



Report to: Development Services Committee

Meeting Date: March 18, 2025

SUBJECT: Request for Demolition 10 Ruggles Avenue, William
Munshaw House, Langstaff, Ward 1

PREPARED BY: Peter Wokral, Senior Heritage Planner, ext. 7955
Regan Hutcheson, Manager, Heritage Planning, ext. 2080

RECOMMENDATION:

1. That the staff report titled “Request for Demolition, 10 Ruggles Ave, William Munshaw House, Langstaff, Ward 1” dated March 18, 2025, be received;
2. That the Heritage Markham Committee recommendation indicating that the committee supports the demolition/dismantling of the Munshaw House subject to the replication of the building as per the conditions outlined in Appendix D of this staff report, be received as information;
3. That Council support the proposed demolition of the Munshaw House due to the building’s existing condition associated with fire damage subject to the owner providing a contribution of \$300K to the City’s Heritage Fund reflective of the order of magnitude costs associated with the restoration of the Munshaw House, and as per the 2024 Conditions of approval for the plan of subdivision, to provide and install two Markham Remembered interpretive plaques to commemorate a) the Munshaw House in the general vicinity of the building’s original location and b) the early 20th century history of the Langstaff community in a location acceptable to the City and the Owner which may include the park.
4. And That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

This report recommends support for the demolition of William Munshaw House located at 10 Ruggles Avenue in the Langstaff Community subject to certain conditions. The Munshaw House, c. 1855 is a very significant cultural heritage resource and is protected through designation under the Ontario Heritage Act. There is an extensive development history associated with the property including an initial resistance to the designation, retention and incorporation of the building into the new Langstaff community. In 2023-24, the previously approved plan of subdivision for these lands was revised and impacted the on-site retention of the Munshaw House. Through negotiations, it was agreed that the House would be relocated to a temporary storage site and eventually incorporated as part of a nearby school /mixed-use development site in approximately 2035-2040.

Prior to any relocation, in June 2024, the House was extensively damaged by a fire. There are also indications that the House was not being maintained in a secure manner immediately prior to the fire. The City issued an Unsafe Building Order and the Owner applied for demolition along with the submission of three building conditions assessment

reports with all three concluding that the current condition of the House would reasonably prevent its preservation and restoration.

The Heritage Markham Committee reluctantly recommended support for the demolition of the Munshaw House provided that the owner replicates the house using measured drawings, a dismantling plan and the re-use of any sound building materials. The Owner indicated a preference to provide financial compensation and heritage interpretation for the loss of the Heritage House.

Staff prepared and evaluated four main options including restoring the existing fire-damaged building prior to relocation; replicating the building sometime in the future; or a financial contribution to the City's Heritage Fund in addition to providing historical interpretation in the form of two plaques. The owner is supportive of providing a financial contribution to help compensate for the loss of the heritage resource, however, the initial amount of compensation offered by the owner was not considered satisfactory.

To address the issue of appropriate compensation, both the City and the owner agreed to provide a professional estimate of the costs that would have been associated with the restoration of the Munshaw House once relocated to its new site. The owner's estimate is \$197,950.00 versus the City estimate of \$387,300.00. These restoration cost estimates do not take into account that the developer had agreed to relocating the Munshaw House twice, nor the value of the land required to provide an appropriate parcel of land.

After considering the feedback from Heritage Markham Committee and the heritage community of Thornhill, the current condition of the Munshaw House due to neglect, vandalism and fire damage, the willingness of the owner to provide financial compensation and the general desire not to replicate cultural heritage resources as a conservation strategy, staff recommend support for demolition subject to the provision of a financial contribution. As a compromise between the two quotes, a contribution of \$300,000 to the City's Heritage Fund is recommended by staff for use on other heritage projects in addition to the provision of two interpretive plaques as required in the recent Council supported conditions of subdivision approval for the property.

PURPOSE:

To recommend that Council support the demolition of the William Munshaw House (the "Heritage House") located at 10 Ruggles Avenue, subject to certain conditions.

BACKGROUND:***The subject dwelling is a protected cultural heritage resource***

The Heritage House located at 10 Ruggles Avenue was constructed circa 1855 on the foundations of an earlier hewn log home constructed in 1809 (See Figure 1 Location Map). Balsar & Katharine Munshaw were Pennsylvania Germans who joined the William Berczy Settlers in the United States before immigrating to Upper Canada in 1794. The Munshaws are said to have been the first European settlers in the area of

Yonge Street and Elgin Mills Road, and by the fall of 1794 they had relocated to the subject property which would later become known as Langstaff Corners. The primitive log cabin first erected by the Munshaws upon arriving in Markham was replaced with a hewn log house in 1809. In the mid-1850's William Munshaw, the grandson of Balsar and Katherine replaced the hewn log house with the current house. Descendants of the Munshaw family farmed the surrounding land until the early 1900's when Charles Munshaw, a great-grandson sold the farm for a subdivision called "Langstaff Gardens" in 1923.

