



Report to: Development Services Committee

Meeting Date: March 8, 2011

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**SUBJECT:** Request for Demolition of Dwelling  
11206 Reesor Road  
Transport Canada

**PREPARED BY:** Regan Hutcheson, Manager-Heritage Planning, ext. 2080

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**RECOMMENDATION:**

- 1) That the staff report titled "Request for Demolition of Dwelling, 11206 Reesor Road" dated March 8, 2011, be received;
- 2) THAT Council regrets the loss of the heritage dwelling at 11206 Reesor Road and reluctantly supports the demolition application;
- 3) THAT Transport Canada (Pickering Airport Lands) be contacted and again reminded of Markham's Council desire to have heritage buildings on the Pickering Airport Lands repaired, maintained and re-tenanted to preserve these local heritage resources as opposed to the abandonment, boarding and neglect of these buildings.
- 4) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

To recommend that Council has no objection to the demolition of the dwelling at 11206 Reesor Road, which is listed on the 'Markham Register of Property of Cultural Heritage Value or Interest'.

**BACKGROUND:**

**Property and existing heritage dwelling**

The existing dwelling at 11206 Reesor Road is a 1 ½ storey frame dwelling built in the Gothic Revival style. The dwelling identified as the Vanzant House was constructed circa 1843 for Almer Vanzant and his wife Sarah (Wideman). The underlying construction is plank-on-plank with the upper storey raised with conventional framing in the 1870s.

The dwelling is owned by Transport Canada and located on the Pickering Airport Lands. The house is severely deteriorated and has been vacant for a number of years.

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**Property is on the Markham Register of Property of Cultural Heritage Value or Interest**

The property is listed in the Markham Register of Property of Cultural Heritage Value or Interest. It is not individually designated or designated as part of a heritage conservation district. As per the provisions of the Ontario Heritage Act, the owner of a property included in the register shall not demolish or remove the building or permit this to occur unless the owner gives the municipality at least 60 days notice in writing of the owner's intentions. However, as the property is on federal government lands, it is not bound by the provisions of the Ontario Heritage Act.

**Owner of the property seeks permission to demolish the existing heritage dwelling**

The owner (Transport Canada) is seeking demolition of the existing dwelling due to its poor condition. A formal request for demolition was submitted by the owner and the official notice of receipt was provided by the Town on January 18, 2011. The federal government originally proposed demolition of the dwelling in 1996, but after the issue was reviewed by Heritage Markham, Transport Canada did not pursue demolition, and instead, boarded the structure and left it vacant.

**Heritage Markham has no objection to the demolition**

At its September 8, 2010 meeting, Heritage Markham indicated its dismay and regret at the loss of the Vanzant House due to vacancy and neglect by Transport Canada. The Committee did ask staff to request the removal of the exterior cladding and overgrown vegetation to allow documentation of the underlying structure prior to any demolition. See attached extract from the Heritage Markham meeting.

**OPTIONS/ DISCUSSION:****The Vanzant House has suffered deterioration by neglect since the mid 1990s**

Since the mid-1990s, the Vanzant House has undergone significant deterioration, including roof boards missing at the eaves, the bowing out of the exterior walls, and evidence of extensive water infiltration and wood rot. The Town's Building Department visited the site and concluded that there are serious structural issues and that the building was beyond the condition where it could reasonably be repaired.

Staff had initially hoped that the house was still salvageable for a re-evaluation of its potential for relocation to Markham Heritage Estates, given its historical significance. Based on a site visit, the condition of the house suggests that it is beyond salvaging. Staff was not permitted to enter the building due to its poor condition. The interior, viewed through open windows and doors, did not appear to retain much in the way of period detailing.

**Transport Canada accommodated Heritage Markham's request**

Staff requested that Transport Canada strip the exterior cladding from the building and remove the overgrown vegetation around it to allow documentation of the underlying structure prior to demolition. Transport Canada did agree to this request and Heritage

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Section staff was given the opportunity to photograph the dwelling and its architectural details in December 2010.

**Demolition is reluctantly supported**

Given the poor condition of the dwelling and potential safety issues, it is recommended that the demolition be supported with regret. Staff does recommend that Council reiterate to Transport Canada, Markham's desire to have heritage buildings on the Pickering Airport Lands repaired and re-tenanted to preserve our local heritage resources as opposed to the abandonment and boarding of these dwellings.

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

Not applicable at this time.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable at this time.

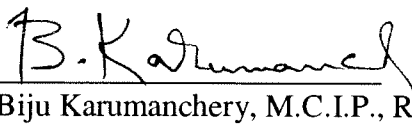
**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The assessment of heritage buildings within the Town aligns with the Town of Markham's Strategic Priority of Managed Growth.

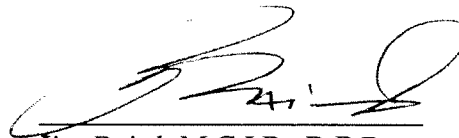
**BUSINESS UNITS CONSULTED AND AFFECTED:**

The demolition request was reviewed by Heritage Markham, Council's advisory committee on heritage matters.

