



## MEMORANDUM

**TO:** Mayor and Members of Council

**FROM:** Jim Baird, Commissioner of Development Services

**PREPARED BY:** George Duncan, Senior Heritage Planner

**DATE:** June 18, 2013

**SUBJECT:** Status Update  
James Campbell House Relocation  
26 Albert Street  
Markham Village Heritage Conservation District

A handwritten signature in black ink, appearing to read 'Jim Baird', located to the right of the 'FROM' field.

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### RECOMMENDATION:

THAT the Memorandum entitled "Status Update, James Campbell House Relocation, 26 Albert Street, Markham Village Heritage Conservation District," dated June 18, 2013, be received;

THAT as recommended by Heritage Markham, Council declare the James Campbell House eligible for relocation to Markham Heritage Estates, but only as an intact structure;

THAT staff be directed to continue to work with the prospective purchaser on a proposal to relocate the building to Markham Heritage Estates and report back to Council on lot selection and the applicant's financial capability, budget and project schedule;

AND THAT Council express its appreciation to the Markham Village Conservancy for their generous offer of financial assistance toward the building's preservation and relocation.

### PURPOSE:

The purpose of this memorandum is to provide Development Services Committee with an update on efforts to achieve the relocation of the James Campbell House, as requested by Council at its meeting of April 30/May 1, 2013.

**BACKGROUND:**

Council approved the demolition of the James Campbell House at its meeting of April 30/May 1, 2013, subject to conditions (please see Council resolution, attached). Staff has been in contact with the property owner to follow up on Council's resolution, and with a prospective purchaser who is considering relocating the heritage building to Markham Heritage Estates.

**STATUS UPDATE:****Heritage Markham**

At its meeting of May 8, 2013, Heritage Markham passed a resolution in support of relocation of the James Campbell House to Markham Heritage Estates or another sympathetic site, in consideration of its cultural heritage value and threatened state (see Extract, attached). The Committee supports relocation to Markham Heritage Estates only if the building is moved and restored as an intact structure. This approach is in keeping with the Administrative Guidelines for Markham Heritage Estates. Council still has yet to approve the eligibility of the James Campbell House for the Heritage Estates.

**Markham Heritage Estates Lot Selection**

Staff has recommended that the corner lot addressed 2 Wismer Place is the most appropriate location for the James Campbell House. The size, materials and architectural design of the house, as well as the need to complete the development of Wismer Place, provided the basis for the staff recommendation. The lot is currently priced at \$242,000.00.

**Proposal to Relocate the James Campbell House**

At the Council meeting where the demolition permit application was under consideration, Mr. John Wannop indicated his interest in relocating the house to Markham Heritage Estates. Since that meeting, Mr. Wannop has been in communication with staff and has been working on a proposal for relocation of the building. Staff has advised him to review the Administrative Guidelines for Markham Heritage Estates in detail.

Mr. Wannop has been looking into both technical and administration matters in order to determine the viability of the project as the basis to prepare a budget. He has obtained a letter of intent from the owner of 26 Albert Street to sell him the house for relocation from its current property. Next steps for Mr. Wannop will be to submit his budget, timeline and financial capability to undertake the project for review by City staff and Council approval for the sale of the lot.

### **Advertising of the Building for Relocation**

Staff discussed Council's recommendation that the City advertise the building for relocation, subject to the owner paying the cost. Senior staff was of the opinion that the advertising of the James Campbell House could be set aside for the time being on the basis of Mr. Wannop's interest in the building, and the fact that he had obtained a letter of intent from the owner to sell him the building.

### **Markham Village Conservancy Funding**

The executive of the Markham Village Conservancy, concerned about the demolition of this significant heritage building, unanimously voted on May 9, 2013 to offer financial assistance to a private individual willing to relocate and restore the James Campbell House on another location. A potential grant of \$25,000 would be made available, subject to conditions, if a location is found within Markham Village. A potential grant of \$15,000 would be made available, subject to conditions, to a lot within Markham Heritage Estates.

