



Heritage Markham Committee Agenda

July 10, 2024, 7:00 PM
Electronic Meeting

The Seventh Heritage Markham Committee Meeting of
The Corporation of The City of Markham in the year 2024.

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

Recommendation:

That the July 10, 2024 Heritage Markham Committee agenda be approved.

- 3.2 MINUTES OF THE JUNE 12, 2024 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

5

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on June 12, 2024 be received and adopted.

- 3.3 HERITAGE MARKHAM COMMITTEE

13

NEW MEMBERS, RE-APPOINTMENTS AND END OF TERM

File Number:
n/a

Extract:

R. Hutcheson, Manager, Heritage Planning

Recommendations:

That Heritage Markham welcomes the re-appointment of Lake Trevelyan and Victor Huang to the Committee;

That Heritage Markham acknowledges and appreciates the 8 ½ years of commitment and dedicated service provided by Ken Davis to the Heritage Markham Committee and recognizes his contribution and effort in protecting and preserving the heritage resources in Markham;

And That Heritage Markham acknowledges and appreciates Paul Tiefenbach's service to the committee over the last 5 years and recognizes his contribution and effort in protecting and preserving the heritage resources in Markham.

4. PART TWO - DEPUTATIONS

5. PART THREE - CONSENT

5.1 MINOR HERITAGE PERMIT APPLICATIONS

17

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF
250 MAIN STREET NORTH, MARKHAM VILLAGE, 25 PRINCESS
STREET, MARKHAM VILLAGE, 17 MILL STREET, MARKHAM
VILLAGE, 11 PAVILLION STREET, UNIONVILLE, 6 PETER STREET,
MARKHAM VILLAGE (16.11)**

File Numbers:

24 176689 HE

24 177884 HE

24 178393 HE

24 178504 HE

24 179528 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 OR SIGN PERMIT APPLICATIONS

19

DELEGATED APPROVAL BY HERITAGE SECTION STAFF
60 MAIN ST. N. (MVHCD), 20 WATER ST. (MVHCD), 5990 16TH AVE.
(MVHCD) 141 MAIN ST. U. (UHCD), 8 ECKARDT AVE. (UHCD), 227
MAIN ST. N. (MVHCD) (16.11)

File Numbers:

AL 24 174414

AL 20 129085

SP 24 174021

SP 24 159194

HP 24 176495

AL 24 179826

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 AMENDMENT TO A DESIGNATION BY-LAW TO REVISE A STATEMENT OF SIGNIFICANCE

21

6472 STEELES AVENUE EAST (“GEORGE AND NELLIE FREEMAN HOUSE”) (16.11)

File Numbers:

n/a

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection to the amendments to the Statement of Significance as contained within the designation by-law for 6472 Steeles Avenue East (By-law 2024-98).

6. PART FOUR - REGULAR

6.1 DEMOLITION PERMIT APPLICATION

27

10 RUGGLES AVENUE, THORNHILL (LANGSTAFF) - MUNSHAW HOUSE FIRE DAMAGE (16.11)

File Number:

n/a

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

THAT Heritage Markham recommends that all options be explored by the owner to conserve and repair the Munshaw House as opposed to pursuing demolition of the structure.

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 2024
- b. Heritage Week, February 2024
- c. Unionville Streetscape Detailed Design Project (2022-2025)
- d. Unionville Heritage Conservation District Plan Amendments/ Update
- e. Unionville Heritage Centre Secondary Plan
- f. Update to Markham Village Heritage Conservation District Plan (2024)
- g. New Secondary Plan for Markham Village
- h. Comprehensive Zoning By-law Project (2024)
- i. Priority Designation Program 2023-2024

8. PART SIX - NEW BUSINESS

9. ADJOURNMENT



Heritage Markham Committee Minutes

Meeting Number: 6
June 12, 2024, 7:00 PM
Electronic Meeting

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

1. CALL TO ORDER

Councillor Reid McAlpine, Chair, convened the meeting at 7:03 PM by asking for any disclosures of interest with respect to items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business from Committee Members

Recommendation:

That the June 12, 2024 Heritage Markham Committee agenda be approved.

Carried

3.2 MINUTES OF THE MAY 8, 2024 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on May 8, 2024 be received and adopted.

Carried

4. PART TWO - DEPUTATIONS

There were no deputations.