The Heritage House is an example of a vernacular Georgian style home constructed by early German speaking settlers of Markham. The Germanic heritage of the original owners is exhibited by exterior features typical of Pennsylvania German settler homes such as the practical but asymmetrical arrangement of the front door and windows reflective of the home's interior layout, and simplified entryway composed of a door and flanking sidelights but no transom window. (See Appendix A-Pen and Ink rendering of the early appearance of the Munshaw House)

The Heritage House is the earliest and most significant of the few remaining heritage resources in the Langstaff area, and for these reasons, the City designated the property under Part IV of the Ontario Heritage Act (By-law 2014-20) with the intent of seeing the building incorporated into the future development of the lands.

There is an extensive development history associated with property

The City has been working to ensure the protection and conservation of this Heritage House since 2008. Originally there was resistance by the owners to the protection and retention of this heritage resource within the new development scenario. However, through extensive negotiations, it was agreed that the property would be designated and the building retained as part of the future community. More recently, in May of 2023 the City approved an application to expand a previously approved plan of subdivision for several properties in the Langstaff community east of Yonge Street and south of Hwy 407 which included the Heritage House. The revised approval necessitated changes to the conditions of draft approval to address the future of the Heritage House.

The Plan of Subdivision included the expansion of the development application boundaries to include the full park and the existing location of Heritage House. As part of the approval, Council indicated no objection to the partial demolition of the non-heritage portions of the building and its foundation to facilitate its temporary relocation while still determining its final location and use. The Conditions of Draft Approval approved by Council included the provision of a \$250,000 financial security to ensure protection of the house during relocation and the other heritage obligations, but the owner has not yet been able to enter into a Subdivision Agreement and the City does not possess the security. However, the owner removed the modern additions to the house and repaired the opening in the east wall in preparation for the home's temporary relocation to Cedar Avenue.

The owner also worked with Heritage staff on how the Heritage House would be incorporated into the new development. A Heritage Impact Assessment was submitted which explored several final location options. This matter was discussed with the Heritage Markham Committee in January 2024 with Staff indicating a preference for relocating the building to a nearby school /mixed-use development site but noted that the timeframe would be approximately 2035-2040. Also, preservation measures were to be incorporated into the future Subdivision Agreement and Heritage Easement Agreement to ensure the heritage resource was properly maintained in its temporary location. The owner's heritage consultant highlighted the monitoring recommended within the Mothballing Plan that was included in the Heritage Impact Assessment report noting that the exterior of the property would be inspected monthly. More thorough investigations would occur if concerns were identified during any of these inspections.

Heritage Markham Committee indicated no objection to the proposed strategy to address the conservation and incorporation of the Heritage House which would be accomplished through a future Major Heritage Permit application as part of the forthcoming development at the School/Mixed Use Development Site located east of Romeo Park (Phase 6- 2035 to 2040) but recommended that the identified mitigation/maintenance measures be implemented immediately.

Munshaw House was damaged by fire

On June 15, 2024, the Heritage House was the subject of a fire and despite remaining standing has suffered extensive water, smoke and fire damage, primarily to the east side of the house. (See Appendix B- Photograph of the Munshaw House after the fire) A direct descendant of Balsar Munshaw and retired firefighter living in Thunder Bay Ontario visited the house in the first week of June 2024 while in the Toronto area for an unrelated matter. In a letter received by City Staff following the fire, he expressed his dismay at the loss of his ancestral home and the vulnerable condition he found the home in on his visit to the construction site. He noted that there was no fence to protect the home from trespassers, the windows were not boarded or the doors locked, and he was given permission by a construction worker to freely wander throughout the home despite the owner having agreed to protect the Heritage House from vandalism and entry through securing and boarding the home in a legal agreement made with the City in 2014. (See Appendix C- Email correspondence and photographs of Munshaw house taken a week before the fire from Robert Munshaw)

The house has been declared unsafe

Following the fire, the City's Building Department issued an Unsafe Building Order, and in response the owner fenced the house and commissioned three separate structural condition assessment reports by engineering firms. Based on the conclusions of the first report, the owner applied to the City's Building Department for a demolition permit as this was one of the remedies offered to address the condition of the building. City Heritage staff requested a second and third structural condition assessment from an engineering firm having experience with heritage buildings and all three reports concluded that the unsafe condition of the Munshaw House would reasonably prevent its preservation and restoration.

Heritage Markham supports the demolition of Munshaw House subject to conditions including replication

Because the Heritage House is designated under Part IV of the Ontario Heritage Act, the Heritage Markham Committee considered the owner's application to demolish it on October 9, 2024. Although the Committee had requested all options be explored to conserve and repair the building, the owner indicated that they were not willing to have workers enter the building given that they had three separate structural condition assessments from engineers concluding that it was unsafe for entry and likely to collapse if worked upon. Therefore, Heritage Markham reluctantly recommended support for the demolition of the Heritage House provided that the owner replicate the house through the following actions:

- Commission measured drawings of the house's exterior prior to demolition to serve as a historical record and to aid in the reconstruction of the Munshaw House;
- Retain a professional heritage consultant to create a plan for the dismantling and reconstruction of the Munshaw House on the subject property;
- Salvage sound original building materials and store them safely offsite to be incorporated into a reconstruction of the Munshaw House;
- Provide a Letter of Credit/security of \$500,000.00 to ensure the previous conditions are met.

