# Heritage Markham Committee Agenda

May 8, 2024, 7:00 PM
Electronic Meeting

The Fifth Heritage Markham Committee Meeting of

The Corporation of The City of Markham in the year 2024.

Alternate formats are available upon request.

---

**Pages**

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business from Committee Members

Recommendation:

That the May 8, 2024 Heritage Markham Committee agenda be approved.

3.2 MINUTES OF THE APRIL 10, 2024 HERITAGE MARKHAM COMMITTEE MEETING (16.11) 8

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on April 10, 2024 be received and adopted.

4. PART TWO - DEPUTATIONS

4.1 BY-LAW ENFORCEMENT AND CULTURAL HERITAGE RESOURCES (16.11) 19

See attached staff memorandum. Chris Bullen, Manager of By-law Enforcement

will be in attendance at 7pm.

Recommendation:

That Heritage Markham receive the presentation by Chris Bullen, Manager, By-law Enforcement as information.

## 5. PART THREE - CONSENT

### 5.1 MINOR HERITAGE PERMIT APPLICATIONS 23

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF**
**34 COLBORNE STREET, THORNHILL, 6 PETER STREET, MARKHAM VILLAGE, 3 DAVID GOHN CIRCLE, MARKHAM HERITAGE ESTATES (16.11)**

File Numbers:
**24 166810 HE**
**24 164322 HE**
**24 167705 HE**

Extracts:
R. Hutcheson, Manager, Heritage Planning
E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham receive the information on the Minor Heritage Permits approved by Heritage Section staff under the delegated approval process.

### 5.2 BUILDING OR SIGN PERMIT APPLICATIONS 24

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF**
**218 MAIN ST. U. (UHCD), 9231 WOODBINE AVE., 159 MAIN ST. U. (UHCD), 20 MAIN ST. N. (MVHCD) (16.11)**

File Numbers:
SP 24 162109,
SP 24 165860,
AL 24 165011,
AL 24 167910

Extracts:
R. Hutcheson, Manager, Heritage Planning
P. Wokral, Senior Heritage Planner

Recommendation:

THAT Heritage Markham receive the information on building and sign permits approved by Heritage Section staff under the delegated approval process.

**5.3 PLAN OF SUBDIVISION APPLICATION** 25

**7 TOWN CRIER LANE, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT(16.11)**

File Numbers:
PLAN 24 162092

Extracts:
R. Hutcheson, Manager, Heritage Planning
P. Wokral, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no comment on the proposed Plan of Subdivision application

**5.4 FINANCIAL ASSISTANCE** 33

**2024 DESIGNATED HERITAGE PROPERTY GRANT APPLICATIONS REVIEW OF 2024 GRANT APPLICATIONS**
**1 HERITAGE CORNERS LANE, 6 DAVID GOHN CIRCLE, 22 DAVID GOHN CIRCLE, 29 JERMAN STREET, 34 COLBOURNE STREET, 126 MAIN STREET UNIONVILLE(16.11)**

File Numbers:
n/a

Extracts:
R. Hutcheson, Manager, Heritage Planning
P. Wokral, Senior Heritage Planner

Recommendation:

THAT Heritage Markham supports the funding of the following six grant applications at a total cost of $29,026.74 subject to the amounts and conditions noted on the individual summary sheets:

- 1 Heritage Corners Lane, Markham Heritage Estates;
- 6 David Gohn Circle, Markham Heritage Estates;
- 22 David Gohn Circle, Markham Heritage Estates;
- 29 Jerman Street, Markham Village;
- 34 Colborne Street, Thornhill;

- 126 Main Street, Unionville;

**5.5 REVIEW OF 2024 GRANT APPLICATIONS** 43

**2024 COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM 147 MAIN STREET, UNIONVILLE, 5 GEORGE STREET, MARKHAM VILLAGE (16.11)**

File Numbers:
n/a

Extracts:
R. Hutcheson, Manager, Heritage Planning
P. Wokral, Senior Heritage Planner

Recommendations:

THAT Heritage Markham supports a matching grant of up to $15,000.00 for the re-conditioning of the historic two over two windows and fabrication of new traditional wooden storm windows at 147 Main Street Unionville subject to the applicant obtaining a Heritage permit for the proposed work and entering into a Heritage Conservation Easement agreement with the City;

THAT Heritage Markham supports a matching grant of $2,288 for the new ground sign located at 5 George Street, Markham Village;

**6. PART FOUR - REGULAR**

**6.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS** 50

**PROPOSED MULTI-STOREY RESIDENTIAL BUILDING 3009 ELGIN MILLS ROAD EAST & 10731-10745 VICTORIA SQUARE BOULEVARD SAVAGE-SCHELL-DENNIE HOUSE, 10737 VICTORIA SQUARE BOULEVARD (16.11)**

File Numbers:
24 160555 PLAN

Extracts:
R. Hutcheson, Manager, Heritage Planning
E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed relocation of the Savage-Schell-Dennie House to accommodate future development of 3009 Elgin Mills Road East & 10731-10745 Victoria Square

Boulevard and has no comment on the OPA/ZBA applications;

THAT heritage approval conditions associated with a future site plan control application include the entering into a Heritage Easement Agreement to ensure the long-term conservation of the heritage resource, and a Conservation Plan to return the heritage resource to a more historically accurate condition;

AND THAT final review of a future Site Plan Control application and Major Heritage Permit application, and any other development applications required to approve alterations to the Savage-Schell-Dennie House in accordance with this proposal, be delegated to Heritage Section staff

**6.2 DEMOLITION PERMIT APPLICATION** 65

**PROPOSED DEMOLITION OF THE WILLIAM MERGEN HOUSE AND ACCESSORY BUILDING**
**10855 KENNEDY RD., THE WILLIAM MERGEN HOUSE (16.11)**

File Numbers:
DP 24 168243

Extracts:
R. Hutcheson, Manager, Heritage Planning
P. Wokral, Senior Heritage Planner

Recommendations:

THAT Heritage Markham has no objection to the proposed demolition of the accessory building at 10855 Kennedy Road as it is not identified as a heritage attribute of the property in the Designation By-law.

THAT Heritage Markham does not support the proposed demolition of the William Mergen House.

AND THAT the owner undertake necessary repairs to the William Mergen House to return it to habitable condition.

**6.3 ZONING AMENDMENT APPLICATION** 78

**THE DAVID REESOR HOUSE "SILVER SPRING FARM" PROPOSED RESTAURANT CONVERSION**
**7960 REESOR ROAD (16.11)**

File Numbers:
PLAN 24 16373

Extracts:
R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendations:

THAT Heritage Markham does not object to the proposed Zoning By-law Amendment as it applies to the use and development standards related to the proposed new industrial/commercial buildings;

THAT Heritage Markham does not support the proposed restaurant use of the David Reesor House as it is dependent on the retention of the architecturally detrimental alterations made in 1990, and proposes irreparable alterations to the original exterior front door and wall;

AND THAT the By-law amendment limit the permitted uses of the David Reesor House to more compatible uses that would require fewer alterations to the original building fabric such as a spa, daycare, private school, professional offices or home design retail establishment.

**6.4 COMMITTEE OF ADJUSTMENT CONSENT AND VARIANCE APPLICATIONS** 118

**44 ROUGE STREET, MARKHAM VILLAGE (16.11)**

File Numbers:
B/032/23
A/154/23
A/155/23

Extracts:
R. Hutcheson, Manager, Heritage Planning
E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the consent and variances applications for 44 Rouge Street.

## 7. PART FIVE - STUDIES/PROJECTS AFFECTING HERITAGE RESOURCES - UPDATES

The following projects impact in some manner the heritage planning function of the City of Markham. The purpose of this summary is to keep the Heritage Markham Committee apprised of the projects' status. Staff will only provide a written update when information is available, but members may request an update on any matter.

a. Doors Open Markham 2024

b. Heritage Week, February 2024

c. Unionville Streetscape Detailed Design Project (2022-2025)

d. Unionville Heritage Conservation District Plan Amendments/ Update

e. Unionville Heritage Centre Secondary Plan

f. Update to Markham Village Heritage Conservation District Plan (2024)

g. New Secondary Plan for Markham Village

h. Comprehensive Zoning By-law Project (2024)

i. Priority Designation Program 2023-2024

**7.1 REQUEST FOR FEEDBACK – SITE VISIT** 142

**PROPOSED DEMOLITIONS – 2024**
**ROUGE NATIONAL URBAN PARK (16.11)**

File Numbers:
n/a

Extracts:
R. Hutcheson, Manager, Heritage Planning

Recommendation:

THAT Heritage Markham receive the memo as information.

**8. PART SIX - NEW BUSINESS**

**9. ADJOURNMENT**

# Heritage Markham Committee Minutes

**Meeting Number: 4**
**April 10, 2024, 7:00 PM**
**Electronic Meeting**

| | | |
|---|---|---|
| Members | Councillor Reid McAlpine, Chair<br>Councillor Keith Irish<br>Councillor Karen Rea<br>Elizabeth Wimmer, Vice-Chair<br>Ron Blake<br>David Butterworth | Ken Davis<br>Victor Huang<br>Nathan Proctor<br>Lake Trevelyan<br>David Wilson |
| Regrets | Tejinder Sidhu | Paul Tiefenbach |
| Staff | Regan Hutcheson, Manager, Heritage Planning<br>Peter Wokral, Senior Heritage Planner<br>Erica Alligood, Election & Committee Coordinator | Jennifer Evans, Legislative Coordinator<br>Evan Manning, Senior Planner, Heritage |

---

## 1. CALL TO ORDER

Councillor Reid McAlpine, Chair, convened the meeting at 7:01 PM by asking for any disclosures of interest with respect to items on the agenda.

## 2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

## 3. PART ONE - ADMINISTRATION

### 3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business from Committee Members

Recommendation:

That the April 10, 2024 Heritage Markham Committee agenda be approved.

**Carried**

### 3.2 MINUTES OF THE MARCH 13, 2024 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on March 13, 2024 be received and adopted.

**Carried**

## 4. PART TWO - DEPUTATIONS

### 4.1 MAIN ST UNIONVILLE STREETSCAPE REDEVELOPMENT PROJECT WAYFINDING SIGNAGE REVIEW (16.11)

Extract:
R. Hutcheson, Manager, Heritage Planning
T. Lewinberg, Public Realm Coordinator

Tanya Lewinberg, Public Realm Coordinator, joined the meeting and provided a presentation on the Main Street Unionville Streetscape Redevelopment Project Wayfinding Signage Review. The proposed wayfinding signage is proposed to be attached to the new light poles at select locations on Main Street Unionville as part of streetscape improvements in 2025.

The Committee provided the following feedback:

- Expressed concerns about the size of the signs adding to visual workload for drivers (if they try to use the signage for guidance).
- Expressed preference for a more traditional looking sign than the example prepared by the signage consultant (Entro) in order to provide consistency with the existing signage in the District. The use of a less modern font was also suggested.
- Inquired about the choice of red as the colour for the sign. Regan Hutcheson, Manager, Heritage, advised that Council selected a colour scheme for each Heritage Conservation Districts in the city, confirming that maroon and cream were selected for Unionville. Mr. Hutcheson

advised that this scheme is used for directional and entry signage, street signs, and other elements within the District.

- Expressed support for the simplicity of the second option proposed by the signage consultant.
- Asked if the sign panels are the same size as the banners currently used on poles along Main Street. Ms. Lewinberg confirmed that the signs would be the same size, which are 52 inches long.
- Asked how hanging flower baskets would work with the signs and expressed concerns that the flower baskets could block portions of the signs. Ms. Lewinberg noted that she believes the hangers for the flower baskets could be adjusted slightly to ensure minimal obstruction.
- Suggested that perhaps the flower baskets not be placed on the poles with signage to ensure no obstruction.
- Suggested that the logo be placed on a separate sign atop the cross bar of the directional signage to allow for more available area on the directional sign. Ms. Lewinberg confirmed that this could be explored.
- Asked if the sign could be achieved using a banner. Ms. Lewinberg advised that the reason for the rigid sign type is that the City's sign shop can create the sign and replace them with new signs whenever they begin to fade or are damaged.

In summary, the Committee appreciated the need to ensure that the signs address AODA requirements and are legible, but also want to ensure there is a proper balance between a modern aesthetic and maintaining the heritage character of this District.

Recommendations:

THAT the presentation provided by Tanya Lewinberg entitled "Main St Unionville Streetscape Redevelopment Project Wayfinding Signage Review" be received;

AND THAT the comments from the Heritage Markham Committee be considered by Staff as the design of wayfinding signage progresses.

**Carried**

## 5. PART THREE - CONSENT

### 5.1 MINOR HERITAGE PERMIT APPLICATIONS

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF**
**22 COLBORNE ST., THORNHILL, 7822 HIGHWAY 7 EAST, UNIONVILLE, 33 COLBORNE ST., THORNHILL, 6 DAVID GOHN CIRCLE, MARKHAM HERITAGE ESTATES (16.11)**

File Numbers:
24 163072 HE,
24 164313 HE,
24 164972 HE,
24 166431 HE

Extracts:
R. Hutcheson, Manager, Heritage Planning
E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham receive the information on the Minor Heritage Permits approved by Heritage Section staff under the delegated approval process.

**Carried**

## 5.2 BUILDING OR SIGN PERMIT APPLICATION

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF**
**27 MAIN ST. N. (MVHCD), 156 MAIN ST. U. (UHCD) (16.11)**

File Numbers:
SP 24 162473,
SP 24 161448

Extracts:
R. Hutcheson, Manager, Heritage Planning
P. Wokral, Senior Heritage Planner

The Committee inquired about signage installed at 156 Main St Unionville, noting that the sign appears to be vaguely heritage in style but does not appear to be of a particularly high quality or sophisticated design. The Committee asked if Heritage Section Staff have the ability to recommend improvements for signage that otherwise complies with relevant policies and guidelines. Peter Wokral, Senior Heritage Planner, advised that as long as signage requirements are met with respect to size, colours, and are not illuminated, Heritage Section Staff will typically not comment further, adding that historically there were many examples of signs with a plain, utilitarian appearance.

Recommendation:

THAT Heritage Markham receive the information on building and sign permits approved by Heritage Section staff under the delegated approval process.

**Carried**

## 6. PART FOUR - REGULAR

### 6.1 MINOR HERITAGE PERMIT APPLICATION

**PROPOSED ROOF-MOUNTED SOLAR PANELS**
**6 PETER STREET, MARKHAM VILLAGE (16.11)**

File Numbers:
HE 24 164322

Extracts:
R. Hutcheson, Manager, Heritage Planning
E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, introduced this item as an application for solar panels on the roof of the rear porch and on two roof slopes of an accessory building at 6 Peter Street. Mr. Manning advised that there is a lack of policy direction in the Heritage District Plan for Markham Village with respect to solar panels. Mr. Manning displayed images to show visibility of the aforementioned roof surfaces from the street, noting that the panels on the rear porch would not be visible from the street while those on the east slope of the accessory building roof would be partially obscured by foliage in the spring and summer months. Mr. Manning advised that Staff asked the applicant if panels could only be installed on the west slope of the accessory building, noting that the Applicant advised that the project would only be feasible if they were installed on both roof slopes of the accessory building. Mr. Manning advised that Heritage Section Staff are not opposed to this application.

The Committee expressed concerns with any precedent that managing applications such as this on a case-by-case basis might set. Mr. Manning confirmed that these requests would be assessed on a case-by-case basis, with visibility being a consideration as well as impact on any heritage attributes. Mr. Manning advised that the Markham Village Heritage Conservation District Plan will be updated and confirmed that direction/guidance on solar panels will be provided in the updated Plan.

Recommendation:

THAT Heritage Markham has no objection to the installation of solar panels on the roof of the rear porch and along the east and west roof slopes of the barn at 6 Peter Street, given that the visibility from the street is minimal, and recommends approval of the submitted Minor Heritage Permit.

**Carried**

## 6.2 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

**PROPOSED REAR ADDITION WITH INTEGRATED GARAGE**
**86 JOHN STREET, THORNHILL (16.11)**

File Numbers:
A/106/23

Extracts:
R. Hutcheson, Manager, Heritage Planning
E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, introduced this item, reminding members that this has been before the Committee twice previously. Mr. Manning advised that since this item was last before the Committee, the application has been revised in a number of ways. Mr. Manning provided an overview of the revisions to the application and advised that Staff feel that the Applicant has, in good faith, attempted to respond to concerns raised by the Committee.

Darryl Simmons, deputant and Owner, explained that they are seeking to expand their living space as they wish to provide an accessible living space for an elderly family member and eventually for others in the family. Mr. Simmons noted that they have worked diligently to protect the trees on their property and have considered this through the application and revisions.

Francis Lapointe, deputant and architect, Lapointe Architects, representing the adjacent owner at 4 Leahill Drive, expressed opposition to the application, regardless of the view of the addition from the street or sidewalk. Mr. Lapointe noted that there are homes behind and next to this property and stressed the importance of adhering to the guildines in the Thornhill Heritage Conservation District Plan regarding the scale and siting of additions. Mr. Lapointe expressed concerns with the proximity of the addition to 4 Leahill Drive. Mr. Lapointe expressed concern that the addition would not conform with the building code, noting that laundry facilities are not available to each unit. Mr. Lapointe expressed concerns with emergency services accessing the addition. Mr. Lapointe

also provided a written submission summarizing the identified issues and concerns.

Valerie Burke, deputant, expressed support for the application being further revised, noting continued concern with the massing and height of the addition. Ms. Burke indicated concern about the three mature trees which would be removed to build the addition and the possibility that other trees on the property could be damaged during construction

Evelin Ellison, deputant, expressed appreciation for the efforts of the Owner in returning to the Heritage Committee, but expressed continued concerns with the application and the size of the proposed addition. Ms. Ellison expressed concern that the Owner of 86 John Street was not adhering to the conditions of the Heritage Easement Agreement (HEA) in relation to proper maintenance of the existing detached garage.

Regan Hutcheson, Manager, Heritage, commented that monitoring HEAs are handled in different ways depending on if the Owner is taking part in the tax rebate program in which case photos would be reviewed every two years to ensure that the conditions of the HEA are being complied with. In this case, the existing garage noted in the HEA is proposed to be removed.

Darryl Simmons responded that the garage has been greatly improved once signing the HEA, acknowledging that the garage was not in good condition when they purchased the home. Mr. Simmons confirmed that they have not taken part in the property tax rebate program.

Scott Rushlow, designer, noted that the brief from the client was to create three separate suites. Mr. Rushlow advised that the proper siting and massing of the addition relative to the existing heritage building were paramount considerations and that concerns from the Committee were taken into account and incorporated into the revised proposal, noting that the building was also pulled back from the rear property line to reduce visual impact and address the concerns of the Owner of 4 Leahill Drive. Mr. Rushlow advised that the building depth and length of the link were also reduced and expressed his opinion that the Applicant has taken steps in good faith to address community concerns.

The Committee provided the following feedback:

- Thanked the Applicant for making some changes to the application.
- Requested a Staff response to the report submitted by Francis Lapointe. Mr. Manning responded that from a massing perspective, the proposed addition is optimal in its siting. Mr. Manning noted that items outlined in

Mr. Lapointe's report are guidelines rather than policies within the District Plan and Staff consider them on a case-by-case basis. Mr. Manning expressed Staff's view that the addition being brought closer to the existing building would cause visual confusion between the heritage building and the addition, noting a preference for separation between the two volumes. Mr. Manning also noted that privacy issues are land use issues which are more appropriately dealt with through the Committee of Adjustment but observed that the rear yard of 4 Leahill Drive is quite vegetated.

- Questioned the addition's visibility from the street, asking if there is a rendering which shows the visibility from Leahill Drive. Mr. Manning explained that the visibility from John Street has been considered a higher priority as John Street is one of the primary streets within the District.
- Asked if the configuration suggested by Mr. Lapointe could be adopted. Mr. Manning confirmed that any configuration which brings the addition closer to the heritage resource would be considered less desirable by Heritage Section Staff as it would diminish the promince of the heritage building as viewed from John Street.
- Asked if the application has gone to the Committee of Adjustment at this point. Mr. Manning confirmed that the application has not gone to the Committee of Adjustment as the Applicant and Staff are first seeking Heritage Markham support before proceeding.
- Expressed that Heritage Markham's decision could be influenced by what the Committee of Adjustment is willing to allow.
- Asked if the size of the garage could be reduced to provide more of a setback. Mr. Rushlow noted that one of the Owners requests was for a large garage to accommodate vehicles and yard maintenance equipment, adding that the Owners were willing to concede a four-car garage.
- Sought clarification on the original length of the link. Mr. Rushlow advised that the link was originally 25 ft. and was reduced by 8 ft.

<u>Recommendations</u>:

THAT Heritage Markham has no objection from a heritage perspective to the revised proposal for 86 John Street including the requested variance to permit:

- a building depth of 31.48 metres; whereas the By-law allows a maximum building depth of 16.8 metres;

- a rear yard setback of 14.85 feet; whereas the By-law requires a minimum rear yard setback of 30 feet;
- a floor area ratio of 44.73%; whereas the By-law allows for a maximum floor area ratio of 33%

AND THAT the written submission from Francis Lapointe be received.

AND THAT the deputations from Darryl Simmons, Francis Lapointe, Valerie Burke, Evelin Ellison, and Scott Rushlow be received.

AND FURTHER THAT future review of a Major Heritage Permit application, and any other application required to enable the proposed development including a demolition permit application for the garage, be delegated to Heritage Section staff should the design be substantially in accordance with the drawings as appended to this memo.

**Carried**

## 7. PART FIVE - STUDIES/PROJECTS AFFECTING HERITAGE RESOURCES - UPDATES

Extract: Regan Hutcheson, Manager, Heritage Planning

Heritage Conservation District Plans

Regan Hutcheson, Manager, Heritage, advised that Heritage Section Staff have begun working on the Markham Village Heritage Conservation District Plan terms of reference, noting that they will endeavor to initiate the project in the Fall but are working to first determine the role of Staff and where consulting services would be leveraged, considering the ongoing priority designation process program.

The Committee asked about the status of the Unionville Heritage Centre Secondary Plan. Mr. Hutcheson confirmed that it is currently on hold, noting capacity issues.

The Committee asked if the Heritage Conservation District Plan for Markham Village would include new policies and guidelines on signage. Mr. Hutcheson confirmed that the Heritage Conservation District Plan update would address signage and that this Plan is the current focus, beginning with the formulation of a work plan.

### 7.1 REQUEST FOR FEEDBACK

**SITE VISIT REGARDING PROPOSED DEMOLITIONS IN 2024 ROUGE NATIONAL URBAN PARK (16.11)**

Extract:
Regan Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage, reminded the Committee that the proposed demolitions at Rouge National Urban Park were raised under new business at the last Heritage Markham Committee meeting. Mr. Hutcheson advised that another Architectural Sub-Committee meeting has not yet been held due to capacity issues but raised the item at this time as it still needs to be held, ideally prior to the May meeting of the Heritage Markham Committee.

Recommendation:

THAT Heritage Markham receive the memo as information and that a Sub-Committee meeting be arranged prior to the May Heritage Markham meeting.

## 8. PART SIX - NEW BUSINESS

Lake Trevelyan shared a motion he had prepared related to By-law Enforcement and property maintenance issues on heritage properties. Mr. Trevelyan acknowledged staffing issues within the By-law Services Department but expressed concerns with ongoing non-compliance issues.

Regan Hutcheson, Manager, Heritage, advised that the manager of By-law Enforcement Services, Chris Bullen, is aware of concerns and is willing to attend a future Heritage Markham Committee meeting to present on current processes and issues encountered by By-law Enforcement. Mr. Hutcheson suggested that the member's motion be modified to seek information on enforcement matters and offered an alternate motion for consideration.

The Committee noted that some compliance issues have been addressed recently and By-law Enforcement has been noticed in the Heritage Districts. The Committee also expressed frustration with some enforcement issues in the past, acknowledging that the department is under new leadership which provides optimism for improvements.

Recommendation:

**That Heritage Markham requests City staff to provide information on by-law enforcement processes and procedures related to issues affecting cultural heritage resources and properties within the City's heritage conservation districts, including:**

1. Does the administration of heritage and property standards bylaws include the use of an AMPS automatic fine system?
2. Are there opportunities that may be available to enhance fines, such as:

1. Can a fine be introduced regarding the notification of an infraction? (ie. an amount similar to or greater than costs of adherence to ensure their deterrent value).
2. Is there an opportunity to consider a refund of the “ticket”, or a portion thereof, if the property or issue is brought into compliance within an agreed upon time frame consistent with how long compliance might take?
3. If not in compliance within the set time, (or an extension requested and agreed upon) can a new fine be issued, and the initial fine is no longer refundable?

3. Are there best practices in other jurisdictions that could be considered for Markham, and would the support of the Heritage Markham Committee be helpful when considering implementation?

**Carried**

## 9. ADJOURNMENT

The Heritage Markham Committee adjourned at 9:12 PM.

# MEMORANDUM

**TO:** **Heritage Markham Committee**

**FROM:** **Regan Hutcheson, Manager-Heritage Planning**

**DATE:** **May 8, 2024**

**SUBJECT:** **By-law Enforcement and Cultural Heritage Resources**

---

**Issue:** Heritage Markham Committee is seeking information regarding the enforcement of by-laws affecting cultural heritage resources (ie. individually designated properties, properties in heritage conservation districts, and listed heritage properties)

**Background:**

- At the April 2024 Heritage Markham Committee, the issue of by-law enforcement was raised as a new business item.
- The following recommendation was supported by the Committee:

  That Heritage Markham requests City staff to provide information on by-law enforcement processes and procedures related to issues affecting cultural heritage resources and properties within the City's heritage conservation districts, including:

  1. Does the administration of heritage and property standards bylaws include the use of an AMPS automatic fine system?
  2. Are there opportunities that may be available to enhance fines, such as:
     1. Can a fine be introduced regarding the notification of an infraction? (ie. an amount similar to or greater than costs of adherence to ensure their deterrent value).
     2. Is there an opportunity to consider a refund of the "ticket", or a portion thereof, if the property or issue is brought into compliance within an agreed upon time frame consistent with how long compliance might take?
     3. If not in compliance within the set time, (or an extension requested and agreed upon) can a new fine be issued, and the initial fine is no longer refundable?
  3. Are there best practices in other jurisdictions that could be considered for Markham, and would the support of the Heritage Markham Committee be helpful when considering implementation?

**Status/ Staff Comment**

- At the April meeting, the Manager, Heritage, advised that the Manager of By-law Enforcement Services, Chris Bullen, is aware of concerns and was willing to attend a future

Heritage Markham Committee meeting to discuss current processes and issues encountered by By-law Enforcement related to cultural heritage resources.

- Typical matters of interest to the members of Heritage Markham include:
  - Protection of vacant or abandoned heritage properties
  - Maintenance and property standard issues involving heritage properties
  - Illegal commercial signage in heritage districts
  - How by-law enforcement infractions are processed.
- Chris Bullen, Manager, By-law Enforcement has confirmed he will attend this meeting.

## Suggested Recommendation for Heritage Markham

That Heritage Markham receive the presentation by Chris Bullen, Manager, By-law Enforcement as information.

Attachment: HM Recommendation from April 10, 2024

File:
Q:\Development\Heritage\SUBJECT\Bylaw Enforcement-Heritage Monthly meetings\HM May 8 2024 CB deputation on By-laws.doc

## Attachment

# HERITAGE MARKHAM
# EXTRACT

Date: April 26, 2024

To: R. Hutcheson, Manager of Heritage Planning

EXTRACT CONTAINING ITEM # 8 OF THE FOURTH HERITAGE MARKHAM COMMITTEE MEETING HELD ON April 10, 2024

**8.** PART SIX - NEW BUSINESS

Lake Trevelyan shared a motion he had prepared related to By-law Enforcement and property maintenance issues on heritage properties. Mr. Trevelyan acknowledged staffing issues within the By-law Services Department but expressed concerns with ongoing non-compliance issues.

Regan Hutcheson, Manager, Heritage, advised that the manager of By-law Enforcement Services, Chris Bullen, is aware of concerns and is willing to attend a future Heritage Markham Committee meeting to present on current processes and issues encountered by By-law Enforcement. Mr. Hutcheson suggested that the member's motion be modified to seek information on enforcement matters and offered an alternate motion for consideration.

The Committee noted that some compliance issues have been addressed recently and By-law Enforcement has been noticed in the Heritage Districts. The Committee also expressed frustration with some enforcement issues in the past, acknowledging that the department is under new leadership which provides optimism for improvements.

Recommendation:

That Heritage Markham requests City staff to provide information on by-law enforcement processes and procedures related to issues affecting cultural heritage resources and properties within the City's heritage conservation districts, including:

1. Does the administration of heritage and property standards bylaws include the use of an AMPS automatic fine system?
2. Are there opportunities that may be available to enhance fines, such as:
    1. Can a fine be introduced regarding the notification of an infraction? (ie. an amount similar to or greater than costs of adherence to ensure their deterrent value).

2. Is there an opportunity to consider a refund of the “ticket”, or a portion thereof, if the property or issue is brought into compliance within an agreed upon time frame consistent with how long compliance might take?

3. If not in compliance within the set time, (or an extension requested and agreed upon) can a new fine be issued, and the initial fine is no longer refundable?

3. Are there best practices in other jurisdictions that could be considered for Markham, and would the support of the Heritage Markham Committee be helpful when considering implementation?

**Carried**

# MEMORANDUM

**TO:** **Heritage Markham Committee**

**FROM:** **Evan Manning, Senior Heritage Planner**

**DATE:** **May 8, 2024**

**SUBJECT:** **Minor Heritage Permit Applications**
34 Colborne Street, Thornhill
6 Peter Street, Markham Village
3 David Gohn Circle, Markham Heritage Estates

**File: 24 166810 HE, 24 164322 HE, 24 167705 HE**

---

The following Minor Heritage Permits were approved by Heritage Section staff under the delegated approval process:

| Address | Permit Number | Work to be Undertaken |
|---|---|---|
| 34 Colborne Street (THCD) | 24 166810 HE | Window replacement and refurbishment |
| 6 Peter Street (MVHCD) | 24 164322 HE | Installation of solar panels |
| 3 David Gohn Circle (Part IV) | 24 167705 HE | Installation of a new cedar shingle roof |

## Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive the information on the Minor Heritage Permits approved by Heritage Section staff under the delegated approval process.

# MEMORANDUM

**TO:** **Heritage Markham Committee**

**FROM:** **Peter Wokral, Senior Heritage Planner**

**DATE:** **May 8, 2024**

**SUBJECT:** **Building or Sign Permit Applications**
**Delegated Approval by Heritage Section Staff**
218 Main St. U. (UHCD), 9231 Woodbine Ave., 159 Main St. U. (UHCD), 20 Main St. N. (MVHCD)
File Numbers: SP 24 162109, SP 24 165860, AL 24 165011, AL 24 167910

---

The following Building Permits were approved by Heritage Section staff under the delegated approval process:

| Address | Permit Number | Work to be Undertaken |
|---|---|---|
| 218 Main St. U. (UHCD) | SP 24 162109 | Approval of wall sign |
| 9231 Woodbine Ave. Buttonville | SP 24 165860 | Approval of Wall Signs for Drive-thru ATM |
| 159 Main St. U. (UHCD) | AL 24 165011 | Approval of interior alteration to convert to cafe |
| 20 Main St. N. (MVHCD) | AL 24 167910 | Minor alteration to floor plan plumbing and ventilation systems |

## Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive the information on building and sign permits approved by Heritage Section staff under the delegated approval process.

File: 218 Main St. U., 9231 Woodbine Ave., 159 Main St. U., 20 Main St. N.

# MEMORANDUM

**TO:** **Heritage Markham Committee**

**FROM:** **Peter Wokral, Senior Heritage Planner**

**DATE:** **May 8, 2024**

**SUBJECT:** **Plan of Subdivision Application**
**7 Town Crier Lane, Markham Village Heritage Conservation District**
**PLAN 24 162092**

---

| | |
|---|---|
| **Use**: | Residential/ Vacant |
| **Heritage Status:** | Designated under Part V of the Ontario Heritage Act as it is within the boundaries of the Markham Village Heritage Conservation District (the "District"). |

**Application Proposal**

- The owner of the property is proposing to revise a previously approved development of 11 detached homes and now wishes to construct 25 detached dwellings.
- Plan of Subdivision application has been submitted.
- Zoning By-law Amendment approved in 2023.

**Background**

Area Context

- Surrounding land uses are predominantly residential, comprised of existing single detached dwellings, including a Heritage Dwelling, located on the north side of the proposed concept plan and dwellings within the Conservation District to the south along Markham Street. Grace Anglican Church and Morgan Park are located west of the subject lands, and Franklin Public Elementary School is located to the southwest (see Appendix A).

Previous Approvals

- Previously the City approved Official Plan and Zoning Amendment applications as well as Site Plan and Plan of Subdivision applications in support of the owner's proposal to construct 11 detached dwellings at 7 Town Crier Lane which formerly functioned as community gardens, and was once occupied by the Markham Dairy, since demolished with Council's approval (See Appendix B- Previously Approved Site Plan);
- On September 13, 2023, Heritage Markham approved the following recommendation:

  a. That Heritage Markham opposes the Zoning By-law amendment based on the proposed massing, density, and height of the conceptual development; and,

b. That the height of any building in the development should be limited to reflect the character and two storey built form of adjacent homes.

- On October 18, 2023, Council approved a revised zoning by-law in support of the 25 lot subdivision.

Current Proposal

- Due to changes in the real estate market, and Provincial Planning legislation, the owner has applied to revise the previously approved development to increase the number of detached homes to 25 (See Appendix D-Proposed Conceptual Site Plan)
- The owner has also submitted conceptual elevations and renderings of the proposed new dwellings which incorporate architectural elements of the designs previously supported by Heritage Markham and approved by the City (See Appendix E -Proposed Conceptual Elevations and Rendering).
- The Plan of Subdivision is attached as Appendix F. The subdivision application and block of land is required to replace the previous plan to permit 11 building lots and to facilitate the 25 lots approved by Council through the recent Zoning By-law amendment.
- Heritage Markham will have the opportunity to review future Major Heritage Permit applications for the proposed homes. This approval will be required for the submission of a complete Site Plan application.

**Staff Comment**

- Heritage Planning staff has no objections to the proposed Plan of Subdivision from a heritage perspective.
- Therefore, Staff recommends that Heritage Markham provide no comment from a heritage perspective on the application.
- Staff notes that Heritage Markham will have the opportunity to further review the architectural designs of the proposed homes and their compliance with the policies and guidelines of the District Plan through the Major Heritage Permit process.

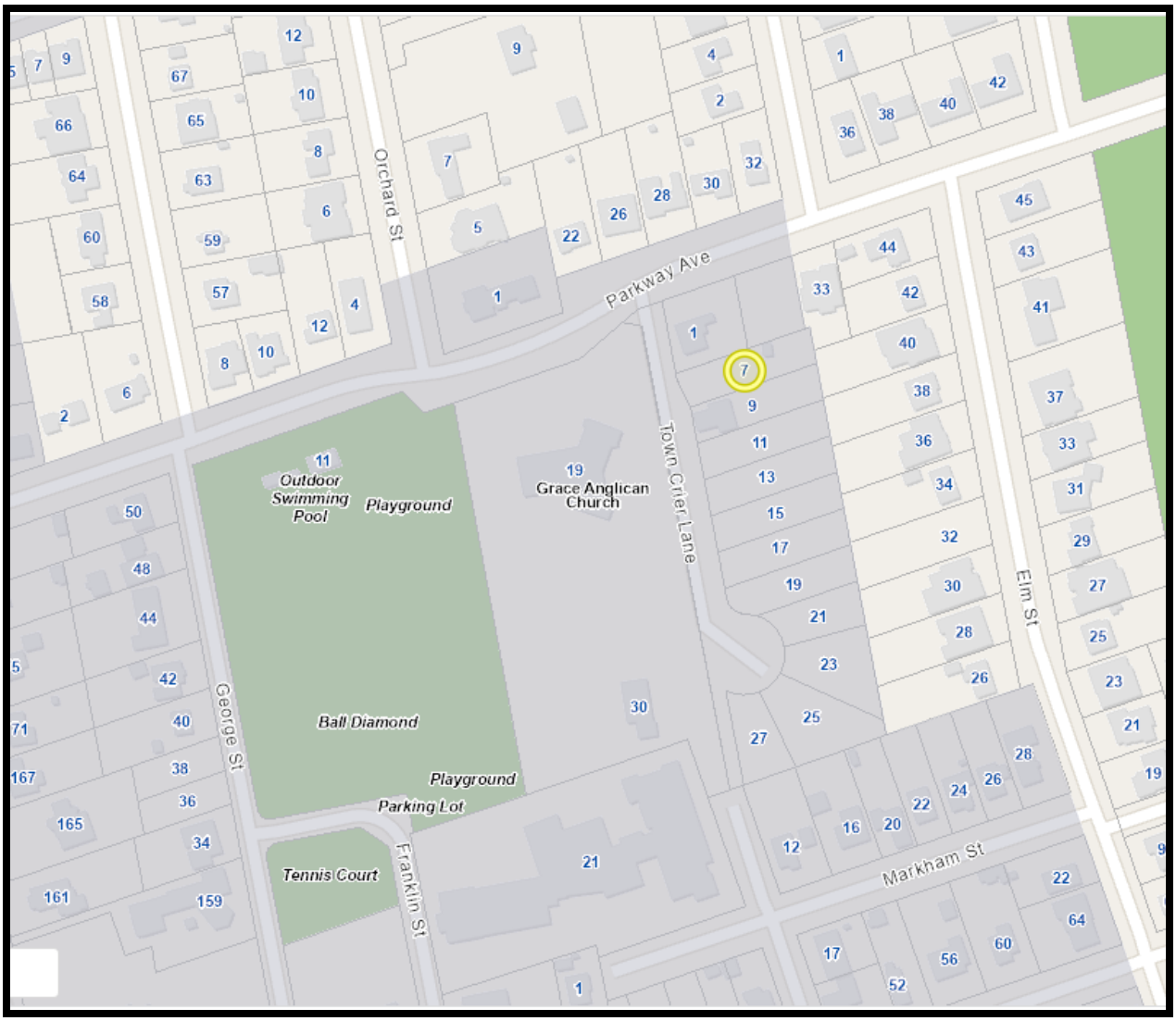
## Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no comment on the proposed Plan of Subdivision application.

**Attachments**

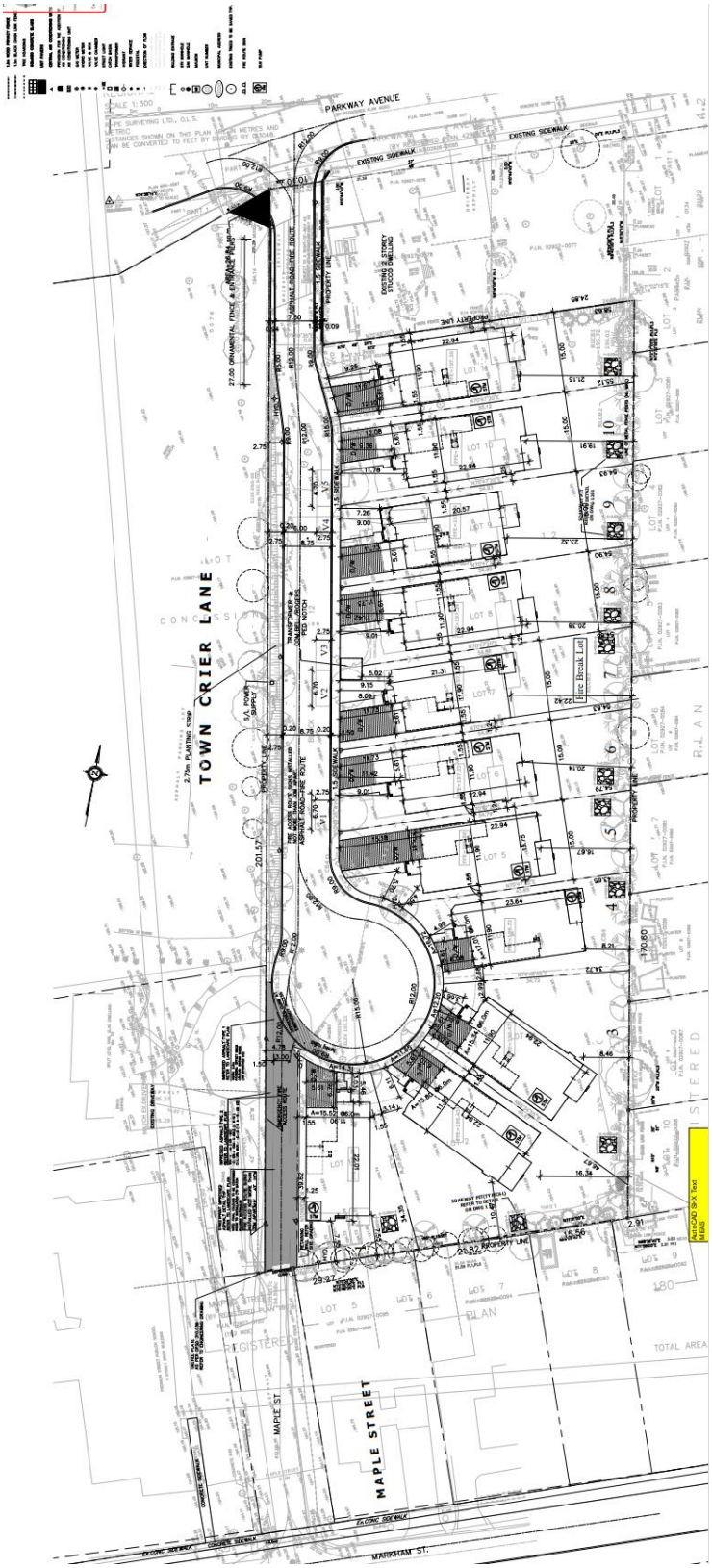
Appendix A- Location Map
Appendix B- Previously Approved Site Plan
Appendix C- Google Streetviews of the Subject Property from Parkway Avenue and Markham Street
Appendix D- Proposed Conceptual Site Plan
Appendix E- Conceptual Elevations and Rendering
Appendix F – Plan of Subdivision

# Appendix A- Location Map




The Markham Heritage Conservation Distict is shade in grey.