5. PART THREE - CONSENT

5.1 MINOR HERITAGE PERMIT APPLICATIONS

22 DAVID GOHN CIRCLE, MARKHAM HERITAGE ESTATES, 5958 16TH AVENUE, PART IV, 143 MAIN STREET NORTH, MARKHAM VILLAGE, 22 JOSEPH STREET, MARKHAM VILLAGE, 218 MAIN STREET, UNIONVILLE, 26 DAVID GOHN CIRCLE, MARKHAM HERITAGE ESTATES, 5 EUCLID STREET, UNIONVILLE (16.11)

File Numbers:

24 169162 HE

24 170386 HE

24 170971 HE

24 171206 HE

24 171685 HE

24 172667 HE

24 175449 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.

Carried**5.2 BUILDING OR SIGN PERMIT APPLICATIONS****DELEGATED APPROVAL BY HERITAGE SECTION STAFF**

27 MAIN ST. N. (MVHCD), 162 MAIN ST. N. (MVHCD), 33 WASHINGTON ST. (MVHCD), 28 STATION ST. (MVHCD), 3575 ELGIN MILLS ROAD E., 5 RICHARD MAYNARD CRES. (UHCD), 6050 HWY. 7 E. (MVHCD), 20 MAIN ST. N. (MVHCD) (16.11)

File Numbers:

SP 24 172931

SP 24 171204

HP 23 142104

DP 24 164554

HP 24 172119

SP 24 166185

AL 24 167910

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

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

Carried**5.3 OFFICIAL PLAN, ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION APPLICATIONS****PROPOSED RESIDENTIAL INTENSIFICATION**

11139 VICTORIA SQUARE BLVD & 11251 WOODBINE AVENUE (16.11)

File Numbers:

23 121495 PLAN

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham regrets the unauthorized demolition of the Henry and Charlotte Lever House at 11139 Victoria Square Blvd;

THAT installation of a Markham Remembered plaque for 11139 Victoria Square Blvd be made a condition of Draft Plan of Subdivision approval.

Carried

6. PART FOUR - REGULAR

6.1 MAJOR HERITAGE PERMIT APPLICATIONS

7 TOWN CRIER LANE, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)

File Numbers:

HE 24, 170778

HE 24 170777

HE 24 170776

HE 170755

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, introduced this item as related to four Major Heritage Permits submitted for 7 Town Crier Lane, advising that Staff requested four separate permits detailing different models and elevation options to create more variety on the street. Mr. Wokral confirmed that Staff are satisfied with the applications and corrected the report which mentions a site plan control application process, noting that this approval path would not be required for this particular application.

Recommendations:

THAT Heritage Markham has no objection to the architectural designs of the proposed 25 new homes and delegates final review of the Major Heritage Permit applications and subsequent Site Plan Control application to the City (Heritage Section) staff.;

AND THAT Heritage Markham supports the concept of no more than two dwelling units of the same design treatment being used in a row before a design variation is introduced.

Carried**6.2 MINOR HERITAGE PERMIT APPLICATION****PROPOSED INSTALLATION OF COMPOSITE CEDAR SHINGLES
22 DAVID GOHN CIRCLE, MARKHAM HERITAGE ESTATES (16.11)**

File Numbers:

24 169160 HE

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, introduced this item as related to a failing cedar roof at 22 David Gohn Circle. Mr. Manning advised that the property owners have reported that cedar shingles have become extremely expensive and that they are exploring composite cedar shingles as an alternative. Mr. Manning noted that there is no District Plan to guide alterations within Heritage Estates as it is not a heritage conservation district and expressed concern that if composite cedar shingles are not permitted, owners may install asphalt shingles as a lower cost alternative. Mr. Manning confirmed that Staff are supportive of composite cedar shingles in this case, advising that this material has improved in appearance and provides a convincing facimile of true cedar.

The Committee asked if this material has been used before. Mr. Manning confirmed that this would be the firsttime composite cedar shingles will be used in Heritage Estates but advised that Staff have received samples from the manufacturer and believe them to be very similar in appearance. Mr. Manning also noted that the composite cedar shingles would last longer than true cedar which is an added benefit.

The Committee asked if there are other colours of the composite cedar shingles that appear more weathered than the one in the Staff report. Mr. Manning confirmed that there are other colour options which Staff and the Owner could explore.

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the installation of composite cedar shingles at 22 David Gohn Circle due to the costs associated with wooden shingle roofs;

AND THAT Heritage Section staff be delegated final review of the Minor Heritage Permit application to install composite cedar shingles at 22 David Gohn Circle;

AND THAT although a wooden cedar shingle is still the preferred restoration approach for roof treatment in Markham Heritage Estates, the Brava Composite Cedar Shingle is supported for use on other properties subject to staff review of the specific building roofscape to ensure compatibility.