(See Appendix D- Heritage Markham Extract of October 9, 2024)

The Owner prefers to instead provide financial compensation for the loss of the Heritage House

Based on a past and similar Markham situation where a designated heritage house was deemed to be in an unsafe condition which prohibited incorporation into future development, the owner of the Heritage House is willing to provide financial compensation to the City's Heritage Fund in the amount of \$175,000.00 as well as \$25,000.00 for the creation of interpretive plaques possibly using salvaged material from the Heritage House. This is similar to the approach where compensation was provided to the City's Heritage Fund in 2021 for supporting the demolition of the William Clarry House at 12 Imperial College Lane (formerly 9900 Hwy. 48). In that case, the City received \$200,000 for the Heritage Fund, plus a Markham Remembered interpretive plaque and the offer of a parkette on the Heritage House lot.

Financial compensation and historical interpretation were recommended to the Heritage Markham Committee by Heritage staff over the other options of restoration or replication of the Heritage House.

OPTIONS/ DISCUSSION:

The Ontario Heritage Act (the 'Act') requires Council to consider all demolition applications.

An owner of property individually designated under section 29 of the Act must apply and receive consent in writing from Council to allow the demolition or removal of either the property's heritage attributes (as described in the by-law) or the complete building or structure on the property. Council must consult with its municipal heritage committee (Heritage Markham) and can (i) consent to the application, (ii) consent to the application, subject to such terms and conditions as may be specified by the council, or (iii) refuse the application.

Options that could be considered

The following options related to the request for demolition were developed and considered by staff:

- Option 1 – Refuse the Demolition Permit – Retain the Heritage House Requirements in the Subdivision Agreement – Restoration of Current Building
- Option 2 – Support an Accurate Replication of the Heritage House
- Option 3 - Support Demolition – Require Interpretive Plaques/Features
- Option 4 - Support Demolition Subject to Financial Compensation and Interpretation

The pros and cons of each option as well as staff comment is provided in Appendix 'E' – Potential Options.

Options 1 and 3 are not supported by staff

Although Option 1 is the preferred course of action from a conservation perspective, the existing condition of the building and safety concerns would make this extremely challenging and is not supported by the applicant. Option 3 would only result in some form of interpretive feature commemorating the Munshaw House and does not reflect appropriate compensation for the unfortunate loss of this significant historic building.

Options 2 and 4 offer compelling conservation strategies from different perspectives each with specific challenges

Option 2 (replication) is supported by Heritage Markham Committee but with the suggestion that the project re-use dismantled and salvaged material to the greatest extent possible. Staff have the following concerns regarding this approach:

- Due to the extensive deteriorated state of the building and fire damage, it is likely that most building components (interior and exterior) would have to be replicated as opposed to being re-used or restored.
- Further, once a building is dismantled, re-assembling it as it was originally constructed, or the re-use of older materials requires adherence to the Ontario Building Code which specifies modern construction techniques and materials which would impact the project.
- Markham has not traditionally supported replication of its historic resources as a conservation strategy – it is either restoration if there is enough original material remaining or to allow the demolition and acknowledge/celebrate the resource through an interpretive means and financial compensation.

- The future replica would also not be undertaken until 2035-40 based on the previously negotiated schedule when the proposed site is ready to be developed.

However, those in support of replication cite the following:

- A replica building would address the owner's safety concerns regarding the fire damaged house, and places no higher obligations on the owner than what has already been agreed to.
- A replica building represents a form of commemoration that some may consider superior to that of a financial contribution and interpretive plaques. Although a replica Munshaw House does not have the same value as the real thing, it should be noted that the restored Munshaw would likely have been primarily composed of new materials including a new foundation, windows, front entrance, shutters, chimneys, roof and siding.
- A replicated Munshaw House could still provide the experience and understanding of the design and materiality of this early building for the future residents in Langstaff, as well as a juxtaposition between what an early settler lived in versus the high-density development planned for this area.

The owner does not support **Option 2** (replication).

Option 4 would result in the removal of the building (either in its original form or a replica) as a unique feature in the new modern development but would seek to secure an appropriate financial contribution to be directed to other civic heritage programs as well as interpretation of the Munshaw House and the former Langstaff community.

A financial contribution could start to be actively used for positive purposes in 2025. Staff do acknowledge the precedent this creates for other owners of designated heritage properties. Although the City has only accepted financial compensation for the demolition of a heritage building two times in the past, accepting it for Munshaw House would represent twice in the last three years. Acceptance of a financial contribution could inadvertently establish a perceived acceptable price for the demolition of a designated heritage building that is less than the cost to restore the building, which would in turn may provide little incentive to protect a designated heritage building from harm. However, in all cases, it would still be up to Council as to whether a demolition permit should be supported and any terms or conditions, including compensation. The owner is supportive of providing a financial contribution to help compensate for the loss of the heritage resource.

The amount of compensation offered by the owner is not considered sufficient

The owner initially offered \$200,000 (\$175,000 for the Heritage Fund and \$25,000 for interpretive features). Staff suggested that any compensation package should be generally reflective of the costs the owner had committed to assume by agreeing to restore and incorporate the Munshaw House into the future development of the land. The developer has indicated that no use had been determined for the Munshaw House in the future development plan and that their intention was to place the house on a concrete slab with no basement or second floor, and to only restore the exterior shell of the building.