# Appendix B-Previously Approved Site Plan

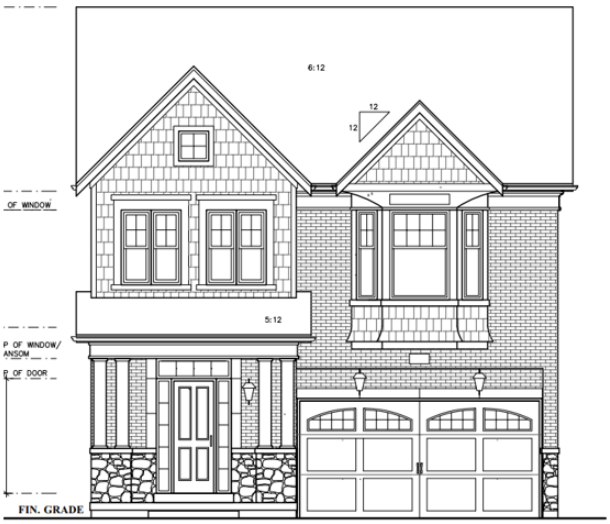


## Appendix C- Google Streetviews

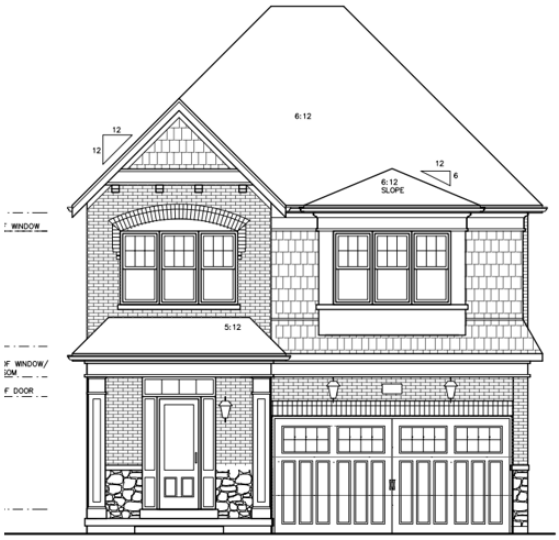
View of subject property looking north towards  Parkway Avenue

# Appendix D- Proposed Conceptual Site Plan

# Appendix E- Proposed Conceptual Elevations and Rendering

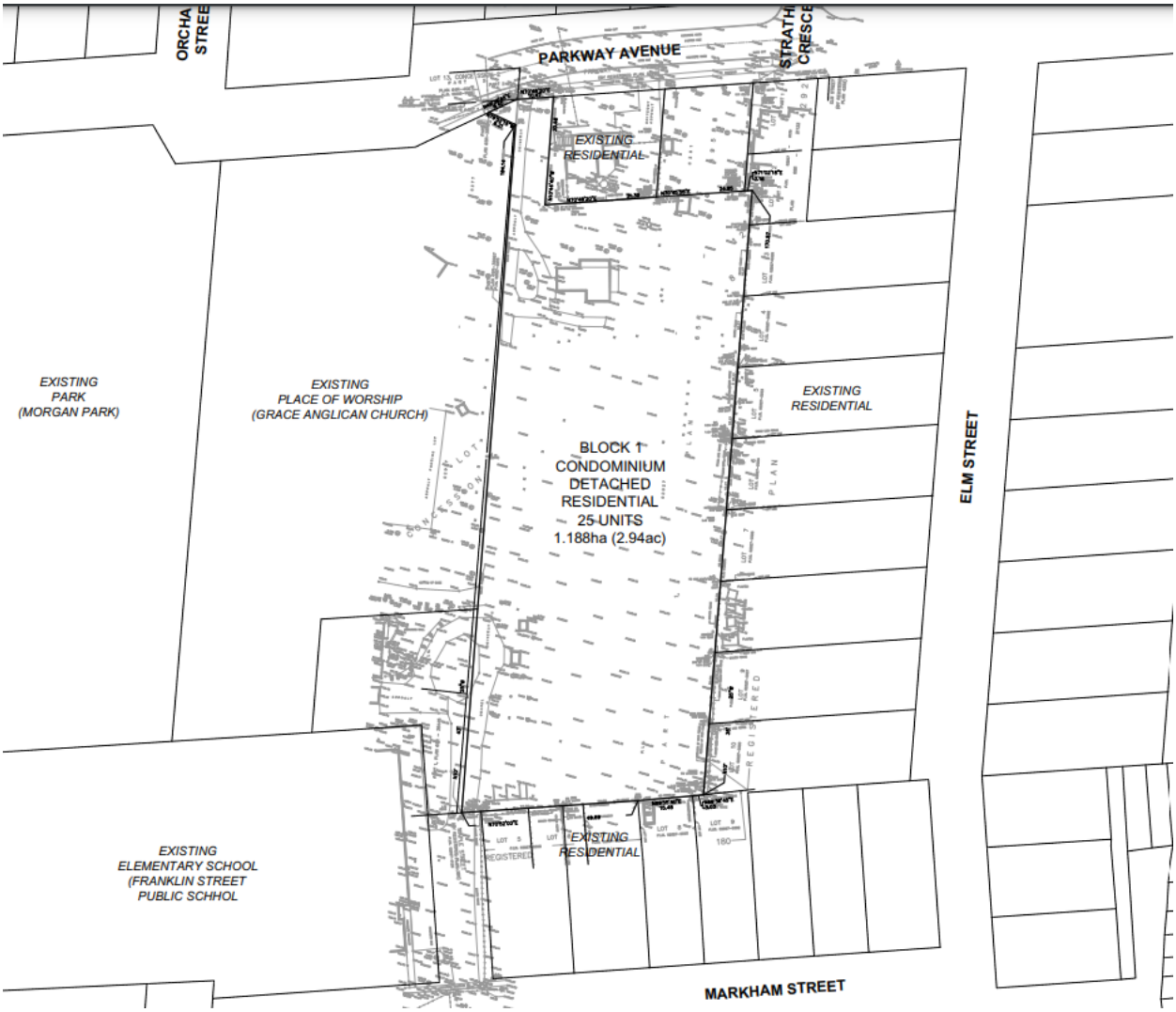



**FRONT ELEVATION**




**FRONT ELEVATION**

# Appendix F- Plan of Subdivision



# MEMORANDUM

**TO:** **Heritage Markham Committee**

**FROM:** **Peter Wokral, Senior Heritage Planner**

**DATE:** **May 8, 2024**

**SUBJECT:** **Financial Assistance**
**Review of 2024 Grant Applications**
**2024 Designated Heritage Property Grant Program**
1 Heritage Corners Lane, 6 David Gohn Circle, 22 David Gohn Circle, 29 Jerman Street, 34 Colbourne Street, 126 Main Street Unionville

---

**Purpose**
To obtain Heritage Markham Committee's review and recommendation on Designated Heritage Property Grant Program applications for 2024.

**Program Details:**

- Program Approval: Council approved the Designated Heritage Property Grant Program in 2010.
- Funding of Program:
  - Total funding of $120,000 was allocated to the program over a four year period (2010-2013) based on a targeted allocation of $30,000 per year;
  - The program was extended for additional three-year periods in 2014-2016, 2017-2019, 2020-2022 and 2023-2025 with an allocation of $30,000 per year;
  - Only Council can authorize extending the program beyond 2025;
- Amount of Assistance:
  - Support to the owner is in the form of a grant representing 50% of eligible work up to a maximum limit of $5,000 per property for eligible work, and through an amendment to the program in 2016, a maximum amount of $7,500.00 for the replacement of a cedar shingle roof in Markham Heritage Estates;
  - Minimum amount of eligible work - $500.00;
- Heritage Property Eligibility: Properties must be designated under the Ontario Heritage Act (Part IV or Part V). In the case of Part V (Heritage Districts), only properties identified in a district plan as being of significant cultural heritage value or interest are eligible;
- Ineligible Projects:
  - Commercial façade grant projects are specifically related to "*the entire exterior front surface of a building which abuts the street from grade to eaves*", and are

not eligible as there is a separate program. However, other conservation work on a commercial property is considered eligible under the Designated Heritage Property Grant program. At the discretion of Council, an applicant may be limited to receiving only one heritage related financial assistance grant in a calendar year;
    - Projects in Markham Heritage Estates (under 20 years) as these owners already receive a financial incentive through reduced lot prices;
- Timing and Number of Grants:
    - Grants are awarded on an annual cycle following a request for applications with a deadline established;
    - Only one grant per calendar year per property;
    - First time applicants receive priority each year and repeat applicants will be considered only if the annual cap is not reached by first time recipients;
- Municipal Eligibility Criteria: The subject property must be in conformity with municipal by-laws and regulations;
- Eligible Projects:
    - Work that primarily involves the repair, restoration, or re-creation of heritage features or components (cornices, parapets, doors, windows, masonry, siding, woodwork, verandas, etc.);
    - Exterior painting (see eligible amount of grant assistance)
- Eligible Costs:
    - The cost of materials, equipment and contracted labour (but not donated labour or materials or labour performed by the applicant);
    - A grant of up to 50% for architectural/ design/ engineering fees to a maximum of $1,000 (as part of the maximum permitted grant of $4,000) is available;
    - Exterior Painting- in documented original colours to a maximum grant contribution of $2,000 or 25% of the cost, whichever is the lesser. **One time only grant.**
- Cost Estimates: Two separate estimates of work (due to the specialized nature of the work) are to be provided by a licensed contractor (other than the owner);
- Review Process: Applications will be reviewed by City (Heritage Section) staff and the Heritage Markham Committee, and recommended submissions will be forwarded to Council for approval via the Development Services Committee;
- Timeframe for Completion of Work: Grant commitments are valid for 1 year and expire if the work is not completed within that time period (an extension may be granted);
- Receipt of Grant Assistance: Grants are paid upon submission of receipts to the satisfaction of the City;
- Prior Work: Approved work commenced since last year's deadline for applications can be considered eligible for grant funding;
- Written Agreement: Approved applicants will be required to enter into a Letter of Understanding with the City.

**Application/Proposal**

- Staff received 6 applications;
- The total amount of grant assistance requested is $29,026.74;
- The total amount of grant assistance recommended by Staff is $29,026.74

**Staff Comment**

- See attached summary chart for recommended applications;
- See attached photographs for each application;
- Staff used the following criteria when evaluating each application:
    - Preference will be given to applications where the integrity of the property may be threatened if the proposed work is not undertaken;
    - Preference will be given to applications proposing work visible to the general public;
    - Priority will be given to first time applicants;
    - Proposed work must comply with heritage conservation guidelines, principles and policies;
    - Scope of the work is to be clear, logical, and demonstrate the maximum retention of historic fabric and heritage attributes;
    - Grant money is not to be used to reward poor stewardship of heritage resources;
    - The addition of new features (re-introduction of heritage features) needs to be backed up by evidence (physical, documentary, or archival)

- Staff recommend approval of all 6 applications;

## Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports the funding of the following six grant applications at a total cost of $29,026.74 subject to the amounts and conditions noted on the individual summary sheets:

- 1 Heritage Corners Lane, Markham Heritage Estates;
- 6 David Gohn Circle, Markham Heritage Estates;
- 22 David Gohn Circle, Markham Heritage Estates;
- 29 Jerman Street, Markham Village;
- 34 Colborne Street, Thornhill;
- 126 Main Street, Unionville;

File: Finance/Designated Heritage Property Grant Program 2024

Q:\Development\Heritage\SUBJECT\Grant Program Designated Property\2024 Applications\HM May 2024.doc

# Designated Heritage Property Grant Summary 2024

| Address | Eligible Work | Grant Amount Requested | Grant Amount Recommended | Running Total | Comment |
|---|---|---|---|---|---|
| **1 Heritage Corners Lane** | Yes | $7,500.00 | $7,500.00 | $7,500.00 | The replacement of the roof is considered essential to the integrity of the building which would be threatened if the proposed work is not undertaken. **Grant funding is recommended** |
| **6 David Gohn Circle** | Yes | $1,526.74 | $1,526.74 | $9,026.74 | Grant assistance is requested to replicate the original solid wood panelled entrance door **Grant funding is recommended**. |
| **22 David Gohn Circle** | Yes | $5,000.00 | $5,000.00 | $14,026.74 | Grant assistance is requested for the replacement of the veranda floor boards, repairs to underlying framing and replacement of the turned wooden veranda posts. **Grant funding is recommended.** |
| **29 Jerman Street** | Yes | $5,000.00 | $5,000.00 | $19,026.74 | Grant assistance is requested for the installation of historically appropriate wooden windows and the installation of a wooden front entrance door. **Grant funding is recommended**. |
| **34 Colborne Street** | Yes | $5,000.00 | $5,000.00 | $24,026.74 | Grant assistance is requested for the re-conditioning of the historic wooden windows and fabrication or traditional wooden storm windows. **Grant funding is recommended.** |
| **126 Main Street Unionville** | Yes | $5,000.00 | $5,000.00 | $29,026.74 | Grant assistance is requested for the installation of historically authentic windows on the street facing façade **Grant funding is recommended.** |

# Designated Heritage Property Grant Application

| | |
|---|---|
| **Name** | Ida Leung |
| **Address** | 1 Heritage Corners Lane |
| **Status** | Part IV designated dwelling in Markham Heritage Estates |
| **Grant Project** | Installation of a new cedar shingle roof |
| **Estimate 1** | Emerald Cedar $55,483.00 |
| **Estimate 2** | JD Wood Revival $51,189.00 |
| **Eligibility** | The proposed work is eligible for grant assistance |
| **Conditions** | Subject to obtaining a heritage permit for the proposed work |
| **Previous Grants** | **No** |
| **Comments** | Recommended for approval as the replacement of the roof is essential to long term preservation of the building |
| **Grant Amount** | $7,500.00 |

# Designated Heritage Property Grant Application

| | |
|---|---|
| **Name** | Robert Nicholson |
| **Address** | 6 David Gohn Circle |
| **Status** | Part IV designated dwelling in Markham Heritage Estates |
| **Grant Project** | Replication of the 1850's solid wood panelled front door |
| **Estimate 1** | $5,650.00- Historic Building Co. |
| **Estimate 2** | $3,053.48- Schell Lumber/Spang Builders |
| **Eligibility** | The proposed work meets the eligibility requirements of the program. |
| **Conditions** | None |
| **Previous Grants** | **Yes** |
| **Comments** | Recommended for approval |
| **Grant Amount** | $1,526.74 |

# Designated Heritage Property Grant Application

| | |
|---|---|
| **Name** | Ken Davis |
| **Address** | 22 David Gohn Circle |
| **Status** | Part IV designated dwelling in Markham Heritage Estates |
| **Grant Project** | Replacement of deck boards, repairs to underlying structure, replacement of turned veranda posts |
| **Estimate 1** | $15,255.00 - Secord Contracting |
| **Estimate 2** | $14,192.80 - Old Village Construction Inc. |
| **Eligibility** | The completed work meets the eligibility requirements of the program. |
| **Conditions** | The completed work was not approved through the Heritage/Building Permit process. |
| **Previous Grants** | **No** |
| **Comments** | Recommended for approval |
| **Grant Amount** | $5,000.00 |

# Designated Heritage Property Grant Application

| | |
|---|---|
| **Name** | Lawrence Croutch |
| **Address** | 29 Jerman Street |
| **Status** | Part V, Type 'A' dwelling in the Markham Village HCD |
| **Grant Project** | Installation of historically appropriate windows and introduction of front door to street facing facade |
| **Estimate 1** | $18,193.00 - Secord Contracting |
| **Estimate 2** | $17,582.80 - Old Village Construction Inc. |
| **Eligibility** | The completed work meets the eligibility requirements of the program. |
| **Conditions** | The work was approved through the Site Plan Control process |
| **Previous Grants** | **No** |
| **Comments** | Recommended for approval |
| **Grant Amount** | $5,000.00 |

# Designated Heritage Property Grant Application

| | |
|---|---|
| **Name** | Anthony & Angela Farr |
| **Address** | 34 Colborne Street |
| **Status** | Part V, Class 'A' dwelling in the Thornhill HCD |
| **Grant Project** | Re-conditioning of the historic wooden windows and production of traditional wooden storm windows |
| **Estimate 1** | $ 13,899.00 - David Wylie Restorations Ltd. |
| **Estimate 2** | $NA- Casella Contracting |
| **Eligibility** | The proposed work meets the eligibility requirements of the program. |
| **Conditions** | The proposed work must be approved through the Heritage Permit process. |
| **Previous Grants** | **No** |
| **Comments** | Recommended for approval |
| **Grant Amount** | $5,000.00 |

# Designated Heritage Property Grant Application

| | |
|---|---|
| **Name** | Peng Peng (Catherine) Hou |
| **Address** | 126 Main Street |
| **Status** | Part V, Class 'A' dwelling in the Unionville HCD |
| **Grant Project** | Installation of historically authentic windows on the street facing facade |
| **Estimate 1** | $36,639.01 Fieldstone Windows |
| **Estimate 2** | $31,757.29 Pella Windows |
| **Eligibility** | The work is eligible |
| **Conditions** | The proposed work has been approved through the Heritage Permit process |
| **Previous Grants** | **No** |
| **Comments** | Recommended for approval |
| **Grant Amount** | $5,000.00 |

# MEMORANDUM

**TO:** **Heritage Markham Committee**

**FROM:** **Peter Wokral, Senior Heritage Planner**

**DATE:** **May 8, 2024**

**SUBJECT:** **Financial Assistance**
**2024 Commercial Façade Improvement Grant Program**
**147 Main Street, Unionville, 5 George Street, Markham Village**
**Review of 2024 Grant Applications**

---

**Purpose**
To obtain Heritage Markham Committee's review and recommendation regarding Commercial Façade Improvement Grant Program applications for 2024

**Background**
- Creation of the Program: The City created the Commercial Façade Improvement Grant Program in 2004 to assist in the exterior improvement of privately owned buildings in commercial use located within the City's heritage conservation districts initially offering $50,000.00 in potential grant money. See Attachment B - Eligible Work;
- Grant assistance: 50% of eligible costs up to $10,000 for a non-heritage district property and 50% of eligible costs up to $15,000 for a heritage property;
- Expansion of Program Eligibility: In 2015, the program was expanded to make buildings individually designated under Part IV of the Ontario Heritage Act, and in commercial use, eligible for grant funding, provided the property meets all other eligibility requirements of the program. Previous to this change, only commercial properties located within the City's four heritage conservation districts were considered to be eligible for grant funding;
- Notice/Advertising: This Program was advertised through social media and through outreach to local BIA's ;
- Applications Received in 2024: The City has received two applications;
- Heritage Markham Review: Applications are to be reviewed by Heritage Markham as part of the approval process;
- Funding Availability: In June of 2024 Council allocated $30,000.00 in the grant budget for this program;
- Grant Requests: The requested amount of grant funding is $17,288.25 which is $12,711.75 less than what was allocated for the 2024 program.

The applications and the amount of grant assistance requested is summarized in the Table 1 below. Further application details and photographs are provided in Attachment A.

| **Table 1: Summary of Grant Requests and the Amount Recommended by Staff** | | | | |
|---|---|---|---|---|
| **Address** | **Grant Request by Owner ½ of Lowest Quote Provided** | **Staff Calculation of ½ of Eligible Work** | **Grant Amount Recommend by Staff based on $30,000.00 available** | **Description of Work** |
| 147 Main Street (Unionville Heritage District) | $15,000.00 | $15,000.00 | $15,000.00 | Re-conditioning of historic wooden windows and fabrication of new traditional wooden storm windows |
| 5 George St. (Markham Village Heritage District) | $2,288.25 | $2,288.25 | $2.288.25 | Fabrication of new ground sign |
| **TOTAL** | **$17,288.25** | **$17,288.25** | **$17,288.25** | |

**<u>Staff Comments</u>**

***819 Bur Oak Avenue, Markham***

- The subject property is identified as a Class 'A' building in the Unionville Heritage Conservation District.
- The Owner has indicated that they are willing to enter into a Heritage Conservation Easement Agreement with the City;
- The proposed work is eligible for funding under the Grant Program. **Grant Request $15,000.00**
- Staff recommends grant funding up to a maximum of **$15,000.00** (1/2 of lowest quote) subject to the Owner entering into a Heritage Conservation Easement agreement with the City and obtaining heritage permits for the proposed work.

***5 George Street, Markham Village Heritage Conservation District***

- The subject property is a Type A heritage property located in the Markham Village Heritage Conservation District and subject to a Heritage Conservation Easement Agreement with the City;
- The completed sign was approved by the City and is eligible for funding under the Grant Program. Grant Request: **$2,288.25**
- Staff recommends grant funding up to a maximum of **$2,288.25** (1/2 the value of the cost of the sign);

## Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports a matching grant of up to $15,000.00 for the re-conditioning of the historic two over two windows and fabrication of new traditional wooden storm windows at 147 Main Street Unionville subject to the applicant obtaining a Heritage permit for the proposed work and entering into a Heritage Conservation Easement agreement with the City;

THAT Heritage Markham supports a matching grant of $2,288 for the new ground sign located at 5 George Street, Markham Village;

**Attachments**

Attachment A - Summary of 2024 Commercial Façade Improvement Grant Requests
Attachment B – Grant Program – Eligible Work

## Appendix 'A'
## Summary of 2024 Commercial Façade Improvement/Signage Grant Requests

**147 Main Street, Unionville**
**Status:** Designated under Part V of the Ontario Heritage Act and identified as a Class 'A' building with the District. Not currently subject to a Heritage Conservation Easement Agreement

| Proposed Work | Quote 1 | Quote 2 |
|---|---|---|
| Re-conditioning of historic wooden windows and fabrication of new traditional wooden storm windows | David Wylie Restoration Ltd. | Casella Carpentry Services Corp. |
| Total Cost | $38,809.85 | $33,702.25 |

**Staff Comment:** Staff supports grant funding up to $15,000.00 (the maximum permitted based on the lowest quote provided) subject to the applicant obtaining a heritage permit for the work, ad entering into a Heritage Conservation Easement agreement with the City.

**5 George Street, Markham Village Heritage Conservation District, Robbins Properties Ltd.**
**Status:** Type 'A' heritage building the Markham Village HCD and subject to a Heritage Conservation Easement Agreement

| Completed Work | Quote 1 | Quote 2 |
|---|---|---|
| Installation of new ground sign approved by the City | Carver Creek Signs | None provided |
| Total Cost | $4,576.50 | NA |

**Staff Comment:** Staff supports grant funding of $2,288.25 (1/2 the value of the invoice provided) as the application meets the eligibility requirements of the program.

# Attachment B - Grant Program – Eligible Work

## 4.0 Eligible Improvements

For this program, "façade" is defined as follows:

> "The entire exterior front surface of a building which abuts the street from grade to eave or facia line. Improvements above the storefront level, including roof repairs and roof replacement, are only eligible when performed in conjunction with storefront improvements.
>
> Where a building abuts two streets or an alley, empty lot, parking area or open space, such building may have other faces considered facades if the City, at its sole discretion, determines they are highly visible".

In the City of Markham, a number of former residential buildings have been converted to commercial uses, such as in the core area of old Unionville. These forms of buildings are also considered eligible for assistance under this grant program.

### 4.1 Heritage Properties

Eligible facade improvements on **heritage properties** may include:

- Repair or restoration of original features (cornices, parapets, eaves, other architectural features)
- Repair, restoration or replacement of windows and doors
- Cleaning of masonry in a sensitive manner where proven necessary (excluding sandblasting)
- Re-pointing of masonry in a traditional manner
- Removal of non-original siding or facing
- Removal of inappropriate signage
- Repair or restoration of authentic historic storefront treatment
- Painting in original or period colours
- Exterior lighting improvements
- Awnings
- Installation of new signage in accordance with the City's Sign By-law for Special Sign Districts
- Structural improvements necessary for continued use
- Other capital improvements which the City, in its sole discretion, determines are important to incorporate as an integral part of the total façade improvement design

### 4.2 Non-Heritage Properties

Eligible façade improvements on **non-heritage properties** may include:

- Renovation of existing commercial storefronts in accordance with standard principles of traditional storefront design (fascia board for signage above storefront, appropriate display windows, removal of incompatible alterations, etc.)
- Improvements to the principal facades of incompatible buildings being sympathetic and compatible with the historic character of the area and the policies of the heritage conservation district plan

- Re-cladding in more traditional materials complementary to the district character
- Installation of traditional awnings
- Other capital improvements which the City, in its sole discretion, determines are important to incorporate as an integral part of the total façade improvement design

**4.3 Ineligible Projects**

The following types of work are not grant eligible:

- Manufacture of commemorative plaques
- Insulation
- Restoration or renovation of building interiors
- Structural works to the exterior to accommodate modern renovations
- Sandblasting of brick
- Security systems
- Interior window coverings
- Non-permanent fixtures
- Murals

**4.4 Eligible Expenses**

Eligible costs shall be the cost of materials, equipment and contracted labour to complete eligible improvements, as supported by invoices to the satisfaction of the City. Labour provided by the applicant or tenant of the building will not be an eligible cost. Other reimbursable expenses include professional, legal and architectural/ design fees, to a maximum grant of $1,000.

**4.5 Eligibility Considerations**

The following considerations will apply when reviewing all applications for grant assistance:

a) The project must comply with the policies and guidelines of the area's heritage conservation district plan;
b) Preference will be given to applications proposing work on heritage properties;
c) On heritage properties, conservation and restoration of original architectural features will occur to the extent possible;
d) There will be a monetary participation by the applicant (for eligible work) equivalent to that being requested from the City;
e) The grant program should not reward poor stewardship.

# MEMORANDUM

**TO:** **Heritage Markham Committee**

**FROM:** **Evan Manning, Senior Heritage Planner**

**DATE:** **May 8, 2024**

**SUBJECT:** **Official Plan and Zoning By-law Amendment Applications**
3009 Elgin Mills Road East & 10731-10745 Victoria Square Boulevard
Proposed Multi-Storey Residential Building
Savage-Schell-Dennie House, 10737 Victoria Square Boulevard
**File: 24 160555 PLAN**

---

**Property/Building Description**: 1 ½ storey frame dwelling constructed in 1872 as per municipal records

**Use**: Residential (currently vacant)

**Heritage Status:** A designation by-law has been adopted by Council for 10737 Victoria Square Blvd ("Savage-Schell-Dennie House") [currently in the OLT appeal period]

**Application/Proposal**

- The City has received concurrent Official Plan and Zoning By-law Amendment applications ("OPA/ZBA") for the properties municipally known as 3009 Elgin Mills Road East & 10731-10745 Victoria Square Boulevard (the "Development Site" or the "property");
- The Development Site is bound by Elgin Mills Road East to the north, Victoria Square Blvd to the west, and low-rise residential properties to the east and south (refer to Appendix 'A' and 'B' for a property map and images of the heritage resource);The proposed development replaces all existing buildings on the Development Site with the exception of the Savage-Schell-Dennie House at 10737 Victoria Square Blvd. Heritage Section staff do not consider any component of the Development Site to contain a significant cultural heritage resource with the exception of 10737 Victoria Square Blvd;
- The Savage-Schell-Dennie House is proposed to relocated to the southwest corner of the Development Site to facilitate construction of a multi-storey residential building with below-grade parking. Surface parking is also proposed (refer to Appendix 'D' for drawings of the proposal). Note that existing Official Plan policies do not anticipate the height or building typology as currently proposed.

**Background**

On-Site Heritage Resources

- In December 2023, Council supported the designation of 10737 Victoria Square Blvd as part the fifth phase of the Priority Designation Project. A designation by-law was

subsequently adopted by Council on April 3, 2024 (refer to By-law 2024-56 in Appendix 'C'). Should no appeal to the Ontario Land Tribunal be received by May 9, 2024, the by-law will be registered on title and the designation process completed.

Adjacent Heritage Resources

- There are numerous municipally-recognized heritage resources along Elgin Mills Road East and Victoria Square Blvd considered *adjacent* to the Development Site as defined in the Official Plan (2014).

Heritage District Study

- The Victoria Square community was the subject of a heritage conservation district study in 2014-15. Although found to be worthy of district designation, based on community feedback, Council chose not to pursue district designation and decided to focus on the protection of cultural heritage resources through individual property designation.

**Official Plan Policy**

Section 4.5 ("Cultural Heritage Resources") of the Official Plan (2014) provides the following policy direction relevant to the proposal:

- Section 4.5.3.12 ("Retention") provides priorities for the incorporation of cultural heritage resources within development sites:
    - *a) retention of the resource in its original location and its original use (i.e., a heritage dwelling retained on its own lot in residential use in a new plan of subdivision); or*
    - *b) retention of the resource in its original location, but in an adaptive reuse (i.e., a heritage dwelling converted into a day care centre).*

  *In considering planning applications under the Planning Act and applications under the Ontario Heritage Act and other legislation, there will be a presumption in favour of retaining the cultural heritage resource in its original location and maintaining its three dimensional integrity as opposed to only retaining a façade incorporated into new development.*

- Section 4.5.3.13 ("Relocation") provides the following options in order of priority, for relocation of a cultural heritage resource in its entirety, where it has been demonstrated that retention of the resource in its original location is neither appropriate nor viable:
    - *a) within the area of development, preferably on the development site or former property; or*
    - *b) to a sympathetic site within Markham which may include a heritage conservation district or hamlet.*

- Section 9.5.9 – ("Area and Site Specific Policies") applied to the Development Site. The policies support the preservation of heritage buildings and their integration into new development;
- As stated in 9.5.9.1,"*The land use objective for this area is to protect and preserve the integrity of the historic Victoria Square hamlet by ensuring all new development planned is compatible with permitted uses, and building forms and scale, appropriate to the historic features and residential character of the former hamlet*."

- Urban design guidelines are provided in 9.5.9.4 to ensure that all new development that will complement the surrounding area.

**Staff Comments**

- The position of the Savage-Schell-Dennie House within the Development Site poses a challenge for redevelopment of the property. Relocating the heritage resource to the southern portion of the property is proposed to make the development concept viable;
- While the Savage-Schell-Dennie House is proposed to be relocated and expanded to accommodate residential intensification of the Development Site, the orientation to, and visibility from, Victoria Square Blvd will remain unchanged. As such, the existing prominence and contextual value of the heritage resource will not be diminished, nor will there be any adverse impact on the property's heritage attributes as identified in the appended designation by-law. Further, the heritage resource will remain residential in use, continuing the function it has served within the community since its construction in the late nineteenth century. The building will also be separated from the proposed development;
- Further, it is not anticipated that the proposed development will adversely impact the cultural heritage value of *adjacent* Part IV-designated properties.

Refinements

- Heritage Section staff ("Staff") have identified the proximity and quantity of surface parking spaces, as well as the location of garbage storage, as items of concern. Both may adversely impact the enjoyability of the rear yard amenity space for a future owner;
- Staff will work with the applicant through the development approvals process to address these concerns.

Conclusion

- Based on the above, it is recommended that Heritage Markham indicate it has no comment on the OPA/ZBA applications from a heritage perspective;
- Further, the Heritage Markham Committee may wish to delegate to Staff review of a future Site Plan Control application and Major Heritage Permit application, or any other development applications in support of the proposal.

## Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the proposed relocation of the Savage-Schell-Dennie House to accommodate future development of 3009 Elgin Mills Road East & 10731-10745 Victoria Square Boulevard and has no comment on the OPA/ZBA applications;

THAT heritage approval conditions associated with a future site plan control application include the entering into a Heritage Easement Agreement to ensure the long-term conservation of the heritage resource, and a Conservation Plan to return the heritage resource to a more historically accurate condition;

AND THAT final review of a future Site Plan Control application and Major Heritage Permit application, and any other development applications required to approve alterations to the

Savage-Schell-Dennie House in accordance with this proposal, be delegated to Heritage Section staff.

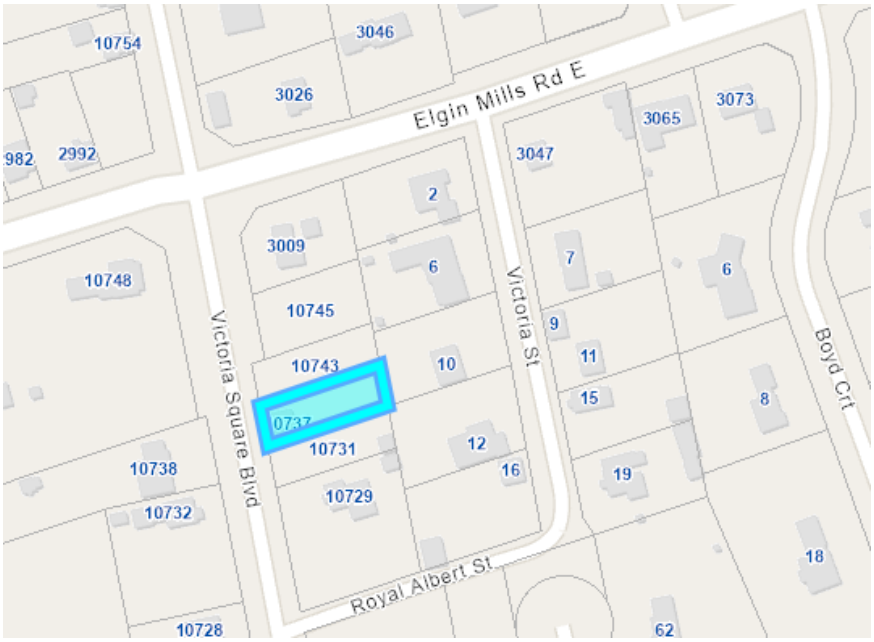
---

ATTACHMENTS:

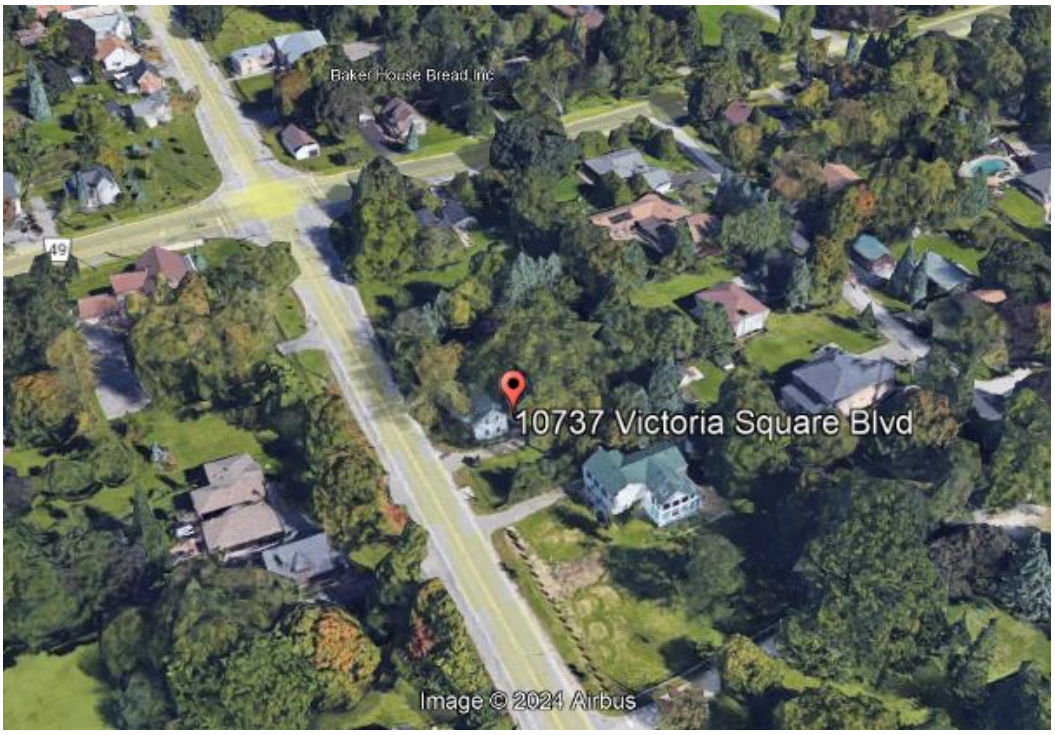
| | |
|---|---|
| Appendix ‘A’ | Location Map and Aerial Image of 10737 Victoria Square Blvd |
| Appendix ‘B’ | Images of 10737 Victoria Square Blvd |
| Appendix ‘C’ | Designation By-law 2024-56 |
| Appendix ‘D’ | Architectural Drawings |

# Appendix 'A'

*Location Map and Aerial Image of 10737 Victoria Square Blvd*




*Property map showing the location of the heritage resource [outlined in blue] (Source: City of Markham)*




*Aerial image looking northeast towards the Development Site (Source: Google Earth)*

# Appendix ‘B’

*Images of 10731 Victoria Square Blvd*

*The west (primary) elevation of the heritage dwelling c2023 (Source: Google)*

*The west and south elevations of the heritage dwelling in the early 2000s prior to unsympathetic alterations (Source: City of Markham)*

# Appendix ‘C’

*Designation By-law 2024-56*

CERTIFIED A TRUE COPY "Kimberley Kitteringham" c/s KIMBERLEY KITTERINGHAM, CITY CLERK THE CORPORATION OF THE CITY

# By-law 2024-56

A by-law to designate a property as being of
Cultural Heritage Value or Interest
"Savage-Schell-Dennie House"
10737 Victoria Square Blvd

---

WHEREAS Pursuant to Part IV, Section 29, of the Ontario Heritage Act (the "Act"), the Council of a Municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of Cultural Heritage Value or Interest;

WHEREAS the property described in Schedule "A" to this By-law (the "Property") contains the cultural heritage resource known as the Savage-Schell-Dennie House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on December 14, 2023, has caused to be served on the owners of the lands and premises at:

Gel-Don Investments Inc.
206 Main Street – Unit 2
Unionville, Ontario
L3R 2G9

and upon the Ontario Heritage Trust, notice of intention to designate the Savage-Schell-Dennie House, 10737 Victoria Square Blvd, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act;

AND WHEREAS Council has described the Property, set out the Statement of Cultural Heritage Value or Interest for the Property, and described the heritage attributes of the Property in Schedule "B" to this By-law, which forms part of this By-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value or interest:

   "Savage-Schell-Dennie House"
   10737 Victoria Square Blvd
   City of Markham
   The Regional Municipality of York

2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed April 3, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

# SCHEDULE 'A' TO BY-LAW 2024-56

In the City of Markham in the Regional Municipality of York, the property municipally known as 10737 Victoria Square Blvd, Markham, Ontario, and legally described as follows:

LOT 23, PLAN 184 CITY OF MARKHAM

PIN: 030531508

# SCHEDULE 'B' TO BY-LAW 2024-56

## STATEMENT OF SIGNIFICANCE

## Savage-Schell-Dennie House

10737 Victoria Square Boulevard
c.1872

The Savage-Schell-Dennie House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

**Description of Property**
The Savage-Schell-Dennie House is a one-and-a-half storey frame dwelling located on the east side of Victoria Square Boulevard in the historic community of Victoria Square. The house faces west onto Victoria Square Boulevard.

**Design and Physical Value**
The Savage-Schell-Dennie House has design and physical value a representative example of a modest vernacular village dwelling in the Georgian architectural tradition. The ground floor windows previously had 6/6 single hung windows, and the second floor, 6/6 windows in the north gable end and 1/1windows in the south gable end.