Carried

6.3 FINANCIAL MATTERS

HERITAGE MARKHAM COMMITTEE - BUDGET 2025 (16.11)

File Numbers:

n/a

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

THAT Heritage Markham recommends a Heritage Markham budget for 2025 in the amount of \$8,808.00;

AND THAT the Heritage Markham Committee budget request for 2025 be forwarded to the Director of the Planning and Urban Design Department (Development Services Commission) for inclusion in the department's 2025 operating budget.

Carried

6.4 LEGISLATION

CHANGES TO THE ONTARIO HERITAGE ACT, BILL 200 (SCHEDULE 2), REMOVAL OF LISTED PROPERTIES FROM A HERITAGE REGISTER.

File Numbers:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Note: The memo is now attached.

Evan Manning, Senior Heritage Planner, provided a high-level summary of the changes to the Ontario Heritage Act, explaining Bill 200 extended the deadline for the designation of listed properties by two years. Mr. Manning advised that Heritage Section Staff do not wish to alter current processes as they have allocated resources to complete the designation process by the end of 2024, but noted that this change offers relief to other municipalities. Mr. Manning added that the extended deadline provides the option to continue this process into 2025, particularly if Council decides not to issue intentions to designate for all significant listed properties within the city.

Recommendations:

That Heritage Markham receive the information on legislative changes to the Ontario Heritage Act adopted through Bill 200 (Schedule 2) concerning an extension of the designation deadline and the removal of listed properties from a heritage register.

And that Heritage Markham supports Heritage Section Staff using the additional 2 years to work further through the list to designate as many properties as possible, with an emphasis on government-owned properties.

Carried

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

7.1 HERITAGE MARKHAM 50TH ANNIVERSARY - OCTOBER 28, 2025 (16.11)

File Numbers:

n/a

Extracts:

R. Hutcheson, Manager, Heritage Planning

The Committee recommended that preparation begin as soon as possible to ensure ample time to create a meaningful commemoration.

Councillor Reid McAlpine confirmed that either himself or Councillor Karen Rea would participate in the 50th Anniversary Sub-Committee as well.

Recommendation:

THAT a 50th Anniversary Sub-Committee be created to consider possible projects to celebrate this special anniversary consisting of the following Heritage Markham members:

- Lake Trevelyan
- Tejinder Sidhu
- David Butterworth

Carried

8. PART SIX - NEW BUSINESS

There was no new business.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 7:24 PM.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: July 10, 2024

SUBJECT: Heritage Markham Committee
New Members, Re-appointments and End of Term

Staff are pleased to announce that Markham Council recently appointed four new members to the Heritage Markham Committee and re-appointed two existing members. They are:

Re-Appointments (starting as of June 20, 2024)

Lake Trevelyan (Unionville)	November 30, 2027
Victor Huang (Buttonville)	November 30, 2027

New Members (starting August 1, 2024)

Vanda Vicars (Unionville)	November 30, 2026
Kugan Subramaniam (At-Large)	November 30, 2025

The new members starting August 1st will replace Paul Tiefenbach (voluntary resignation) and Ken Davis whose term ended on November 30, 2023.

New Members (starting December 1, 2024)

Richard Huang (At-Large)	November 30, 2025
Steve Lusk (Markham Village)	November 30, 2026

The new members starting December 1st will replace those members whose terms end on November 30, 2024.

Thank You

Ken Davis has been on the committee for a total of 8 ½ years. He served from February 2016 to November 2019 (4 years), then was re-appointed until November 2023 (4 years) and agreed to remain on the Committee until a replacement was selected (another 8 months). Ken was Vice Chair in 2019 and 2020, was on the Architectural Review Sub-Committee and was the Committee's representative on the Historic Unionville Community Vision Committee. Ken is an owner of a heritage dwelling in Markham Heritage Estates. July 10th will be Ken's last meeting.

Paul Tiefenbach is also thanked for his service to the committee. Paul was originally appointed from June 2019 to November 2022 (3 ½ years), and then re-appointed until November 2025 but chose to leave the committee earlier this year. Paul represented the Thornhill community.

Suggested Recommendation for Heritage Markham

That Heritage Markham welcomes the re-appointment of Lake Trevelyan and Victor Huang to the Committee;

That Heritage Markham acknowledges and appreciates the 8 ½ years of commitment and dedicated service provided by Ken Davis to the Heritage Markham Committee and recognizes his contribution and effort in protecting and preserving the heritage resources in Markham;

And That Heritage Markham acknowledges and appreciates Paul Tiefenbach's service to the committee over the last 5 years and recognizes his contribution and effort in protecting and preserving the heritage resources in Markham.

