



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 be 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 of 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

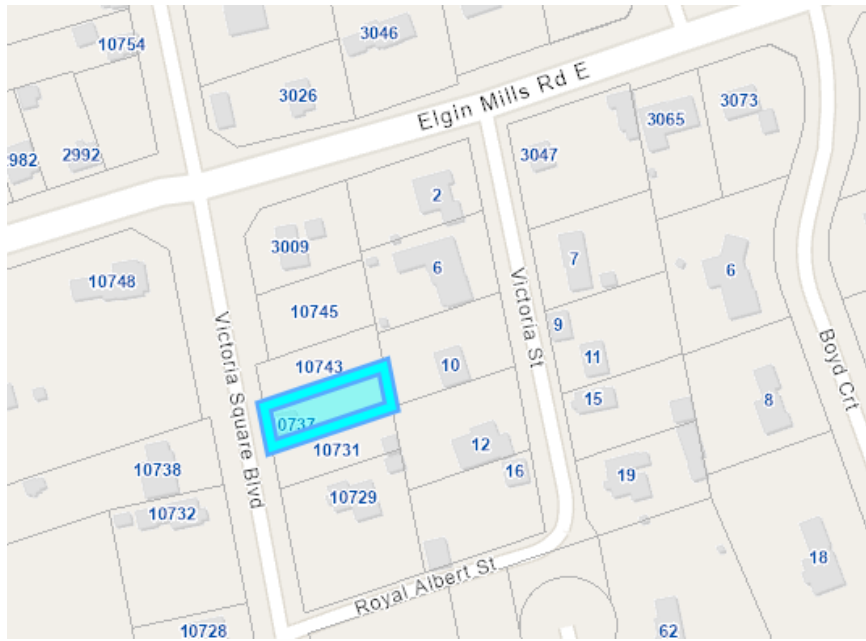
Savage-Schell-Dennie House in accordance with this proposal, be delegated to Heritage Section staff.

ATTACHMENTS:

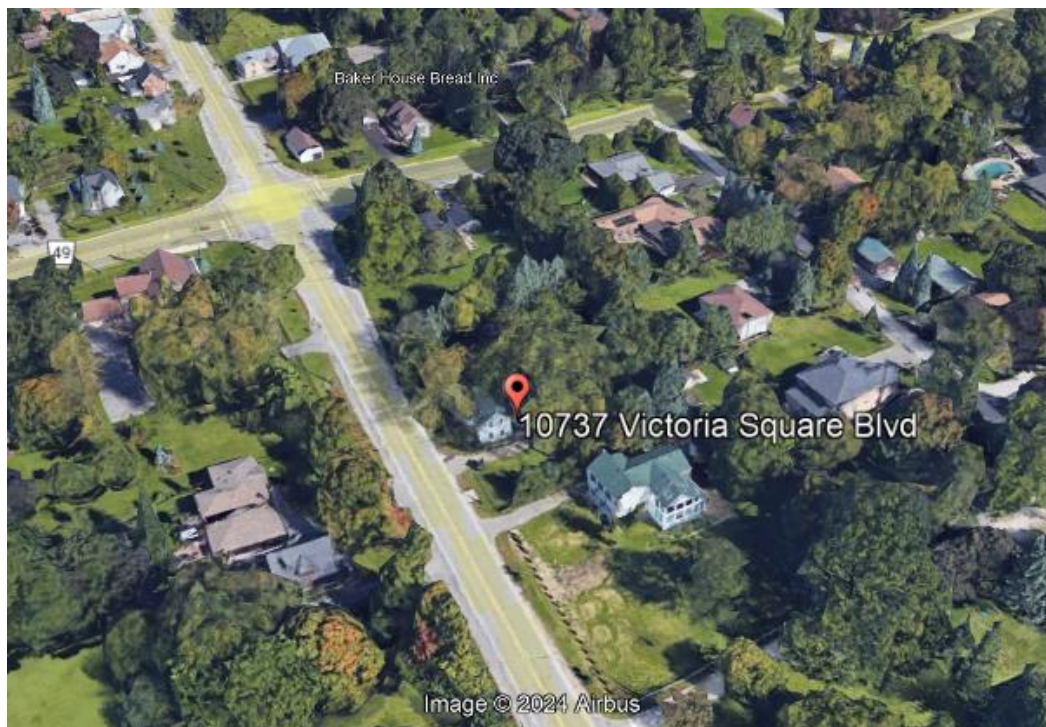
Appendix 'A'	Location Map and Aerial Image of 10737 Victoria Square Blvd
Appendix 'B'	Images of 10737 Victoria Square Blvd
Appendix 'C'	Designation By-law 2024-56
Appendix 'D'	Architectural Drawings