**Historical and Associative Value**
The Savage-Schell-Dennie House has historical and associative value as representing the theme of the early development of the hamlet of Victoria Square and specifically the creation of retirement properties in village settings for former local farmers. This property is the former residence of George and Ann Savage, retired farmers from the Gormely area that first developed village Lot 23, Plan 184, in William Hingston's subdivision of 1856 in Victoria Square, and as the former home of Paul and Ellen Schell when they retired from farming north of Schell's Corners in 1882. Paul Schell was the great-grandfather of Wesley Schell, founder of Schell Lumber in Stouffville in 1922. The property has further historical and associative value for its long association with Charles Dennie, a labourer, huckster (a travelling seller of goods) and drover (a person who moves herds to market) that lived here from 1890 to the mid-1930s.

**Contextual Value**
The Savage-Schell-Dennie House has contextual value as one of a number of nineteenth century buildings that are important in defining, maintaining, and supporting the character and extent of the historic hamlet of Victoria Square. It has stood on this property since c.1872. As such, it has long-standing and significant physical, visual and historical linkages to the community of Victoria Square.

**Heritage Attributes**
Character-defining attributes that embody the cultural heritage value of the Savage-Schell-Dennie House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

*Heritage attributes that convey the property's design and physical value as a representative example of modest, vernacular, village dwelling in the Georgian architectural tradition:*

- One-and-a-half storey, rectangular plan, western block;
- One-storey rear kitchen wing
- Wood clapboard siding that is presumed to exist below modern cladding;

- Symmetrical 3-bay façade (west elevation);
- Medium-pitched gable roof with projecting, open eaves;
- Existing flat-headed, rectangular window openings on all sides of the building;
- Centrally-placed, flat-headed, single-leaf door opening on the west or front wall.

*Heritage attributes that convey the property's historical and associative value as representing the early development of the hamlet of Victoria Square, particularly the creation of retirement properties in village settings for former local farmers, and its association with Charles Dennie, a noteworthy long-term resident:*

- The dwelling is a tangible reminder of the Savage, Schell and Dennie families that historically resided here.

*Heritage attributes that convey the property's contextual value as a building that is important in defining, maintaining and supporting the character and extent of the hamlet of Victoria Square.*

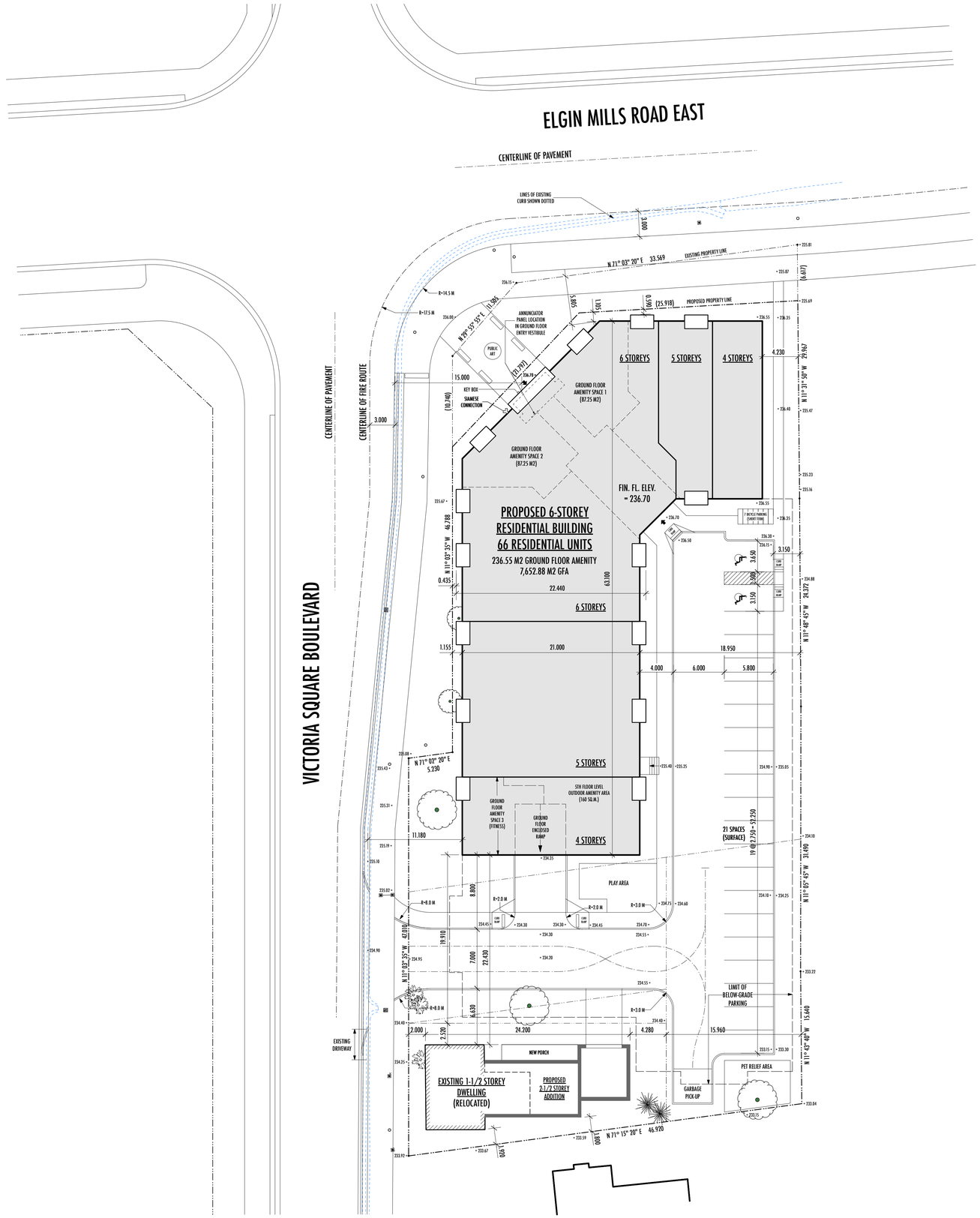
- The central location of the building facing Victoria Square Boulevard within the historic hamlet of Victoria Square.

*Attributes of the property that are not considered to be of significant cultural heritage value:*

- Vinyl siding;
- One-over-one contemporary window units.

# Appendix ‘D’

*Architectural Drawings*




NOTE:

INFORMATION ON THIS SITE PLAN TAKEN FROM:

TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 1 AND ALL OF LOTS 2 AND 3 REGISTERED PLAN 184
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK
BY: SCHAEFFER DZALDOV BENNETT LTD.
NOVEMBER 05, 2019

AND

TOPOGRAPHIC PLAN OF SURVEY OF LOTS 22, 23, AND 24
REGISTERED PLAN 184
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK
BY: SCHAEFFER DZALDOV BENNETT LTD.
MAY 25, 2015

## SITE STATISTICS:

| | |
|---|---|
| ZONING: | TBD |
| ORIGINAL SITE AREA : | 3,973.53 M2 |
| DEDICATED LANDS : | 287.28 M2 |
| NET SITE AREA : | 3,686.25 M2 |
| BUILDING COVERAGE: | 1,538.60 M2 (41.7%) |
| LANDSCAPED AREA: | 1,162.95 M2 (31.6%) |
| PAVED AREA: | 984.70 M2 (26.7%) |
| GROSS FLOOR AREA: | 7,652.88 M2 |
| FLOOR SPACE INDEX: | 2.08 |
| TOTAL RESIDENTIAL UNITS: | 66 |
| DENSITY (UNITS/HA.): | 179 |
| BUILDING HEIGHT: | 6 STOREYS (22.40 M) |
| INDOOR AMENITY SPACE: | 174.50 M2 (GND. FL.) |
| OUTDOOR AMENITY SPACE: | 160.00 M2 (5TH FL.) |
| PARKING REQUIRED: | |
| 66 UNITS @ 1.5/UNIT: | 99 SPACES |
| PARKING PROVIDED: | 100 SPACES |
| AT GRADE: | 21 SPACES |
| BASEMENT: | 79 SPACES |
| BICYCLE PARKING REQUIRED: | |
| 66 UNITS @ 0.5/UNIT: | 33 SPACES (LONG TERM) |
| 66 UNITS @ 0.1/UNIT: | 7 SPACES (SHORT TERM) |
| BICYCLE PARKING PROVIDED: | |
| BELOW GRADE: | 39 SPACES (LONG TERM) |
| AT GRADE: | 7 SPACES (SHORT TERM) |

Key Plan

| Issue | Date | Description | By |
|---|---|---|---|
| 01 | NOV 27/22 | REVIEW AND COMMENT | J.M. |
| 02 | DEC 12/22 | REVIEW AND COMMENT | J.M. |
| 03 | FEB 07/23 | REVIEW AND COMMENT | J.M. |
| 04 | APR 10/23 | REVIEW AND COMMENT | J.M. |
| 05 | MAY 25/23 | COORDINATION | J.M. |
| 06 | JUN 27/23 | REVIEW AND COORDINATION | J.M. |
| 07 | JUL 18/23 | REVIEW AND COORDINATION | J.M. |
| 08 | NOV 01/23 | REVIEW AND COORDINATION | J.M. |
| 09 | NOV 13/23 | REVIEW AND COORDINATION | J.M. |
| 10 | JAN 18/24 | OPA AND ZBA APPLICATION | J.M. |

| Rev. | Date | Description | By |
|---|---|---|---|
| 01 | N/A | N/A | J.M. |

keith loffler mcalpine architects
80 BLOOR STREET WEST, SUITE 403, TORONTO, ONTARIO, M5S 2V1 T (416) 964 1902 info@klmarch.com

klma
A PARTNERSHIP OF CORPORATIONS
KEITH LOFFLER DESIGN INC PARTNERS MCALPINE ARCHITECT INC

ONTARIO ASSOCIATION OF ARCHITECTS
JOHN WILLIAM MCALPINE
LICENCE 4397

Professional Certification

OPA AND ZBA APPLICATION
Issued for

| | | |
|---|---|---|
| JANUARY 18, 2024 | 1 : 250 | |
| Issue date | Scale | |
| 2009 | J.M. | J.M. |
| Project no. | Drawn by | Checked by |

Residential Development
Victoria Square
3009 Elgin Mills Road, Markham, Ontario
OWNER: Ledgemark Homes Inc., 905 479 6446
Project

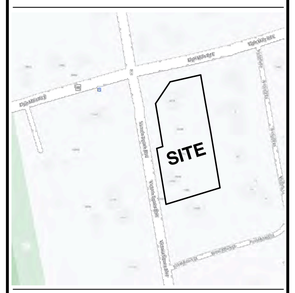
# Architectural Site Plan Site & Building Data

Drawing Title

A001
Sheet no.

NORTH ELEVATION (ELGIN MILLS ROAD)

WEST ELEVATION (VICTORIA SQUARE BOULEVARD)




Key Plan

| Issue | Date | Description | By |
|---|---|---|---|
| 01 | NOV 27/22 | REVIEW AND COMMENT | J.M. |
| 02 | FEB 07/23 | REVIEW AND COMMENT | J.M. |
| 03 | APR 10/23 | REVIEW AND COMMENT | J.M. |
| 04 | JUN 27/23 | REVIEW AND COORDINATION | J.M. |
| 05 | NOV 01/23 | REVIEW AND COORDINATION | J.M. |
| 06 | NOV 13/23 | REVIEW AND COORDINATION | J.M. |
| 08 | JAN 18/24 | OPA AND ZBA APPLICATION | J.M. |
| | | | |
| | | | |

| Rev. | Date | Description | By |
|---|---|---|---|
| 01 | N/A | N/A | J.M. |

keith loffler mcalpine architects
80 BLOOR STREET WEST, SUITE 402, TORONTO, ONTARIO, M5S 2V1 T (416) 964 1902 info@klmarch.com

klma
A PARTNERSHIP OF CORPORATIONS
KEITH LOFFLER DESIGN INC PARTNERS MCALPINE ARCHITECT INC

ONTARIO ASSOCIATION OF ARCHITECTS
JOHN WILLIAM MCALPINE
LICENCE 4397

Professional Certification

OPA AND ZBA APPLICATION
Issued for

| | | |
|---|---|---|
| JANUARY 18,2024 | 1 : 150 | |
| Issue date | Scale | |
| 2009 | J.M. | J.M. |
| Project no. | Drawn by | Checked by |

# Residential Development
## Victoria Square

3009 Elgin Mills Road, Markham, Ontario

OWNER: Ledgemark Homes Inc., 905 479 6446

Project

# North Elevation
# West Elevation

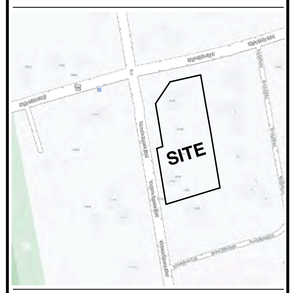
Drawing Title

**A201**

Sheet no.

SOUTH ELEVATION

EAST ELEVATION




Key Plan

| Issue | Date | Description | By |
|---|---|---|---|
| 01 | NOV 27/22 | REVIEW AND COMMENT | J.M. |
| 02 | FEB 07/23 | REVIEW AND COMMENT | J.M. |
| 03 | APR 10/23 | REVIEW AND COMMENT | J.M. |
| 04 | JUN 27/23 | REVIEW AND COORDINATION | J.M. |
| 05 | NOV 01/23 | REVIEW AND COORDINATION | J.M. |
| 06 | NOV 13/23 | REVIEW AND COORDINATION | J.M. |
| 07 | JAN 18/24 | OPA AND ZBA APPLICATION | J.M. |
| | | | |
| | | | |

| Rev. | Date | Description | By |
|---|---|---|---|
| | | | |
| | | | |
| 01 | N/A | N/A | J.M. |

keith loffler mcalpine architects
80 BLOOR STREET WEST, SUITE 402, TORONTO, ONTARIO, M5S 2V1 T (416) 964 1902 info@klmarch.com

klma
A PARTNERSHIP OF CORPORATIONS
KEITH LOFFLER DESIGN INC PARTNERS MCALPINE ARCHITECT INC

ONTARIO ASSOCIATION OF ARCHITECTS
JOHN WILLIAM MCALPINE
LICENCE 4397

Professional Certification

OPA AND ZBA APPLICATION
Issued for

| | | |
|---|---|---|
| JANUARY 18,2024 | 1 : 150 | |
| Issue date | Scale | |
| 2009 | J.M. | J.M. |
| Project no. | Drawn by | Checked by |

# Residential Development
## Victoria Square

3009 Elgin Mills Road, Markham, Ontario

OWNER: Ledgemark Homes Inc., 905 479 6446

Project

# South Elevation
# East Elevation

Drawing Title

**A202**

Sheet no.

# MEMORANDUM

**TO:** **Heritage Markham Committee**

**FROM:** **Peter Wokral, Senior Heritage Planner**

**DATE:** **March 13, 2024**

**SUBJECT:** **Demolition Permit Application**
**10855 Kennedy Road**
**The William Mergen House**
**DP 24 168243**

---

| | |
|---|---|
| **Property/Building Descriptions**: | The William Mergen House detached 2 storey vernacular dwelling constructed c. 1863 |
| **Use**: | Vacant/ Residential |
| **Heritage Status:** | Individually Designated under Part IV of the Ontario Heritage Act |

**Application Proposal**

- The City's Building Department has received a Demolition Permit application proposing to demolish the William Mergen House as well as an agricultural accessory building.

**Background**

- The property has been vacant since 2003 and was Individually designated under Part IV of the Ontario Heritage Act in 2016 (see Attachment C- Designation By-law).
- The current property owner purchased the property in 2019 fully aware of the heritage status of the property.
- The owner has provided a Heritage Building Condition Assessment prepared by Peng Engineering in 2020 recommending that the building should be demolished as soon as possible for safety reasons (see Attachment D -Heritage Building Condition Assessment).

**Staff Comment**

- The accessory building proposed for demolition is not listed as a heritage attribute of the property so there is no objection to its demolition.
- The condition of the Mergen House based on the Building Condition Assessment prepared by Peng Engineering appears to be comparable to the condition of homes relocated to Heritage Estates and successfully restored.

## Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the proposed demolition of the accessory building at 10855 Kennedy Road as it is not identified as a heritage attribute of the property in the Designation By-law.

THAT Heritage Markham does not support the proposed demolition of the William Mergen House.

AND THAT the owner undertake necessary repairs to the William Mergen House to return it to habitable condition.

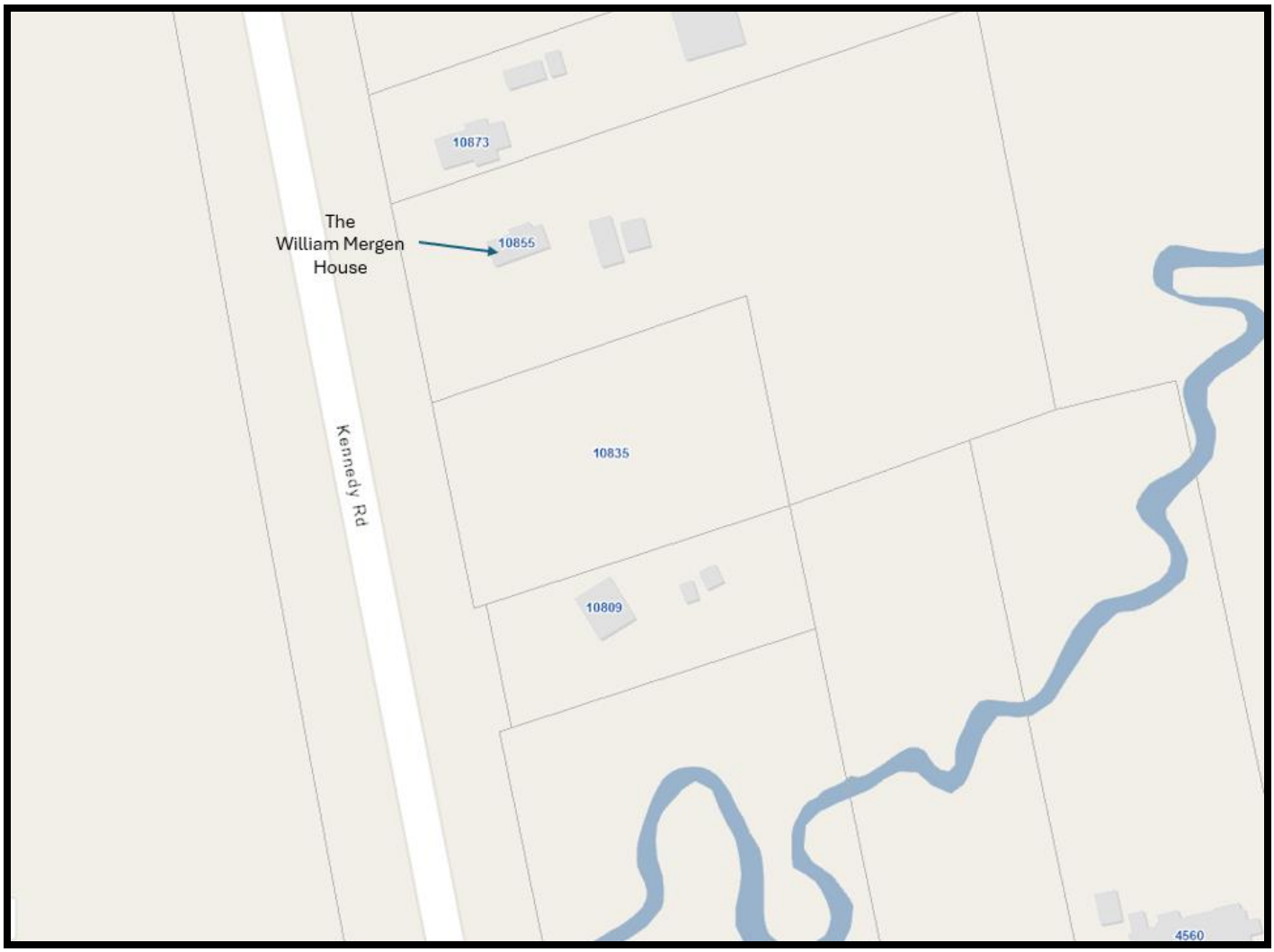
Attachments

Attachment A- Location Map
Attachment B- Photograph of the William Mergen House
Attachment C- Designation By-law
Attachment D- Heritage Building Condition Assessment

File: 10855 Kennedy Rd.

Q:\Development\Heritage\PROPERTY\KENNEDY\10855\Demolition Permit 2024\HM Memo May 2024.doc

Attachment  A- Location Map



Appendix B- Photogrpah of the William Mergen House

Google Street view June 2023

Attachment C -Designation By-law

# By-law 2016-56

A by-law to designate a property as being of
Cultural Heritage Value or Interest
William Mergen House

WHEREAS Pursuant to Part IV of the Ontario Heritage Act, the Council of a Municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of Cultural Heritage Value or Interest;

AND WHEREAS the Council of the Corporation of the City of Markham has caused to be served on the owners of the lands and premises at:

Marion J. Dent
c/o Ms. Jennifer Russell-Dent
and Chris Dent
4160 Doane Road
Sharon, ON L0G 1V0

and upon the Ontario Heritage Trust, notice of intention to designate the William Mergen House, 10855 Kennedy Road, and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and forming part of this by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value or interest:

   William Mergen House
   10855 Kennedy Road
   City of Markham
   The Regional Municipality of York

2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the properties described in Schedule "A" attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed on May 31, 2016.

Martha Pettit
Deputy City Clerk

Frank Scarpitti
Mayor

# SCHEDULE 'A' TO BY-LAW 2016-56

In the City of Markham in the Regional Municipality of York, property descriptions as follows:

PT LT 26 CON 6 MARKHAM as in MA70199; MARKHAM

CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

# SCHEDULE 'B TO BY-LAW 2016-56

## STATEMENT OF SIGNIFICANCE

### William Mergen House
**10855 Kennedy Road**
**c.1863**

The William Mergen House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

**Description of Property**
The William Mergen House is a two storey frame building located on the east side of Kennedy Road, next to the historic Cashel Cemetery, a short distance north of Elgin Mills Road East.

**Historical or Associative Value**
The William Mergen House is of historical or associative value as the c.1863 home of Prussian immigrants William and Mary Catherine Mergen, who came to Markham some time between the 1851 census and 1861 census and settled in the crossroads hamlet of Cashel. William Mergen was primarily a labourer but in the mid 1860s he was a broom and basket maker. The family owned the property until 1939.

**Design or Physical Value**
The William Mergen House is of design or physical value as a representative example of a modest dwelling of a labourer and his family within a hamlet setting. It is a simple vernacular building displaying the symmetry of the Georgian architectural tradition in the placement of the entrance door and windows on the front façade, but without decorative embellishments such as a door surround that would typically be seen in a more upscale building. Originally a one storey dwelling, it was raised to two storeys in the late 19th century.

**Contextual Value**
The William Mergen House is of contextual value as one of a cluster of cultural heritage features that form what remains of the historic hamlet of Cashel. Immediately next door to the south is the former site of St. Helen's Presbyterian Church that stood here between circa 1827 and 1865-66, and the small cemetery associated with it.

**Significant Architectural Attributes**
Exterior character-defining attributes than embody the cultural heritage value of the William Mergen House include:

- Overall form of the building, including the main two storey rectangular block, one storey kitchen wing and lean-to;
- Masonry foundation;
- Frame wall construction and underlying historic cladding, if present;
- Gable roof with projecting eaves;
- Existing rectangular door and window openings.

| | |
|---|---|
| **Project Number:** | 2020039 |
| **Project Title:** | Heritage Building Condition Assessment at 10855 Kennedy Road Markham ON |
| **Client:** | Newcastle Block Inc. |
| **Date:** | Mar 17th, 2020 |

# Heritage Building Condition Assessment at 10855 Kennedy Road Markham ON

**TO WHOM IT MAY CONCERN:**

**RE: the condition of the heritage building at 10855 Kennedy Road Markham ON**

## Purpose / Objective:

The property at 10855 Kennedy Road Markham ON contains a building that registers as a property of cultural heritage and the subject property is located within the Greenbelt Plan and T.R.C.A. area.

However, this building is in very severe condition and has been empty for a long time. The current owner Mr. Lin Zhao retained Peng Engineering Inc. to conduct a site visit for the heritage building condition assessment.

## Observation / Findings:

On March 15th, 2020, Mr. Peter Peng (Peng Engineering Inc.) conducted a site visit to assess the condition of the heritage building.

### A. Outside

The building was observed to be in poor condition from the outside. All of the windows and doors were blocked with plywood – Figure 1. Some gutters were observed to have fallen off – Figure 2.



RECEIVED
4/23/2024
24.168243.000.00.DP

**Figure 1 – Exterior view of the heritage building**

**Figure 2 – Detached gutter**

**B. Inside**

The entrance floor woods were badly rotten with holes – Figure 3. The floor was observed to be wet and filled with trash – Figure 4. The ceiling was observed with missing wood pieces, while the remaining wood pieces were wet and mouldy – Figure 5.



RECEIVED
4/23/2024
24.168243.000.00.DP

**Figure 3 – Entrance floor**

**Figure 4 – The inside floor**

**Figure 5 – The ceiling**



RECEIVED
4/23/2024

### C. Utility and furnaces

No utility and furnaces were observed to be functional in the Kitchen and bathrooms – Figure 6 & Figure 7.

**Figure 6 – Kitchen area**

**Figure 7 – Bath room area**

### D. Foundation

The foundation beam was observed to be cracked – Figure 8. The foundation was observed to be obviously tilted – Figure 9 & Figure 10.



RECEIVED
4/23/2024
24.168243.000.00.DP

**Figure 8 – foundation Beam**

**Figure 9 – Foundation wall**

**Figure 10 – Foundation wall**



RECEIVED
4/23/2024
24.168243.000.00.DP

## Opinions/Recommendation:

Based on the site visit and observation, Peng Engineering Inc.'s opinion is: the whole building's structural integrity is, in general, severely unsafe. The building is in a condition that could be hazardous to the health and/or safety of persons in the normal use of the building. Being within close proximity to the building and accessing the building's interior should be reasonably prevented.

Peng Engineering Inc.'s recommendations are:

1. The building should not be in normal use.
2. An interim barricade should be erected around the perimeter of the building.
3. Even though this is a heritage building that was built in 1683, there is no benefit to retrofit and should be torn down ASAP for safety reasons.

## Limitations:

This report is based on data and information collected from the job site and client. The engineer is not responsible for, or obligated to identify, mistakes or insufficiencies in the information obtained from the various sources, or to verify the accuracy of the information.

This report is prepared for the exclusive use of the client. The work reflects the engineer's best judgment in light of the information reviewed by the engineer at the time of preparation. No portion of this report may be used as a separate entity; it is written to be read in its entirety.

If you have any questions or unclear, please do not hesitate to contact us any time.

Sincerely,

Peter Peng, P. Eng

Peng Engineering Inc.

LICENSED PROFESSIONAL ENGINEER
H. C. PENG
100130984
Mar. 17 2020
PROVINCE OF ONTARIO



RECEIVED
4/23/2024
24.168243.000.00.DP

# MEMORANDUM

**TO:** **Heritage Markham Committee**

**FROM:** **Peter Wokral, Senior Heritage Planner**

**DATE:** **May 8, 2024**

**SUBJECT:** **Zoning Amendment Application**
**7960 Reesor Road**
**The David Reesor House "Silver Spring Farm"**
**Proposed Restaurant Conversion**
**PLAN 24 163734**

---

**Property/Building Descriptions**: The David Reesor House, single detached 2 storey dwelling constructed c.1875

**Use**: Vacant/ Residential

**Heritage Status:** Individually Designated under Part IV of the Ontario Heritage Act

## Application Proposal

- A Zoning Amendment application to redevelop the property by constructing five new commercial/industrial buildings permitting a wide range of uses including Banquet Hall, Business Office, Cannabis Establishment, Craft Brewery, Film Studio, Financial Institution, Fitness Centre, Hotel, Industrial Use, Massage Establishment, Restaurant, Retail Store, Service and Repair Establishment, Trade and Convention Centre and Veterinary Clinic
- Retention of the David Reesor House in an adaptive reuse (restaurant) adjacent to the naturalized area to the east (See Attachment B- Conceptual Site Plan).

## Background

- Until now, the David Reesor house was relatively secluded from public view but is one of Markham's finest examples of a grand Italianate Villa associated with a significant personality in Markham's history (See attachment A-Location Map and Attachment C-Photograph of the David Reesor House). For these reasons, the house has recently been designated under Part IV of the Ontario Heritage Act to both protect its existing heritage attributes, and to prevent unsympathetic alterations (See Attachment D- Heritage Staff Research Report).

- The Owner of the property fully acknowledges the heritage significance of the property and did not object to the City's designation of the property.
- Heritage Staff visited the property in December 2023 to document the interior and exterior of the house.
- The front portion of the house still retains much of its original historic interior and exterior detailing. Some of the original significant exterior heritage attributes were unfortunately concealed by the unauthorized construction of a 2-1/2 storey projecting bay, dormers, decks and balconies that occurred in the early 1990's which were approved by the City's Building department despite Heritage Markham considering them to be architecturally detrimental to the house. This was the result of the building having only limited heritage protection through being listed on the former Markham Inventory of Heritage Buildings (See Attachment E- Interior Photographs of the David Reesor House).
- A Heritage Memorandum prepared by Architects Rasch Ecklar Associated Ltd. (AREA) explains the proposed plans and restaurant use for the David Reesor House (See Attachment E- Heritage Memorandum)

**Staff Comment**

- Heritage staff has no objection to the planned redevelopment of the surrounding land and the proposed uses of the proposed new buildings but does not support most of the proposed permitted uses for David Reesor House or the proposed adaptive reuse of the house as a restaurant. Based on the conceptual floor plans provided the proposed restaurant would occupy both the first and second floor of the house accommodating seating for up to a maximum of 188 people indoors and up to 154 outdoors (total of 342 people) See Attachment F- Conceptual Floor Plans of the Proposed Restaurant.
- Heritage Staff disagrees with the comments in the memorandum produced by AREA Ltd. stating that the balconies added in the 1990's have become "hallmarks of the former house" or that the retention of the 1990's two storey projecting bay is needed by the owner to "adaptively re-use the building to is full and feasible extent".

  The balconies and front projecting bay added to house c. 1990 were highly detrimental to the original appearance of the house, unsophisticated in design, and obscured character defining elements of the principal façade including the windows and the original front entrance. In 1996 the Architectural Sub-committee of Heritage Markham noted that the front projecting bay constructed without any approval had severely altered the house in an unsympathetic way and supported the addition of the verandas and 2nd storey balconies on the basis that the house had already been considerably altered, was not highly visible from the street and should not be considered a precedent for other heritage properties. Heritage Markham endorsed the recommendations of the Architectural Review Sub-Committee and did not object to the decks and balconies added in 1996 partly because they were considered reversible.

  Although the balconies and decks constructed in the 1990's might have complied with the Ontario Building Code in 1990 as it applied to a private dwelling, it is quite likely that they do not meet the current Building Code as it applies to the proposed use of a

restaurant, The heritage consultant has indicated that they are "useable and valuable floor areas, during warm seasons, which are available anyways as existing , so they might as well be used" without providing any proof that they comply with the Building Code.

- Furthermore, the proposed second egress stairs required by the Ontario Building Code located in the 1990's front projecting bay would remove large portions of the original exterior wall and necessitate the removal of the original front entrance which is a highly significant attribute of the house (See Attachment G- Photograph of the Original Exterior Front Entrance). These proposed alterations are not easily reversible and would harm the potential to restore the house to its original condition in the future.
- The proposed restaurant use also proposes an extensive deck/patio structure along the entire south wall which is the second most significant façade of the house. The proposed deck is not compatible with the architecture of the house and would realistically only see season use.
- Lastly, as proven by several Markham heritage houses in adaptive reuse, a restaurant is not the only full and feasible use for a heritage building. Similar sized heritage homes have been successfully converted to daycare facilities, private schools, and professional offices allowing the restoration of the building's original appearance without having to depend on the retention and continued use of architecturally detrimental modern alterations.
- Heritage staff's objective would be to achieve the removal of the architecturally detrimental 1990's alterations and the restoration of the Reesor house to its original 19th century appearance and recommends that the use permissions of the David Reesor House be limited to less disruptive adaptive reuses which do not require as many parking spaces or invasive mechanical equipment, or require removal of the original exterior elements of the house. This could potentially be achieved through the placement of a Hold provision on the amending By-law which could only be removed through the applicant obtaining a heritage permit or site plan approval for future modifications that would permit the restoration of the house to its original appearance.

## Suggested Recommendation for Heritage Markham

THAT Heritage Markham does not object to the proposed Zoning By-law Amendment as it applies to the use and development standards related to the proposed new industrial/commercial buildings;

THAT Heritage Markham does not support the proposed restaurant use of the David Reesor House as it is dependent on the retention of the architecturally detrimental alterations made in 1990, and proposes irreparable alterations to the original exterior front door and wall;

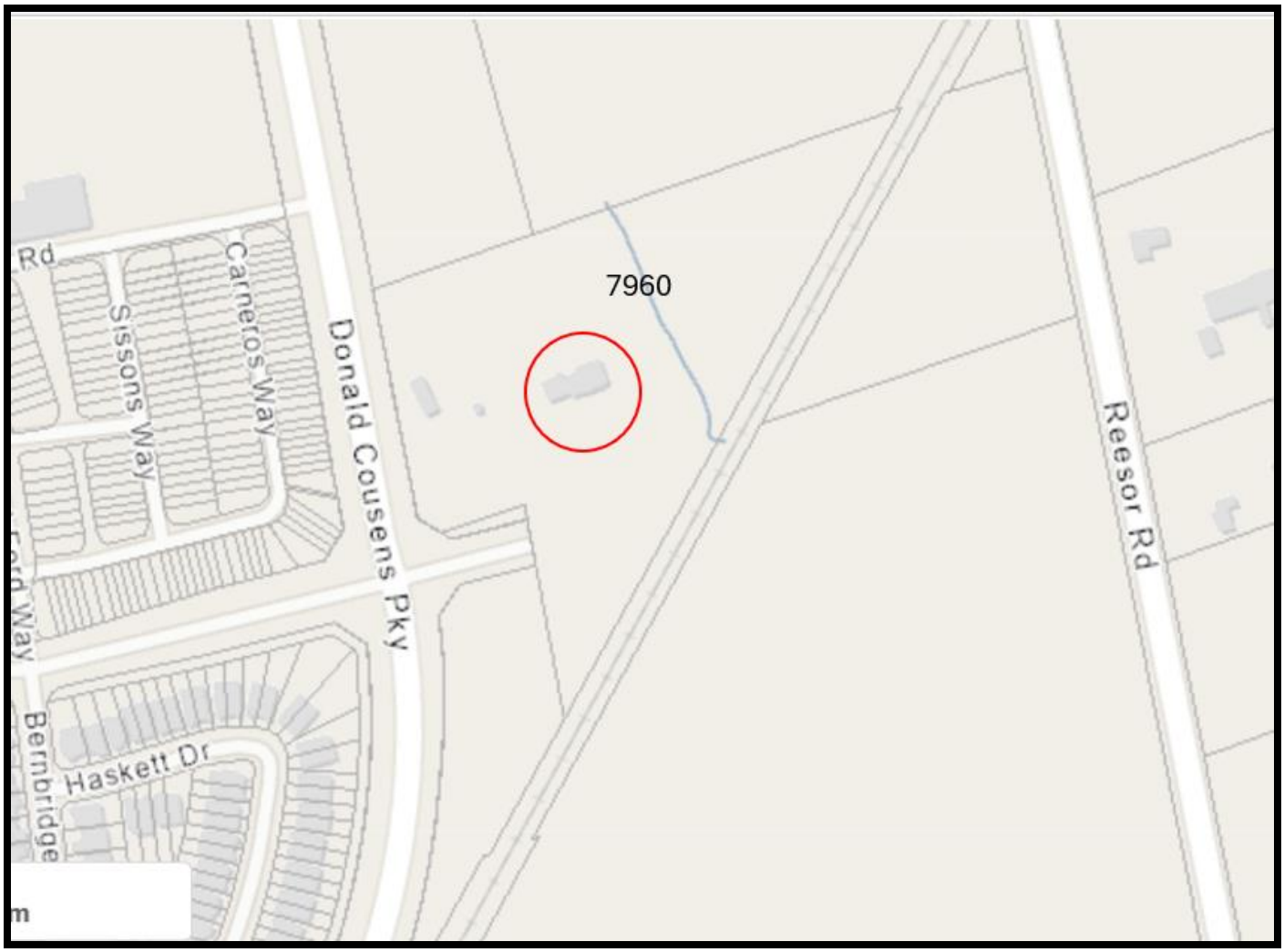
AND THAT the By-law amendment limit the permitted uses of the David Reesor House to more compatible uses that would require fewer alterations to the original building fabric such as a spa, daycare, private school, professional offices or home design retail establishment.

Attachments

Attachment A- Location Map
Attachment B- Conceptual Site Plan
Attachment C- Photograph of the David Reesor House
Attachment D- Heritage Staff Research Report for the David Reesor House
Attachment E- Heritage Memorandum by AREA Ltd.
Attachment F- Conceptual floor plans of proposed restaurant
Attachment G- Interior photograph of the Original Front Entrance

File: 7960 Reesor Road

Attachment A- Location Map



Appendix B- Conceptual Site Plan

Attachment C- Photograph of the David Reesor House

Photo taken December 11, 2023

**Attachment D- Heritage Staff Research Report for the David Reesor House**

**RESEARCH REPORT**

# Silver Springs Farm

## East Half Lot 7, Concession 9, Cedar Grove
## 7960 Reesor Road
## c.1875

**Heritage Section**
**City of Markham Planning & Urban Design**
**2023 Update of 2005 Report**

**History**

Silver Springs Farm is located on a portion of the eastern half of Markham Township Lot 7, Concession 9, in the historic community of Cedar Grove.

George Post received the Crown patent for the entire 200 acres of Markham Township Lot 7, Concession 9 in 1805. He was a non-resident land speculator. That same year, George Post sold to Christian Risser or Reesor, a Pennsylvania German Mennonite from Lancaster County, Pennsylvania who arrived in Markham in 1804. Christian Reesor's homestead was on Lot 14, Concession 10, which he purchased in 1805, the same year he acquired Lot 7, Concession 9.

Christian Reesor was tragically killed by a falling tree in early in 1806 while clearing his lot. Lot 7, Concession 9 passed to Peter Reesor, the eldest son of Christian Reesor and Veronica "Fanny" (Reiff) Reesor. Peter Reesor's home farm was Lot 4, Concession 9. In 1807, Peter Reesor gifted

Lot 7, Concession 9 to his youngest brother Abraham Reesor. Abraham Reesor married Anna Detweiler Miller, a widow from Pennsylvania. They had six children: Christopher, John, Frances, David, Nancy and Peter. The family resided on the western parts of Lots 7 and 8, Concession 8, south of Reesorville, which later became known as Markham Village. It is not known who resided on Lot 7, Concession 9 during this early period, but a one-storey frame house was built on the property in 1826, suggesting that a tenant lived there, possibly a family member.

Abraham Reesor died in 1831 at the age of 40. Lot 7, Concession 9 was willed to his eldest son, Christopher. Christopher Reesor married Margaret Armstrong, Captain William Armstrong's sister. The Armstrongs were from Cumberland, England and became a prominent family in early Markham Township after their arrival in the mid-1820s. Christopher and Margaret Reesor had four children: Annie, Elizabeth, Robert and David (known as David Reesor Jr.). David Reesor Jr. was so-named because his uncle was David Reesor, the noteworthy owner of *The Markham Economist* and Confederation-era politician usually referred to as Senator David Reesor. Although the Reesor family were of the Mennonite faith, Christopher Reesor's marriage to Margaret Armstrong, a member of the Church of England (later known as the Anglican Church), led to him change his religious affiliation to the Church of England.

According to Brown's Directory of Markham Township for the years 1846-47, Christopher Reesor lived on Lot 8, Concession 9, south of the Vinegar Hill neighbourhood of Markham Village. At that time, Lot 7, Concession 9 was tenanted by Riddell. It is not clear if William Riddell lived on the eastern part or the western part of the property. In 1840, Christopher Reesor sold the western 50 acres of Lot 7, Concession 9 to Joseph Tomlinson. This part of the property had frontage on Ninth Line in the hamlet of Sparta, later known as Box Grove.

Sadly, Christopher Reesor died in 1846 at the age of 30. According to the 1851 census, his widow resided in a one-storey frame house on Lot 7, Concession 9 along with her children. This suggests that the family's location on Lot 8, Concession 9 noted in Brown's Directory may have been in error. Also on the property were Joseph Tran, Henry Tran, Daniel Lynch and Thomas Glen, all unmarried men from England. A second dwelling on the property, a one-and-a-half storey frame house, was the home of Mary Tran, a widow, William Hughson, and two children. It is not clear if this house was on the eastern part (Reesor) or western (Tomlinson) part of Lot 7, Concession 9.