Heritage Markham Agenda Preparation

Date of Meeting:

- Part I - Administration ☒ (Minutes, administrative matters)
- Part II – Deputations ☐
- Part III - Consent ☐ (Correspondence) ☐
- Part IV - Regular ☐
- Part V – Studies/Projects ☐
- Part VI – New Business ☐

Reviewed by Manager Yes/No

Application Identification

- | | | | |
|--------------------------|--------------------------|-------------------------|--------------------------|
| Site Plan Control | <input type="checkbox"/> | | |
| Zoning By-law Amendment | <input type="checkbox"/> | Official Plan Amendment | <input type="checkbox"/> |
| Notice of Public Meeting | <input type="checkbox"/> | Plan of Subdivision | <input type="checkbox"/> |
| Building or Sign Permit | <input type="checkbox"/> | Demolition Permit | <input type="checkbox"/> |
| Heritage Permit | <input type="checkbox"/> | Tree Removal | <input type="checkbox"/> |
| C of A Variance | <input type="checkbox"/> | Consent | <input type="checkbox"/> |
| Request for Feedback | <input type="checkbox"/> | Information | <input type="checkbox"/> |
| Other Subject | <input type="checkbox"/> | _____ | |

File Number: n/a

Address: n/a

Topic: Heritage Markham Committee
New Members, Re-appointments and End of Term

Extract Distribution: R.Hutcheson;

Explanatory Text (include with the specific agenda item)

- See attached notes and recommendation from the Architectural Review Sub-Committee held on _____ ☐
- See attached staff memorandum ☒
- See attached staff memorandum and material ☐
- Mr/Ms. _____ will be in attendance at _____ p.m. ☐

Suggested Recommendation for Heritage Markham

- ☐ THAT the Minutes of the Heritage Markham meeting held on _____ be received and adopted.
- ☐ THAT Heritage Markham receive as information.
- ☐ THAT Heritage Markham has no objection from a heritage perspective.
- ☒ Refer to Staff Memo for Recommendation (see file path for copying purposes)
- ☐ Insert the recommendation of the Architectural Review Sub-Committee held on _____ (see file path for copying purposes)
- ☐ Other



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: July 10, 2024

SUBJECT: Minor Heritage Permit Applications
 250 Main Street North, Markham Village
 25 Princess Street, Markham Village
 17 Mill Street, Markham Village
 11 Pavillion Street, Unionville
 6 Peter Street, Markham Village

Files: 24 176689 HE, 24 177884 HE, 24 178393 HE, 24 178504 HE,
 24 179528 HE

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

Address	Permit Number	Work to be Undertaken
250 Main Street North (MVHCD)	24 176689 HE	Repair/replacement of damaged portions of the front porch with new material to match existing.
25 Princess Street (MVHCD)	24 177884 HE	Laying of new asphalt roof shingles and installation of metal roof vents, aluminium soffits, eavestroughs, and downspouts.
17 Mill Street (MVHCD)	24 178393 HE	Laying of new asphalt roof shingles and installation of metal roof vents, aluminium soffits, eavestroughs, and downspouts.
11 Pavillion Street (UHCD)	24 178504 HE	Repainting the front door using Benjamin Moore "Hale Navy – HC-154".
6 Peter Street (MVHCD)	24 179528 HE	Installation of a new metal roof on the rear yard accessory building

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: July 10, 2024

SUBJECT: Building or Sign Permit Applications
Delegated Approval by Heritage Section Staff

60 Main St. N. (MVHCD), 20 Water St. (MVHCD), 5990 16th Ave. (MVHCD)
141 Main St. U. (UHCD), 8 Eckardt Ave. (UHCD), 227 Main St. N. (MVHCD)
File Numbers: AL 24 174414, AL 20 129085, SP 24 174021, SP 24 159194, HP
24 176495, AL 24 179826

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

Address	Permit Number	Work to be Undertaken
60 Main St. N. (MVHCD)	AL 24 174414	Interior alterations not impacting the buildings' exterior
20 Water St. (MVHCD)	AL 20 129085	Replacement of outdated roof-top make-up air units and hot water boilers on non-heritage multi-storey apartment building
5990 16 th Ave. (MVHCD)	SP 24 174021	Wall sign for retail unit in modern commercial building
141 Main St. U. (UHCD)	SP 24 159194	Ground signage for medical office
8 Eckardt Ave. (UHCD)	HP 24 176495	Restoration of exterior to match condition prior to fire damage
227 Main St. N. (MVHCD)	AL 24 179826	New internal fire suppression system for restaurant using existing exhaust hood

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: 60 Main St. N., 20 Water St., 5990 16th Ave., 141 Main St. U., 8 Eckardt Ave., 227 Main St. N.

