



Report to: Development Services Committee

Report Date: March 18, 2019

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**SUBJECT:** Intention to Designate a Property under  
Part IV of the Ontario Heritage Act  
Douglas-Heise House  
15 Wales Avenue, Ward 4

**PREPARED BY:** Regan Hutcheson, Manager of Heritage Planning

**REVIEWED BY:** Ron Blake, Senior Development Manager

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**RECOMMENDATION:**

- 1) That the staff report entitled “Intention to Designate a Property Under Part IV of the Ontario Heritage Act, Douglas-Heise House, Address: 15 Wales Avenue,” dated March 18, 2019, be received;
- 2) That as recommended by Heritage Markham, the Douglas-Heise House at 15 Wales Avenue be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;
- 3) That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
- 4) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption;
- 5) That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board;
- 6) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this report is to consider the individual designation of the “Douglas-Heise House” at 15 Wales Avenue pursuant to Part IV of the Ontario Heritage Act.

**BACKGROUND:**

**The property is listed on the City of Markham’s Heritage Register**

The subject property at 15 Wales Avenue is included in the *Markham Register of Property of Cultural Heritage Value or Interest*. This property and seven others were added to the *Register* by Council on June 12, 2018. This was as part of an update initiated and recommended by the Heritage Markham Committee to recognize older dwellings on the southern portion of Wales Avenue that are located just outside of the boundaries of the Markham Village Heritage Conservation District.

The *Register* is the City’s inventory of non-designated properties identified as having cultural heritage value or interest, as well as Part IV properties (individual designation) and Part V properties (district designation). The Register functions as a “red flag” system meaning that if an application is submitted to the City affecting one of the properties, the application is reviewed by the Heritage Markham Committee. The only statutory impact the Register listing has on a “listed property” is that if demolition is requested, the City

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can delay issuance of approval for 60 days. This period of reflection allows the City and Council to further study the property, consult with the owner and determine if it should be protected (usually through individual designation). There is no requirement under the Ontario Heritage Act to inform a property owner when a property has been added to the Register and Markham's protocol does not include informing property owners.

**The Douglas-Heise House is a representative example of a gambrel-roofed cottage of the 1920s**

The subject property is occupied by a single detached dwelling (the "Douglas-Heise House") and a one-car, one-storey, detached garage to the rear. The circa 1923, two-storey brick and shingle dwelling in the form of a gambrel-roofed cottage was designed with the influence of the Dutch Colonial Revival. It was constructed as an investment property by Edmund and Mary Douglas and sold shortly after to Norman and Nellie Heise of Mount Joy. Norman Heise is best remembered in local history as the proprietor of the Mount Joy General Store.

The Statement of Significance is attached as Appendix 'A'.

**The building has been assessed using the Ministry of Culture's Designation Criteria**

The Government of Ontario on January 25, 2006 passed a regulation (O.Reg. 9/16) which prescribes criteria for determining a property's cultural heritage value or interest for the purpose of designation. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets the prescribed criteria.

The purpose of the regulation is to provide an objective base for the determination and evaluation of resources of cultural heritage value. The prescribed criteria help ensure the effective, comprehensive and consistent determination of value or interest by all Ontario municipalities. The criteria are essentially a test against which properties can be judged; the stronger the characteristics of the property compared to the standard, the greater the property's cultural heritage value. The property may be designated if it meets one or more of the criteria.

The subject property has cultural heritage value or interest as it meets the following criteria:

- The property has **design value or physical value** because it:
  - Is a rare, unique, representative or early example of a style, type expression, material or construction method (*the Douglas-Heise House is a representative example of a gambrel-roofed cottage with the influence of the Dutch Colonial Revival style*),
- The property has **historical value or associative value** because it:
  - Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community (*this house was built as an investment property and sold to Norman and Nellie Heise. Norman Heise was the proprietor of the Mount Joy General Store*);

- The property has **contextual value** because it:
  - Is important in defining, maintaining or supporting the character of an area (*the Douglas-Heise House is one of the oldest houses on this part of Wales Avenue and helps define the early years of community development in Markham Village*).

### **Heritage Markham has recommended designation**

The owners of 15 Wales Avenue submitted a minor variance application (File A/06/18) in January 2018 to the Committee of Adjustment in support of a new 4,355 sq ft dwelling on the property. A revised application was submitted in September 2018 after the Committee of Adjustment had deferred making a decision of the application in March 2018 to allow the owners to consider reducing the proposed size of dwelling. As the property was now on the *Register*, the revised application was forwarded to the Heritage Markham Committee for review.