By the time of the 1861 census there was one household noted on the Reesor property, a one-storey frame house constructed in 1826. This was the same dwelling noted in the 1851 census. Residing in the house were Joseph Tran, an unmarried farmer age 29, Margaret (Armstrong) Reesor, the widow of Christopher Reesor, teenaged sons Robert and David (David Reesor Jr.), and several others, including married daughter Annie (Reesor) Simmonds whose husband James Simmonds worked at White's Mill at Whitevale, Pickering Township. The Trans and the other men who lived on the Reesor farm were likely residing with Margaret Reesor to help her with the operation of the farm. The relationship of the Reesors with Joseph Tran would last at least until the time of the 1881 census.

Robert Reesor came to live on the eastern part of Lot 8, Concession 9, and his younger brother, David Jr., on Lot 7, Concession 9. Robert Reesor's house, constructed in 1867, is still standing at 8042 Reesor Road. David Reesor Jr. married Jane Miller in 1872. Jane Miller's parents were Scots Presbyterians. David Reesor Jr. later changed his religious affiliation from Church of England to Presbyterian. The couple had eleven children. The family seems to have prospered in spite of a history of tragic early deaths. By the mid-1870s, a spacious brick farmhouse was constructed on the property which was named Silver Springs Farm after a spring-fed pond located to the west of the house. It is possible that the family's earlier home, the frame house noted in the census returns of 1851 and 1861, was retained during the construction of the new dwelling. This early dwelling might be the westernmost section of the existing building. The Italianate style windows and general character of the new house is similar to that of Senator David Reesor's impressive house at 166 Main Street North, Markham Village, built in 1873. This suggests the same builder may have been involved in the design and construction of David Reesor Jr.'s farmhouse in Cedar Grove.

In the late 1870s, Robert and David Reesor ventured to the Canadian West which was then being opened for colonial settlement. Their married sister Annie Simmonds accompanied them to work as a housekeeper, leaving her husband James Simmonds at home in Whitevale to support the family through his employment at White's Mill. The brothers acquired extensive lands near the present town of Pilot Mound in southern Manitoba. By 1883, David Reesor Jr. owned 4,000 acres. A post office named "Silver Springs" after the farm in Markham was opened in the municipality of Louise. The brothers became involved in efforts to entice an American railway into their area, but this was not successful. When the C.P.R. was completed in 1885, Robert and David Reesor abandoned their ambitions in the Canadian West and returned home to Markham.

In spite of the above story about Robert and David Reesor's activities in the Canadian West, they were both enumerated in Markham Township in the 1881 census. At that time, their widowed mother still resided in David Reesor Jr.'s household. Joseph Tran, perhaps the person running the farm in the owner's absence, continued to live on the property.

In 1882, David and Jane Reesor sold a right-of-way through their farm to the Ontario & Quebec Railway. This railway line, which still runs through the property, later became a part of the Canadian Pacific Railway.

In the 1891 census, David Reesor Jr.'s home was described as a two-storey brick dwelling containing twelve rooms. His mother, age 81, continued to live in David and Jane Reesor's household. She was long-lived compared with her late husband, reaching an age of 95.

The beautifully landscaped grounds of Silver Springs Farm were the site of large garden parties held in support of church-related projects. Parties were held to help raise funds for the construction of a rectory for Grace Anglican Church in Markham Village and also in aid of the

construction of Zion Presbyterian Church in Cedar Grove. Special trains from Toronto stopped at the C.P.R. farm crossing to drop off guests and return them home later. Attendance is said to have at times reached approximately 5,000 people. In 1891, the event was illuminated by some of the earliest electric lights in Markham.

Silver Springs Farm was willed to David Reesor's unmarried daughter Margaret Armstrong Reesor, and unmarried son Paul Reesor in 1927. Paul Reesor married Dorothy Carr in 1945. Margaret A. Reesor left the family farm and moved to Stouffville. In 1946, she granted her interest in the property to her brother.

Paul Reesor died in 1961. His executors sold Silver Springs Farm to William John Greening and Catherine Greening in 1962. The Greening family undertook additions and alterations to the old house in 1990. In recent years portions of the surrounding area have been urbanized, leaving the house at Silver Springs Farm as a remnant of the area's former agricultural character.

**Architecture**

The house at Silver Springs Farm is a large two-storey painted brick dwelling organized in a cross-shaped in plan. The dwelling faces east. Before additions in 1990, the original house was T-shaped in plan with two, one-and-a-half storey telescoping rear wings that extended to the west. A two-storey gable-roofed projecting front bay added in 1990, and additions made to the rear wing at that time, are clad in wood board and batten siding. There is a two-storey open deck with railings on the front wall and a shed-roofed veranda in south facing ell formed by the intersection of the main block with the first stage of the rear wing.

The building rests on a raised fieldstone foundation. The wall material is painted brick . It might be buff in colour (historically referred to as "white brick") under the current painted finish if this house and that of Senator David Reesor in Markham Village were indeed the product of the same builder. It is not certain if the main block is of solid brick construction or brick veneer over frame. If the rear wings represent older stages of the dwelling's construction, they are likely frame with brick veneer added later. A site visit would be required to learn more about the nature of the building's construction. The brick of the main block has a projecting plinth and belt course. Radiating "eyebrow" arches over window openings project slightly from the wall face. The base of each arch is visually supported by a single header therby giving a bracketed effect.

7960 Reesor Road. South side view showing rear wings.

The broad, medium-pitched gable roof of the main block is oriented north-south. The projecting eaves on the gable ends are decorated with curvilinear bargeboards and kingposts with a turned pendant. The kingposts once extended above the roofline, but have lost their turned finials. At the north gable end is a corbelled, single-stack brick chimney. At the south gable end is another single-stack brick chimney that serves an exterior gable-end fireplace that is a later addition. This chimney disrupted a half-round opening centred on the gable wall. Centred on the front slope is the steeply-pitched gable roof of the front addition, flanked by two gable-roofed dormers, also part of the 1990 additions. There are three gable-roofed dormers on the rear roof slope. The dormers contain modern round-headed windows.

The primary (east) elevation is divided into three distinct bays. The central, two-storey, board and batten projecting bay added in 1990 is topped with a steep gable. The windows in this addition mimic but do not copy the design of the historic windows of the main block. The ground floor of this bay has a new entrance door with two half-round topped windows flanked by two sidelights having half-round topped windows. Atop the door and sidelights is a transom with rectangular glazing. On the second floor of the addition are three slender, equally sized half-round topped windows. Another window identical to the ones below is enclosed by the gable.

This addition covers up the original entrance which featured a panelled wooden door flanked by rectangular sidelights with half-round arched heads and panelled aprons below. The original entry was topped by a segmentally-headed transom light vertically divided into three sections based on the width of the door and sidelights. The entrance was further framed by a segmental brick arch. Previous to the 1990 additions, this entrance was covered by a porch and balcony supported on simple Classical columns having the same footprint as the new addition. Directly above the original central entrance was a second storey door that opened onto the balcony. The balcony had a simple wood railing. The porch and balcony, seen in a photograph in a

previous edition of the *Markham Inventory of Heritage Buildings,* looks as though it was built in the early twentieth century. It likely replaced an earlier more elaborate Victorian porch or veranda.

Today the whole width of the primary elevation is covered by a deep and expansive two-storey deck supported on simple, square posts and enclosed by a high railing with turned "colonial" balusters.

On either side of the central projecting bay are pairs of original half-round topped windows on the first and second floors, vertically aligned with each other. These original, slender, one over one windows are paired but vertically separated by a narrow mullion of brick. The windows once had louvered shutters. The window openings are capped by a half-round brick arch. The projecting sills are visually supported on block-like brackets. The sills might be made of cut stone. This arrangement of paired, half-round topped windows is repeated again on the north and south gable ends of the main block. They are vertically aligned on the first and second storeys, dividing the north and south gables into two bays. Near the apex of the north gable there is a recessed panel in the brick framed by a sill and a half-round arch that may contain a plaque, possibly bearing the date of construction, or the name of the house which was relatively common in the nineteenth century. A closer inspection will reveal if there is any inscription or whether this recessed panel once contained a window or a louvered vent into the attic. There was a corresponding half-round arched feature on the south gable in the same location but it is now mostly covered by a later exterior chimney.

7960 Reesor Road. View of north elevation.

The gable-roofed one-and-a-half storey first section of the two rear wings of the house is in the traditional location of a kitchen wing. This may be an intermediate phase of the building's development. It was built in the form of an Ontario Classic farmhouse having a three-bay symmetrical façade facing south with a steeply-pitched centre gable with a half-round headed two-over two-window on the second floor. The verges are trimmed with curvilinear

bargeboards and a king post that echoes the design of the gable ends of the main block. On the first floor is a central, single-leaf door directly below the gable with two flanking, segmentally-headed two-over-two windows. The ground floor is protected by a veranda with a shed roof supported on Classical columns that was likely constructed in the early twentieth century judging from its design details. The north elevation of this first extension of the rear wing has another centrally-placed gable similarly treated to the south-facing centre gable with a half-round headed, two-over-two window and two segmentally-headed two-over-two windows on the ground floor to either side of the central gable. A heavy, single-stack brick chimney is located on the west gable end. Its scale suggests that it serves, or served, a large kitchen fireplace.

The gable-roofed westernmost section of the two rear wings has a low one-and-a-half storey height and a small centre gable facing south that has half-round topped, two-over-two windows. The verges are decorated with curvilinear bargeboards and a full king post that includes a turned finial. There is a pair of modern gable-roofed dormers on the north roof slope. The door and the segmentally-headed two-over-two ground floor windows on this section are not symmetrically arranged and are shifted right of the line of symmetry suggested by the south-facing gable. A modern canted bay window has been added to the west end of the ground floor of the south wall. The west elevation of this last extension of the rear wing has a single two-over-two window lighting the second floor space. The north side of this westernmost extension has been extended northwards and has a modern glazed door with two flanking sidelights with two modern half-round topped vinyl windows on either side. This part of the house may have once functioned as a “doddy house” for the widowed Margaret Armstrong Reesor, and may be an altered version of the 1826 one-storey frame house noted in the census records of 1851 and 1861.

The David and Jane Reesor House at Silver Spring Farms is a locally unique example of a grand, vernacular Late Victorian Italianate villa. The Italianate flavour of the house comes from the half-round arched windows, deep eaves, and broad gables that face north and south. The inspiration for this house might well have been the large Italianate house at 166 Main Street in Markham Village, built by David Reesor Jr.’s uncle, Senator David Reesor, in 1873. The two houses share similarities in design and materials such as the grouped tall, narrow half-round headed windows.

Senator David Reesor's imposing residence at 166 Main Street North, Markham Village. This large village residence was constructed in 1873. Note the window treatment, similar to the house at Silver Springs Farm.

Italianate designs were popularized by the architectural pattern books of the 1850s and 1860s, and the style remained popular up until the late 1870s in Canada. The style was a reaction to the rigid geometry and symmetry of Georgian architecture. It strove to be picturesque in composition, and evocative of romantic literature and foreign landscapes. Pure examples of the style usually feature an asymmetrical building mass often extending from a three or four storey tower. These towers were inspired by medieval Italian villas. Deep overhanging bracketed eaves typical of southern climates were typical of the style also lending the nickname "The Bracketed Style" to Italianate buildings. The presence of windows with half-round arches is also a common feature of the style.

This house exhibits an Italianate architectural influence by way of its half-round headed windows and broad eaves but it can be considered a conservative, vernacular expression of the style as it still relies on Georgian principles of symmetry and composition and avoids the more flamboyant features of the style such as a tower or large ornamental brackets. The house can also be considered a vernacular version of the Italianate style because of its Gothic Revival influences including the bargeboards in the gables and the steeply-pitched centre gables of the rear wing. The first section of the rear wing, when looked at by itself, is an Ontario Classic vernacular farmhouse with a half-round headed Italianate window. The design of the house was likely influenced by Italianate and Gothic Revival village residences and farmhouses that dotted the landscape of Markham Township in the mid to late-nineteenth century. The Italianate style was particularly popular in Markham Village and vicinity in the 1870s and 1880s perhaps due to the influence of local builder and architect John Anthony who designed a number of buildings in this style. The identity of the builder of 7960 Reesor Road is as yet unknown, but it was built at a time when John Anthony was active in the area so there is a possibility he was involved in the building of this house and the home of Senator Reesor as well.

**Context**
This imposing house known as "Silver Springs Farm" is set well back from the west side of Reesor Road. Historically, this area was part of Cedar Grove. Recent development has transformed the former agricultural landscape, altering the original grid-like road pattern in the vicinity of the property and introducing suburban-style growth. The house is located on an irregularly-shaped parcel that is a remnant of the old farm. The spring-fed pond that lent its name to the property has been removed by intensive modern development. With the introduction of Donald Cousens Parkway, the property at 7960 Reesor Road has frontage on both Reesor Road via a lane that crosses the railway tracks, and frontage on Donald Cousens Parkway. The property is on privately-owned land adjacent to the Rouge National Urban Park. Silver Springs Farm is historically-linked to the Robert Reesor House next door at 8042 Reesor Road, 1867, designated under the Ontario Heritage Act (refer to By-law 2004-42).

**Sources**
Deed Abstracts for Lots 7 and 8 Concession 9, Markham Township.
Canada Census: 1851, 1861, 1871, 1881, 1891, 1901, 1911, 1921.
Directories of Markham Township: Walton (1837), Brown (1846-47), Rowsell (1850-51), Nason (1871), 1892 Directory, 1918 Directory.
Maps of Markham Township: McPhillips (1853-54), Tremaine (1860) and Historical Atlas of the County of York, Ontario (1878).
Property File for 7960 Reesor Road, Heritage Section, City of Markham Planning & Urban Design.
Reesor Family File, Heritage Section, City of Markham Planning & Urban Design.
Property History and Background Research on 7960 Reesor Road by D. Billich, Heritage Section, Town of Markham Planning & Urban Design, 1992.
Research Report on 7960 Reesor by P. Wokral, Town of Markham Planning & Urban Design, 2005.
*The Reesor Family in Canada 1804-2000.* Pages 700-716, 729.
The Reesor Family in Canada 1804-2000 Commemorative Calendar showing a number of historical houses, including Silver Springs Farm.
Correspondence from Lorne R. Smith, Town of Markham Official Historian, November 2000, containing information on the spring-fed pond on the site of Silver Springs Farm.
Champion, Isabel (ed.). *Markham 1793-1900.* Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 52-53, 139, 194-95, 261-262.

**Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest**

*The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*
**The Silver Springs Farmhouse has design value and physical value as a locally unique example of a vernacular Late Victorian Italianate villa designed with the influences of the Georgian architectural tradition and the Gothic Revival style.**

*The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*

**The Silver Springs Farmhouse has historical value and associative value as it is representative of improvements made to farmsteads in the nineteenth century as the agricultural community progressed past the early settlement phase to a period of prosperity, and for its association with the Reesors, a prominent Pennsylvania German family in Markham who owned the property from 1805 to 1962.**

*The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*

**The Silver Springs Farmhouse has contextual value because it is physically, functionally, visually and historically linked to its surroundings, having stood on this property since c.1875. As a former Reesor family residence, the house represents the legacy of the Reesor family's 157 year long ownership of the property. The property is historically linked to the Robert Reesor House at 8042 Reesor Road which was the former home of David Reesor Jr.'s older brother.**

AREA

ARCHITECTS RASCH ECKLER ASSOCIATES LTD.
15 Lola Road • Toronto • Canada • M5P 1E5
Tel • 416 696-1969 Fax • 416 696-1966 e-mail • mail@areaarchitects.ca

# *Heritage Memorandum*

| | | |
|---|---|---|
| Date: | March 4th, 2024 | |
| To: | Peter Wokral | Heritage Section Staff |
| From: | David Eckler | *AREA, Architects Rasch Eckler Associates Ltd. (AREA)* |
| Sent By: | Part of ZBA Application | |
| Heritage Project: | **Christopher Reesor House** | **7960 Reesor Road, Markham** |
| AREA Project No.: | 23-725 | |
| Copies to: | Richard Domes | GWD Planners |
| | Manoj Chourey | Grit Developments |
| Re: | Zoning By-law Amendment Application | Industrial Development at Sevendale Dr., east of Donald Cousens Pkwy. |

**7960 Reesor Rd., Christopher Reesor House, Markham, Ontario**
**Proposed Adaptive Re-use of Heritage Farmhouse as Restaurant**

## A. Reason for Heritage Memo:

This Heritage Memo is provided to support the Zoning By-law Amendment (ZBA) application for the proposed development at 7960 Reesor Road, Markham ('subject property' or the 'Site'). The planning application proposes to rezone the lands to permit an industrial development on the 3.47 ha property and will conserve and adaptively re-use the existing heritage house. This Heritage Memo seeks to evaluate the development's effects on the Cultural Heritage Resource (CHR), Christopher Reesor House (or 'Reesor House'), also referred to in several official documents as the Silver Spring Farm.

This Heritage Memo can be considered to constitute a "Scoped" Cultural Heritage Impact Assessment (CHIA) which provides an overview of the Heritage Conservation Strategy for the Reesor House. There are various reasons and considerations for this initial heritage submission to constitute a Scoped CHIA:

- Reesor House is currently "listed" on the *City of Markham's Register of Properties of Cultural Heritage Value or Interest* (the "Register"). Although the City has passed an Intention to Designate the Property under the Ontario Heritage Act (OHA), until such time that the Designation By-law is passed, the property is not a "Protected Heritage Property" and is not governed under the OHA.
- Statement of Significance ('SoS' also called a Statement of Cultural Heritage Value and Interest 'SCHVI') has already been prepared which will eventually form the Reasons for Designation. That SoS mirrors the background research conducted by *AREA* and is referenced in this Memo. Therefore, no contention exists about the heritage significance of the Reesor/Silver Spring Farmhouse.

AREA

## B. Background:

The submission of this Heritage Memo or Scoped CHIA is the initial heritage submission to accompany the ZBA and subsequent development applications for property's development as well as to plan for conserving the Christopher Reesor House within the new surrounding use and context. This Memo discusses the development site and the subject property (Christopher Reesor House) through its historical background and significance, site and building alterations, and conservation strategies.

The subject property is located in the historic community of Cedar Grove. The Site is bounded by the Canadian Pacific Railway ("CPR") right-of-way to the east/southeast, Donald Cousens Parkway to the west, Sevendale Drive at the south-west and agricultural lands to the north and south. The Site has an area of 3.47 hectares (8.57 acres) with frontages along Donald Cousens Parkway and Sevendale Drive.

The property comprises the Christopher Reesor House (Silver Springs Farmhouse) on the west side of Reesor Road, north of Fourteenth Avenue. The heritage house has a closer access from Sevendale Drive east off of Donald Cousens Parkway. The property was named "Silver Springs Farm" by David Reesor and was the site of grand garden parties that were sponsored by the Zion Presbyterian Church. Approximately 75% of the property is comprised of soft landscaping – manicured lawn with trees. To the east of the heritage house, a linear meadow marsh feature is present. This wetland has been evaluated as an environmentally sensitive Natural Heritage Feature and is largely comprised of a mixture of lawn, trees and wetland grasses.

## C. Heritage Status of the Property and Conservation Guidelines:

The subject property contains the Christopher Reesor House, the originally two-storey brick residence constructed c. 1876. The property was listed in the City of Markham's *Register of Properties of Cultural Heritage Value or Interest* (the "Register") under Section 27(3) of the *Ontario Heritage Act*.

The Council of the City of Markham adopted a resolution stating its intention to designate the property of 7960 Reesor Road for reasons of cultural heritage value or interest pursuant to the *Ontario Heritage Act, R.S.O. 1990*, Chapter O.18, Part IV, Section 29, as described by the Statement of Significance ('SoS' or 'SCHVI') in its Notice:

> "The Silver Springs Farmhouse has design and physical value as a locally unique example of a Late Victorian Italianate villa with Georgian and Gothic Revival influences. The Silver Springs Farmhouse has historical and associative value, representing the nineteenth century trend whereby improvements were made to farmsteads as the agricultural community progressed past the early settlement phase to a period of prosperity, and for its association with the Reesors, a prominent Pennsylvania German family in Markham who owned the property from 1805 to 1962. Further, the property has contextual value because it is physically, functionally, and visually linked to its surroundings having stood on this property since c.1875. The house is historically linked to its surroundings for its association with the Reesor family whose long-standing presence and contribution to civic life was important to the development of Markham Township."

The above short-form SCHVI was expanded more fully in the comprehensive Staff Research Report from Heritage Section of Development Services. The Research Report has already been prepared which formed the basis of the Notice of Intention to Designate (NOID) that was issued to the property owner and also reflects the background research conducted by *AREA* and is reiterated in this Memo below and therefore no contention exists about the heritage significance of the Silver Spring Farmhouse.

AREA

**Statement of Significance:**

The Silver Springs Farmhouse is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest as described in the following Statement of Significance. A Registered Plan ('R-Plan') of the heritage house block (Appendix C) has been prepared and submitted to the City and its Heritage Planning Staff to be appended and referenced in the NOID and in the proposed Designation By-law in order that only that portion of that property would be registered as being designated under the OHA.

**1. Design Value and Physical Value**

The Silver Springs Farmhouse has design and physical value as a locally unique example of a Late Victorian Italianate villa with Georgian and Gothic Revival influences. Elements typical of Italianate architecture include the half-round headed windows and broad eaves. The house, however, is a conservative expression of this style as it relies on Georgian principles of symmetry and composition, and avoids the more flamboyant features of the Italianate style such as a tower or large ornamental brackets. The house also exhibits Gothic Revival influences as seen in the bargeboards that ornament the gables and in the steep centre gables of the rear wings. The first section of the rear wing, when looked at by itself, is in the form of an Ontario Classic vernacular farmhouse with a half-round headed Italianate window.

**2. Historical Value and Associative Value**

The Silver Springs Farmhouse has historical and associative value, representing the nineteenth century trend whereby improvements were made to farmsteads as the agricultural community progressed past the early settlement phase to a period of prosperity, and for its association with the Reesors, a prominent Pennsylvania German family in Markham who owned the property from 1805 to 1962. Markham Township Lot 7, Concession 9, was purchased in 1805 by Christian Reesor, a Pennsylvania German Mennonite from Lancaster County, Pennsylvania who arrived in Markham Township in 1804. The property passed through the ownership of four generations of his descendants. A modest frame house was built on the farm in 1826. By the mid-1870s, Christian Reesor's great-great-grandson David Reesor Jr. was the owner. A spacious brick farmhouse was constructed on the property, which was named Silver Springs Farm after a spring-fed pond located to the west of the house. It is possible that the family's earlier dwelling was retained during the construction of the large new house. The beautifully landscaped grounds of Silver Springs Farm were the site of large garden parties held in the 1880s in support of church-related building projects, including a new rectory for Grace Anglican Church in Markham Village, and for Zion Presbyterian Church in Cedar Grove. After 157 years, Silver Springs Farm was sold out of the Reesor family in 1962.

**3. Contextual Value**

The Silver Springs Farmhouse has contextual value because it is physically, functionally, and visually linked to its surroundings having stood on this property since c.1875. The house is historically linked to its surroundings for its association with the Reesor family whose long-standing presence and contribution to civic life was important to the development of Markham Township. The property is historically linked to the Robert Reesor House at 8042 Reesor Road, which was the former home of David Reesor Jr.'s older brother.

**Heritage Attributes:**

Character-defining attributes that embody the cultural heritage value of the Silver Springs Farmhouse are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

AREA

*Heritage attributes that convey the property's design and physical value as a locally unique example of a vernacular Late Victorian Italianate villa with Georgian and Gothic Revival influences:*

Main Block (Easternmost Section)

- Rectangular plan and two-storey height of main block;
- Fieldstone foundation;
- Brick walls with projecting plinth, belt course, and the projecting, radiating arches of door and window openings;
- Medium-pitched gable roof with projecting eaves decorated with kingposts and bargeboards;
- Single-stack gable end brick chimneys, including later exterior fireplace chimney on south wall;
- Front doorcase with single leaf door, segmentally-headed three-part transom light, and half-round headed sidelights;
- Paired half-round headed one-over-one single-hung wood windows;
- Louvered wood shutters with half-round tops;
- Bracketed projecting lugsills;

Centre Rear Section

- One-and-half storey rear wing with rectangular plan;
- Medium-pitched gable roof with projecting eaves and front and rear gables containing two-over-two wood windows with half-round arched heads, and decorated with a kingpost and bargeboards;
- Heavy single-stack brick chimney at the west end of roof;
- Three-bay facade facing south with single-leaf centre door flanked by segmentally-headed two-over-two wood single-hung windows;
- Shed-roofed south side porch supported on Classical wood columns.

Western most Rear Section

- Low one-and-a-half storey westernmost wing with asymmetrically placed, segmentally-headed two-over-two wood single-hung windows on ground floor;
- Medium-pitched gable roof with projecting eaves and front gable containing a half-round headed wood single-hung window, and decorated with kingpost and bargeboards.
- West gable end flat-headed two-over-two wood single-hung window on the second floor.

*Heritage attributes that convey the property's historical and associative value, representing the nineteenth century trend whereby farmsteads where improved as the agricultural community progressed past the early settlement phase to a period of prosperity, and for its association with the Reesors, a prominent Pennsylvania German family in Markham who owned the property from 1805 to 1962:*

- The dwelling is a tangible reminder of five generations of the Reesor family who owned this property from 1805 to 1962.

*Heritage attributes that convey the property's contextual value as a building that is physically, functionally, and visually linked to its surroundings:*

- The location of the building facing east, where it has stood since c.1875 within the historic community of Cedar Grove.

*Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:*

- Projecting frame front addition;
- Two-storey front deck;
- Modern gable roofed dormers;
- Modern bay window on south wall of the westernmost wing;
- Modern doors and windows on the north wall of westernmost wing;
- Addition to the north wall of the westernmost wing;
- Painted finish applied to the brick masonry.

## D. Proposed New Development:

The proposed project is an industrial development which consists of five industrial warehouse buildings around the retained Reesor House, with a total GFA of 14,180.53 sq m (152,643 sq ft) according to the most recent drawings A-001 & A-001a Site Plan and Site Statistics prepared by TAES Architects, dated January 31, 2024 (Appendix A). The five new commercial/industrial buildings will comprise a total of 53 units and the development, including the heritage building, will be serviced by condominium laneways which will incorporate adjacent 247 surface parking spaces. The heritage house, the Christopher Reesor/Silver Spring Farmhouse is to be retained, restored and repurposed to serve as a restaurant.

Buffers and setbacks are proposed similarly around the built heritage and natural heritage features of the property. A Vegetation Protection Zone (VPZ) around the natural heritage feature of the wetland will fulfill requirements of the Markham Official Plan (MOP) and Toronto Region Conservation Authority (TRCA). A 15 m wetland buffer will be provided around the environmentally sensitive wetland and a 5-10m buffer will form a setback around the heritage house (Appendix C). The proposed development would be accessed through Sevendale Drive and the primary central visual feature will be the heritage building within the large surrounding buffer open space.

## E. Planning Framework:

The subject Site is located within the eastern edge of the "Markham Urban Boundary". The surrounding area is generally characterized with a range of retail, residential, open space and agricultural uses.

The following is a brief overview of the land use designations/overlays and zoning classifications pertaining to the subject Site, as identified in this Memorandum. A more comprehensive planning policy review can be found in the accompanying Planning Justification Report (PJR) prepared by the consulting planner Gagnon Walker Domes Ltd. (GWD) for the development application:

City of Markham Official Plan (MOP) – April 2018

- Land Use Designation: *'Business Park Employment';* '*Greenway*': *Map 3: Land Use*

York Region Official Plan (YOP) – November 2022

- Land Use Designation: *'Employment Area': Map 1A – Land Use Designation; and 'East Markham Employment Area Zone' : Appendix 1 – Employment Area Zones*

Town of Markham Zoning By-law (ToM-ZBL) 304-87

- Zoning Classification: *'Agriculture One (A-1)'*

Draft New City of Markham Zoning By-law (CoM-ZBL)

- Zoning Classification: *'Employment-Business Park (EMP-BP)'* and *'Greenway One (GW1)'*

AREA

The proposed redevelopment will facilitate new permitted industrial uses within a fully serviced 'Urban Settlement Area' where employment growth and development is intended to be focused. In accordance with the Employment Areas objectives of the YOP, the redevelopment shall make efficient use of designated employment land that is currently underutilized and vacant. Subject to final determination of the development's projected employment yield, the adaptive re-use of the existing heritage residence and the development of the remainder of the subject Site shall assist the Region in achieving its minimum density target for the East Markham Employment Zone. The proposal advances industrial warehouse uses, which is a specifically permitted use in the Business Park Employment land use designation of the MOP. GWD believes that the development proposal will conform to the Employment Area policies of the YOP and MOP.

The subject Site's zoning under the current ToM-ZBL is generally outdated and does not conform to either the MOP or the YOP. The City of Markham recently underwent a process to combine its existing 46 different Zoning By-laws into a new, single comprehensive Zoning By-law (CoM-ZBL) which was approved by City Council on January 31, 2024. The intent of the CoM-ZBL is to reflect the policies and land use designations of the MOP. The subject Site is proposed to be zoned as follows in the CoM-ZBL:

- 'Employment-Business Park (EMP-BP)'; and
- 'Greenway One (GWY1)'.

While the CoM-ZBL is not yet in full force and effect, it is GWD's opinion that the industrial uses of the proposed development comply with the land use permission of the forthcoming CoM-ZBL's EMP-BP Zone and meets the intent of the associated lot and performance standards. However, it is uncertain when the new CoM-ZBL will come in force. An amendment to the current ToM-ZBL by means of the proposed ZBA application is therefore required to facilitate the development proposal.

A portion of the subject Site is designated **'**Greenway**'** along the southeast lot line pursuant to *Map 3 – Land Use* in the MOP. The entirety of the Greenway designation depicted on the subject Site is also considered 'Woodland' and 'Natural Heritage Network' pursuant to *Map 5 - Natural Heritage Features and Landforms* and *Map 4 – Greenway System*, respectively, in the MOP. Recently, site investigations were undertaken to determine the presence and precise limits of the wetland as the key natural heritage and hydrologic feature on the subject Site, along with any applicable minimum Vegetation Protection Zones (VPZ). Based on the site assessment, the wetland area and the VPZ were delineated into the property topographical survey. The development proposal therefore has implemented and conforms to the Greenway and Natural Heritage System policies of the MOP. MOP policy generally supports the protection and enhancement of these natural features and their incorporation into development proposals. Refinement to the limits of these natural features, as outlined on MOP Maps and as incorporated into the development Site Plan, is supported in an Environmental Impact Study which accompanies the ZBA application.

The entire property will eventually be subdivided under a Draft Plan of Condominium (DPC) which will be one of the future planning applications following the ZBA approval. Within that future DPC, the heritage house will be contained within its own block as part of that subdivision of the development lands.

AREA

## F. Conservation Strategy:

Adaptive reuse of the subject heritage property will be beneficial to the historic residence by revitalizing it and reintegrating it within the new development. The existing heritage resource will be protected with an adaptive re-use and will be utilized as a restaurant. Allowing the compatible future redevelopments of the Reesor House will allow a viable and compatible use. This new use will also allow the CHR to function as a pedestrian-oriented building and will function as a semi-public space facility which can be seen by the public at large. The adaptive re-use approach maintains the heritage house's historically link to its surroundings for its association with the long-standing presence of the Reesor family and the historical agricultural community in this area both of which were important to the development of Markham Township. This strategy is also sustainable as it conserves the structure's embodied energy by minimizing waste and extraction of new building materials. Giving the CHR a new purpose will revitalize the heritage structure within the new surrounding development context. Therefore, the proposed conservation strategy would be to retain, restore and adaptively reuse the heritage house as a restaurant, to ensure that the heritage attributes of the building are still visible and contribute to the character of the surrounding new development and the preserved natural heritage feature in which Silver Springs Farmhouse will be integrated.

The proposed adaptive reuse will involve minimal intervention on the exterior of the subject CHR, hence, allowing for all of its heritage attributes to be preserved. The materials, features, and the immediately surrounding areas of the CHR – within its heritage parcel of the future Plan of Condominium – will be essentially retained, rehabilitated and restored, where needed, to convey the subject property's historic significance, without extensive alterations. The environmentally-sensitive wetlands and their VPZ buffer to the east will visually extend the heritage property of the house as a compatible setting for the Christopher Reesor House.

For the proposed alterations to the heritage house, primarily on the interior, all measures will be carefully implemented to cause low or no impact to the historic property. Existing materials and finishes on the exterior will be retained, if modification is not absolutely required, and will be adapted with additions and replacements that are distinguishable, character-fitting and spatially unobtrusive. The interior construction for the new uses will be structurally independent to conserve the integrity of the historic exterior. The interior arrangement has a strong relationship with the building envelope. As the new uses occupy the existing interior space, minimal and appropriate alterations will be implemented for the exterior fabric.

## G. Alterations for the Proposed Change in Use:

The proposed ZBA application will endeavour to permit the proposed broad range of uses for the heritage building as a dining facility. Alleviating restrictions to the existing zoning would allow for future stewardship opportunities that could support the conservation of the heritage building and its remaining heritage context. A new compatible use will articulate the unique exterior form of the former house, and will help create employment opportunities and a visual focus for the new development.

Along with the conservation of its building envelope, the following alterations are proposed be implemented in the Architectural drawings (Attachment B) in conformance with relevant heritage guidelines and policies. Background explanations and highlights about the proposed adaptive re-use of the Reesor House for a restaurant are as follows:

AREA

*General & All Floors*

- Interiors of the building can be and will be renovated to current commercial standards. These interiors are not of concern or reviewed by City Heritage staff so long as the exterior attributes are maintained and conserved. The detail items of interest and needing more focused review and consideration would be elements such as penetrations of the exterior, e.g., ducts, exhaust louvres, etc., which will need to be strategically located to be as inconspicuous as possible.
- Interior walls contain decorative trim and mouldings at the baseboard, chair rails and at the junction with the ceiling with cornices and crown moulding, which will be retained and preserved where feasible. These mouldings are found mostly in the east (front) wing on both the Ground and Second Floors. Even on the Second Floor, where interior partitions have been removed to open up the space, their top portions with their cornices will be conserved as much as possible. Similarly, the ceiling decorative mouldings, such as rondelles, will likewise be retained and preserved on both Ground and Second Floors.
- Elevator lift, as proposed, will be accessed on both sides to allow for (a) receiving of goods (and storage in Basement), (b) serving and moving of food, equipment, etc. (c) barrier-free access, on the various floors. In particular, the Second Floor seating areas are on two (slightly different) levels which can both be accessed by this two-sided lift. The appropriate limited use limited application (LU/LA) lift is commonly used for such smaller buildings and lesser capacities than a typical elevator.
- Occupancy, as currently shown in these Floor Plans, comprises 342 seats total – 188 interior and 154 exterior – which constitutes one method for calculating seating (OBC 3.1.17.1.(6)) "number of persons for which the space is designed"). Occupancy can also be calculated by another method of a ratio based on the floor area (OBC 3.1.17.1.(5)) which would be determined as 355 persons. However, for the purposes of washroom fixtures calculations, it is proposed to only count the building's seating – interior and exterior – of 342, as described above. However, as explained below, the Floor Plan layouts and OBC calculation of occupancy have been used to estimate approximate numbers of patrons at the highest "peak" use period. Such peak use would be rare and irregular, such as when the facility is rented out for a private party. Those times of higher occupancy of the heritage building would also conveniently coincide with periods of low or no use in the surrounding development, i.e. evenings or weekends. It should be understood that, on a more regular basis, entire portions of the dining areas might be closed off and not used in response to the (lower) demand of a decreased number of patrons.
- Table layouts in the restaurant Dining Rooms, bar areas and terraces/balconies are conjectural and, of course, can change and differ from what are shown. The table layouts have been used to estimate approximate occupancy at the highest "peak" use period, as explained above. Rectangular and square tables have been used because they are more efficient to fit in a higher number of occupants in order to establish the maximum potential occupancy for the building. Furthermore, the tables may ultimately be round, in certain dining areas, which would be more appropriate for family-oriented seating but will also reduce the actual occupancy.
- Washrooms, as currently shown in these Floor Plans, provide 5 water closets (toilet or urinal) per gender which complies with code for the proposed maximum ("peak") occupancy. Washrooms are provided on both the Ground and Second Floors. The universal washroom on Ground Floor is required under OBC barrier-free requirements and its toilet is included in each gender's water closets.

AREA

- Additions from 1989/90 and 1996 comprise the Third Floor dormers to the main roof, the 2-1/2 storey projecting, gabled, centre bay (on the east/front façade) and the balconies at the east/front of the house which will be discussed below. These additions were reluctantly approved by the Heritage Committee in the 1990s (post their unapproved construction). Heritage Planning Staff initially indicated to the consultants their preference to see these additions removed in the Pre-Application Consultation (PAC) Meeting. However, the removal of the 1980s/90s additions would be problematic in terms of amount of patron seating, exiting from the Second Floor, etc. So, these existing components will need to be retained by the owner-applicants in order to adaptively re-use the building to its full and feasible extent. In a subsequent meeting between Heritage Staff and *AREA*, an alternative for the projecting bay was discussed wherein its general volume would be retained but re-designed to be more stylistically compatible with the original 1870s house.
- East balconies on the Ground and Second Floors incorporate restaurant seating in these drawings. These balconies were part of alterations from the 1990s (as discussed above). But these balconies are usable and valuable floor areas, during warm seasons, which are available anyway as-existing, so they might as well be used. These existing components will be retained by the owner-applicants in order to adaptively re-use the building to its full and feasible extent. The east façade balconies, although not original, have now become hallmarks of the former house for the past few decades. The balconies are proposed to be retained because they are also easily reversible.
- Other non-historic alterations, assumed to also date from the 1990s, include the cladding, roof changes, sunroom, workshop, etc., which can and should be reversed or designed to be more heritage-compatible. Many of these non-historic alterations were incorporated on the north façade; for example, the utility workshop shed on that elevation will be removed to expose the original façade. A significant alteration throughout the exterior, dating from the second half of the 20th century, is the painting of the original brick which will be stripped as part of the building's restoration.

*Basement*

- Basement level will be used for storage of equipment, dishes, foodstuffs, wine cellar, prep areas, laundry facilities, etc. for the proposed dining, bar and catering needs for the entire premises. The Basement will be accessed from the existing stair which would be reinstated as open, rather than under the floor access door. This stair is also located in the Kitchen for convenient access to the Basement storage.

*Ground Floor*

- Rear wing will be retained on exterior because of its heritage attributes, although it does incorporate some later, unsympathetic alterations – cladding, roof changes, sunroom, workshop, etc., – that can and should be reversed or designed to be more heritage-compatible. The rear wing, as well as the entire building, will be fully renovated to current construction standards for its new commercial use.
- Kitchen, for most of its working functions, is proposed to be accommodated in the rear wing on the Ground Floor. The Basement level is too limited in height to be able to incorporate the working operations of a Kitchen plus simply the construction aspects – plumbing, HVAC, framing, etc. – would be considerably more difficult below grade.

AREA

- Kitchen will connect to the (existing concrete) terrace and would also have an entrance, through its south-facing door, for deliveries, take-out, casual eating on the terrace, etc. Terraces with seating are adjacent to the Kitchen both for patrons and, separately, for staff.
- Middle building portion of the former historic house – adjacent to and between the rear (west) Kitchen and the "front" (east) Dining Rooms – also contains a south-facing door which would be the primary entrance for the restaurant and its facilities. This south entry provides the most convenient access from the parking around the building. This main entry would also be accessible with an automatic door operator and would provide the barrier-free path of travel from the sidewalk.
- Main (south) entry – in this middle building portion – incorporates the barrier-free access by means of a ramp which is designed, together with a new deck, to access the Ground Floor level with a flush doorway. The barrier-free ramp will also connect to the two terraces at two levels – one from the top of the ramp, the other from the mid-landing – that correspond with the different floor levels of the middle entrance and the Kitchen, respectively.
- Formal entry would be on the east ("front") façade of the heritage house via its central steps and the porch. This formal entry would be used for special events, receptions, etc., and provide the interaction with the natural conservation areas lands to the east.
- Terrace deck for outdoor seating will also be added along the south wall of the front (east) building portion. This terrace will be at grade level for two heritage reasons – (a) not to obstruct the heritage façade, and (b) to be distinguished from the prominent east porch.