To address the issue of appropriate compensation, both the City and the owner agreed to provide a professional estimate of the costs that would have been associated with the restoration of the Munshaw House once relocated to its new site. The developer retained the services of a consultant who estimated that the cost of the developer's intended scope of work to be \$197,950.00 (See Appendix F). The City retained the services of ERA Architects Inc. who provided a cost estimate of \$387,300.00 for the same scope of work. These restoration cost estimates do not take into account that the developer had agreed to relocate the Munshaw House twice, nor the value of the land required to provide an appropriate parcel of land.

Heritage Planning Staff recommends support for demolition subject to the provision of an appropriate financial contribution for use on other heritage projects

After considering the feedback from Heritage Markham Committee and the heritage community of Thornhill, the current condition of the Munshaw House due to neglect, vandalism and fire damage, the willingness of the owner to provide financial compensation and the general desire not to replicate cultural heritage resources as a conservation strategy, staff support proceeding with Option #4.

Staff suggest that given the discrepancy between the two order of magnitude restoration quotes (approximately \$200K-Owner versus \$400K - City) the amount of the financial contribution should reflect a compromise amount of \$300K to generally represent a reasonable portion of the owner's former obligations associated with the retention, relocation and restoration of Munshaw House based on the owners and City's separate professional estimates of the restoration costs. On receipt of the City's quote, the owner has now raised their compensation offer from \$175,000 to \$292,625. In addition to this, the owner should continue to provide two interpretive plaques/features (ie. Markham Remembered Plaques) as was required as part of the Conditions of Subdivision Approval, one commemorating the Munshaw House and the second celebrating the former Langstaff community. It is anticipated that both these plaques would be placed in the new park generally where the Munshaw House is currently located.

FINANCIAL CONSIDERATIONS

"Not Applicable"

HUMAN RESOURCES CONSIDERATIONS

"Not Applicable"

ALIGNMENT WITH STRATEGIC PRIORITIES:

"Not Applicable"

BUSINESS UNITS CONSULTED AND AFFECTED:

The Heritage Markham Committee reviewed the owner's Building Permit application and Ontario Heritage Act application to demolish the Munshaw House.

RECOMMENDED BY:

Giulio Cescato, MCIP, RPP

Director of Planning and Urban Design

Arvin Prasad, MCIP, RPP

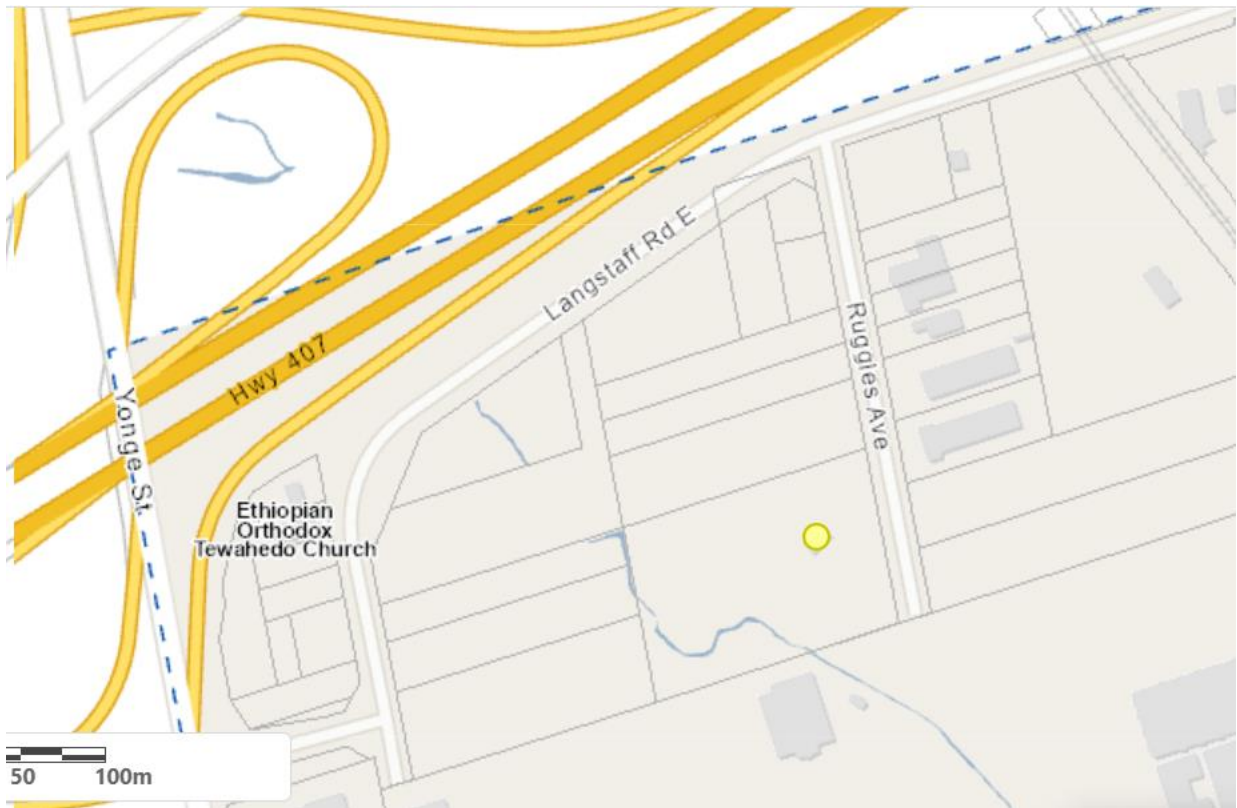
Commissioner of Development Services

ATTACHMENTS:

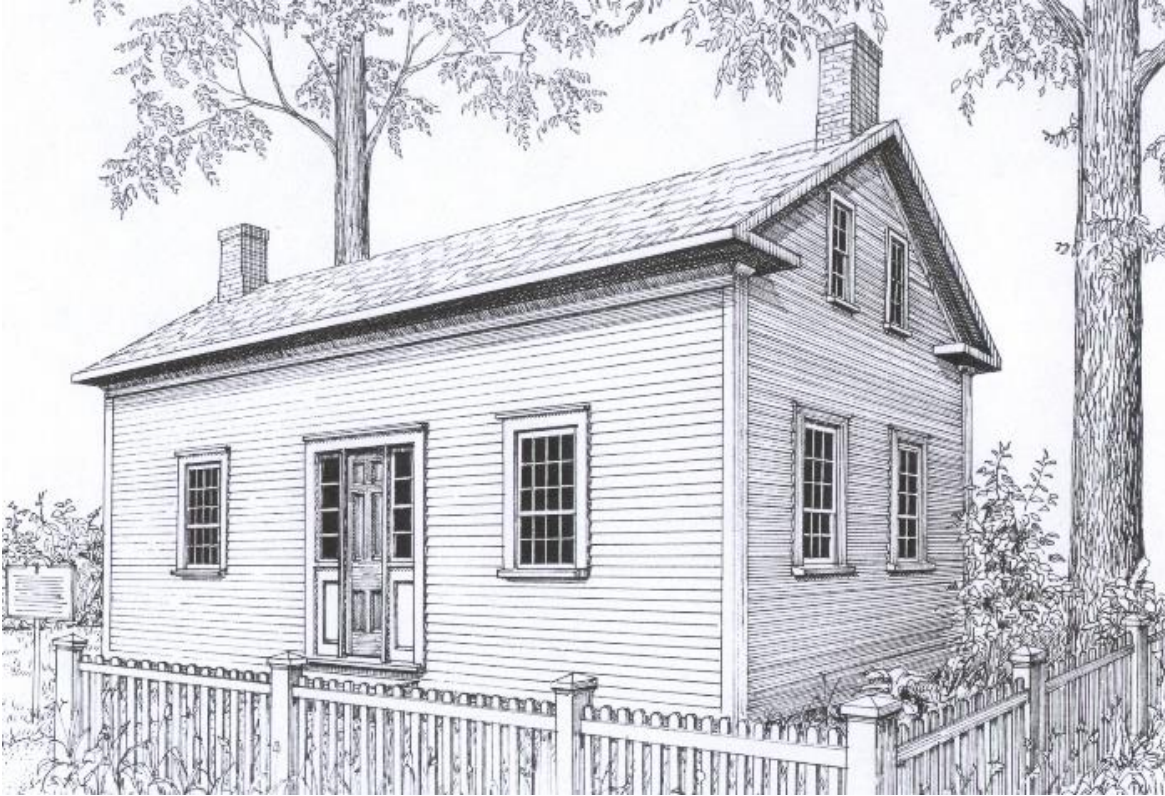
Figure 1- Location Map

- Appendix A - Pen and Ink Rendering - Early Appearance of the Munshaw House
- Appendix B - Photographs of the Fire Damaged Munshaw House
- Appendix C - Email and Photographs of the Munshaw House provided a week before the fire by Adam Munshaw)
- Appendix D - Heritage Markham Extract of October 9, 2024
- Appendix E – Potential Options
- Appendix F - Cost Estimate for the Conservation Work for the Munshaw House – Facet (Owner)
- Appendix G - Cost Estimate for the Conservation Work for the Munshaw House – ERA (City)

Figure 1- Location Map



Appendix A - Pen and Ink Rendering - Early Appearance of the Munshaw House



Appendix B- Photographs of the Fire Damaged Munshaw House



Photo taken July 8, 2024

Appendix C- Email and Photographs of the Munshaw House provided a week before the fire by Adam Munshaw)

City of Markham Heritage Staff,

I am writing this email to you after a phone call with Mr. Evan Manning this morning. My name is Adam Munshaw and I am the direct paternal great (x5) grandson of Balthasar Munshaw who was the original owner of the house and property at 10 Ruggles Ave.

My family has a long and well documented history in the Markham/Richmond Hill area going all the way back to Balthasar's arrival in the area in 1794. I have all kinds of old maps, the original deed for the house at 10 Ruggles Ave, newspaper clippings etc. describing the life, activities, the people and area at the time. I am very proud of my family history in Canada and often try to get around and identify some of the locations described in our family history traditions. There is an old hotel in Flesherton called the Munshaw house dating to the early/mid 1800's as well that falls into this category.

