference 2026 in Hamilton Ontario (June 18-20) to represent the Heritage Markham Committee and be

reimbursed for registration, mileage and accommodation to an upset limit of \$XXX from the 2026 Heritage Markham budget (Technical Workshops- Training for Volunteers).

Q:\Development\Heritage\SUBJECT\Ontario Heritage Conference 2026\HM April 2026 Info on Ontario H Conference.doc



About the event

Get your tickets at <https://cvent.me/Nyg8XR?RefId=OHC+2026>

The Ontario Heritage Conference (OHC) is a must-attend event that offers educational, inspirational, and networking opportunities to everyone involved in heritage conservation as professionals or as volunteers. Programming generally showcases broad spectrum issues within the context and realities of the local host municipality. Under the auspices of Community Heritage Ontario (CHO), Architectural Conservancy of Ontario (ACO) and the Ontario Association of Heritage Professionals (OAHP), the conference provides an excellent opportunity for regions to showcase heritage tourism venues and heritage conservation accomplishments.

PROGRAM At a Glance

Please note that the schedule and program elements may be subject to change

THURSDAY JUNE 18, 2026

2:00 pm – 4:30 pm - Early Registration (Location t.b.d.)

5:30 pm – 8:00 pm - Early Registration (Location t.b.d.)

6:30 pm – 8:30 pm - Public Event (Panel Discussion at Magnolia Hall)

8:30 pm – 11:30 pm - Conference Meet & Greet (WSP Downtown Hamilton Office)

FRIDAY JUNE 19, 2026 (LIUNA Station)

8:00 am - 9:00 am - Registration, Networking, Breakfast
 9:00 am - 10:30 am - Conference Opening, Welcome from Conference Host Committee, Greetings, Land Acknowledgement,
 Keynote Speakers Panel (Q&A as time allows)
 10:30 am - 11:00 am - Break
 11:00 am - 12:30 pm - Session/Tour #1
 12:30 pm - 1:30 pm - Lunch
 1:30 pm - 3:00 pm - Session/Tour #2
 3:00 pm - 3:30 pm - Break
 3:30 pm – 5:00 pm - Session/Tour #3
 5:00 pm - 5:30 pm - Break
 5:00 pm – 6:00 pm - AGM (for CHO members)
 6:30 pm - 9:30 pm - Gala Dinner (with presentations)

The marketplace will be open throughout the day (8:00 am - 6:00 pm)

SATURDAY JUNE 20, 2026 (Sherman Avenue North)

9:00 am – 10:30 am - Key Note Speaker Panel (Q&A as time allows) at the Playhouse Cinema
 10:30 am – 11:00 am - Break
 11:00 am – 2:00 pm - Open Studio Tours, Workshops, Demonstrations, Tours at Cotton Factory
 12:00pm – 1:30pm - Lunch provided at Cotton Factory
 2:00 pm – 5:00 pm - Walking Tours, Bus Tours, Access to Civic Museums

KEY CONFERENCE SITES

Please note that this list does not yet include off-site tour sites and civic museums.

Magnolia Hall

115 Hunter Street West, Hamilton, Ontario

Built in 1877 in the Gothic Revival style, Magnolia Hall is a beautiful example of adaptive re-use of a former place of worship. As an Anglican church, St. Mark's served the community for over 100 years before closing in 1989 and sat vacant until its re-opening in 2025. Now owned by the City of Hamilton, the site has undergone extensive restoration, preserving the heritage character of the building and park, while adding modern services, gardens and accessibility. It now has a new life as a community arts and cultural programming space. This property is designated under Part IV of the Ontario Heritage Act.

WSP – Downtown Hamilton Office

41 King William Street, Suite 401, Hamilton, Ontario

Located only one block from Gore Park, The Empire Times is a significant revitalization project in Hamilton's central core, completed by Core Urban Inc. The project included the combination of two buildings, the addition of a glass-encased two-sided elevator servicing all floors, and the addition of a rooftop patio. Extensive interior renovations opened up large contemporary office spaces with exposed brick walls and ductwork. The Empire Times is home to a variety of restaurants and creative businesses and studios. This property is currently listed on the Municipal Heritage Register.

LIUNA Station Banquet & Conference Centre

360 Jamest St. N., Hamilton, Ontario

Constructed between 1929 -1931, by the Canadian National Railway and designed by Architect John Schofield, this neoclassical style train station served both freight and passenger travel until its closure in 1993. After being left vacant for several years, the Labourer's International Union of North America (LIUNA) purchased the station and undertook renovations to reopen as LIUNA Station in 2000. The property is a designated National Historic Site, designated under the federal Heritage Railway Stations Protection Act and under Part IV of the Ontario Heritage Act by the City of Hamilton.

Workers Arts and Heritage Centre (WAHC)

51 Stuart Street, Hamilton, Ontario

Located in the Custom House (1858-60), a National Historic Site and one of the oldest remaining 'federal' public buildings in Canada, its style and construction reflect the rise of Hamilton as a major railway and Great Lakes port. It is often cited as "one of Hamilton's foremost architectural landmarks." Designed by Frederick J. Rastrick and F.P. Rubridge, the Custom House is an excellent example of Italianate architecture. Over its history, the building has been home to many uses including Customs Department, school, YWCA, residential accommodations, vinegar factory, offices for the American Computing Company and Empire Wool Stock Company, a macaroni factory and a martial arts academy until it was purchased in 1995 and re-opened as the Workers Arts & Heritage Centre

Playhouse Cinema

177 Sherman Avenue North, Hamilton, Ontario

Constructed in 1914, over its long history, this space has been used for Vaudeville and Motion picture, it was once Hamilton's premier Italian Cinema, has been home to Theatre and to a local youth program until it was restored by the Tutt Family. This property is now once again, an independently owned and operated, single screen cinema with its beautiful Art Deco details. This property is currently listed on the City's Inventory.