*Second Floor*

- Second Floor access would require an additional means of egress (exits) under the OBC. The new additional exit stair enclosure is provided in the formal entry on the east façade. The existing projecting bay and existing stairs (second to third floor) were part of the 1990s alterations. Heritage Staff have some concerns with this existing projecting bay, but, as can be seen, there are some significant use and code-related needs for this enclosure. So, retaining this existing component is needed by the owners in order to adaptively re-use the building to its full and feasible extent. Some other alternatives to incorporate the required exit would be: (a) a new exit stair enclosure would be added onto one of the other exterior walls which may not be as conservation-oriented; or (b) a new exit stair would be inserted through the interior of the building which would impact the structure, interior features, etc.
- Second Floor interior partitions have been removed to open up for the bar and dining areas. Some removed walls were load-bearing and will therefore need structural (and probably steel) columns, beams and other reinforcement and framing. However, the top portions of these walls with their crown moulding will be retained and preserved where feasible.

*Third Floor*

- Third Floor use as "occupied space" has been eliminated because of the difficulty in providing two means of egress for that level that would not otherwise detract and obscure the heritage envelope (e.g. fire escape). The proposed use of the Third Floor would therefore be restricted to storage space which is considered "unoccupied" and therefore does no require proper code-compliant exits. Again, this Third Floor, with its dormers, were part of the 1990s alterations, as discussed further above. But this (former) attic space is usable and valuable floor area which is available anyway as-existing, so it might as well be used. This existing component will be retained by the owner-applicants in order to adaptively re-use the building to its full and feasible extent.

AREA

## H. Conclusion and Recommendation:

The proposed development in this ZBA application preserves and protects architectural interest, human scale and is sympathetic to the character-defining elements of the heritage house. The adaptive re-use of the historic house does not overwhelm the heritage components. Overall, this development strategy promotes both integrated conservation and sustainable development and promotes the preservation of the cultural heritage value of the property within the preserved context of the natural heritage wetlands.

To undertake the proposed restoration work, several permit applications, such as a Heritage Permit Application (HPA) and a Building Permit Application (BPA), will be submitted to the City, for review and approval by its Heritage Staff to ensure consistency with this Heritage Memo. A Heritage Conservation Plan (HCP) will also be prepared and submitted as part of the future Site Plan Approval (SPA) and Draft Plan of Condominium (DPC) processes for review and approval by Heritage Planning staff.

| | |
|---|---|
| REPORT BY: | David Eckler, BES, B.Arch., OAA, MRAIC, APT |
| TITLE: | Principal Architect-in-Charge |
| SIGNATURE: | |

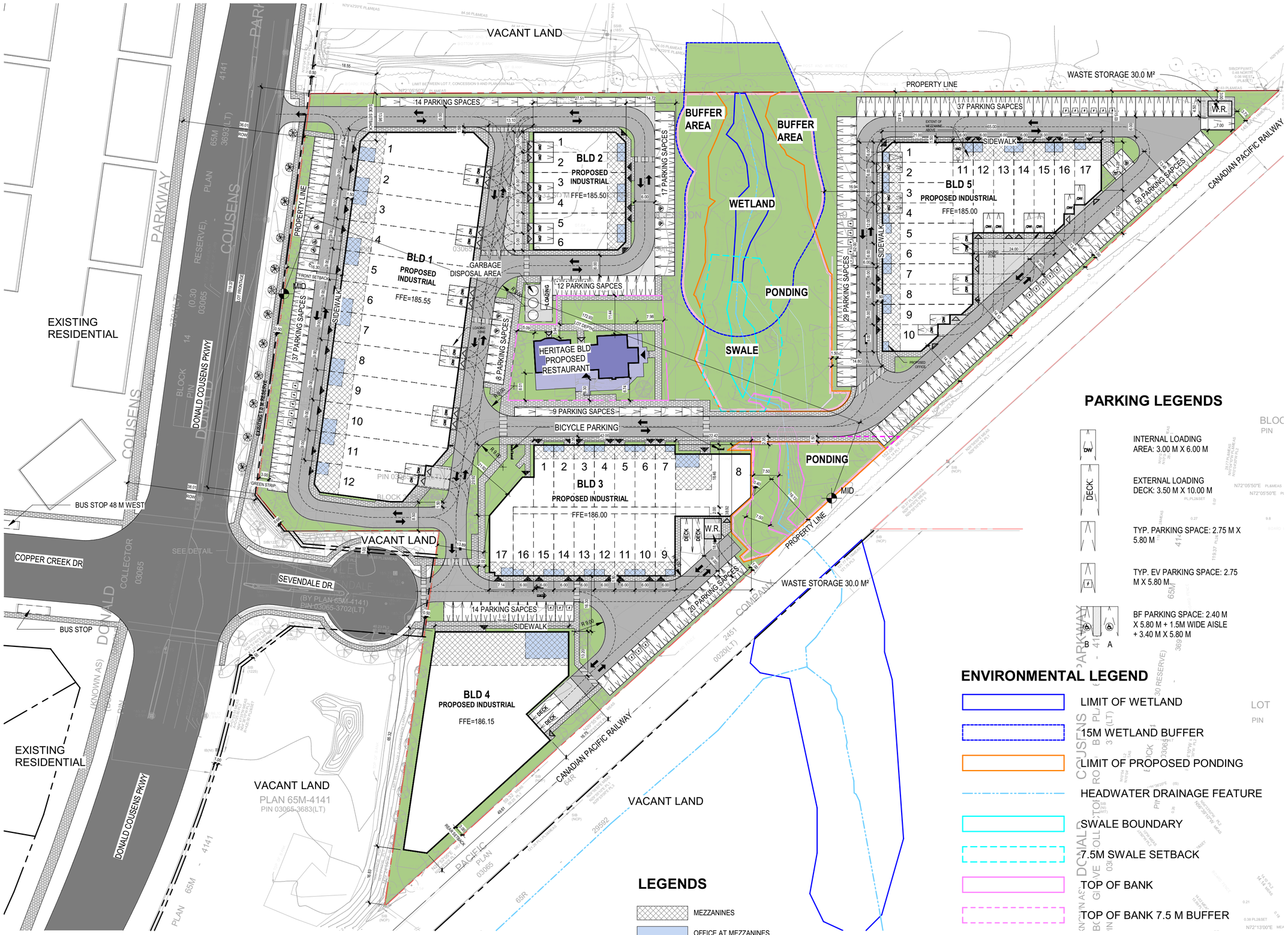
## Appendices

Appendix A – Site Plans & Site Statistics, TAES Architects Inc, January 2024*
Appendix B – Conceptual Floor Plans, Reesor House, Proposed Adaptive Re-use, by *AREA Architects*, 2023*
Appendix C – Plan of Survey of Part of Lot 7, Conc. 9, City of Markham & Site Statistics ('R-Plan for Heritage House'), Tham Surveying Ltd., v.3 January 8, 2024

* Architectural Drawings appended to this Memo are specified to be Preliminary for the purposes of the ZBA application only.

AREA

**Appendix A – Site Plans & Site Statistics,**
**TAES Architects Inc, January 2024**




1 A-001 SITE PLAN
SCALE: 1 : 750

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."

DO NOT SCALE DRAWINGS.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

| No. | Issues | Date | By |
|---|---|---|---|
| 1 | ZBA | 2023-12-18 | HK |

GRIT DEVELOPMENTS

TAES Architects Inc.
98 SCARSDALE ROAD,
TORONTO, ONTARIO, M3B 2R7
T: 416 800 3284
F:416 800 3485

**INDUSTRIAL DEVELOPMENT**
7960 REESOR ROAD, MARKHAM

| | | |
|---|---|---|
| Project No. | T2023012 | |
| Drawn | Scale | As indicated |
| Checked | Date | Issue Date |

SITE PLAN

Drawing No. A-001

Copyright © 2021 TAES Architects Inc.

## SITE STATISTICS

PROPOSED IND. BLDGS & RESTAURANT

| | |
|---|---|
| LOT AREA: | 34,746.63 M² (8.59 AC) |
| AREA OF NATURAL FEATURES: | 4,607.65 M² (1.14 AC) |
| NET OF AREA: | 30,138.98 M² (7.45 AC) |
| LOT FRONTAGE: | 119.37 M (DONALD COUSENS) |
| LOT DEPTH: | 172.93 M |
| LOT COVERAGE: | 36.14% |

| | PROPOSED | REQUIRED |
|---|---|---|
| **SETBACKS:** | | |
| FRONT (DONALD COUSENS PKWY): | 16.30 M | 3.0 M (MIN) & 19.0 M (MAX) |
| INTERIOR SIDE (NORTH): | 11.35 M | 3.0 M |
| REAR (RAIL CORRIDOR): | 3.0 M | 3.0 M |
| INTERIOR SIDE (SOUTH): | 3.0 M | 3.0 M |
| LANDSCAPE STRIP: | | |
| MIN.DIST. ABUTTING A STREET: | 3.0 M | 3.0 M |
| MAXIMUM BUILDING HEIGHT | 11.0 M | 46.0 M |

| | |
|---|---|
| GROSS FLOOR AREA: | 14,180.53 M² (152,642.98 F²) |
| INDUSTRIAL GROSS FLOOR AREA: | 13,502.00 M² (145,339.07 F²) |
| • GROUND FLOOR: | 11,261.67 M² (121,223.57 F²) |
| • MEZZANINES: | 2,240.33 M² (24,115.54 F²) |
| HERITAGE BUILDING GFA: | 678.53 M² (7,303.85 F²) |
| FLOOR SPACE INDEX: | |
| • GROSS: | 0.41 |
| • NET: | 0.47 |

| | |
|---|---|
| TOTAL NUMBER OF BUILDING: | 6 |
| TOTAL INDUSTRIAL UNITS: | 53 |
| TOTAL RESTAURANT UNITS: | 1 |

| | PROPOSED | REQUIRED |
|---|---|---|
| **PARKING:** | | |
| INDUSTRIAL PARKING SPACES (2 SPACE / PREMISES, PLUS 1 SPACE / 125 M² GFA UP TO 6,000 M², AND 1 SPACE / 200 M² GFA GREATER THAN 6,000 M².): | 181* | 191 |
| RESTAURANT PARKING SPACES (1 SPACE / 9 M² NFA): | 66 | 66 |
| TOTAL PARKING SPACE: | 247* | 257 |
| BARRIER-FREE PARKING (2% OF TOTAL+2): | (11) | (8) |
| EV PARKING (10%): | (26) | (26) |
| LOADING (GFA GREATER THAN 1,860 M²): | 6 (3.5 M X 10.0 M) | 2 (3.5 M X 10.0 M) |
| **BICYCLE PARKING:** | | |
| INDUSTRIAL: | | |
| LONG TERM (1 SPACE / 2,000 M²): | 7 | 7 |
| SHORT TERM (1 SPACE / 1,000 M²): | 14 | 14 |
| RESTAURANT: | | |
| LONG TERM (NO REQUIREMENT): | 0 | 0 |
| SHORT TERM (THE GREATER OF 1 SPACE / 1,250 M² GFA OR 3 SPACES): | 7 | 3 |

## AREA BREAKDOWN

BUILDING 1:

| | |
|---|---|
| USE: | INDUSTRIAL WAREHOUSE |
| NO. OF UNITS: | 12 |
| TOTAL GFA: | 4,598.75 M² (49,502.13 F²) |
| • GROUND FLOOR AREA: | 3,832.29 M² (41,251.77 F²) |
| • MEZZANINE: | 766.46 M² (8,250.35 F²) |
| ACCESSORY OFFICE: | 191.61 M² (2,062.59 F²) |
| INDUSTRIAL: | 574.84 M² (6,187.77 F²) |
| BUILDING HEIGHT: | 11.0 M |

BUILDING 2:

| | |
|---|---|
| USE: | INDUSTRIAL WAREHOUSE |
| NO. OF UNITS: | 6 |
| TOTAL GFA: | 1,017.04 M² (10,947.64 F²) |
| • GROUND FLOOR AREA: | 847.53 M² (9,123.03 F²) |
| • MEZZANINE: | 169.51 M² (1,824.61 F²) |
| ACCESSORY OFFICE: | 42.23 M² (456.15 F²) |
| INDUSTRIAL: | 127.13 M² (1,368.46 F²) |
| BUILDING HEIGHT: | 11.0 M |

BUILDING 3:

| | |
|---|---|
| USE: | INDUSTRIAL WAREHOUSE |
| NO. OF UNITS: | 17 |
| TOTAL GFA: | 2,837.54 M² (30,502.13 F²) |
| • GROUND FLOOR AREA: | 2,364.62 M² (25,453.39 F²) |
| • MEZZANINE: | 472.92 M² (5,090.68 F²) |
| ACCESSORY OFFICE: | 118.23 M² (1,272.67 F²) |
| INDUSTRIAL: | 354.69 M² (3,818.01 F²) |
| BUILDING HEIGHT: | 11.0 M |

BUILDING 4:

| | |
|---|---|
| USE: | INDUSTRIAL WAREHOUSE |
| NO. OF UNITS: | 1 |
| TOTAL GFA: | 2,382.26 M² (25,643.31 F²) |
| • GROUND FLOOR AREA: | 1,985.22 M² (21,369.43 F²) |
| • MEZZANINE: | 397.04 M² (4,273.89 F²) |
| ACCESSORY OFFICE: | 99.26 M² (1,068.47 F²) |
| INDUSTRIAL: | 297.78 M² (3,205.41 F²) |
| BUILDING HEIGHT: | 11.0 M |

BUILDING 5:

| | |
|---|---|
| USE: | INDUSTRIAL WAREHOUSE |
| NO. OF UNITS: | 17 |
| TOTAL GFA: | 2,606.41 M² (28,056.10 F²) |
| • GROUND FLOOR AREA: | 2,172.01 M² (23,380.08 F²) |
| • MEZZANINE: | 434.40 M² (4,676.02 F²) |
| ACCESSORY OFFICE: | 108.60 M² (1,169.00 F²) |
| INDUSTRIAL: | 325.80 M² (3,507.01 F²) |
| BUILDING HEIGHT: | 11.0 M |

HERITAGE BUILDING:

| | |
|---|---|
| USE: | RESTAURANT |
| NO. OF UNITS: | 1 |
| TOTAL GFA: | 678.53 M² (7,303.85 F²) |
| TOTAL NET: | 594.85 M² (6,403.12 F²) |
| LOADING: | 1 SPACE (3.5 X 10 M) |
| BUILDING HEIGHT: | 3-STOREY (EXISTING) |

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."

DO NOT SCALE DRAWINGS.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

| No. | Issues | Date | By |
|---|---|---|---|
| 1 | ZBA | 2023-12-18 | HK |

GRIT DEVELOPMENTS

TAES Architects Inc.
98 SCARSDALE ROAD,
TORONTO, ONTARIO, M3B 2R7
T: 416 800 3284
F:416 800 3485

**INDUSTRIAL DEVELOPMENT**

7960 REESOR ROAD, MARKHAM

| | | |
|---|---|---|
| Project No. | T2023012 | |
| Drawn | Scale | 1 : 500 |
| Checked | Date | Issue Date |

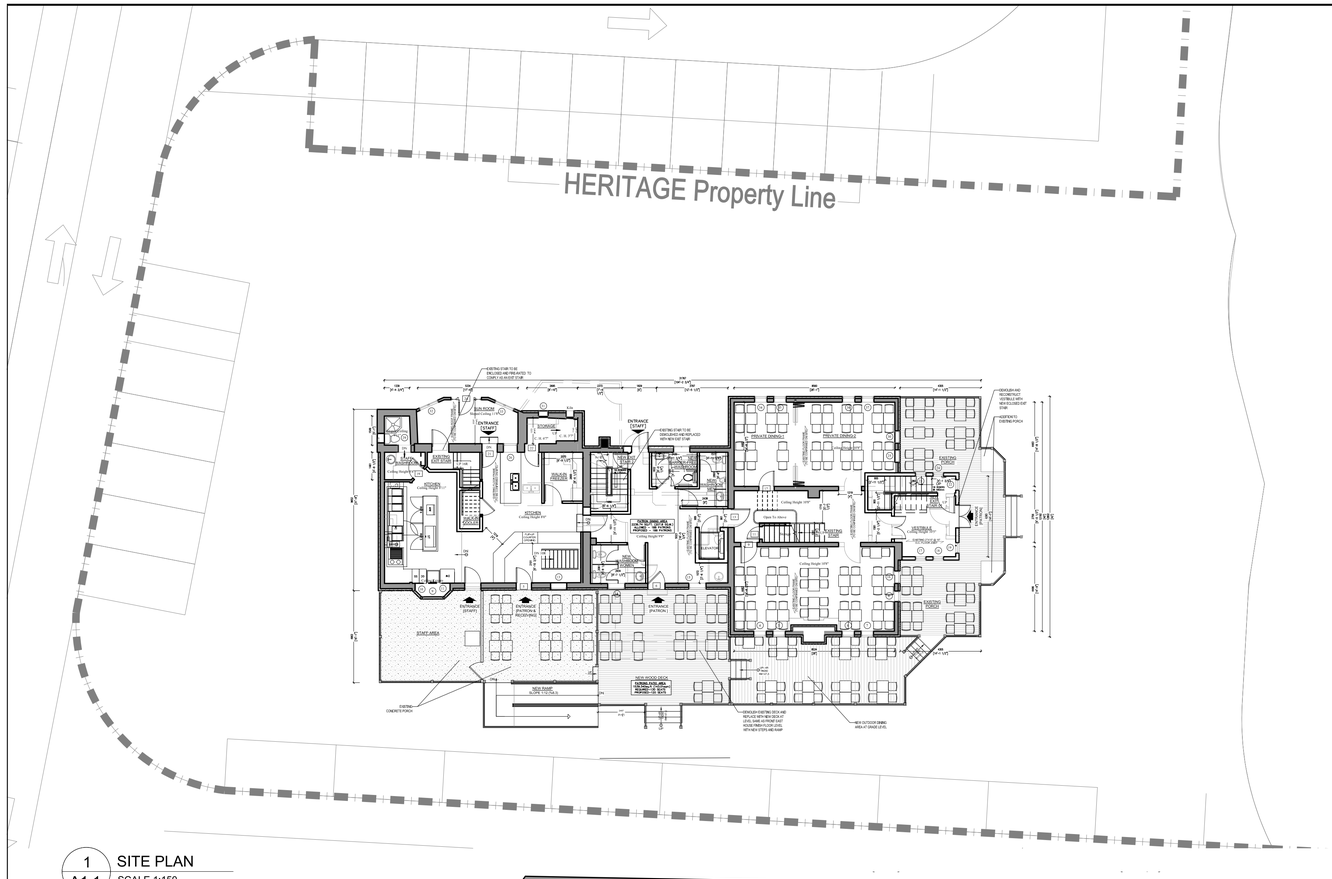
SITE STATISTICS

Drawing No. A-001a

Copyright © 2021 TAES Architects Inc.

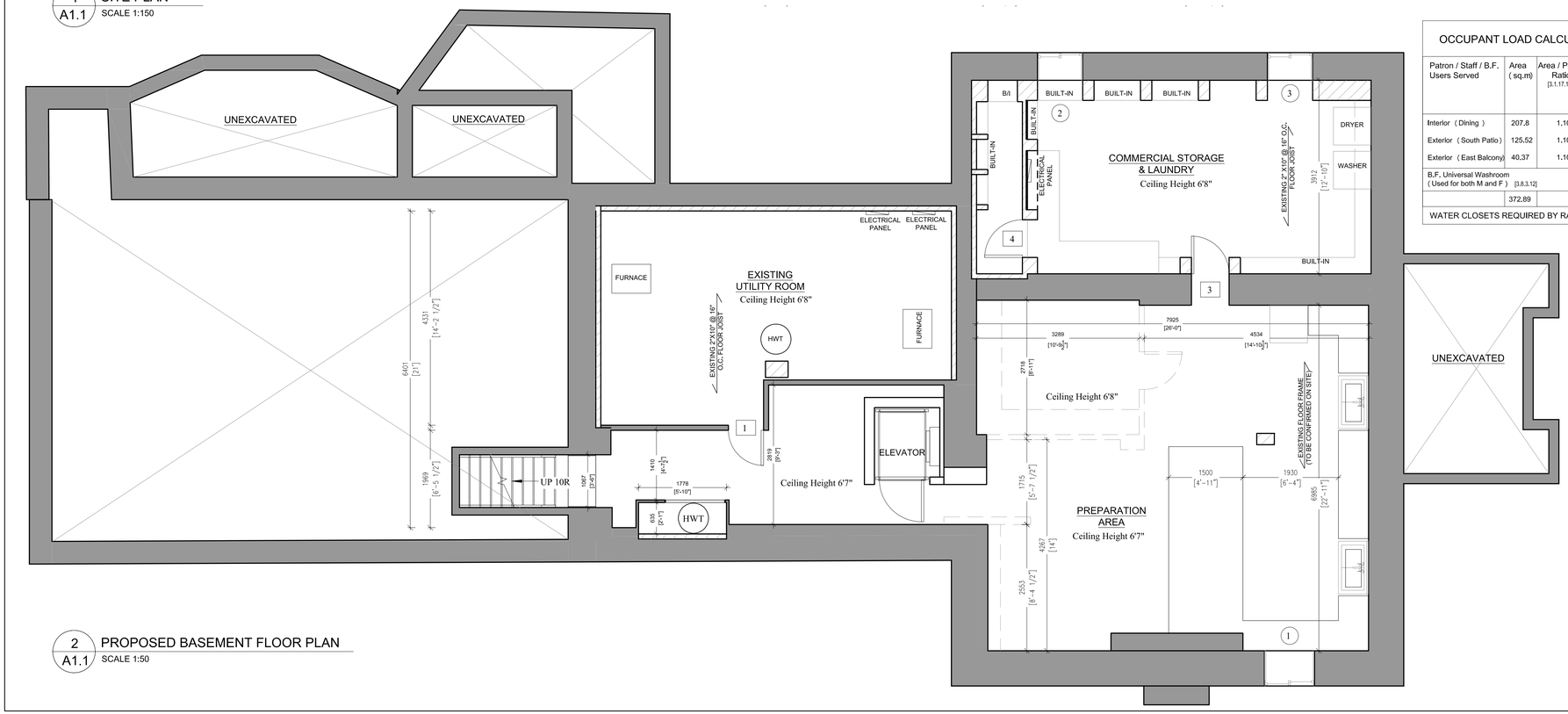
AREA

**Appendix B – Conceptual Floor Plans, Reesor House, Proposed Adaptive Re-use, *AREA Architects*, 2023**




1 A1.1 SITE PLAN
SCALE 1:150






2 A1.1 PROPOSED BASEMENT FLOOR PLAN
SCALE 1:50

PROJECT NORTH

TRUE NORTH

LEGEND
- EXISTING WALL
- DEMOLITION
- NEW WALL

GROSS FLOOR AREA:

TOTAL GFA = 753.08 SQ.M.

BASEMENT = 179.93 SQ.M.
GROUND FLOOR = 299.71 SQ.M.
SECOND FLOOR = 273.44 SQ.M.

SEATING COUNT (1.1 SQ.M./PERSON):

INTERIOR:
DINING – GROUND FLOOR =84
DINING–SECOND FLOOR =74
BAR (STOOL)–SECOND FLOOR =15
BAR (STANDING)–SECOND FLOOR=14
TOTAL INTERIOR SEATING=188

EXTERIOR:
SOUTH PATIO =120
EAST BALCONY =34
TOTAL EXTERIOR SEATING=154

OCCUPANT LOAD CALCULATION FOR NUMBER OF PLUMBING FIXTURES [O.B.C. 2012 REFERENCES]

| Patron / Staff / B.F. Users Served | Area (sq.m) | Area / Person Ratio [3.1.17.1.(5)] | No. of Persons (Patrons) by Area Ratio | No. of Persons (Patrons) Proposed | M - 50% (patrons) | | F - 50% (patrons) | | No. of staff | No. of Water Closet Fixtures | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | Patrons: M [Table 3.7.4.3.D] | | F [Table 3.7.4.3.D] | | Staff: [ 3.7.4.3.(8) (a)] |
| | | | | | Req. | Proposed | Req. | Proposed | | Req. | Prop. | Req. | Prop. | |
| Interior ( Dining ) | 207.8 | 1.10 | 188 | 188 | 94 | 94 | 94 | 94 | - | 3 | 4 | 3 | 4 | 1 |
| Exterior ( South Patio ) | 125.52 | 1.10 | 130 | 120 | 65 | 60 | 65 | 60 | - | 2 | | 2 | | |
| Exterior ( East Balcony) | 40.37 | 1.10 | 37 | 34 | 18 | 17 | 19 | 17 | - | | | | | |
| B.F. Universal Washroom ( Used for both M and F ) [3.8.3.12] | | | | | | | | | 1* | | | | | |
| | 372.89 | | 355 | 342 | 177 | 171 | 178 | 171 | - | | | | | |
| WATER CLOSETS REQUIRED BY RATIO OCCUPANCY | | | | | * SEE NOTE ON OCCUPANT LOAD | | | | | 5 | 5* | 5 | 5* | 1 |

NOTE ON OCCUPANT LOAD:

1. NO OF PLUMBING FIXTURES HAS BEEN BASED ON AREA CALCULATIONS OF INTERIOR (DINING) AND EXTERIOR (PATIO & BALCONY) PROVIDING FOR OCCUPANCIES OF 188 AND 134 RESPECTIVELY AND A TOTAL OF 322 PATRONS.
2. OCCUPANCY OF EXTERIOR (PATIO) VERSUS INTERIOR (DINING) MAY FLUCTUATE FOR SEASONAL AND WEATHER RELATED CONDITIONS BUT WITHIN A TOTAL OCCUPANCY OF 322.
3. WATER CLOSET PROVIDED IN THE UNIVERSAL WASHROOM IS COUNTED AS PART OF THE PLUMBING FIXTURES REQUIRED FOR ONE MALE AND ONE FEMALE. [OBC 3.7.4.2.(8)]

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY–LAWS AND CODES HAVING JURISDICTION OVER THIS SITE LOCATION.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION, PRIOR TO COMMENCEMENT OF THE WORK.

THESE DRAWINGS MUST NOT BE SCALED, THE DESIGN AND CONTRACT DOCUMENTS FOR THIS PROJECT ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, ALTERED OR REUSED WITHOUT THE ARCHITECTS WRITTEN AUTHORITY.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY ARCHITECT.

THE ELECTRONIC FILES FOR THIS PROJECT ARE ISSUED FOR REFERENCE ONLY AND MAY NOT BE ALTERED IN ANY WAY WHAT SO EVER BY ANYONE ELSE EXCEPT AREA ARCHITECT LTD. EXCEPT WHERE WRITTEN PERMISSION IS GIVEN BY AREA ARCHITECTS LTD. A HARD COPY OF THIS ELECTRONIC FILE EXISTS IN OUR OFFICE AS A REFERENCE DOCUMENT.

SIGNED _____ DATE _____

REVISIONS
ALL PREVIOUS ISSUES
FINAL DATE BELOW SUPERSEDES

| DATE | NO. | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| | 6 | | |
| | 5 | | |
| | 4 | | |
| 2023-11-29 | 3 | ISSUE FOR CITY HERITAGE STAFF | AA |
| 2023-11-23 | 2 | ISSUE FOR CLIENT REVIEW | AA |
| 2023-09-27 | 1 | ISSUE FOR CLIENT REVIEW | AA |
| DATE | NO. | DESCRIPTION | BY |

ISSUES

AREA
ARCHITECTS RASCH ECKLER ASSOCIATES LTD.
15 LOLA ROAD
TORONTO, ONTARIO, M5E 1P5
TEL. (416) 696 - 1969
FAX. (416) 696 - 1966

PROJECT TITLE
CHRISTOPHER REESOR HOUSE

7960 Reesor Rd.,
Markham, Ontario

DRAWING TITLE
PROPOSED
BASEMENT FLOOR PLAN

| | |
|---|---|
| DRAWN BY AA | SCALE AS NOTED |
| CHECKED BY DE | DATE SEPTEMBER 27, 2023 |
| SET. NO. 1 | DRAWING NO. A1.1 |
| TOTAL DWG. NO 4 | PROJECT NO. 22-725 |

1 / A1.2 PROPOSED FIRST FLOOR PLAN
SCALE 1:50

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY–LAWS AND CODES HAVING JURISDICTION OVER THIS SITE LOCATION.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION, PRIOR TO COMMENCEMENT OF THE WORK.

THESE DRAWINGS MUST NOT BE SCALED, THE DESIGN AND CONTRACT DOCUMENTS FOR THIS PROJECT ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, ALTERED OR REUSED WITHOUT THE ARCHITECTS WRITTEN AUTHORITY.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY ARCHITECT.

THE ELECTRONIC FILES FOR THIS PROJECT ARE ISSUED FOR REFERENCE ONLY AND MAY NOT BE ALTERED IN ANY WAY WHAT SO EVER BY ANYONE ELSE EXCEPT AREA ARCHITECT LTD. EXCEPT WHERE WRITTEN PERMISSION IS GIVEN BY AREA ARCHITECTS LTD. A HARD COPY OF THIS ELECTRONIC FILE EXISTS IN OUR OFFICE AS A REFERENCE DOCUMENT.

SIGNED _____ DATE _____

REVISIONS
ALL PREVIOUS ISSUES
FINAL DATE BELOW SUPERSEDES

| DATE | NO. | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| | 6 | | |
| | 5 | | |
| | 4 | | |
| 2023-11-29 | 3 | ISSUE FOR CITY HERITAGE STAFF | AA |
| 2023-11-23 | 2 | ISSUE FOR CLIENT REVIEW | AA |
| 2023-09-27 | 1 | ISSUE FOR CLIENT REVIEW | AA |
| DATE | NO. | DESCRIPTION | BY |

ISSUES

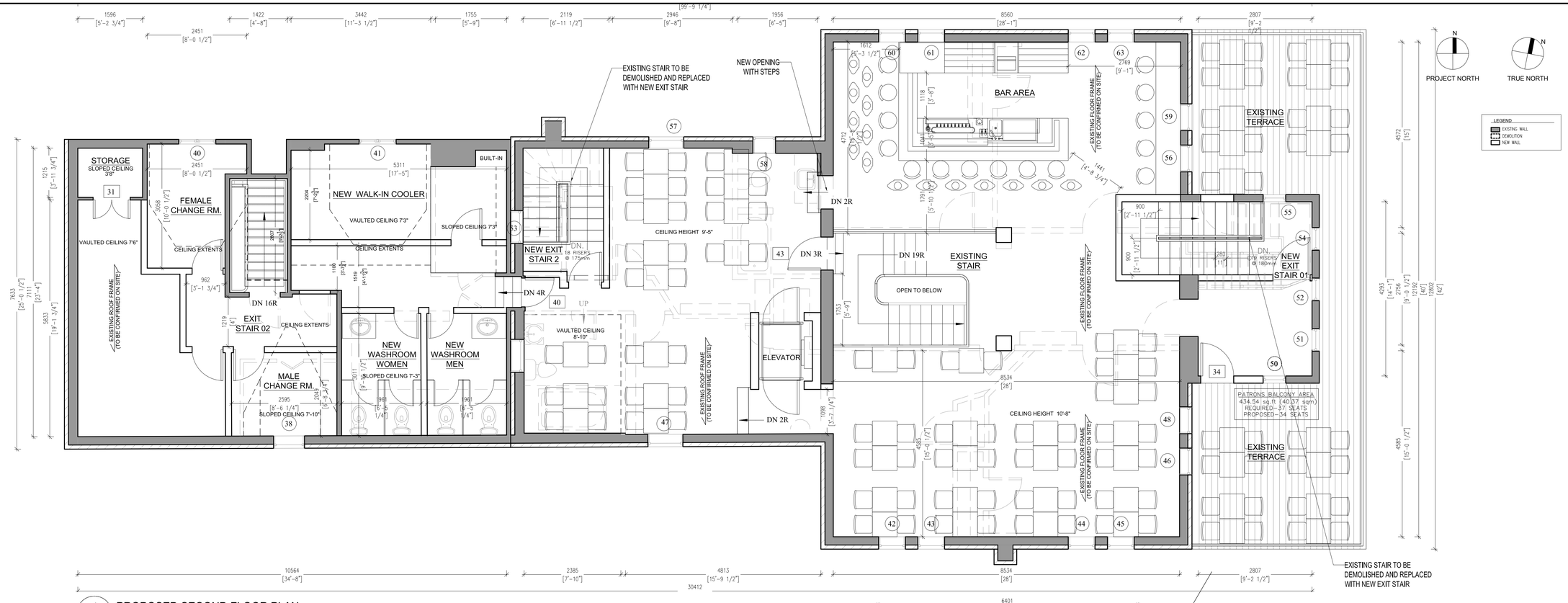
AREA
ARCHITECTS RASCH ECKLER ASSOCIATES LTD.
15 LOLA ROAD
TORONTO, ONTARIO, M5E 1P5
TEL. (416) 696 - 1969
FAX. (416) 696 - 1966

PROJECT TITLE
CHRISTOPHER REESOR HOUSE

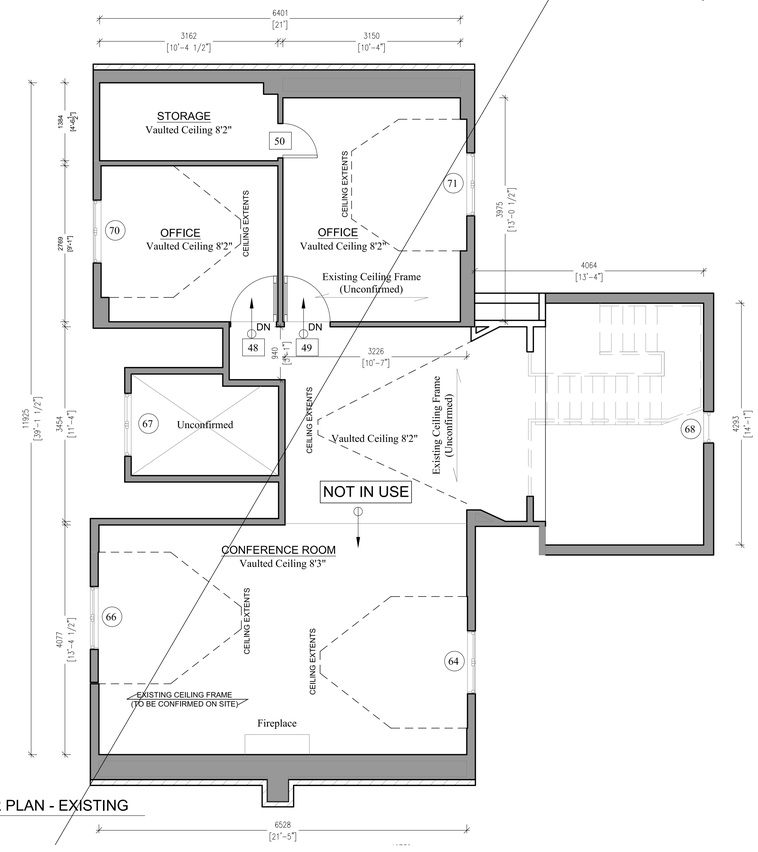
7960 Reesor Rd.,
Markham, Ontario

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

| | |
|---|---|
| DRAWN BY AA | SCALE AS NOTED |
| CHECKED BY DE | DATE SEPTEMBER 27, 2023 |
| SET. NO. 1 | DRAWING NO. A1.2 |
| TOTAL DWG. NO 4 | PROJECT NO. 22-725 |




1 A1.3 PROPOSED SECOND FLOOR PLAN
SCALE 1:50




2 A1.3 THIRD FLOOR PLAN - EXISTING
SCALE 1:50

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS SITE LOCATION.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION, PRIOR TO COMMENCEMENT OF THE WORK.

THESE DRAWINGS MUST NOT BE SCALED, THE DESIGN AND CONTRACT DOCUMENTS FOR THIS PROJECT ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, ALTERED OR REUSED WITHOUT THE ARCHITECTS WRITTEN AUTHORITY.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY ARCHITECT.

THE ELECTRONIC FILES FOR THIS PROJECT ARE ISSUED FOR REFERENCE ONLY AND MAY NOT BE ALTERED IN ANY WAY WHAT SO EVER BY ANYONE ELSE EXCEPT AREA ARCHITECT LTD. EXCEPT WHERE WRITTEN PERMISSION IS GIVEN BY AREA ARCHITECTS LTD. A HARD COPY OF THIS ELECTRONIC FILE EXISTS IN OUR OFFICE AS A REFERENCE DOCUMENT.

SIGNED _____ DATE _____

REVISIONS
ALL PREVIOUS ISSUES
FINAL DATE BELOW SUPERSEDES

| DATE | NO. | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| | 6 | | |
| | 5 | | |
| | 4 | | |
| 2023-11-29 | 3 | ISSUE FOR CITY HERITAGE STAFF | AA |
| 2023-11-23 | 2 | ISSUE FOR CLIENT REVIEW | AA |
| 2023-09-27 | 1 | ISSUE FOR CLIENT REVIEW | AA |
| DATE | NO. | DESCRIPTION | BY |

ISSUES

AREA
ARCHITECTS RASCH ECKLER ASSOCIATES LTD.
15 LOLA ROAD
TORONTO, ONTARIO, M5E 1P5
TEL. (416) 696 - 1969
FAX. (416) 696 - 1966

PROJECT TITLE
CHRISTOPHER REESOR HOUSE

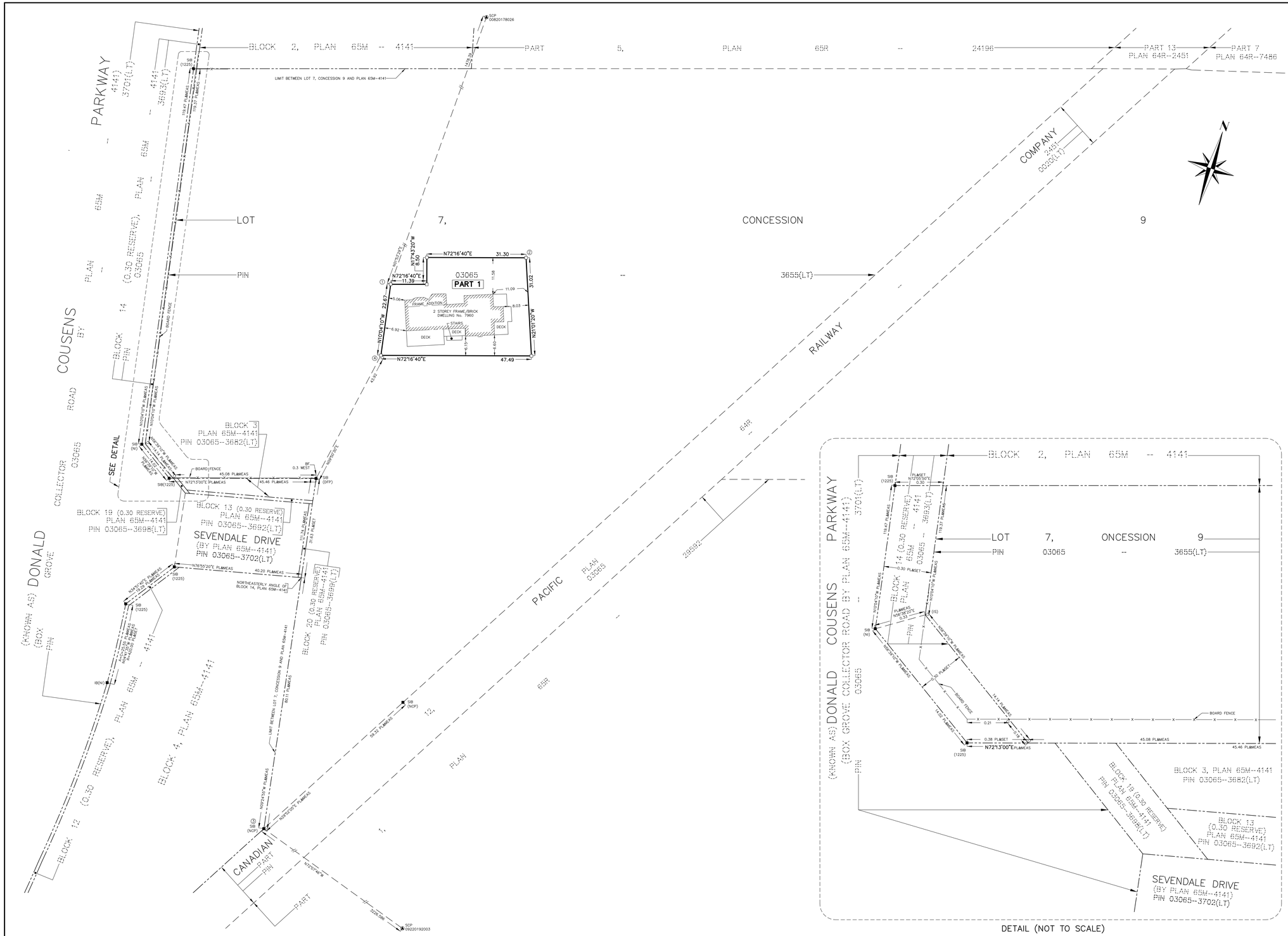
7960 Reesor Rd.,
Markham, Ontario

DRAWING TITLE
PROPOSED
SECOND & THIRD FLOOR PLANS

| | |
|---|---|
| DRAWN BY AA | SCALE AS NOTED |
| CHECKED BY DE | DATE SEPTEMBER 27, 2023 |
| SET. NO. 1 | DRAWING NO. A1.3 |
| TOTAL DWG. NO 4 | PROJECT NO. 22-725 |

AREA

**Appendix C – Plan of Survey of Part of Lot 7, Conc. 9, City of Markham ('R-Plan of Heritage House'), Tham Surveying Ltd., v.3 January 8, 2024**




DETAIL (NOT TO SCALE)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE DRAFT , 2023

R. SHANMUGARAJAH
ONTARIO LAND SURVEYOR

# PLAN 65R–

RECEIVED AND DEPOSITED

DATE _____ , 2023

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No. 65)

SCHEDULE

| PART | LOT | CONCESSION | PIN | AREA |
|---|---|---|---|---|
| 1 | PART OF LOT 7 | 9 | PART OF PIN 03065–3655(LT) | 1286.9 $m^2$ |

## PLAN OF SURVEY OF
## PART OF LOT 7, CONCESSION 9
## (GEOGRAPHIC TOWNSHIP OF MARKHAM)
## CITY OF MARKHAM
## REGIONAL MUNICIPALITY OF YORK

SCALE 1:500

10m 5.0 0 10 20 30 40 50 METRES

THAM SURVEYING LIMITED, O.L.S.

## METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

## LEGEND

| | |
|---|---|
| □ | DENOTES MONUMENT SET |
| ■ | DENOTES MONUMENT FOUND |
| IB | DENOTES IRON BAR |
| SIB | DENOTES STANDARD IRON BAR |
| SSIB | DENOTES SHORT STANDARD IRON BAR |
| SCP | DENOTES SPECIFIED CONTROL POINT |
| PL | DENOTES SURVEYOR'S REAL PROPERTY REPORT BY THAM SURVEYING LIMITED, O.L.S., DATED JULY 26th, 2023 |
| (1225) | DENOTES DAVID B. SEARLES SURVEYING LTD., O.L.S. |
| (DFP) | DENOTES DONEVAN FLEISCHMANN PETRICH LTD., O.L.S. |
| (WIT) | DENOTES WITNESS |
| (NI) | DENOTES NOT IDENTIFIABLE |
| PIN | DENOTES PROPERTY IDENTIFIER NUMBER |
| NAD83 | DENOTES NORTH AMERICAN DATUM 1983 |
| MTM | DENOTES MODIFIED TRANSVERSE MERCATOR |
| CSRS | DENOTES CANADIAN SPATIAL REFERENCE SYSTEM |

SPECIFIED CONTROL POINTS (SCP's): M.T.M. ZONE 10, NAD83:CSRS:CBNV6–2010.
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

| POINT ID | NORTHING | EASTING |
|---|---|---|
| SCP 00820178026 | 4860419.235 | 328099.651 |
| SCP 09220192003 | 4857775.772 | 331138.334 |

PLAN COORDINATES, U.T.M, ZONE 17, NAD83: CSRS: CBNV6–2010.

| POINT ID | NORTHING | EASTING |
|---|---|---|
| 1 | 4858941.588 | 328053.077 |
| 2 | 4858962.679 | 328091.152 |
| 3 | 4858765.743 | 328067.818 |
| 4 | 4858919.264 | 328057.041 |

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

## NOTES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9998945.

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM SPECIFIED CONTROL POINTS SCP's 00820178026 (N:4860419.235 E:328099.651) AND 09220192003 (N:4857775.772 E:331138.334) AS SHOWN ON THIS PLAN AND ARE BASED ON M.T.M. ZONE 10, CENTRAL MERIDIAN 79° 30' WEST LONGITUDE, NAD83: CSRS: CBNV6–2010.0

0.30 RESERVES HAVE BEEN EXAGGERATED FOR CLARITY.

## SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. SURVEY WAS COMPLETED ON THE _____ DAY OF _____ , 2024

_____ , 2024
DATE

DRAFT
R. SHANMUGARAJAH
ONTARIO LAND SURVEYOR

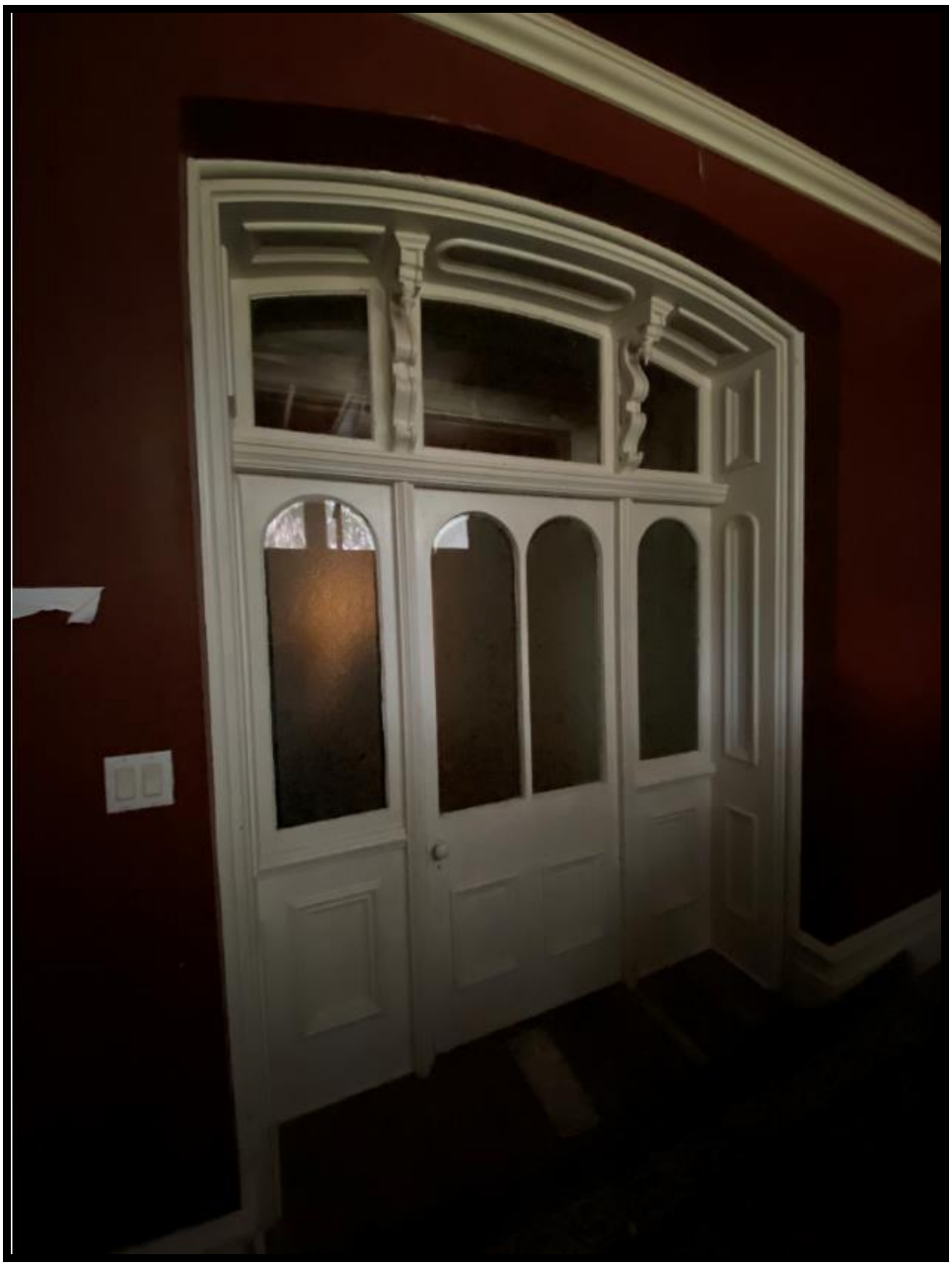
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER

THAM SURVEYING LIMITED
ONTARIO LAND SURVEYORS
www.thamsurvey.ca
8888 KEELE STREET, UNIT 7 PHONE: 905–761–6521 FAX: 905–761–6523
VAUGHAN, ONTARIO, L4K 2N2
1–855–761–6521

| DRAWN BY: | CHECKED BY: | CAD NUMBER: | JOB NUMBER: |
|---|---|---|---|
| J.A. | R.S. | 23–041–RPLAN–1 | 23–041 |

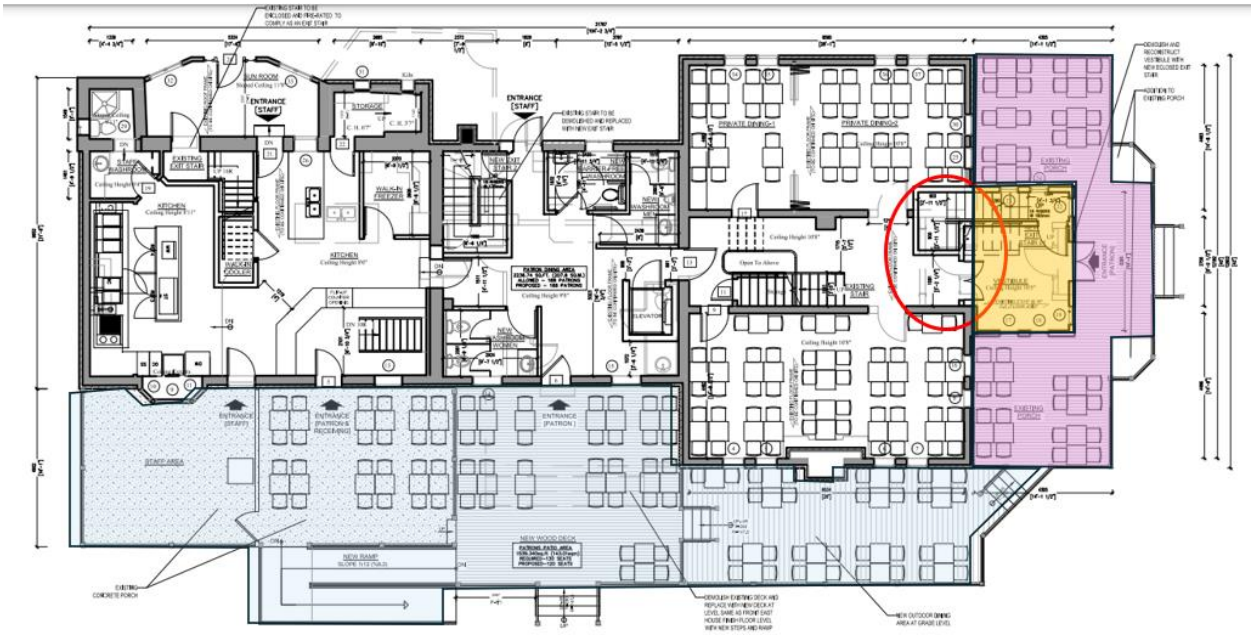
DRAFT VERSION 3 (JAN 8 2024)

Attachment G- Interior Photograph of the David Reesor House

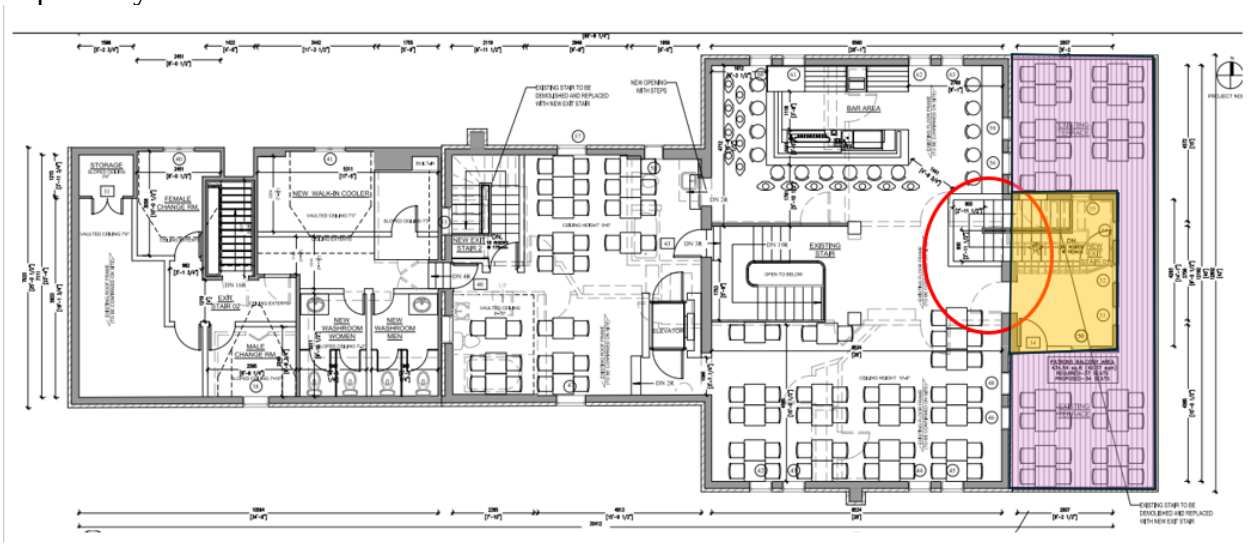


Original exterior segmental arched front entrance of the David Reesor House now concealed by the 1990's two story projecting two storey addition.

Attachment F- Conceptual Floor Plans of Proposed Restaurant



Proposed first floor of restaurant. The area shaded in purple shows the both the veranda constructed c.1990 the area in orange shows the front projecting bay constructed c.1990 without approval. The area shaded in blue shows the proposed new outdoor deck areas along the south wall of the house. The area cirlced in red shows where the owner proposes to remove part of the original exterior front wall and segmental front entrance system to accommodate staircase required by code within the 1990's addition.



Proposed second floor of restaurant. The area shaded in orange shows the front projecting bay constructed in 1990, the area shaded in purple shows the exterior balcony constructed in the

1990’s. The area circled in red proposes removal of a section of the original exterior wall to accommodate a staircase in the 1990’s addition.

# MEMORANDUM

**TO:** **Heritage Markham Committee**

**FROM:** **Evan Manning, Senior Heritage Planner**

**DATE:** **May 8, 2024**

**SUBJECT:** **Committee of Adjustment Consent and Variance Applications**
44 Rouge Street, Markham Village
B/032/23, A/154/23, A/155/23

---

**Property/Building Description**: One-storey dwelling constructed c.1956 as per MPAC records

**Use**: Residential

**Heritage Status:** Designated under Part V of the *Ontario Heritage Act* as a constituent property of the Markham Village Heritage Conservation District (the "MVHCD").

**Application/Proposal**

- The City will shortly receive revised Committee of Adjustment ("COA") applications seeking consent to sever the property municipally-known as 44 Rouge Street (the "Subject Property" or the "Property"), and approval of variances to enable the future construction of two 2-storey dwellings with integrated garages on the conveyed and retained parcels. Tree removal is anticipated.

**Background**

*Context*

- The Subject Property is located at the northeast corner of Rouge Street and Magill Street with rear yard frontage on Nelson Street;
- The portion of the MVHCD that encompasses Rouge Street, along with nearby James Scott Road, is transitional in character and contains few significant heritage resources as identified in the MVHCD Plan;
- The immediate area is characterized by lots of variable size that contain a mixture of relatively contemporary dwellings alongside those constructed in the 1950s-1960s.

*Heritage Markham Consideration*

- The Heritage Markham Committee (the "Committee") previously considered the COA applications for the Subject Property at its meeting on October 11, 2023;
- The Committee did not support the applications from a heritage perspective given concerns over lot size and the scale of the proposed dwellings relative to the size of their respective lots;

- As a result of feedback received from the Committee, the applicant has refined the proposal and is no longer seeking relief for the following as it pertains to the proposed new dwelling on the conveyed lot:
    - Front yard setback;
    - Rear yard setback;
    - Lot Coverage.

- Further, the following relief is no longer required to enable the future construction of the new dwelling on the retained lot:
    - Building depth;
    - Floor area ratio;
    - Rear yard setback.

- Refer to Appendix 'D' for a copy of the October meeting extract.

**Staff Comments**
Staff provide the following comments from a heritage perspective:

*Consent Application*
**B/032/23 – 44 Rouge Street:**
For provisional consent to:

a) sever and convey a parcel of land with
    - an approximate lot frontage of 15.09 metres (49.51 feet) and
    - an approximate lot area of 454.90 square metres (4,896.5 square feet) (Part 1);

b) retain a parcel of land with
    - an approximate lot frontage of 15.03 metres (49.31 feet) and
    - an approximate lot area of 454.0 square metres (4,886.82 square feet) (Part 2);

Lot Frontage

- The current zoning by-law indicates a minimum lot frontage requirement of 60 feet (18.2 sq m);
- The proposed lot frontage for the conveyed parcel fronting onto Nelson Street generally reflects the existing lot frontages of properties along Rouge Street while the lot frontage for the retained parcel reflects an existing condition. As such, Staff have no objection from a heritage perspective to this deviation from existing development standards.

Lot Area

- The current zoning by-law indicates a minimum lot area requirement of 6600 square feet (613 sq m).
- The proposed lot area for the retained and severed parcels reflects the emerging lot pattern of the area. For example, the lotting pattern along the south side of Rouge Street and the north side of James Scott Road is a result of a series of consent applications and does not reflect a historic condition. The lots along the north side of James Scott Road were created in the early-to-mid 2000s when the rear portion of the properties along the south side of Rouge Street were severed. As such, properties along both streets range in size from approximately 250 to 550 square metres. As such, Staff have no objection from a heritage perspective to this deviation from existing development standards.

*Variance Applications*

**A/154/23 – 44 Rouge Street (Conveyed – Part 1):**

To permit:

a) By-law 1229 Section 11.2 (c) (i): a porch with stairs to encroach 79.4 inches into a flankage yard; whereas the bylaw permits a maximum of 18 inches.
b) Table 11.1, By-Law 1229: a lot area of 454.90 sq m (4896.5 sqft); whereas the bylaw requires a minimum of 613.16 (6600 sqft).
c) Table 11.1, By-Law 1229: a lot frontage of 15.09 m (49.51 ft); whereas the bylaw requires a minimum of 18.2m (60 ft).
d) By-law 99-90 Section 1.2 (vi): a maximum floor area ratio of 49.0 percent; whereas the by law permits a maximum of 45.0 percent.

as it relates to a proposed two-storey residential dwelling on the severed lot.

Encroachment into Flankage Yard

While a variance is being sought for stair encroachment, the proposal otherwise conforms to the setback requirements for the flankage yard. Given that the primary volume of the dwelling conforms to the setback requirement, Staff are of the opinion that the encroachment of the stairs will not be visually intrusive or otherwise create an unattractive or inconsistent streetscape. As such, Staff have no objection from a heritage perspective to the proposed variance.

Lot Area and Lot Frontage

Refer to the response provided for the consent application.

Maximum Floor Area Ratio

The proposed floor area ratio ("FAR") of 49.0% is lower than the floor area ratio of the nearby dwellings such as those on the north side of James Scott Road which range from 80.61% to 84.56%. Despite exceeding the permitted FAR of 45%, the dwellings at 24, 26, 28 and 30 James Scott Road do not appear over-sized relative to their lots or appear out of scale with the emerging built form character of the area. As such, Staff have no objection from a heritage perspective to the proposed variance.

**A/155/23 – 44 Rouge Street (Retained – Part 2):**

To permit:

a) Table 11.1, By -Law 1229: a lot area 454.0 sq.m (4886.5 sq.ft); whereas the bylaw requires a minimum of 613.16 sq.m (6600 sq.ft).
b) Table 11.1, By-Law 1229: a lot frontage of 15.03 m (49.31 ft); whereas the bylaw requires a minimum of 18.28 (60 ft).
c) Section 2.2(b)(i), By-Law 142-95: To permit a deck with a projection of 3.35m; whereas the bylaw permits a maximum of 3m.

as it relates to a proposed two-storey dwelling with integrated garage on the retained lot.

Lot Area and Lot Frontage

Refer to the response provided for the consent application.

Deck Projection
Given the small numerical deviation from existing permissions (approximately 35cm), Staff are of the opinion that the visual impact of the proposed projection will be minimal. As such, Staff have no objection from a heritage perspective to the proposed variance.

*Conceptual Design*

- Major Heritage Permit applications have not yet been submitted for the Subject Property. Staff will review the forthcoming applications to ensure conformance with the policies and guidelines of the MVHCD Plan. At this time, Staff have no major objections to the conceptual designs of either dwelling as appended to this memo but will suggest refinements upon submission of the Major Heritage Permit applications;
- Staff will bring forward the Major Heritage Permit applications for the Committee's consideration at a future date.

## Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the consent and variances applications for 44 Rouge Street.

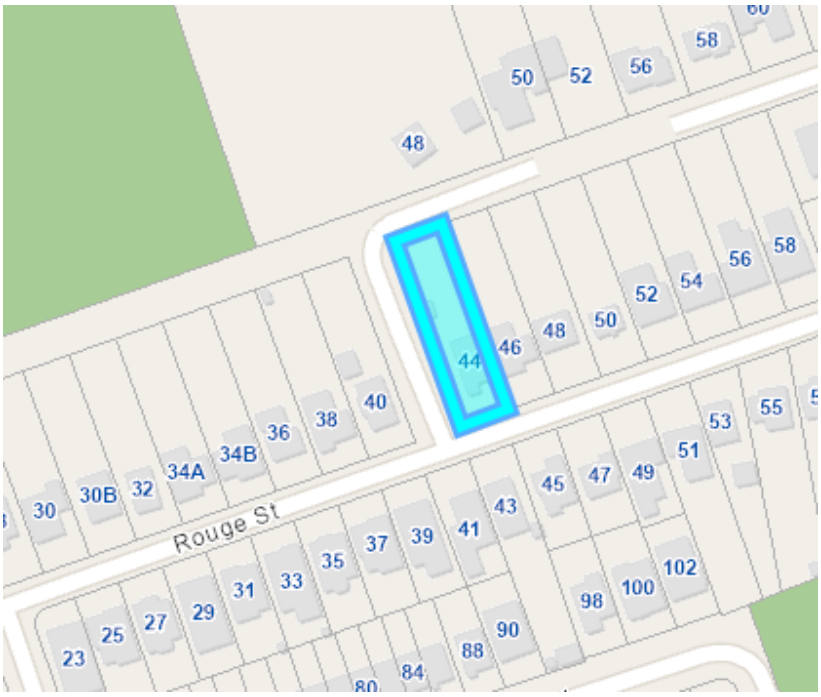
---

ATTACHMENTS:

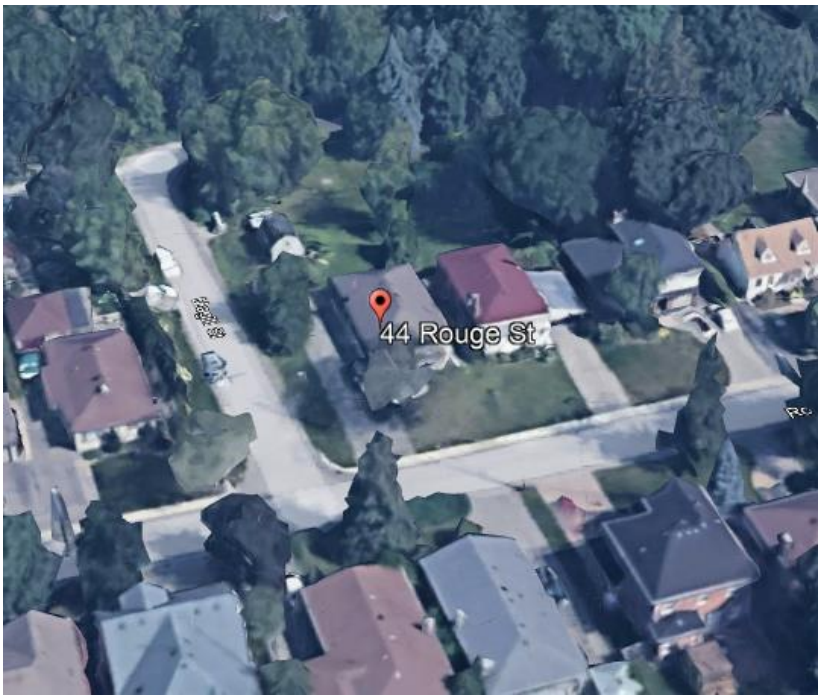
| | |
|---|---|
| Appendix 'A' | Location Map and Aerial Image of the Subject Property |
| Appendix 'B' | Image of the Subject Property |
| Appendix 'C' | Heritage Markham Extract |
| Appendix 'D' | Drawings |

# Appendix 'A'

*Location Map and Aerial Image of the Subject Property*




*Property map showing the location of the Subject Property [outlined in blue] (Source: City of Markham)*




*Aerial image looking northeast towards the Subject Property (Source: Google Earth)*

# Appendix 'B'

*Images of the Subject Property*

*The Subject Property as viewed from the intersection of Rouge Street and Magill Street [above] and from Nelson Street [below] (Source: Google)*

# Appendix ‘C’

*Heritage Markham Extract*

# HERITAGE MARKHAM
# EXTRACT

Date: October 11, 2023

To: R. Hutcheson, Manager of Heritage Planning
E. Manning, Senior Heritage Planner

EXTRACT CONTAINING ITEM # 6.3 OF THE SEVENTH HERITAGE MARKHAM COMMITTEE MEETING HELD ON October 11, 2023

## 6. PART FOUR - REGULAR

### 6.3 COMMITTEE OF ADJUSTMENT CONSENT AND VARIANCE APPLICATIONS

**44 ROUGE STREET, MARKHAM VILLAGE (16.11)**

File Number:
B/032/23
A/154/23
A/155/23

Evan Manning, Senior Heritage Planner, introduced this item, explaning that it consisted of a consent application to sever the rear portion of 44 Rouge Street and two variance applications, one for the severed parcel and one for the retained parcel. Mr. Manning described the applications and noted that while the two sections of Nelson Street do not currently connect, there may be future plans to connect the two portions of the street on which the severed parcel would front. Staff indicated a concern with the proposed rear yard setback and associated amenity space for each property.

Edgar De Souza, Deputant and nearby resident for 32 years, expressed concerns with the proposal as he felt that the size and orientation of the new lot and proposed dwelling including height were out of character with the area. He also felt that the proposal was at odds with the heritage character of the area.

Dianne and Dave McCrossan, Deputants, also expressed concerns with the size of the new dwelling, noting that it appeared to be over-sized relative to the lot.

Jeff De Waal, Deputant, expressed opposition to the proposal, noting that Rouge Street is very narrow. Mr. Waal expressed concerns with the frontage on Rouge Street, noting that if the dwelling was extended into the front that it would make Rouge Street appear too narrow.

Nicole McLaughlin, Deputant, expressed concern with the proposal, echoing comments regarding the size of the new dwelling relative to its lot. Ms. McLaughlin questioned the use of James Scott Road properties as the basis of comparison, noting that it is a much wider street. Ms. McLaughlin also asked for clarification on which street the new proposed dwelling would front. Mr. Manning noted that James Scott Road was selected as a basis of comparison as there have been several severances along the street in the past and as such provides a visual reference point for a number of requested variances, notably floor area ratio. Mr. Manning clarified that the "front yard" of the proposed dwelling would be along Nelson Street as per the definition in the zoning by-law.

Sarah Kertesz, Deputant and nearby resident, expressed concerns with the size of the proposed dwelling and the proposed addition to the existing dwelling. Concerns about the removal of trees on the severed parcel and the reduction in green space were also expressed.

Evelin Ellison, Deputant, expressed a desire for the applicant to produce a streetscape elevation to allow members to visualize the impact of the proposal on adjacent homes. The loss of green space for water filtration was also noted.

Steve Reid, Deputant and nearby resident, expressed concerns with the proposed addition to the existing dwelling on Rouge Street and the proposed reduction in the length of the driveway. Mr. Manning clarified that the proposed addition to the existing building would not alter the front yard setback as it currently exists and clarified that the applicant is seeking a reduction in rear yard setback for both the retained and severed parcels, both of which are not supported by Staff.

Committee members provided the following comments:

- Expressed concerns with the magnitude of the rear-yard setbacks being requested. Questioned if other homes in the area with relatively small rear-yard setbacks would have required a variance. Mr. Manning displayed images of nearby properties with small rear-yard setbacks and confirmed they would have likely required a variance.
- Expressed concerns that this application could be precedent-setting for the area as it relates to new development.
- Noted that the residents of Nelson Street in general do not support the connection of the two sections, noting that Nelson Street is one lane in each direction.
- Sought clarification on the location of the requested variance for front yard setback on the severed parcel. Mr. Manning clarified that front yard of the proposed dwelling fronts Nelson Street.
- Expressed concerns with the narrowness of both Rouge Street and Nelson Street.

- Expressed concern that this did not comply with the intent of the Official Plan policies for infill housing
- Expressed support for a coach house or garden suite at the back of the property as opposed to the creation of a new lot with a detached dwelling.

Recommendation:

**THAT Heritage Markham does not support the consent and variances applications for 44 Rouge Street from a heritage perspective.**

**Carried**

Recommendation:

THAT the deputations from Edgar De Souza, Dianne and Dave McCrossan, Jeff De Waal, Nicole McLaughlin, Sarah Kertesz, Evelin Ellison, and Steve Reid be received.

**Carried**

# Appendix ‘D’

*Drawings*

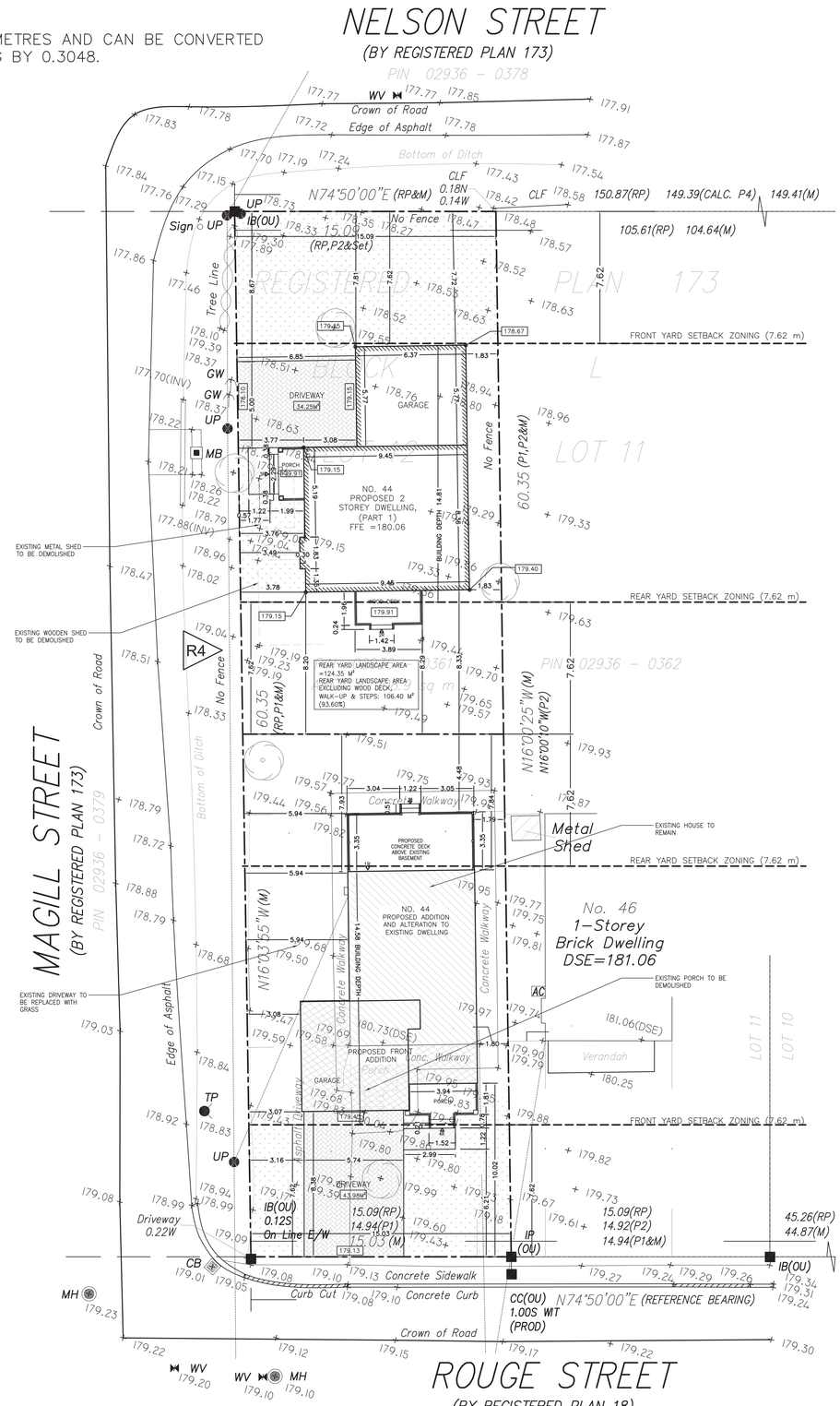
Metric

DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

# PLAN OF LOT 12 BLOCK L REGISTERED PLAN 173

## CITY OF MARKHAM

REGIONAL MUNICIPALITY OF YORK




## SITE PLAN

SCALE: 1 : 150

| 44, ROUGE STREET MARKHAM - PROPOSED DWELLING | | | | | |
|---|---|---|---|---|---|
| LANDSCAPE CALCULATION FOR FRONT YARD (NELSON STREET) | | | | | |
| A | TOTAL FRONT YARD = | 63.23 | SQ.M. | 680.6014 | SQ. FT |
| B | DRIVEWAY AREA = | 0 | SQ.M. | 0 | SQ. FT |
| C | LANDSCAPE AREA = | 63.23 | SQ.M. | 680.6014 | SQ. FT |
| D | % OF TOTAL FRONT YARD = | 100 | % | | |
| E | HARD LANDSCAPE AREA= | 0 | SQ.M. | 0 | SQ. FT |
| F | SOFT LANDSCAPE AREA = | 63.23 | SQ.M. | 680.6014 | SQ. FT |
| G | % OF TOTAL SOFT LANDSCAPE = | 100 | % | | |

| 44, ROUGE STREET MARKHAM - PROPOSED DWELLING | | | | | |
|---|---|---|---|---|---|
| LANDSCAPE CALCULATION FOR SIDE YARD | | | | | |
| A | TOTAL FRONT YARD = | 120.12 | SQ.M. | 1292.96 | SQ. FT |
| B | DRIVEWAY AREA = | 34.25 | SQ.M. | 368.6636 | SQ. FT |
| C | LANDSCAPE AREA = | 85.87 | SQ.M. | 924.2961 | SQ. FT |
| D | % OF TOTAL FRONT YARD = | 71.48 | % | | |
| E | HARD LANDSCAPE AREA= | 4.42 | SQ.M. | 47.57644 | SQ. FT |
| F | SOFT LANDSCAPE AREA = | 81.45 | SQ.M. | 876.7197 | SQ. FT |
| G | % OF TOTAL SOFT LANDSCAPE = | 94.85 | % | | |

| 44, ROUGE STREET MARKHAM - EXISTING HOUSE | | | | | |
|---|---|---|---|---|---|
| LANDSCAPE CALCULATION FOR FRONT YARD | | | | | |
| A | TOTAL FRONT YARD = | 126.42 | SQ.M. | 1362.3 | SQ. FT |
| B | DRIVEWAY AREA = | 48.38 | SQ.M. | 520.7575 | SQ. FT |
| C | LANDSCAPE AREA = | 80.04 | SQ.M. | 861.5426 | SQ. FT |
| D | % OF TOTAL FRONT YARD = | 62.33 | % | | |
| E | HARD LANDSCAPE AREA= | 4.88 | SQ.M. | 52.52783 | SQ. FT |
| F | SOFT LANDSCAPE AREA = | 75.16 | SQ.M. | 809.0147 | SQ. FT |
| G | % OF TOTAL SOFT LANDSCAPE = | 93.9 | % | | |

LANDSCAPE LEGEND

- GREEN LANDSCAPE
- WALK WAY
- DRIVE WAY PAVING

SITE DATA: NELSON STREET (MARKHAM) PROPOSED DWELLING, ONTARIO

ZONING

| | PERMITTED | PROPOSED | REMARKS |
|---|---|---|---|
| MIN. LOT AREA: | 613.16 sq. m. | 454.90 sq. m. | COA REQ. |
| MIN. LOT FRONTAGE: | 18.29 m | 15.09 m | COA REQ. |
| GROSS FLOOR AREA: | | | |
| FIRST FLOOR AREA: | | 116.29 sq. m. | |
| SECOND FLOOR AREA EXCLUDING OPEN BELOW & STAIRS : | | 105.83 sq. m. | |
| TOTAL GROSS FLOOR AREA = | | 222.12 sq. m. | |
| GROSS FLOOR AREA %: | 45.00 % | 48.82 % | COA REQ. |
| BUILDING FOOTPRINT AREA INCLUDING GARAGE AND PORCH | | 128.88 sq. m. | |
| BUILDING FOOTPRINT AREA %: | 35.00 % | 28.33 % | |
| MIN. FRONT YARD SETBACK | 7.62 m | 7.72 m | |
| MIN. SIDE YARD RIGHT SIDE (2 STOREY) | 1.83 m | 1.83 m | |
| MIN. SIDE YARD LEFT SIDE (ABUTTING A STREET) | 3.05 m | 3.49 m | |
| MIN. REAR YARD SETBACK: | 7.62 m | 8.20 m | |
| MAX. DWELLING UNIT DEPTH | 16.80 m | 14.81 m | |
| GARAGE AREA : | | 31.89 sq. m. | |
| MAX. DRIVE WAY WIDTH | | 5.54 m | |
| MAXIMUM HEIGHT – FROM ESTABLISHED GRADE TO HIGHEST RIDGE OF SLOPED ROOF: | 9.80 m | 9.77 m | |

SITE DATA: 44 ROUGE STREET (MARKHAM) EXISTING HOUSE, ONTARIO

ZONING

| | PERMITTED | EXISTING | PROPOSED | REMARKS |
|---|---|---|---|---|
| MIN. LOT AREA: | 613.16 sq. m. | | 454.00 sq. m. | COA REQ. |
| MIN. LOT FRONTAGE: | 18.29 m | | 15.03 m | COA REQ. |
| GROSS FLOOR AREA: | | | | |
| FIRST FLOOR AREA: | | 98.31 sq. m. | 79.57 sq. m. | |
| SECOND FLOOR AREA EXCLUDING OPEN BELOW & STAIRS: | | – | 107.32 sq. m. | |
| TOTAL GROSS FLOOR AREA = | | 98.31 sq. m. | 186.89 sq. m. | |
| GROSS FLOOR AREA %: | 45.00 % | 21.66 % | 41.16 % | |
| BUILDING FOOTPRINT AREA INCLUDING GARAGE AND CONCRETE DECK. | | 105.20 sq. m. | 137.9 sq. m. | |
| BUILDING FOOTPRINT AREA %: | 35.00 % | 23.17 % | 30.37 % | |
| MIN. FRONT YARD SETBACK | 7.62 m | 12.17 m | 8.38 m | |
| MIN. SIDE YARD RIGHT SIDE (2 STOREY) | 1.22 m | 1.79 m | NO CHANGE | |
| MIN. SIDE YARD LEFT SIDE (ABUTTING A STREET) | 3.05 m | 5.93 m | 3.07 m | |
| MIN. REAR YARD SETBACK: | 7.62 m | 4.48 m | 7.84 m | |
| MAX. DWELLING UNIT DEPTH | 16.80 m | 13.42 m | 14.58 m | |
| GARAGE AREA : | | – | | |
| MAX. DRIVE WAY WIDTH | | | 5.75 m | |
| MAXIMUM HEIGHT – FROM ESTABLISHED GRADE TO HIGHEST RIDGE OF SLOPED ROOF: | 9.80 m | 6.30 m | 9.20 m | |

NOTE:

SITE INFORMATION HAS BEEN TAKEN FROM
ertl surveyors
Ontario Land Surveyors
www.es-ols.com
1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1
TELEPHONE (905) 731-7834 FAX (905)731-7852
EMAIL info@es-ols.com
PROJECT : 21256

KEY PLAN
N.T.S.

| NO. | REVISIONS | DATE |
|---|---|---|
| 4 | REVISION AS PER PLANNING/URBAN DESIGN COMMENTS | 11 / 03 / 2023 |
| 3 | REV AS PER ZONING REVIEW | 06 / 27 / 2023 |
| 2 | ISSUED FOR REVIEW | 04 / 12 / 2023 |
| 1 | ISSUED FOR ZONING CERTIFICATE | 10 / 27 / 2021 |

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSE UNTIL SEALED AND SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

PROJECT COORDINATOR :

CANTAM Group Ltd.