Q:\Development\Heritage\SUBJECT\Building Permits Delegate Approval\2024\HM July 2024 (Building or Sign Permit Applications).doc



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: July 10, 2024

SUBJECT: Amendment to a Designation By-law to Revise a Statement of Significance
6472 Steeles Avenue East (“George and Nellie Freeman House”)

FILE: N/A

Property/Building Description: Two-storey dwelling constructed c1901 as per municipal records

Use: Residential

Heritage Status: Designated under Part IV of the *Ontario Heritage Act* (currently in the OLT appeal period)

Background

- A designation by-law for 6472 Steeles Avenue East (the “Property”) was adopted by Council on May 29, 2024. As per Section 29 (8) of the *Ontario Heritage Act* (the “Act”), notice was provided to the Property owner, which included a copy of the Designation By-law (refer to By-law 2024-98);
- The Property owner has requested that the Statement of Significance (“SOS”), as it appears in Schedule ‘B’ of the Designation By-law, be amended to accurately reflect the elements of the building (heritage attributes) that contribute to its cultural heritage significance;
- Refinements include clarification of building height, a note that the eastern portion of the dwelling was remodeled in the past, and removal of the single-stack external brick chimney on the west elevation as an identified heritage attribute (refer to Appendix ‘B’).

Heritage Policy

Ontario Heritage Act

- Municipal councils may update different parts of an existing heritage designation by-law for several reasons, including a need to:
 - Clarify or correct the statement explaining the property’s cultural heritage value or interest or the description of the property’s heritage attributes;
 - Correct the legal description of a property;

- Otherwise revise the by-law to make it consistent with the requirements of the Act as amended in 2021.
- Section 30.1 of the Act permits an amendment process to, where required, address the above-noted issues. Under this Section, the municipality is obliged to:
 - inform the owner of the amendment and their right to object thereto; and
 - consult with the municipal heritage committee prior to giving notice of the proposed amendment to the owner.
- Upon receipt of notice of the amendment, an owner has 30 days to file a notice of objection to the amendment with the municipality. Should a notice of objection not be received by the municipality within the 30-day timeline, the council of the municipality may pass the proposed amending by-law.

Staff Comments

- In accordance with the statutory requirements as described above, and based on the information provided by the Property owner, Heritage Section staff have amended the heritage attributes within the SOS to ensure conformance with the Act, as amended;
- The Property owner has also been notified and confirmed that they are in support of the revised SOS;
- A Staff report recommending amendment of designation by-law 2024-98 will be considered by the Development Service Committee and Council on July 16 and 17, respectively.

Suggested Recommendation for Heritage Markham

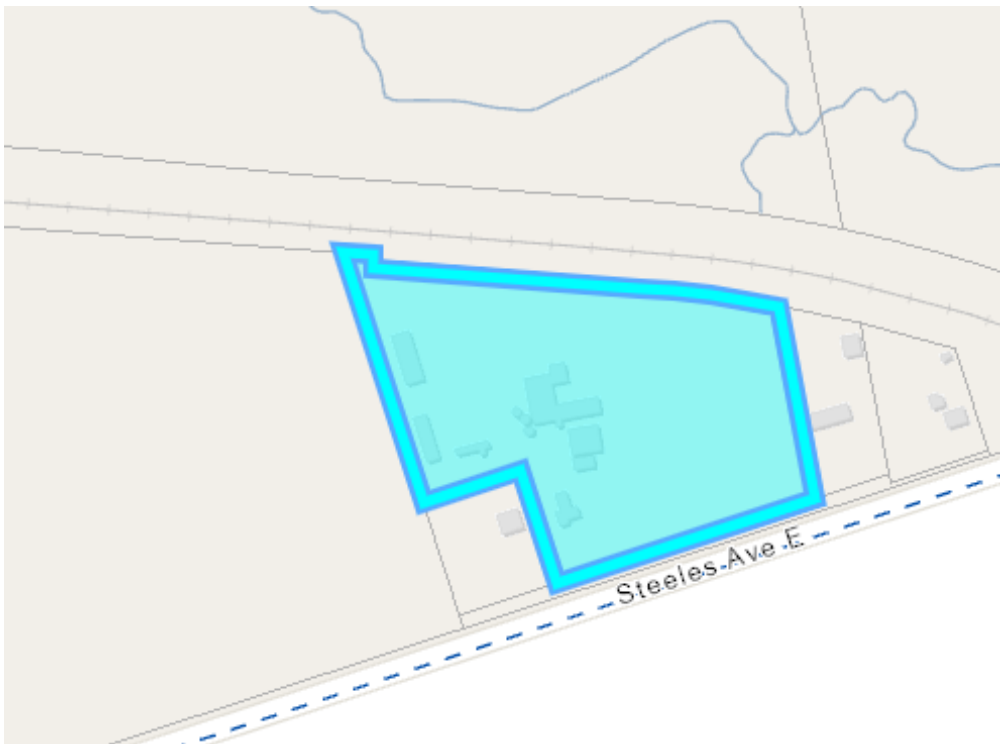
THAT Heritage Markham has no objection to the amendments to the Statement of Significance as contained within the designation by-law for 6472 Steeles Avenue East (By-law 2024-98).

