



Heritage Markham Committee Agenda

April 9, 2025, 7:00 PM
Electronic Meeting

The Fourth Heritage Markham Committee Meeting of
The Corporation of The City of Markham in the year 2025.

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 9, 2025 Heritage Markham Committee agenda be approved.

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

7

See attached material.

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

4. **PART TWO - DEPUTATIONS**

5. **PART THREE - CONSENT**

5.1 **COMMITTEE OF ADJUSTMENT APPLICATIONS**

22

**DELEGATED APPROVALS BY HERITAGE SECTION STAFF
22 PARADISE AVENUE, MARKHAM VILLAGE; 9392 KENNEDY ROAD,
PART IV (16.11)**

File Numbers:

A/022/25

A/008/25

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

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

5.2 BUILDING AND SIGN PERMIT APPLICATIONS

24

DELEGATED APPROVALS BY HERITAGE SECTION STAFF**5560 14th Ave.; 61 Main St. N.; 75 Main St. N. (16.11)****File Numbers:**

AL 25 111507

SP 24 200253

SP 24 178401

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, 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 MAJOR HERITAGE PERMIT APPLICATION

25

PROPOSED ENCLOSURE OF THE REAR PORCH**151 MAIN STREET, UNIONVILLE ("SAMUEL EAKIN HOUSE") (16.11)****File Number:**

HE 25 111194

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed enclosure of the rear porch as detailed in the Major Heritage Permit application submitted for 151 Main Street.

6. PART FOUR - REGULAR

6.1 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

41

PROPOSED 2-STOREY REAR ADDITION AND SUNROOM 293 MAIN STREET NORTH, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)

File Numbers:

MNV 24 195830

A/125/24

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection to the requested variances from a heritage perspective to permit the construction of the proposed rear addition and sunroom at 293 Main Street North and delegates review of the future Major Heritage Permit application to the Heritage Section Staff, provided the proposed glass railing of the rear balcony is revised to a traditional wood or simple metal railing.

6.2 MAJOR HERITAGE PERMIT APPLICATION

50

PROPOSED RELOCATION AND RESTORATION OF THE SOMMERFELDT HOMESTEAD 10379 KENNEDY ROAD (16.11)

File Number:

HE 25 111626

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

THAT Heritage Markham encourages the applicant to explore the feasibility of the removal of the stucco treatment to expose the underlying brick of the Sommerfeldt Homestead and delegates final review of the application to the Heritage Section staff.

6.3 MAJOR HERITAGE PERMIT APPLICATION 60

PROPOSED RELOCATION AND RESTORATION PLAN 10411 Kennedy Road ("GEORGE HENRY SOMMERFELDT SR. HOUSE") (16.11)

File Number:
HE 25 111633

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

Recommendation:

THAT Heritage Markham supports the Major Heritage Permit application for the Geroge Henry Sommerfeldt Sr. House at 10411 Kennedy Road and delegates final review of any heritage/development application required provided that the plans are revised to not convert the historic 1-storey wing into a garage and suggest that the site plan is revised to propose an appropriate detached garage/accessory building.

6.4 COMMITTEE OF ADJUSTMENT APPLICATION 71

7726 NINTH LINE ("TOMLINSON WORKERS' COTTAGE") (16.11)

File Number:
A/158/24

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

Recommendations:

THAT Heritage Markham does not consider 7726 Ninth Line as a significant cultural heritage resource and does not object to the future demolition of the existing dwelling.

AND THAT Heritage Markham has no comment on the requested variances.

6.5 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION 80

PROPOSED SECOND STOREY ADDITION AND PORCH EXPANSION 117 ROBINSON STREET, MARKHAM VILLAGE (16.11)

File Number:
A/015/25

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed variances for front yard setback and porch depth at 117 Robinson Street.

6.6 EDUCATION/TRAINING

93

ONTARIO HERITAGE CONFERENCE 2025

JUNE 19-21, 2025 AT PICTON, ON (PRINCE EDWARD COUNTY) (16.11)

File Number:

N/A

Extract:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

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

6.7 REQUEST FOR FEEDBACK

111

POST-FIRE ENGINEERING REPORT

2730 ELGIN MILLS ROAD EAST (16.11)

File Number:

N/A

Extract:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

THAT from a heritage perspective, Heritage Markham recommends that the owner of the Chrisitan Heise House perform the stabilization measures outlined in the engineer's report, proceeding with the caution and prioritization of worker safety, so that the Christian Heise House can be stabilized, restored to safe condition, and relocated intact as proposed by the approved Plan of Subdivision application.

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 2025
- b. Heritage Week, February 2025
- c. Unionville Streetscape Detailed Design Project (2024-2025)
- d. Update to Markham Village Heritage Conservation District Plan (2024-2025)
- e. New Secondary Plan for Markham Village
- f. Priority Designation Program 2023-2024
- g. Heritage Markham 50th Anniversary Sub-Committee/Event(s) (2025)

7.1 SPECIAL EVENTS

117

50th ANNIVERSARY CELEBRATIONS

SUB-COMMITTEE NOTES FROM MARCH 20 (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

That Heritage Markham Committee receive as information the 50th Anniversary Sub-Committee Notes from March 20, 2025.

8. PART SIX - NEW BUSINESS

9. ADJOURNMENT



Heritage Markham Committee Minutes

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

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

1. CALL TO ORDER

Councillor Karen Rea, Chair, convened the meeting at 7:01 PM by asking for any disclosures of interest with respect to items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business from Committee Members

Recommendation:

That the March 12, 2025 Heritage Markham Committee agenda be approved.

Carried

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

See attached material.

Recommendation:

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

Carried

4. PART TWO - DEPUTATIONS

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

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

5. PART THREE - CONSENT

5.1 MINOR HERITAGE PERMIT APPLICATIONS

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

File Number:

25 111994 HE

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

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

Carried

5.2 BUILDING AND SIGN PERMIT APPLICATIONS

DELEGATED APPROVALS BY HERITAGE SECTION STAFF

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

File Numbers:

AL 24 200567

AL 25 109644

SP 24 187088

NH 25 111112

DP 24 192707

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

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

Carried

5.3 REQUEST FOR FEEDBACK

PROPOSED DORMER AND BALCONY

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

File Number:

HE 24 160611

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

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

Carried**5.4 INFORMATION UPDATE****FIRE DAMAGE TO THE CHRISTIAN HEISE HOUSE
2730 ELGIN MILLS ROAD (16.11)**

File Number:
PLAN 23 150145

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

Recommendation:

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

Carried**6. PART FOUR - REGULAR****6.1 REQUEST FOR FEEDBACK****NOTICE OF OBJECTION TO THE INCLUSION OF A PROPERTY ON
THE MARKHAM REGISTER OF PROPERTY OF CULTURAL
HERITAGE VALUE OR INTEREST
7775 NINTH LINE ("JAMES AND CATHERINE YOUNG HOUSE")
(16.11)**

File Number:
N/A

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

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

- Alterations and renovations made to the home;

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

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

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

The Committee provided the following feedback:

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

Recommendation:

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

Carried

6.2 MAJOR HERITAGE PERMIT APPLICATION

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

File Number:
HE 25 110515

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

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

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

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

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

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

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

The Committee made the following comments:

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

Recommendation:

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

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

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

Carried

6.3 MAJOR HERITAGE PERMIT APPLICATION

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

File Number:
HE 25 110400

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

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

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

Committee members made the following comments:

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

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

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

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

Recommendations:

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

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

Carried

6.4 MAJOR HERITAGE PERMIT APPLICATION

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

2 ALEXANDER HUNTER PLACE, MARKHAM HERITAGE ESTATES (16.1)

File Number:

HE 25 110695

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

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

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

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

There were no comments from Committee.

Recommendations:

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

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

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

Carried

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

7.1 SPECIAL EVENTS

50TH ANNIVERSARY UPDATE FROM SUBCOMMITTEE (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

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

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

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

Recommendations:

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

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

Carried

7.2 INFORMATION

A HISTORY OF THE HERITAGE MARKHAM COMMITTEE (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

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

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

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

Recommendation:

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

Carried

8. PART SIX - NEW BUSINESS**8.1 COMMENTS ON PERSERVATION OF HERITAGE PROPERTY (16.11)**

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

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

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

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

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

The Committee made the following comments:

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

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

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

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

Recommendations:

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

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

Carried

8.2 HERITAGE MARKHAM COMMITTEE - NEW MEMBER

ELIZABETH WIMMER (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

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

Elizabeth Wimmer thanked the Committee for the warm welcome.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 9:01 PM.

Carried



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: April 9, 2025

SUBJECT: Delegated Approvals
Committee of Adjustment Applications
 22 Paradise Avenue, Markham Village
 9392 Kennedy Road, Part IV

Files: A/022/25, A/008/25

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

Address	Permit Number	Proposed Variance or Consent
22 Paradise Avenue	A/022/25	Covered front porch for an existing dwelling within 60m of the MVHCD
9392 Kennedy Road (Part IV)	A/008/25	Relocation of an existing heritage house within its legal parcel and a proposed rear addition

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).

Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive the information on 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: Peter Wokral, Senior Heritage Planner

DATE: April 9, 2025

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
5560 14 th Ave.	AL 25 111507	Restoration of heritage house approved through site plan control process
61 Main St. N. (MVHCD)	SP 24 200253	New awning sign
75 Main St. N. (MVHCD)	SP 24 178401	New wall sign

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: 5560 14th Ave., 61 Main St. N., 75 Main St. N.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: April 9, 2025

SUBJECT: **Major Heritage Permit Application**
151 Main Street, Unionville (“Samuel Eakin House”)
Proposed Enclosure of the Rear Porch

FILE: 25 111194 HE

Property/Building Description: One-and-a-half storey former dwelling built c.1869, remodelled c.1923 as per municipal records

Use: Commercial

Heritage Status: 151 Main Street North is designated under Part V of the *Ontario Heritage Act* as part of the Unionville Heritage Conservation District (the “UHCD”) and is categorised as a Class ‘A’ building within the UHCD Plan.

Application/Proposal

- The City has received a Major Heritage Permit (HE) application seeking permission to enclose the existing rear porch at 151 Main Street (the “Subject Property” or the “Property”) to create approximately 9.1m² (98sq.ft) of additional indoor space. The porch is located at the southeast corner of the heritage building.
- The Subject Property contains a former brick dwelling fronting Main Street with a board-and-batten rear addition. The Property was converted to commercial use in the 1980s.
- As per the applicant, relief from the zoning by-law is not required.

Legislative Context

Ontario Heritage Act

- As per Section 42(4) of the *Ontario Heritage 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 Heritage Section staff (“Staff”) can approve a Major HE permit via delegated authority, only Council can deny a permit;
- Staff served notice to the applicant on March 24, 2025, resulting in a decision deadline of June 22, 2025.

Staff Comment

- Staff support the Major HE application as the cladding of the proposed enclosure will match that of the existing rear addition and will have a negligible visual impact on the heritage resource as viewed from Main Street.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the proposed enclosure of the rear porch as detailed in the Major Heritage Permit application submitted for 151 Main Street.

ATTACHMENTS:

Appendix 'A'	Images of the Subject Property and Location Map
Appendix 'B'	Drawings

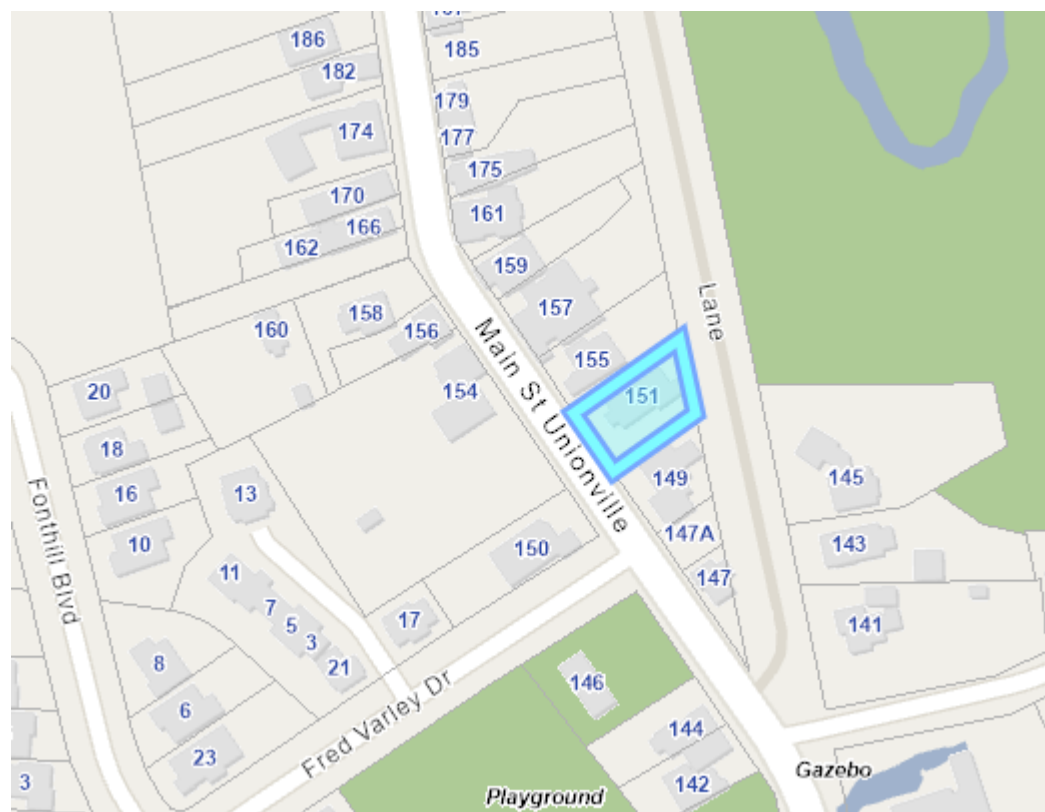
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Appendix 'A'

Images of the Subject Property and Location Map



The primary (west) and south elevation [above] and the primary and north elevation [below] of the former dwelling on the Subject Property (Source: Google)



The Subject Property (outlined in blue) (Source: City of Markham)

Appendix 'B'
Drawings



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REAR ADDITION 151 MAIN STREET, UNIONVILLE, ON

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CITY OF MARKHAM ePLAN

REAR ADDITION

151 MAIN STREET UNIONVILLE

Owner



No. 8 Maple Lane
Unionville, ON
L3R 1S2
Phone: (905) 479-9992
Fax: (905) 479-9985



PRELIMINARY DESIGN

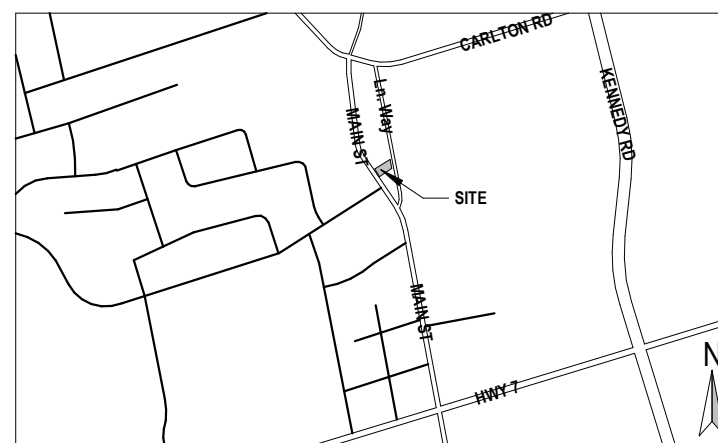
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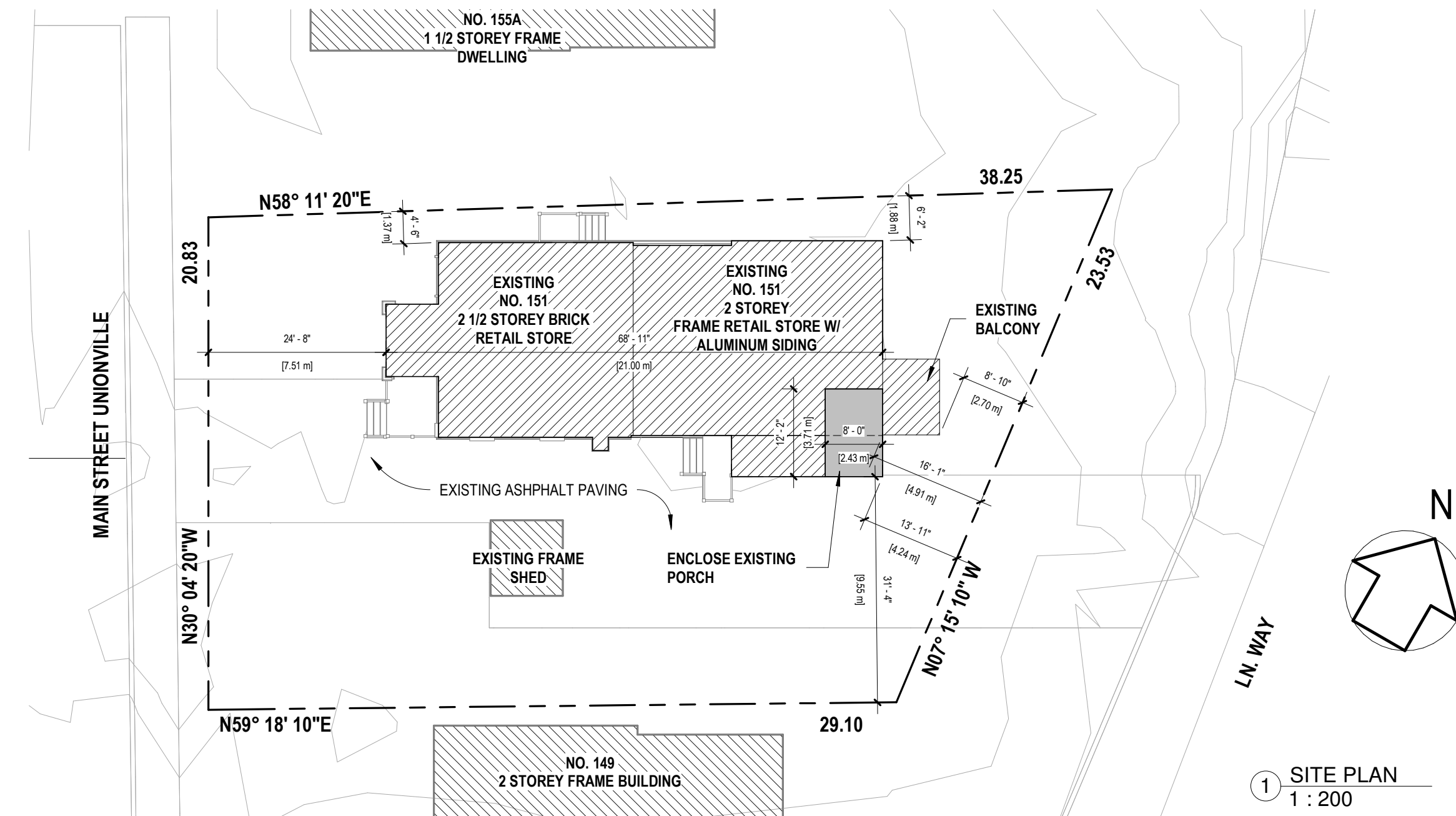
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SITE STATISTICS [--STATE ZONING BY-LAW HERE--]	PERMITTED	EXISTING	PROPOSED
MIN. LOT FRONTAGE	--	20.82M	20.82M
MIN. LOT AREA	--	712.09M ²	712.09M ²
MAX. COVERAGE	--	26.31%	26.88%
MIN. FRONT YARD SETBACK	--	7.51M	7.51M
MIN. SIDE YARD SETBACKS	-- [1-STY] -- [2-STY]	9.57M [1-STY] SOUTH 1.37M [2-STY] NORTH	9.55M [1-STY] SOUTH 1.37M [2-STY] NORTH
MIN. REAR YARD SETBACK	--	4.91M	4.24M
MAX. BUILDING DEPTH	--	21.00M	21.00M
MAX. FAR	--	44.33%	45.59%

FLOOR AREA	EXISTING	NEW	TOTAL
BASEMENT	1,109 Ft ²		1,109 Ft ²
GROUD FLOOR	1,751 Ft ²	97 Ft ²	1,848 Ft ²
2ND FLOOR	1,643 Ft ²		1,643 Ft ²



KEY PLAN



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REAR ADDITION

151 MAIN STREET UNIONVILLE

Owner



PRELIMINARY DESIGN

No	Description	Date	By

Drawn by
Author

Date
2023-11-16

Scale
As indicated

Project Number
23015

DRAWING NAME
SITE PLAN

SHEET NUMBER
A-1.0

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GENERAL NOTES 1

Excavation and Backfill

- Excavation shall be undertaken in such a manner so as to prevent damage to existing structures, adjacent property and utilities
The topsoil and vegetable matter in unexcavated areas under a building shall be removed. The bottom of excavations for foundations shall be free of all organic material.
If termites are known to exist, all stumps, roots and wood debris shall be removed to a minimum depth of 11 3/4" in excavated areas under a building, and the clearance between untreated structural wood elements and the ground shall be no less than 17 3/4"
Backfill within 23 5/8" of the foundation walls shall be free of deleterious debris and boulders over 9 7/8" in diameter.

Dampproofing and Drainage

- In normal soil conditions, the exterior surfaces of foundation walls enclosing basements and crawl spaces shall be dampproofed. Where hydrostatic pressure occurs, a waterproofing system is required
Masonry foundation walls shall be parged with 1/4" of mortar covered over the footing prior to dampproofing
4" foundation drains shall be laid on level, undisturbed ground adjacent to the footings at or below the top of the basement slab or crawl space floor, and shall be covered with 6" of crushed stone. Foundation drains shall drain to a storm sewer, drainage ditch, dry well or sump
Window wells shall be drained to the footing
Downspouts not directly connected to a storm sewer shall have extensions to carry water away from the building, and provisions shall be made to prevent soil erosion
Concrete slabs in attached garages shall be sloped to drain to the exterior
The building site shall be graded so that surface, sump and roof drainage will not accumulate at or near the building and will not adversely affect adjacent properties.

Footings

- minimum 2200 psi poured concrete
minimum 48" below finished grade
Footings shall be founded on natural undisturbed soil, rock or compacted granular fill with minimum bearing capacity of 1570 psf

Footing Size

Table with 4 columns: Floors Supported, Supporting Ext. Wall, Supporting Int. Wall, Column Area. Row 1: 1, 9 7/8", 9 7/8", 4.3 ft². Row 2: 2, 13 3/4", 13 3/4", 8.1 ft².

- Increase footing width by 2 5/8" for each storey of brick veneer supported, and by 5 1/8" for each storey of masonry
The projection of an unreinforced footing beyond the wall supported shall not be greater than its thickness

Step Footings

- Vertical Rise: 23 5/8" Max. for firm soils, 15 3/4" Max. for sand or gravel
Horizontal Run = 23 5/8" min.

Foundation Walls

- To be poured concrete, unit masonry or preserved wood (see drawings for type and thickness)
Dampproofing shall be a heavy coat of bituminous material
Foundation wall to extend minimum 5 7/8" above finished grade
A drainage layer is required on the outside of a foundation wall where the interior insulation extends more than 2'-11" below exterior grade. A drainage layer shall consist of:
Min. 3/4" mineral fibre insulation with min. density of 3.6 lb/ft²
Min. 4" of free drainage granular material, or
An approved system which provides equivalent performance
Foundation walls shall be braced or have the floor joists installed before backfilling

Concrete Floor Slabs

- Garage, carport and exterior slabs and exterior steps shall be 4650psi concrete with 5-8% air entrainment
Other slabs 3600psi concrete
Min. 3" thick, placed on a minimum of 4" of coarse, clean, granular material
All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support

Masonry Walls

- Where constructed of 3 1/2" brick, wall shall be bonded with header course every 6th course
provided 2" solid masonry or continuous 1 1/2" plate under all roof and floor framing members
Masonry wall to be tied to each tier of joists with 1 9/16" x 3/16" corrosion resistant steel straps, keyed minimum 4" into masonry. When joists are parallel to wall, ties are to extend across at least 3 joists at 6'-7" o.c.
Inside back of wall to be parged and covered with No. 15 breather-type asphalt paper
For reduced foundation walls to allow a brick facing while maintaining lateral support, tie minimum 3 1/2" brick to minimum 3 1/2" back-up block with corrosion resistant ties at least 0.028in² in cross sectional area, spaced 7 7/8" vertically and 2'-11" horizontally, with joints completely filled with mortar
Masonry over openings shall be supported on corrosion resistant or prime painted steel lintels with a minimum of 5 7/8" end bearing

Masonry Veneer

- Minimum 2 3/4" thick if joints are not raked and 3 1/2" thick if joints are raked
Minimum 1" air space to sheathing
Provide weep holes at 31 1/2" o.c. at the bottom of the cavity and over doors and windows
Direct drainage through weep holes with 20 mil poly flashing extending minimum 5 7/8" up behind the sheathing paper
Veneer ties minimum 0.030" thick x 7/8" wide corrosion resistant straps spaced at 23 5/8" vertically and 15 3/4" horizontally
Fasten ties with corrosion resistant 0.125" diameter screws or spiral nails which penetrate at least 1-3/16" into studs

Wood Frame Construction

- All lumber shall be spruce-pine-fir No. 1&2, and shall be identified by a grade stamp
Maximum moisture content 19% at time of installation
Wood framing members which are supported on concrete in direct contact with soil shall be separated from the concrete with 6 mil polyethylene

Walls

- Exterior walls shall consist of:
cladding
sheathing paper lapped 4" at joints
3/8" fibreboard or gypsum board or 1/4" plywood sheathing
2x6 studs at 16" o.c.
2x6 bottom plate and double 2x6 top plate
2x4 studs at 16" o.c. can be utilized provided the combined R value of the batt insulation and exterior rigid insulation achieves R24
Interior load bearing walls shall consist of:
2x4 studs at 16" o.c.
2x4 bottom plate and double 2x4 top plate
2x4 mid girts if not sheathed
1/2" gypsum board sheathing

Floors

- See [General Notes 02] for floor joist size and spacing requirements
joists to have minimum 1 1/2" of end bearing
Joists shall bear on a sill plate fixed to foundation with 1/2" anchor bolts at 7'-10" o.c.
Header joists between 3'-11" and 10'-6" in length shall be doubled. Header joists exceeding 10'-6" shall be sized by calculations
Trimmer joists shall be doubled when supported header is between 2'-7" and 6'-7". Trimmer joists shall be sized by calculations when supported header exceeds 6'-7"
2x2 cross bridging required not more than 6'-11" from each support and from other rows of bridging
Joists shall be supported on joist hangers at all flush beams, trimmers, and headers
Joists located under parallel non-loadbearing partitions shall be doubled
See [General Notes 02] for sub flooring requirements

Roof & Ceilings

- See [General Notes 02] for rafter, roof joist and ceiling joist size and spacing requirements
Hip and valley rafter shall be 2" deeper than common rafters
2x4 collar ties at rafter spacing with 1x4 continuous brace at mid span of collar tie exceeds 7'-10" in length
See [General Notes 02] for roof sheathing requirements

Notching & Drilling of Trusses, Joists, Rafters

- Holes in floor, roof and ceiling members to be maximum 1/4 x actual depth of member and not less than 2" from edges
Notches in floor, roof and ceiling members to be located on top of the member within 1/2 the actual depth from the edge of bearing and not greater than 1/3 joist depth
Wall studs may be notched or drilled provided that no less than 2/3 the depth of the stud remains, if load bearing, and 1-9/16" if non-load bearing
Roof truss members shall not be notched, drilled or weakened unless accommodated in the design

Roofing

- Fasteners for roofing shall be corrosion resistant roofing nails shall penetrate through or at least 1/2" into roof sheathing
Every asphalt shingle shall be fastened with at least 4 nails
Eave protection shall extend 2'-11" up the roof slope from the edge, and at least 11-3/4" from the inside face of the exterior wall, and shall consist of Type M or Type S Roll Roofing laid with minimum 4" head and end laps cemented together, or glass Fibre or Polyester Fibre coated base sheets, or self sealing composite membranes consisting of modified bituminous coated material. Eave protection is not required for unheated buildings, for roofs exceeding a slope of 1 in 1.5, or where a low slope asphalt shingle application is provided
Open valleys shall be flashed with 2 layers of roll roofing, or 1 layer of sheet metal min. 23 5/8" wide
Flashing shall be provided at the intersection of shingle roofs with exterior walls and chimneys
Sheet metal flashing shall consist of not less than 1/16" sheet lead, 0.013" galvanized steel, copper, 0.018" zinc, or 0.019" aluminum

Low Slope Roofing

- Except for the first two courses, coverage shall be not less than three thicknesses of shingle over the entire roof, disregarding cutouts.
Shingle tabs shall be secured with cold application cement applied at the rate of not less than 0.5 L/m² of cemented area, or hot application asphalt applied at the rate of 1 kg/m² of cemented area.
The first course of shingles shall be secured by a continuous band of cement along the eaves applied so that the width of the band equals the shingle exposure plus 100 mm.
The succeeding courses of shingles shall be secured by a continuous band of cement applied so that the width of the band equals the shingle exposure plus 50 mm. The band shall be located not more than 50 mm above the butt of the overlying course of shingles.
Shingles on hips and ridges shall be not less than 300 mm wide applied to provide triple coverage. Shingles shall be cemented to the roof shingles and to each other with a coat of cement and fastened with nails or staples located 40 mm above the butt of the overlying shingle and 50 mm from each edge.

