



Revised Development Services Committee Meeting Agenda

Meeting No. 7 | May 13, 2025 | 9:30 AM | Live streamed

Members of the public have the option to attend either remotely via Zoom or in-person in the Council Chamber at the Civic Centre

Members of the public can participate by:

1. VIEWING THE ONLINE LIVESTREAM:

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2. EMAILING A WRITTEN SUBMISSION:

Members of the public may submit written deputations by email to clerkspublic@markham.ca.

Written submissions must be received by 5:00 p.m. the day prior to the meeting.

If the deadline for written submission has passed, you may:

Email your written submission directly to [Members of Council](#); or

Make a deputation at the meeting by completing and submitting an online [Request to Speak Form](#)

If the deadline for written submission has passed **and** Council has finished debate on the item at the meeting, you may email your written submission directly to [Members of Council](#).

3. REQUEST TO SPEAK / DEPUTATION:

Members of the public who wish to make a deputation, please register prior to the start of the meeting by:

Completing an online [Request to Speak Form](#), or,

E-mail clerkspublic@markham.ca providing full name, contact information and item they wish to speak on.

If you do not have access to email, contact the Clerk's office at **905-479-7760** on the day of the meeting.

*If Council or Committee has finished debate at the meeting on the item, you may email your written submission directly to [Members of Council](#).

The list of [Members of Council is available online at this link](#).

Alternate formats for this document are available upon request.

Closed captioning during the video stream may be turned on by clicking the [cc] icon located at the lower right corner of the video screen.

***Note: As per Section 7.1(h) of the Council Procedural By-Law,
Council will take a ten minute recess after two hours have passed since the last break.***

Information Page

Development Services Committee Members: All Members of Council

Planning - Development and Policy Matters

Chair: Regional Councillor Jim Jones

Vice Chair: Regional Councillor Joe Li

(Development Services Committee Public Statutory Meetings - Chair: Regional Councillor Joe Li)

Engineering - Transportation & Infrastructure Matters

Chair: Councillor Karen Rea

Vice Chair: Councillor Reid McAlpine

Culture & Economic Development Matters

Chair: Regional Councillor Alan Ho

Vice Chair: Councillor Amanda Collucci

Development Services meetings are live video and audio streamed on the City's website.

Alternate formats for this document are available upon request.

Consent Items: All matters listed under the consent agenda are considered to be routine and are recommended for approval by the department. They may be enacted on one motion, or any item may be discussed if a member so requests.

Please Note: The times listed on this agenda are approximate and may vary; Council may, at its discretion, alter the order of the agenda items.

**Development Services Committee is scheduled to recess for lunch from
approximately 12:00 PM to 1:00 PM**

**Note: As per the Council Procedural By-Law, Section 7.1 (h)
Development Services Committee will take a 10 minute recess after two hours
have passed since the last break.**



Development Services Committee Meeting

Revised Agenda

Revised items are identified by an asterisk (*)

Meeting Number: 7
May 13, 2025, 9:30 AM - 4:30 PM
Live streamed

Please bring this Development Services Committee Agenda to the Council meeting on May 27, 2025.

Pages

1. CALL TO ORDER

INDIGENOUS LAND ACKNOWLEDGEMENT

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron-Wendat, Anishnabeg, Seneca, Chippewa, and the Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

2. DISCLOSURE OF PECUNIARY INTEREST

3. PRESENTATIONS

3.1 PRESENTATION OF SERVICE AWARDS (12.2.6)

Note: Meeting will commence at 9:30am; Staff Service Awards to begin at 10am.

The Development Services Committee recognizes the following members of staff:

Chief Administrative Office

Chris Nearing, Fire Chief, Fire & Emergency Services, 30 years

John Li, Senior Graphic Designer, Corporate Communications, 20 years

Chief Administrative Office - Fire & Emergency Services

Stephan Belisle, Firefighter, Fire & Emergency Services, 30 years
 Douglas McKnight, Battalion Chief, Fire & Emergency Services, 30 years,
 John Toon, Firefighter, Fire & Emergency Services, 30 years
 Donna Saumier, Alarm Room Operator, Fire & Emergency Services, 25 years

Community Services Commission

Robert Blackstock, Working Supervisor, Operations, 20 years
 Lucas Schalk, Operations Labourer/Driver, Operations, 10 years
 Alice Lam, Director, Operations, Operations, 10 years
 Negar Mahmoudi, Manager, Utility and Right of Way, Operations, 5 years

Corporate Services Commission

Stephen Geyer, GIS Analyst I, Information Technology Services, 25 years
 Greg Cookson, IT Solutions Specialist, Information Technology Services, 20 years
 Harmeet Bhatia, Supervisor, Municipal Law Enforcement, By-Law & Regulatory Services, 15 years
 Arno Zhang, IT Solutions Specialist, Information Technology Services, 15 years
 Ben Perez, Municipal Law Enforcement Officer II, Legislative Services, 10 years
 Melissa Mineo, Licensing Officer, Legislative Services, 5 years

Development Services Commission

Doriana Cabeceiras, Coordinator, Art Gallery, Economic Growth, Culture & Entrepreneurship, 25 years

4. DEPUTATIONS

5. COMMUNICATIONS

6. PETITIONS

7. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS

7.1 DOORS OPEN MARKHAM 2025 ORGANIZING COMMITTEE MINUTES - JANUARY 22, FEBRUARY 26, AND MARCH 26, 2025 (16.0)

10

1. That the minutes of the Doors Open Markham 2025 Organizing Committee held January 22, February 26, and March 26, 2025, be received for information purposes.