ATTACHMENTS:

Appendix 'A'	Image of the Property and Property Map
Appendix 'B'	Amended Statement of Significance

Appendix 'A'

Image of the Property and Property Map



Appendix ‘B’

Amended Statement of Significance

STATEMENT OF SIGNIFICANCE

George and Nellie Freeman House

6472 Steeles Avenue East
c.1901

The George and Nellie Freeman House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

The George and Nellie Freeman House is a one-and-a-half storey brick and frame dwelling, located on the north side of Steeles Avenue East, in the historic community of Cedar Grove. The house faces south

Design Value and Physical Value

The George and Nellie Freeman House has design and physical value as a unique expression of vernacular domestic architecture, combining an older frame dwelling with a Queen Anne Revival style addition to create a farm residence with a distinctive architectural “split personality.” It is an unusual vernacular dwelling because of the visual disconnect between its eastern and western portions. The design of the western brick veneered portion reflects the ornate and eclectic High Victorian Queen Anne Revival style, and is the most prominent aspect of the house. The eastern portion is a simple gable-roofed rural dwelling of an earlier time period, albeit altered from its original appearance. It is curious that the older portion of the house was not brick veneered to match the newer western portion when it was added in 1901.

Historical Value and Associative Value

The George and Nellie Freeman House has historical value for its long-time association with the Milne-Freeman family whose members played significant roles in the economic and political history of York County during the nineteenth century, and for its association with Markham Township’s important agricultural community. The property upon which this house stands, the west half of Markham Township Lot 1, Concession 9, was purchased by Peter Milne Jr. in 1834. Peter Milne Jr. was the son of Alexander Milne, the owner of Milneford Mills in East York. He was a store-keeper, sawmill owner, and the first postmaster in the hamlet of Milnesville. Peter Milne Jr. did not reside on the property but was an important landowner and sawmill owner in the area. In addition to this property, he acquired considerable acreage on the east parts of Lots 1, 2 and 3 in the Eighth Concession. Peter Milne Jr., a noted Reformer and supporter of William Lyon McKenzie, was an active participant in the Upper Canadian Rebellion of 1837. The west half of Lot 1, Concession 9 was willed to his daughter Helen. Helen Milne married Joseph Gage

Freeman in 1858. About 1885 an impressive new farmhouse in the vernacular Italianate architectural style was built against a portion of an earlier frame dwelling on the property. In 1901 the frame dwelling was relocated eastwards on the same property and enlarged with a two-storey brick addition to its western end to become the home of their son, George Milne Freeman, and his wife Nellie Ann Dimma. As of 2023, a portion of the Milne-Freeman property was still farmed by a descendant of Peter Milne Jr.

Contextual Value

The George and Nellie Freeman House has contextual value as one of a number of nineteenth and early twentieth century buildings that define the character and extent of the historic community of Cedar Grove. It also has contextual value as a remnant of Cedar Grove's agricultural community and because it is historically linked to the Joseph and Helen Freeman House at 6470 Steeles Avenue East.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the George and Nellie Freeman House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design and physical value as a unique expression of vernacular domestic architecture:

- Fieldstone foundation;
- Two and one-and-a-half storey height and L-shaped plan;
- Red brick veneer with shallow frontispiece on the front gable end, raised plinth and circular motif in the front gable;
- Steeply-pitched gable roof of the western portion of the dwelling with projecting open eaves and ornate wooden gable ornament and eave brackets;
- Medium-pitched gable roof of the remodeled eastern portion of the dwelling;
- Front window with stone or concrete lugsill, semi-elliptical arched transom light, and radiating brick arch with a raised border;
- Tall, narrow, flat-headed window openings on the second storey of the primary (south) elevation, and on the west elevation, with splayed brick arches and stone or concrete lugsills.