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



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

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

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 1/1 windows 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.

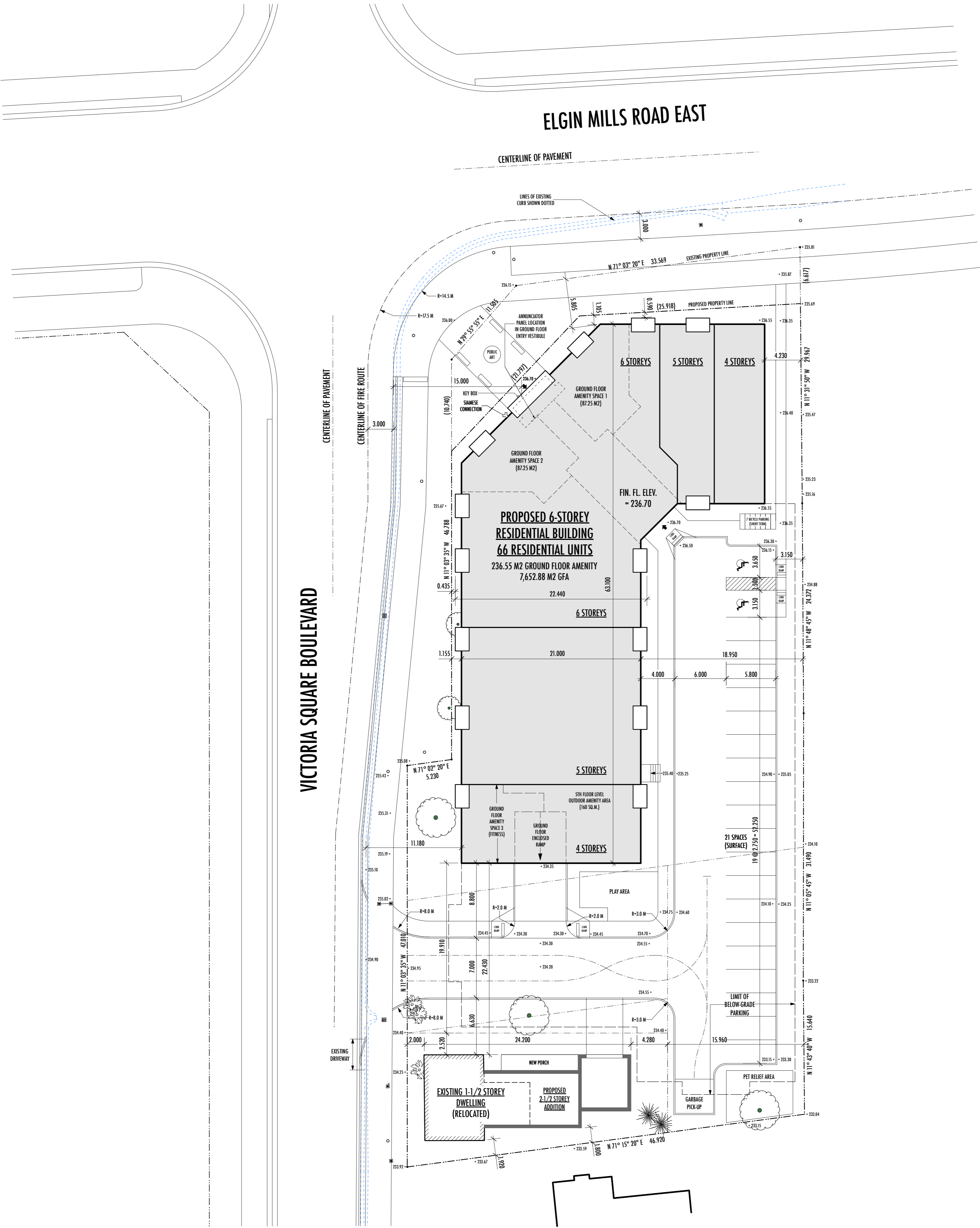
- The central location of the building facing Victoria Square Boulevard within the historic hamlet of Victoria Square.

