

6840 14th Ave : ITEM # 8.1
Permit Issued 2017 >> Completed
in NOV 2019







Blom, Carol <CBlom@markham.ca>

Oct 27, 2017, 11:33 AM

to JUS-G-MAG-CRB, Andrea, George, me, Kimberley ▾

Good morning Mr. De Medeiros

Please see attached the newspaper publication of the withdrawal of the intention to designate 6840 Fourteenth Avenue.

Thank you,

Carol Blom | Legal Assistant

City of Markham | Legal Services Department

T: 905-477-7000 x 2760




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[Message clipped] [View entire message](#)

2 Attachments • Scanned by Gmail ⓘ



Notice of Withdrawal of Intention to Designate (Yr 2017)



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Centred to your community
YorkRegion.com

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MEMORANDUM RETRACTION FOR THE BEST BUY SEPTEMBER 2017 COMPAGNATE 1 YEAR
In the September 20th issue, on page 3, the COMPAGNATE 1 Year Security (Risk Code 1010041334, 10464335, 10464339) is not available for purchase.
We sincerely apologize for any inconvenience this may have caused or related confusion.

NOTICE OF WITHDRAWAL OF INTENTION TO DESIGNATE A PROPERTY UNDER THE ONTARIO HERITAGE ACT
The Council of the City of Markham intends to withdraw the proposed designation of the following property pursuant to the Ontario Heritage Act:
R.S.O. 1990, Chapter O.18, Part IV
Franklin H. Burner House,
6840 Fourteenth Avenue, Markham, ON
Further information regarding the proposed withdrawal is available from the Clerk's Department.
Dated at Markham this 14th day of September, 2017
Kimberley Kiteingham, City Clerk

NATIONAL FOREST WEEK
Saturday, September 23
10 a.m. to 3 p.m.
York Regional Forest
Hollidge Tract
16389 Highway 49
Town of Whitchurch-Stouffville

Festival

PUBLIC MEETING RESPECTING ROOMING HOUSES AND SHORT TERM ACCOMMODATIONS (i.e. Airbnb, VRBO, etc.)

NOTICE OF MEETING
You are invited to attend a Public Meeting to be held by the Development Services Committee of the City of Markham to consider Official Plan and Zoning By-law Amendments for rooming houses and short term accommodations.
DATE: Thursday, September 14, 2017
TIME: 10:00 p.m.
PLACE: Council Chamber, 400 Bay Street, Suite 401, York Centre, 101 North Centre Boulevard, Markham, Ontario, L3R 9W5

BACKGROUND
The City of Markham is undertaking a major comprehensive review of its zoning framework as part of the Strategic Review process. The City is currently reviewing a number of zoning proposals and a new comprehensive zoning By-law framework. The purpose of the meeting is to review, consider and update the zoning framework for rooming houses and short term accommodations. The City Council has requested that a review of potential new regulations for rooming houses and short term accommodations be completed prior to the development of the remainder of the new comprehensive zoning framework. The City Council has requested that a public meeting be held in October and November 2017 to obtain feedback on potential new regulations for rooming houses and short term accommodations. The Council is currently reviewing a number of proposals for rooming houses and short term accommodations. The Council has requested that a public meeting be held in October and November 2017 to obtain feedback on potential new regulations for rooming houses and short term accommodations. The Council is currently reviewing a number of proposals for rooming houses and short term accommodations.

REASON FOR THE MEETING
The City of Markham is currently reviewing a number of zoning proposals and a new comprehensive zoning By-law framework. The purpose of the meeting is to review, consider and update the zoning framework for rooming houses and short term accommodations. The City Council has requested that a review of potential new regulations for rooming houses and short term accommodations be completed prior to the development of the remainder of the new comprehensive zoning framework. The City Council has requested that a public meeting be held in October and November 2017 to obtain feedback on potential new regulations for rooming houses and short term accommodations. The Council is currently reviewing a number of proposals for rooming houses and short term accommodations. The Council has requested that a public meeting be held in October and November 2017 to obtain feedback on potential new regulations for rooming houses and short term accommodations.

City of Markham Council & Staff | Thursday, September 14, 2017

NOTICE OF WITHDRAWAL

OF INTENTION TO DESIGNATE A PROPERTY UNDER THE ONTARIO HERITAGE ACT

The Council of the City of Markham intends to withdraw the proposed designation of the following property pursuant to the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, Part IV:

**Franklin H. Raymer House,
6840 Fourteenth Avenue, Markham, ON**

Further information regarding the proposed withdrawal is available from the Clerk's Department.

Dated at Markham this 14th day of September, 2017

Kimberley Kitteringham, City Clerk

----- Forwarded message -----

From: "Duncan, George" <gduncan@markham.ca>
To: JUS-G-MAG-CRB <Conservation_Review_Board@ontario.ca>
Cc: "Wilson-Peebles, Andrea" <AWilson-Peebles@markham.ca>
Bcc:
Date: Fri, 15 Sep 2017 19:52:44 +0000
Subject: 6840 14th Ave. Markham
Hello, Ms. Carrick

The Notice of Council's withdrawal of the Intention to Designate the Franklin Raymer House was published on Sept. 14, 2017 in our local newspaper. Notices have been sent to the property owner and the Ontario Heritage Trust by Registered Mail. With this done, our process with the property is now closed. Thank you for all of your assistance on this file.