Heritage attributes that convey the property's historical value for its long-time association with the Milne-Freeman family, and for representing the locally significant theme of agriculture, particularly the creation of secondary residences on farms for the use of family members:

- The dwelling is a tangible reminder of the Milne-Freeman family, multi-generational, long-time property owners.

Heritage attributes that convey the property's contextual value as a building that is important in defining, maintaining and supporting the character and extent of the historic community of Cedar Grove:

- The location of the building on the north side of Steeles Avenue East, within the historic community of Cedar Grove.

Heritage attributes that convey the property's contextual value as being physically, functionally, visually or historically linked to its surroundings:

- The building has stood on this site since the 1901, and is historically linked to the Joseph and Helen Freeman House next door at 6470 Steeles Avenue East.

Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:

- Modern windows;
- Chimney;
- Horizontal siding;
- Shed-roofed enclosed porch with its door and window;
- Shed-roofed front dormer;
- Rear wing;
- Agricultural buildings including main barn and sheds.



MEMORANDUM



TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: July 10, 2024

SUBJECT: Demolition Permit Application
10 Ruggles Avenue, Thornhill (Langstaff) - Munshaw House
Fire Damage

Property/Building Description: 1 ½ storey, frame dwelling, c. 1854

Use: Vacant building

Heritage Status: Munshaw House is individually designated pursuant to Part IV of the Ontario Heritage Act (By-law 2014-20)

Application:

- A demolition permit application has been submitted in response to fire damage.

Background

- On May 31, 2023, the City approved an application to expand a previously approved plan of subdivision for several properties in the Langstaff community east of Yonge Street and south of Hwy 407, and the new boundaries include the Munshaw House. Approval included changes to the conditions of draft approval to address the Munshaw House.
- The Plan of Subdivision included expanding the boundary to include the full park Block B (which includes the existing location of the Munshaw House).
- As part of the approval, Council indicated no objection to the partial demolition of the non-heritage components and foundation of the Munshaw House to facilitate its relocation to a temporary storage location pending determination of its final location.
- The Conditions of Draft Approval for the plan of subdivision contain heritage conditions to ensure the protection and conservation of the Munshaw House.
- In January 2024, Heritage Markham indicated no objection to the proposed strategy to address the conservation and incorporation of the Munshaw House through a Major Heritage Permit application as part of the future development at the School/Mixed Use Development Site located east of Romeo Park (Phase 6- 2035 to 2040).

- Preparations were underway to relocate the Munshaw House to its temporary storage location on Cedar Avenue.
- On June 15, 2024, the Munshaw House was damaged by fire.

Heritage Staff Comment

- The building is still standing and most of the damage from the fire appears to be in the east side of the interior. The Fire Department has been contacted and the investigation is ongoing as to what may have caused the fire.
- The Building Department has issued an Unsafe Building Order and in response, the owner has fenced the property and undertaken a preliminary structural review. See Appendix “D” for the LMS Engineering Inc report. The consulted provided the following recommendation:

Conclusions and Recommendations

After a visual review of the fire damaged dwelling house, the existing structural frame is in very poor condition and unsafe. The wood frame & roof deck/floor deck are at a very high risk of collapse. The wood frame can no longer maintain its structural integrity. The perimeter area around the dwelling is blocked to prevent any access due to the hazard. The fire damaged dwelling structure will require a complete demolition from the immediate potential cave-in hazard arising as result of the floor, roof, and wall collapse.

- In response to the structural investigation, the owner has applied for a demolition permit through the Building Department.
- Given the submission of the demolition permit application, this matter will be considered by Heritage Markham Committee for review/recommendation and then to Council through the Development Services Committee for a decision. Council has 90 days from submission of a complete application to render a decision on the permit.
- Heritage Planning Staff has also met with the owner and discussions are ongoing concerning the condition of the building and as to whether the building can be repaired and relocated to the storage property on Cedar Ave as originally was planned. Staff will also be attending the site with the owner prior to the Heritage Markham meeting. Staff has also discussed a possible peer review of the structural assessment or a second assessment to be undertaken by a firm known to be familiar with damaged heritage structures.
- A further update will be provided at the August Heritage Markham meeting.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham recommends that all options be explored by the owner to conserve and repair the Munshaw House as opposed to pursuing demolition of the structure.