The cultural heritage value of this heritage resource was reviewed by Heritage Markham on October 10 and October 24, 2018, and the Committee recommended that the resource be designated as a property of cultural heritage value or interest to protect it from potential demolition (Heritage Markham Extracts, Appendix 'B' and 'C'.)

Prior to the October 24<sup>th</sup> meeting, the Building Evaluation Sub-Committee reviewed the property using the *Markham Heritage Resources Evaluation System* and the property was classified as Group 2 – those buildings of significance and worthy of preservation. Staff also noted that upon reviewing the *Register*, there are 8 other similar Dutch Colonial Revival style buildings identified in Markham (most in heritage conservation districts).

### **OPTIONS/ DISCUSSION:**

#### **The designation of the heritage resource is consistent with City policies**

The City of Markham Official Plan contains Cultural Heritage policies related to the protection and preservation of cultural heritage resources and how they are to be treated within the development process of an area. This property, just outside of the boundaries of the Markham Village Heritage Conservation District, is a property of cultural heritage value or interest that does not have heritage protection other than its listing on the *Register*.

Designation under Part IV of the Ontario Heritage Act is the only means available to enable the City to deny a demolition permit in the case of a listed property. At this time, a demolition permit has not been submitted by the owners, but a minor variance application (A/06/18) currently under review by the Committee of Adjustment indicates the applicant's intent to replace the existing dwelling with a new, larger dwelling.

#### **The owners are not in favour of retaining the heritage building or designation**

The property owners are of the opinion that the existing 1920s dwelling on the property does not merit preservation due to its design and their perception of its physical condition. The reasons cited for their opposition include:

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- They purchased the home as a “tear down” in 2009 and they indicated that upon contacting the City at the time, were informed that the property was not listed on the *Register*;
  - They wish to construct a new home that will accommodate a member of their family who is expected to have mobility issues in the future;
  - The building has been vacant for the last ten years and in their opinion is in declining condition citing foundation issues, some brick deterioration, UFI and mould in places. They note that some windows have been replaced; and
  - They have concerns with their property being added to the *Register* in June 2018 after submitting their Committee of Adjustment application for variances in support of a new house in January 2018.

The owners have advised City staff and Heritage Markham that they do not support designation under the Ontario Heritage Act. They are continuing to pursue approval for a two storey dwelling through the Committee of Adjustment. The Committee of Adjustment deferred a decision on their minor variance application on October 24, 2018 pending receipt of a recommendation on the heritage issue.

**A complementary addition to the existing dwelling as an alternative to their current development proposal has been suggested**

Given the cultural heritage value of the existing house at 15 Wales Avenue, City staff and Heritage Markham have proposed to the owners that they consider a complementary addition to the 1920s dwelling. The owners have expressed their opinion that this is a direction they do not wish to pursue as they do not see the value of the existing building and in fact purchased it with the intent of replacement.

**Site visit was undertaken to further examine the building**

The site meeting on October 24, 2018 attended by seven members of Heritage Markham Committee and two members of Heritage Section staff, showed that the condition of the house on the exterior is good, and the interior is mainly superficially run down from the building's use as a warehouse and workshop for a stair railing manufacturing business. Most of the early architectural details of the house remain intact. The replacement of the second storey paired windows at the front of the dwelling with new windows within the old frames is the only noteworthy alteration. No mould or serious structural issues were noted during the site visit. See Appendix 'B' for the site visit notes and recommendation.

**Designation acknowledges the importance of the heritage resource**

Designation signifies to both the owner and the broader community that the property contains an important cultural heritage resource that is important to the community. Designation doesn't restrict the use of the property. However, it does require the owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property.

**Recommendation**

Based upon staff analysis and review of all available materials, the building is worthy of designation pursuant to the Ontario Heritage Act from a heritage perspective. However, it is ultimately up to Council to determine if designation should be pursued taking into consideration any extenuating circumstances.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not Applicable

**HUMAN RESOURCES CONSIDERATIONS**

Not Applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

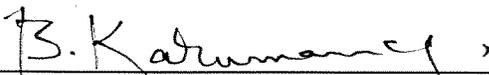
Heritage designation aligns with the strategic priorities of Managed Growth and Environment. Designation recognizes, promotes and protects heritage resources, which strengthens the sense of community. The preservation of heritage buildings is environmentally sustainable because it conserves embodied energy, diverts sound construction materials from entering landfill sites, and reduces the need to produce and transport new construction materials.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

East District Team was consulted as the Committee of Adjustment application is within its jurisdiction.