The Cotton Factory

270 Sherman Avenue North, Hamilton, Ontario

This historic 1900 industrial complex formerly known as The Imperial Cotton Company Limited is a prime example of adaptive reuse. Spaces have been transformed into workshops, galleries, office space for creative professionals and studios for artists. This property is designated under Part IV of the Ontario Heritage Act.

Please note that access to the 2nd & 3rd floors is available by stairs and by freight elevator (operated by an attendant). Should the elevator have unforeseen mechanical issues during the conference, this site may not be fully accessible.

WHERE TO STAY

For places to stay across the Hamilton area, please visit

<https://tourismhamilton.com/accommodations/>

Downtown hotel options within walking distance of the conference venues include:

[Sheraton Hamilton Hotel | Elevated Modern Hotel](#)

[Homewood Suites by Hilton Hamilton, Ontario, Canada](#)

[Hotels in Hamilton, Canada | Staybridge Suites Hamilton - Downtown](#)

[Hampton Inn by Hilton Hamilton](#)

[Stay Different at The Laundry Rooms](#)

Be sure to book your accommodations early, as rooms are in high demand for local events.

There are no reserved room blocks for the conference.

Specific Program Details

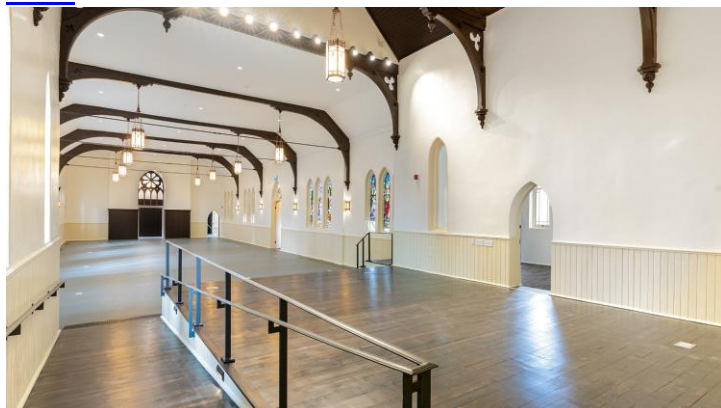
Ontario Heritage Conference: Thursday Session & Tour Topics

Thursday, June 18

Magnolia Hall

TICKETS AVAILABLE NOW!

[RSVP](#)



Time & Location

Jun 18, 2026, 6:30 p.m. – 8:30 p.m.

Magnolia Hall, 115 Hunter St W, Hamilton, ON L8P 1R1, Canada

About the event

Get your tickets at <https://cvent.me/Nyg8XR?RefId=OHC+2026>

Please note that the schedule and program elements may be subject to change

THURSDAY JUNE 18, 2026

As we welcome Conference attendees to the City, we invite everyone to explore Hamilton's downtown core, its attractions, heritage sites, architecture and vibrant restaurant scene. Early registration will be available for conference attendees.

All Conference attendees are invited to attend a public event to be held at Magnolia Hall.

Presented by the Hamilton Burlington Society of Architects, a moderated speakers panel will explore the topic: "Reimagining Hamilton's Waterfront: Adaptive Reuse, Remediation and Commemoration of our Industrial Heritage". This will include a look at Hamilton's abandoned Stelco lands and the future potential to re-activate and re-purpose these industrial spaces.

Following this presentation, there will be opportunities for tours and a private meet & greet for conference attendees, hosted by WSP at their restored office space in the Empire Times Building.

SESSION & TOUR TOPICS

6:30pm – 8:30pm

Magnolia Hall

115 Hunter Street West, Hamilton, Ontario

Panel Discussion:**Reimagining Hamilton's Waterfront: Adaptive Reuse, Remediation and Commemoration of our Industrial Heritage**

Hamilton's waterfront holds a complex legacy of industrial strength and environmental challenge. As the city contemplates the future of these former industrial lands, the path to adaptive reuse and remediation is both promising and uncertain. Experts will share their relevant experience and then have broader conversation about what can be done, the challenges encountered, and the innovative strategies being considered for waterfront redevelopment. The panel discussion will end with audience questions.

This session will take place in Magnolia Hall. Built in 1877 in the Gothic Revival style, Magnolia Hall is a beautiful example of adaptive re-use of a former place of worship. As an Anglican church, St. Mark's served the community for over 100 years before closing in 1989 and sat vacant until its re-opening in 2025. Now owned by the City of Hamilton, the site has undergone extensive restoration, preserving the heritage character of the building and park, while adding modern services, gardens and accessibility. It now has a new life as a community arts and cultural programming space. This property is designated under Part IV of the Ontario Heritage Act.

Note: session qualifies for 1.5 hrs Structured OAA Continuing Education Credit

8:30pm – 11:30pm**WSP – Downtown Hamilton Office**

41 King William Street, Suite 401, Hamilton, Ontario

Welcome Reception / After Party

WSP Hamilton invites conference attendees to join staff in their Hamilton office for drinks and light fare. The office is located at the top floor of the former Empire Times building.