ATTACHMENTS:

Appendix 'A'	Location Map
Appendix 'B'	Aerial Photograph
Appendix 'C'	Photographs
Appendix 'D'	LMS Engineering Inc Letter

Q:\Development\Heritage\PROPERTY\RUGGLES\10\Fire June 2024\HM July 2024 fire RH PW.doc

Appendix 'A' – Location Map



(10 Ruggles Ave highlighted in yellow)

Appendix 'B' - Aerial Photograph



AERIAL PHOTO (2022)

APPLICANTS: RDG Gateway Tower One and Condor Properties Ltd.
Draft Plan of Subdivision 19TM-18006

FILE No.'s [SPC 22 247842 & PLAN 22 264894](#)

Q:\Geomatics\New Operations\2022 Agenda\SPC\SPC22_247842\Report Figures.mxd

SUBDIVISION LANDS
 BLOCK A LANDS

DATE: 24/04/2023

Aerial Image of the subject lands with the Part-IV designated property at 10 Ruggles Avenue

Appendix 'C' - Photographs



Prior to the removal of the newer addition



After the removal of the newer addition



During the fire

Appendix 'D' – Structural Report

**LMS
ENGINEERING
INC****BUILDING STRUCTURAL ENGINEER**

June 19, 2024

25 Langstaff Rd. East Development Inc.
1500 Highway 7
Concord, ON L4K 5Y4

Attention: Mr. Pat Perciasepe

Re: Building Structural Review for fire damaged Dwelling Structure
- 10 Ruggles Ave, Thornhill, ON
Our Project Number: S24-115

LMS Engineering Inc. was retained to assess the condition of a dwelling structure damaged by fire, smoke, and water. LMS Engineering Inc. visited the above noted site on June 18, 2024 to review the dwelling structure after fire damage for the above noted location. The purpose of this review is to determine if the fire occurrence would have a negative impact on the structure components of the building.

The site review of the dwelling structure condition is based on direct visible observation at the time of the review. Any structural elements which were inaccessible or covered by finishes were not reviewed and are not included in this structural review as no destructive testing was undertaken. We have enclosed photographs within this report to illustrate existing site condition.

Brief Description of Building & Observations

The subject dwelling structure is a detached two-storey house located on 10 Ruggles Ave in Thornhill, Ontario. The dwelling floor frame was constructed of conventional sawn wood framing. The exterior wall were constructed with conventional wood stud with siding finish. The roof frame was constructed with convention wood roof rafter and timber collar tie, bearing on exterior wall at each end of roof rafter.

A major fire occurred June 15th, 2024 within the East end of the building causing extensive damage to the ground floor, 2nd floor & roof. The wall stud, floor joists & roof rafter were burned off indicating that the charred wood was subject to heat from the fire. The existing wood frame is a total loss and not suitable for any structural support as a result of the heat and water damage.

**LMS
ENGINEERING
INC****BUILDING STRUCTURAL ENGINEER**

Conclusions and Recommendations

After a visual review of the fire damaged dwelling house, the existing structural frame is in very poor condition and unsafe. The wood frame & roof deck/floor deck are at a very high risk of collapse. The wood frame can no longer maintain its structural integrity. The perimeter area around the dwelling is blocked to prevent any access due to the hazard. The fire damaged dwelling structure will require a complete demolition from the immediate potential cave-in hazard arising as result of the floor, roof, and wall collapse.

Limiting Conditions

The assessment provided is based on visually observed defects at a limited number of locations and our experience with similar types of buildings. Deficiencies may exist at other areas not referenced in this report or that are not visually apparent given the level of evaluation. No responsibility is therefore assumed concerning these matters, or for failure to carry out technical or engineering techniques that would be required to discover any inherent or hidden conditions of the property, since such an investigation was not included in the scope of work.

We trust this report is satisfactory and self-explanatory, however, if you have any questions or concerns please do not hesitate to call.

Sincerely,

LMS ENGINEERING INC.



Haijun Li,
M.Sc. P.Eng. BDS, LEED AP.

APPENDIX A – PHOTOGRAPHS



North side elevation



South side elevation



Wood stud wall frame @ east side (from inside & ground floor level)



Ground floor level @ north east corner of building

APPENDIX A – PHOTOGRAPHS



Roof level @north west corner of building (from 2nd floor level)



Roof rafter & collar tie (from 2nd floor level)

APPENDIX A – PHOTOGRAPHS



Wood stud wall frame @ east side (from inside & 2nd floor level)



Roof deck @ south side of building