Columns, Beams & Lintels

- Steel beams and columns shall be shop primed.
Minimum 3 1/2" end bearing for wood and steel beams, with 7 7/8" solid masonry beneath the beam
Steel columns to have minimum outside diameter of 2 7/8" and minimum wall thickness of 3/16"
Wood columns for carports and garages shall minimum 3 1/2" x 3 1/2"; in all other cases either 5 1/2" x 5 1/2" or 7 1/4" round, unless calculations based on actual loads show lesser sizes are adequate. All columns shall be not less than the width of the supported member
Masonry columns shall be a minimum of 11 3/8" x 11 3/8" or 9 1/2" x 15"
Provide solid blocking the full width of the supported member under all concentrated loads.

Insulation & Weatherproofing

Table with 2 columns: Description, R-value. Rows include Ceiling with attic (R60), Roof without attic (R31), Exterior Wall (R19 + R5ci), Foundation Wall (R20ci), Foundation > 50% exposed (R24), Exposed Floor (R31), Slabs on Grade (R10), Slabs below > 600mm Grade (N/A), Supply Ducts in unheated space (R12).

- Insulation shall be protected with gypsum board or an equivalent interior finish, except for unfinished basements where 6 mil poly is sufficient for fiberglass type insulations
Ducts passing through unheated space shall be made airtight with tape or sealant
Caulking shall be provided for all exterior doors and windows between the frame and the exterior cladding
Weatherstripping shall be provided on all doors and access hatches to the exterior, except doors from a garage to the exterior
Exterior walls, ceilings and floors shall be constructed so as to provide a continuous barrier to the passage of water vapour from the interior and to the leakage of air from the exterior

REAR ADDITION

151 MAIN STREET UNIONVILLE

Owner



No. 8 Maple Lane
Unionville, ON
L3R 9R2
Phone: (905) 479-9992
Fax: (905) 479-9985



PRELIMINARY DESIGN

Table with 4 columns: No, Description, Date, By. Multiple empty rows for drawing details.

Information block containing: Drawn by: Author, Date: 2023-11-16, Scale: 1/4" = 1'-0", Project Number: 23015, DRAWING NAME: GENERAL NOTES, SHEET NUMBER: A-1.1

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GENERAL NOTES 2

Natural Ventilation

- Every roof space above an insulated ceiling shall be ventilated with unobstructed openings equal to not less than 1/300 of insulated area
- Insulated roof spaces not incorporating an attic shall be ventilated with unobstructed openings equal to not less than 1/150 of insulated area
- Roof vents shall be uniformly distributed and designed to prevent the entry of rain, snow or insects
- Unheated crawl spaces shall be provided with 1.1 ft² of ventilation for each 538 ft²
- Minimum natural ventilation areas, where mechanical ventilation is not provided, are:
 - Bathrooms: 0.97 ft²
 - Other rooms: 3 ft²
 - Unfinished basement: 0.2% of floor area

Doors and Windows

- Every floor level containing a bedroom and not served by an exterior door shall contain at least 1 window having an unobstructed open area of 3.8 ft² and no dimension less than 15", which is openable from the inside without tools
- Exterior house doors and windows within from grade shall be constructed to resist forced entry. Doors shall have a deadbolt lock.
- The principal entry door shall have either a door viewer, transparent glazing or a sidelight

Exterior Walls

- No windows or other unprotected openings are permitted in exterior walls less than 3'-11" from property lines
- 5/8" fire rated drywall shall be installed on the inside face of attached garage exterior walls and gable ends of roofs which are less than 3'-11" from property lines
- Non-combustible cladding shall be installed on all exterior walls less than 23 5/8" from property lines

Ceramic Tile

- When ceramic tile applied to a mortar bed with adhesive, the bed shall be a minimum of 1/2" thick & reinforced with galvanized diamond mesh lath, applied over polyethylene on subflooring on joists at no more than 16" o.c. with at least 2 rows cross bridging

Access to Attics and Crawl Spaces

- Access hatch minimum 19 3/4" x 2'-4" to be provided to every crawl space and every roof space which is 108 ft² or more in area an more than 23 5/8" in height

Garage Gasproofing

- The walls and ceiling of an attached garage shall be constructed and sealed so as to provide an effective barrier to exhaust fumes
- All plumbing and other penetrations through the walls and ceiling shall be caulked
- Doors between the dwelling and attached garage may not open into a bedroom and shall be weatherstripped and have a self-closer

Alarms and Detectors

- At least one smoke alarm shall be installed on or near the ceiling on each floor and basement level 2'-11" or more above an adjacent level
- Smoke alarms shall be interconnected and located such that one is within 16'-5" of every bedroom door and no more than 49'-3" travel distance from any point on a floor
- A carbon monoxide detector shall be installed on or near the ceiling in every room containing a solid fuel burning fireplace or stove

Stairs

- Maximum Rise: 180 mm 180 mm
- Minimum Run: 280 mm 280 mm
- Minimum Tread: 280 mm 280 mm
- Minimum Head Room: 1950 mm 1950 mm
- Minimum Width: 900 mm 900 mm
- Curved stairs shall have a min. run of 5 7/8" at any point and a minimum average run of 7 7/8"
- Winders which converge to a point in stairs must turn through an angle of no more than 90°, with no less than 30° or more than 45° per tread. Sets of winders must be separated by 3'-11" along the run of the stair
- A landing minimum 2'-11" in length is required at the top of any stair leading to the principal entrance to a dwelling, and other entrances with more than 3 risers
- Exterior concrete stairs with more than 2 risers require foundations.

Handrails and Guards

- A handrail is required for interior stairs containing more than 2 risers and exterior stairs containing more than 3 risers
- Guards are required around every accessible surface which is more than 23 5/8" above the adjacent level
- Interior and exterior guards min. 2'-11" high
- Exterior guards shall be 3'-6" high where height above adjacent surface exceeds 5'-11"
- Guards shall have no openings greater than 4", and no member between 4" and 2'-11" that will facilitate climbing
- The minimum grade of softwood dimension lumber for exterior posts, rails and joists shall be Northern Species No.2., pressure treated
- The minimum grade of softwood dimension lumber for exterior pickets shall be Northern Species, No.2. Picket grade, pressure treated
- Wood for pickets shall be free of loose knots
- The minimum sizes of loadbearing elements of wood guards shall conform to the following table.

Guard Element	Minimum Size, mm (in)
Post	89 x 89 (4" x 4" nominal)
Top Rail	38 x 89 (2" x 4" nominal)
Bottom Rail	38 x 89 (2" x 4" nominal)
Picket / Baluster	32 x 32 (1-9/32" x 1-9/32")

Plumbing

- Every dwelling requires a kitchen sink, lavatory, water closet, bathtub or shower stall and the installation or availability of laundry facilities
- A floor drain shall be installed in the basement, and connected to the sanitary sewer where gravity drainage is possible. In other cases, it shall be connected to a storm drain system, ditch or dry well

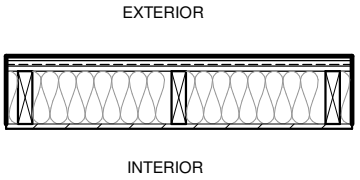
Electrical

- An exterior light controlled by an interior switch is required at every entrance
- A light controlled by a switch is required in every kitchen, bedroom, living room, utility room, laundry room, dining room, bathroom, vestibule, hallway, garage and carport. A switched receptacle may be provided instead of a light in bedrooms and living rooms
- Stairs shall be lighted, and except where serving an unfinished basement shall be controlled by a 3 way switch at the head and foot of the stairs
- Basements require a light for each 323 ft², controlled by a switch at the head of the stairs

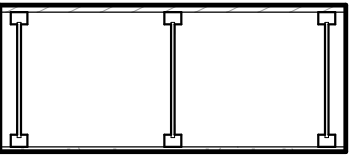
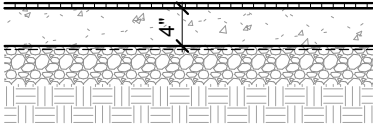
Mechanical Ventilation

- A mechanical ventilation system is required with a total capacity at least equal to the sum of:
 - 10 cfm each for basement and master bedroom
 - 5 cfm for each other room
- A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as such
- Supplemental exhaust shall be installed so that the total capacity of all kitchen, bathroom and other exhausts, less the principal exhaust, is not less than the total required capacity
- A Heat Recovery Ventilator may be employed in lieu of exhaust to provide ventilation. An HVR is required if any solid fuel burning appliances are installed
- Supply air intakes shall be located so as to avoid contamination from exhaust outlets

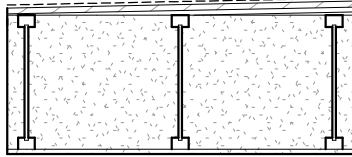
EXTERIOR WALLS

TAG	CONSTRUCTION	DESCRIPTION
W1		METAL PANEL WALL (NON-BEARING WALL TO EN-CLOSE THE PORCH) - PANEL MATCH EXISTING (REFER TO MANUFACTURER'S SPECS) - #15 BUILDING PAPER W/ LAPPED JOINTS OR TYVEK HOUSE WRAP AIR BARRIER - 1/2" EXTERIOR GRADE PLYWOOD SHEATHING - 2 X 6 WOOD STUD @16" O.C. MAX. - MIN. R22 FIBERGLASS BATT INSULATION - 6 MIL POLY VAPOUR BARRIER WITH TAPED JOINTS - 1/2" GYPSUM BOARD CAULKED AT FLOOR AND CEILING

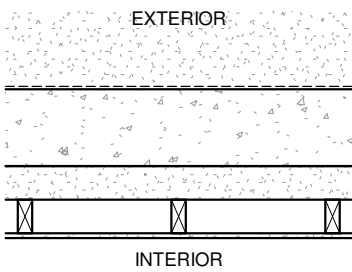
FLOOR TYPES

TAG	CONSTRUCTION	DESCRIPTION
F1		TYPICAL FLOOR - FLOOR FINISH - 3/4" PLYWOOD TONGUE AND GROOVE SUBFLOOR, GLUED AND SCREWED - FLOOR JOIST - REFER TO PLAN DRAWINGS
F2		CONC. SLAB ON GRADE (CRAWL SPACE) - 4" CAST-IN-PLACE CONCRETE SLAB; 25Mpa @28 DAYS W/ 5% -8% AIR ENTRAINMENT - 10 MIL POLY VAPOUR BARRIER - 2" RIGID INSULATION ALONG PERIMETER, NOT LESS THAN 600MM, SB-12.3.1.1.7(5) - 4" GRAVEL OR CRUSHED STONE DRAINAGE COURSE

ROOF TYPES

TAG	CONSTRUCTION	DESCRIPTION
R1		FLAT ROOF (EXISTING STRUCTURE TO BE REMAIN) - EXISTING ROOF (WATERPROOFING MEMBRANE AND STRUCTURE TO BE REMAINED) - MIN. R31 CLOSED CELL HIGH DENSITY SPRAY FOAM INSULATION - 1/2" GYPSUM BOARD CEILING

FOUNDATION WALLS

TAG	CONSTRUCTION	DESCRIPTION
FW1		8" INSULATED CONCRETE FOUNDATION WALL - FREE DRAINAGE FILL - DRAINAGE SHEET - WATERPROOFING MEMBRANE - 8" CAST-IN-PLACE CONCRETE WALL - SPRAY FOAM INSULATION (MIN. R20 CONTINUOUS) - 2 X 4 WOOD @16" O.C. - 1/2" GYPSUM WALL BOARD CAULKED AT FLOOR AND CEILING

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CITY OF MARKHAM ePLAN

REAR ADDITION

151 MAIN STREET UNIONVILLE

Owner



No. 8 Maple Lane
Unionville, ON
L3R 1R2
Phone: (905) 479-9992
Fax: (905) 479-9985



PRELIMINARY DESIGN

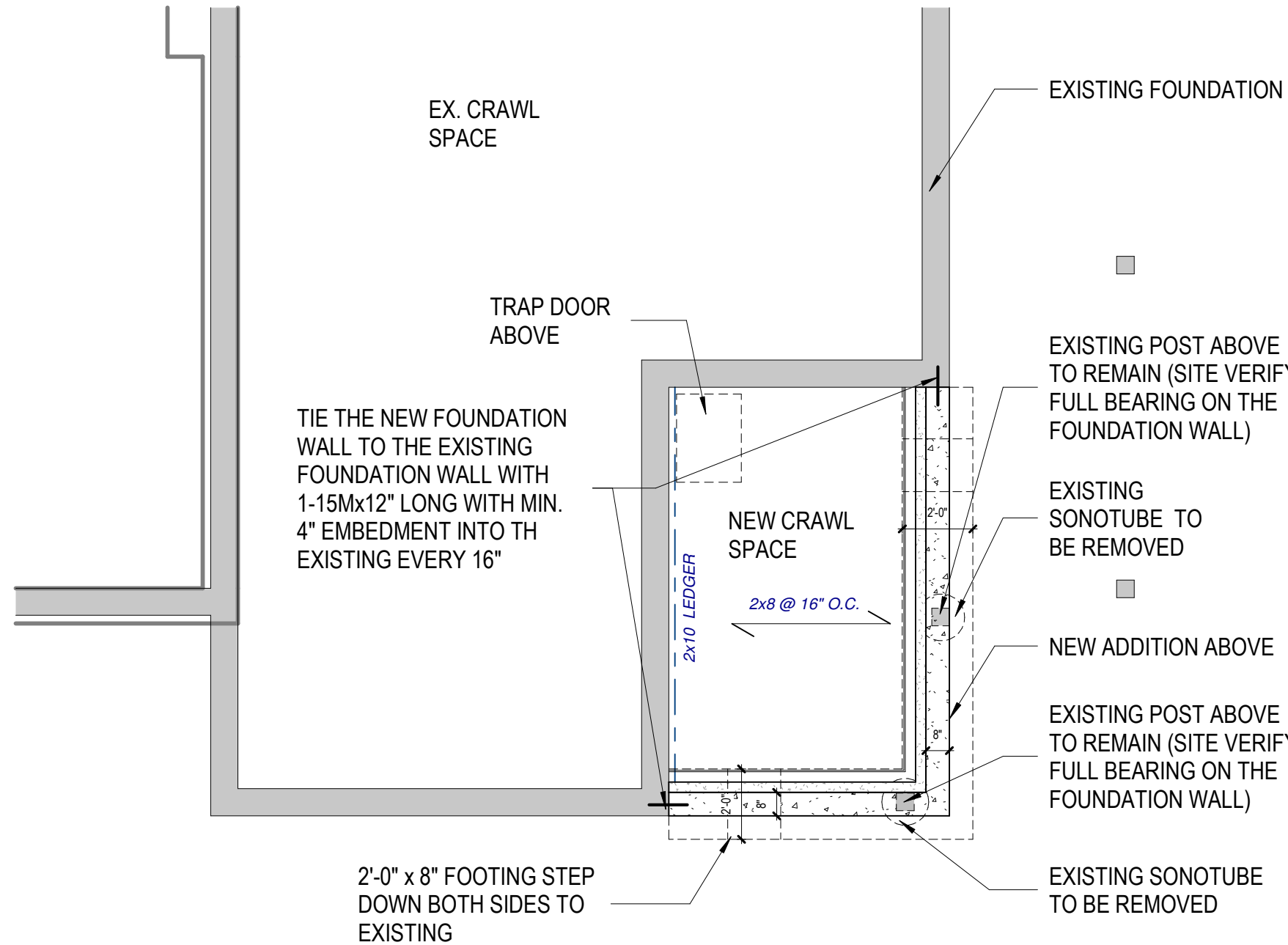
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Drawn by	Author
Date	2023-11-16
Scale	As indicated
Project Number	23015
DRAWING NAME	GENERAL NOTES
SHEET NUMBER	A-1.2

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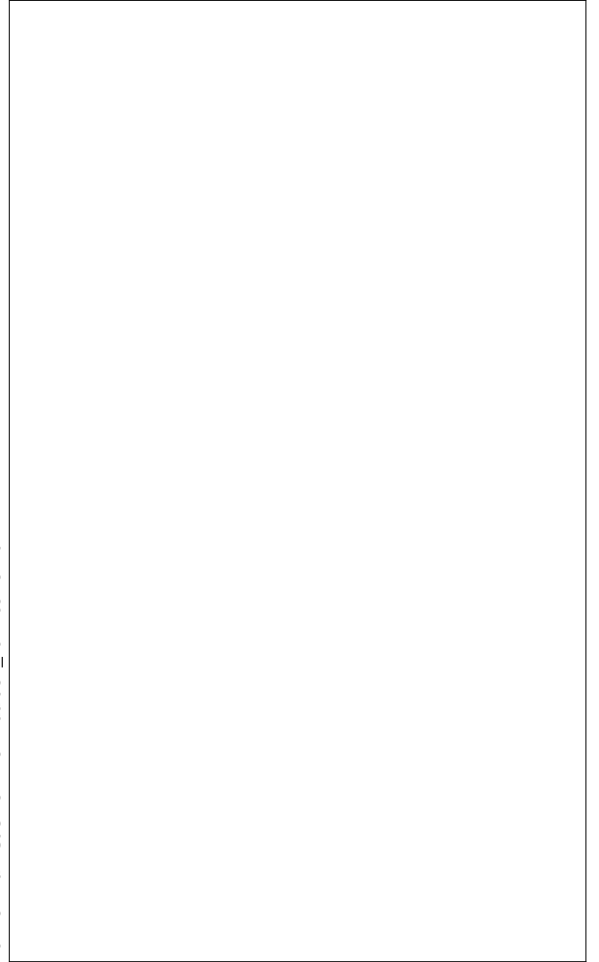
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1 FOUNDATION (PARTIAL)
1/4" = 1'-0"

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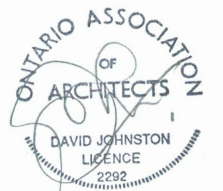
REAR ADDITION

151 MAIN STREET UNIONVILLE

Owner



No. 8 Maple Lane
Unionville, ON
L3R 9P2
Phone: (905) 479-9992
Fax: (905) 479-9985

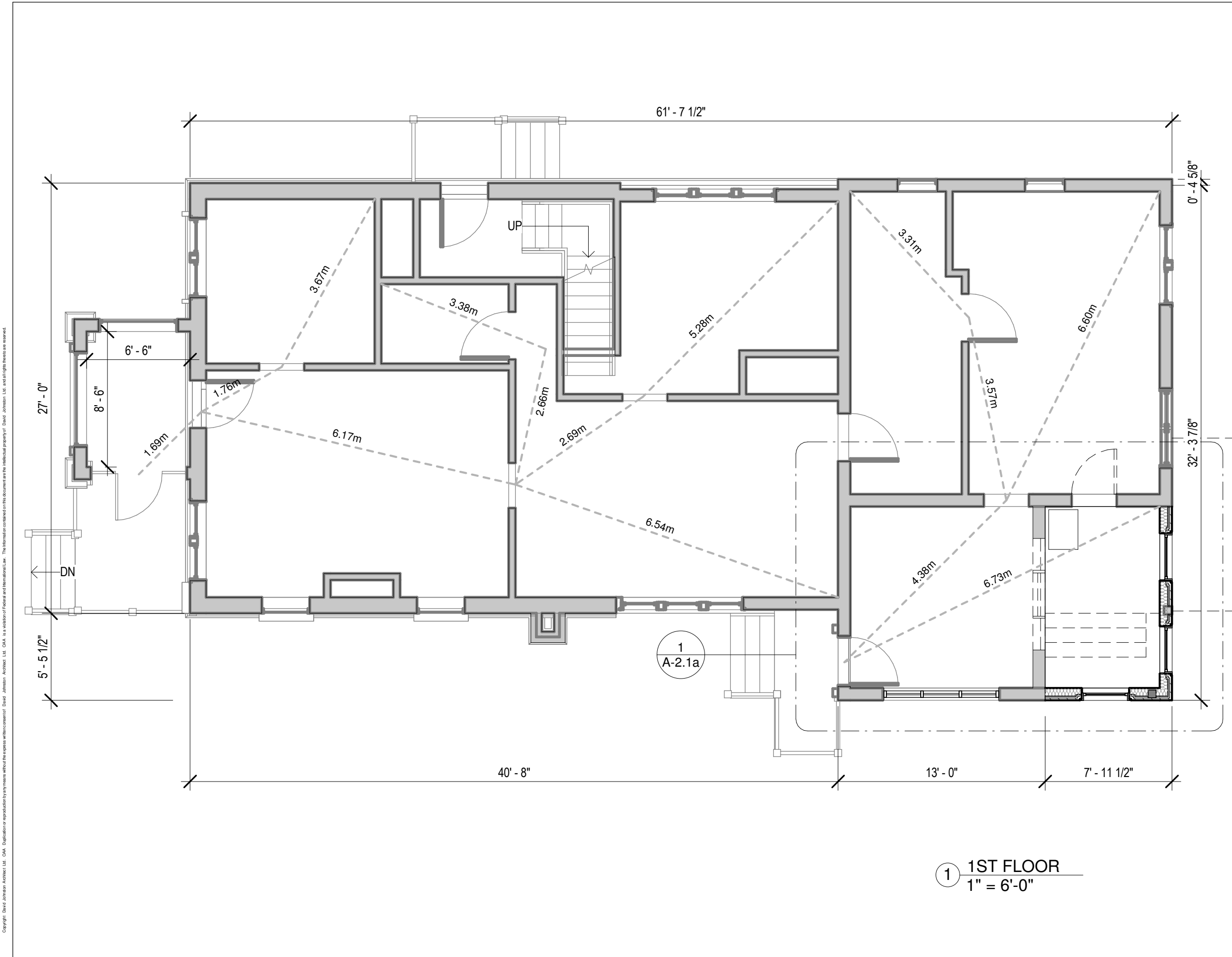


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Project Number	23015
DRAWING NAME	FOUNDATION PLAN
SHEET NUMBER	A-2.0

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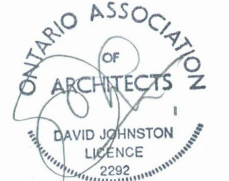


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REAR ADDITION
151 MAIN STREET UNIONVILLE

Owner



No. 8 Maple Lane
Unionville, ON
L3R 1S2
Phone: (905) 479-9992
Fax: (905) 479-9985

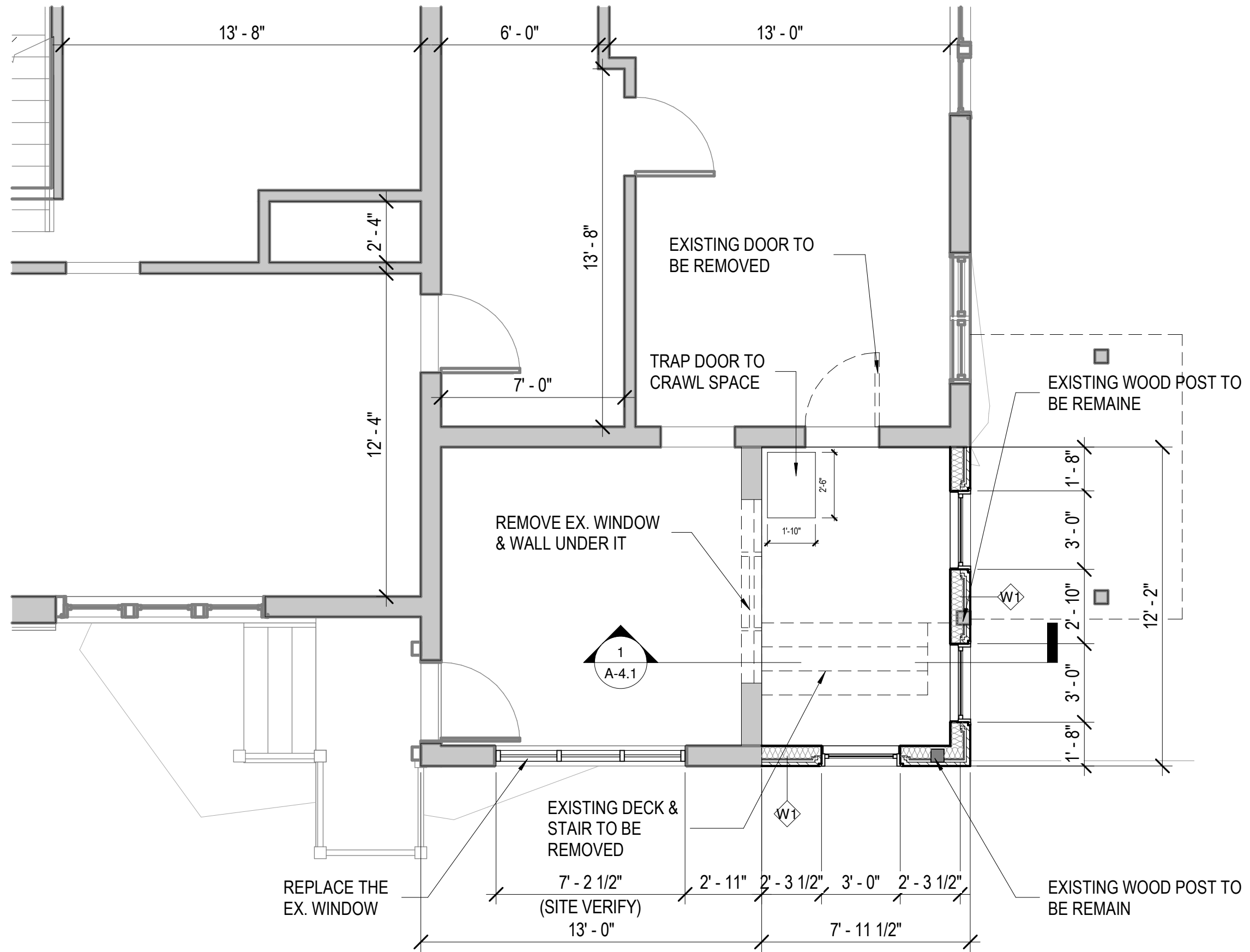
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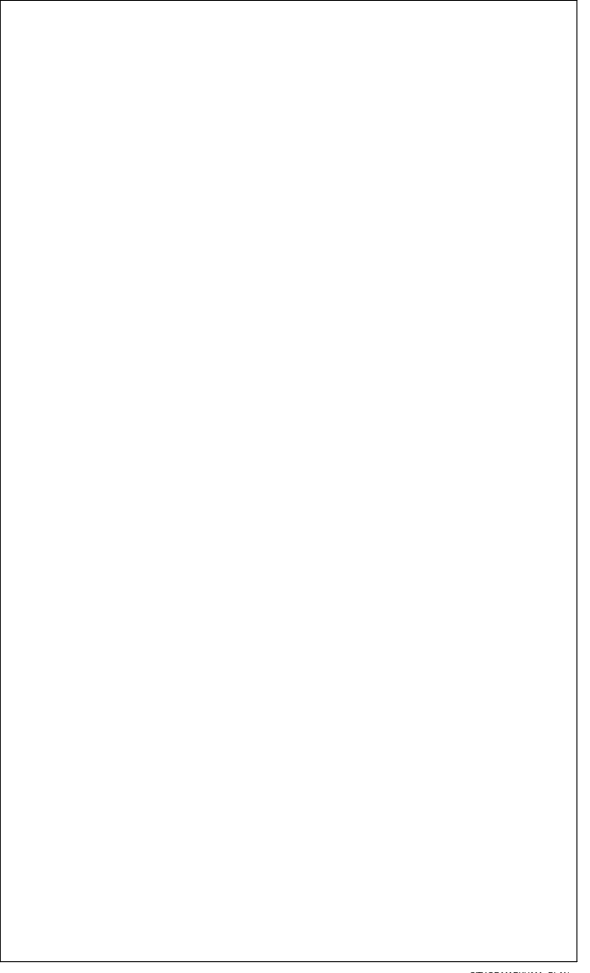
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 Project Number **23015**
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FIRST FLOOR PLAN
 SHEET NUMBER
A-2.1

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2024-11-16 2:30:01 PM



REAR ADDITION
151 MAIN STREET UNIONVILLE

Owner

DAVID JOHNSTON ARCHITECT
No. 8 Maple Lane
Unionville, ON
L3R 1R2
Phone: (905) 479-9992
Fax: (905) 479-9985