Located only one block from Gore Park, The Empire Times is a significant revitalization project in Hamilton's central core, completed by Core Urban Inc. The project included the combination of two buildings, the addition of a glass-encased two-sided elevator servicing all floors, and the addition of a rooftop patio. Extensive interior renovations opened up large contemporary office spaces with exposed brick walls and ductwork. The Empire Times is home to a variety of restaurants and creative businesses and studios. This property is currently listed on the Municipal Heritage Register.

FRIDAY**Fri, Jun 19**

|

LIUNA Station**TICKETS AVAILABLE NOW!**

Time & Location

Jun 19, 2026, 8:00 a.m. – 9:30 p.m.**LIUNA Station, 360 James St N, Hamilton, ON L8L 4M7, Canada**

About the event

Get your tickets at <https://cvent.me/Nyg8XR?RefId=OHC+2026>*Please note that the schedule and program elements may be subject to change***FRIDAY JUNE 19, 2026**

Friday's conference events will be centred out of Liuna Station Banquet and Convention Centre, located along Hamilton's James Street North in Hamilton's historic North End. This location is just a short walk away from Hamilton's waterfront and with the West Harbour Go station situated directly across the street, commuters will have easy access to the conference site.

LIUNA Station will be the hub of our Conference activities for the day, including keynote, speaker panels, a marketplace and both self-guided and guided walking tours. During the event, attendees will see a showcase of adaptive reuse projects related to industrial heritage properties and be offered access to a variety of session topics that will explore key issues impacting built heritage and heritage landscapes across the province. Walking tours will take attendees to local heritage sites including, the Worker's Arts and Heritage Centre (WAHC), the Hamilton Industrial Trail, James Street North and the Copley Buildings.

The evening will be capped off by the annual Gala Dinner to be held in the Grand Ballroom at LIUNA Station. This space was once the main concourse that served as a bustling waiting area for train travelers until its adaptive reuse as a conference centre.

SESSION & TOUR TOPICS**8:00 am – 9:00 am****Registration, Breakfast, Networking and Vendor Marketplace**

(Note: Vendor Marketplace open 8am – 6pm)

9:00 am – 10:30 am

Welcome Keynote: Adaptive Reuse

A panel will discuss the importance of historic industrial spaces, their potential for adaptive reuse and the design challenges faced along the way. Speakers will explore the Niagara Parks Power Station conversion to a hands-on museum and the adaptation of Hamilton’s Cotton Factory into workshops, galleries, office space for creative professionals and studios for artists.

Note: sessions qualifies for 1.5 hrs Structured OAA Continuing Education Credit

11:00 am - 12:30 pm – Morning Options (Tours and Sessions)

Chose 1 of the following options:

Preventing Demolition by Neglect

Demolition by neglect can be expected to increase as building owners continue to struggle with a failing real estate market. To prevent neglect municipalities, have to navigate the complex relationship between the Municipal Act, The Heritage Act and The Building Code. This session will explore some of the tools and tactics that are used in the management of neglect of heritage buildings in the context of the City of Hamilton and Town of Oakville and their effectiveness.

Note: session qualifies for 1.5 hrs Structured OAA Continuing Education Credit

Conservation of Heritage Resources through Circularity: Strategies for Rehabilitation and Salvage

“The greenest building is...one that is already built,” a phrase coined by architect Carl Elephante, captures the spirit of this session where architects, buildings scientists, deconstruction experts and heritage masonry specialists discuss how participating in the circular economy through the conservation of existing buildings and the reuse of historic building materials can reduce our carbon footprint. The construction and demolition industries are linear economies, using resources to make products that ultimately end up in the landfill, whereas the circular economy aims to eliminate waste, circulate salvaged products and materials and regenerate nature. By rehabilitating historic buildings and circulating salvaged materials for reuse, we can eliminate unnecessary waste, even unseen waste like a product’s total greenhouse gas emissions from extraction to disposal, also known as “embodied” or “upfront carbon.” Join these experts to learn more about rehabilitating historic buildings, the process of deconstruction and salvage when restoration isn’t possible and how measuring embodied carbon allows us to understand the environmental impact of the built environment.

Note: session qualifies for 1.5 hrs Structured OAA Continuing Education Credit

From Union to Hamilton, case studies of industrial heritage projects in the GTHA

Industrial heritage sites across Ontario present complex challenges where aging historic structures and landscapes must adapt to contemporary infrastructure and development demands. These sites include a wide spectrum of cultural heritage resources including built heritage properties, cultural heritage landscapes, and archaeological sites, each carrying distinct historical, architectural, and community values. WSP demonstrates how heritage conservation and infrastructure development can not only coexist, but how appropriate

heritage conservation can add value to infrastructure development. By embedding conservation principles in early project stages, industrial heritage sites can evolve to meet modern needs while preserving the character and stories that define Ontario's cultural landscape.

Note: session qualifies for 1.5 hrs Structured OAA Continuing Education Credit

Walking Tour – Historic James Street North and the Copley Project

Built in three phases between 1856 and 1911, the Copley Building at 56 York Boulevard is a survivor of Hamilton's "Stone Age". Associated with the City's textile industry for over a century and a half, this landmark Renaissance Revival commercial building will soon reopen featuring residential units, mixed use spaces and a boutique hotel. You are invited to come tour the Copley and view the ongoing adaptive reuse as it progresses.