PLANNING & BUILDING CONSULTANTS
880 ELLESMERE RD, SUITE # 234,TORONTO ON M1P 2W6
TEL: 416-335-3353 * FAX: 416-335-7967 * CELL: 416-854-2485

© COPY RIGHT

PROJECT :

PROPOSED TWO STOREY RESIDENCE AT NELSON ST & ADDITION RENOVATION TO EXISTING HOUSE AT 44 ROUGE ST MARKHAM , ON

DRAWING:

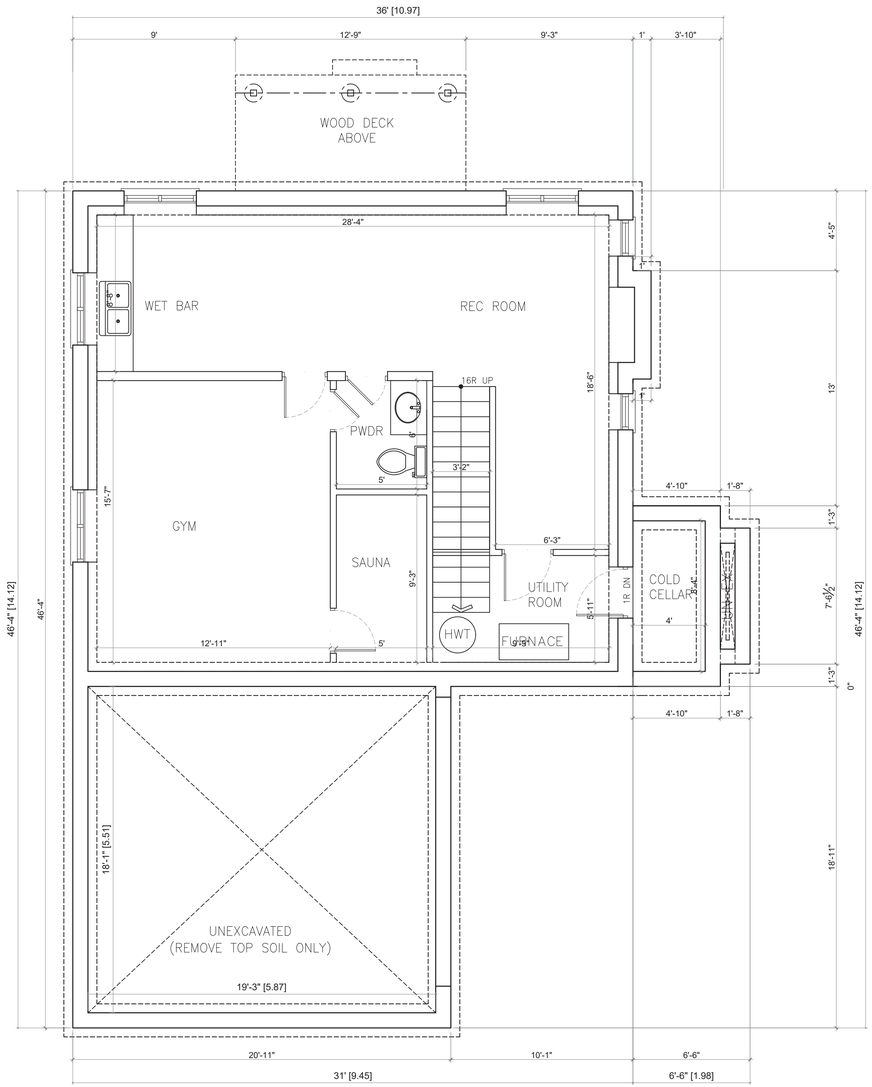
SITE PLAN

DATE: 10 / 06 / 2021

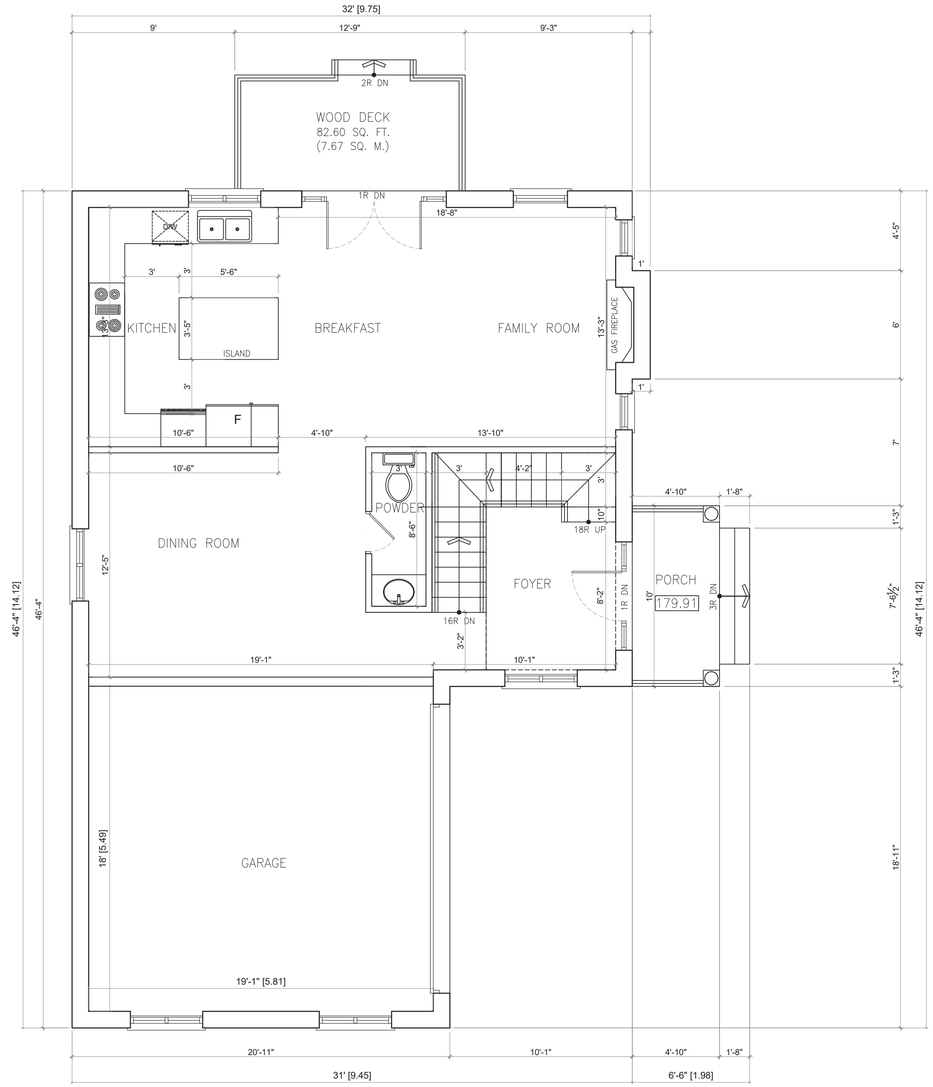
SCALE: AS NOTED

DRN: SS CKD: YASO

DRAWING NO. A1




PROPOSED BASEMENT FLOOR PLAN
SCALE : 1/4"=1'




PROPOSED GROUND FLOOR PLAN
SCALE : 1/4"=1'

| NO. | REVISIONS | DATE |
|---|---|---|
| 4. | REVISION AS PER PLANNING/URBAN DESIGN COMMENTS | 11/03/2023 |
| 3. | REV AS PER ZONING REVIEW | 06/27/2022 |
| 2. | REV AS PER HERITAGE COMMENTS | 04/17/2022 |
| 1. | ISSUED AS PER CITY COMMENTS | 08/22/2022 |

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSE UNTIL SEALED AND SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

CANTAM Group Ltd.
PLANNING & BUILDING CONSULTANTS
880 ELLESMERE RD, SUITE # 234,TORONTO ON M1P 2W6
TEL: 416-335-3353 * FAX: 416-335-7967 * CELL: 416-854-2485

© COPY RIGHT

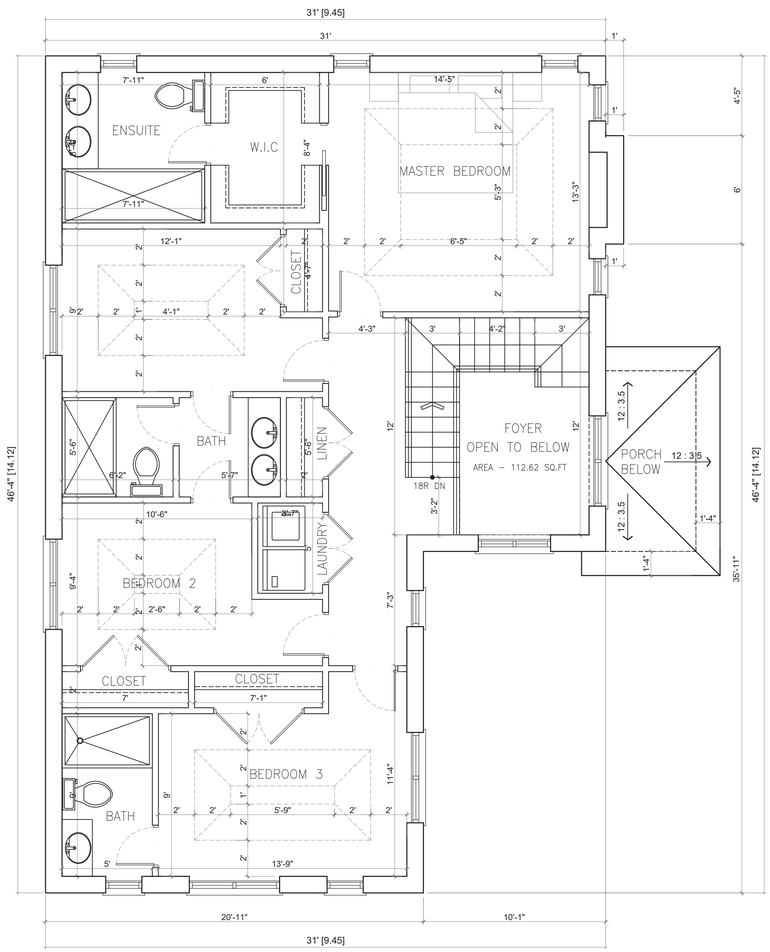
PROJECT :

PROPOSED TWO STOREY RESIDENCE
AT NELSON ST.
MARKHAM , ON

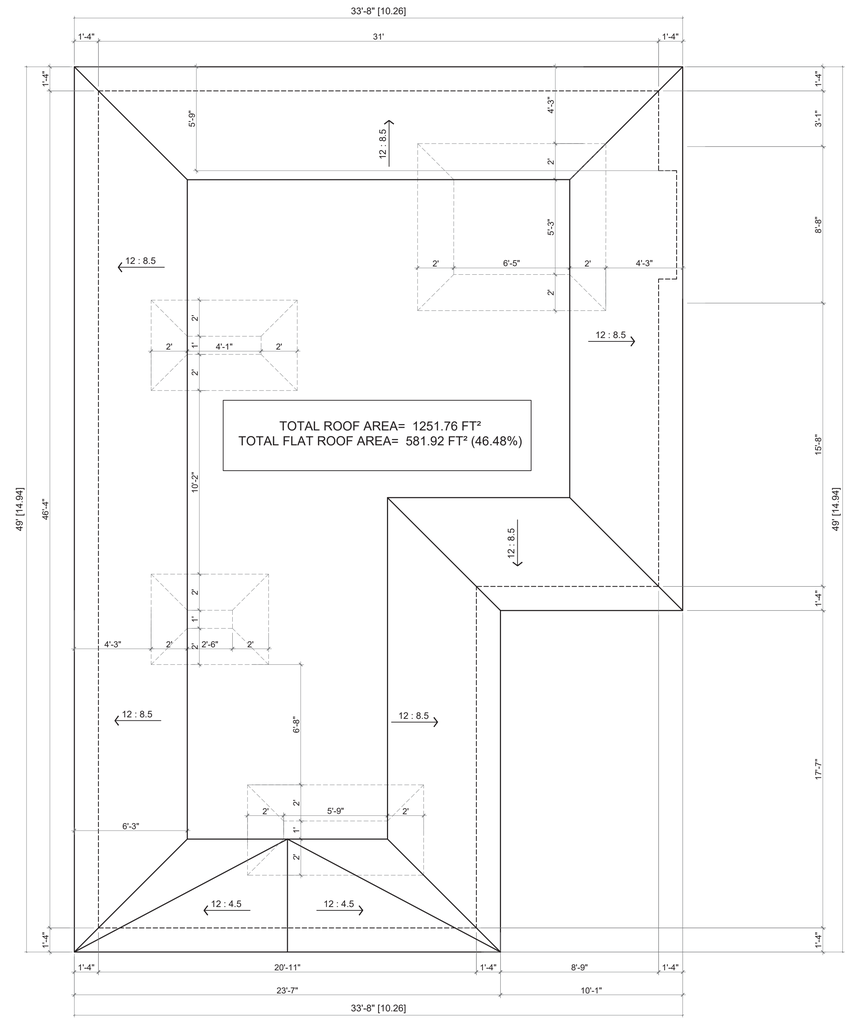
DRAWING:

BASEMENT AND GROUND FLOOR PLAN

DATE: 08/22/2022
SCALE: AS NOTED
DRN: SPENCER CKD: YASO
DRAWING NO. A2




PROPOSED SECOND FLOOR PLAN
SCALE : 1/4"=1'




PROPOSED ROOF PLAN
SCALE : 1/4"=1'

| NO. | REVISIONS | DATE |
|---|---|---|
| 5. | REVISION AS PER PLANNING/URBAN DESIGN COMMENTS | 11/03/2023 |
| 4. | REV AS PER ZONING REVIEW | 06/27/2022 |
| 2. | REV AS PER HERITAGE COMMENTS | 04/17/2022 |
| 1. | ISSUED AS PER CITY COMMENTS | 08/22/2022 |

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSE UNTIL SEALED AND SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

© COPY RIGHT

**CANTAM** *Group Ltd.*
PLANNING & BUILDING CONSULTANTS
880 ELLESMERE RD, SUITE # 234,TORONTO ON M1P 2W6
TEL: 416-335-3353 * FAX: 416-335-7967 * CELL: 416-854-2485

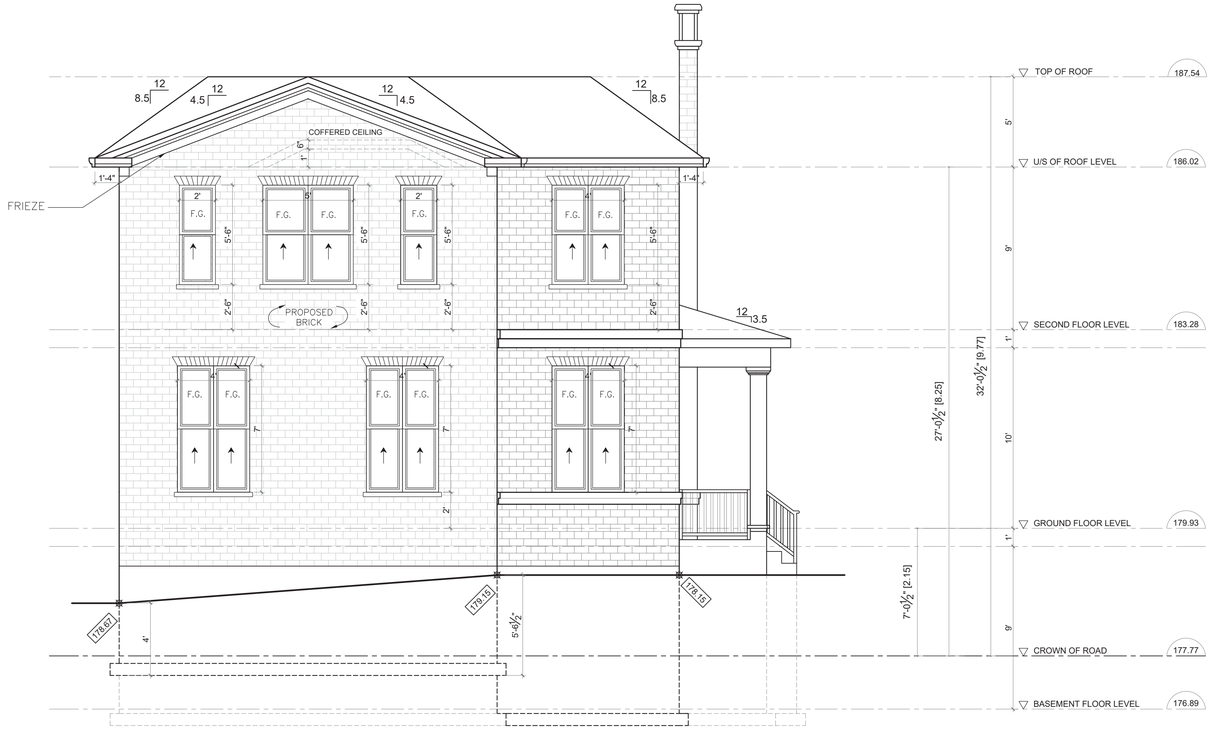
PROJECT :

PROPOSED TWO STOREY RESIDENCE
AT NELSON ST.
MARKHAM , ON

DRAWING:

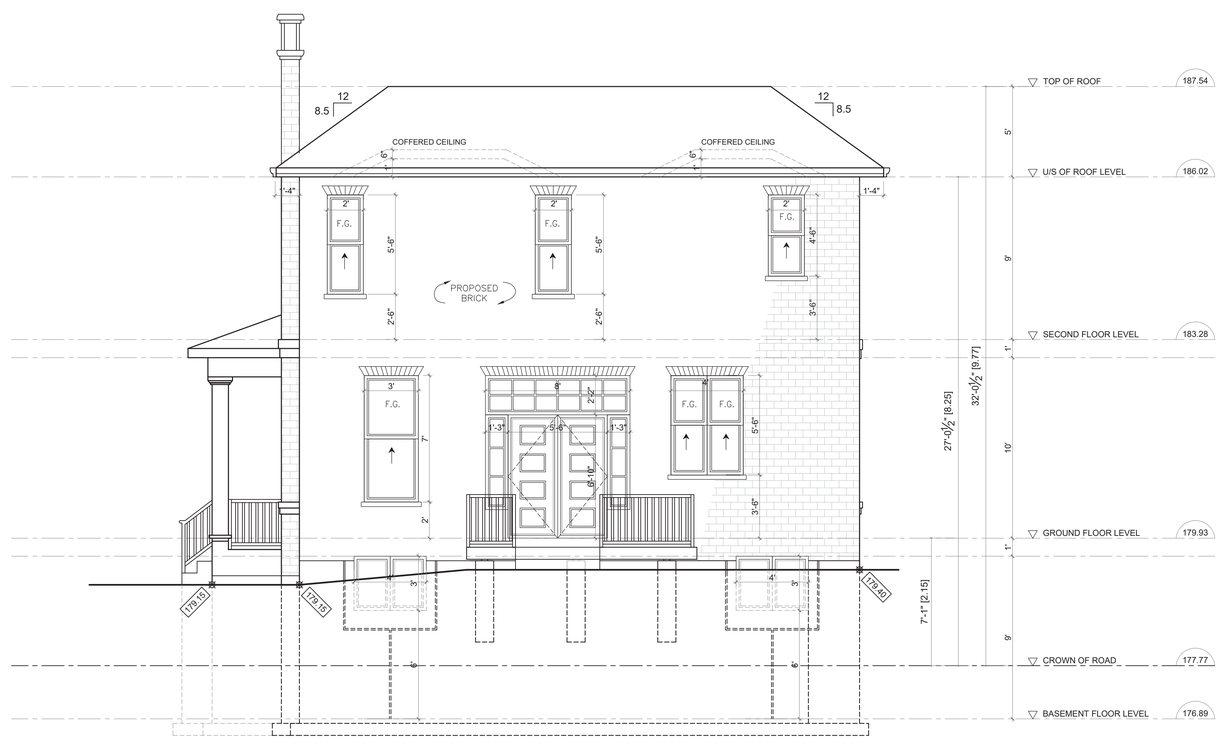
SECOND FLOOR AND ROOF PLAN

DATE: 08/22/2022
SCALE: AS NOTED
DRN: SPENCER CKD: YASO
DRAWING NO. A3




## PROPOSED NORTH ELEVATION

SCALE : 1/4"=1'




## PROPOSED SOUTH ELEVATION

SCALE : 1/4"=1'

| NO. | REVISIONS | DATE |
|---|---|---|
| 4. | REVISION AS PER PLANNING/URBAN DESIGN COMMENTS | 11/03/2023 |
| 3. | REV AS PER ZONING REVIEW | 06/27/2022 |
| 2. | REV AS PER HERITAGE COMMENTS | 04/17/2022 |
| 1. | ISSUED AS PER CITY COMMENTS | 08/22/2022 |

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSE UNTIL SEALED AND SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

CANTAM Group Ltd.
PLANNING & BUILDING CONSULTANTS
880 ELLESMERE RD, SUITE # 234,TORONTO ON M1P 2W6
TEL: 416-335-3353 * FAX: 416-335-7967 * CELL: 416-854-2485

© COPY RIGHT

PROJECT :

PROPOSED TWO STOREY RESIDENCE
AT NELSON ST.
MARKHAM , ON

DRAWING:

NORTH AND SOUTH ELEVATION

DATE: 08/22/2022

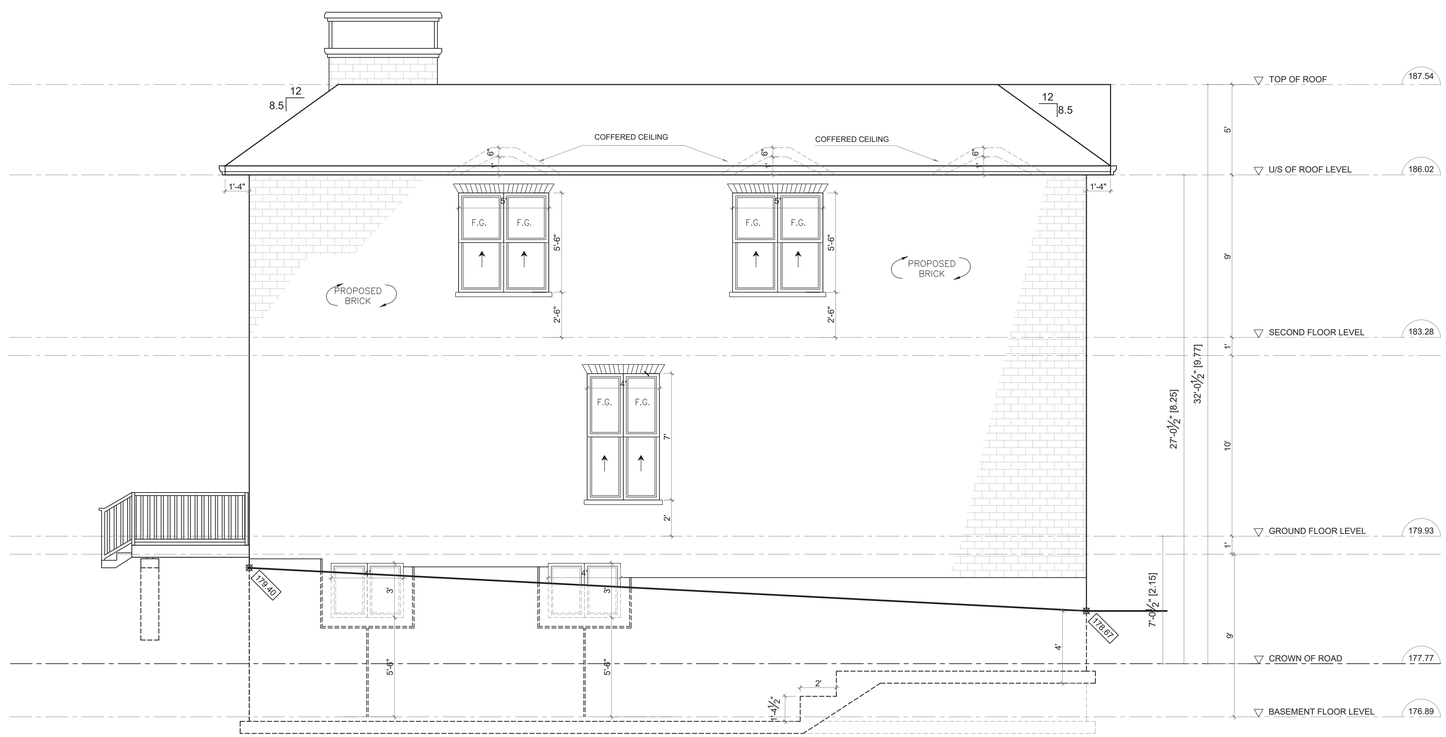
SCALE: AS NOTED

DRN: SPENCER CKD: YASO

DRAWING NO. A4

## PROPOSED WEST SIDE ELEVATION

SCALE : 1/4"=1'




## PROPOSED EAST SIDE ELEVATION

SCALE : 1/4"=1'

| NO. | REVISIONS | DATE |
|---|---|---|
| 4. | REVISION AS PER PLANNING/URBAN DESIGN COMMENTS | 11/03/2023 |
| 3. | REV AS PER ZONING REVIEW | 06/27/2022 |
| 2. | REV AS PER HERITAGE COMMENTS | 04/17/2022 |
| 1. | ISSUED AS PER CITY COMMENTS | 08/22/2022 |

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSE UNTIL SEALED AND SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

CANTAM Group Ltd.
PLANNING & BUILDING CONSULTANTS
880 ELLESMERE RD, SUITE # 234,TORONTO ON M1P 2W6
TEL: 416-335-3353 * FAX: 416-335-7967 * CELL: 416-854-2485

© COPY RIGHT

PROJECT :

PROPOSED TWO STOREY RESIDENCE
AT NELSON ST.
MARKHAM , ON

DRAWING:

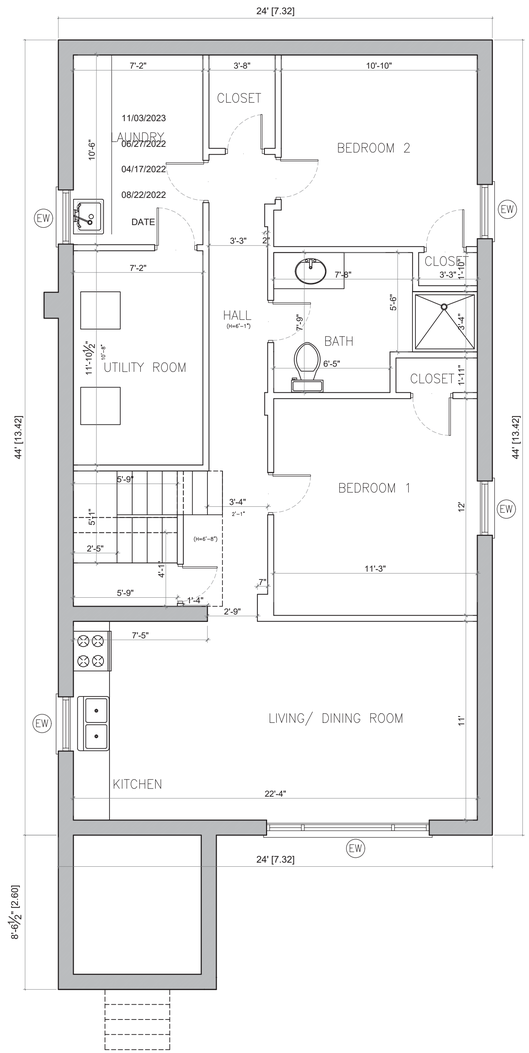
EAST AND WEST SIDE ELEVATION

DATE: 08/22/2022

SCALE: AS NOTED

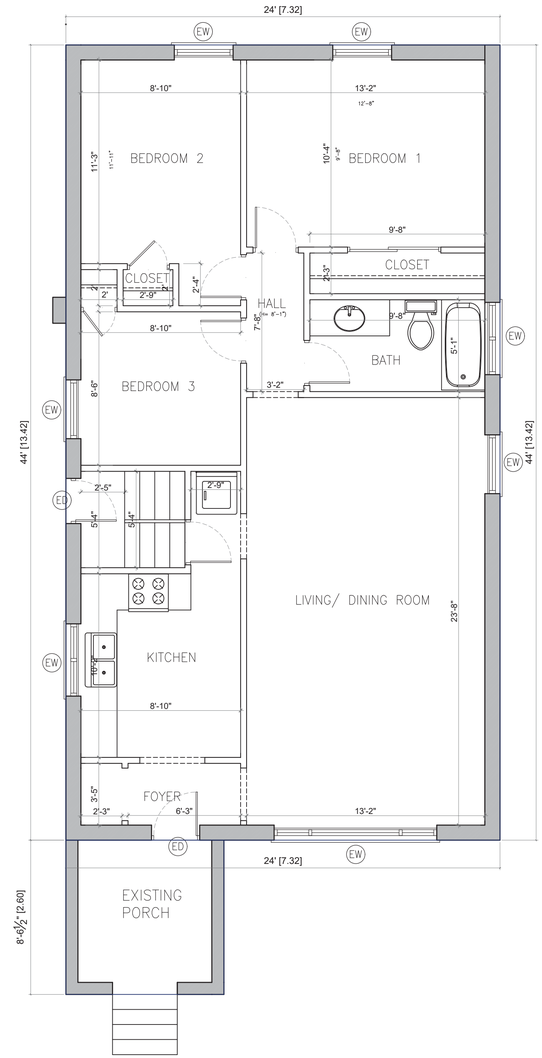
DRN: SPENCER CKD: YASO

DRAWING NO. A5




## EXISTING BASEMENT FLOOR PLAN

SCALE : 1/4"=1'




## EXISTING GROUND FLOOR PLAN

SCALE : 1/4"=1'

WALL LEGEND

EXISTING WALL

DEMOLISH WALL

| NO. | REVISIONS | DATE |
|---|---|---|
| 1. | ISSUED FOR ZONING CERTIFICATE | 11 / 03 / 2021 |

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSE UNTIL SEALED AND SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

CANTAM Group Ltd.
PLANNING & BUILDING CONSULTANTS
880 ELLESMERE RD, SUITE # 234,TORONTO ON M1P 2W6
TEL: 416-335-3353 * FAX: 416-335-7967 * CELL: 416-854-2485

© COPY RIGHT

PROJECT :

ADDITION & RENOVATION TO EXISTING SINGLE STOREY DWELLING
AT 44 ROUGE ST
MARKHAM , ON

DRAWING:

EXISTING BASEMENT AND GROUND FLOOR PLAN

DATE: 01 / 19 / 2023

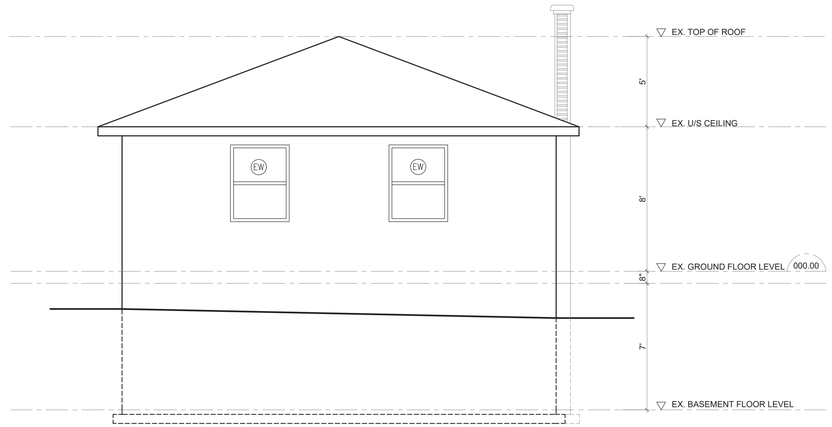
SCALE: AS NOTED

DRN: SPENCER CKD: YASO

DRAWING NO. A6

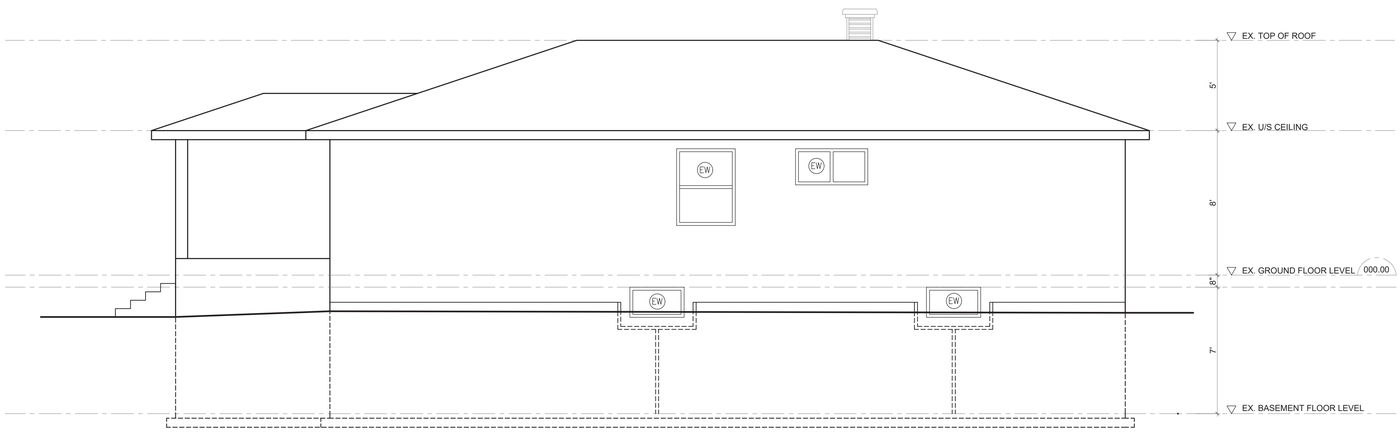
## EXISTING SOUTH ELEVATION

SCALE : 1/4"=1'



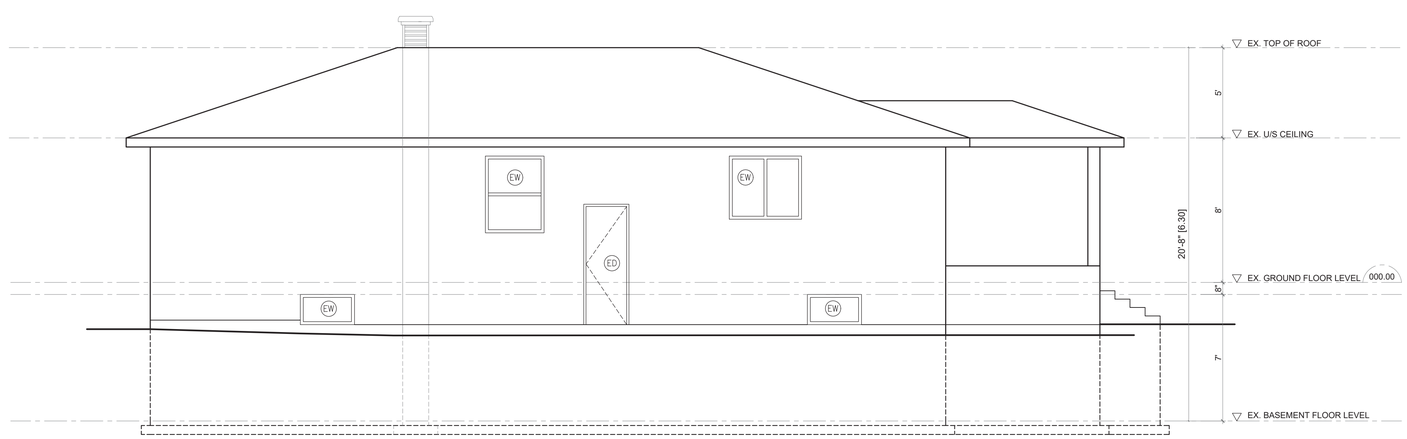

## EXISTING NORTH ELEVATION

SCALE : 1/4"=1'




## EXISTING EAST SIDE ELEVATION

SCALE : 1/4"=1'




## EXISTING WEST SIDE ELEVATION

SCALE : 1/4"=1'

| NO. | REVISIONS | DATE |
|---|---|---|
| 1. | ISSUED FOR ZONING CERTIFICATE | 11 / 03 / 2021 |

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSE UNTIL SEALED AND SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

CANTAM Group Ltd.
PLANNING & BUILDING CONSULTANTS
880 ELLESMERE RD, SUITE # 234,TORONTO ON M1P 2W6
TEL: 416-335-3353 * FAX: 416-335-7967 * CELL: 416-854-2485

© COPY RIGHT

PROJECT :

ADDITION & RENOVATION TO EXISTING SINGLE STOREY DWELLING AT 44 ROUGE ST MARKHAM , ON

DRAWING:

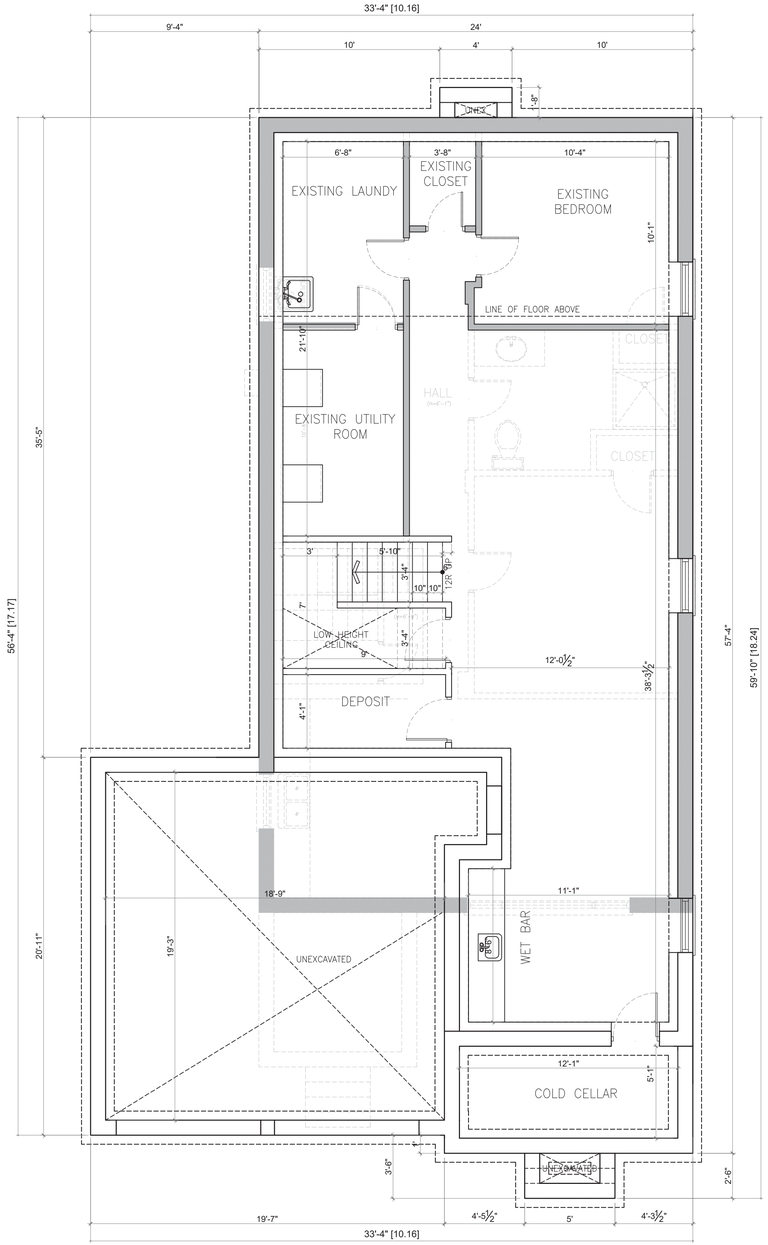
EXISTING ELEVATIONS

DATE: 11 / 02 / 2021

SCALE: AS NOTED

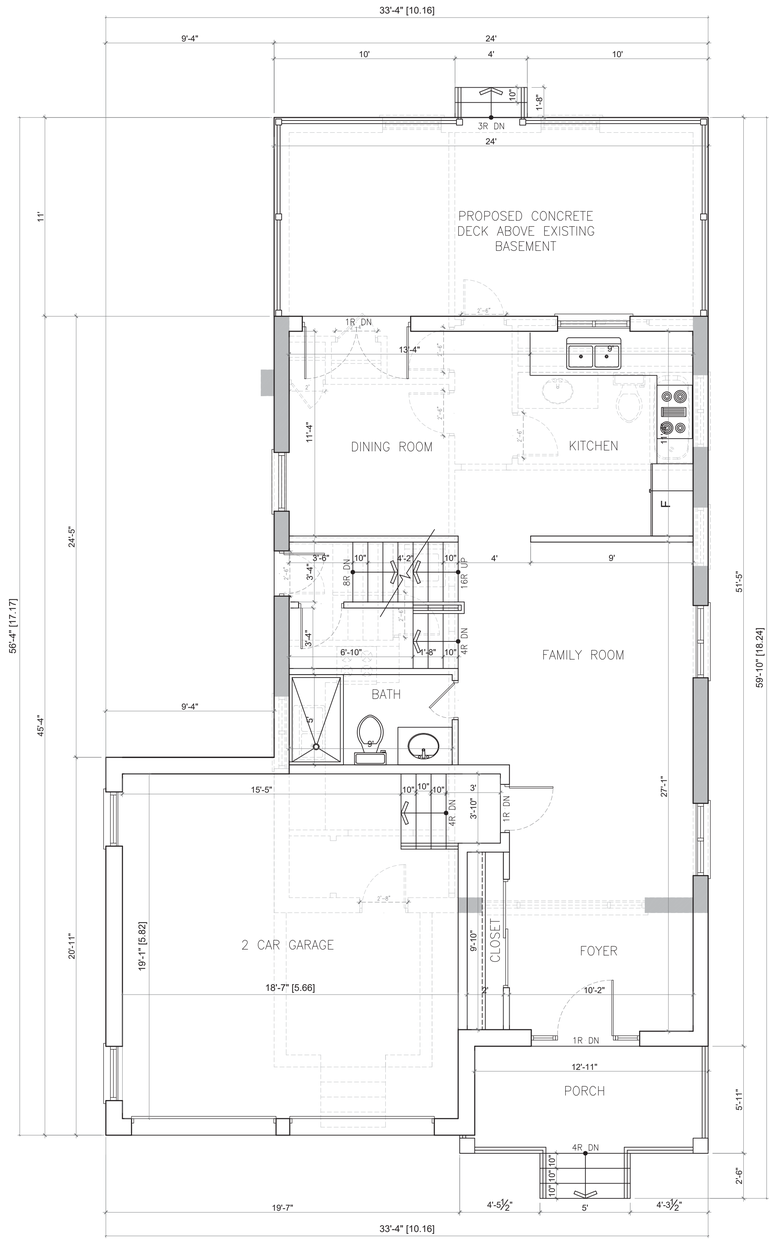
DRN: SS CKD: YASO

DRAWING NO. A7




## PROPOSED BASEMENT FLOOR PLAN

SCALE : 1/4"=1'