### **Amendment to the Site Plan Agreement for 26 Albert Street**

At this time, the owner of 26 Albert Street has not submitted plans or an application for Site Plan Approval for a replica of the house with dimensions suitable for use as a two-car garage. Zoning has advised that variances will be required to address the new construction and its development standards, now that the heritage building will not be relocated within the property and converted to garage use. This is because the current zoning relief is specific to the adaptive re-use of the existing heritage building.

### **CONCLUSION:**

Staff recommends that Council declare the James Campbell House eligible for relocation to Markham Heritage Estates, as recommended by Heritage Markham. Staff will continue to work with John Wannop to assist him with the preparation of a proposal to relocate the house to Markham Heritage Estates. Provided Mr. Wannop submits appropriate documentation for his budget, timeline and financial capability, a report will be prepared for the consideration of Administrative Committee to approve the sale of the lot.

### **Attachments:**

1. Council Resolution, April 30/May 1, 2013.
2. Heritage Markham Extract, May 8, 2013.

### **File Path:**

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## COUNCIL MINUTES

April 30 and May 1, 2013, 7:00 p.m.

Council Chamber, Anthony Roman Markham Civic Centre

Meeting No. 10

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(4) DEMOLITION PERMIT APPLICATION

26 ALBERT STREET

MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT

MICHAEL CRABTREE (OWNER)

(10.0 & 16.11)

Report

- 1) That the deputations by Larry Bond, Barry Nelson, and Michael Crabtree regarding Demolition Permit Application, 26 Albert Street, be received; and,
- 2) That the staff report entitled "Demolition Permit Application, 26 Albert Street, Markham Village Heritage Conservation District, Michael Crabtree (Owner)", dated April 23, 2013, be received; and,
- 3) That the Demolition Permit application for the James Campbell House at 26 Albert Street be approved, subject to the owner taking responsibility for paying the City to immediately advertise the building for sale and relocation for \$1, and that the demolition not take place until staff report back at the Development Services Committee meeting of June 18, 2013; and,
- 4) That the demolition permit be conditional on the applicant obtaining site plan approval for a replica of the house with dimensions suitable for use as a two-car garage; and,
- 5) That if the building is not relocated that the bldg will be disassembled and if replaced with an alternate structure; that the alternate structure will use as many components of the disassembled original structure as approved by City Heritage staff; and further,
- 6) That the Letter of Credit associated with the Site Plan Agreement be drawn on and cashed by the City forthwith.

**CARRIED**

## HERITAGE MARKHAM EXTRACT

DATE: May 17, 2013  
TO: R. Hutcheson, Manager of Heritage Planning

EXTRACT CONTAINING ITEM #17 OF THE FIFTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON MAY 8, 2013

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17. MARKHAM HERITAGE ESTATES  
26 ALBERT STREET  
ELIGIBILITY OF JAMES CAMPBELL HOUSE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Heritage Planner
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The Senior Heritage Planner reviewed the resolution of Council to approve demolition of the building while encouraging relocation of the building if possible. Staff have reviewed the eligibility criteria of the building to be moved to Markham Heritage Estates or another sympathetic site, and have determined that it is eligible if the building is moved and restored as an intact structure. Staff advised that Mr. John Wannop has indicated an interest in obtaining the building, and an update report will be presented to Development Services Committee on June 18, 2013.

The Committee discussed Building Code requirements if the building was disassembled, and considered issues relating to incomplete projects within the Estates.

### HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the James Campbell House at 26 Albert Street as an eligible building for relocation to Markham Heritage Estates (or another sympathetic site) in consideration of its cultural heritage value and threatened state due to the approval of a demolition permit by Council at its April 30/May 1, 2013 meeting;

THAT relocation to Markham Heritage Estates is only supported if the building is moved and restored as an intact structure;

AND THAT staff are to determine an appropriate lot in Markham Heritage Estates suitable to the style and size of the building relative the available lots and the existing relocated heritage houses already sited there.

CARRIED