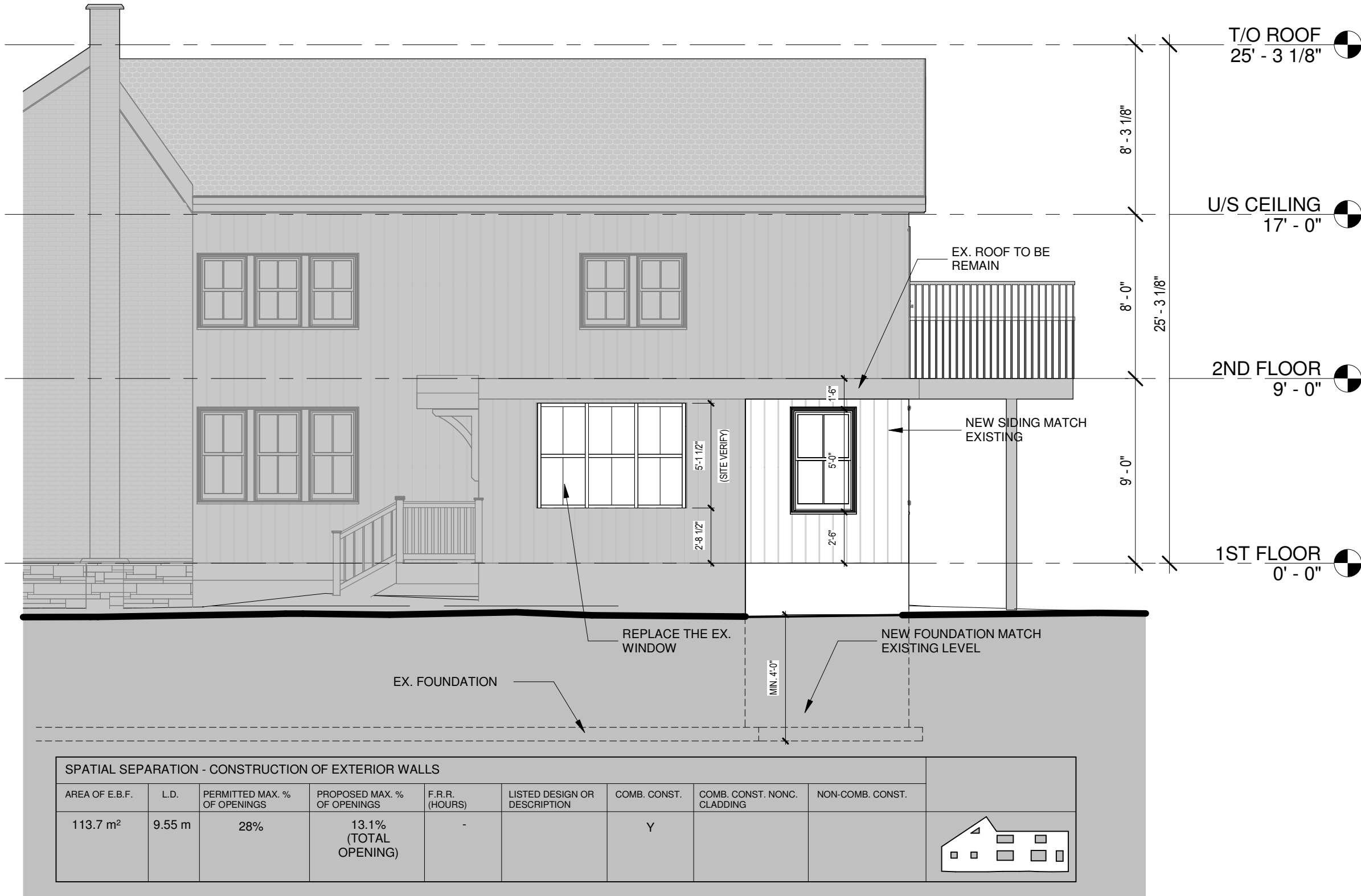
ONTARIO ASSOCIATION OF ARCHITECTS
DAVID JOHNSTON
LICENCE
2292

PRELIMINARY DESIGN

No	Description	Date	By

Drawn by JH
Date 2023-11-16
Scale 1/4" = 1'-0"
Project Number 23015
DRAWING TITLE FIRST FLOOR PLAN (PARTIAL)
SHEET NUMBER A-2.1a

1 1ST FLOOR (PARTIAL)
1/4" = 1'-0"



① SOUTH ELEVATION
3/16" = 1'-0"

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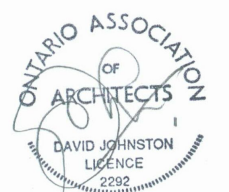
REAR ADDITION

151 MAIN STREET UNIONVILLE

Owner



No. 8 Maple Lane
Unionville, ON
L3R 1S2
Phone: (905) 479-9992
Fax: (905) 479-9985



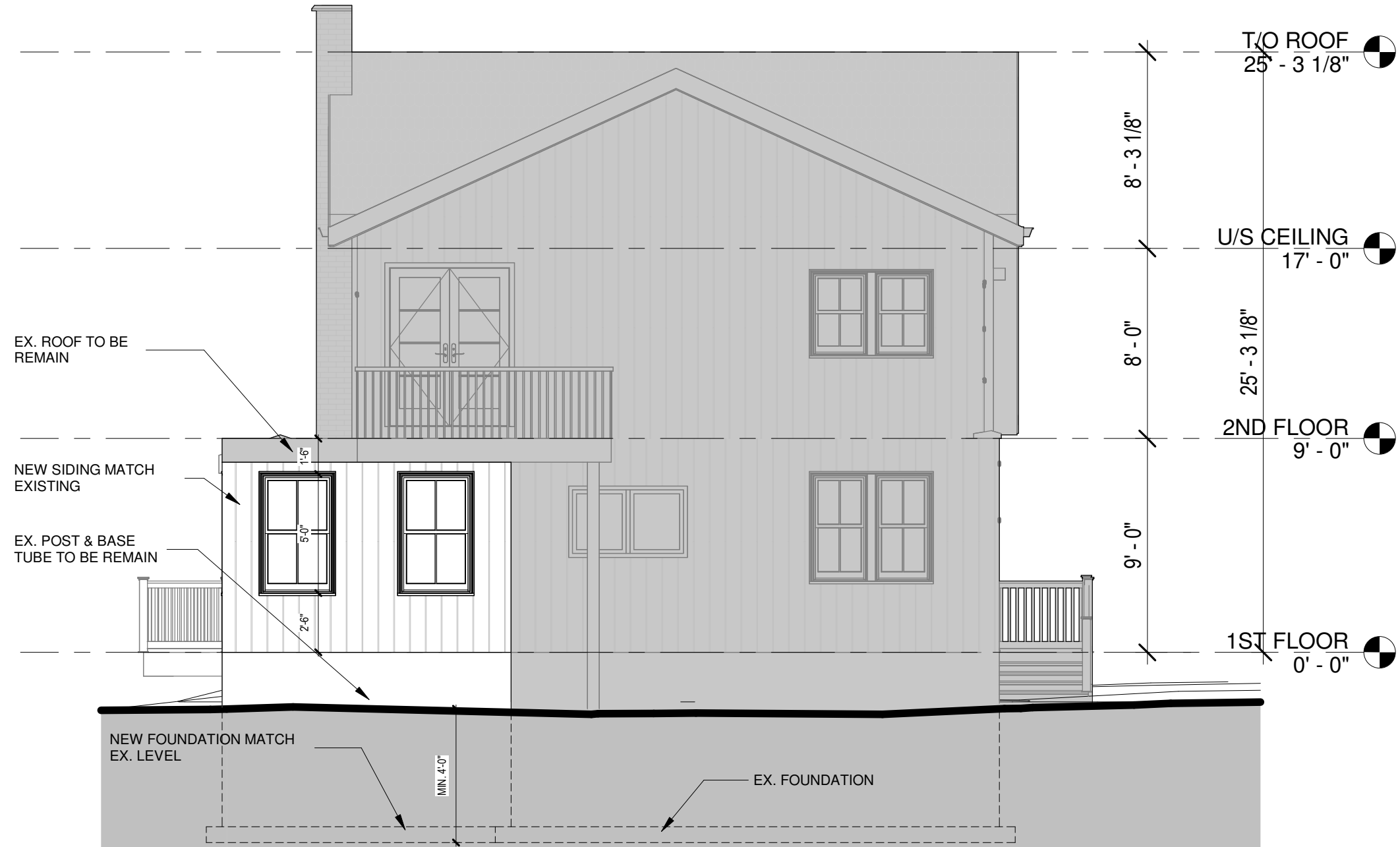
PRELIMINARY DESIGN

No	Description	Date	By

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Date	2023-11-16
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Project Number	23015
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SHEET NUMBER	A-3.1

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SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS								
AREA OF E.B.F.	L.D.	PERMITTED MAX. % OF OPENINGS	PROPOSED MAX. % OF OPENINGS	F.R.R. (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST.	COMB. CONST. NONC. CLADDING	NON-COMB. CONST.
64.0 m ²	4.24 m	18%	14.2% (TOTAL OPENING)	-		Y		

① EAST ELEVATION
3/16" = 1'-0"

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REAR ADDITION
151 MAIN STREET UNIONVILLE

Owner



PRELIMINARY DESIGN

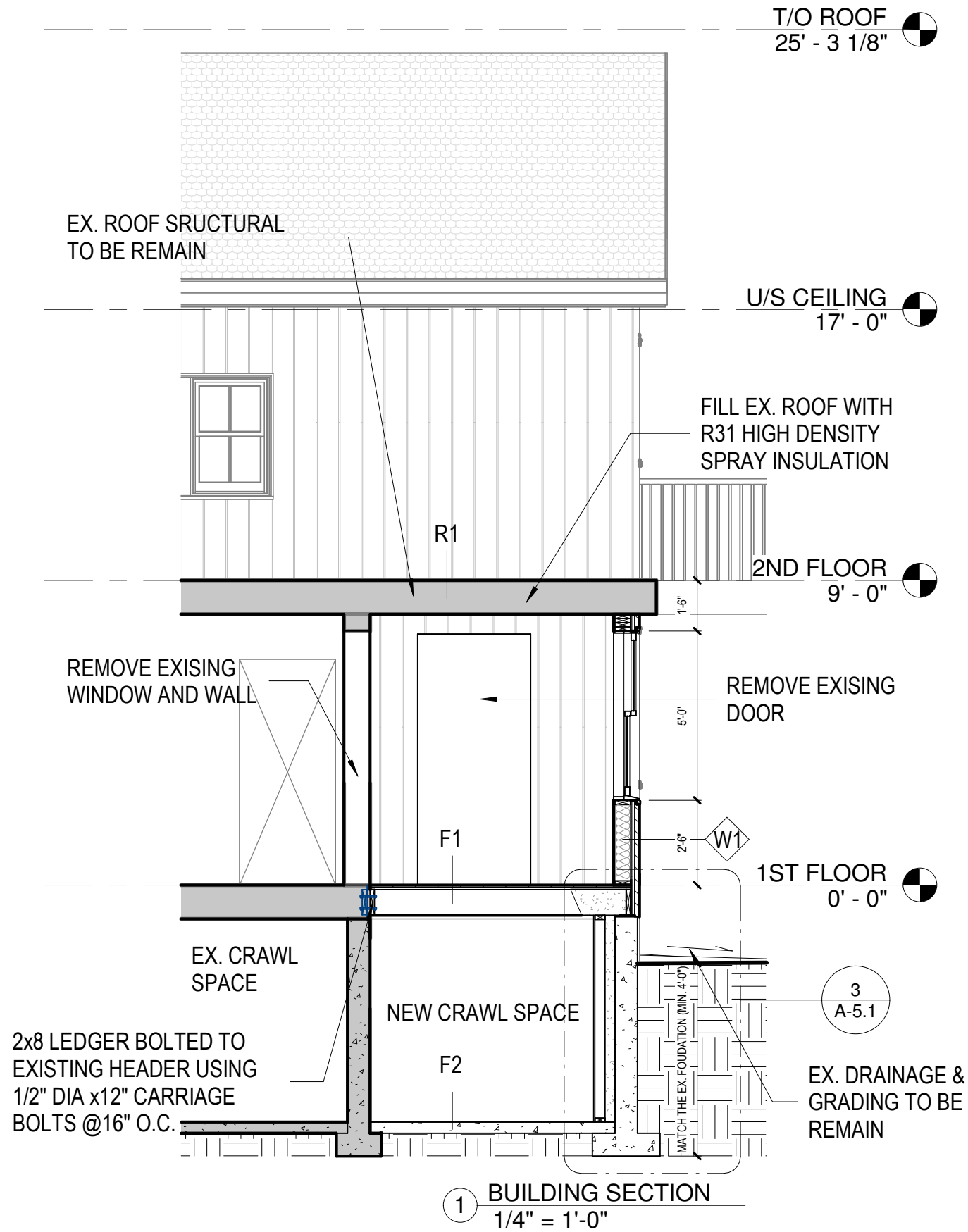
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 Date: **2023-11-16**
 Scale: **3/16" = 1'-0"**
 Project Number: **23015**
 DRAWING NAME: **EAST ELEVATION**
 SHEET NUMBER: **A-3.2**

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REAR ADDITION
151 MAIN STREET UNIONVILLE

Owner

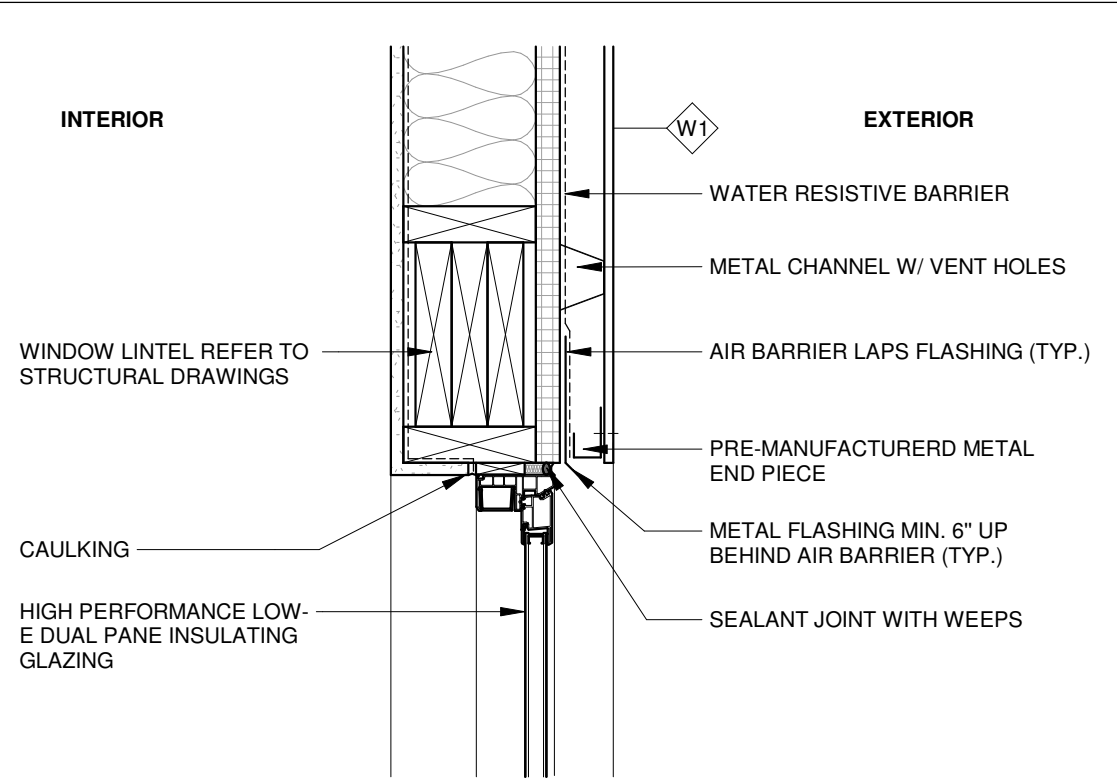


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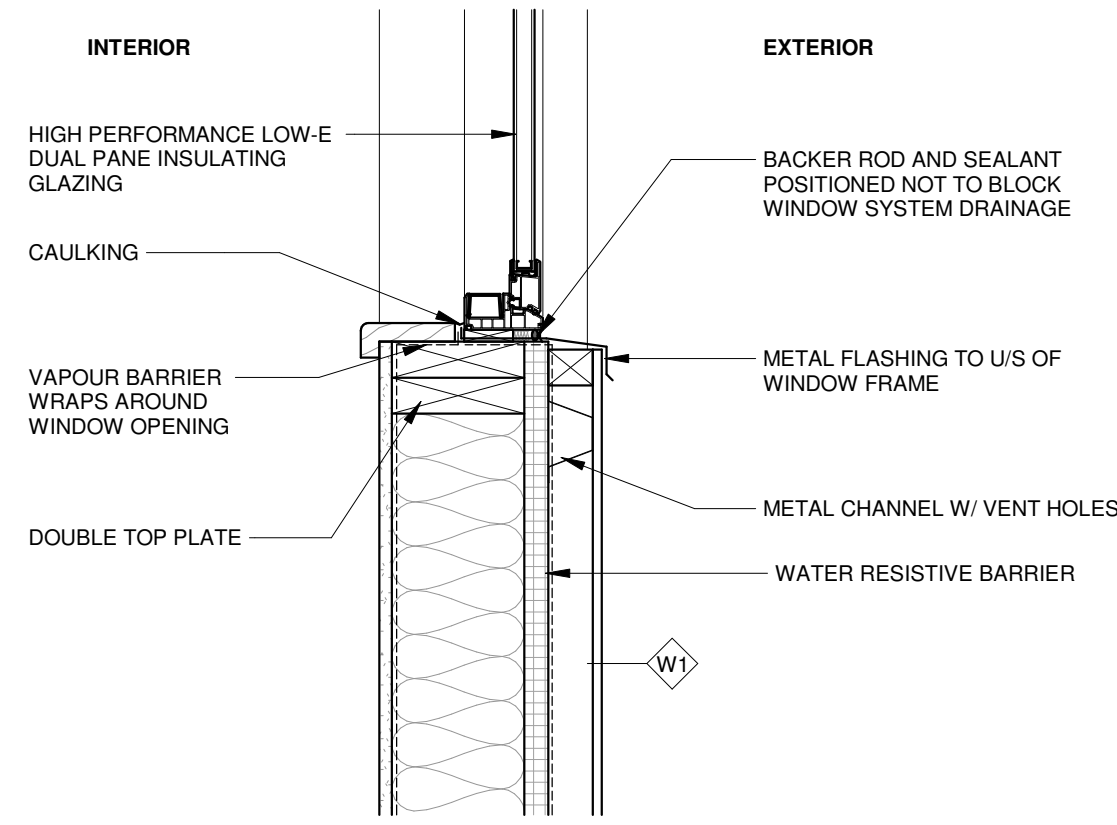
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Project Number	23015
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SHEET NUMBER	A-4.1

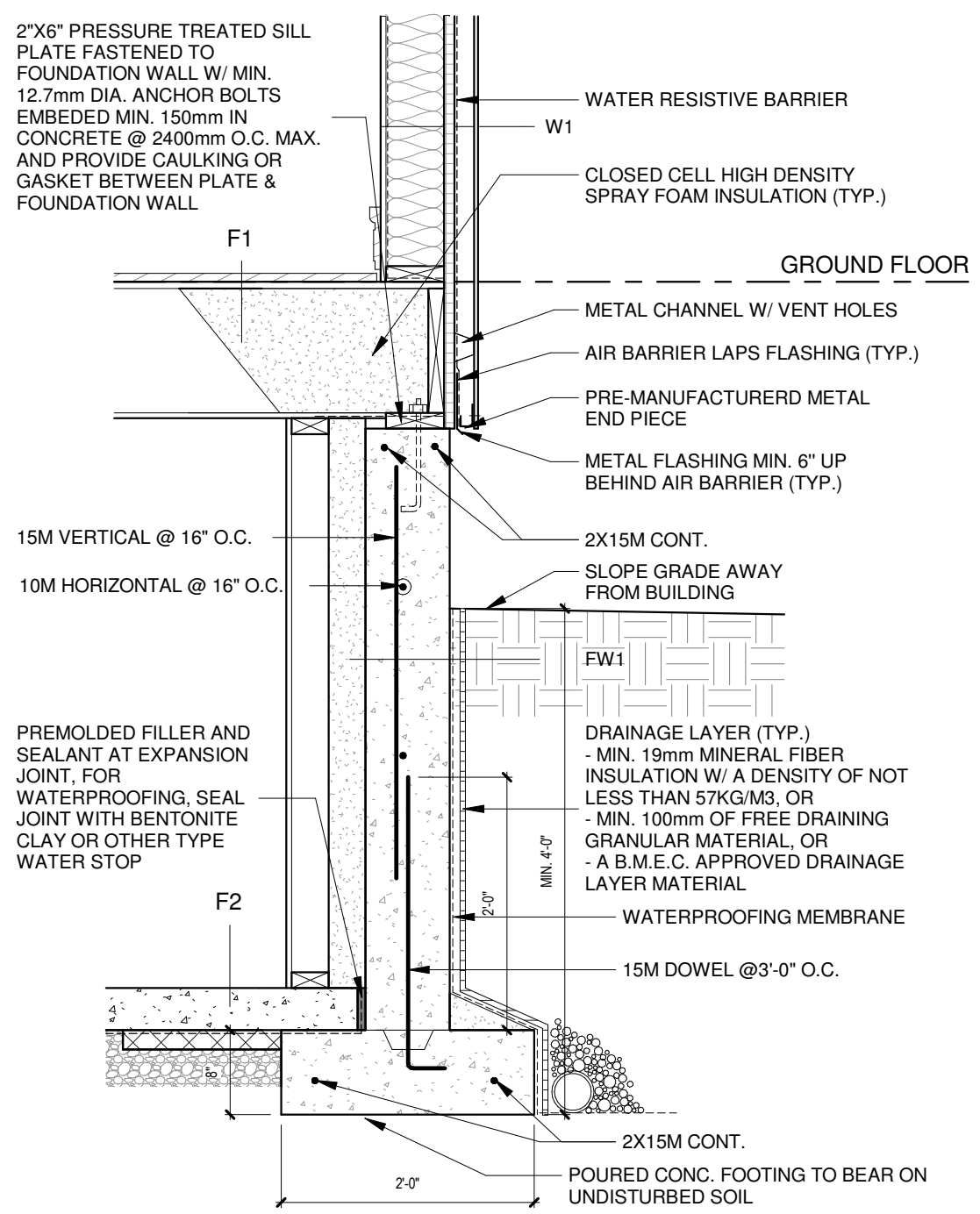
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1 TYP. WINDOW HEAD DETAIL
1 1/2" = 1'-0"



2 TYP. WINDOW SILL DETAIL
1 1/2" = 1'-0"



3 TYP. FOUNDATION DETAIL
3/4" = 1'-0"

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REAR ADDITION

151 MAIN STREET UNIONVILLE

Owner



PRELIMINARY DESIGN

No	Description	Date	By

Drawn by	Author
Date	2023-11-16
Scale	As indicated
Project Number	23015
DRAWING NAME	DETAILS
SHEET NUMBER	A-5.1

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MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: April 9, 2025

SUBJECT: Committee of Adjustment Variance Application
293 Main Street North, Markham Village Heritage Conservation District
Proposed 2-Storey Rear Addition and Sunroom
MNV 24 195830, A/125/24

Property/Building Description: New 2-storey dwelling constructed in 2014

Use: Residential

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

Application/Proposal

- The owners of the property wish to construct a 2-storey addition with a 2nd floor sunroom at the rear of the existing dwelling which requires the approval of 5 variances in order to be constructed.
- The first floor of the addition would provide additional living space and a parking space.

Background

- The variances required to permit the construction of the proposed addition are as follows:
 - A minimum side yard setback of 3.54 ft. whereas the By-law requires a minimum side yard setback of 4 ft.;
 - A maximum lot coverage of 44.4%, whereas the By-law permits a maximum lot coverage of 35%;
 - A maximum building depth of 25.18m, whereas the By-law permit a maximum building depth of 16.8m;
 - A maximum net floor area ratio of 65.07%, whereas the By-law permits a maximum net floor area ratio of 45%;
 - A deck to be located on the second floor, whereas the By-law only permits s deck to be below the level of the first floor.
- The applicant also owns the properties immediately adjacent to 293 Main Street North, at 289 and 295 Main Street North

Staff Comment

- Heritage Planning staff is satisfied that the proposed addition generally complies with the policies and guidelines contained in the Markham Village Heritage Conservation District Plan as they apply to additions to new buildings, except for the proposed glass railing on the balcony
- Heritage Staff do not believe that that approval of the variances will negatively impact the historic character of the District (please see attached evaluation).
- Staff will work with the owner during the Major Heritage Permit application process to address any bird friendly guidelines related to the use of glass on residential dwellings.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the requested variances from a heritage perspective to permit the construction of the proposed rear addition and sunroom at 293 Main Street North and delegates review of the future Major Heritage Permit application to the Heritage Section Staff, provided the proposed glass railing of the rear balcony is revised to a traditional wood or simple metal railing.

Attachments.

Location Map

Google Streetview of the Existing Dwelling

Proposed Site Plan

Proposed Floor Plans

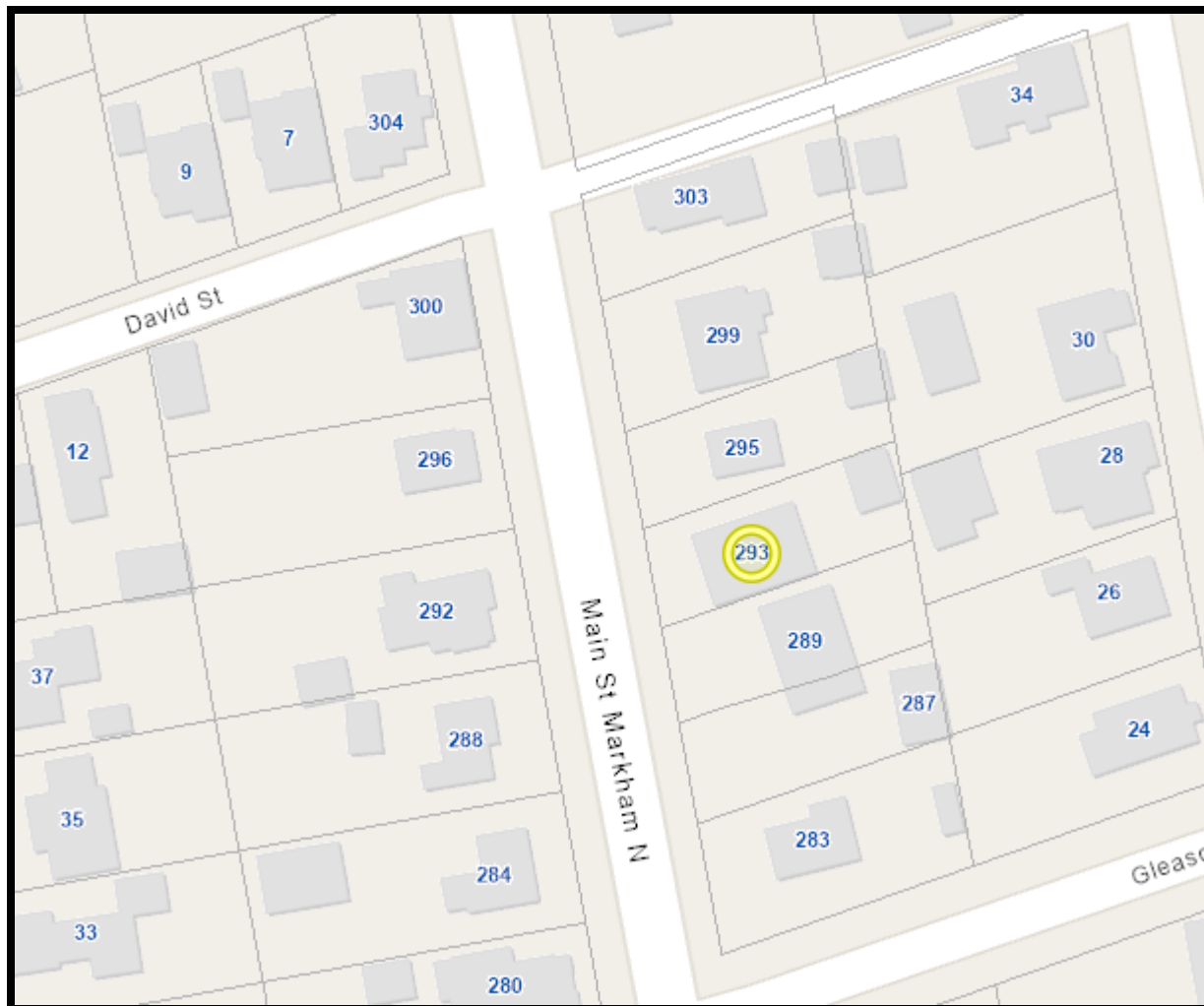
Proposed Elevations

Evaluation of Addition with District Plan

File: 293 Main St. N.