Note: session qualifies for 1.5 hrs Structured OAA Continuing Education Credit

Walking Tour – Central Neighbourhood: Adaptive Reuse of Industrial Properties

Join us on a walking tour of Central, one of Hamilton's four original neighbourhoods. On our route we will visit the surviving industrial buildings that dot this area, including the Felton Brush Factory, the Hamilton Bridge Works complex, and the former Customs House (now the Worker's Art and Heritage Center). Learn about the interesting histories of these buildings and their successful adaptive reuse to new purposes.

Note: session qualifies for 1.5 hrs Unstructured OAA Continuing Education Credit

Walking Tour - Industrial North-End Waterfront Trail and Workers Arts & Heritage Centre (WAHC)

Explore some of Hamilton's Industrial North End history, include a tour of the Workers Arts and Heritage Centre. WAHC is located in the Custom House (1858-60), a National Historic Site and one of the oldest remaining 'federal' public buildings in Canada. Its style and construction reflect the rise of Hamilton as a major railway and Great Lakes port. It is often cited as "one of Hamilton's foremost architectural landmarks."

Note: session qualifies for 1.5 hrs Unstructured OAA Continuing Education Credit

1:30 pm - 3:00 pm – Afternoon Option A (Tours and Sessions)

Chose 1 of the following options:

Designating Industrial Buildings

Designating an industrial building can be a very different sort of proposition than designating a house, school or church. Join our presenters as they explore some recent (and not so recent) industrial designations to discuss the challenges, successes and insights gained in protecting industrial heritage.

Note: session qualifies for 1.5 hrs Structured OAA Continuing Education Credit

Success Stories in Industrial Adaptive Reuse “No Name” Preserving our Culture & Heritage

Discover how visionary projects are transforming old industrial spaces into vibrant hubs of innovation, culture, and sustainability. This panel brings together experts to share inspiring success stories of adaptive reuse in industrial settings. Explore how these projects preserve heritage, reduce environmental impact, and revitalize communities by creatively repurposing

existing structures. From abandoned factories to warehouses, learn about the challenges overcome, innovative design solutions, and the economic and social benefits generated.

Note: session qualifies for 1.5 hrs Structured OAA Continuing Education Credit

Preserving Our Cultural Heritage Landscapes

Hamilton's Monument Trees offer an entry point into understanding the city's natural heritage and broader issues of climate change, revealing how each significant tree acts as a sign or marker of layered ecological, cultural, and urban design history. This talk will explore the role of Monument Trees within Hamilton's shifting landscape, connecting past land use to contemporary urban restoration and climate resilience strategies. Drawing on our studio's ongoing research, this work highlights how field documentation, ecological study, and community engagement shape our approach.

Note: session qualifies for 1.5 hrs Structured OAA Continuing Education Credit

Walking Tour – Historic James Street North and the Copley Project

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Note: session qualifies for 1.5 hrs Structured OAA Continuing Education Credit

Walking Tour – Central Neighbourhood: Adaptive Reuse of Industrial Properties

Join us on a walking tour of Central, one of Hamilton's four original neighbourhoods. On our route we will visit the surviving industrial buildings that dot this area, including the Felton Brush Factory, the Hamilton Bridge Works complex, and the former Customs House (now the Worker's Art and Heritage Center). Learn about the interesting histories of these buildings and their successful adaptive reuse to new purposes.

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Walking Tour - Industrial North-End Waterfront Trail and Workers Arts & Heritage Centre (WAHC)

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Note: session qualifies for 1.5 hrs Unstructured OAA Continuing Education Credit

3:30 pm – 5:00 pm - Afternoon Option B (Tours and Sessions)

Chose 1 of the following options:

Conservation of Heritage Resources through Circularity: Policy and Process

This session focuses on how existing heritage policies and municipal processes can be leveraged to advance circularity in practice. The discussion will examine how current documentation, conservation, and demolition review frameworks already provide a foundation for circular approaches — and how they can be strengthened to support full building reuse, adaptive retention, and structured material recovery.

A short opening presentation will outline a practical progression, 1. Aligning circularity with existing heritage policy tools, 2. Prioritizing full building reuse and retention strategies, 3. Introducing Salvage Feasibility Assessments to inform demolition and capital planning decisions, 4. Moving from building-level conservation to material-level reuse through clearer reporting and process integration.

The session will then transition to a moderated panel discussion with representatives from the City of Brampton and the City of Hamilton, who will share how documentation requirements, salvage reporting, and circular economy objectives are being integrated into municipal policy and approvals workflows. Together, the panel will explore how heritage professionals can move from policy alignment to practical implementation, and how structured reuse processes can support both conservation outcomes and broader sustainability goals

Note: session qualifies for 1.5 hrs Structured OAA Continuing Education Credit

From Traditional Knowledge to Contemporary Craft

To illustrate examples of how learning traditional knowledge informs the practice of craft skills based on a respect and understanding of traditional materials, methods and applications for conservation initiatives

Note: session qualifies for 1.5 hrs Structured OAA Continuing Education Credit

Finding Historical Facts with Digital Research

How to access digital versions of important heritage resources including the 1880 County Atlas series, Ontario Fire Insurance Maps and Historical Census data. “Hands on” demonstrations of how to access basic information available on each site, then how to use what you have learned along with what you already know to uncover further historic details – not unlike solving a mystery. Participants could opt to use their own digital devices to follow along and access their own relevant resources.