It was in this spirit that I finally tracked down the current location of my ancestors home at what is now 10 Ruggles Ave. near the 407 and Yonge St. I live in Thunder Bay, Ontario and was down in Toronto from May 30th to June 4th for an unrelated matter, and used that opportunity to go and visit the home. The last photos I saw of it, the home was in good repair and appeared to be lived in (color photographs with modern vehicles in the driveway). I had intended to go and speak with the homeowner and share with them the history of the house and was ultimately hoping for a small tour and just chat.

Obviously the site is now a large construction site and it caught me off guard. I see that the property has been sold to one Condor developments and there are one or more large condo buildings going up on the site. Sad, but I fully understand development and progress and nothing can stay the same forever etc. However, I am also aware that the Munshaw house at 10 Ruggles Ave is a protected heritage home.

I drove on to the construction site and spoke with someone sitting in a work truck near the house. They identified themselves but I didn't document their name or anything. But I did introduce myself and ask if it was okay if I snooped around, as it was my ancestor's home and I was very interested in seeing it before anything else happened to it. At this point, I was unsure if this house was being demolished or what was going on. The worker had no information about the house, or any idea of its importance. He gave permission to enter the house and I of course was appreciative.

The house was completely unsecured. I was not only able to drive all the way up to it in the construction site, but windows were broken and unboarded, and the front door was ajar and unlocked. Anyone off the street could easily walk in at any time. I was there with my wife, and commented to her at the time that the house is very likely to burn down due to its location and lack of security. I am a firefighter by profession, I see this kind of thing all the time. Anyway, as it happens I took a recording on video approaching the site and showing the horrible condition of the home as it sat only a few weeks ago. I took the video to share with my family who lives all over the country, not in particular to document anything going on with the house.

Fast forward a couple of weeks, I find out that the house was burned. Big surprise. Almost 200 years this home stood there, and happened to burn shortly after I expressed some interest and care about the home's future. I was very disheartened to find out this news.

I have tried to call Condor properties regarding the fire, and they are not returning my calls. I feel some shady business is going on here and I'd like there to be some follow up. I have no financial stake in the outcome, but as this is my direct ancestor's home and a proud part of our family heritage, I'm very upset with these recent developments. I am requesting that the City of Markham do their utmost to pursue this matter and hold Condor accountable for this obvious, and importantly, preventable outcome. I can't help but feel that the burning and/or destruction of the home was the intended outcome. I think the video I am including a link to speaks volumes about how much care was given.

I don't pretend to understand big business and development and maybe I'm being a little naive, but regardless I feel very strongly that through Condors either direct actions, or at the very least through intentional negligence, this historical and important piece of Markham history is now potentially a bull-dozer job (to the joy of Condor I'm sure).

I've attached a couple of photos of the house showing the general state as of early June of 2024, as well as a link to a video explicitly showing the unsecured nature and general disregard of the house. I also have other documentation available both regarding the history of the home, including the original deed. Speaking with Mr. Manning on the phone, I was very pleased to hear that he was taking this complaint/statement seriously, and I would be grateful to be kept current with any further developments regarding this matter.

In doing my research, I came across the agreement between the City of Markham and Markham Gateway Inc via the Conservation Review Board (I can provide this if needed) that shows this developer was able to demolish 4 other historical properties on the condition that the Munshaw house be protected and restored. I understand that the Conservation Review Board may no longer exist? However nevertheless someone at some point felt that this home was worth protecting and saving and I'm very saddened to see this outcome.

Thank you for your time, please feel free to contact me via any means as necessary. I would love to see the right thing done here. I am unable myself to get a sense if this house is salvageable at all at this point post-fire, but my worst fear is to see it razed to the ground and buried and the developer carries on with his day with nobody the wiser.

The exterior (pre-fire) photos and video are my own, the photos of the house on fire were taken from a public Instagram account who follows emergency scenes in Markham approx. 2 weeks later. I have more photos.

Adam Munshaw

Thunder Bay, Ontario



Photo provided by Adam Munshaw, pre-fire, June 2024

Appendix D – Heritage Markham Extract of October 9, 2024

Date: October 22, 2024

To: R. Hutcheson, Manager of Heritage Planning

EXTRACT CONTAINING ITEM #6.1 OF THE TENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON OCTOBER 9, 2024

6. PART FOUR - REGULAR

6.1 DEMOLITION PERMIT APPLICATION

FIRE DAMAGE

10 RUGGLES AVENUE, THORNHILL (LANGSTAFF) - MUNSHAW
HOUSE (16.11)

File Numbers:

24 179349 DP

Peter Wokral, Senior Heritage Planner, provided a brief overview of the proposed demolition, noting that the applicant had submitted three condition assessments which all concluded that the building could not be conserved due to it being unsafe. He also provided a timeline of events including the fire that occurred on June 15, 2024, which impacted the structural integrity of the building. Staff have therefore recommended that the Committee support the demolition of the building subject to certain conditions.

The Committee heard deputations from the following concerned citizens:

Valerie Burke - who expressed support for the preservation of this heritage building.