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Location Map



Google Streetview of the Existing Dwelling

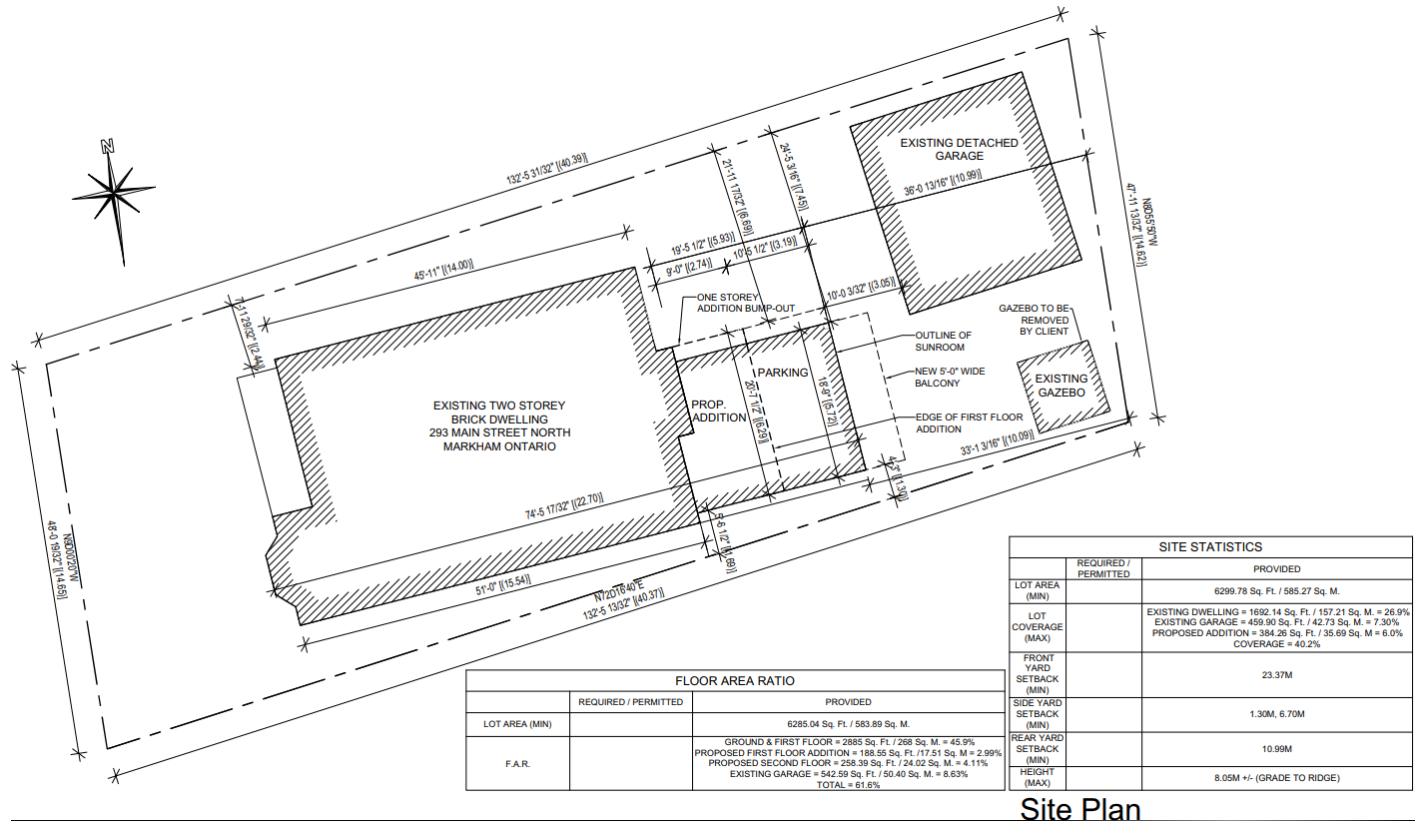


Looking south east



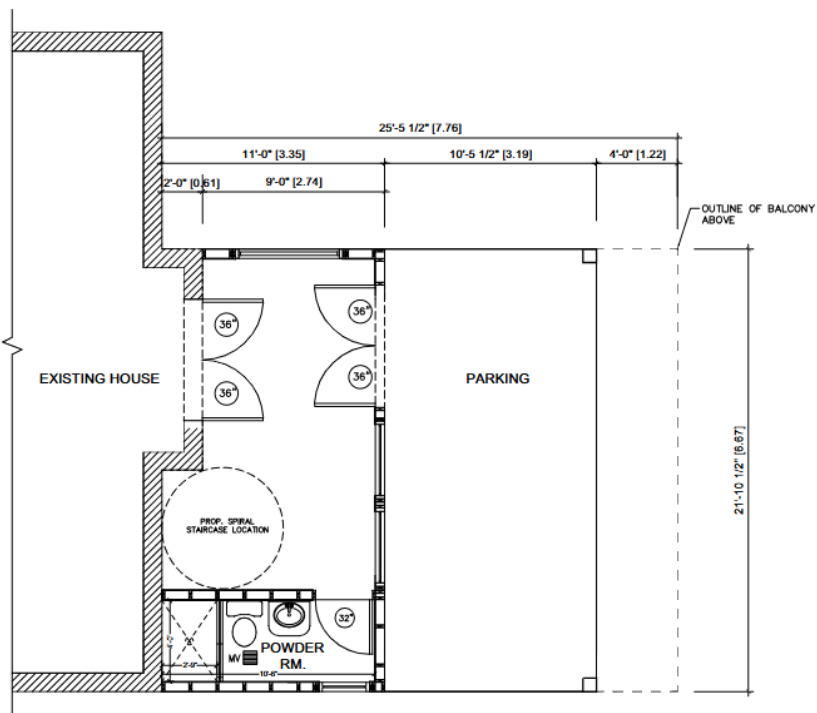
Looking northeast

Proposed Site Plan

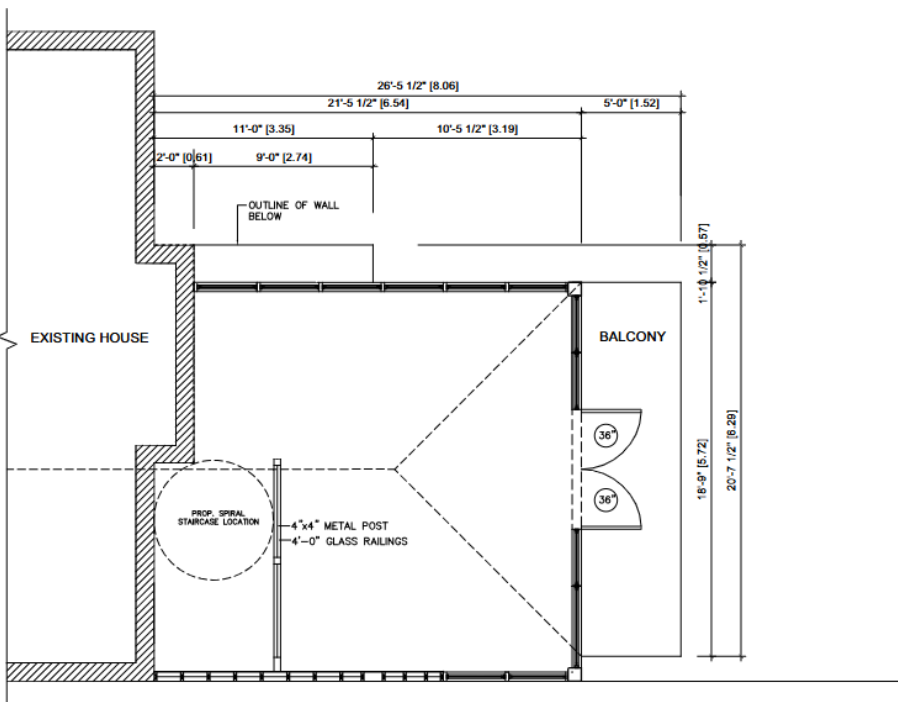


Site Plan

Proposed Floor Plans



First Floor Plan Addition



Second Floor Plan Addition

Proposed Elevations



North Elevation



East Elevation



South Elevation

**Markham Village Heritage Conservation District
New Residential Infill**

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

Address: 293 Main Street North, Markham Village Heritage Conservation District

Plan Policy or Guideline	Specific Application Comment
<p>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. b) <u>Complementary by Approximation</u>- understanding overall designs, patterns, urban form with reference to heritage buildings c) <u>Modern Complementary</u>- more modern approach for architectural style – maintain scale, massing, proportions of heritage buildings</p>	<p>Proposed addition is considered to be Complementary by Approximation as it uses the same roof type and resembles a 19th century glass conservatory.</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 - 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>The proposed addition is lower than the existing house and utilizes the same hipped roof of the main house. Its location is not highly visible from public realm and does not dominate or overwhelm adjacent structures.</p>
<p>4.2.2 Residential Setbacks and Siting - new infill not to obscure adjacent heritage buildings. - new infill and garages, fences etc to correspond and complements adjacent buildings unless adjacent is con-conforming - garages, parking should be inconspicuous and separate from public face- rear and side yards.</p>	<p>The addition does not obscure adjacent heritage buildings, proposed new parking space is not visible from public realm and tucked under the second storey addition.</p>
<p>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 is compatible with adjacent buildings in terms of massing proportions and size.</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 hipped roof shape is the same as that of the existing house, and the use of the glass is not highly visible from the public realm.</p>
<p>4.3.1 Roofs Guidelines - complement established pattern of adjacent</p>	

<p>historical buildings – pitched gable in single or multiple forms</p> <ul style="list-style-type: none"> - do not use: tile, plastic, other synthetics - roof vents, skylights away from public views 	
<p>3.6 Window Policy (New Construction) <u>Shape</u> – follow proportions of heritage type buildings – no picture windows</p>	The proposed windows of the addition are compatible with the windows of the side elevations on the existing house.
<p>4.3.3 Window and Doors Guidelines - no specific guidelines for new construction</p>	
<p>3.6 Materials Policy (New Construction) - brick masonry or wood siding - stucco or stone may be acceptable if it complements the surroundings</p>	The proposed addition uses brick and stucco which are complementary to the brick of the existing house.
<p>4.3.2 Exterior Finish Guidelines - 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>	
<p>3.6 Colour Policy (New Construction) - brick colour- red or yellow in harmony with other buildings - paint colour- appropriate to historical period of district</p>	Paint colour has not yet been determined but will be reviewed and approved by the City.
<p>4.3.4 Paint and Colour Guidelines - 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>	Paint colour has not yet been determined but will be reviewed and approved by the City.



MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: April 9, 2025

SUBJECT: Major Heritage Permit Application
10379 Kennedy Road
Proposed Relocation and Restoration of the Sommerfeldt Homestead
HE 25 111626

Property/Building Description: 2-storey stucco clad brick building constructed c. 1840

Use: Residential

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

Application/Proposal

- The owner of the property has submitted a Major Heritage Permit application in support of the requirement to relocate, restore, and incorporate the Sommerfeldt Homestead within a new residential subdivision as a private dwelling.

Legislative Context and Heritage Policy

Ontario Heritage Act

- As per Section 42(4) of the *Ontario Heritage 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 Heritage Section staff ("Staff") can approve a Major HE permit via delegated authority, only Council can deny a permit;
- Staff served notice to the applicant on March 14, 2025, resulting in a decision deadline of June 12, 2025.

Background

- Heritage Markham supported the proposed relocation and incorporation of the Sommerfeldt Homestead into the proposed subdivision in October of 2021.
- The Major Heritage Permit application consists of 2 phases, the first phase proposes the removal of 20th century additions not considered to be of heritage significance, as well as minor repairs and work to stabilize the structure prior to relocation. The second phase proposes the restoration of existing heritage attributes and replication of missing attributes once the building has been relocated to its new location and foundation.

Staff Comment

- Restoration Approach: Staff are generally satisfied with the proposed restoration plan but would have preferred to see the removal of the existing stucco cladding to reveal the original brick work. The decision of the owner to not remove the stucco cladding may be due to the damage that might have occurred during its application, and that could potentially occur with its removal.
- Other Key Features of the Restoration Plan
 - Windows – retention and restoration of existing historic windows, replication of missing windows and filling-in/repair of architecturally unsympathetic window openings.
 - No Porch or Veranda is proposed as no physical or photographic evidence of one has been found.
 - Chimneys - reconstruction of historically appropriate gable end chimneys
 - Replication of front door, sidelights and transom based on archival photographs
 - Replication of missing wooden louvred shutters
- Staff recommends that Heritage Markham encourage the applicant to consider removing the stucco treatment if feasible and delegate final review of the application and restoration plan to the City (Heritage Staff).

Suggested Recommendation for Heritage Markham

THAT Heritage Markham encourages the applicant to explore the feasibility of the removal of the stucco treatment to expose the underlying brick of the Sommerfeldt Homestead and delegates final review of the application to the Heritage Section staff.

Attachments:

Location Map

Proposed Site Plan

Contemporary Photo of the Sommerfeldt Homestead

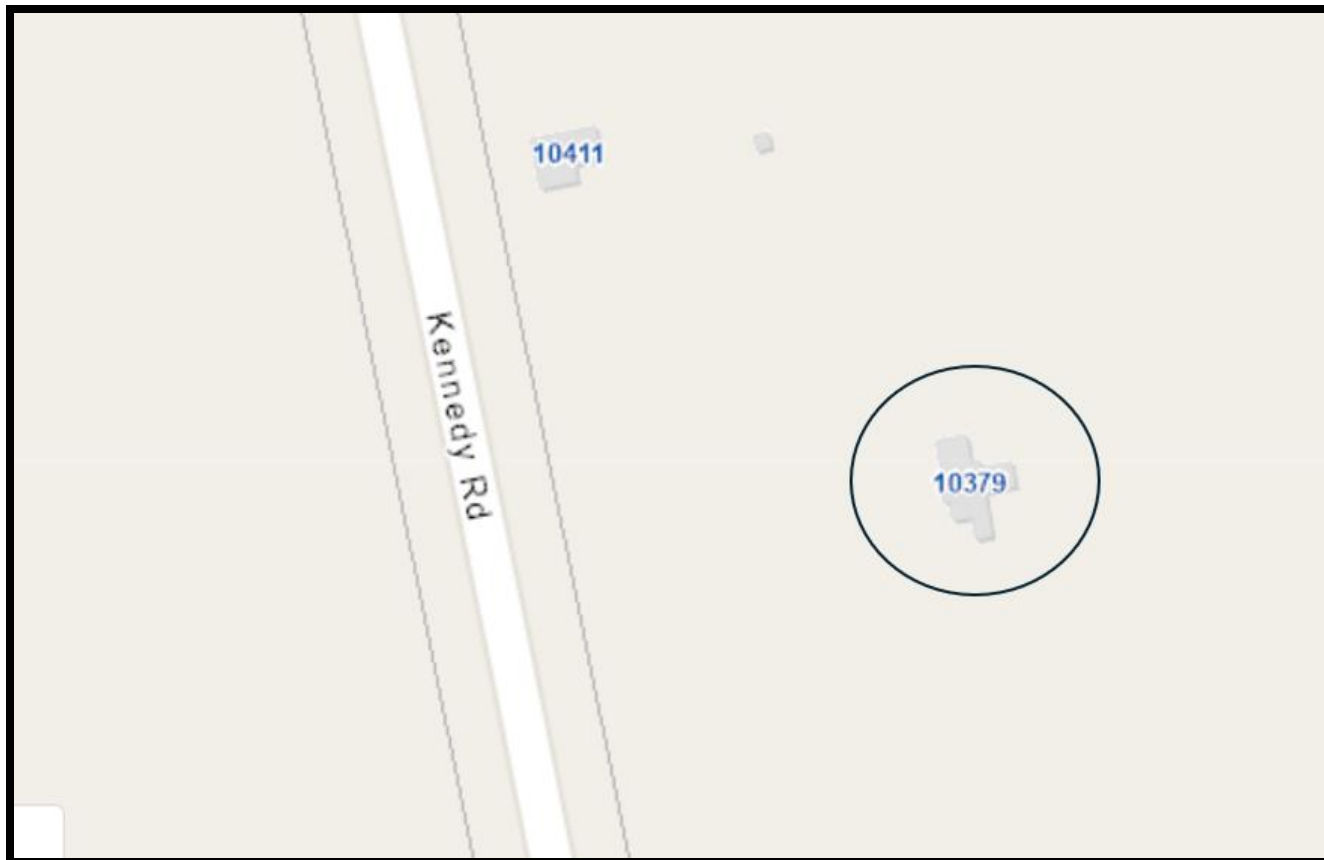
Archival Photo of the Sommerfeldt Homestead

Phase 1 Restoration Plan Elevations

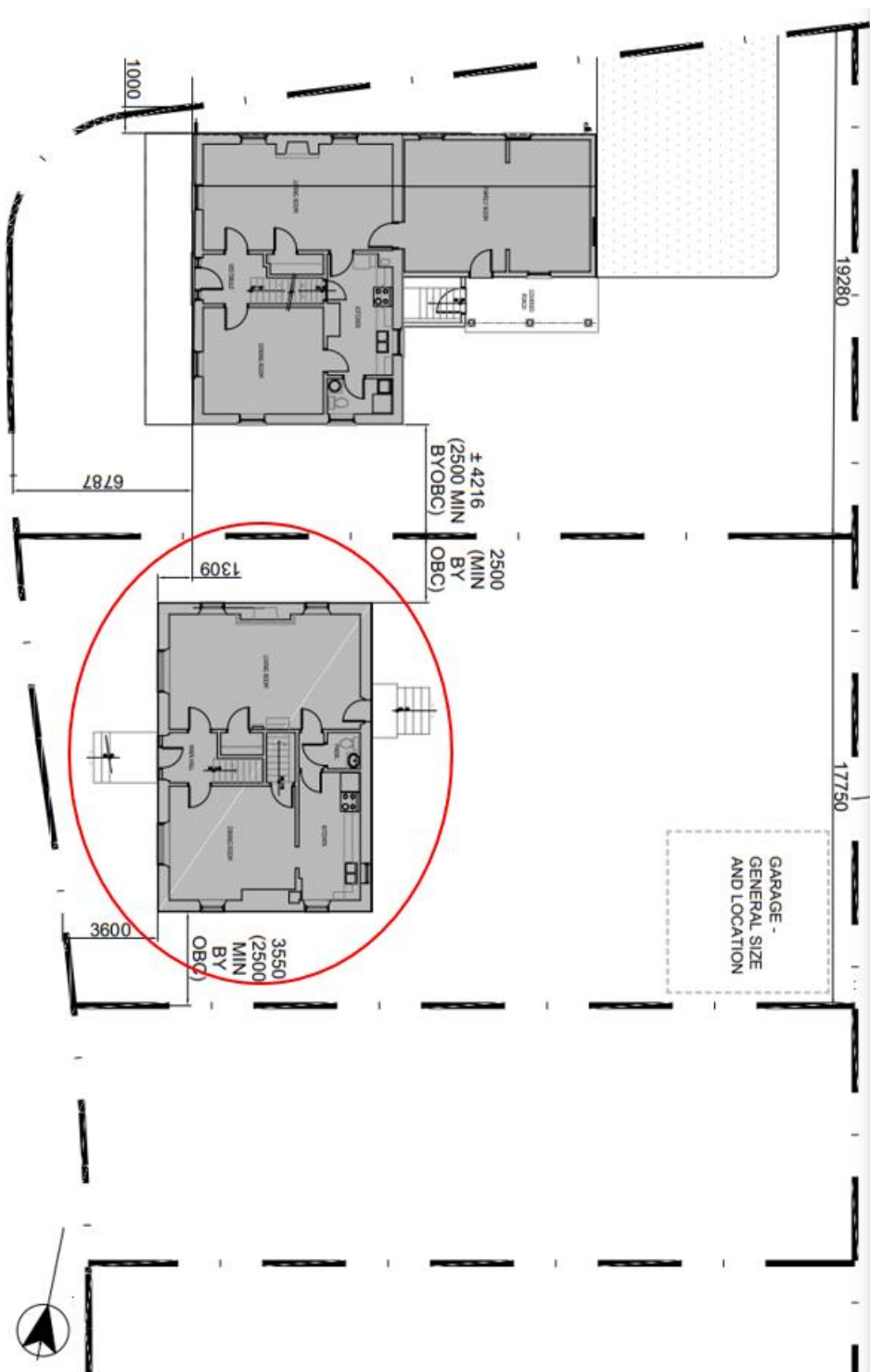
Phase 2 Restoration Plan Elevations

File: 10379 Kennedy Road

Location Map



Proposed Site Plan



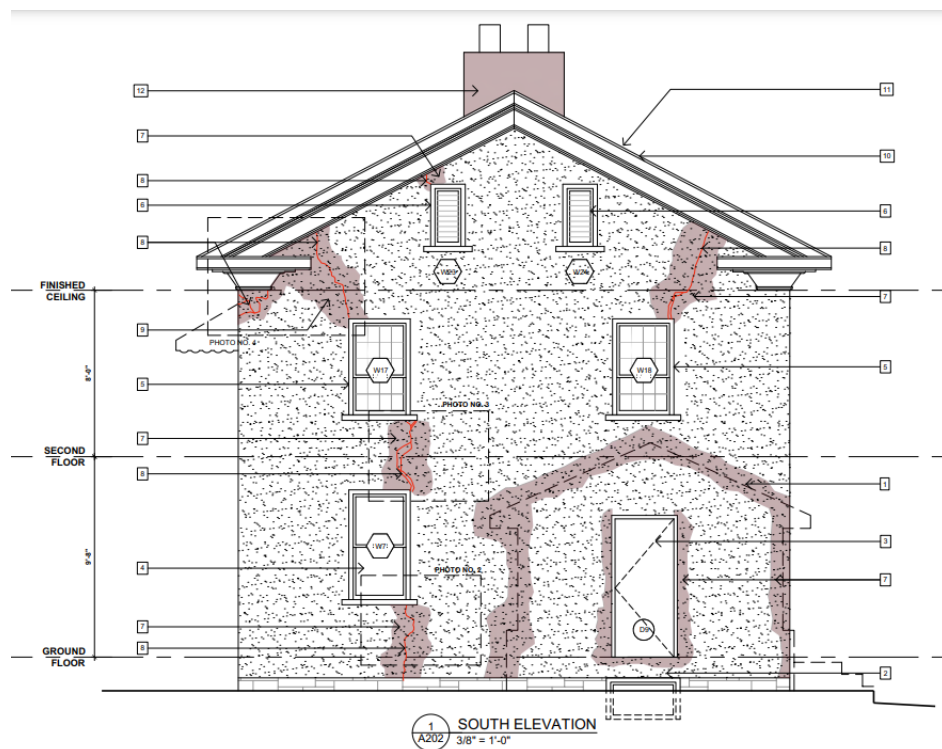
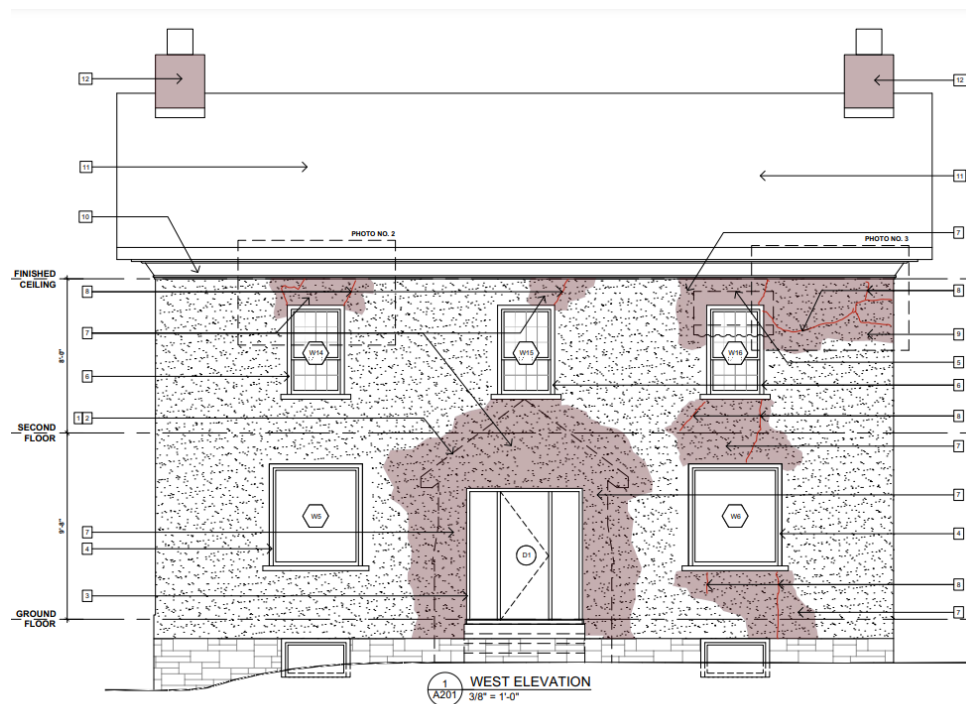
Contemporary Photo of the Sommerfeldt Homestead

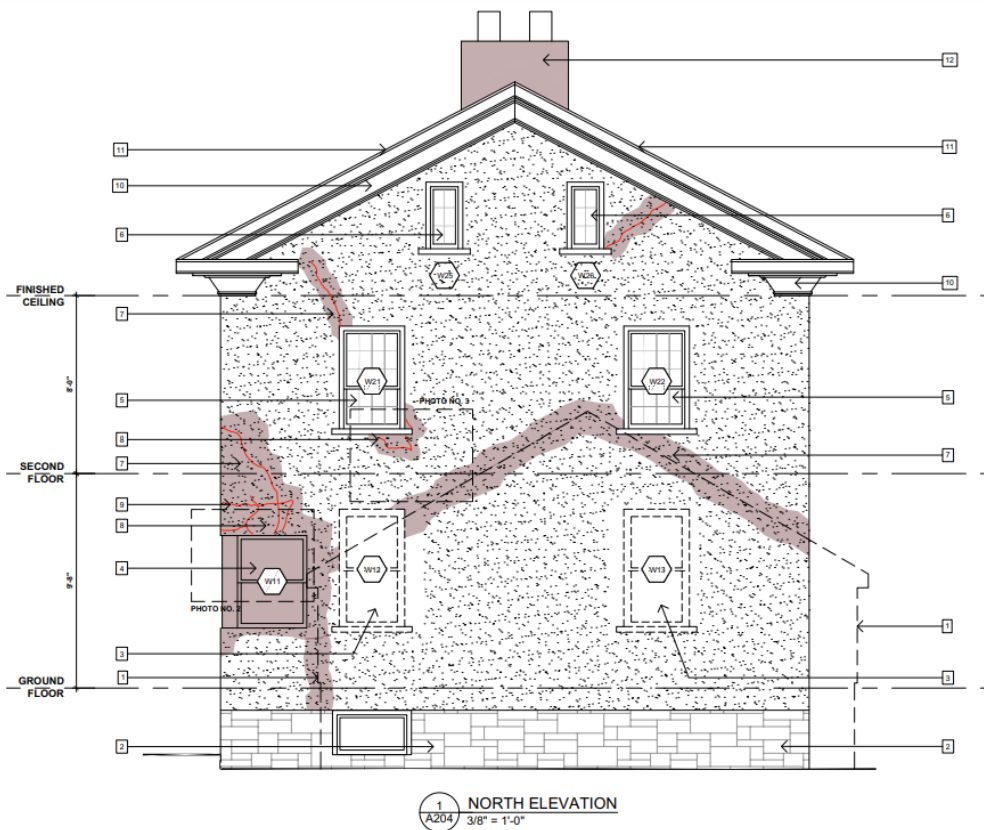
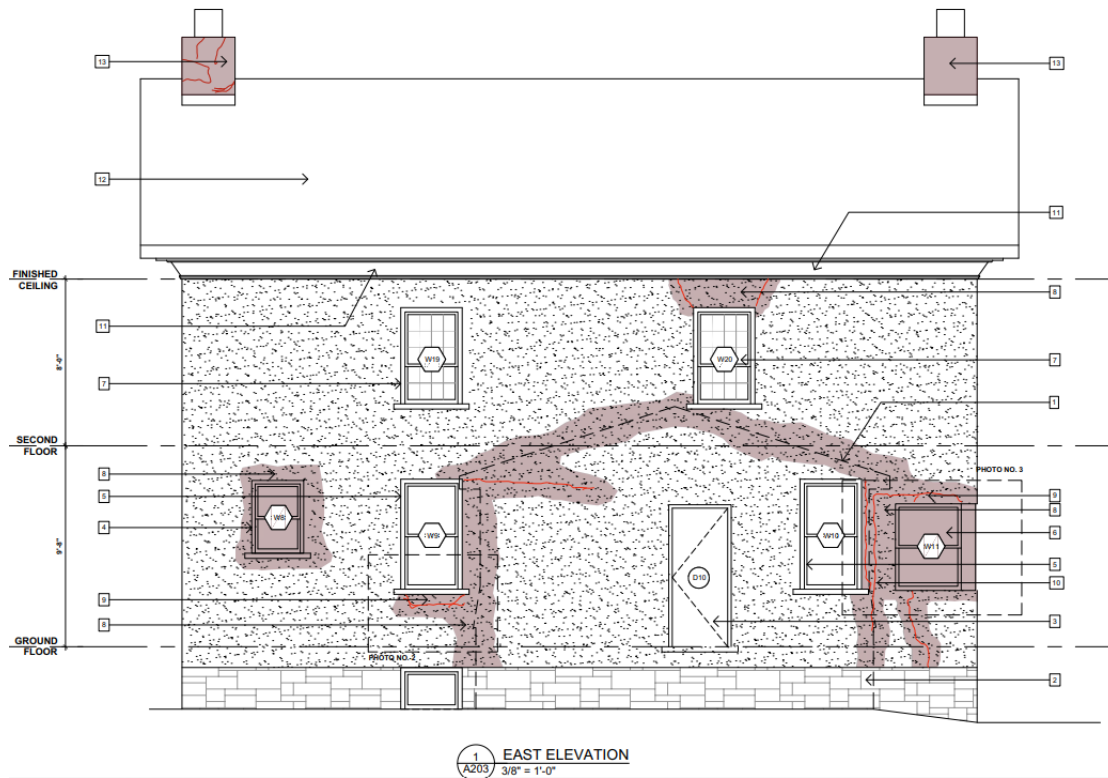


