

HERITAGE MARKHAM EXTRACT

Date: May 11, 2023

To: R. Hutcheson, Manager of Heritage Planning
B. Brutto, Senior Planner II, West District

EXTRACT CONTAINING ITEM # 6.2 OF THE FIFTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON May 10, 2023

6. PART FOUR - REGULAR

6.2 PLAN OF SUBDIVISION APPLICATION

CONSERVATION OF CULTURAL HERITAGE RESOURCE MUNSHAW HOUSE, 10 RUGGLES AVE (16.11)

FILE NUMBER:
22 247842 PLAN

Regan Hutcheson, Manager, Heritage Planning, advised that this item involves an application for a plan of subdivision affecting the Munshaw House, located at 10 Ruggles Avenue. Mr. Hutcheson advised that a previous application for an adjacent property was reviewed by Heritage Markham, but the City has now received an expansion of the proposed plan of subdivision. This has created the need to relocate the Munshaw House temporarily from its current location in a proposed park until a permanent location can be found. An alternative location within the current plan or the immediate area has not been identified at this time. Mr. Hutcheson advised that the Munshaw House will be relocated to a temporary storage location at 10 Cedar Avenue, before its final relocation. Mr. Hutcheson noted that the Applicant has applied for a partial demolition permit to remove the new addition from the original structure and that a Heritage Impact Assessment will be undertaken to determine the most appropriate final location.

The Committee was also informed of a prior agreement from 2014 between the Owner and the City in which the Owner agreed to not demolish the Munshaw House, but to move and restore it at no cost to the City to a location in the Langstaff Secondary Plan acceptable to both parties. Mr. Hutcheson noted that Heritage Section Staff is supportive of the proposed conservation strategy and provided an outline of Staff recommendations.

Valerie Burke, Deputant, on behalf of the Thornhill Historical Society, noted the importance of this significant heritage resource to the Langstaff community and

expressed concern with the preservation of the building, requesting that the Owner provide assurance on an annual basis advising of the status of the building, given it will be in temporary storage for several years. Ms. Burke also provided feedback on the demolition of the addition, noting concerns with the previous additions to the original building which are proposed to be maintained.

The Committee provided the following feedback:

- Questioned if the City has experienced similar monitoring of the integrity of a building over a prolonged period of time. Staff confirmed that they have experience with a heritage building on the Cathedral lands which was moved to a temporary location for a period of time, before final relocation two years later. He also noted a heritage building on Highway 7 west of Donald Cousens Parkway that is currently being stored temporarily prior to its relocation in the residential subdivision. Mr. Hutcheson advised that there are various protection mechanisms within agreements.
- Expressed concerns with the current condition of the roof, noting that a roof in poor condition could lead to further degradation of the building while in temporary storage.

Recommendations:

THAT Heritage Markham has no objection to the proposed strategy to address the conservation of the Munshaw House as part of the Draft Plan of Subdivision application (PLAN 22 264894) including the identified heritage conditions of approval;

THAT the conditions of approval require the Applicant to provide Staff with annual photographic evidence of a yearly inspection to ensure that the Munshaw House is stable, being maintained and not deteriorating;

THAT Heritage Markham has no objection to the partial demolition of the non-heritage components and foundation of the Munshaw House to facilitate its relocation to a temporary storage location pending determination of its final location;

THAT the Applicant ensure that the roof is in good condition, and if necessary, undertake repairs, and that the building comply with the Keep Markham Beautiful By-law including Section 8 which addresses the appropriate treatment of Vacant Heritage Buildings;

THAT the personal written submission from Valerie Burke, and the deputation from Valerie Burke on behalf of the Thornhill Historical Society be received;

AND THAT Heritage Markham has no objection to the amendment of the of the existing Designation By-law (2014-20) to address any necessary revisions to the by-law including the legal description for the temporary location and the permanent location.

Carried