7.2 RECOMMENDATION REPORT – DESIGNATION OF PRIORITY PROPERTIES – PHASE XVII (16.11.3)

31

E. Manning, ext. 2296

1. That the Staff report, dated May 13, 2025, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase XVII", be received; and,
2. That the June 14, 2023, recommendation from the Heritage Markham Committee, in support of the designation of the following properties under Part IV, Section 29 of the Ontario Heritage Act (in accordance with Appendix 'B'), be received as information:
 - 10982 McCowan Road (Ward 6): "Pipher-Lewis House"
 - 11276 Kennedy Road (Ward 6): "John and Adeline Miller House"
 - 4180 Nineteenth Avenue (Ward 6): "Robson and Amanda Jewitt House"
 - 7635 Highway 7 East (Ward 5): "Justus and Mary Reynolds House"
 - 10484 Ninth Line (Ward 5): "Henry and Susan Wideman House"
 - 10760 Victoria Square Blvd (Ward 2): "Williams House"; and,
3. That Council state its intention to designate 10982 McCowan Road (Ward 6): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
4. That Council state its intention to designate 11276 Kennedy Road (Ward 6): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
5. That Council state its intention to designate 4180 Nineteenth Avenue (Ward 6): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
6. That Council state its intention to designate 7635 Highway 7 East (Ward 5): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
7. That Council state its intention to designate 10484 Ninth Line (Ward 5): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
8. That Council state its intention to designate 10760 Victoria Square Blvd (Ward 2): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,

9. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk's Department be authorized to place a designation by-law before Council for adoption; and,
10. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the matter return to Council for further consideration; and further,
11. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

***7.3 HERITAGE MARKHAM COMMITTEE MINUTES – MARCH 12, 2025
(16.11)**

95

1. That the minutes of the Heritage Markham Committee meeting held March 12, 2025 be received for information purposes.

8. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

**8.1 RECOMMENDATION REPORT- SCARDRED 7 COMPANY LTD.,
APPLICATION FOR REDLINE REVISION TO A DRAFT PLAN OF
SUBDIVISION**

110

**(19TM-18011) AND EXTENSION OF DRAFT PLAN APPROVAL TO
FACILITATE THE CREATION OF A TOWNHOUSE BLOCK ON THE
NORTHERN PORTION OF 4038 AND 4052 HIGHWAY 7 (WARD 3), FILE
PLAN 24 180309 (10.7)**

M. Leung, ext. 2392

1. That the May 13, 2025, report titled, "RECOMMENDATION REPORT, Scardred 7 Company Ltd., Application for Redline Revision to a Draft Plan of Subdivision (19TM-18011) and Extension of Draft Plan Approval to facilitate the creation of a townhouse block on the northern portion of 4038 and 4052 Highway 7 (Ward 3), File PLAN 24 180309", be received; and,
2. That the Redline Revision to Draft Plan of Subdivision 19TM-18011 be approved in principle, subject to the conditions set out in Appendix 'A' of this report; and,
3. That the Director of Planning and Urban Design, or designate, be delegated authority to issue the Revised Draft Plan Approval, subject to the conditions set out in Appendix 'A', as may be amended by the Director of Planning and Urban Design, or designate; and,
4. That the Revised Draft Plan Approval for Draft Plan of Subdivision

19TM-18011 will lapse after a period of three (3) years from the date of Council approval if a Subdivision Agreement is not executed within that period; and,

5. That Council assign servicing allocation for a maximum of 619 residential units; and,
6. That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed within a period of three (3) years from the date that Council assigned servicing allocation; and,
7. That York Region be advised that servicing allocation for 619 residential units has been granted; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.2 **RECOMMENDATION REPORT- REGENCY PROPERTY INC., APPLICATION FOR DRAFT PLAN OF SUBDIVISION TO FACILITATE THE CREATION OF A TOWNHOUSE BLOCK,**

145

**A PORTION OF A PUBLIC ROAD, AND A PUBLIC PARK AT 7810, 7822,
7834, AND 7846 MCCOWAN ROAD (WARD 8), FILE PLAN 21 129900
(10.7)**