Note: session qualifies for 1.5 hrs Structured OAA Continuing Education Credit

Walking Tour – Historic James Street North and the Copley Project

Built in three phases between 1856 and 1911, the Copley Building at 56 York Boulevard is a survivor of Hamilton's "Stone Age". Associated with the City's textile industry for over a century and a half, this landmark Renaissance Revival commercial building will soon reopen featuring residential units, mixed use spaces and a boutique hotel. You are invited to come tour the Copley and view the ongoing adaptive reuse as it progresses.

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Note: session qualifies for 1.5 hrs Unstructured OAA Continuing Education Credit

5:00 pm – 6:00 pm

Community Heritage Ontario – AGM

Members of the CHO are invited to attend the Annual General Meeting for an organizational update, which will include approval of financial reports and elections to the CHO board.

6:00pm – 9:30 pm

Gala Event & Dinner

Liuna Station – Grand Ballroom

SATURDAY

Sat, Jun 20

|

Playhouse Cinema

TICKETS AVAILABLE NOW!

[RSVP](#)



Time & Location

Jun 20, 2026, 9:00 a.m. – 5:00 p.m.

Playhouse Cinema, 177 Sherman Ave N, Hamilton, ON L8L 6M8, Canada

About the event

Get your tickets at <https://cvent.me/Nyg8XR?RefId=OHC+2026>

Please note that the schedule and program elements may be subject to change

The historic Sherman Avenue Industrial area will act as the hub for Saturday's conference events, where we will kick off the day with a keynote session at the historic Playhouse Cinema.

Following our time at the Playhouse, conference attendees will make their way a short walk down the street to the Cotton Factory. This historic 1900 industrial complex formerly known as The Imperial Cotton Company Limited is a prime example of adaptive reuse. Industrial spaces have been transformed into workshops, galleries, office space for creative professionals and studios for artists.

Throughout the day, attendees can explore open studios, view heritage displays, participate in mini-workshops and craftperson demonstrations, enjoy lunch and then continue to explore Sherman Avenue North and other nearby repurposed industrial venues and civic museums, with a mix of self-guided and guided tours.

SESSION & TOUR TOPICS

9:00 am – 10:30 am

Playhouse Cinema - 177 Sherman Avenue North, Hamilton, Ontario

Plenary Session: Heritage Insurance – Myths vs. Realities

The availability & affordability of insurance for designated heritage property has become so problematic that owners are requesting removal of designations. Many insurers are refusing to insure designated property or are overestimating replacement values due to misunderstanding risks & requirements. A panel from various fields will highlight positive actions by owners and municipal heritage planners that could help encourage a better understanding and more positive attitude in the insurance industry.

Note: sessions qualifies for 1.5 hrs Structured OAA Continuing Education Credit

11:00 am – 2:00 pm

The Cotton Factory - 270 Sherman Avenue North, Hamilton, Ontario

Open Studio Tours & Traditional Trades Fair

The Traditional Trades Fair will showcase the traditional skills and trades that preserve, restore and adaptively reuse historic buildings. This event is open to all delegates and includes demonstrations, exhibits and open studios. Students from the Willowbank heritage conservation Diploma program, Lori LeMare, Lower City Joinery and other specialized tradespeople will be on site doing live demonstrations and opening their studios and workshops. The event takes place in the Cotton Factory, a repurposed textile mill that is Hamilton's largest creative hub and venue. Delegates are free to explore the building on their own or can sign up for one of the guided tours.

Lunch provided at the Cotton Factory 12:00 pm – 1:30pm

2:00 pm – 5:00 pm

Self – Guided Tours & Experiences

More information to be provided

WORKSHOPS

11:00 am

Workshop: Monument Trees

The Cotton Factory - 270 Sherman Avenue North, Hamilton, Ontario

This workshop will engage participants in hands-on identification of native tree species using leaves and seeds, building practical ecological literacy. A propagation activity will further connect learning to action, introducing simple techniques for growing native trees and supporting local forest restoration initiatives.

GUIDED TOURS**11:15 am / 12:15 pm / 1:15 pm**

Guided Tour: The Cotton Factory - 270 Sherman Avenue North, Hamilton, Ontario

A guided tour illustrating the history and architecture of the Cotton Factory. This historic 1900 industrial complex formerly known as The Imperial Cotton Company Limited is a prime example of adaptive reuse. Spaces have been transformed into workshops, galleries, office space for creative professionals and studios for artists. This property is designated under Part IV of the Ontario Heritage Act.

Please note that access to the 2nd & 3rd floors is available by stairs and by freight elevator (operated by an attendant). Should the elevator have unforeseen mechanical issues during the conference, this site may not be fully accessible.

2:00 pm – 4:00 pm**Bus Tour – Re-Imagining Places of Industry**

Departing from the Cotton Factory

Bus tour of industrial heritage buildings in Hamilton.

2:00 pm - 5:00 pm**Bus Tour – Industrial Heritage: Tour of Hamilton’s Waterfront including the 1859 Hamilton Waterworks**

Departing from the Cotton Factory

This bus tour will explore the importance of industry, both then and now, around Hamilton Harbour. The tour will include a guided driving tour of Port Authority lands with stops at both the 1859 Hamilton Waterworks (Museum of Steam & Technology National Historic Site), as well as the designated Beach Canal Lighthouse and Lighthouse Keeper's Cottage, currently under active restoration.

