



## MEMORANDUM



**TO:** Heritage Markham Committee

**FROM:** Evan Manning, Senior Heritage Planner

**DATE:** May 14, 2025

**SUBJECT:** **Minor Heritage Permit Application**  
12 Dryden Court, Markham Village  
Proposed Metal Roof

**FILE:** 25 116993 HE

---

**Property/Building Description:** Two-storey detached dwelling constructed c.1974 as per MPAC records

**Use:** Residential

**Heritage Status:** 12 Dryden Court is designated under Part V of the *Ontario Heritage Act* as part of the Markham Village Heritage Conservation District (the “MVHCD” or the “District”).

### **Application/Proposal**

- The Owner of the property municipally known as 12 Dryden Court (the “Subject Property” or the “Property”) has submitted a Minor Heritage Permit application seeking authorization to remove and replace the existing asphalt roof with a metal roof. Refer to Appendix ‘B’ for a precedent image of the proposed metal roof.

### **Background**

#### *Context*

- The Subject Property is located on the east side of Dryden Court. The cul-de-sac is an eastward extension of Rouge Street and contains a series of dwellings constructed in the mid-1970s.

### **Policy 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 Staff can approve a Heritage Permit (both minor and major) via delegated authority, only Council can deny a permit. Notice was served on the applicant on April 30, 2025 resulting in a decision deadline of July 29, 2025.

### *MVHCD Plan*

- The Subject Property is identified as Type 'C' within the MVHCD Plan: "Buildings that do not relate to the heritage character of the district".
- Section 4.3.1 ("Common Elements: Roofs") of the MVHCD Plan provides the following guideline relevant to this application:  
*"Where a new roof is proposed for an existing building, the style should be similar or complementary to the established roof pattern of the period."*
- Concerning new construction, the same section of the MVHCD Plan states the following:  
*"Roofing materials should reflect the historical materials found in surrounding older buildings. Wood shingle roofs are preferred, but asphalt shingle are considered a compatible, second choice"*

*"Roof cladding materials which will not be used include tile, plastic and other synthetics."*

### **Staff Comment**

- The MVHCD Plan does not provide clear direction regarding appropriate new roofing material for existing buildings. As noted above, direction for roofing material is limited to "new construction" within the MVHCD. Newer HCD plans, however, such as the Unionville or Thornhill HCD Plans explicitly limit the use of synthetic roofing materials within their respective districts for existing dwellings.
- Notwithstanding the ambiguity noted above, or identification of the Property within the MVHCD Plan as Type 'C', Heritage Section staff do not support the proposed metal roof as it not visually compatible with the heritage character of the District. As seen in the attached photo, it often makes the roof look very heavy from a visual perspective.
- Note that this position should not be taken as broad Staff opposition to the installation of metal roofs within the MVHCD as this roofing treatment can be supported for accessory buildings. Applications should always be reviewed on a case-by-case basis as to their heritage impact.
- It should also be noted that there appears to be a growing interest in the use of metal roofing in general by residential heritage property owners for both heritage and non-heritage dwellings.

### **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham has no objection from a heritage perspective to the installation of a metal roof at 12 Dryden Court.

OR

THAT Heritage Markham objects from a heritage perspective to the installation of a metal roof at 12 Dryden Court.

---

### **ATTACHMENTS:**

Appendix 'A'

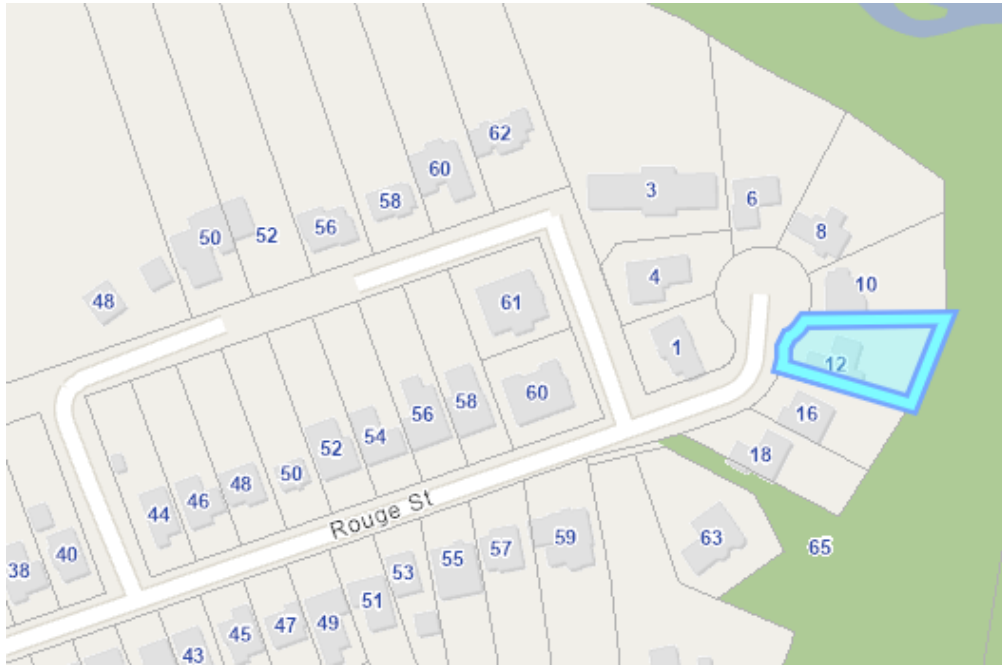
Property Map and Photograph of the Subject Property

## Appendix 'B'      Precedent Image of the Proposed Metal Roof

File Path: Q:\Development\Heritage\PROPERTY\DRYDEN\12\HM Memos & Extracts

## **Appendix 'A'**

### *Property Map*



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



The west (primary) elevation of the dwelling on the Subject Property (Source: Google)

## **Appendix 'B'**

*Precedent Image of the Proposed Metal Roof*



(Source: Applicant)