



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: April 8, 2026

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

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

Use: Residential

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

Application/Proposal

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

Background Information

The property is subject to an easement

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

Legislative & Policy Context

Ontario Heritage Act

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

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

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

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

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

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

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

Markham Village Heritage Conservation District Plan

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

Staff Comment

The proposal is supported by staff

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

Suggested Recommendation for Heritage Markham

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

Appendices

Appendix A- Location Map

Appendix B- Photographs -Existing Heritage Dwelling

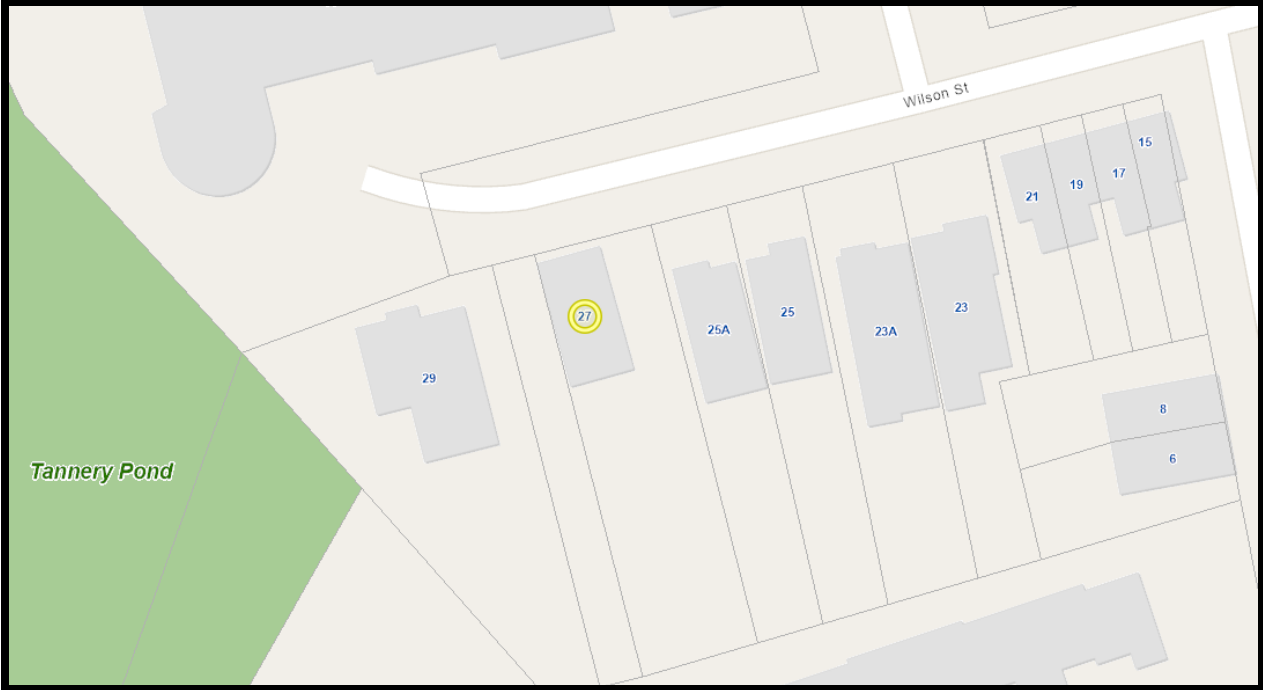
Appendix C- Proposed Site Plan

Appendix D- Proposed Elevations

Appendix F- Renderings

Appendix G- Markham Village Design Checklist

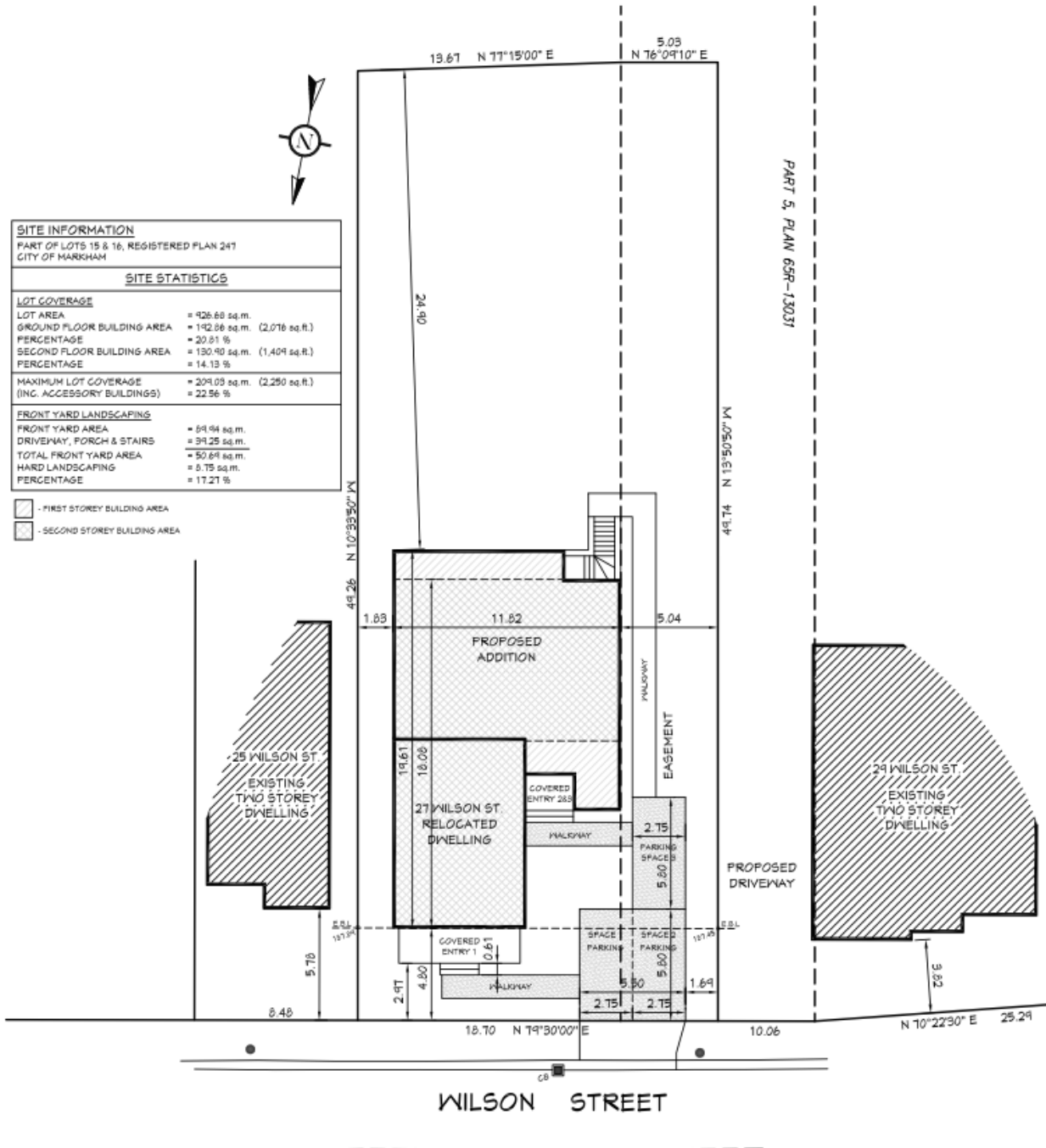
Appendix A- Location Map



Appendix B- Photographs - Existing Heritage Dwelling



Appendix C- Proposed Site Plan



Appendix D- Proposed Elevations



Proposed North (Wilson Street) Elevation



Proposed West Elevation



Proposed South (Rear) elevation



Proposed East Elevation

Appendix E- Renderings



View looking southeast



Appendix F- Markham Village Design Checklist

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

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

Address: **27 Wilson Street**

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

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

<p>3.6 Materials Policy (New Construction) - brick masonry or wood siding - stucco or stone may be acceptable if it complements the surroundings</p>	<p>Exterior cladding reflecting the historic wooden claddings of Markham Village is proposed.</p>
<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>Exterior cladding reflecting the historic wooden claddings of Markham Village is proposed.</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>	<p>The exterior colours are not yet specified, but the intention to differentiate the addition from the existing heritage dwelling is expressed in the coloured renderings.</p>
<p>4.3.4 Paint and Colour Guidelines - 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>	<p>Based on the coloured renderings provided, all exterior wood surfaces are to be <u> painted </u> and the colours selected <u> are considered to be </u> complementary to the historic character of the <u> District </u>.</p>