M. Leung, ext. 2392

1. That the May 13, 2025, report titled, “RECOMMENDATION REPORT, Regency Property Inc., Application for Draft Plan of Subdivision to facilitate the creation of a townhouse block, a portion of a public road, and a public park at 7810, 7822, 7834, and 7846 McCowan Road (Ward 8), File PLAN 21 129900”, be received; and,
2. That Draft Plan of Subdivision 19TM-21011 be approved in principle, subject to the conditions set out in Appendix ‘A’ of this report; and,
3. That the Director of Planning and Urban Design, or designate, be delegated authority to issue Draft Plan Approval, subject to the conditions set out in Appendix ‘A’, as may be amended by the Director of Planning and Urban Design, or designate; and,
4. That Draft Plan Approval for Draft Plan of Subdivision 19TM-21011 will lapse after a period of three (3) years from the date of Council approval in the event that a Subdivision Agreement is not executed within that period; and further,
5. That Staff be authorized and directed to do all things necessary to give

effect to this resolution.

8.3 RECOMMENDATION REPORT- HOUSING ACCELERATOR FUND INITIATIVE 3 (MAJOR TRANSIT STATION AREAS POLICY UPDATE) – CITY INITIATED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS, FILE: PR 24 196907 (10.3, 10.5) 176

J. Huang ext. 3286 / G. Day, ext. 3071

1. That the staff report entitled “RECOMMENDATION REPORT: Housing Accelerator Fund Initiative 3 (Major Transit Station Areas Policy Update) – City Initiated Official Plan and Zoning By-law Amendments” be received; and,
2. That the City Initiated Official Plan and Zoning By-Law Amendments for the Housing Accelerator Fund Initiative 3 (Major Transit Station Areas Policy Update), attached as Appendix “1” and “2” be brought forward to a future Council meeting to be enacted without further notice; and further,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

8.4 RECOMMENDATION REPORT – ADDITIONAL FUNDING FOR MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT PLAN UPDATE PROJECT (16.11) 229

R. Hutcheson, ext. 2080

1. That the Staff report, dated May 13, 2025, titled, "RECOMMENDATION REPORT, Additional Funding for Markham Village Heritage Conservation District Plan Update Project", be received; and,
2. That Council allocates up to \$37,800 from the Heritage Reserve Fund (Acct. No. 087 2800 115) to provide additional funding for the Markham Village Heritage Conservation District Plan Update Project to fund consulting services (\$34,800) and the City's community engagement costs (\$3,000); and,
3. That any funds not used at the completion of this Project be returned to the Heritage Reserve Fund (Account No. 087 2800 115); and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

***8.5 VANCOUVER PLANNING AND TRANSIT ORIENTED DEVELOPMENT LEARNING SESSION, JULY 2-5, 2025 (10.0)** 232

J. Yeh, ext. 7922

1. That the report entitled “Vancouver Planning and Transit Oriented Development Learning Session, July 2 - 5, 2025” be received; and,
2. That a Markham delegation, to conduct site visits and learn about development and urban transit in Vancouver, consisting of the Mayor, the Chair of Development Services Committee, and 3 Staff be approved; and,
3. That the total estimated cost of the delegation to Vancouver does not exceed \$44,000 (inclusive of HST impact) and be expensed from capital project Consultant (620-101-5699-21009) to cover all expenses including retaining a consultant to prepare and lead the tour and all aspects of the operating budget to conduct the learning tour for the members of Council and Staff attending; and further,
4. That City Staff be authorized and directed to do all things necessary to give effect to his resolution.

***8.6 COMMENTS ON THE PROTECT ONTARIO BY UNLEASHING OUR ECONOMY ACT, 2025 (BILL 5) (10.0)**

236

M. Head, ext. 2005

1. That the report dated May 13, 2025, entitled “Comments on the Protect Ontario by Unleashing Our Economy Act (Bill 5)”, be received; and,
2. That this report be forwarded to the Ministers of Economic Development, Job Creation and Trades; Citizenship and Multiculturalism; and Environment, Conservation and Parks as the City of Markham’s comments on Bill 5; and,

Special Economic Zones Act

3. That Council support the recommendation that the concept of special economic zones for critical mineral projects and major infrastructure of provincial significance be tentatively supported in principle and that broader application of the concept to facilitate the general approval of development applications where the province already has significant tools available not be supported; and,
4. That Council support the recommendation that the province consult and/or collaborate with municipalities when developing criteria for designating zones and projects to ensure that implementation of the Act does not conflict with local municipal authority and decision-making; and,

Ontario Heritage Act

5. That Council support the recommendation that the proposed new authority in Section 66.1(1) enabling the province to provide exemptions from archaeological requirements not be supported due to

the potential risk and impact this could have on unknown buried archaeological resources, especially those that are identified as possessing ‘archaeological potential’; and,

6. That Council support the recommendation that Sections 69.1 and 69.2, which provide positive improvements to prosecutions for all offences pursuant to the Ontario Heritage Act, be supported; and,