The 1859 Hamilton Waterworks National Historic Site stands as a locally designed and built landmark, incorporating cutting-edge mid-century engineering. As a key infrastructure element, it was instrumental in driving Hamilton's industrial development. Similarly, the development of Hamilton Harbour was a vital requirement for the city's growth. The Light Station bridges the harbour's diverse commercial, industrial, residential, and recreational functions, though it currently reflects the complex challenges of lighthouse preservation and

creating new public access heritage sites. Additionally, the Cottage remains a relatively intact example of both public works construction and a typical working-class residence. These sites collectively illustrate how Hamilton has transitioned through three distinct eras of industrialization over the last two centuries. Evidence of these transitions remains visible today, preserved within the urban landscape and the surviving industrial heritage resources located throughout the city. (This tour will last 3 hours)



MEMORANDUM



TO: Heritage Markham Committee

FROM: Regan Hutcheson

DATE: April 8, 2026

SUBJECT: Special Event
Doors Open Markham 2026

Project: Doors Open Markham 2026
Date: Saturday, September 26, 2026, 10am – 4:00pm

Background:

- Beginning in 2003, Doors Open Markham has brought together thousands of people from near and far to celebrate and experience Markham's rich history and unique sites.
- Markham is again hosting Doors Open Markham and we have between 10 and 15 great sites as part of this amazing event (some require final confirmation).
- The Doors Open concept, it is a free, annual community-wide event that showcases places of historical and cultural interest. Most locations are not generally open to the public at-large thus providing residents and visitors with an opportunity to explore the City's unique and sometimes hidden treasures. The event is organized under the direction of a Council-appointed committee of City staff, municipal councillors and community volunteers. Our local event is one of a series of Doors Open events held across the province under the organizational umbrella of the Ontario Heritage Trust (Doors Open Ontario).
- Sites interested in opening their doors can open only areas they wish to showcase to the public and can animate their sites with event programming or activities if they wish.
- Event organizers will provide identification and directional signage to be used on the property plus archival photo display boards if available and a site handout highlighting key features about the site.
- The DOM committee is responsible for providing volunteers (if needed).
- Focus has primarily been on sites owned by public bodies such as the municipality and private sites in commercial, industrial and institutional use. Attracting owner-occupied, residential sites has been challenging given insurance/liability requirements and the apprehension of allowing the public into personal dwellings (security and robbery fears).
- DOO also requires sites to be insured for public liability and property damage which can limit site participation.

Staff Comment

- Regan Hutcheson and Peter Wokral are the Heritage Planning staff liaison to the Doors Open Markham 2026 Organizing Committee.
- Heritage Markham is represented on the DOM Committee by Tejinder Sidhu, Diane Ross (by virtue of being both a HM member and a DOM Committee member) and Councillor Reid McAlpine (Council Liaison).
- The purpose of this memo is to bring members up to date regarding the event and to seek individuals who may be willing to volunteer for the event (or for part of the day).
- There is a volunteer training session on the Wednesday evening before the event.
- The Heritage Markham Display will likely be installed in the historic Unionville Train Station again this year.
- See Appendix 'A' for the sites.

Suggested Recommendation for Heritage Markham

THAT the memo on Doors Open Markham 2026 be received as information.

File: Q:\Development\Heritage\SUBJECT\DOORS OPEN MARKHAM\2026\HM Updates & Volunteers\HM April 8 2026 update on event.doc

Appendix 'A'
Doors Open Markham 2026
Sites- Confirmed and Pending

	Sites	Status
	Markham Village Cluster	
1	Markham Historic Train Station	Confirmed
2	Markham Fire Station #97	Confirmed
3	Markham Museum	Confirmed
	Unionville Cluster	
1	Varley Gallery	Confirmed
2	McKay Art Centre (Salem Eckardt House)	Confirmed
	Unionville Curling Club	Pending
	Central United Church	Pending
	Stiver Mill	Pending
3	Unionville Historic Train Station	Confirmed
	Thornhill Cluster	
1	Heintzman House	Confirmed
	Thornhill Walking Tour	Pending
	Thornhill Village Library	Pending
2	Wong Dai Sin Temple, 378 Steeles Ave. E., Thornhill, Place of Worship	Confirmed
	Central Markham	
1	York University, Markham Campus	Confirmed
	York District School Board Museum and Archives *Buttonville	Pending





MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager, Heritage Planning

DATE: April 8, 2026

SUBJECT: Heritage District News – Proposed Spring 2026 Edition

Project: Heritage District News (newsletter)

Background:

- See attachment for the Program Outline and a copy of the Spring 2025 newsletter.
- In June 2025, the last newsletter was mailed to 1200 properties located within the City's four heritage conservation districts (HCDs) by Heritage Section staff.
- The newsletter included:
 - What is a HCD
 - Heritage Markham celebrates 50 years
 - Making Changes in a HCD- Major and Minor Permits
 - Awards of Excellence Program
 - Commercial Signage and the need for a Sign Permit
 - Financial Assistance available
 - Profile of the four HCDs and how to find their boundaries
 - Promotion of Doors Open Markham 2025