## PROPOSED GROUND FLOOR PLAN

SCALE : 1/4"=1'

| NO. | REVISIONS | DATE |
|---|---|---|
| | | |
| | | |
| | | |
| 3. | REVISION AS PER PLANNING/URBAN DESIGN COMMENTS | 11/03/2023 |
| 2. | REV AS PER ZONING REVIEW | 06/27/2022 |
| 1. | ISSUED FOR REVIEW | 03 / 31 / 2023 |

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSE UNTIL SEALED AND SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

**CANTAM** *Group Ltd.*

PLANNING & BUILDING CONSULTANTS
880 ELLESMERE RD, SUITE # 234,TORONTO ON M1P 2W6
TEL: 416-335-3353 * FAX: 416-335-7967 * CELL: 416-854-2485

© COPY RIGHT

PROJECT :

ADDITION & RENOVATION TO EXISTING SINGLE STOREY DWELLING AT 44 ROUGE ST MARKHAM , ON

DRAWING:

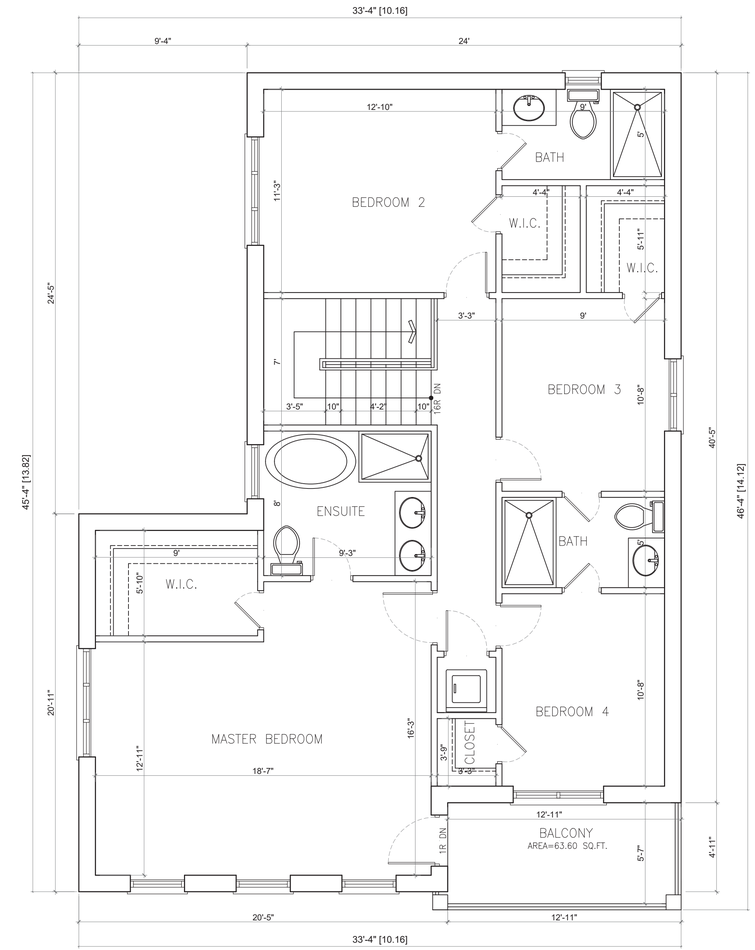
PROPOSED BASEMENT AND GROUND FLOOR PLAN

DATE: 03 / 31 / 2023

SCALE: AS NOTED

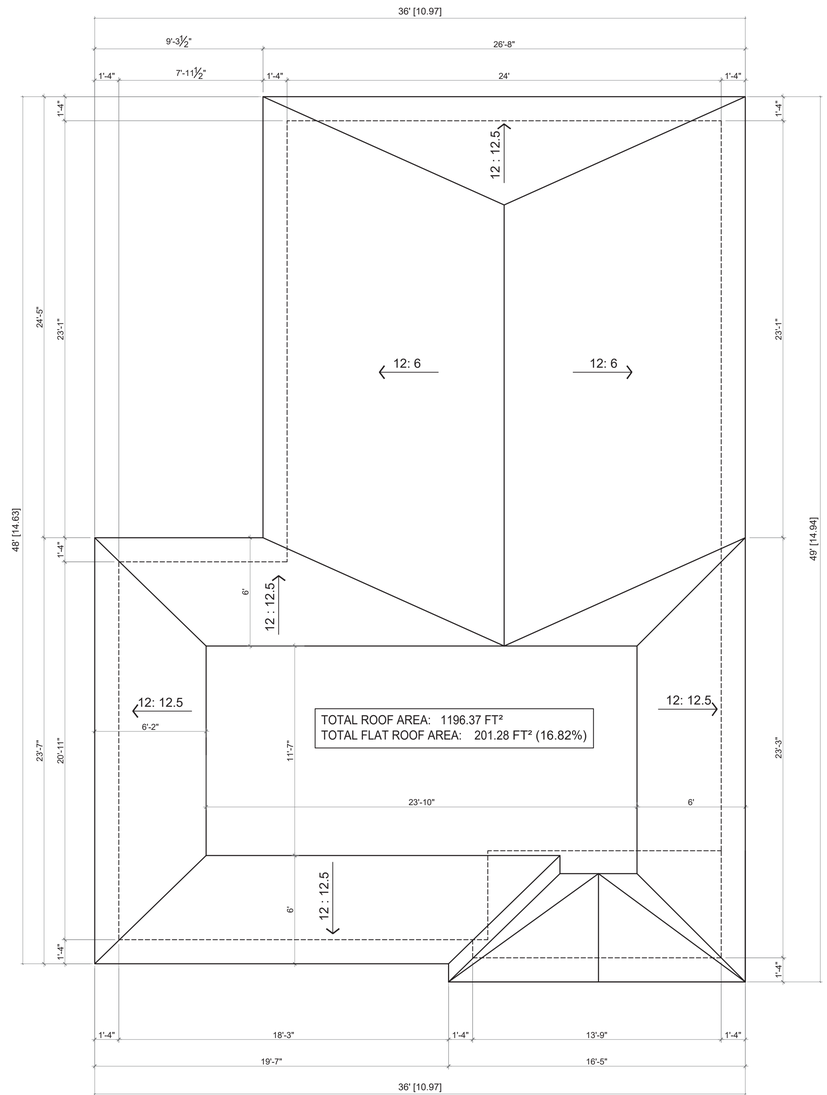
DRN: KB CKD: YASO

DRAWING NO. A4




## PROPOSED SECOND FLOOR PLAN

SCALE : 1/4"=1'




## PROPOSED ROOF PLAN

SCALE : 1/4"=1'

| NO. | REVISIONS | DATE |
|---|---|---|
| 3. | REVISION AS PER PLANNING/URBAN DESIGN COMMENTS | 11/03/2023 |
| 2. | REV AS PER ZONING REVIEW | 06/27/2022 |
| 1. | ISSUED FOR REVIEW | 03 / 31 / 2023 |

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSE UNTIL SEALED AND SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

CANTAM Group Ltd.
PLANNING & BUILDING CONSULTANTS
880 ELLESMERE RD, SUITE # 234,TORONTO ON M1P 2W6
TEL: 416-335-3353 * FAX: 416-335-7967 * CELL: 416-854-2485

© COPY RIGHT

PROJECT :

ADDITION & RENOVATION TO EXISTING SINGLE STOREY DWELLING AT 44 ROUGE ST MARKHAM , ON

DRAWING:

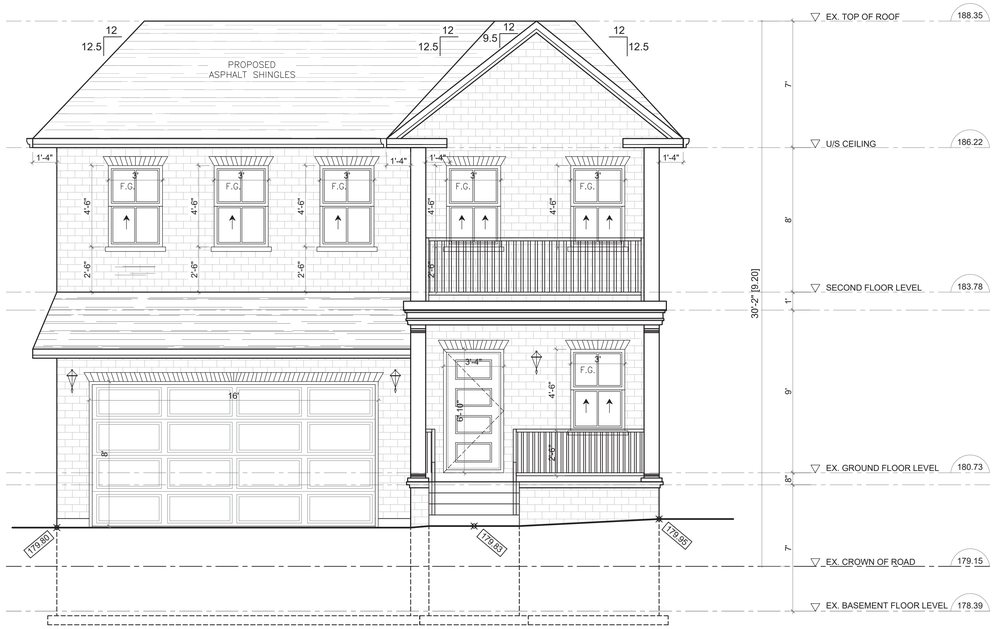
PROPOSED SECOND FLOOR AND ROOF PLAN

DATE: 03 / 31 / 2023

SCALE: AS NOTED

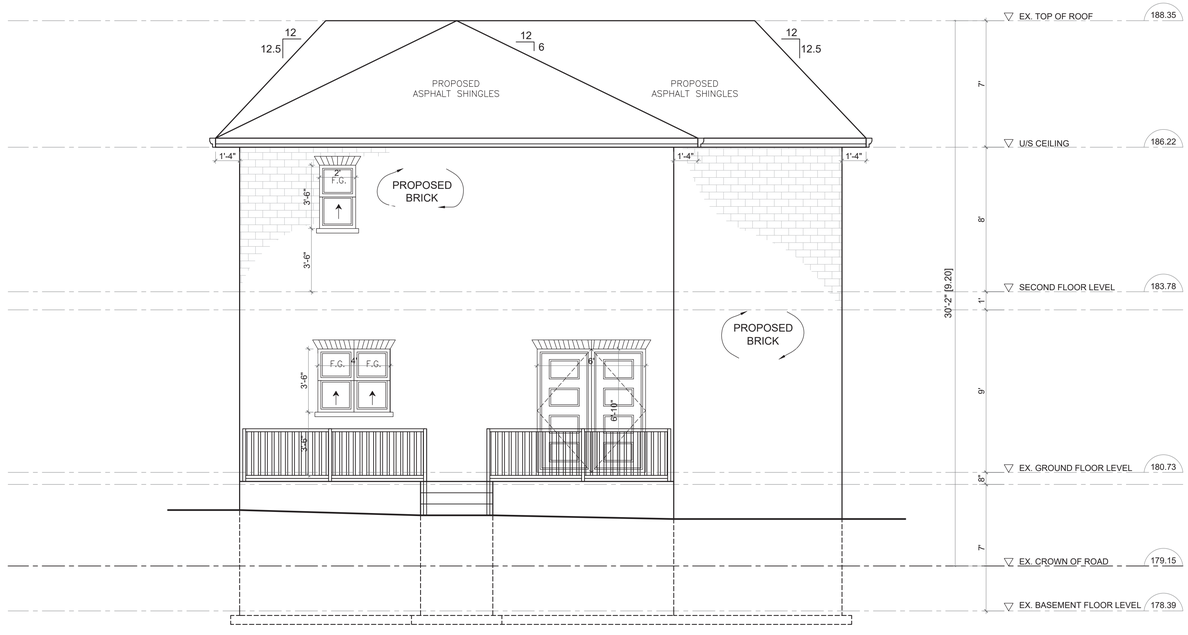
DRN: KB CKD: YASO

DRAWING NO. A5




## PROPOSED SOUTH ELEVATION

SCALE : 1/4"=1'




## PROPOSED NORTH ELEVATION

SCALE : 1/4"=1'

| NO. | REVISIONS | DATE |
|---|---|---|
| | | |
| | | |
| | | |
| 3. | REVISION AS PER PLANNING/URBAN DESIGN COMMENTS | 11/03/2023 |
| 2. | REV AS PER ZONING REVIEW | 06/27/2022 |
| 1. | ISSUED FOR REVIEW | 03 / 31 / 2023 |

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSE UNTIL SEALED AND SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

© COPY RIGHT

**CANTAM** *Group Ltd.*
PLANNING & BUILDING CONSULTANTS
880 ELLESMERE RD, SUITE # 234,TORONTO ON M1P 2W6
TEL: 416-335-3353 * FAX: 416-335-7967 * CELL: 416-854-2485

PROJECT :

ADDITION & RENOVATION TO EXISTING SINGLE STOREY DWELLING AT 44 ROUGE ST MARKHAM , ON

DRAWING:

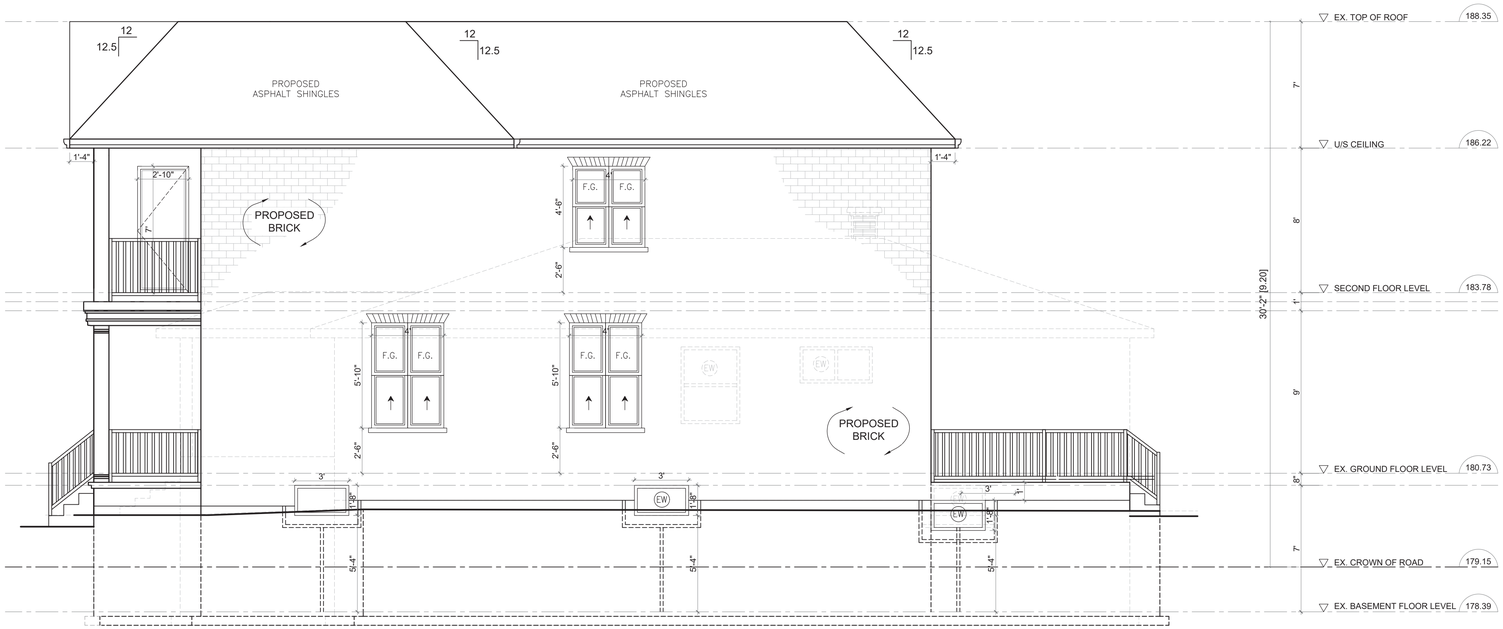
PROPOSED NORTH & SOUTH ELEVATIONS

DATE: 03 / 31 / 2023

SCALE: AS NOTED

DRN: KB CKD: YASO

DRAWING NO. A10




## PROPOSED EAST SIDE ELEVATION

SCALE : 1/4"=1'

## PROPOSED WEST SIDE ELEVATION

SCALE : 1/4"=1'

| NO. | REVISIONS | DATE |
|---|---|---|
| 3. | REVISION AS PER PLANNING/URBAN DESIGN COMMENTS | 11/03/2023 |
| 2. | REV AS PER ZONING REVIEW | 06/27/2022 |
| 1. | ISSUED FOR REVIEW | 03 / 31 / 2023 |

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSE UNTIL SEALED AND SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

**CANTAM** *Group Ltd.*

PLANNING & BUILDING CONSULTANTS
880 ELLESMERE RD, SUITE # 234,TORONTO ON M1P 2W6
TEL: 416-335-3353 * FAX: 416-335-7967 * CELL: 416-854-2485

© COPY RIGHT

PROJECT :

ADDITION & RENOVATION TO EXISTING SINGLE STOREY DWELLING
AT 44 ROUGE ST
MARKHAM , ON

DRAWING:

PROPOSED EAST &WEST SIDE ELEVATIONS

DATE: 03 / 31 / 2023

SCALE: AS NOTED

DRN: KB CKD: YASO

DRAWING NO. A11

SURVEYOR'S REAL PROPERTY REPORT–PART 1

# PLAN OF LOT 12 BLOCK L REGISTERED PLAN 173

# CITY OF MARKHAM

REGIONAL MUNICIPALITY OF YORK

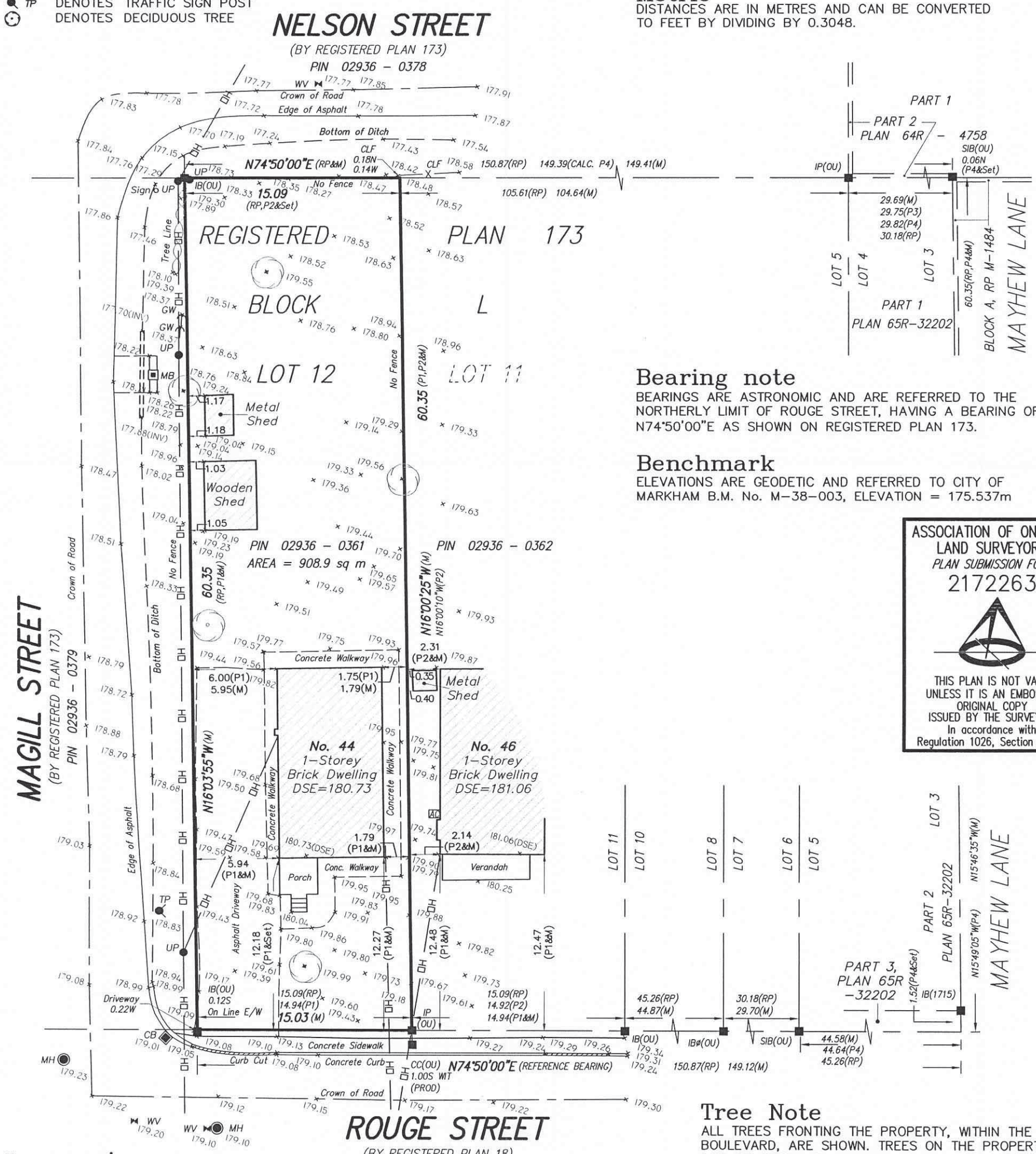
SCALE 1:300

0 1 2 3 4 5 10 15 20 25m

© COPYRIGHT
ertl surveyors 2021
Ontario Land Surveyors

## Legend

| | | |
|---|---|---|
| ■ | DENOTES | SURVEY MONUMENT FOUND |
| □ | DENOTES | SURVEY MONUMENT SET |
| SIB | DENOTES | STANDARD IRON BAR |
| IB | DENOTES | IRON BAR |
| IP | DENOTES | IRON PIPE |
| CC | DENOTES | CUT CROSS |
| ø | DENOTES | ROUND |
| RP | DENOTES | REGISTERED PLAN 173 |
| P1 | DENOTES | PLAN BY DONALD. E. ROBERTS LTD., O.L.S. DATED OCTOBER 01, 2015 |
| P2 | DENOTES | PLAN BY DELPH & JENKINS LTD., O.L.S. DATED NOVEMBER 21, 1996 |
| P3 | DENOTES | PLAN 64R–4758 |
| P4 | DENOTES | PLAN 65R–32202 |
| 1715 | DENOTES | ROWAN–STANCIU LTD., O.L.S. |
| OU | DENOTES | ORIGIN UNKNOWN |
| WIT | DENOTES | WITNESS |
| PROD | DENOTES | ON PRODUCTION |
| N,S,E,W | DENOTES | NORTH, SOUTH, EAST, WEST |
| M | DENOTES | MEASURED |
| DSE | DENOTES | DOOR SILL ELEVATION |
| CLF | DENOTES | CHAIN LINK FENCE |
| AC | DENOTES | AIR CONDITIONING UNIT |
| –OH– | DENOTES | OVERHEAD UTILITY WIRES |
| MH | DENOTES | MAINTENANCE HOLE |
| UP | DENOTES | UTILITY POLE |
| GW | DENOTES | GUY WIRE |
| WV | DENOTES | WATER VALVE/KEY |
| MB | DENOTES | MAIL BOX |
| CB | DENOTES | CATCH BASIN |
| TP | DENOTES | TRAFFIC SIGN POST |
| | DENOTES | DECIDUOUS TREE |




## Part 2: Report

NO REGISTERED EASEMENTS OR RIGHTS OF WAY ON TITLE.
FENCES AS SHOWN.
SURVEY PREPARED FOR FAROOK MAJEED

## Metric

DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

## Bearing note

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF ROUGE STREET, HAVING A BEARING OF N74°50'00"E AS SHOWN ON REGISTERED PLAN 173.

## Benchmark

ELEVATIONS ARE GEODETIC AND REFERRED TO CITY OF MARKHAM B.M. No. M–38–003, ELEVATION = 175.537m

ASSOCIATION OF ONTARIO LAND SURVEYORS
*PLAN SUBMISSION FORM*
2172263

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(3).

## Tree Note

ALL TREES FRONTING THE PROPERTY, WITHIN THE BOULEVARD, ARE SHOWN. TREES ON THE PROPERTY AND ITS PROXIMITY ARE SHOWN, IF THEY HAVE A TRUNK DIAMETER LARGER THAN 0.15m.

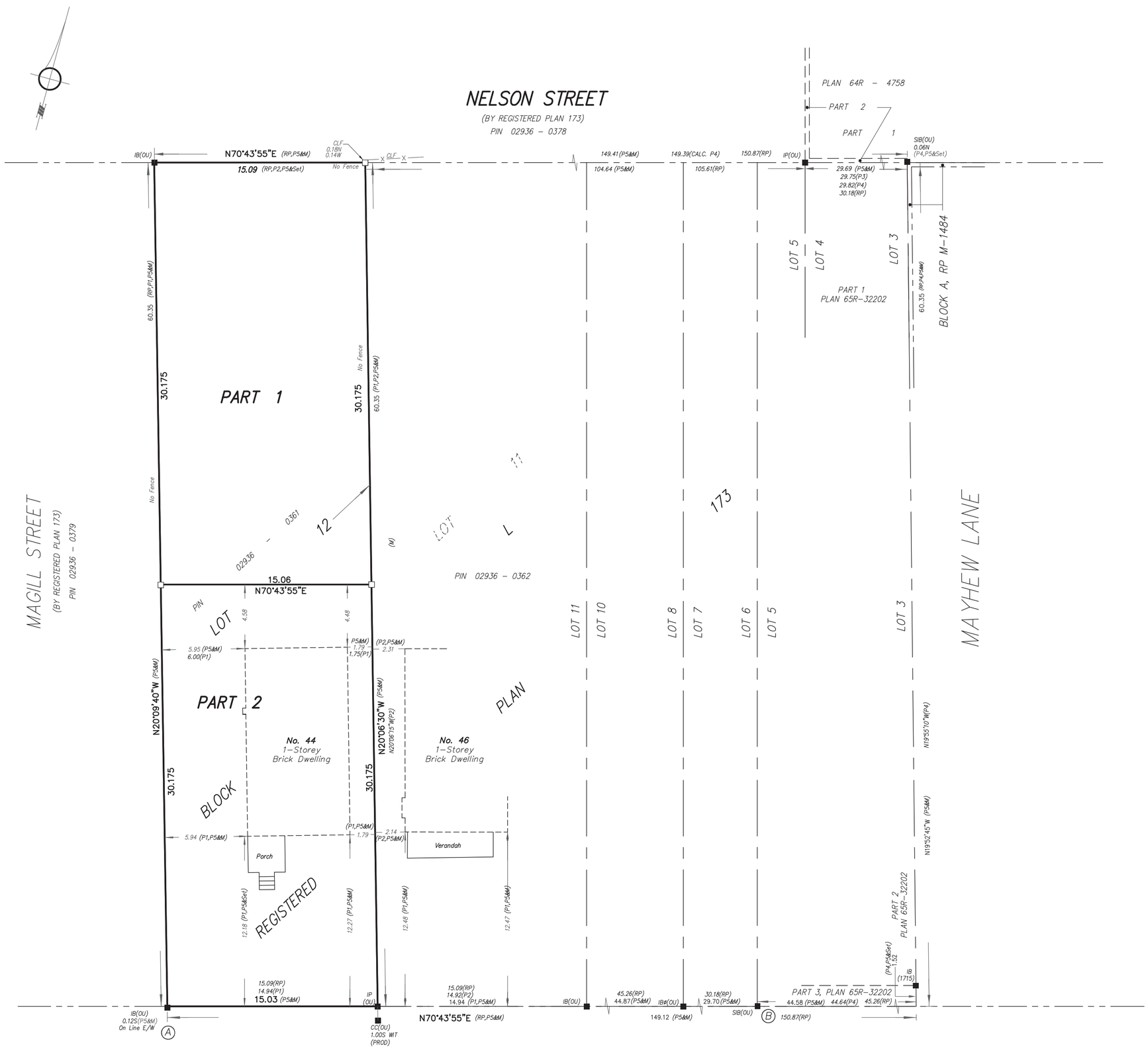
## Surveyor's Certificate

I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 21ST DAY OF MAY, 2021

June 24th 2021
Date

Lawrence O. Ertl
Ontario Land Surveyor

ertl surveyors
Ontario Land Surveyors
www.es-ols.com
1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1
TELEPHONE (905) 731–7834 FAX (905)731–7852 EMAIL info@es-ols.com
DRAWING : 21256–TB–2021–JUN–18.DWG PROJECT : 21256
CALC. BY DICKY, DRAWN BY DH, CHECKED BY CL




I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE :_____,2021

_____
LAWRENCE O. ERTL
ONTARIO LAND SURVEYOR

# Plan 65R–

RECEIVED AND DEPOSITED :

DATE :_____,2021

_____
REPRESENTATIVE OF THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION REGISTRY OFFICE (No.65)

**Metric** DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

## Schedule

| PART | LOT | REGISTERED PLAN | ALL OF P.I.N. | AREA (m2) |
|---|---|---|---|---|
| 1 | LOT 12, BLOCK L | 173 | 02936–0361 | 454.9 |
| 2 | | | | 454.0 |

PLAN OF SURVEY OF

LOT 12
BLOCK L
REGISTERED PLAN 173
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCALE 1:200

0 1 2 3 4 5 10 15m

*ertl surveyors 2021*
Ontario Land Surveyors

## Integration

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99981951

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN), AND ARE REFERRED TO THE CENTRAL MERIDIAN OF THE UTM ZONE 17, NAD 83 (CSRS) (2010.0)

FOR BEARING COMPARISONS A ROTATION 4°06'05" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON REGISTERED PLAN 175, AND PLANS P2, P4, P5 SHOWN IN LEGEND

OBSERVED REFERENCE POINTS (ORPs) UTM ZONE 17, NAD83 (CSRS) (2010.0)
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) O. REG. 216/10

| POINT ID | NORTHING | EASTING |
|---|---|---|
| A | 4858729.23 | 640300.74 |
| B | 4858763.72 | 640399.40 |

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.

## Legend

| | | |
|---|---|---|
| ■ | DENOTES | SURVEY MONUMENT FOUND |
| □ | DENOTES | SURVEY MONUMENT SET |
| SIB | DENOTES | STANDARD IRON BAR |
| IB | DENOTES | IRON BAR |
| IP | DENOTES | IRON PIPE |
| CC | DENOTES | CUT CROSS |
| ø | DENOTES | ROUND |
| RP | DENOTES | REGISTERED PLAN 173 |
| P1 | DENOTES | PLAN BY DONALD. E. ROBERTS LTD., O.L.S. DATED OCTOBER 01, 2015 |
| P2 | DENOTES | PLAN BY DELPH & JENKINS LTD., O.L.S. DATED NOVEMBER 21, 1996 |
| P3 | DENOTES | PLAN 64R–4758 |
| P4 | DENOTES | PLAN 65R–32202 |
| P5 | DENOTES | PLAN BY ERTL SURVEYORS, O.L.S. DATED JUNE 24TH, 2021 |
| 1715 | DENOTES | ROWAN–STANCIU LTD., O.L.S. |
| OU | DENOTES | ORIGIN UNKNOWN |
| WIT | DENOTES | WITNESS |
| PROD | DENOTES | ON PRODUCTION |
| N,S,E,W | DENOTES | NORTH, SOUTH, EAST, WEST |
| M | DENOTES | MEASURED |

## Surveyor's Certificate

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF NOVEMBER, 2021

Date: _____,2021

_____
Lawrence O. Ertl
Ontario Land Surveyor

*ertl surveyors*
Ontario Land Surveyors
www.es-ols.com
1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1
TELEPHONE (905) 731-7834 FAX (905)731-7852 EMAIL info@es-ols.com
DRAWING : 21256-RPLAN.DWG PROJECT : 21256
CALC. BY DICKY/DV, DRAWN BY DV, CHECKED BY ***

# MEMORANDUM

**TO:** **Heritage Markham Committee**

**FROM:** **Regan Hutcheson, Manager, Heritage Planning**

**DATE:** **May 8, 2024**

**SUBJECT:** **Request for Feedback – Site Visit**
Proposed Demolitions – 2024
Rouge National Urban Park

---

**Property/Building Description**:
1. 10295 Ninth Line – James Brison Johnson House, c.1915 (Designated)
2. 7933 Fourteenth Avenue – James Dimma House, c1850 (Designated)
3. 10676 Reesor Road – Adam Betz House, c. 1871 (Designated)
4. 8331 Fourteenth Avenue – David Badgerow House (Listed)
5. 8200 York Durham Line – William Boyd House, c 1890 (Listed)
6. 11122 Reesor Road – Noble Tenant Farmer's House, c. 1840 (Designated)
7. 11190 York Durham Line – John Boyles House, c.1870 (Designated)
8. 11223 Reesor Road – James Collins House, c.1850 (Designated)

**Use**: Vacant, formerly Residential
**Heritage Status:** Listed or Designated on Markham Register of Property of Cultural Heritage Value or Interest

**Application/Proposal**
- To review the proposed demolitions and provide feedback to Parks Canada – Rouge National Urban Park (RNUP) staff and Markham Council through a future report.

**Background**
- In July 2023, Heritage Markham referred consideration of the proposed demolitions to the Architectural Review Sub-Committee;
- On October 2023, the members of the Sub-Committee, City Staff and two members of the public were hosted by Parks Canada staff and visited each building proposed for demolition;
- The notes from the site visit are attached as Attachment 'A'

**Staff Comment**

- After the site visits, the Architectural Review Sub-Committee did not make any recommendations regarding the proposed demolitions, but raised questions for City and Parks Canada Staff including:
    - How many heritage buildings are contained within the Markham portion of the Rouge National Urban Park?
    - What buildings did Heritage Staff consider to be of the greatest cultural heritage significance?
    - What relationships exist between heritage buildings and features of the Park?
    - How much money does Parks Canada have to spend on heritage buildings contained within the Markham portion of the Park?
    - What are the estimated and relative costs of making certain heritage buildings habitable?
- City Staff will continue to work with Parks Canada staff to secure the requested information;
- At the March 2024 meeting, Heritage Markham Committee indicated a desire to further discuss the findings of the site visit and an appropriate strategy to move this matter forward.
- Heritage Markham requested that a sub-Committee be arranged to help further evaluate the identified buildings prior to the May meeting.

## Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive the memo as information.

# Attachment A – Architectural Review Sub-Committee Notes October 23. 2023

***Architectural Review Sub-Committee***
***of Heritage Markham***

## MEETING NOTES

**October 23, 2023**
**Site Visits**
**Rouge National Urban Park**

**Members Present:**
Councillor Karen Rea
Councillor Reid McAlpine
Victor Huang
Liz Wimmer
Ron Blake
David Butterworth

**Staff:**
Graham Seaman, Director of Sustainability & Asset Management
Peter Wokral Senior Heritage Planner

**Host:**
Robyn Simard, Manager of Agriculture Assets & Realty

**Guests:**
Barry Nelson, Heritage Advocate, Thornhill Historical Society
Mike Clare Markham Inter Church Committee for Affordable Housing (MICAH)

**ITEM 1:** **Project: Proposed Demolitions**
**Owner: Federal Government (Rouge National Urban Park)**
**Addresses:**
**10531 Reesor Road, David Burke House, c. 1850**
**10676 Reesor Road, Adam Betz House, c. 1871**
**11122 Reesor Road, Noble Tenant Farmer's House, c. 1840**
**11223 Reesor Road, James Collins House, c. 1850**
**11190 York-Durham Line, John Boyles House, c. 1870**
**8200 York-Durham Line, William Boyd House, c. 1890**
**8331 14th Avenue, David Badgerow House, c. 1840**
**7933 14th Avenue, James Dimma House, c. 1840**
**10295 Ninth Line, James Brison Johnston House, c. 1915**

*The members of the Architectural Review Committee and two members of the Public were provided with an opportunity to visit properties in the ownership of the Rouge National Urban Park that are proposed for demolition in order to assess their physical condition, ask questions*

*of their Parks Canada host, and ultimately make recommendations regarding the proposed demolitions.*

The site visit started at the Parks Canada office at 10725 Reesor Road, Markham. A site visit summary document prepared by Heritage Section staff was distributed to those in attendance. At each site, the Parks Canada Host Robyn Simard, provided a brief summary of the condition reports for each building, as well as photographs to help explain to those in attendance why Parks Canada proposes to demolish these vacant heritage homes.

Ms. Simard also highlighted the work and money spent by Parks Canada to stabilize other heritage buildings to enable the public to invest in long term leases and develop adaptive reuses for the buildings compatible with the goals of the Rouge National Urban Park. The members visited one of these sites at 10531 Reesor Road, David Burke House.

Ms. Simard also provided some idea of the number of heritage buildings contained in the Park both in the City of Markham and in neighbouring municipalities, and informed those present that although there are funds available to stabilize and restore buildings, that money needed to be evenly distributed throughout the Park, and directed to the most significant and useful heritage buildings.

Following the tour of the various properties, some of those present sat down for a discussion in the outdoor pavilion at the Parks Canada headquarters. Members of the Sub-Committee did not make any recommendations but wanted to know the number of heritage buildings owned by Parks Canada in Markham, and which ones were considered by Heritage Planning Staff to be the most culturally and architecturally significant.

Without knowing the answers to this question, as well as how much money Parks Canada had available to spend on Markham heritage resources, the estimated costs of stabilizing or restoring particular heritage buildings, the relationship of particular properties to features of the Park such as trails, or the willingness of Parks Canada to invest, it was difficult for the Sub-Committee members to come to any informed conclusions or recommendations.

Ms. Simard indicated that Parks Canada was not in a rush to demolish the homes visited by the Sub-Committee members in order to encourage meaningful participation and cooperation with various stakeholders, but that if no solution was found, that the planned demolitions would likely take place in the winter months of 2024-25.

Peter Wokral indicated that of the properties visited, the James Dimma House was felt by Heritage Planning Staff to be one of the most worthy of retention and investment due to its early date of construction, history of occupancy, unique and intact early design features, strategic location adjacent to a major trail, and past investment made by the City in providing a new roof.

**Suggested Heritage Markham Recommendation:**

THAT Heritage Markham receive the meeting notes of the October 23, 2023 Architectural Review Sub-Committee site visit to the 8 heritage resources proposed for demolition within the Rouge National Urban Park.

**Q:\Development\Heritage\SUBJECT\Rouge National Park\Proposed Demolitions 2023\HM May 2023  Demo Review.doc**