Species Conservation Act

7. That Council support the recommendation that the definition of habitat and enabling provisions to define critical habitat areas for listed species by regulation currently provided in the Endangered Species Act be maintained in the Species Conservation Act that includes areas needed for reproduction, rearing, hibernation, migration or feeding; and,
8. That Council support the recommendation that new regulations and rules specifying conditions for project registrations impacting endangered and threatened species habitat include rigorous standards with requirements to demonstrate how impacts have been avoided, minimized and mitigated to the greatest extent possible; and,
9. That Council support the recommendation that the province undertake further consultation with municipalities and other conservation organizations when developing supporting regulations to enable more municipal infrastructure projects to proceed with conditional exemptions through project registration; and,
10. That Council support the recommendation that the Species Conservation Act provide the option to issue conditional permits or specify registration rules requiring an overall benefit mitigation standard in specific circumstances when impacts to species at risk or their habitat are unavoidable and offsetting impacts either on or off-site is needed to support species survival; and,
11. That Council support the recommendation that the province update internal guidance using best available science to ensure overall benefit permits and/or registration rules result in successful outcomes for species at risk and their habitats; and,
12. That Council support the recommendation that provisions in the Species Conservation Act continue to require mandatory preparation of recovery strategies when new species are listed; and,
13. That Council support the recommendation that the Species Conservation Act require the Species Conservation Program to track habitat removals authorized under the Act and ensure that implementing actions under the Program are tailored to provide habitat restoration and enhancement that provides offsetting for species impacted by authorizations; and further,
14. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9. MOTIONS

10. NOTICES OF MOTION

11. NEW/OTHER BUSINESS

*As per Section 2 of the Council Procedural By-Law, "New/Other Business would generally apply to an item that is to be added to the **Agenda** due to an urgent statutory time requirement, or an emergency, or time sensitivity".*

12. ANNOUNCEMENTS

*13. CONFIDENTIAL ITEMS

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into a confidential session to discuss the following matters:

13.1 DEVELOPMENT AND POLICY MATTERS

13.1.1 OLT APPEAL BY TERRABONA 7115 YONGE LTD. OF THE
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
APPLICATIONS AT 7115 YONGE STREET AND 8 TO 14
GRANDVIEW AVENUES (WARD 1) (10.3, 10.5)

(LITIGATION OR POTENTIAL LITIGATION, INCLUDING
MATTERS BEFORE ADMINISTRATIVE TRIBUNALS,
AFFECTING THE MUNICIPALITY OR LOCAL BOARD;)
[MUNICIPAL ACT, 2001, SECTION 239 (2) (e)]

14. ADJOURNMENT



DOORS OPEN MARKHAM ORGANIZING COMMITTEE

**Virtual Meeting
January 22, 2025
6:30 PM
Minutes**

| | |
|--|---|
| <p><u>Present</u> Regional Councillor Alan Ho Councillor Reid McAlpine Tejinder Sidhu (Heritage Markham Committee) Ken Steinberg Andrew Fuyarchuk Agatha McPhee Bowie Leung Dominica Tang</p> <p><u>Staff</u> Laura Gold, Committee Coordinator Regan Hutcheson, Manager, Heritage Planning Renee Zhang, Manager, Corporate & Community Events</p> | <p><u>Regrets</u> Kenneth Ng Yat Chi Ling Audrey Bouman, Corporate Communications</p> |
|--|---|

1. CALL TO ORDER

The Doors Open Markham Committee convened at 6:34 PM with Andrew Fuyarchuk in the Chair.

2. CHANGES OR ADDITIONS TO THE AGENDA

There were no changes or additions to the agenda.

3. ADOPTION OF THE NOTES OF THE DOORS OPEN MARKHAM ORGANIZING COMMITTEE MEETING HELD ON SEPTEMBER 11, OCTOBER 16, AND NOVEMBER 20, 2024

Moved by Ken Steinberg
Seconded by Agatha McPhee

That the Notes of the Doors Open Organizing Committee held on November 20, 2024, be approved.

Carried

Moved by Ken Steinberg
Seconded by Agatha McPhee

That the Notes of the Doors Open Organizing Committee held on October 16, 2024, be approved.

Carried

Moved by Tejinder Sidhu
Seconded by Agatha McPhee

That the Notes of the Doors Open Organizing Committee held on September 11, 2024, be approved.

Carried

4. MATTERS ARISING FROM THE MINUTES

a) Confirmation of Event Date – confusion/ need to update OHT- Regan

The Committee confirmed that the 2025 Doors Open Markham Event will be held on Saturday September 20th and that the 2026 event could be held on a Sunday to allow participation of different faith groups.