Archival Photo of the Sommerfeldt Homestead

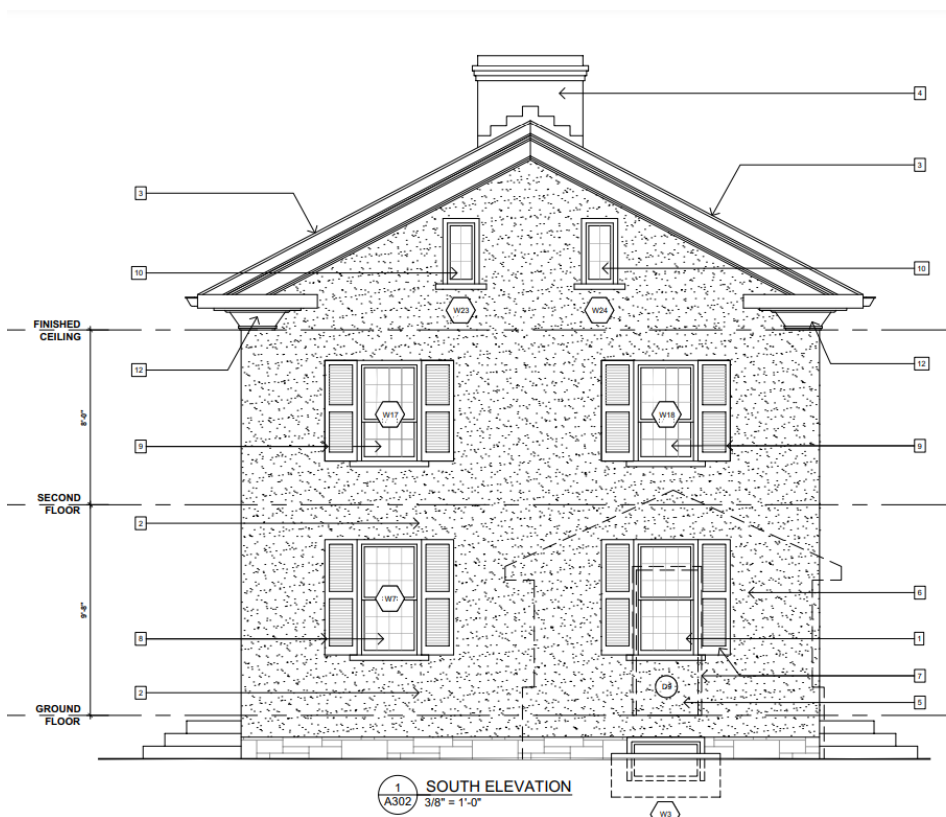


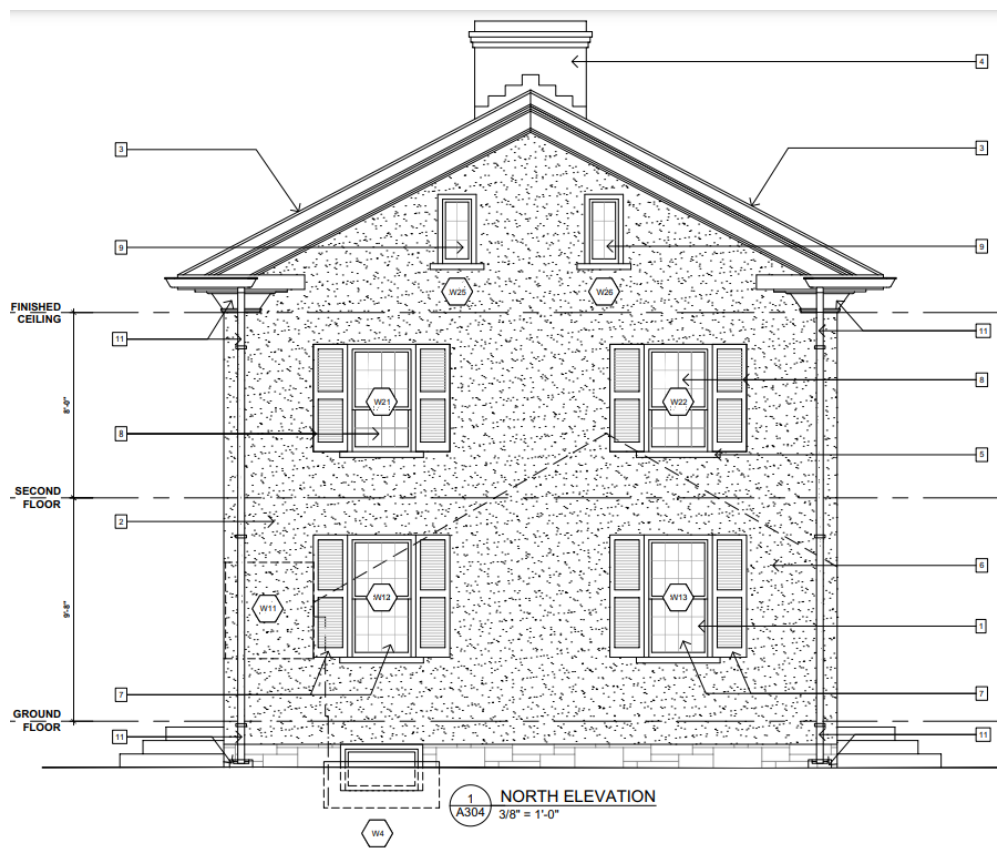
Phase 1 Restoration Plan Elevations





Phase 2 Restoration Plan Elevations







MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: April 9, 2025

SUBJECT: Major Heritage Permit Application
10411 Kennedy Road,
Proposed Relocation and Restoration Plan, George Henry Sommerfeldt Sr. House
HE 25 111633

Property/Building Description: 2-storey brick dwelling constructed 1856

Use: Residential

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

Application/Proposal

- The owner of the property has submitted a Major Heritage Permit application in support of the requirement to relocate, restore, and incorporate the George Henry Sommerfeldt Sr. Home within a new residential subdivision as a private dwelling.

Legislative Context and Heritage Policy*Ontario Heritage Act*

- As per Section 42(4) of the *Ontario Heritage 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 Heritage Section staff ("Staff") can approve a Major HE permit via delegated authority, only Council can deny a permit;
- Staff served notice to the applicant on March 14, 2025, resulting in a decision deadline of June 12, 2025.

Background

- Heritage Markham supported the proposed relocation and incorporation of the George Henry Sommerfeldt Sr. House into the proposed subdivision in October of 2021.
- The Major Heritage Permit application consists of 2 phases, the first phase proposes the stabilization of the structure prior to relocation. The second phase proposes the restoration of existing heritage attributes and replication of missing attributes including a front veranda once the building has been relocated to its new location and foundation.
- The application also proposes the conversion of the 1- storey rear tail into a garage.

Staff Comment

- **Restoration Approach:** Heritage Staff is generally satisfied with the details of the stabilization phase prior to relocating the building as well as the restoration plan of the house once relocated.
- The following are key features of the restoration plans:
 - Windows -Retention of Original windows
 - Shutters – Restoration of existing shutters, replication of missing or damage shutters
 - New front veranda based on veranda scar, and local architectural details
 - Masonry – repair of existing brickwork, retention of stucco surface on east wall (rear elevation)
 - Replication of chimneys based on archival photographs
 - Restoration of front door, transom and sidelights
- **Conversion of Rear Portion of Building Into a Garage:** Heritage Staff does not support the proposed conversion of the rear one storey wing into a 2-car garage.
 - Heritage Staff believe that this would irreversibly compromise the integrity of the existing 1-storey wing which is a significant heritage attribute of the home, and that there is sufficient space in the rear yard to achieve a detached garage, as is proposed for the adjacent Sommerfeldt homestead.
- **Summary:** Heritage Staff recommends that Heritage Markham support the Major Heritage Permit application for the George Henry Sommerfeldt Sr. House at 10411 Kennedy Road and delegate final review of any heritage/development application required, provided that the plans are revised to not convert the historic 1-storey wing into a garage, and that the site plan is revised to propose an appropriate detached garage/accessory building.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports the Major Heritage Permit application for the George Henry Sommerfeldt Sr. House at 10411 Kennedy Road and delegates final review of any heritage/development application required provided that the plans are revised to not convert the historic 1-storey wing into a garage and suggest that the site plan is revised to propose an appropriate detached garage/accessory building.

Attachments:

Location Map

Proposed Site Plan

Contemporary Photo of the George Henry Sommerfeldt Sr. House

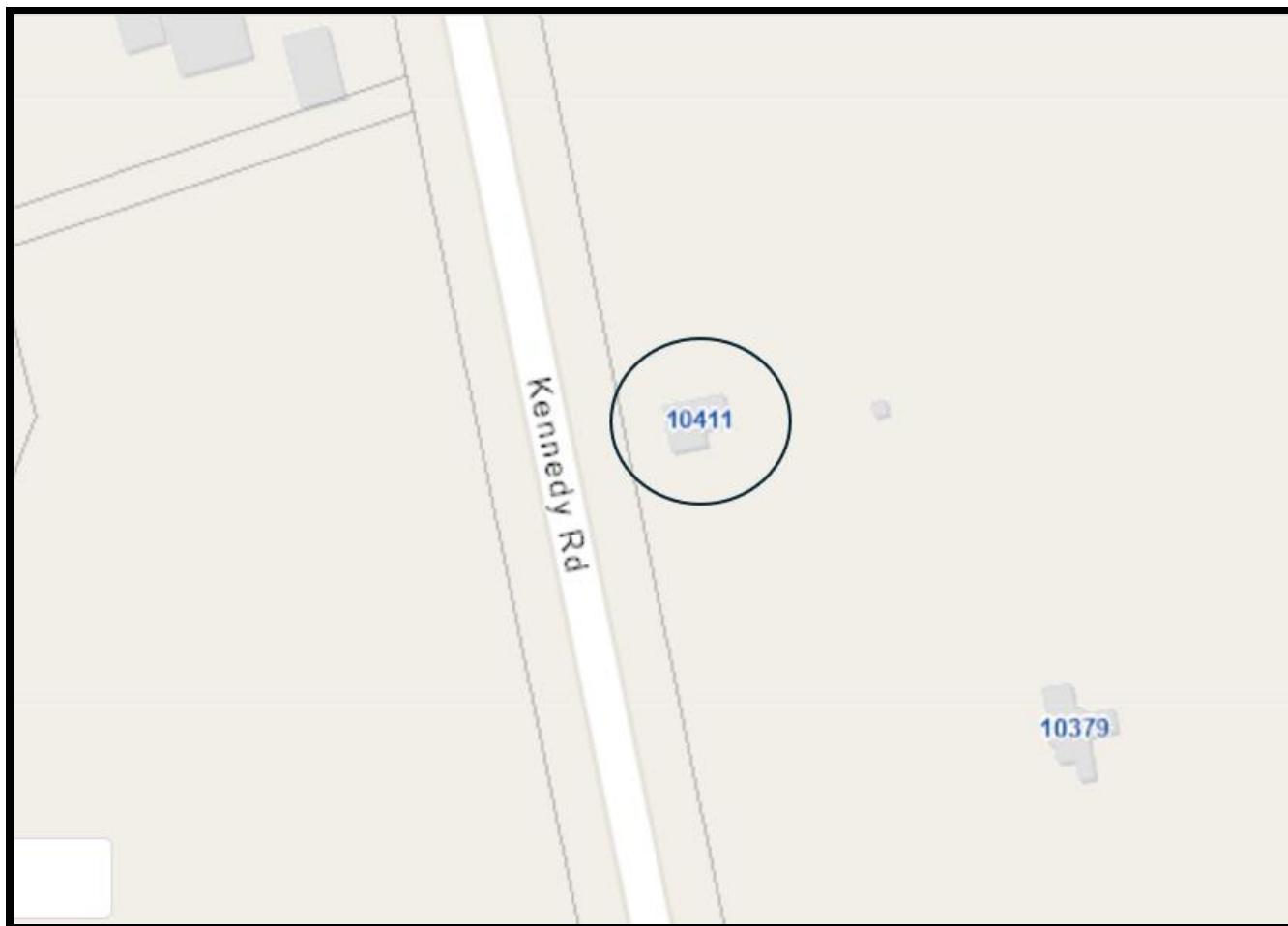
Archival Photo of the George Henry Sommerfeldt Sr. House

Phase 1 Restoration Plan Elevations
Phase 2 Restoration Plan Elevations

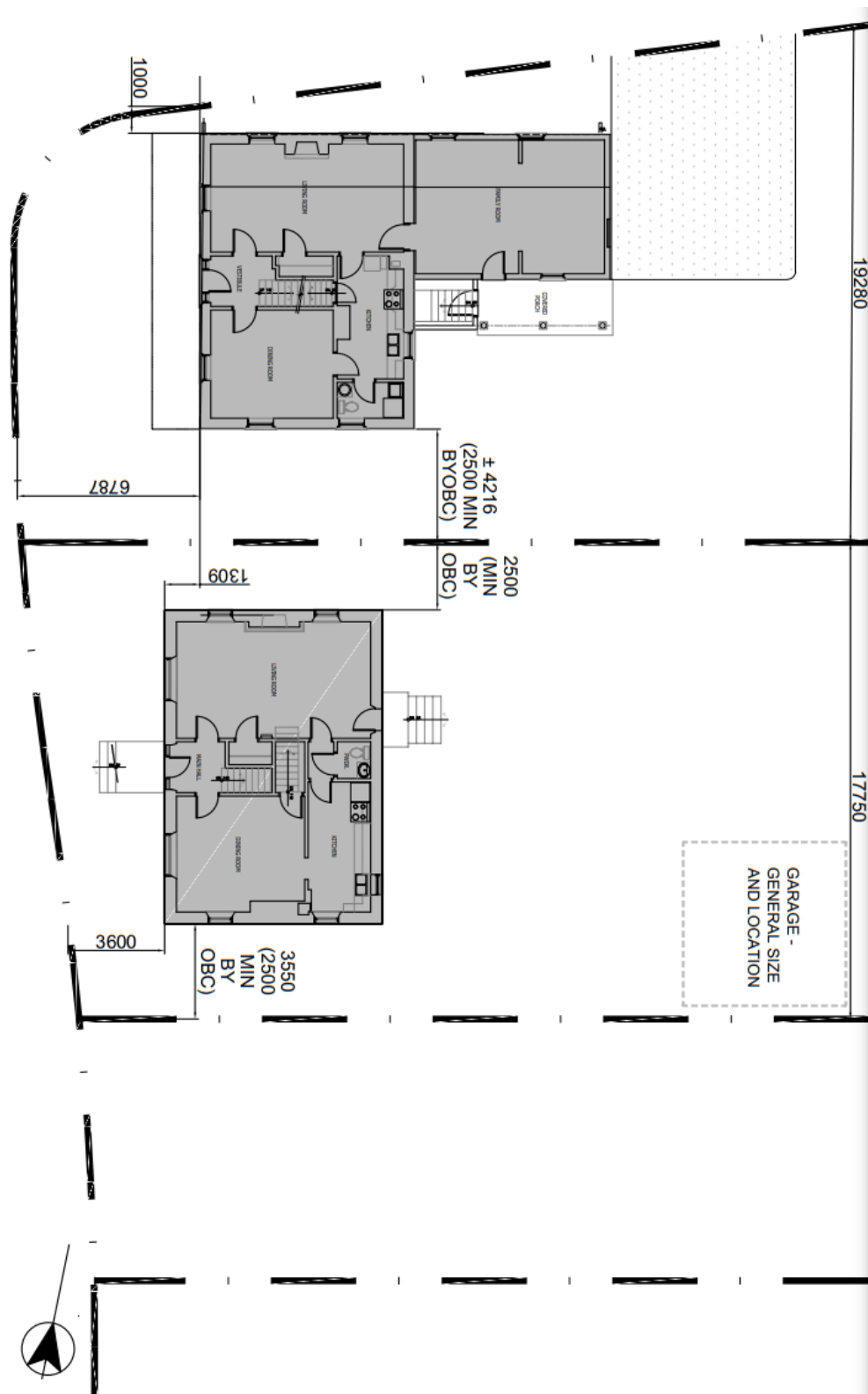
File: 10411 Kennedy Road

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Location Map



Proposed Site Plan



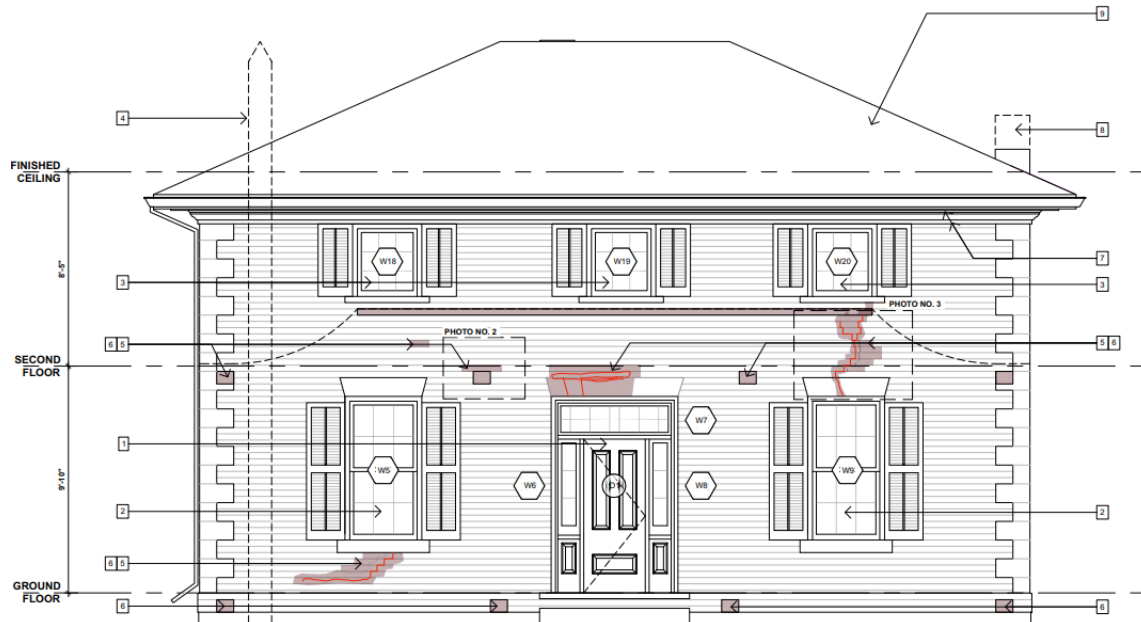
Contemporary Photo of the George Henry Sommerfeldt Sr. House



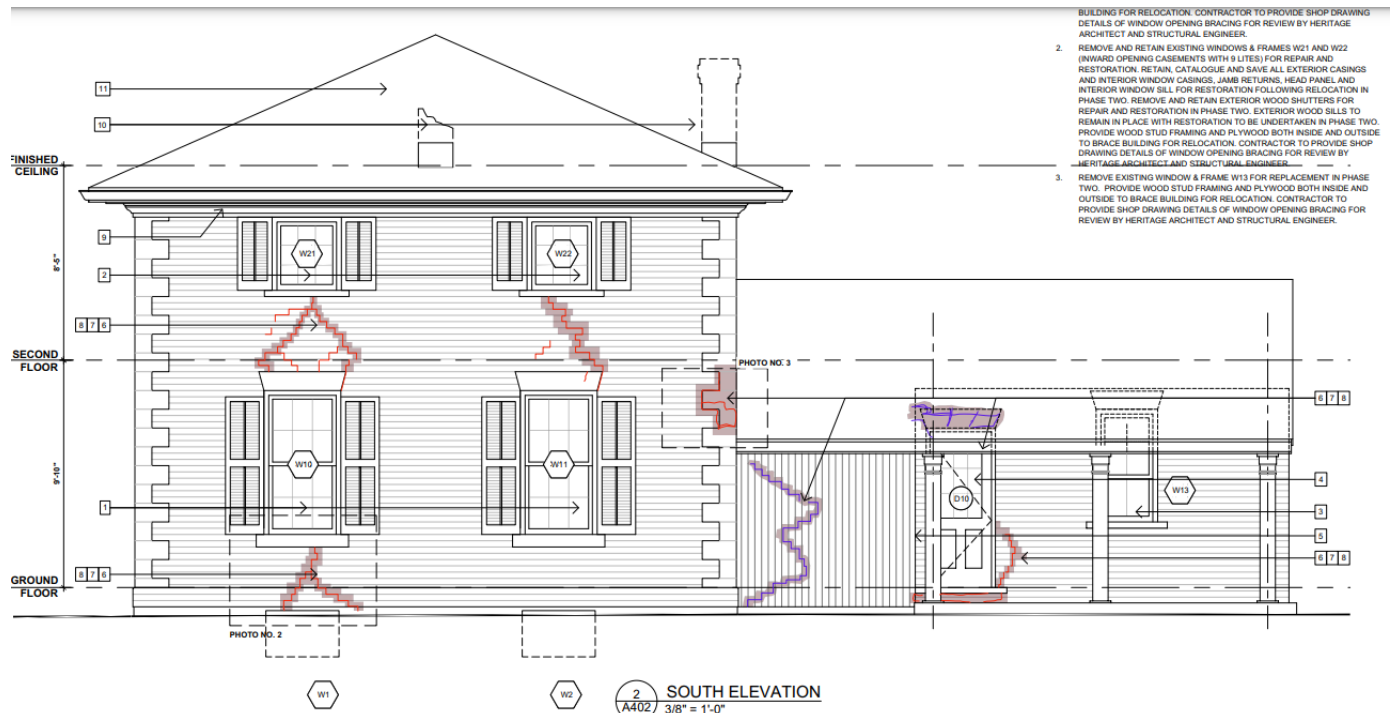
Archival Photo of the George Henry Sommerfeldt Sr. House



Phase 1 Restoration Plan Elevations

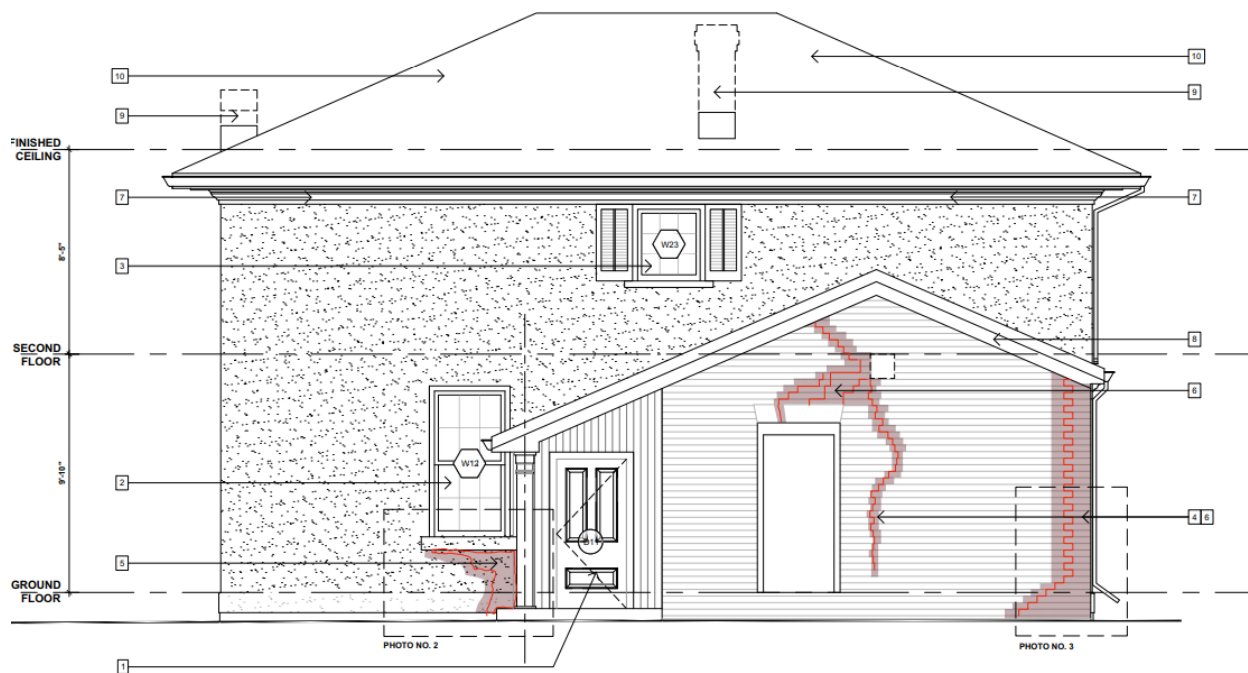


1 WEST ELEVATION
A401 3/8" = 1'-0"

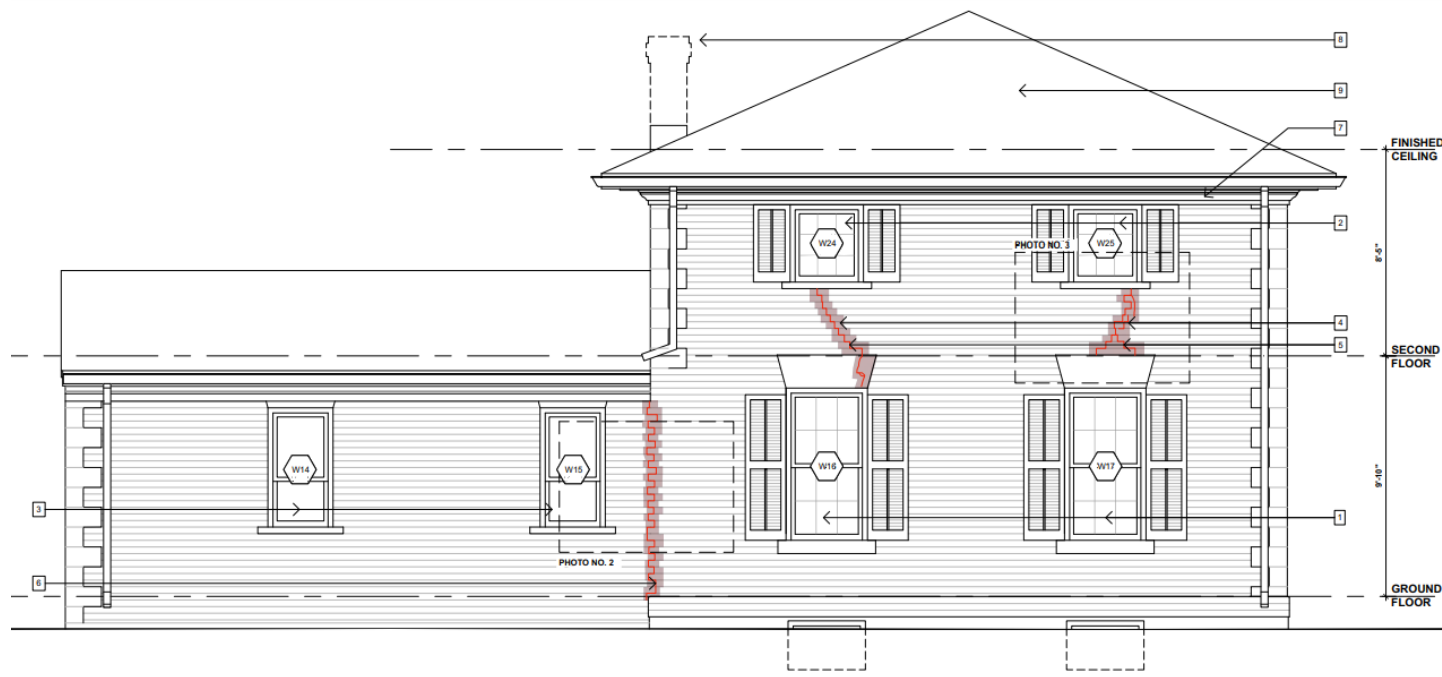


- BUILDING FOR RELOCATION; CONTRACTOR TO PROVIDE SHOP DRAWING DETAILS OF WINDOW OPENING BRACING FOR REVIEW BY HERITAGE ARCHITECT AND STRUCTURAL ENGINEER.
- 2. REMOVE AND RETAIN EXISTING WINDOWS & FRAMES W21 AND W22 (INWARD OPENING CASEMENTS WITH 8 LITES) FOR REPAIR AND RESTORATION. RETAIN, CATALOGUE AND SAVE ALL EXTERIOR CASINGS AND INTERIOR WINDOW CASINGS, JAMB RETURNS, HEAD PANEL AND INTERIOR WINDOW SILL FOR RESTORATION FOLLOWING RELOCATION IN PHASE TWO. REMOVE AND RETAIN EXTERIOR WOOD SHUTTERS FOR REPAIR AND RESTORATION IN PHASE TWO. EXTERIOR WOOD SILLS TO REMAIN IN PLACE WITH RESTORATION TO BE UNDERTAKEN IN PHASE TWO. PROVIDE WOOD STUD FRAMING AND PLYWOOD BOTH INSIDE AND OUTSIDE TO BRACE BUILDING FOR RELOCATION. CONTRACTOR TO PROVIDE SHOP DRAWING DETAILS OF WINDOW OPENING BRACING FOR REVIEW BY HERITAGE ARCHITECT AND STRUCTURAL ENGINEER.
- 3. REMOVE EXISTING WINDOW & FRAME W13 FOR REPLACEMENT IN PHASE TWO. PROVIDE WOOD STUD FRAMING AND PLYWOOD BOTH INSIDE AND OUTSIDE TO BRACE BUILDING FOR RELOCATION. CONTRACTOR TO PROVIDE SHOP DRAWING DETAILS OF WINDOW OPENING BRACING FOR REVIEW BY HERITAGE ARCHITECT AND STRUCTURAL ENGINEER.