Barry Nelson - who expressed opposition to the demolition permit application.

There was a lengthy discussion on the following:

- Whether the owner entered into a heritage agreement;
- The cultural significance of the building;
- The merits of preserving the building;
- Possible ways of dismantling the building and the preservation of components that could be incorporated into its reconstruction;

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- The appropriate storage of salvaged material offsite so it could be reincorporated into the reconstruction of the Munshaw House;
 - Appropriate contributions to the Markham Heritage Fund in compensation for the demolition of the building;
 - The cause of the fire;
 - The exploration of all restoration avenues before determining that there is no other option than demolition;
 - The provision of additional photos of the building to provide a more thorough understanding of the extent of the fire damage;
 - The possibility of a peer review of the engineering reports to confirm the findings of the three consultants; and
 - The possible demolition/dismantling of the building with conditions.

Alex Beduz from Condor Properties, the applicant, advised that the current condition of the building poses a health and safety risk and that he is not willing to permit any further consultants to enter the building knowing that the building is at risk of collapse.

Neil Puype, Principal, Facet Group, summarized the report prepared by his firm, noting that reconstruction would require stabilization and retention of the exterior walls to facilitate the potential removal of material for salvage. He stated that the only way to safely remove the roof would be by machine and that could compromise the rest of the structure.

The Committee discussed conservation of the building as well as demolition and reconstruction with salvaged materials. The Committee ultimately recommended the demolition/dismantling of the building subject to certain conditions.

Recommendation:

THAT Heritage Markham reluctantly supports the demolition/dismantling of the Munshaw House subject to the following conditions:

- That the applicant obtains measured drawings of the building's exterior and interior as a record of the existing building and to aid in its reconstruction;
- That sound original building materials be salvaged and appropriately and safely stored offsite so that they can be incorporated into a future reconstruction of the Munshaw House on the subject property;

- That a professional heritage consultant be hired to create a plan for the dismantling and reconstruction of the Munshaw House incorporating salvaged materials;
- That the applicant provides a Letter of Credit or security of \$500,000.00 to ensure the above conditions are met;

THAT the depositions from Valerie Burke and Barry Nelson be received;

AND THAT the written correspondence from Tony and Angela Farr, Valerie Burke, Diane Berwick, Thornhill Historical Society, and Elena ~~Cesaroni~~ be received.

Carried

Appendix E – Potential Options

Option	Pros	Cons	Comment
1. Refuse the Demolition Permit - Leave Heritage House requirements intact- owner would have to “restore” the existing building, relocate and store it at temporary site and then relocate it to final site in 2035-40.	- the heritage house is restored or rebuilt on site by developer/then put into storage. - may be able to use some original materials	- Extremely challenging to work on a structurally compromised building. - Majority of the building may have to be new materials. - Owner would likely appeal to OLT	No change to existing draft Subdivision Agreement Would require a Major Heritage Permit to undertake the restoration work.
2. Support an Accurate Replication of the Heritage House - requires measured drawings. - potential salvaging and dismantling building to re-use parts if possible	- new building reflects and interprets the former house within a modern community. - could be considered a form of interpretation.	- minimal value in a replica (not the real heritage). Generally has not been supported in Markham. - work likely not undertaken for 10-15 years (2035-40).	Would have to revise the Subdivision Agreement requirements and LCs (replication vs restoration). Would require Council consent to demolition with conditions.
3. Support Demolition – Requirement - Require interpretive plaque/feature	--interpretive plaque/feature tells the story of the Munshaw House. - locate in proposed public park where the Munshaw House currently is located.	- loss of actual heritage resource or replica of the resource being incorporated in the new development.	Would require Council consent to demolition with conditions Indicate option is only supported due to devastating fire (not lack of maintenance) Requires changes to planning approvals. (LCs for interpretive feature requirement).
4. Support Demolition Subject to Financial Contribution/ Interpretation - Secure a contribution generally in an amount reflective of the former restoration obligation. Contribution directed to	- \$\$ for Heritage Fund to only be used on other heritage projects in the City - heritage - interpretive plaque tells the story of the Munshaw House	- loss of heritage resource/ historical feature in the new development - could inadvertently signal that financial compensation is acceptable in exchange for removal	Would require Council consent to demolition with conditions. Indicate option is only supported due to devastating fire (not lack of maintenance)

the Heritage Fund and 2 interpretive plaques. Other civic contributions may also be negotiated.	- developer does not have to incorporate resource into future mixed use development	of other heritage buildings.	Requires changes to planning approvals.
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Appendix F – Cost Estimate for the Conservation Work for the Munshaw House – Facet (Owner)

Facet Group Inc.

716 – 228 Queens Quay West
Toronto, Ontario M5J 2X1
T: 416-409-0772 | F: 647-349-2453

February 20, 2025

Markham Gateway Development Inc.
c/o Condor Properties
Davide Pellegrini,
Manager, Planning & Development
1500 Highway 7
Concord, ON L4K 5Y4

RE: 10 Ruggles Avenue (Munshaw House), Thornhill –
Heritage Reconstruction and Restoration Budget

Facet Group Project No. 202418

Dear Mr. Pellegrini,

At your request we are providing the following envelope restoration budget based on the pre-fire existing conditions and factoring the proposed relocation. We completed a post fire inspection and relied upon the following documents.