Regional Councillor Alan Ho advised that Members of Council will not be able to participate in the 2026 event (if held in the Fall) due to the proximity to the municipal election.

b) Registration of Event- Regan

Regan Hutcheson confirmed that he registered the Doors Open Markham event and paid the event fee, noting that he will need to correct the date as there was some confusion regarding the date of event.

c) New Members – Laura

Laura Gold advised that Staff will be moving forward with the interviewing of the new applicants.

d) Meeting Attendance by Members – new time, quorum issue, 4th

Laura Gold advised that she reached out to members that had not been attending meetings to find out if they would like to continue to serve on the Committee or step down. Most of the Members reached out to were still committed to being on the Committee. Any changes to the membership of the Committee will be addressed when the new appointments go to Council for approval.

e) Museum Participation if only Mount Joy School Building is used –
Renee

Renee Zhang advised that Markham Museum is reluctant to open up the Mount Joy School House as patrons may not be satisfied with their experience due to the rest of the museum not being open.

f) Volunteer Recruitment Guidelines and Vulnerable Sector Screening-
info to be sent – Renee

Renee Zhang reported that the volunteer recruitment guidelines remain the same as last year and that the guidelines are posted on the City's website. Volunteers that apply through the City's portal will be required to do a Vulnerable Sector Check. Many of the volunteers will already have completed this task as they have previously volunteered with the City. The volunteers can also get a letter from the City that provides them with a discounted price to do the Vulnerable Sector Check.

The Committee can also recruit volunteers from other sources outside of the City's platform. These volunteers would not be required to do the Vulnerable Sector Check.

Renee Zhang advised that she can resend the document she created with the critical path and various volunteer roles. The document can be reviewed as a Committee.

g) Volunteer Coordinator – member to take on this role

Ken Steinberg and Andrew Fuyarchuk agreed to share the role of Volunteer Coordinator for the 2025 Doors Open Markham Event.

5. EVENT PLANNING FOR 2025 DOORS OPEN MARKHAM EVENT

a. Budget Update 2024

Renee Zhang advised that the 2024 Budget for the Door Open Markham Event was \$7,500. Last year there was a surplus, which does not get carried over. The 2025 event budget is still being determined.

The Committee suggested that the same amount as last year should be provided as Regional Councillor Ho provided the volunteer t-shirts, which provided a significant savings.

Regional Councillor Ho agreed to once again provide the volunteer t-shirts for 2025 Doors Open Markham event.

Renee Zhang to report back on the budget at the next meeting.

b. Theme- Educating Markham

The theme of the 2025 event was education.

c. Title educating Markham – proposed title of Doors Open Markham

The Committee brainstormed names for the event. The following suggestion were provided, noting some of the suggestions were provided through the Zoom Chat.

History and Horizons Markham
 Learning Legacies Markham
 Cultivating Markham
 Cultivating Education
 The Learning Landscape of Markham
 Markham's Learning Landscape
 Discovering Markham Heritage
 Exploring Markham's Heritage
 Markham's Heritage Revealed

The Committee appeared to agree that "Markham's Learning Landscape" was appropriate for this year's theme. The Committee will vote on the name of the event at the next meeting.

d. Sites (confirmed and pending)

Regan Hutcheson advised that he spoke with some of the proposed 2025 Doors Open Markham Sites and that Renee Zhang had contacted the City facilities that traditionally participate in the event. The Buttonville School House is very interested in participating in the event.

Laura Gold agreed to help Regan Hutcheson connect with the German Mills Community Centre Board, Cedar Grove Community Centre Board, and the Box Grove Community Centre Board regarding participating in the event.

Councillor Reid McAlpine agreed to reach out to York University regarding possibly participating in the event.

Andrew Fuyarchuk advised that the Markham Village Train Station has confirmed their participation in the event.

Regan Hutcheson to share list of potential facilities with Andrew Fuyarchuk so that he can assist in reaching out to the facilities.

Other facilities the Committee discussed inviting to participate included: A Montessori School located at Kennedy and 16th Avenue which includes a schoolhouse, Bill Crothers Secondary School, and the Arts Division of Unionville High.

A master list of the facilities needs to be created.

e. Displays, activities, etc at select **sites**

Regan Hutcheson asked the Committee to think of ideas for interactive activities or programming that could be available at some of sites on the day of the event.

The Committee discussed having a passport that participants can get stamped at each facility and possibly having audio tours available through a QR Code, noting some of the facilities already have audio tours that can be used.

The Committee also suggested appointing one of the Members to the position of Program Coordinator to come up with interactive activities for all facilities or select facilities.

Ken Steinberg and Dominica Tang to discuss the audio tours offline.

f. Marketing/Promotions

There was no report provided at this meeting.

g. Website

There was no report provided at this meeting.

h. Volunteers

6. NEW BUSINESS

There was no new business.

7. NEXT MEETING

The next meeting of the Doors Open Markham Organizing Committee will be held on Wednesday, February 26, 2025, at 6:30 PM via Zoom.

8. ADJOURNMENT

The Doors Open Markham Organizing Committee adjourned at 7:54 PM.