2 SOUTH ELEVATION
A402 3/8" = 1'-0"



1 EAST ELEVATION
A403 3/8" = 1'-0"

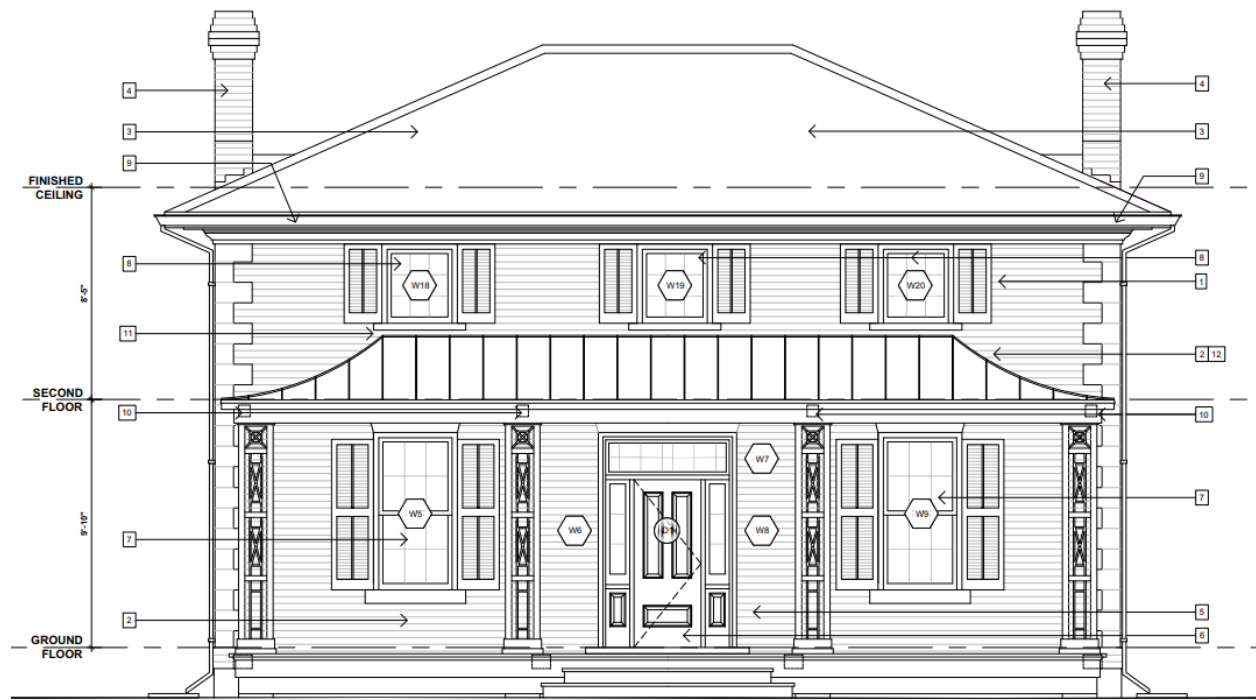


2 NORTH ELEVATION
A404 3/8" = 1'-0"

W3

W4

Phase 2 Restoration Plan Elevations



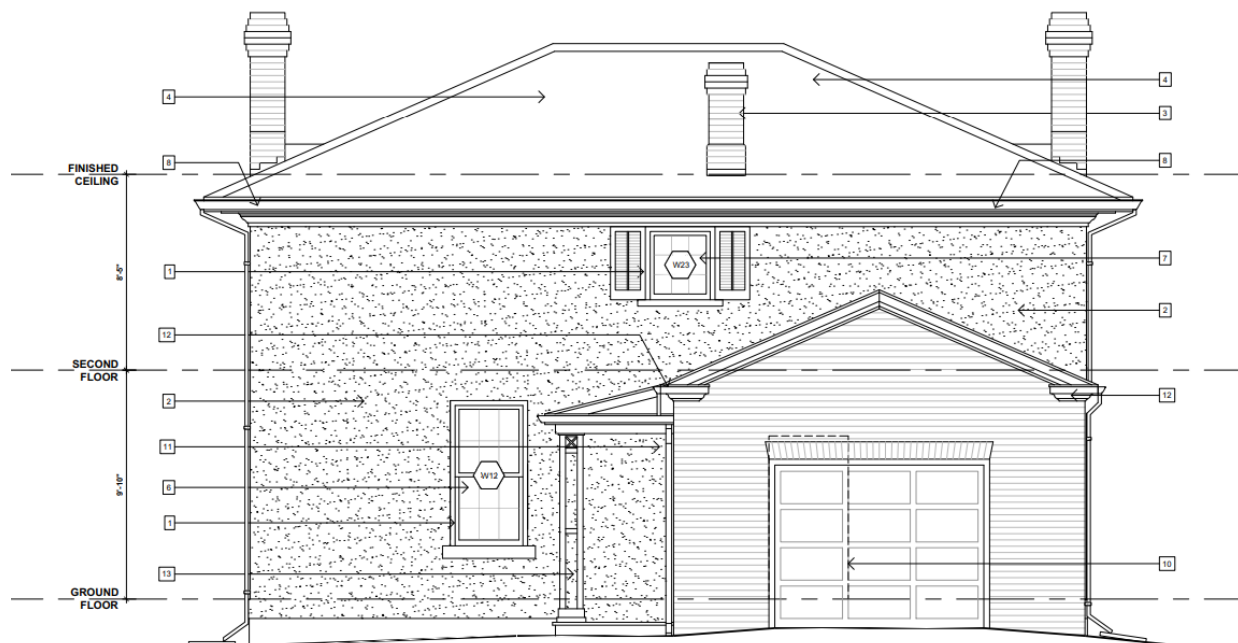
1 WEST ELEVATION
A501 3/8" = 1'-0"



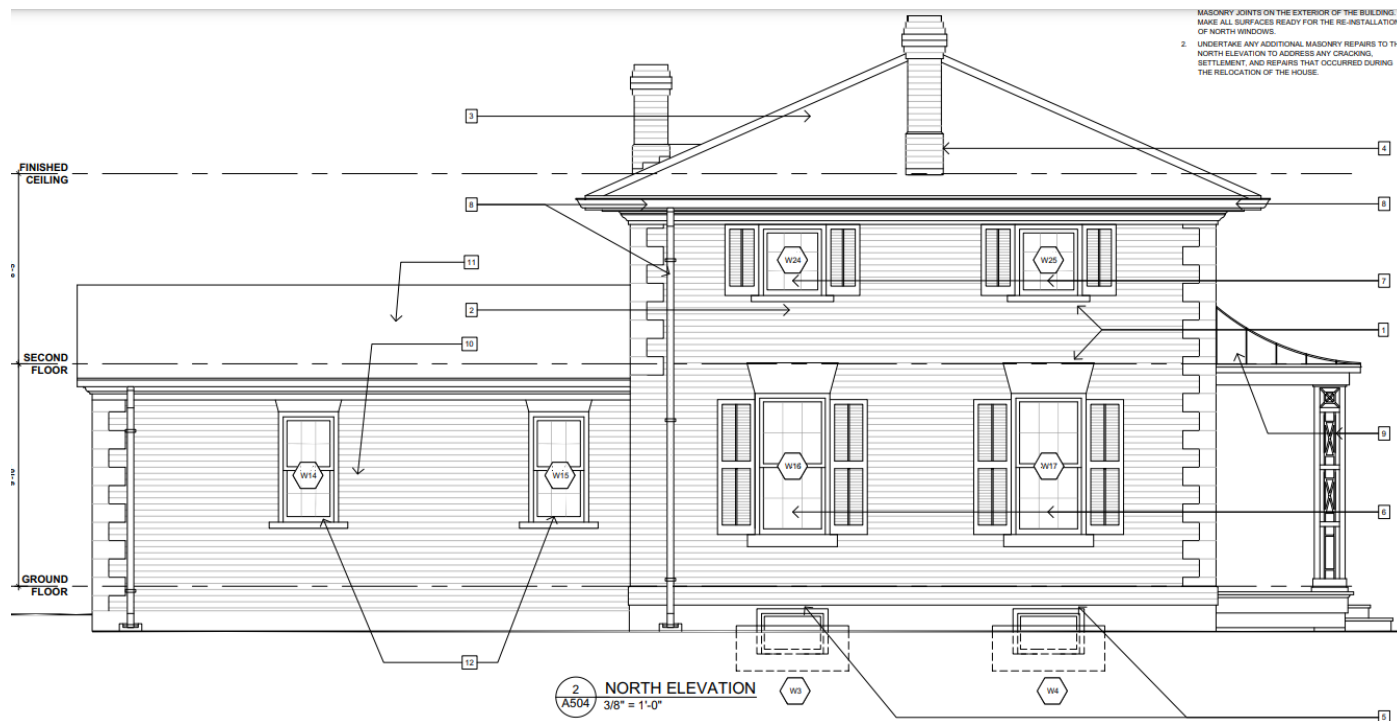
SOUTH ELEVATION TO ADDRESS ANY CRACKING, SETTLEMENT, AND REPAIRS THAT OCCURRED DURING THE RELOCATION OF THE HOUSE.

- REMOVE AND REPLACE THE EXISTING ASPHALT SHINGLES. UNDERTAKE ANY REQUIRED REPAIRS TO THE EXISTING SHEATHING AND INSTALL NEW CEDAR SHINGLES ON A CONTINUOUS LAYER OF CEDAR BREATHER. ON ASPHALT IMPREGNATED FELTS WITH ICE AND WATERSHIELD MEMBRANE AT ROOF EDGES, HP, ROOF, AND AROUND CHIMNEYS.
- REBUILD THE EXISTING CHIMNEY ON THE SOUTH ELEVATION OF THE HOUSE IN ACCORDANCE WITH THE COURSE AND PROFILE SHOWN IN THE ARCHIVE PHOTO ON DRAWING NO. A501. INCORPORATE THROUGH FLASHINGS, CAP FLASHINGS, AND STEP FLASHINGS AROUND THE BASE OF THE CHIMNEY AT THE LINE OF THE BRICK-TO-METAL FLASHING TO THE BACK FACE OF THE CHIMNEY.

2 SOUTH ELEVATION
A502 3/8" = 1'-0"



1 EAST ELEVATION
A503 3/8" = 1'-0"



2 NORTH ELEVATION
A504 3/8" = 1'-0"



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: April 9, 2025

SUBJECT: Committee of Adjustment Application
7726 Ninth Line (“Tomlinson Workers’ Cottage”)

FILE: A/158/24

Property/Building Description: One-and-a-half storey dwelling constructed c1840s as per the appended Research Report

Use: Residential

Heritage Status: Listed on the Markham Register of Property of Cultural Heritage Value or Interest

Application/Proposal

- The City has received a Minor Variance application for the property municipally known as 7726 Ninth Line (the “Subject Property”).
- The application contemplates removal and replacement of the existing dwelling with a new two-storey dwelling for which relief from the zoning by-law is required.
- As the existing dwelling is not proposed to be retained, Heritage Section Staff (“Staff”) are not opining on the requested variances from a heritage perspective.

Background

Evaluation of Cultural Heritage Value

- As part of the Priority Designation Project originally launched in response to Bill 23, Staff evaluated the Subject Property using Ontario Regulation 9/06 “Criteria for Determining Cultural Heritage Value or Interest”.
- This regulation, introduced by the Province in 2006 and revised in 2023, provides a uniform set of criteria for municipalities to use when determining whether a property should be considered a significant cultural heritage resource. As per Provincial direction, a property must now meet a minimum of two (2) of the 9/06 criteria to warrant designation under the *Ontario Heritage Act* (the “Act”).

Policy Context

City of Markham Official Plan (2014)

- Chapter 4.5 of the Official Plan (“OP”) contains polices concerning cultural heritage resources. The following are relevant to the request to remove 7775 Ninth Line from the Heritage Register:
- Concerning the identification and recognition of ***cultural heritage resources***, Chapter 4.5.2.4 of the OP states that it is the policy of Council:

*To ensure consistency in the identification and evaluation of ***cultural heritage resources*** for inclusion in the ***Register of Property of Cultural Heritage Value or Interest*** and/or for individual property designation, by utilizing the criteria for determining ***cultural heritage*** value or interest established by provincial regulation under the Ontario Heritage Act and criteria included in Markham’s Heritage Resources Evaluation System.*

- Concerning the protection of ***cultural heritage resources***, Chapter 4.5.3.2 of the OP states that it is the policy of Council:

*To give immediate consideration to the designation of any ***significant cultural heritage resource*** under the Ontario Heritage Act if that resource is threatened with demolition, inappropriate alterations or other potentially adverse impacts.*

Staff Comment

- Based on the municipally-prepared Research Report included as Appendix ‘B’ of this memo, it is the opinion of Staff that the Subject Property does not meet the requisite number of 9/06 criteria and is therefore not a significant cultural heritage resources warranting designation under Part IV of the Act.
- While Staff acknowledge that the Subject Property possess *some* contextual value as part of the historic community of Box Grove, this contribution is diminished by the unremarkable design of the dwelling and the significant degree by which it has been altered. As such, it is the opinion of Staff that the potential future removal of the dwelling will not adversely impact the continued legibility of Box Grove as a community with a nineteenth century origin.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham does not consider 7726 Ninth Line as significant cultural heritage resource and does not object to the future demolition of the existing dwelling.

AND THAT Heritage Markham has no comment on the requested variances.

ATTACHMENTS:

Appendix ‘A’ Primary Elevation and Property Map

Appendix 'B' Research Report for 7726 Ninth Line

Q:\Development\Heritage\PROPERTY\NINTH\7726\HMMemos&Extracts

Appendix 'A'

7726 Ninth Line (Ward 7): "Tomlinson Workers' Cottage"

Primary Elevation and Property Map



Appendix 'B'

Research Report for 7726 Ninth Line

RESEARCH REPORT



Tomlinson Worker's Cottage

**Lot 3, Block A, Plan 19
7726 Ninth Line, Box Grove
1840s**

**Heritage Section
City of Markham Planning & Urban Design, 2024**

History

The Tomlinson Worker's Cottage is at 7726 Ninth Line is located on the eastern portion of Lot 3, Block A, Plan 19, a plan of village lots laid out by George McPhillips, P.L.S. in 1850 on the lands of Joseph Tomlinson and William Ellis Beebe. Block A is within the eastern portion of Markham Township Lot 5, Concession 8.

In the mid-nineteenth century, a hamlet of tradesmen and labourers grew up around a cluster of industries located on the banks of the Rouge River, near the crossroads of Fourteenth Avenue and Ninth Line. In the early years, the community was known as Sparta, after the celebrated city-state of ancient Greece. By 1867, the year of Canada's Confederation, a local post office was opened with the name Box Grove.

The Tomlinson family, along with the Kirkhams, played a prominent role in the establishment of a sawmill, a woollen mill, and a shoddy mill (for recycling old cloth) in the Rouge River valley. These and other industries took advantage of the waterpower available from the creation of a dam and mill pond in the hollow. In time, modest houses for workers in the numerous local industries were built on village lots subdivided from the Tomlinson and Beebe farms. A general store, two taverns, two blacksmith shops and a cooperage were built to serve the needs of the local residents and the surrounding farm families.

The McPhillips plan of 1850 shows the outline of buildings that were standing at the time the plan was created. There was a building (presumably a dwelling) illustrated on Lot 3 with a rectangular plan shape that generally conforms to that of the main section of the existing house at 7726 Ninth Line. A site visit would be necessary to examine the structure in detail to determine its age, but its form suggests that it dates from 1850 or earlier.

Joseph Tomlinson (1779-1868) purchased Markham Township Lot 5, Concession 8 in two parts. In 1815, he purchased 175 acres from Joseph Vancise, who had received the Crown patent in 1801. In 1848, Tomlinson purchased the western 25 acres from the Raymer family. Joseph Tomlinson was born in Pennsylvania and came to Upper Canada with his parents in the early nineteenth century. He first established a sawmill on the Rouge River east of an area that became known as Brown's Corner, south of Buttonville, before relocating to Sparta.

When the abstract index of deeds is examined for Lot 3, Block A, Plan 19, the first entry involves a mortgage transaction between Andrew Smith and Donald McKay in 1863. In 1874, Joseph Tomlinson's widow, Sarah (Wooley) Tomlinson (1790-1877), sold Lot 3 (a one-acre property) and some additional land amounting to three acres to Nancy Emily (Badgerow) Mapes (1819-1879), the wife of local hotel keeper John Mapes (1810-1901). Previously she was married to Obediah Brondt. Since there was already a dwelling on the lot when Plan 19 was created in 1850, the existing dwelling appears to have been built on the Tomlinson property to be rented out, likely to a local tradesman or labourer working in the cluster of industries in the hamlet. It is difficult to determine from the information in the assessment rolls who lived there prior to the sale to Nancy Mapes because there are so many occupants of small parcels listed in this part of Sparta/Box Grove by the mid-1850s, but John Mapes, labourer, was assessed for one acre on Lot 5, Concession 8 in 1870. In the 1871 census, his occupation was given as "Hotel Keeper." Mapes was then the proprietor of the Stone Jug, a landmark at the crossroads until it was destroyed by fire in 1924. John and Nancy Mapes were the owners of several other village lots in Block A, Plan 19 on this part of Ninth Line, which they began selling off in 1880.

John Mapes remarried after his wife's death. In 1893, John and Susannah Mapes sold Lots 2 and 3, Block A, Plan 19 to Bridget Stoner. Bridget Stoner, of Irish cultural origin, was the wife of William John Stoner, a labourer of German cultural origin. According to the 1901 census, William John Stoner was a farm labourer, 34 years old, born in 1866. Bridget Stoner was 36 years old, born in 1864. There were members of the Stoner family in nearby Scarborough and

Pickering Townships. William John Stoner may have been the son of Thomas and Martha Stoner of Scarborough, but more research is required to trace the family connections.

In 1897, Bridget and William John Stoner sold their property to Alficius Pike, a farmer with 108 acres on the eastern part of Lot 5, Concession 8. In 1900, Alficius and Susannah Pike sold the property back to William John Stoner. Five years later, William John Stoner took out a mortgage with Thomas and George Morgan, blacksmiths, of Markham Village. In 1906, Thomas and George Morgan sold the property under Power of Sale to Anthony Graham, a local blacksmith who had acquired many of the village lots in Block A that were once owned by John and Nancy Mapes. It appears that William John Stoner and his wife, Bridget, had passed away in the early twentieth century, resulting in a default on the mortgage.

In 1906, Anthony Graham sold to Wesley Osland. In 1928, the Supreme Court of Ontario awarded the property to William J. Fairburn *et al*, who sold the east part to Chalmers Weir later that same year. In 1933, Chalmers and Ella Weir sold to Tom Riddell, a farm labourer. A Quit Claim was recorded in the abstract of deeds in 1952 when Thomas and Mary Scott became the owners. Some time after this, the old house was extensively remodelled into its current form, possibly in the 1970s based on the false half-timbered stucco exterior and large picture windows.

Architecture

The Tomlinson Worker's Cottage is a low one-and-a-half storey frame dwelling with an irregular plan. The main body of the house has a long rectangular plan shape, with additions to the rear and south side. The ground floor is placed close to grade, and the foundation material is not clearly visible. The current exterior cladding is false half timbering in the style of the 1970s, with wooden trim applied to a white stucco surface. It is not known what the original cladding was. No archival photographs of this building are known, therefore there is no information about its earlier appearance. This house likely began as a one-storey building, with low-ceilinged living space added later.



Street view of 7726 Ninth Line showing garage and link.

The low-pitched gable roof has projecting eaves without eave returns. The north gable end is closed, which appears to be a later alteration. There is a shed-roofed dormer on the rear roof slope. No historic chimneys remain.

The street-facing east façade has been altered. No apparent original openings remain, including the principal entrance. There are three large picture windows, the southernmost of these within a shallow extension that forms a shed-roofed box bay window. The current principal entrance is within a one storey, shed-roofed extension on the south gable end of the main block which provides a link to an attached flat-roofed carport.

In its earlier form, the Tomlinson Worker's Cottage likely reflected the vernacular Georgian architectural tradition like many of the other modestly-scaled worker's cottages in the hamlet. Without any archival images available to consult, it is not possible to determine the number, position or size of the original door and window openings. In spite of the significant extent of alterations that have taken place, the Tomlinson Worker's Cottage still retains enough of its earlier form to be recognizable as an early village dwelling.

Context

The Tomlinson Worker's Cottage is one of a grouping of older buildings within the historic crossroads hamlet of Box Grove. These buildings are important in defining, maintaining and supporting the character of this nineteenth century crossroads community. Although modern infilling has occurred, enough of the older building stock remains for Box Grove to be recognizable as one of Markham's historic hamlets.

Several properties in the vicinity have been individually designated under Part IV of the Ontario Heritage Act, and several more properties are currently in the process of being designated.

Sources

Abstract Index of Deeds for Markham Township Lot 5, Concession 8.

Abstract Index of Deeds for Lots 2 - 10, Block A, Plan 19.

Plan 19 (1850).

Markham Township Assessment Rolls: 1855, 1860, 1870, 1880, 1890 and 1900.

Canada Census: 1851, 1861, 1871, 1881, 1891, 1901, 1911, 1921 and 1931.

Maps of Markham Township: McPhillips (1853-54), Tremaine (1860), and Historical Atlas of York County, Ontario (1878), and 1918 map.

Directories of Markham Township: Walton (1837), Brown (1846-47), Rowsell (1850-51), Michell (1866) and Nason (1871).

Tomlinson Family File, Heritage Section, City of Markham Planning & Urban Design.

Find-a-Grave Website search for John Mapes.

Burkholder, Paul. "Box Grove." *Pioneer Hamlets of York*. Kitchener: Pennsylvania German Folklore Society, 1977. Pages 91-96.

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Revised Edition, 1989. Pages 79, 112, 287-289.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: April 9, 2025

SUBJECT: Committee of Adjustment Variance Application
117 Robinson Street, Markham Village
Proposed Second Storey Addition and Porch Expansion

FILE: A/015/25

Property/Building Description: One-and-a-half detached dwelling constructed c.1949 and a detached garage constructed c.2002 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”)

Application/Proposal

- The City has received a Minor Variance (“MNV”) Application seeking relief from the comprehensive zoning by-law to enable modifications to the existing dwelling at 117 Robinson Street (the “Subject Property” or the “Property”).
- Modifications include the construction of a full second storey and an expansion of the porch along the dwelling’s east and south elevations. Note that relief from the by-law is not required for the proposed vertical addition.
- Modifications to the existing detached garage are not proposed.

Requested Variances to the Zoning By-law

The applicant requires the following relief from By-law 2024-19 to permit:

- a) a front yard setback of 3.23metres; whereas the By-law requires a minimum of 8.84metres;
- b) a porch to project beyond the established building by 5.61metres, whereas the By-law permits 0.6metres.

Background

Context

- The Subject Property is located on the south side of Robinson Street along the western perimeter of the MVHCD. The property is bound by Robinson Street to the north and west, Robinson Creek, a tributary of the Rouge River, to the east, and a single-detached dwelling to the south.

Classification within the MVHCD Plan

- The Subject Property is categorized as a Type 'B' property. As described in Section 3.2 ('Building Classification') of the MVHCD Plan, Type 'B' properties possess the following characteristics within the District:
 - *Important in terms of contextual value;*
 - *They may not be of great historical or architectural value, however, they contribute substantially to the visual character of the townscape;*
 - *They support and help define the character of the historic district.*

Staff Comment

Requested Variances

- Heritage Section staff ("Staff") have no objection from a heritage perspective to the variance for a reduced front yard setback. While the front yard is functionally located and visually understood to be along the northern frontage of the Property, for zoning purposes the "front yard" is understood to be the Property's western frontage as it is the shorter of the two street frontages. Note that the requested variance reflects an existing rather than proposed condition as the western elevation of the existing dwelling has a 3.23m setback from the lot line.
- Staff also have no objection from a heritage perspective to the variance for proposed porch depth as it allows for an expansion of existing outdoor space in a manner compatible with the character of the dwelling.

Conceptual Design

- Staff have no significant objections from a heritage perspective to the proposed alterations to the existing Type 'B' dwelling as shown in Appendix 'B' of the memo. A more in-depth review will occur following future submission of a Major Heritage Permit application.

Next Steps

- Should the applicant be successful at the COA hearing tentatively scheduled for April 30, 2025, submission of a Major Heritage Permit application will be required prior to Building Permit issuance. Once submitted, Staff will bring the Major Heritage Permit application to Heritage Markham for comment.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the proposed variances for front yard setback and porch depth at 117 Robinson Street.

ATTACHMENTS:

Appendix 'A'	Location Map and Aerial Image of the Subject Property
Appendix 'B'	Images of the Subject Property
Appendix 'C'	Drawings

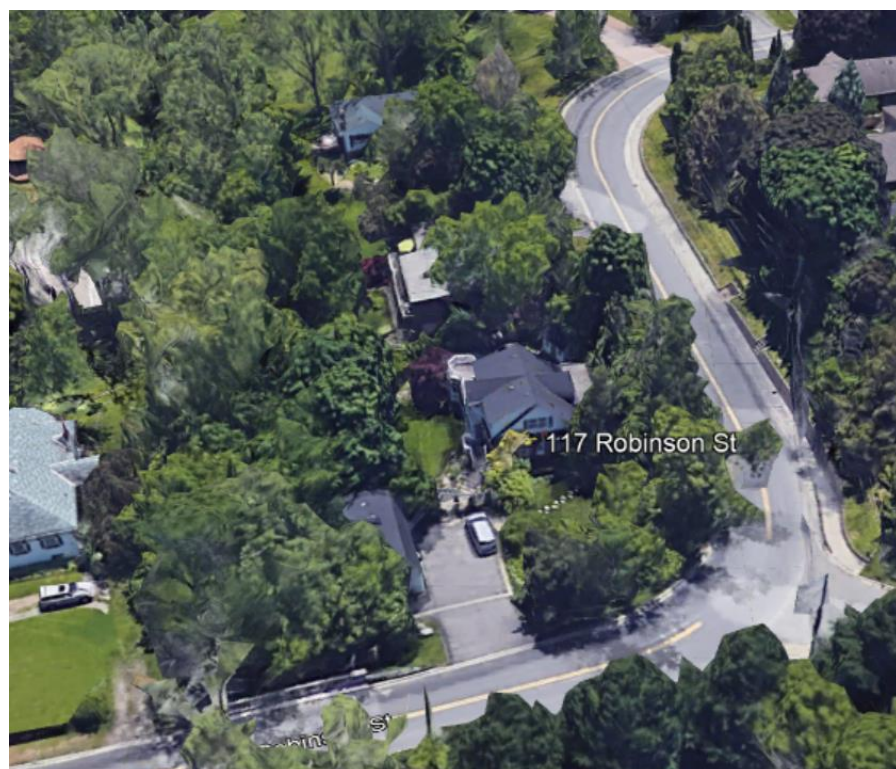
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Appendix 'A'

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 looking south towards the Subject Property (Source: Google Earth)

Appendix 'B'

Images of the Subject Property

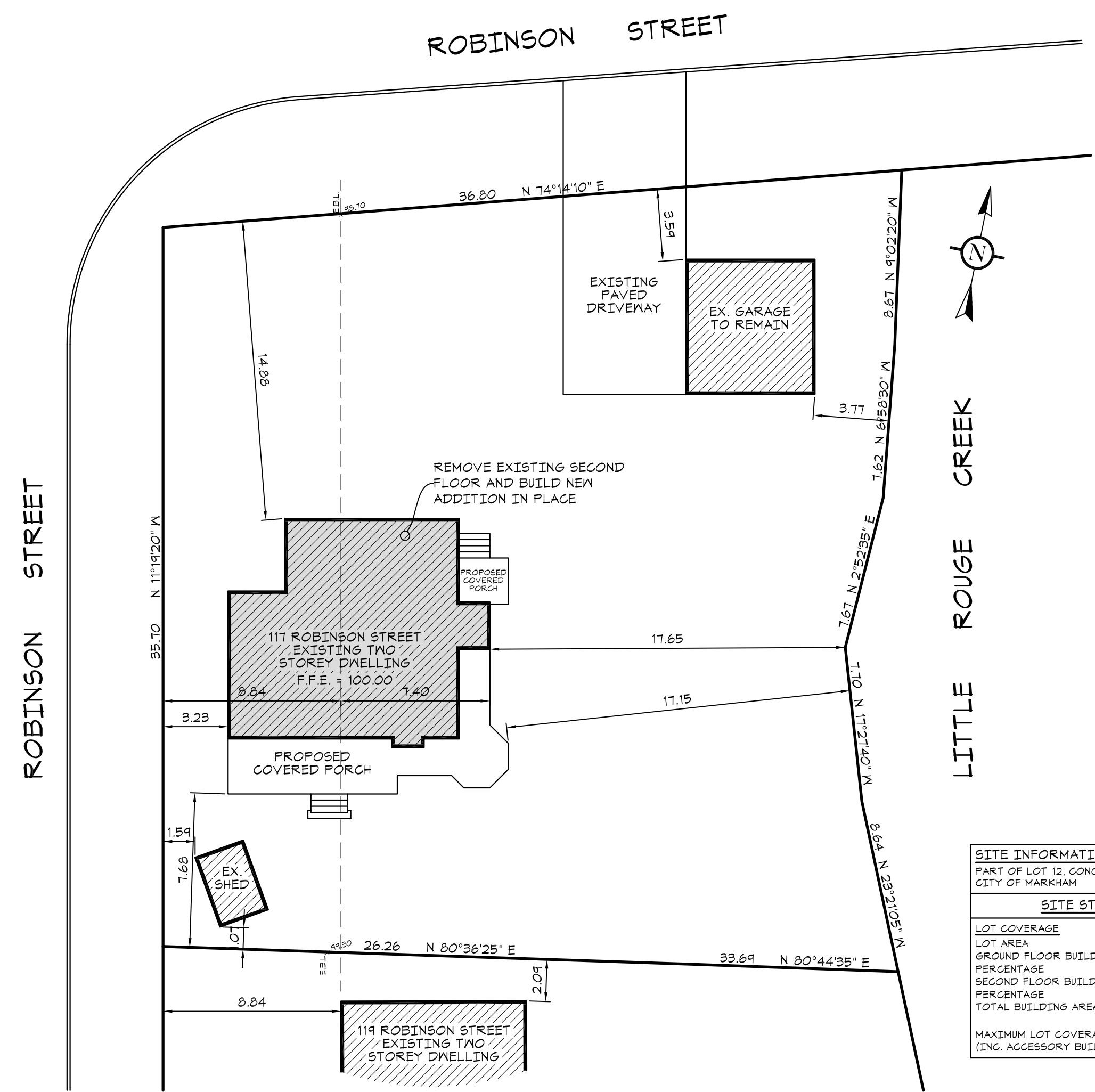


The north (primary) elevation of the dwelling as viewed from Robinson Street. Note that the frontage visible above is considered the Property's "side yard" from a zoning perspective (Source: Google).