George Duncan

Senior Heritage Planner
Planning & Urban Design Department
City of Markham
Anthony Roman Centre
101 Town Centre Boulevard
Markham Ontario L3R 9W3

905-477-7000 Ext. 2296

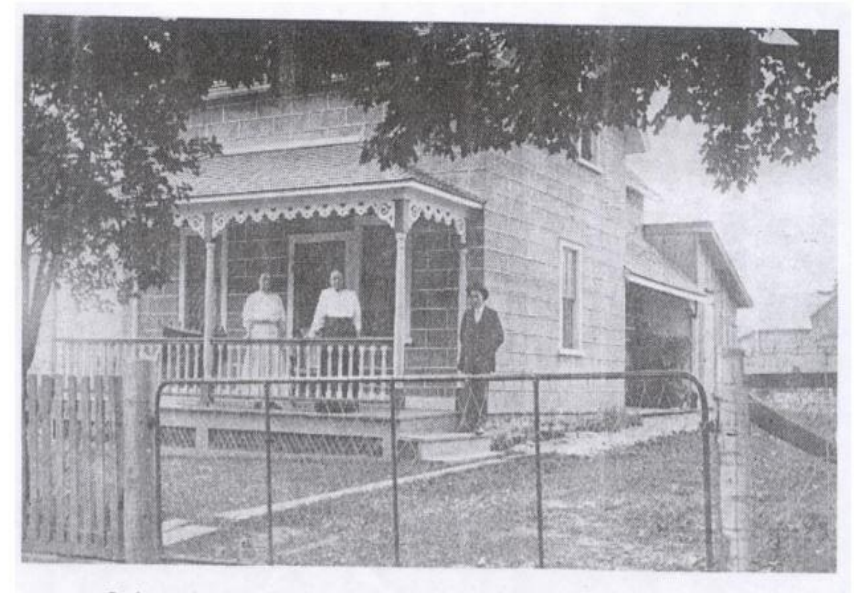
gduncan@markham.ca



Current picture Vs Archived picture

Picture of the current look

Archived picture



6840 Fourteenth Avenue (Ward 7): Franklin H. Kaymer House
Primary Elevation and Property Map



RESEARCH REPORT



Franklin H. Raymer House

Lot 10, Block E, Plan 19

6840 Fourteenth Avenue, Box Grove

c.1895

Heritage Section

City of Markham Planning & Urban Design, 2024

Update of 2016 Research Report



6640 14th Ave.

CBCL 383

KEY POINTS OF OBJECTION

- **No Further Scope for Development or Demolition:** Due to extensive permitted renovations, no further major alterations or demolitions are needed or anticipated on this new structure dated NOV 2019.
- **Loss of Historical Integrity:** These renovations with permit have altered the property's exterior and interior, with modern materials and design elements that are inconsistent with heritage preservation goals, not even the stucco!
- **Lack of Original Design and Structure:** The changes to design, materials, and structure have replaced the original elements, such that the property no longer reflects the architectural style of its original era.
- **Modern Aesthetic:** The exterior is now modern, with stucco, stone, and brick, as well as a triple garage and large driveway. It does not exhibit rare or unique craftsmanship, nor does it reflect a design or structure worthy of heritage protection.
- **Neighborhood Context and Compatibility:** The surrounding neighborhood has been developed with modern properties, including a new subdivision and townhouses that detract from any historical landscape. Designating my property would be incongruent with the area's modern character.
- **Limited Cultural Value:** The property now resembles a modern rebuilt home.
- **Impact on Property Value:** Designation would substantially reduce my property's market value and increase my financial burdens
- **Property is not on the original location.**

Neighborhood Context and Compatibility: The surrounding neighborhood has been developed with modern properties, including a new subdivision and townhouses that detract from any historical landscape. Designating my property would be incongruent with the area's modern character.**

*** Limited Cultural Value:** Since its 2019 rebuild, the property now resembles a modern home with no distinctive architectural, historical, or cultural features that would justify a heritage designation, rather resembles a modern rebuilt home with triple garage.

*** Impact on Property Value:**** Designation would substantially reduce my property's market value and increase my financial burdens, given the significant investment of \$1,750,000.00 rebuilding cost alone . According to real estate experts, designating a property as "heritage" not only introduce restrictions that limit its marketability the buyers will be discouraged by the requirements, which will lower the property's value.

Designation is generally intended for properties that remain largely intact and carry the risk of demolition or significant alteration. My property has been extensively renovated under City permits and is no longer at risk of substantial future modifications. It is unfair to recommend designation now after a previous decision to leave it as "listed."

For these reasons, I kindly request that my property be removed from the "listed" status, given that it no longer meets the criteria for heritage designation and that its current state is modern, stable, and of no further risk.

Thank you for your consideration.

RE: CRB Case No. CB1610; 6840 Fourteenth Avenue, Markham *PHC reminder* Inbox x



JUS-G-MAG-CRB <Conservation.Review.Board@ontario.ca>
to Andrea, me, GURPAL, George, Sylwia, Kimberley

Thu, Jun 22, 2017, 3:42 PM ★ 😊 ↶ ⋮

Parties,

Attached is the Pre-hearing Conference (PHC) report that was prepared from the last PHC on May 2, 2017. Also attached is the notice for the next PHC that was directed to be scheduled for July 5, 2017 at 10:00a.m. These documents will not issue by mail so please confirm receipt of this e-mail.

Thank you.

Shannon Carrick
Strategic Projects Coordinator & CRB Case Coordinator

Conservation Review Board, Environmental Review Tribunal and Ontario Municipal Board
Environment and Land Tribunals Ontario
655 Bay Street, Suite 1500
Toronto, ON M5G 1E5
Tel: 416.326.3594
elto.gov.on.ca

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2 Attachments • Scanned by Gmail ↓ ↻