DOORS OPEN MARKHAM ORGANIZING COMMITTEE

Virtual Meeting
February 26, 2025
6:30 PM
Minutes

Attendance

| | |
|---|--|
| <p><u>Present</u></p> <p>Regional Councillor Alan Ho Yuning Chen Richard Huang Teresa Kwon Bowie Leung Agatha McPhee Kenneth Ng Ken Steinberg Dominica Tang</p> <p><u>Staff</u></p> <p>Audrey Bouman, Corporate Communications Regan Hutcheson, Manager, Heritage Planning Bev Shugg Barbeito, Committee Coordinator</p> | <p><u>Regrets</u></p> <p>Andrew Fuyarchuk Yat Chi Ling Tejinder Sidhu (Heritage Markham Committee) Sheila Zahraei Councillor Reid McAlpine Renee Zhang, Manager, Corporate & Community Events</p> |
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1. CALL TO ORDER

The Doors Open Markham Committee convened at 6:34 PM with Ken Steinberg serving as Chair.

2. CHANGES OR ADDITIONS TO THE AGENDA

The agenda was accepted as distributed.

3. ADOPTION OF THE MINUTES OF THE DOORS OPEN MARKHAM 2025 ORGANIZING COMMITTEE MEETING HELD ON JANUARY 22, 2025

It was

Moved by Ken Steinberg
 Seconded by Agatha McPhee

That the minutes of the Doors Open Markham 2025 Organizing Committee meeting held on January 22, 2025, be adopted as distributed.

CARRIED

4. MATTERS ARISING FROM THE MINUTES

Welcome New Members

New members Yuning Chen, Richard Huang and Teresa Kwon were welcomed to the committee and introductions of all members took place. Sheila Zahraei was not able to attend this meeting and will be welcomed at a future meeting.

Confirmation of Theme Name

The Committee had previously agreed on a theme relating to education in Markham. The Committee discussed possible theme names.

It was

Moved by Ken Steinberg
 Seconded by Regional Councillor Alan Ho

That the theme name “Markham’s Learning Landscape” be adopted.

CARRIED

Confirmation of Budget

Regn Hutcheson confirmed that the budget has been set at \$7500.00. The Committee discussed whether to seek sponsorships for the Doors Open Markham event.

Master List of Sites

This topic will be discussed as part of Planning.

5. PLANNING FOR 2025 DOORS OPEN MARKHAM EVENT

- (a) **Theme** – The Committee voted to adopt the theme name “Markham’s Learning Landscape”.

(b) **Sites** – Regan Hutcheson reminded Committee members that the sites being considered are (i) heritage school properties such as former historic schoolhouses, (ii) heritage buildings now in educational uses such as converted heritage buildings, (iii) modern school properties of interest or unique schools, (iv) other properties that may or may not have an educational link but could be open and could help showcase educational themes, and (v) city-owned properties. He then reviewed the list of proposed sites and each site's current status e.g. whether the site has been contacted, has confirmed, is interested, or not willing. He noted among others that:

- the Brown's Corner Schoolhouse has confirmed its participation and wants to help by making displays and allowing the Committee to use its archives of school facilities in York Region, including Markham.
- The Hagerman Schoolhouse in Hagerman's Corners is now The School, a fine dining restaurant; it would not be a site where participants would tour inside, but it might be willing to either be a sponsor because it was a schoolhouse or, if the Committee were to reach out to them, they might agree to provide a set prix fixe luncheon menu that might encourage people to eat lunch and learn about the old school house.
- The Markham Campus of York University has been confirmed, with thanks to Councillor McAlpine. This campus is very interesting: it's one of the top AODA accessible buildings in the province; other features include an indigenous circle and some very high-tech classrooms.
- Other properties such as the Unionville train station, the Markham Village train station, Heitzman House, and the fire station number 97. All of these sites can be linked to educational themes as well because the train stations were used by children to go to school at Markham High School. Sites such as Heinzman House could display some panels featuring the lost schools of Thornhill, so that people could see what used to be in Thornhill.
- Markham Museum is interested in including the schoolhouse at the front of the Museum property (not the entire museum).
- It may be possible to have York Region co-op students assist with research and design of displays.

Regan Hutcheon advised that he has prepared an information page for each site, which details what the site is today and was historically; and other pertinent information about the site including contact information, need for volunteers, and expected programming on event day.

Regan Hutcheson advised that it is a requirement for the Committee to upload information about three sites to the Doors Open Markham website by March 31st. He recommended uploading information about the Buttonville Schoolhouse, the York University building and one other site. That will activate the Doors Open Markham website and allow people to see the first three offerings from the City of Markham.

The Committee discussed including sites such as the Stiver Mill, the Varley Art Gallery, the Mackay House which is part of the art gallery, or the Thornhill Village Branch Library. Committee members saw the Varley Art Gallery an informal learning space and wondered whether the gallery would share its archive to look at the history of informal education in the public sector. The Committee agreed to decide at the March meeting how many sites to present and whether to include the Varley Art Gallery as a site this year.

Regan Hutcheson will use the registration form, distributed to Committee members, to confirm candidate sites.

Please see Appendix A for the list of proposed sites.

(c) Displays and Activities

The Committee discussed ideas for programming for the event sites, including (i) having someone run a schoolroom showing how school used to be and (ii) having panels with interesting facts about Markham's education system between 1900 and the year 2000.