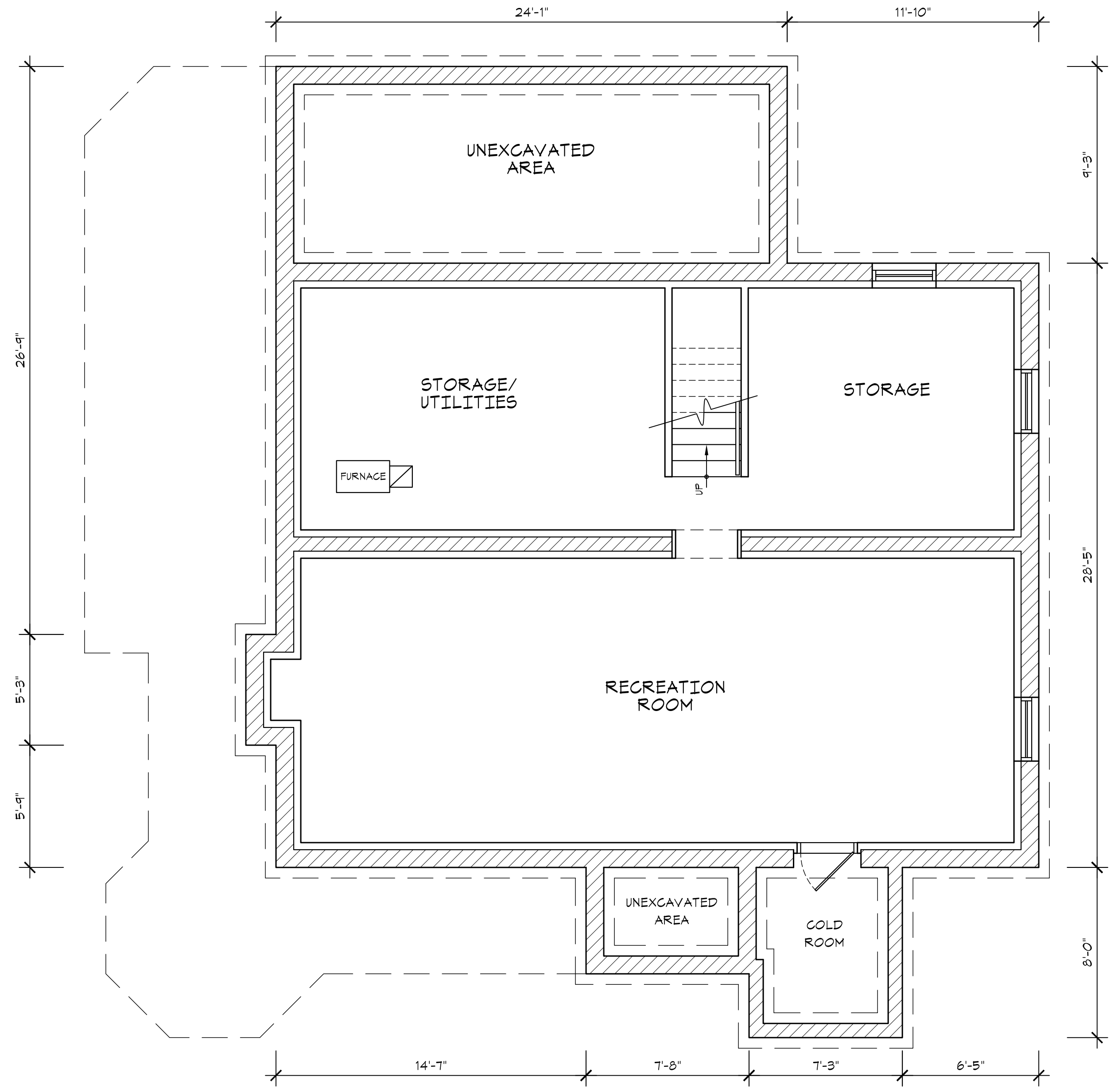
The west [left] and south [right] elevations of the dwelling as viewed from Robinson Street. Note that the frontage visible above is considered the Property's "front yard" from a zoning perspective (Source: Google).

Appendix 'C'
Drawings



SITE PLAN
SCALE = 1:200

SITE INFORMATION	
PART OF LOT 13, CONCESSION 7 CITY OF MARKHAM	
SITE STATISTICS	
LOT COVERAGE	
LOT AREA	= 1,391.82 sq.m.
GROUND FLOOR BUILDING AREA	= 119.00 sq.m. (1,281 sq.ft.)
PERCENTAGE	= 8.40 %
SECOND FLOOR BUILDING AREA	= 114.82 sq.m. (1,236 sq.ft.)
PERCENTAGE	= 8.25 %
TOTAL BUILDING AREA	= 233.82 sq.m. (2,517 sq.ft.)
MAXIMUM LOT COVERAGE	= 211.76 sq.m. (2,344 sq.ft.)
(INC. ACCESSORY BUILDINGS)	= 16.28 %



BASEMENT PLAN
EXISTING LAYOUT

- All construction is to conform to section "G" of the Ontario Building Code (latest edition).
 - Contractor shall check and verify all notes and dimensions.
 - Do not scale drawings.
 - Owner / contractor / designer is responsible to re-claim and destroy all drawings after the project is completed.
 - These drawings are the property of Gregory Designs and/or its clients only.
 - Building permits to be obtained prior to commencing construction.

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.
 Individual B.C.I.N. - 26825
 Firm B.C.I.N. - 38566
 Russ Gregory

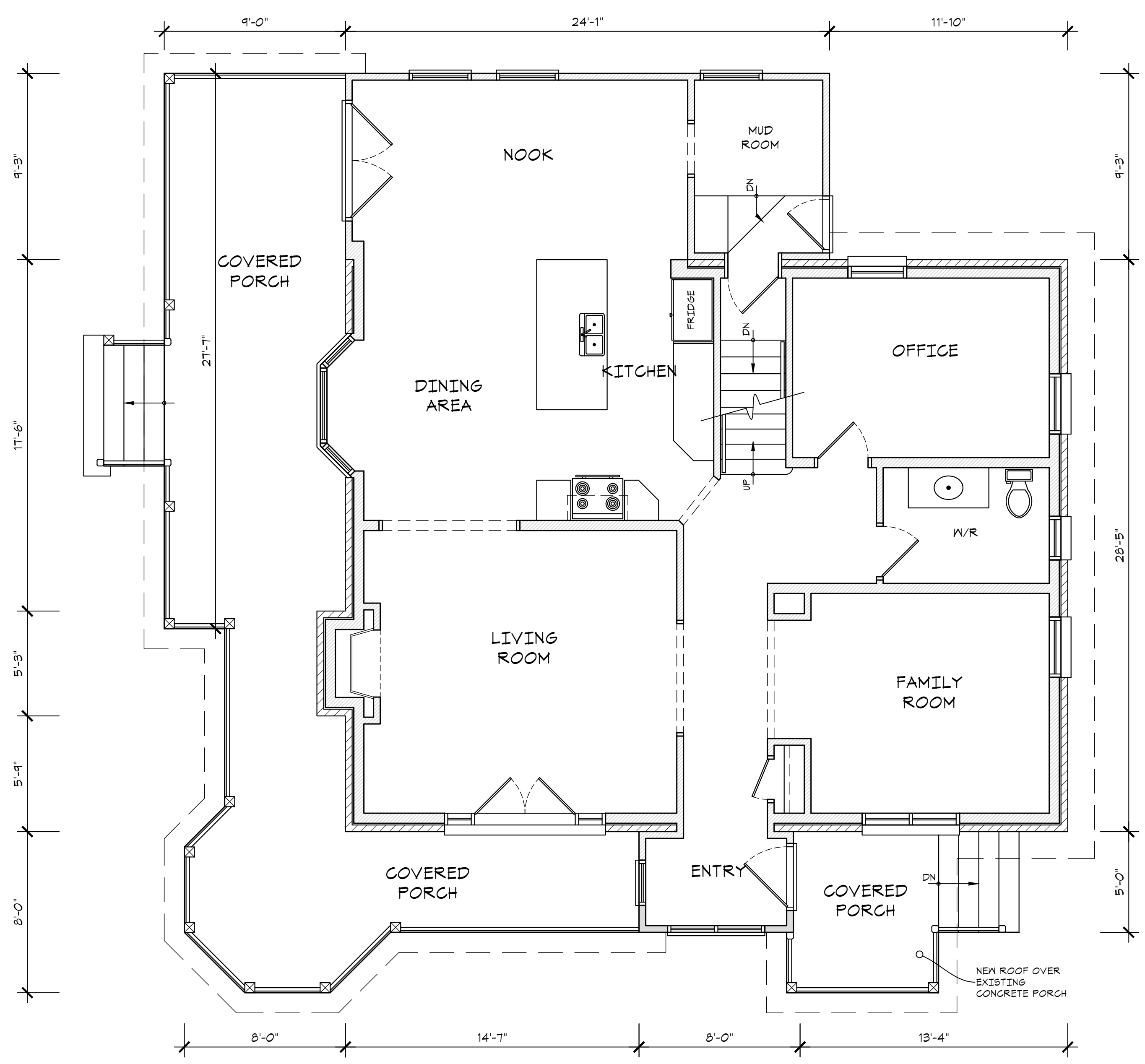
REVISIONS AND DATA	DATE

PROPOSED ADDITION
117 ROBINSON STREET
CITY OF MARKHAM

48 George Street
 Markham, Ontario
 L3P 2R7
 416-520-0978
 shane@gregorydesigngroup.net

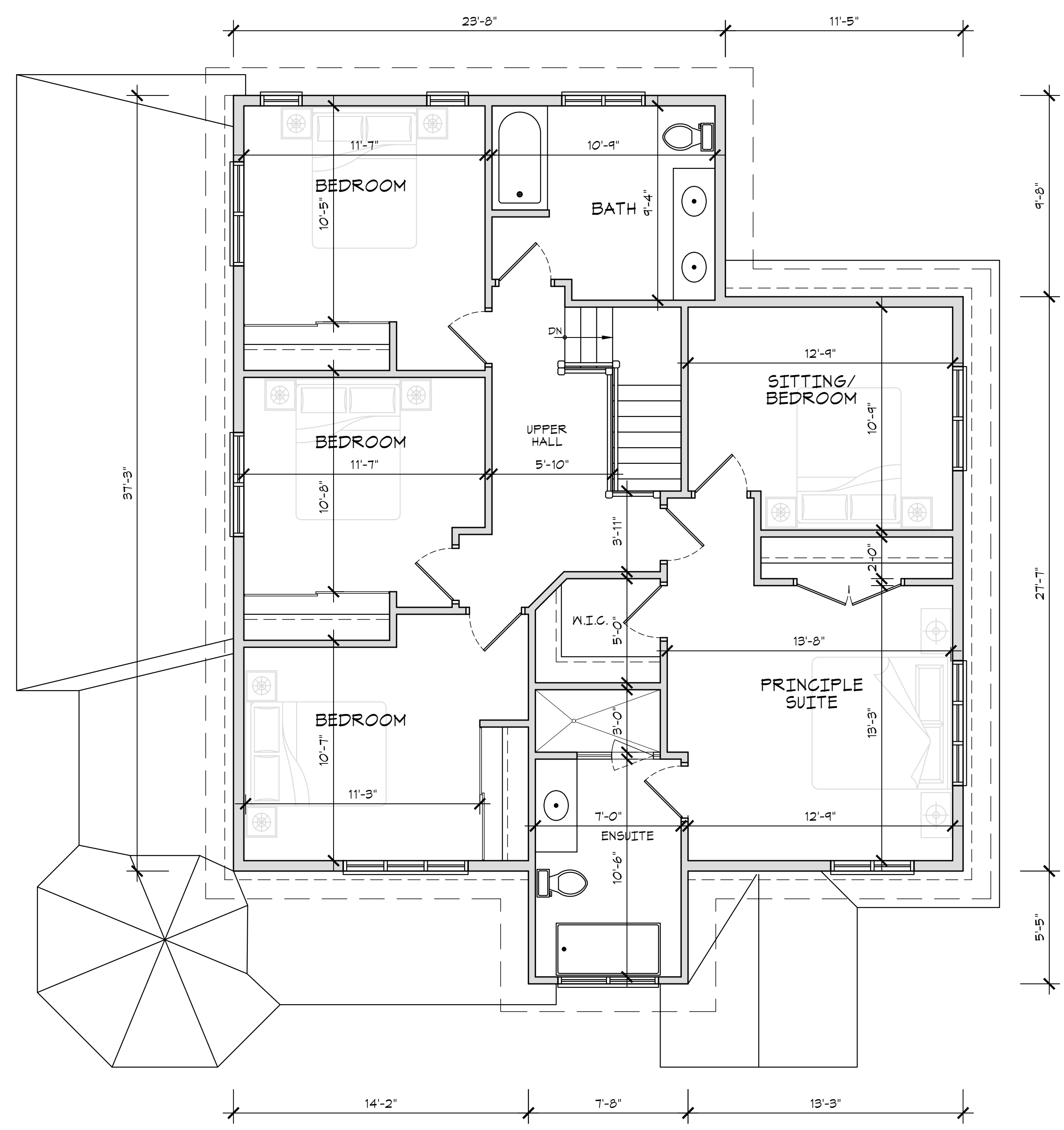
GREGORY DESIGNS

SHEET NUMBER	A1.1	DATE	01/07/25
		SCALE	1/4"=1'-0"
PROJECT NUMBER	24-41	DRAWN BY	S.Gregory



GROUND FLOOR PLAN - EXISTING WALLS

PROPOSED LAYOUT
 FLOOR AREA = 1,281 sq.ft. (119.00 sq.m.)
 BUILDING AREA = 1,782 sq.ft. (165.55 sq.m.)



SECOND FLOOR PLAN - NEW WALLS

PROPOSED LAYOUT
 FLOOR AREA = 1,236 sq.ft. (114.82 sq.m.)

All construction is to conform to section "9" of the Ontario Building Code (latest edition).
 - Contractor shall check and verify all notes and dimensions.
 - Do not scale drawings.
 - Owner / contractor / designer is responsible to re-claim and destroy all drawings.
 - These drawings are the property of Gregory Designs and/or its clients only.
 - Building permits to be obtained prior to commencing construction.

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 Firm B.C.I.N. - 38566
 Russ Gregory

REVISIONS AND DATA	DATE

PROPOSED ADDITION
117 ROBINSON STREET
CITY OF MARKHAM

48 George Street
 Markham, Ontario
 L3P 2R7
 416-520-0978
 shane@gregorydesigngroup.net

GREGORY DESIGNS

DATE	11/25/24
SCALE	1/4"=1'-0"
PROJECT NUMBER	24-41
DRAWN BY	S.Gregory

SHEET NUMBER

A2.1



FRONT (EAST) ELEVATION



RIGHT SIDE (NORTH) ELEVATION

- All construction is to conform to section "3" of the Ontario Building Code (latest edition).
 - Contractor shall check and verify all notes and dimensions.
 - Do not scale drawings.
 - Owner / contractor / designer is responsible to re-claim and destroy all drawings after the project is complete.
 - These drawings are the property of Gregory Designs and/or its clients only.
 - Building permits to be obtained prior to commencing construction.

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 Firm B.C.I.N. - 38566
 Russ Gregory

REVISIONS AND DATA	DATE

PROPOSED ADDITION
 117 ROBINSON STREET
 CITY OF MARKHAM

48 George Street
 Markham, Ontario
 L3P 2R7
 416-520-0978
 shane@gregorydesigngroup.net

GREGORY DESIGNS

DATE	11/25/24
SCALE	1/4"=1'-0"
PROJECT NUMBER	24-41
DRAWN BY	S.Gregory

SHEET NUMBER
A3.1



REAR (SOUTH) ELEVATION



LEFT SIDE (WEST) ELEVATION

All construction is to conform to section "3" of the Ontario Building Code (latest edition).
 Contractor shall check and verify all notes and dimensions.
 Do not scale drawings.
 Owner / contractor / designer is responsible to re-claim and destroy all drawings.
 These drawings are the property of Gregory Designs and/or its clients only.
 Building permits to be obtained prior to commencing construction.

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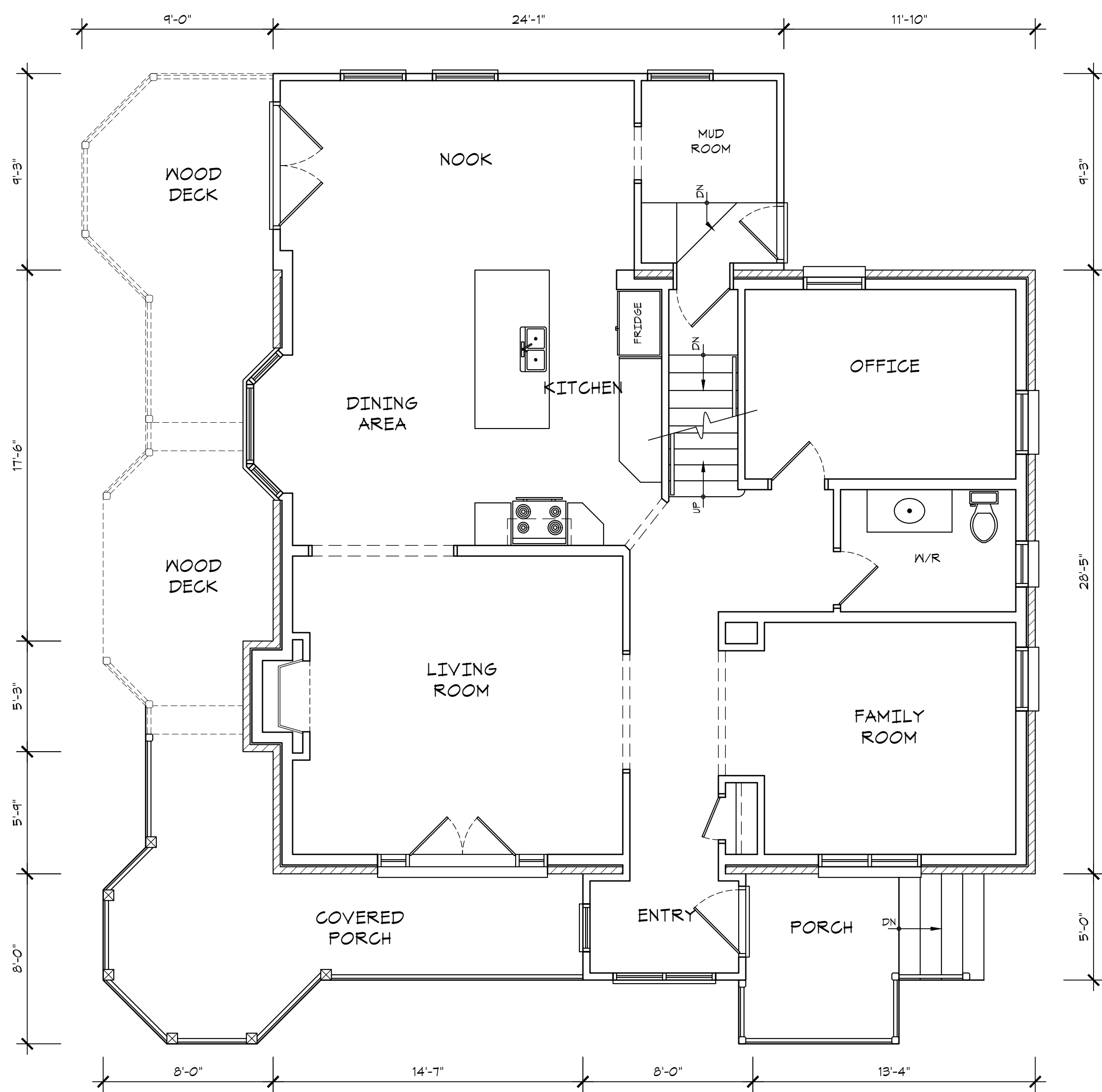
REVISIONS AND DATA	DATE

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 shane@gregorydesigngroup.net
GREGORY DESIGNS

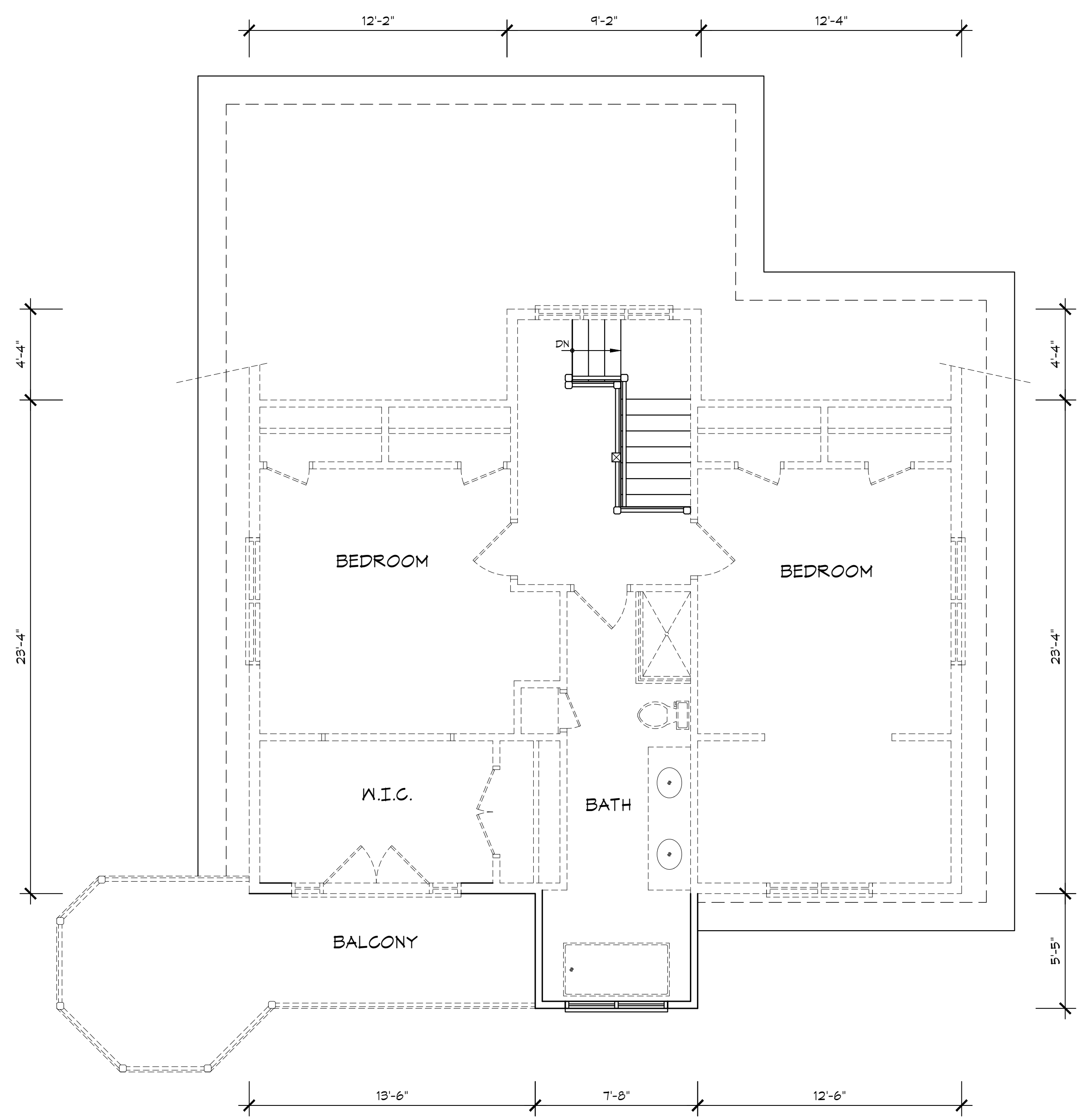
DATE	11/25/24
SCALE	1/4"=1'-0"
PROJECT NUMBER	24-41
DRAWN BY	S.Gregory

SHEET NUMBER
A3.2



GROUND FLOOR PLAN

EXISTING LAYOUT
 FLOOR AREA = 1,281 sq.ft.
 BUILDING AREA = 1,430 sq.ft.



SECOND FLOOR PLAN

EXISTING LAYOUT
 FLOOR AREA = 864 sq.ft.

----- EXISTING WALLS/ITEMS
 TO BE DEMOLISHED

- All construction is to conform to section "9" of the Ontario Building Code (latest edition).
 - Contractor shall check and verify all notes and dimensions.
 - Do not scale drawings.
 - Owner / contractor / designer is responsible to re-claim and destroy all drawings and documents.
 - These drawings are the property of Gregory Designs and/or its clients only.
 - Building permits to be obtained prior to commencing construction.

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C. of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.
 Individual B.C.I.N. - 26825
 Firm B.C.I.N. - 38566
 Russ Gregory

REVISIONS AND DATA	DATE

PROPOSED ADDITION
 117 ROBINSON STREET
 CITY OF MARKHAM

48 George Street
 Markham, Ontario
 L3P 2R7
 416-520-0978
 shane@gregorydesigngroup.net

GREGORY DESIGNS

DATE	11/25/24
SCALE	1/4"=1'-0"
PROJECT NUMBER	24-41
DRAWN BY	S.Gregory

SHEET NUMBER
A4.1



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: April 9, 2025

SUBJECT: Education/Training
Ontario Heritage Conference 2025
June 19-21, 2025
Picton, ON (Prince Edward County)

Topic: Ontario Heritage Conference 2025

Background:

- See attachment for details and registration information including ticketing.
- Sponsored by Community Heritage Ontario, Architectural Conservancy of Ontario and the Ontario Association of Heritage Professionals along with the Prince Edward County (PEC) 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 (\$300 versus \$400) end 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.



Heritage Conference 2025 OPEN for REGISTRATION

June 19-21 in Prince Edward County

Early Bird rate until April 30th: \$300 (+ small ticketing fee)

(after May 1st the regular rate is \$400)

note: when picking your sessions, if there is a choice, please be sure to only pick one time slot

Ticket link: <https://www.ticketscene.ca/events/51454/>

For accommodation & more information: <https://visitthecounty.com/ontario-heritage-conference>

**ONTARIO
HERITAGE
CONFERENCE**
PRINCE EDWARD COUNTY

**June
19•20•21
2025**

   **The County**
PRINCE EDWARD COUNTY • ONTARIO

THURSDAY

JUNE 19TH CRYSTAL PALACE
375 PICTON MAIN STREET

**REGISTRATION WILL BE AVAILABLE FROM 2PM TO 9PM AT THE
CRYSTAL PALACE**

**Attendees confirm their attendance for each event when
purchasing their conference ticket as capacities allow.**

**WELCOME RECEPTION
5PM TO 9PM**

Enjoy a warm welcome to Prince Edward County and socialize with your fellow heritage enthusiasts over a selection of drinks and snacks in the most famous heritage building in the County!

**HISTORY LIVES HERE
PRESENTS: A HERITAGE
ECONOMY WITH LOCAL
HISTORIAN PETER LOCKYER
6:30PM TO 8PM**

Peter Lockyer talks about his experiences working in the local heritage sector over the past 20+ years and his conclusion that it isn't enough to just tell the stories, as compelling as they are. To make heritage matter, it needs to make money, and Peter sees value in creating a Heritage Economy where local history can become a suite of goods and services retailed to consumers making history a significant economic driver.

**ACO-PEC PRESENTS
CHIMNEY SWIFTS
A WALKING TOUR
STARTING AT THE CRYSTAL
PALACE
CAPACITY 30
8:30PM TO 9:30PM**

Architectural walking tour of downtown Picton, to see how chimney swifts, a species at risk in Ontario, are using our heritage buildings as habitat. The walk, presented by ACO PEC, will be led by heritage architect Edwin Rowse, Principal Emeritus of ERA Architects, and Liz Driver, President, ACO PEC, with the participation of the Prince Edward County Field Naturalists



HISTORY
LIVES HERE INC.



FRIDAY - MORNING

JUNE 20TH BASE31
343 COUNTY ROAD 22 IN PICTON

REGISTRATION WILL BE AVAILABLE ALL DAY AT BASE 31

BREAKFAST SERGEANTS MESS HALL 8AM TO 9:30AM

Coffee & Tea, Gourmet Muffins and Sliced Fruit

WELCOME REMARKS SERGEANTS MESS HALL 9AM TO 9:30AM

A brief welcome from the hosting organizations.

KEYNOTE SERGEANTS MESS HALL 9:30AM TO 11AM

- Adam Vaughan, Principal, Navigator Ltd, Distinguished Fellow at the University of Toronto's School for Cities
- Richard White, Historian, author of Planning Toronto: The Planners, The Plans, Their Legacies, 1940-80
- Thomas Deming, Senior Principal Planner, City of Belleville
- Jennifer Campbell, Commissioner, Community Services, City of Kingston

Terroir: How is heritage conservation the impetus for economic development?

Just as the concept of "terroir" is the foundation for good wine, heritage buildings and their landscapes are assets that can spur economic development through adaptive re-use. This keynote session will be moderated by Michael McClelland, Principal of ERA Architects. Four presenters will speak about their deep engagement with adaptive re-use from their unique perspectives and participate in a panel discussion.

A PICTORIAL TOUR OF ADAPTIVE RE-USE IN PRINCE EDWARD COUNTY SERGEANTS MESS HALL 11:30 AM TO NOON

In the early 1980s, Tom Cruickshank, guided by architect Peter Stokes, carried out the Heritage Architectural Survey of Prince Edward (HASPE). Cruickshank identified over 4,000 heritage properties, the large majority of which still survive. In this Pictorial Tour, ACO PEC will contrast the archival photographs in the HASPE Collection with matching contemporary photographs of the same buildings, to show the imaginative adaptations of old buildings for new uses.