Status/ Staff Comment

- Heritage staff are looking for any input on the upcoming newsletter
- Our preliminary thoughts are that the newsletter will repeat some of the key messaging that was part of the 2025 brochure and add some current items of interest. These would be:
 - What is a HCD.
 - What is Heritage Markham.
 - Contacts for more information.
 - Making Changes in a HCD – major and minor heritage permits
 - Need for Commercial Signage Permits
 - How to find out if you are in a HCD
 - Financial Assistance (including highlighting the new grant program)
 - Highlight some Award of Excellence winners from the 2025 ceremony (perhaps the Group of 7 project for Thornhill)
 - Promote Doors Open Markham 2026 (Sept 26, 2026)
 - UHCD commercial streetscape completed.
 - MVHCD Plan update is ongoing- next meeting

Suggested Recommendation for Heritage Markham

That Heritage Markham receive as information the update on the proposed Spring 2026 Heritage District News newsletter;

And that Heritage Markham suggests the following information be included in the newsletter:

File: Q:\Development\Heritage\SUBJECT\HERITAGE DISTRICT NEWS\Spring 2026\HM memo April 2026 update on proposed newsletter.doc

1. Program Outline

Program:

A newsletter directed to residents and property owners in the City's heritage conservation districts.

Purpose:

- To foster communication between the City and those who live and work in heritage conservation districts
- To inform property owners in the district about district related news
- To remind readers of the special obligations that comes with being in a heritage district.

Name:

Heritage District News

Format:

- Four pages, 11X17 folded into brochure (5 ½ x 8 ½).
- Clear circular seal to hold together
- One section left black for Mailing label and stamping
- Text and photos
- Colour

Typical Content:

- Land use related news and developments in a district (i.e. a new building or façade improvement)
- Requirement for seeking approval of alterations (i.e. Heritage Permits, other approvals)
- Update on studies happening in the District (i.e. Yonge Street study, Heritage District studies)
- Examples of good restoration projects underway or completed
- Examples of good infill and new development
- Award winning projects in the Districts
- Restoration techniques and sources
- Information on financial assistance programs (Property tax program, façade and signage grant programs, Heritage loan program)
- Heritage Policy news and updates (changes to provincial polices, municipal policies)
- Public works happening in the District
- Information on related organization (SPOHT, historical societies, MVC)
- Heritage Markham and its members (local contacts)
- Explanation of Heritage Principles (preservation of original materials)

Content Preparation:

To be prepared in-house by the Heritage Section, Development Services Commission.

Content Review:

To be reviewed by Director of Planning and Urban Design (or designate) and Corporate Communications Advisor

Distribution:

Property owners in the City's heritage conservation districts

Method of Distribution:

Option A – Canada Post regular mail

Option B – Canada Post postal code unaddressed mail (requires too large an area for distribution)

Option C – Community Group delivery

Option D – Staff Delivery

To date, only Option A has been used.

Funding:

Heritage Preservation Account (Reserve)

087 2800 115

Approvals:

- Heritage District Newsletter concept was approved by Council on January 27, 1998 as part of the Unionville Heritage Conservation District Plan approval.
- Heritage District Newsletter Pilot Program approved on January 26, 1999.
- Heritage District Newsletter Program was endorsed and funded through the Heritage Preservation Account (Reserve)- #087-2800-115 at a cost of \$1200 per issue and not to exceed \$3600 per year – March 21 2006



The Old Markham Highschool



Cedar Grove Schoolhouse



HERITAGE DISTRICT NEWS

Spring 2025
A City of Markham Publication

If you need help on a heritage matter, please contact us at heritage@markham.ca

The Good Neighbour Handbook

The City has created a resource called the "Good Neighbour Handbook" which has information that is useful to all residents, regarding property maintenance, animal services, permits, property taxes and more.



Scan the code for a copy of the handbook.

Doors Open is Back on Saturday September 20, 2025!

Explore Markham's unique cultural, heritage, and innovative buildings as they open their doors for one day. This year's theme is "Markham's Learning Landscape" with a focus on heritage education. Get a behind-the-scenes look at select buildings throughout the city and discover the stories that made Markham what it is today.

Learn more at www.markham.ca/DoorsOpen

What is a Heritage Conservation District (HCD)

An HCD is a defined geographical area within a municipality that has cultural, historical, or architectural significance and is legally protected to preserve its character. In these districts, buildings, landscapes and streetscapes are managed through specific guidelines to maintain their historical integrity while allowing for appropriate development and restoration. HCDs help safeguard a community's heritage while supporting sustainable growth and tourism.

Heritage Markham Committee

Celebrating 50 years of service, the Heritage Markham Committee was created in 1975 to advise and assist Council on the protection and conservation of heritage resources and areas in the community. Comprised of ten volunteer representatives appointed by Council and three members of Council, the Committee meets once a month as a whole to review various forms of applications and projects. If you are interested in serving on the Committee in the future, please contact us at heritage@markham.ca

Making Changes to a Property in a Heritage Conservation District – Major and Minor Heritage Permits

Renovations and alterations to existing buildings or construction of new buildings anywhere within a Heritage Conservation District require either a Minor or Major Heritage Permit.

Minor Heritage Permits – required for routine maintenance, minor repairs and alterations that don't typically require any other type of permit and are free. Examples of minor exterior changes include,

- Exterior painting, new siding and roofing
- Driveway replacement/changes, fencing, hard landscaping and exterior lighting
- Window and door replacements
- Major vegetation removal

Major Heritage Permits – required for more substantial alterations, additions, including accessory buildings and new building construction and have an application fee.

Work undertaken without approval is subject to prosecution and fines under the Ontario Heritage Act and a penalty application fee (\$600 + HST).