**RECOMMENDED BY:**



Biju Karumanchery, M.C.I.P., R.P.P.  
Senior Development Manager



Jim Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

Figure 1	Location Map
Figure 2	Aerial Photo
Appendix 'A'	Photos of Dwelling

**FIGURE 1**

**FILE PATH:** Q:\Development\Heritage\PROPERTY\REESOR\11206\DSC Demo Report Feb 2011.doc

**APPLICANT:**

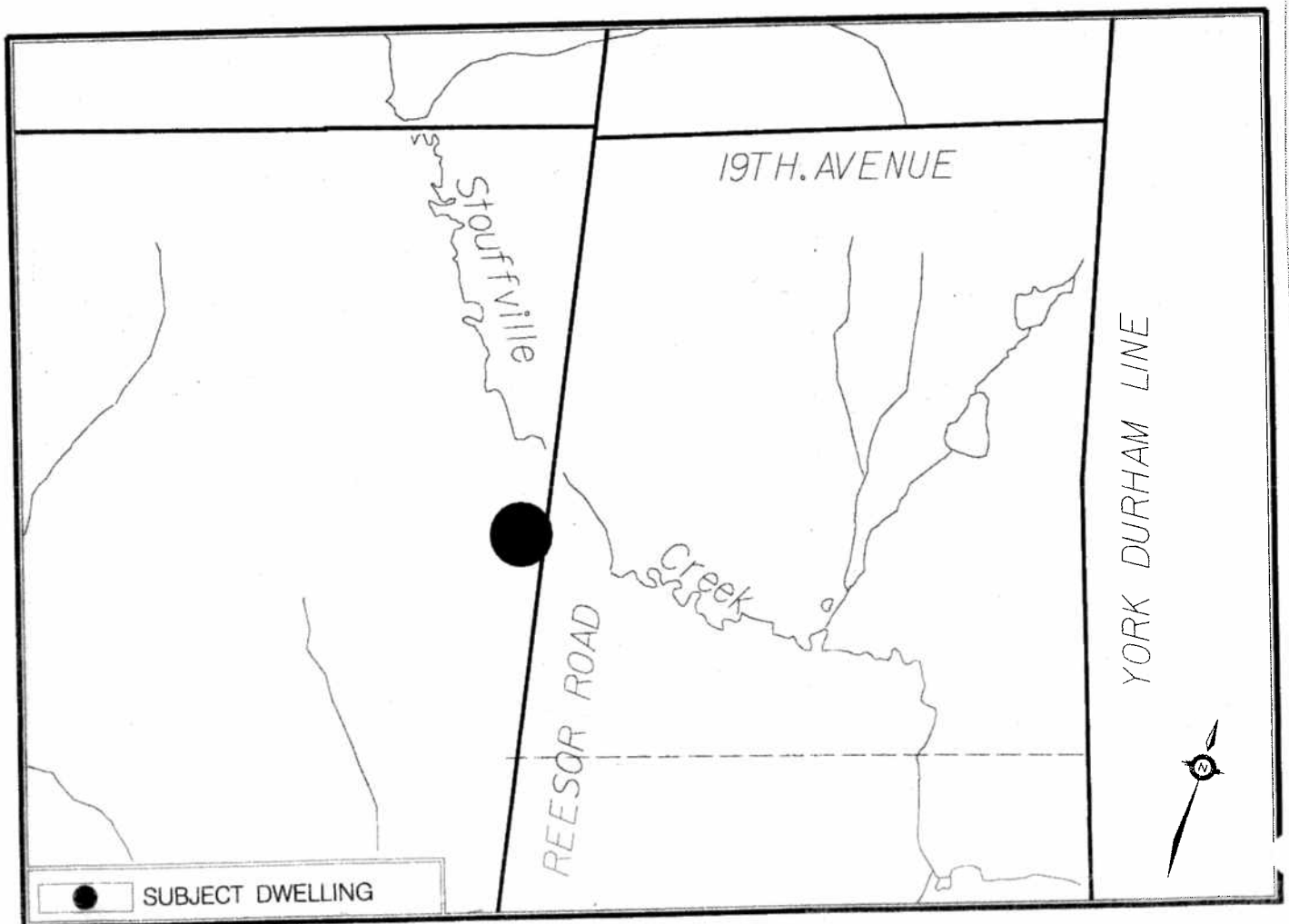
Owner

Transport Canada  
SNC Lavalin (Tracy Marro)  
4900 Yonge Street, 14<sup>th</sup> Floor  
Toronto Ontario M2N 6Y4

Applicant for Permit

Salandria Ltd. (Tomas Korda)  
47 Valleyview Road  
Markham, ON L3T 6Y9

**LOCATION MAP**



LOT 29 CONCESSION 9

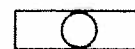
REESOR ROAD

LOT 28 CONCESSION 9

# AIR PHOTO 2009

APPLICANT: TRANSPORT CANADA  
11206 REESOR ROAD

FILE No: 11108710DP(RH)



SUBJECT DWELLING

DATE: 01/19/11



DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: RH

SCALE 1:

FIGURE No.2



**11206 Reesor Road  
Dwelling after Siding Removed  
December 2010**

**APPENDIX A**



**Boarded Dwelling – 11206 Reesor Road  
Vacant and Deteriorating**