Acceptance of this recommendation to designate the property located at 15 Wales Avenue under Part IV of the Ontario Heritage Act will require the Clerk's Department to initiate the following actions:

- publish and serve on the property owner, the Ontario Heritage Trust and the public through newspaper advertisement, Council's notice of intention to designate the property as per the requirements of the Act: and
- prepare the designation by-law for the property

**RECOMMENDED BY:**

Biju Karumanchery, M.C.I.P., R.P.P.  
Director of Planning & Urban Design



Arvin Prasad, M.P.A., M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS**

Figure 1 - Location Map

Figure 2 - Building Photographs

Appendix 'A' - Statement of Significance

Appendix 'B' - Heritage Markham Extract – October 24, 2018

Appendix 'C' – Heritage Markham Extract – October 10, 2018

**FILE PATH:**

Q:\Development\Heritage\PROPERTY\WALES\15\DSC March 18, 2019 designation.doc

**Figure 1: Owner and Location Map**

**OWNERS:**

Dimitrios and Trina Kollis

**LOCATION MAP:**



**Figure 2: Building Photographs**



**Douglas-Heise House, c.1923, 15 Wales Avenue  
(Photos taken Oct. 24, 2018)**

**Figure 2**



**Photo Images: Google Inc. Streetview, July 2015**



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## Appendix 'A'

### Statement of Significance

#### **Douglas-Heise House** c.1923 15 Wales Avenue

The Douglas-Heise House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance:

##### Description of Property

The Douglas-Heise House is a two storey brick and shingle dwelling located on the east side of Wales Avenue, south of Gleason Avenue, just outside of the Markham Village Heritage Conservation District.

##### Historical and Associative Value

The Douglas-Heise House is one of the first dwellings to have been constructed on this part of Wales Avenue. Wales Avenue was created by a plan of subdivision of former agricultural land by Daniel Everett Jones, a local grain dealer, in 1906. The house appears to have been constructed during the ownership of Edmund and Mary Douglas c.1923, possibly as an investment property, and sold to Norman and Nellie Heise that same year. At the time, Norman Heise was a carter (truck driver), but is better remembered in local history as the proprietor of the Mount Joy General Store, which he took over from his cousin, Orville B. Heise.

##### Design and Physical Value

The Douglas-Heise House is a representative example of a gambrel-roofed cottage with Dutch Colonial Revival influence. It is an urban house type in a village setting, of particular interest for the use of salvaged 19<sup>th</sup> century brick and other 19<sup>th</sup> century materials in part of its construction.

##### Contextual Value

The Douglas-Heise House has contextual value as one of the oldest buildings in a neighbourhood of modestly-scaled early to mid-20<sup>th</sup> century dwellings on this part of Wales Avenue. As a house built c.1923, it illustrates the early development of Wales Avenue as part of the suburban infilling of the Mount Joy area of Markham Village.

##### Significant Architectural Attributes to be Conserved

Exterior, character-defining elements that embody the cultural heritage value of the Douglas-Heise House include:

- Moulded concrete block foundation;
- Red brick exterior cladding;
- Gambrel roof;

- Shingled gable-end wall with paired window openings and decorative angled wood trim;
- Wood front door with glazed upper portion and panelled lower portion;
- Grouped one over one single-hung wood windows on the front and south side walls, with concrete lintels and sills;
- Single-paned wood accent windows with yellow-coloured glass on the north and south side walls, with concrete lintels and sills;
- Segmentally-headed wood two over two window on the north wall, with concrete lintel and sill;
- Shed-roofed front porch with tongue and groove gable ends and ceiling, supported on wood posts.

**APPENDIX 'B'**  
**Heritage Markham Extract – October 24, 2018**

*Architectural Review Sub-Committee  
of Heritage Markham*

**MEETING NOTES**

**October 24th, 2018**

**6:00 p.m.**

**Location: 15 Wales Avenue**

**Members Present:**

Karen Rea, Ward Councillor  
Don Hamilton, Councillor  
Valerie Burke, Councillor  
David Nesbitt  
Graham Dewar  
Susan Zila  
Ken Davis

**Staff:**

George Duncan, Senior Heritage Planner  
Peter Wokral, Heritage Planner

**Applicants:**

Dimitrios Kollis  
Trina Kollis

**ITEM:**        **Project:**        **Proposed demolition of an existing heritage dwelling  
and construction of new infill dwelling**  
**Owner:**        **Dimitrios & Trina Kollis**  
**Address:**       **15 Wales Avenue**

*This item was referred to the Architectural Review Sub-Committee with the authority to make a recommendation on behalf of the whole committee, if a quorum was achieved, at Heritage Markham's meeting of October 10, 2018.*

- 7 members of Heritage Markham including the Ward Councillor met on-site at 15 Wales avenue on October 24<sup>th</sup> at 6:00 p.m.;
- The committee members first inspected the house from the exterior and noted features such as the exterior walls being made of recycled 19<sup>th</sup> century brick and the use of salvaged 19<sup>th</sup> century windows, which were not apparent at the October 10<sup>th</sup> meeting of Heritage Markham;