FRIDAY - AFTERNOON

BASE31 343 COUNTY ROAD 22 PICTON, ON

**LUNCH
COMMISSARY & PILOTS
LOUNGE
12PM TO 1:30PM**

A Fresh-To-Go Lunch is included as part of your conference ticket and features a Signature sandwich, two freshly baked cookies, cheese, choice of fresh cut vegetables or fruit and assorted cold beverages. Please enjoy at Base31's open air commissary or indoor seating is available in the Pilot's Lounge.

**PUBLIC ART & CITY
PLANNING WITH
JANE PERDUE BA,
MCIP, RPP
LECTURE HALL
CAPACITY 100
1:30PM TO 3PM**

Jane Perdue has worked as the City of Toronto's Public Art Coordinator for the City Planning Division for almost three decades. Perdue has also worked with other municipalities in Ontario and Canada on developing public art policies and public art master plans.

Jane Perdue will speak about the intersection of city planning, urban design, and public art, and the changes she's seen during her career as an Urban Planner, the City of Toronto's Public Art Coordinator, and a cultural planning consultant for municipalities across Canada. She will share her experiences and highlight best practices for collaborating with private developers on public art initiatives, planning the public realm through public art master plans, and heritage placemaking. Jane will be joined by Andrea Dawes from County Arts, PEC's arts anchor organization, who is entering into a unique partnership agreement with the local municipality to help create and run Prince Edward County's first public art program in 2025.



BASE31

FRIDAY AFTERNOON

BASE31 343 COUNTY ROAD 22 PICTON, ON

ACO BRINGING SOCIAL JUSTICE HOME: HOW HERITAGE HELPS IN A HOUSING CRISIS
PILOTS LOUNGE
CAPACITY 100
1:30PM TO 3PM

In Ontario and elsewhere, heritage conservation efforts are often demonized as “red tape” and characterized as impediments to so-called affordable housing. Based on this fallacy, heritage properties—and the potential they represent—are being lost.

As the speakers in this session will demonstrate, the opposite is true. Across the province and beyond, innovative projects are adaptively reusing heritage buildings to provide housing, often with a social-justice bent. Can the rest of the development world be persuaded to view heritage as a boon rather than a bane?

Our panel of experts features Graham Cubitt, Director of Projects and Development for Hamilton-based charity Indwell, the fastest growing developer of new affordable housing in Ontario.

CHO: TIPS & TRICKS FOR MHC VOLUNTEERS
MOIR HOUSE
CAPACITY 40
1:30PM TO 3PM

Nancy Matthews, VP CHO & chair Heritage Grey Highlands will give an overview of heritage acronyms, useful links, research tools, heritage legislation, and discuss the role of MHC volunteers in smaller communities that may not have a heritage planner or dedicated heritage staff.

Matthew Gregor, chair CHO and MHC volunteer in Toronto Scarborough, will highlight the somewhat different advisory activities of volunteers in a larger urban setting with dedicated heritage staff.

Nellie Evans, editor CHO news, municipal clerk and heritage staff liaison in Bluewater will highlight how MHC volunteers can best interact with municipal staff.



FRIDAY AFTERNOON

BASE31 343 COUNTY ROAD 22 PICTON, ON

**CELEBRATING THE
50TH ANNIVERSARY
OF THE HERITAGE ACT
LECTURE HALL
CAPACITY 100
3:30PM - 5PM**

As many of you know, this is the 50th anniversary of the Ontario Heritage Act.

On March 5, 1975 the provincial government enacted the first piece of legislation designed to protect designated heritage properties from demolition or unsympathetic alterations.

Speakers will focus their attention on these questions, among others:

- What was the impetus behind the legislation?
-
- How has the Act changed over the years, for the better or worse?
-
- What kind of results have we experienced since 1975 (wins and losses)?
- What kind of input as heritage advocates and professionals should we be offering the province as it embarks on its major review of heritage legislation soon?



BASE31

FRIDAY AFTERNOON

MACAULAY HERITAGE PARK
23 CHURCH STREET PICTON, ON

**A 25 YEAR HISTORY OF
PRESERVING THE MOHAWK
LANGUAGE WITH
TSI TYÓNNEHT ONKWAWÉN:NA
EXECUTIVE DIRECTOR CALLIE HILL
MACAULAY HERITAGE PARK
CHURCH MUSEUM
CAPACITY 50
23 CHURCH STREET IN PICTON
3:30PM TO 5PM**

Executive Director Callie Hill of Tsi Tyónneht Onkwawén:na (The Tyendinaga Language & Cultural Centre) will discuss how the world is made better by Kanyen'kehà:ka culture, knowledge, and ways of knowing.

Each day, Tsi Tyónneht Onkwawén:na work to share and preserve their culture for generations to come, creating a better future for all.

They welcome Kanyen'kehà:ka, settlers, and all on Turtle Island to learn about their past, experience their present, and join in their bright future.

Callie will also speak about her 25 years of work at Tsi Tyónneht Onkwawén:na and the building of their incredible new cultural centre in Tyendinaga!

Macaulay Heritage Park Church Museum is located at 23 Church Street in Picton a 15 minute walk or 5 minute drive down the hill from Base31.

Parking is available on site near the historic Macaulay House on the property.



The County
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Tsi Tyónneht Onkwawén:na
Language and Cultural Centre



Macaulay
HERITAGE PARK

FRIDAY EVENING

BASE 31 343 COUNTY ROAD 22 PICTON, ON

**CHO - AGM
MOIR HOUSE
CAPACITY 40
5PM TO 5:30PM**

Community Heritage Ontario's Annual General Meeting. CHO staff, volunteers, and members are encouraged to attend.

**SOCIAL TIME
5PM TO 6:30PM**

Please take a moment for yourself to relax, to chat with your fellow attendees and reflect on the experience so far and to just enjoy any of the many offerings Base31 and downtown Picton have to offer!

**DINNER
SERGEANTS MESS HALL
6:30PM TO 8PM**

Enjoy your meal in this architectural gem, now repurposed with its original historic charm and character retained. The Sergeants Mess Hall has a rich history dating back to its construction in 1939. Originally built as a mess hall for the Royal Canadian Air Force No. 31 Bombing and Gunnery School during World War II. The building served as a gathering place for the sergeants who were stationed at the base.

It was a place where they could relax, eat meals, and socialize with their fellow soldiers. After the war, the base was decommissioned and the building served a variety of purposes over the years, including as a community centre, a school, and a storage facility.



BASE31

FRIDAY EVENING

BASE 31 343 COUNTY ROAD 22 PICTON, ON

**DINNER PRESENTATION:
ADAPTIVE HERITAGE
& BASE31
SERGEANTS MESS HALL
7:30PM TO 8PM**

Tim Jones, CEO of Base 31 in his appointment to the Order of Canada, received recognition for a lifetime dedicated to arts and cultural development. Mr. Jones has spent every phase of his career leveraging the power of culture to create positive and lasting change in one community after another.

From his earliest venture, as General Manager of Buddies in Bad Times, a theatre company in Toronto that helped to make Queer culture mainstream, to his role as CEO of Artscape, a non-profit designed to integrate housing for artists within inspired urban communities, Mr. Jones's special brand of "creative placemaking" attends to what matters most in close-knit neighbourhoods: the people who live, work and move one another.

Tim will share his thoughts on adaptive heritage and how it has been applied at Base31!

**MUSEUM TOUR
BASE31 MUSEUM
CAPACITY 50
8PM TO 9PM**

Join Curator Madeline Smolarz for a tour of brand new Base 31 museum, including a Lancaster Bomber!

FRIDAY EVENING

CRYSTAL PALACE
375 PICTON MAIN STREET

**ACO-PEC CHIMNEY SWIFTS
WALKING TOUR ROUND 2
STARTING AT THE CRYSTAL
PALACE
CAPACITY 30
8:30PM TO 9:30PM**

Architectural walking tour of downtown Picton, to see how chimney swifts, a species at risk in Ontario, are using our heritage buildings as habitat. The walk, presented by ACO PEC, will be led by heritage architect Edwin Rowse, Principal Emeritus of ERA Architects, and Liz Driver, President, ACO PEC, with the participation of the Prince Edward County Field Naturalists

Base31 would like to invite any conference attendees who are interested to stay and enjoy the evening programming they have on offer Friday night as part of your conference experience!

PLEASE DRIVE SAFELY AND RESPONSIBLY TO YOUR ACCOMMODATIONS



ARCHITECTURAL
CONSERVANCY
ONTARIO



PRINCE EDWARD
COUNTY

BASE31

SATURDAY

JUNE 21ST COUNTY WIDE
PLEASE CHECK EACH EVENT FOR THE LOCATION

**ACO PEC PRESENTS:
A SOUTH SHORE ADVENTURE
STARTING FROM
THE CRYSTAL PALACE
375 MAIN STREET IN PICTON
CAPACITY 43**

Additional costs are required for this offering and can be purchased when you book your conference ticket.

TOUR ONLY IS \$40
Transportation from the Crystal Palace and back Included
9AM TO 12:30PM

**ADD LUNCH FOR AN
ADDITIONAL \$25**
Transportation from the Crystal Palace and back included as well as a picnic lunch at a heritage farm.
12:30PM TO 1:30PM

Depart from Picton, by bus, on an adventure to the County's South Shore. ACO's local branch will take you to lesser-known heritage delights: Starting with a walk around the village of Milford; then to South Bay Cemetery, the gravesite of County heroine Minerva McCrimmon, the 17-year-old ship's cook who, in 1882, rescued the crew of her ship when it was wrecked in Lake Ontario; out Long Point Road to a recently designated property that features an art gallery/barn and an architect-designed 1980s West-Coast-style house that is also an early example of passive solar heating (and meet Alice, the architect!); down Babylon Road to the Hudgin Log House, currently under restoration as a field house for nature studies ... then the short distance to the beautiful South Shore, to dip your hand into Lake Ontario. Optional: Enjoy lunch at a heritage-designated farm on Royal Road!

SATURDAY

COUNTY WIDE

PLEASE CHECK EACH EVENT FOR THE LOCATION

RESTORING, REBUILDING AND REVITALIZING HERITAGE LANDSCAPES:

**EXPLORING EAST LAKE FARM
679 COUNTY RD 11 PICTON
CAPACITY 50
9:00AM TO 12PM**

Join an accomplished group of local designers, builders and makers each of whom have contributed to the ongoing heritage restoration and revitalization of East Lake Farm.

Landscape designer Ben O'Brien—owner of Wild by Design—will discuss the ongoing restoration of the farm landscape, from lawns into beautiful, biodiverse plant communities. The landscape's design has been guided both by the functional requirements of a working farm, and a desire to experience the immersive beauty of naturalistic plantings.

Carpenter Mike Adams owns and operates Trunnel Timber Framing, a Peterborough-based company specializing in traditional timber framing techniques and joinery and masters of mortise and tenon construction. Mike will discuss the restoration of a beautiful and unique circa 1840s barn using the original timbers secured with hardwood dowels to preserve the fit and ensure a beautiful, sustainable structure.

Tim Noxon is a skilled designer and woodworker with extensive experience in heritage architecture, particularly in Prince Edward County. With a deep appreciation for traditional materials, craftsmanship, and historical detailing, he is passionate about preserving and revitalizing the built environment. Tim has played a key role in the restoration of the buildings and infrastructure at East Lake Farm, enhancing their functionality and charm while honouring their agricultural heritage. His work reflects a commitment to blending historical authenticity with thoughtful, enduring design.

John Shaw-Rimmington specializes in applying historic dry stone wall techniques in collaboration with nature. A history of using the abundant local stone is pleasingly evident throughout the county. Using fieldstones from the property, John has created new garden walls, which are objects of beauty in their own right. Following the presentations, attendees can join the presenters for further discussion and exploration of the gardens, buildings and walls.

This event is limited to 50 attendees. Please car pool when/if possible with other attendees to make parking easier on site.

SATURDAY

COUNTY WIDE

PLEASE CHECK EACH EVENT FOR THE LOCATION

**A TOUR OF THE
PICTON ARMOURY
206 MAIN STREET WEST
CAPACITY 50
10AM TO 11:30AM**

The Picton Armoury was built in 1913 as a home for the 16th Prince Edward Regiment, the local militia unit that traced its origins back to 1863. During WWI and WWII, the Armoury served as a recruiting depot and staging area for what would be known as the 2nd Battalion, Hastings and Prince Edward Regiment (2 HPER). Now it is home to shops and services.

Enjoy a tour with one or both of the wonderful owners and explore this incredible adaptive re-use heritage building!

Paid parking is available along main street.

Free parking is available at the Mary Street parking lot beside 45 Mary Street West. This lot is a short walk to the Armoury building.

Additional free parking is also available at The Crystal Palace lot 375 Picton Main Street for those that are alright with a little further to walk.

SATURDAY

COUNTY WIDE
PLEASE CHECK EACH EVENT FOR THE LOCATION

**GLENWOOD CEMETERY
WALKING TOUR
47 FERGUSON ST IN PICTON
CAPACITY 50
1:30PM TO 3PM**

Join Chair Sandy Latchford at this beautiful garden cemetery. Glenwood's 62 acres are set in rolling hills, with majestic mature forests, gardens, water features and winding walking paths. It has offered a serene resting place since 1873, and there are now over 15,000 interments. Notable burials include Wellington Boulter, the father of the Canning Industry in Canada, temperance pioneer Letitia Youmans, and 12 Commonwealth War Graves, six of whom were pilots killed during training exercises at Camp Picton. Parking available on site at Glenwood Cemetery.

**SECRET SOCIETIES &
THEIR STAINED GLASS
WITH SARAH HALL
MACAULAY HERITAGE PARK
CHURCH MUSEUM
23 CHURCH STREET PICTON
CAPACITY 50
3:30PM TO 4:30PM**

Sarah studied architectural glass in Canada, the UK and the Middle East before establishing her own studio in Toronto in 1980. She was appointed a Member of the Order of Canada on December 28, 2019. Her work comprises contemporary art glass at an architectural scale. Over the past forty years she has created hundreds of large-scale artworks for public, private, and institutional settings. In the process she has gained international recognition for her creativity, uncompromising artistry, and the innovative use of solar technology in architectural glass.

Parking available on site at Macaulay Heritage Park



The County
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**GLENWOOD
CEMETERY**



Macaulay
HERITAGE PARK

SATURDAY

COUNTY WIDE
PLEASE CHECK EACH EVENT FOR THE LOCATION

**A TOUR OF BELLEVILLE'S
DOWNTOWN MEMORIAL
MARKET PLACE, CITY HALL,
AND CITY MARKET
15 MARKET STREET
BELLEVILLE
CAPACITY 30
2PM TO 4PM**

Join Heritage Belleville and TaskForce Engineering for a tour of Belleville's downtown Memorial Market Place, City Hall, and City Market.

The Memorial Market Place is an adaptive reuse of the Memorial Arena in the process of being transformed into a cultural landmark. The revisioning of the building is to become a hub for the community and an attraction to the downtown district.

The original Memorial Arena played a significant role in Belleville's sports history for over 80 years. It was built in 1929 in a similar style to Maple Leaf Gardens but was modified. It is situated next to the historic Farmers' Market and behind City Hall.

Meeting Point – Front entrance to Memorial Market Place on the North Side at 15 Market Street in Downtown Belleville

Free 2hr parking is available on Front Street and Pinnacle Street.

Paid parking is also available at 160 Front Street across from City Hall.

SATURDAY

COUNTY WIDE
PLEASE CHECK EACH EVENT FOR THE LOCATION

**TOM WILSON
MOHAWK SYMPHONY
THE REGENT THEATRE
224 PICTON MAIN STREET
7:30PM TO 9:30PM**

Celebrate National Indigenous Peoples Day in The County and Experience the Enchantment of Tom Wilson's Mohawk Symphony!

Join us for an extraordinary evening of music and culture as Tom Wilson's Mohawk Symphony takes centre stage in a special performance by an 8-piece chamber orchestra.

This unique event promises to be an unforgettable journey through the profound artistry and storytelling that define Wilson's work.

About the Mohawk Symphony Tom Wilson, renowned musician, artist, and storyteller, brings the discovery of his Mohawk heritage to life through the Mohawk Symphony. This innovative work blends personal narratives, classical influences, and contemporary sounds, creating a musical tapestry that resonates deeply with audiences.

Performed by a masterful 8-piece chamber orchestra, the concert will weave together intricate harmonies and powerful narratives offering a deeply moving, immersive experience that speaks to identity, community, and resilience.

The Tom Wilson Mohawk Symphony, with its deeply personal themes and universal resonance, represents a landmark moment in contemporary Canadian music, inviting audiences on a transformative journey of discovery and connection.

We look forward to sharing this remarkable evening with you in celebration of National Indigenous Peoples Day in Prince Edward County!

Paid parking is available along main street.

Free parking is available at the Mary Street parking lot beside 45 Mary Street West. This lot is a short walk to The Regent Theatre.

Additional free parking is also available at The Crystal Palace at 375 Picton Main Street for those that are alright with a little further walk.



The County



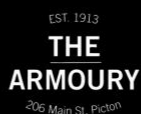
Tsi Tyonnheht Onkwawén:na



THANK YOU FOR PURCHASING A TICKET!

PLEASE NOTE THAT ATTENDEES CONFIRM THEIR ATTENDANCE FOR EACH EVENT WHEN PURCHASING THEIR CONFERENCE TICKET AS CAPACITIES ALLOW.

ORGANIZERS AND SPONSORS



FOR MORE INFORMATION PLEASE VISIT [HTTPS://VISITTHECOUNTY.COM/ONTARIO-HERITAGE-CONFERENCE](https://visitthecounty.com/ontario-heritage-conference)



MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: April 9, 2025

SUBJECT: Request for Feedback
2730 Elgin Mills Road East
Post Fire Engineering Report

Property/Building Description: Christian Heise House, single detached, 1-1/2 storey dwelling constructed c. 1859.

Use: Vacant Residential

Heritage Status: Individually Designated under Part IV of the Ontario Heritage Act

Background*Planning Approvals*

- Council has approved applications for Zoning By-law Amendment (ZBA) and Plan of Subdivision in support of a development including new townhouse units, a pair of semi-detached dwellings and the relocation and incorporation of both the Levi and Christian Heise Houses with detached garages having additional second floor residential units.
- On February 19th 2025, a fire caused significant damage to the Christian Heise House including the loss of most of the roof, partial collapse of the east brick gable wall, heat damage to the west gable wall, partial collapse of the second floor adjacent to the west gable wall as well as water damage from the extinguishing of the fire and from the interior being exposed to the winter elements.
- In response to an Order to Remedy an Unsafe Building issued by the City's Building Department, the architect hired by the owner of the property commissioned a Structural Report by Tacoma Engineers to review the site and report on any temporary measures immediately necessary to preserve the structural integrity and heritage fabric of the damaged portion of the building, as well as the repairs necessary to restore the building and bring it into a safe condition.
- The report is based on a visual assessment and did not include any destructive testing.
- The report outlines the steps and repairs necessary to make the house safe again but concludes that "substantial sections of structure are currently damaged beyond the reasonable limit of repair" and opines that utilizing as much of the salvaged building as possible in a reconstruction of the house at the new location "is the most effective way of ensuring safety while preserving the remaining heritage fabric"

Staff Comment

- Although reconstruction using salvaged material is in the opinion of the engineer the most effective method of balancing safety concerns with preserving remaining heritage fabric, the engineer also provides the stabilization work required to return the building to a safe condition recommending that any preservation work should proceed with caution while prioritizing the safety of workers.
- Heritage staff recommends that the repairs recommended by the engineer to make the building safe proceed with caution while prioritizing the safety of workers rather than using salvaged material to reconstruct the house in its new location for the following reasons:
 - The engineering report states that this work is possible if done with care to protect the safety of workers;
 - The uncertainty of how much heritage building fabric can be successfully salvaged;
 - Concerns regarding the accuracy of any future reconstruction, and whether a reconstruction would comply with the provisions of the Ontario Building Code
 - The reduced heritage value of an inauthentic reconstruction using an undetermined amount of salvaged material
- Therefore, Staff recommends that Heritage Markham recommend the stabilization measures outlined in the engineer's report proceeding with the caution and prioritization of worker safety, so that the Christian Heise House can be stabilized, restored to safe condition, and relocated intact as proposed by the Subdivision application

Suggested Recommendation for Heritage Markham

- THAT from a heritage perspective, Heritage Markham recommends that the owner of the Christian Heise House perform the stabilization measures outlined in the engineer's report, proceeding with the caution and prioritization of worker safety, so that the Christian Heise House can be stabilized, restored to safe condition, and relocated intact as proposed by the Subdivision application.

Attachments:

Location Map

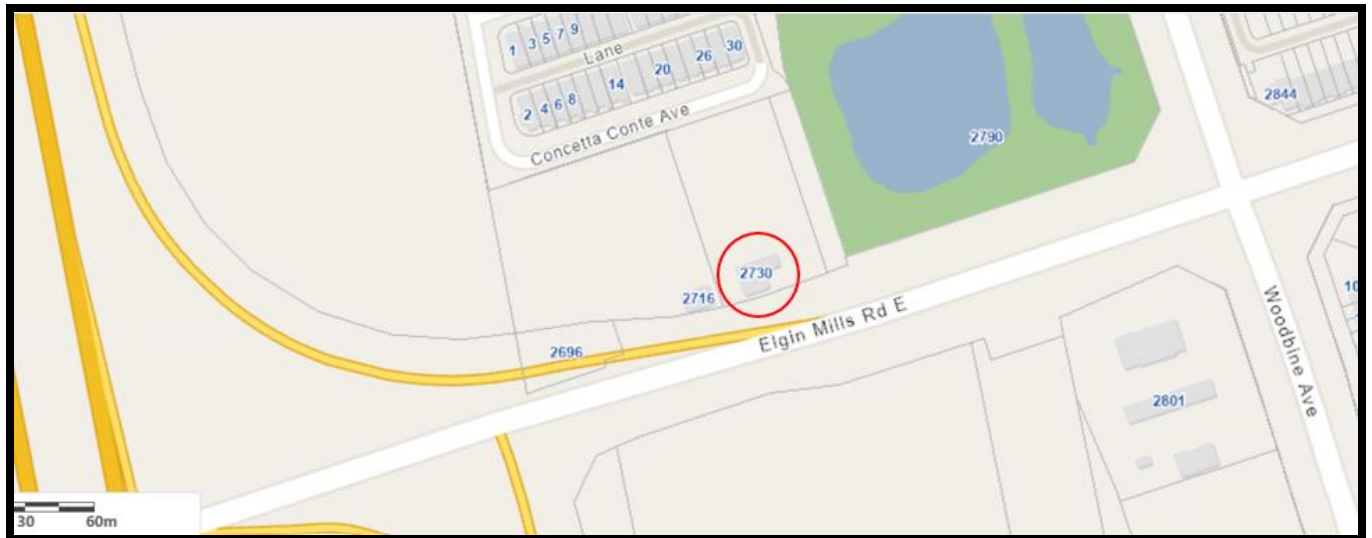
Google Streetview of the Christian Heise House

Post Fire Photographs of the Christian Heise House

Tacoma Engineers Structural Report

File: 2730 Elgin Mills Road

Location Map



Google Streetview of the Christian Heise House



Post Fire Photographs of the Christian Heise House







MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager, Heritage Planning

DATE: April 9, 2025

SUBJECT: Special Events
50th Anniversary Celebrations
Sub-Committee Notes – March 20th

Project: 50th Anniversary Celebrations

Background:

- 50th Anniversary was formed to plan events for 2025

Status/ Staff Comment

- Notes from the March 20, 2025 Sub-Committee

Suggested Recommendation for Heritage Markham

That Heritage Markham Committee receive as information the 50th Anniversary Sub-Committee Notes from March 20, 2025.

File: Q:\Development\Heritage\HERITAGE MARKHAM FILES\50th Anniversary 2025\Heritage Markham Memo and Extracts\HM April 9 2025 info.doc



50th Anniversary Sub-Committee



DATE: March 20, 2025 7pm
LOCATION: Ontario Room, Civic Centre
ATTENDEES: Lake Trevelyan, Reid McAlpine, Tejinder Sidhu, Kegan Subramaniam, David Butterworth, Victor Huang

ABSENT: R. Hutcheson (Staff), Vanda Vicars
GUESTS: Dianne More (Markham Village Conservancy)

CHAIR OF MEETING: L. Trevelyan

DISCUSSION:

Objective(s)

Logo

- Sub-Committee approved one of the logos created by David. It is attached.
- David suggested that we could create sponsored TEE shirts with the logo on it.

Events

Main Event – November 13, 2025

- It was decided that the Transportation Room was the best for the Event. It would be set up with eating stations, and bar, with tables and chair set-up for 100 attendees. Tickets would be issued at no cost so we can limit the attendance to the capacity.
- The invite list includes all Councillors, (who could be picked up in bus or two existing minivans and given tour of heritage areas and homes and then driven to the event), Mayor, Heritage Staff, Committee staff, and award winners. Once we determine how many that will be, we can decide on further invitations, or open to Regional Councillors and/or the public?
- IT IS IMPORTANT TO KNOW AS SOON AS POSSIBLE HOW MANY AWARDS THERE WILL BE. It had been estimated that there could be up to 20 awards, and each could have 3-4 persons for each, so the limit above becomes important. As actual formal presentation would be very timely (and boring) it was suggested to create a looping video of the before (if possible) and after of each award and set up a large screen that would show that throughout the event (possibly off during speeches). We would need someone to create the video, so options included Kegan finding a student as he has in the past, or asking York University, or ask Lorne Smith to see who did the Heritage Walk YouTube with him. Other options welcome.
- The potential of combining the event with the Markham Players was problematic and relates to when we would start the event. As it is a weeknight (Thursday) it is difficult to start at 6:00 (which also would require full meal, whereas a likelier start at 7:00 could mean a less full menu – stations. However, if our event ran over an hour, which is highly

likely, the Play starts at 8:00 and runs 2 ½ hours....So we felt that we would forgo the play and discuss speaker options.

- **Possible Guest Speaker:** Regan suggested Dave LeBlanc (The Architourist). Other suggestions include Llyod Roberston, Joe Bowen, or a focus on Heritage like the Unionville Event (Lorne, George, Regan)
- We must speak to Andrea about additional decorations for the room (one or two of the wagons)., and if they have AV equipment, including large screen...
- We must finalize the budget as soon as possible, outlined below, so we can then approach sponsors for various portions of the event.

Photo/Art Contest

- It was also discussed if we could create a **photo or art contest** or just get photos or drawings of Heritage throughout Markham by going to the schools (High Schools or University). Could be a School or Class project in September in time to display at the Event or at other sites. Reid will reach out to The Markham Group of Artists also who might take this on, or in fact, may already have such art.

ADDITIONAL EVENTS....

- With the decision that the Main Event will be the AWARDS, cannot offer a broader appeal to promote Heritage to a broader demographic, we would hope that displays and Heritage 50 promotion can occur at as many events prior as possible...
- To do so requires Volunteers to man and set up at those events...
 - International Museum Day (May 18th) coordinated by Andrea and Regan
 - Unionville Festival (June ?) Lake & Reid
 - 28th Apple Fest (September 2nd) – Andrea & ? (maybe Karen)
 - Markham Fair (October 2-5) – Kegan and ? for Saturday and Sunday only)
 - Doors Open (September 20th) – Dianne (Markham Conservancy) and Tejinder (at train station)
 - Markham Jazz Festival (date?) – Reid and Lake and?
 - ARE THERE MORE OR DO WE HAVE VOLUNTEERS FOR MORE???

SPEAKING EVENTS

- The concept of creating a **Heritage presentation** for the various Ratepayer or local Heritage Associations throughout Markham was discussed. URA, Thornhill ratepayers or Historical Society, and others.
- One suggestion, from Dianne was for Dave Wylie and her son to do a video of what is involved in making Heritage Windows and masonry to show at these events, and hand out info on Heritage 50. Or do video or in-person presentations like Unionville (Lorne, George, Regan)

Budget

We must get this estimated asap.

- QR project (TBD)
- Food - \$5000 (Karen mentioned O&G Catering)
- Drink – donated hopefully by Willow Springs or – need wine and beer – should be one free drink per ticket and then cash bar)
- Display cost - new four panel possible – (\$500-\$1000)

- Video creation (TBD)
- Event decorations (TBD)
- AV equipment if not at Museum.
- Actual awards

Communications

- **Heritage Display** - Heritage Staff will update, (may ask for committee assistance) for new pictures to create additional before/after pictures of Markham successful projects... and modify existing display to make visible and useable from both sides...

SUMMARY OF ACTION ITEMS:

1. Confirm at next meeting if we want a guest speaker at the Main Event.
2. Confirm what AV equipment is available at the Transportation Building that we can use (Screen, microphone, etc.) Contact Andrea.
3. Councillor McAlpine to reach out to The Markham Group of Artists regarding the concept of a photo or art contest.
4. Confirm other volunteers from HM Committee for outreach events throughout the year.
5. Confirm if additional funding is available for the main Event. Or sponsorship.
6. Request Heritage Section staff to estimate the cost of the actual Awards for budget purposes.
7. Request Heritage Section staff to modify Heritage Display for availability in May.
8. Request Heritage Section staff to initiate the identification of candidates for the Awards of Excellence (projects completed between 2018-2025)

NEXT MEETING:

Sub-Committee did not set a date for the next meeting, but hope that we can have some realistic budget estimates and sponsorship feedback for that meeting