1. Heritage Impact Assessment, prepared by LHC Heritage Planning & Archaeology Inc., dated August 23, 2023
2. Heritage Demolition Issued for Permit drawings, prepared by Allan Stone Architect, dated June 24, 2024

See below, our itemized budget for the restoration and or replication of the heritage attributes:

Fieldstone plinth	\$ 12,960.00	
Clapboard siding and trim restoration	\$ 17,050.00	
Soffits, fascia, eaves, and downpipes	\$ 15,840.00	
Double hung wood windows w/ simulated divided lites	\$ 48,500.00	
Wood louvered shutters on principal elevation	\$ 3,250.00	
Replica entrance door with restored frame and sidelights	\$ 16,500.00	
Exterior painting	\$ 10,850.00	
Western red cedar roofing	\$ 63,750.00	
Masonry clad replica chimneys	\$ 9,250.00	
Restoration Budget Subtotal		\$ 197,950.00

Trusting the budgeted amounts are satisfactory; we remain available for any questions or clarification on the above.

Best Regards,



Neil Puype,
Principal



Appendix G – Cost Estimate for the Conservation Work for the Munshaw House – ERA Architects Inc. (City)



ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1

CONSERVATION COST ESTIMATE

To:	Peter Wokral Senior Heritage Planner City of Markham Planning and Urban Design Department 101 Town Centre Boulevard, Markham ON L3R 9W3	Issued via:	EMAIL
Project:	Munshaw Homestead, 10 Ruggles Ave., Thornhill	Prepared by:	Jeff Hayes
Project #:	25-035-01	Date Issued:	March 5, 2025

RE: CLASS 'D' CONSERVATION COST ESTIMATE - MUNSHAW HOMESTEAD, 10 RUGGLES AVENUE, THORNHILL

This Cost Estimate is provided by ERA Architects Inc. (ERA) at the request of the City of Markham Planning and Urban Design Department to quantify the conservation work for the Munshaw Homestead, a Part IV designated property located at 10 Ruggles Avenue in Thornhill. The following documents were referenced during preparation of this cost estimate:

- Proposed Relocation Munshaw House drawings prepared by Allan Stone Architect February 18, 2024
- 10 Ruggles Avenue (Munshaw House), Thornhill – Structural Condition Assessment report prepared by Facet Group Inc. September 18, 2024

In summary, the conservation cost estimate includes the value of conservation work the Owner would have been required to complete to satisfy the development approval conditions for the heritage property had it not recently been significantly damaged in a fire. According to the 2024 Structural Condition Assessment report, “due to the extent of damage sustained during the fire and the risk of collapse executing the work that would be required to stabilize and reconstruct, the Munshaw House should be cataloged and demolished”.

The following conservation work has been included in the costing:

- Provide new concrete slab foundation for the house and clad the exposed portions of the foundation in a veneer of local granite fieldstone;
- Reinstate original gable roof line and demolish 3 later addition roof dormer windows;
- Provide custom wood trim details on all elevations including window and door casings, corner boards and frieze details, and traditional horizontal wood clap-board siding;
- Provide 2 custom solid wood panelled entry doors;
- Provide twelve custom wooden double hung 6-over-6 windows with solid wood lug-sills, and 2 glazed sidelights for the main entrance door;
- Provide twelve pairs of custom wooden louvered shutters for the windows;
- Provide new western red cedar shingle roof cladding, underlayment and cedar breather; and

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- Provide 2 Ontario size clay brick chimneys on the gable end.

ERA estimates a total construction cost of \$387,300.⁰⁰ (excl. tax) to complete the heritage conservation work. The estimate includes the contractor's mobilization and site requirements, and overhead and profit. It does not include consultant fees or taxes.

Limitations:

- This is an indicative estimate and the cost was estimated using standard unit rates, primarily obtained from ERA's historical cost data from past projects. Where applicable, unit rates are adjusted for inflation.
- Such an estimate is strictly an indication (rough order of magnitude) of the project total cost based on the extent of conservation work known at this time. It's based on historic cost data for similar heritage repair work, and all related factors affecting the estimated costs are considered to the greatest extent possible. The potential degree of variance from accuracy for this class of estimate is approximately +/-20%.
- In the past, hyperinflation have occurred as a result of unexpected local or regional market factors, such as the number of projects being tendered at the same time, the likelihood that certain trades have limitations in their bids, uncertainties in the approval process, and time periods for tendering and construction. There is no accounting for unpredictable costs associated with labour resource shortages, supply and demand cycles, or travel and per diem costs.

Table A. Cost Estimate (2025):

MUNSHAW HOMESTEAD CONSERVATION COSTING	
Masonry repairs incl. new foundation slab, granite foundation veneer and chimneys	\$93,900. ⁰⁰
Exterior wood details and wood siding	\$129,300. ⁰⁰
Windows, doors and window shutters	\$143,500. ⁰⁰
Cedar roof cladding and roofing accessories	\$20,600. ⁰⁰
TOTAL CONSTRUCTION COST (Including contractor's requirements and contingency)	\$387,300.⁰⁰