- No serious structural damage, or rotten wood was noted on the exterior of the house but the wooden architectural elements did require scraping sanding and painting;
- The owners of the property, Dimitrios and Trina Kollis arrived on site and invited the members to inspect the interior of the house, but warned the members of potential health hazards including the presence of mould, asbestos ceiling tiles, and urea-formaldehyde insulation;
- An inspection of the interior revealed that the house was vacant, but had been used to store parts for and possibly fabricate iron railings and other staircase components;
- According to one of the members of the committee knowledgeable about the use of asbestos, the ceiling tiles did not contain asbestos and were made of cellulose fibre board. No visible mould was noted, but the interior was dirty and revealed damaged plaster walls likely resulting from the recent non-residential uses of the dwelling. No structural deficiencies were observed in the interior of the dwelling;
- Based on the physical inspection of the exterior and the interior of the dwelling, one member of the committee made a motion reflecting one of the optional recommendations originally made by Staff, which recommended retention of the existing dwelling, that the committee did not support the requested variances in support of the proposed new infill house, and that Council designate the house at 15 Wales Avenue under Part IV of the Ontario Heritage Act in order to prevent its demolition;
- Councillor Don Hamilton indicated that he could not support the motion because the City did not inform the owners that their property was being added to the Markham Register of Property of Cultural Heritage Value or Interest, thus denying them the opportunity to appeal the recommendation of the Heritage Committee and the following decision of Council;
- A vote was called, and the motion recommending retention of the existing heritage dwelling and designation of the property under Part IV of the Ontario Heritage Act was passed 6 to 1, excluding the recommendation that the committee did not support the requested variances in support of the proposed new infill dwelling;
- The owners of the property indicated their dissatisfaction with the process that led to their property being listed on the Register, and reiterated that before purchasing the property, they had checked with the City to see if the property had any heritage status and that they were informed that it did not. They also indicated that they would have never purchased the property if it had been listed on the Register;

- The meeting adjourned at 6:30 p.m.

**Heritage Markham Recommendation:**

Moved by Graham Dewar, seconded by Councillor Valerie Burke

That Heritage Markham supports the retention of the existing dwelling at 15 Wales Avenue and that the demolition of the building is not supported, and recommends to Council that the property be designated under Part IV of the Ontario Heritage Act.

Carried

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**APPENDIX 'C'**  
**Heritage Markham Extract – October 10, 2018**

**13. Committee of Adjustment Variance Application,  
15 Wales Avenue,  
Proposed New Dwelling (16.11)**

File Number: A/06/15

Extracts: R. Hutcheson, Manager of Heritage Planning  
J. Leung, Committee of Adjustment  
C. Tsang, Project Planner

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[Memo](#)

David Johnston disclosed an interest with respect to Item # 13, by nature of being the Architect for an adjacent neighbor and did not take part in the discussion of or vote on the question of the approval of this matter.

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and summarized the details outlined in the memo. He noted that the Committee should consider whether the property warrants protection under the Ontario Heritage Act.

The applicants, Jim and Trina Kollis, were in attendance and presented their concerns with the heritage listing as well as with the structural integrity of the existing heritage dwelling. An email from T. Kollis dated October 10, 2018 was circulated at the meeting. The owners noted the dwelling had vinyl windows, UFI, mould in the basement, foundation issues, and has been vacant for ten years.

There was discussion regarding the lack of a notification process undertaken by the City to inform owners when their property was added to the Markham Register of Property of Cultural Heritage Value or Interest.

There was discussion regarding the possibility of installing an addition onto the heritage dwelling while maintaining the heritage dwelling exterior. The applicant expressed their concerns with preserving the heritage dwelling.

There was discussion regarding the structural integrity of the existing heritage dwelling. Staff advised that a site visit and building evaluation could be conducted within two (2) weeks.

The Committee proposed an amendment to the Staff recommendation – that the Heritage Markham Architectural Review Sub-Committee conduct a site visit and review of the dwelling following the completion of the City's building evaluation, to evaluate the historical value as well as the physical condition of the dwelling; and that Heritage Markham make a recommendation while on-site if quorum is present.

Recommendation:

That the email correspondence dated October 10, 2018 from Trina Kollis be received;  
and,

That, following a building evaluation by the City, the Heritage Markham Architectural Review Sub-Committee conduct a site visit of the dwelling to evaluate the historical value as well as physical condition of the dwelling; and,

That Heritage Markham make a recommendation when at 15 Wales Avenue, if quorum is present.

CARRIED