All applications are to be submitted on-line. Additional information on how to apply can be found on the City's website under **Planning and Development Applications/Heritage Permits** or by contacting Heritage Section staff at heritage@markham.ca. Staff is available to help you along your property improvement journey.



Alternate formats are available upon request.

HERITAGE DISTRICT NEWS - SPRING 2025

905.477.5530 | markham.ca

Alternate formats are available upon request.



Awards of Excellence

The Heritage Markham Awards of Excellence celebrate outstanding contributions to heritage conservation, showcasing the best completed projects such as preserving heritage in new development, restoration (corporate and private residential), complementary new infill buildings and additions to heritage buildings. This event highlights those who go above and beyond to protect and promote Markham's rich history.

We invite you to submit a nomination for an owner who has done commendable heritage conservation work since 2017.

Nomination submission details can be obtained from Heritage Staff at heritage@markham.ca

Nomination deadline: July 15, 2025
Help us celebrate the people and projects keeping Markham's heritage alive!

Commercial Signage Requires a Sign Permit

As a business owner, you must obtain a sign permit before ordering or installing a new sign or replacing an existing sign face, whether ground-mounted or attached to a building.

Heritage Conservation Districts are designated as "Special Sign Districts", with specific regulations regarding sign size, design, colour, and lighting, to ensure compatibility with the area's heritage character. These regulations apply to both public and private properties. To obtain a sign permit, contact the City's Building Department and review Section 10 of Sign By-law 2002-94 for guidance.

By-law Enforcement Staff will ensure that illegally installed signs are removed.

Markham Village

Main Street in Markham Village is a charming and historic destination that blends small-town warmth with vibrant local culture. As one of Markham's oldest areas and protected as a heritage conservation district, it boasts beautifully preserved heritage buildings, independent stores, and a diverse dining scene. The pedestrian-friendly street is home to a variety of local businesses, making it a perfect place to shop, dine, and explore. Annual events like the Markham Village Music Festival, the Farmers' Market, and Christmas Parade bring the community together, adding to the lively and welcoming atmosphere.

Beyond its historic charm, Markham Village is also a gateway to nature, with the Rouge River and nearby Milne Dam Conservation Park providing scenic spots for relaxation and outdoor activities.

A recent improvement to the District is the exterior remodeling of a modern building at 27-37 Main Street North to enhance the heritage character of the commercial core. The City is also in the process of revising the policies and guidelines in the current Markham Village Heritage Conservation District Plan and we will be seeking your input in the near future. More details to follow.

Thornhill Village

Historic Thornhill Village was Markham's first heritage conservation district (1986). Founded in 1794, the name Thornhill did not come into existence until 1829 when Benjamin Thorne, a local resident and merchant, was successful in having a post office established. The District is primarily residential, offering many fine examples of preserved heritage dwellings along with several commercial properties on Yonge Street. Adjacent areas north and south along Yonge Street are currently being examined as part of the Yonge Corridor Secondary Plan to determine appropriate development opportunities and standards.

Buttonville

Although Buttonville is Markham's smallest heritage conservation district, exciting conservation work is happening including the former Buttonville Mill House which has been restored and redeveloped as part of a new 33-unit townhouse development.



Remodeling of the exterior at 27-37 Main St. N Markham

Historic Unionville: Watch the future unfold!

Unionville, which became a heritage conservation district in 1997, is a beloved heritage village that continues to welcome both local residents and visitors from across the region.

Currently the commercial area of Main Street is undergoing a major streetscape renovation to restore and refresh its heritage character. Our unique shops, outstanding restaurants and scenic walkways remain open for you to enjoy while we revitalize our charming village. Stroll through the village, support local businesses, and experience the history, beauty, and vibrancy that make Unionville so special.

How to find HCD Boundaries and Heritage District Plans

To view the boundaries of the four Heritage Conservation Districts, and access the corresponding Heritage District Plans, which outline policies and guidelines for alterations and new development, visit the Heritage Services section on the city website or contact Heritage Staff for a digital copy.

The boundaries, as well as much more information, can also be discovered through the Heritage Property Register at markham.ca/heritage

FINANCIAL ASSISTANCE FOR HERITAGE PROPERTIES

Heritage Property Tax Reduction Program

Owners of heritage properties can get an annual property tax refund which will help offset the added cost of maintaining heritage buildings. The city offers a 30% reduction on the municipal and education portions of your tax bill for eligible properties. For a property to be eligible, it must:

- Be a "historic building" within a heritage conservation district or individually designated under the Ontario Heritage Act.
- Have a Heritage Easement Agreement registered on title.

If you don't have a Heritage Easement Agreement, contact Heritage Staff to initiate the process.

Designated Heritage Property Grant

Conserve, restore or replicate missing heritage features on your designated property using this grant program which can provide up to 50% of the eligible conservation work to a maximum of \$5000. Regular maintenance work is not included.

Commercial Façade Improvement Grant

Obtain matching grants for the exterior restoration or improvement to a designated property in commercial use.

For Heritage Properties: projects may include repair or restoration of original features, windows, doors, masonry work and removal of non-original materials.

For Non-Heritage Properties: projects may include renovations of storefronts and the introduction of more traditional materials.

Amount – 50% of the eligible costs to a maximum of \$15,000 per property for heritage buildings (\$10,000 for non-heritage buildings)

Commercial Signage Replacement Grant

Replace grandfathered, non-conforming commercial signage in a heritage district. This 50/50 matching grant helps to fund the production and installation of new complementary signage up to \$1000.