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:	
AT GRADE:	100 SPACES
BASEMENT:	21 SPACES
	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)

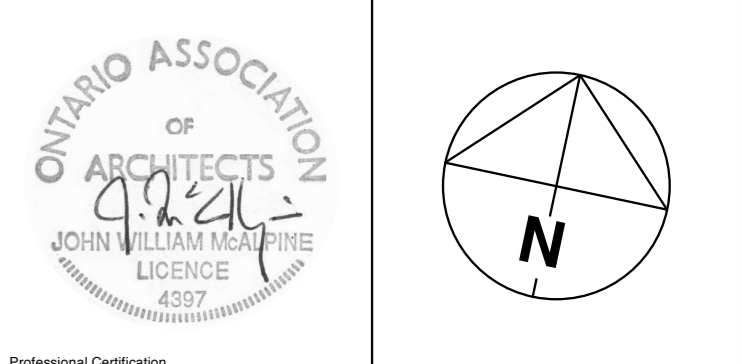


Key Plan

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 mc Alpine architects
80 BLOOR STREET WEST, SUITE 403, TORONTO, ONTARIO, M5S 2V1 T (416) 964 1962 info@klma.com



Professional Certification		
OPA AND ZBA APPLICATION		
Issued for	JANUARY 18, 2024	
Issue date	2009	Scale
Project No.	2009	Drawn by
	J.M.	J.M.
	Checked by	

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

Architectural Site Plan
Site & Building Data



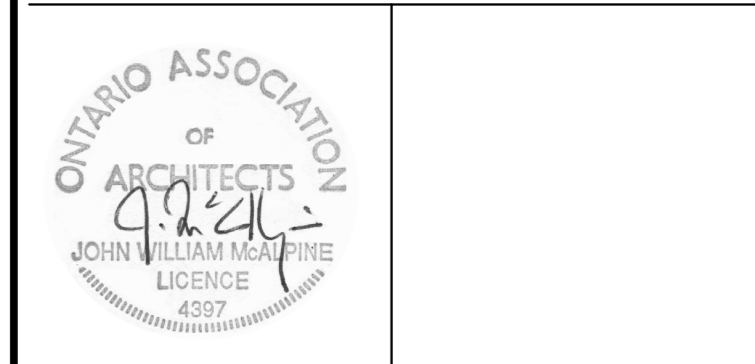
Key Plan

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 loftler mc Alpine architects
40 BLOOR STREET WEST, SUITE 400, TORONTO, ONTARIO, M5S 2Y1 | 416.593.7464 | info@klma.com

klma
KEITH LOFTLER DESIGN INC. PARTNERS MCALPINE ARCHITECT INC.



Professional Certification			
OPA AND ZBA APPLICATION			
Issued for		Scale	
JANUARY 18, 2024		1 : 150	
Drawn by		Checked by	
2009		J.M.	
Project no.		J.M.	

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

North Elevation
West Elevation

Drawing Title
A201
Sheet no.



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.

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Professional Certification	
OPA AND ZBA APPLICATION	
Issued by	1 : 150
JANUARY 18, 2024	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

South Elevation
East Elevation

Drawing Title	Sheet no.
A202	