(d) Marketing

Audrey Bouman advised that David Shum will serve as the communications advisor for the Doors Open Markham event on behalf of the City. He will provide an update at the next meeting. Audrey will ask David to send an outline of plans and opportunities that the Committee could think about before the next meeting.

(e) Website

Regan Hutcheson reported that once candidate sites have been confirmed, the site information can be uploaded to the Doors Open Markham website as well as the provincial website.

(f) Volunteer recruitment – The Committee discussed resources needed to support the sites on the day of the event. It was noted that sites which have Community Boards, may provide their own volunteers to showcase their facility. It was felt that, by the next meeting, sites would have registered and indicated their need for volunteers, so there would then be a better understanding of the number of volunteers needed.

(g) Sponsorships

It was noted that the Doors Open provincial organization strongly encourages sponsorships throughout Ontario because many municipalities don't have a budget for this event. In the past, sponsors donated water for the event day or production costs of brochures. For this year, the Committee discussed whether The School (restaurant) might participate, not with a monetary sponsorship, but rather by offering a low-price prix fixe lunch menu so people could eat at the restaurant while learning about the

history of the schoolhouse. It was noted that The School was suggested because it is historic, and one of the most attractive schoolhouses in Markham.

The Committee discussed whether to seek sponsorships; it was agreed that Committee members would think about whether sponsorships are actually needed, and if so, what strategy would be used to pursue them, and be prepared to discuss this at the next meeting. Kenneth Ng will create a public Google folder where Committee members can add their comments and ideas.

6. NEW BUSINESS

- (a) Domenica Tang shared ideas to provide talking points and possibly an audio tour, for volunteers and staff to share with the public. Audio tours of all the sites could reside on the Doors Open Markham website, a QR code could be created for each site tour and the QR code could be provided to people visiting the site. This would allow people to follow along on their devices and get information about the site they're visiting. Domenica Tang and Ken Steinberg will discuss the feasibility with Regan Hutcheson.
- (b) In response to questions, Audrey Bouman advised that, at all City of Markham events, there is posted signage that allows implied consent, meaning that once a person enters the event, they consent to having their photo taken and for those photos to be shared on the Flickr album, or to be used for promotional materials. Ken Steinberg wondered whether pictures could be taken of a person with the event site in the background and then posted on the Flickr album. Audrey Bouman will investigate the logistics of this idea.

7. OTHER BUSINESS

None was identified.

8. NEXT MEETING

The next meeting is scheduled for Wednesday, March 26, 2025, at 6:30 p.m., via Zoom.

9. ADJOURNMENT

The Doors Open Markham 2025 Organizing Committee adjourned at 8:15 PM.

APPENDIX A

LIST OF POTENTIAL EVENT SITES as of February 26, 2025

| Site ID | Name (Historic) | Status |
|---------|---|----------------------|
| 1 | Brown's Corner School House SCHOOL BOARD | Confirmed |
| 2 | Cedar Grove Community Centre CITY | Potential/Interested |
| 3 | Box Grove Community Centre CITY | Potential/Interested |
| 4 | Former Markham High School PRIVATE | Contacted |
| 5 | Franklin Street Public School SCHOOL BOARD | |
| 6 | German Mills Schoolhouse (SS#2) CITY | Potential/Interested |
| 7 | Mount Joy Public Schoolhouse (SS #16) CITY/MARKHAM MUSEUM | Confirmed |
| 8 | Colty Corners Schoolhouse (SS#11) (PRIVATE BUSINESS) | |
| 9 | Victoria Square Schoolhouse (SS #6) (PRIVATE BUSINESS) | |
| 10 | School Section #14 School (SS#14) (PLACE OF WORSHIP) | |
| 11 | Hagerman Schoolhouse (SS#18) (PRIVATE RESTAURANT) | |
| 12 | Mongolia Schoolhouse (SS#22) (PRIVATE HOME) | Not pursued |
| 13 | Milnesville Schoolhouse (SS#19) (PRIVATE HOME) | Not pursued |
| 14 | Jonathan Calvert House (Montessori School PRIVATE BUSINESS) | |

| | | |
|-----------|---|-----------|
| 15 | Benjamin Marr House Cornell (Montessori School PRIVATE BUSINESS) | |
| 16 | Adam Clendenen House Cornell (Montessori School PRIVATE BUSINESS) | |
| 17 | Sinclair Hagerman House (Family Day Care PRIVATE BUSINESS) | |
| 18 | York University- Markham Campus Markham Centre YORK U | Confirmed |
| 19 | Bill Crothers Sport High School Markham Centre SCHOOL BOARD | |
| 20 | Unionville High School Unionville- Markham Centre School Board | |
| 21 | Unionville Historic Station CITY Community Centre | Contacted |
| 22 | Markham Village Historic Station CITY, Community Centre/ GO Station | Confirmed |
| 23 | Heintzman House CITY | Contacted |
| 24 | Markham Fire Station 97 CITY | Contacted |
| 25 | Markham Museum (Schoolhouse only) | Confirmed |



DOORS OPEN MARKHAM ORGANIZING COMMITTEE

Virtual Meeting
March 26, 2025
6:30 PM
Minutes

Attendance

| | |
|---|--|
| <u>Present</u> Yuning Chen Andrew Fuyarchuk Teresa Kwoon Agatha McPhee Sheila Zahraei Councillor Reid McAlpine <u>Staff</u> Regan Hutcheson, Manager, Heritage Planning David Shum, Sr. Advisor, Communications & Media Relations, Corporate Communications Renee Zhang, Manager, Corporate & Community Events Bev Shugg Barbeito, Committee Coordinator | <u>Regrets</u> Richard Huang Bowie Leung Yat Chi Ling Kenneth Ng Ken Steinberg Dominica Tang Tejinder Sidhu (Heritage Markham Committee) Regional Councillor Alan Ho |
|---|--|

1. CALL TO ORDER

The Doors Open Markham Committee convened at 6:34 PM with Agatha McPhee serving as Chair.

2. CHANGES OR ADDITIONS TO THE AGENDA

The agenda was accepted as distributed.

3. ADOPTION OF THE MINUTES OF THE DOORS OPEN MARKHAM 2025 ORGANIZING COMMITTEE MEETING HELD ON FEBRUARY 26, 2025

It was noted that the surname of Teresa Kwoon had been misspelled.

It was

Moved by Agatha McPhee
 Seconded by Andrew Fuyarchuk

That the minutes of the Doors Open Markham 2025 Organizing Committee meeting held on February 26, 2025, be adopted with the correction noted above.

CARRIED

4. MATTERS ARISING FROM THE MINUTES

Welcome New Members

New Committee and staff members were welcomed to the committee and introductions of all members took place.

Confirmation of Budget

Renee Zhang confirmed that the budget amount has been set at \$7500.00. She presented a draft budget based on actual 2024 expenses plus a 10% increase. The budget includes the cost of registering with the provincial Doors Open organization.

Following Committee discussion, the following additions were made to the draft budget:

- \$500 for t-shirts for volunteers
- \$500 for decals for volunteers or as a giveaway for attendees
- \$200 for display-making supplies

Including these additions, the draft budget provides for a surplus of \$1,282.00. Please see Appendix A.

It was

Moved by Agatha McPhee
 Seconded by Sheila Zahraei

That the draft budget of the Doors Open Markham 2025 Organizing Committee be accepted with the additions noted above, resulting in a surplus of \$1,282.00.

CARRIED

Renee Zhang will confirm with Regional Councillor Ho whether he is able to once again provide the t-shirts for volunteers.

5. PLANNING FOR 2025 DOORS OPEN MARKHAM EVENT

(a) **Sites** – Regan Hutcheson reviewed the list of proposed sites and each site's current status e.g. whether the site has been contacted, has confirmed, is interested, or not willing. He advised that 10 event sites have been confirmed, and another confirmation is pending. He noted that:

- the York Region District School Board's Museum and Archives staff at Brown's Corner Schoolhouse will answer questions, guide visitors, and provide interactive programming.
- The Hagerman Schoolhouse in Hagerman's Corners is now The School, a fine dining restaurant; it would not be a site where participants would tour inside, but it might be willing to either be a sponsor because it was a schoolhouse or, if the Committee were to reach out to them, they might agree to provide a set prix fixe luncheon menu that might encourage people to eat lunch and learn about the old school house. Kenneth Ng had volunteered to contact The School about this idea.
- Markham Museum is now willing to participate but only the schoolhouse at the front of the Museum property (not the entire museum). A written history of the building will be used for a brochure to be handed out to attendees. Regan Hutcheson has scheduled a follow up meeting with Museum staff.
- The Heritage Markham 50th Anniversary display will either be displayed at the Unionville train station or the Markham Village train station. It is also hoped to have a display at the Fire Station on Main Street about the Clayton Schoolhouse, which was recently lost to fire.
- At Heinzman House - a display on former Thornhill schools will be prepared to be put on display in the Heinzman House ballroom. There will also be guided tours and a brochure handout.

Following discussion, the Committee agreed on presenting twelve event sites, including the Varley Art Gallery. Regan Hutcheson will prepare a chart showing which event sites need volunteers, to provide an idea of what type of volunteer base is needed. It was noted that if there is no programming, then often the visitor experience is through interaction with the volunteers at the event site. The volunteer learns about the history of the site, so they become interpreters of the site. If the Committee works with the volunteers, they can help enliven the site by just talking to people about what used to happen there.

Please see Appendix B for the list of proposed sites and their status.

Regan Hutcheson advised that it is a requirement for the Committee to upload information about three sites to the Doors Open Ontario provincial website by March 31st. He recommended uploading information about the Buttonville Schoolhouse and the York University building. Regan Hutcheson and David Shum will select one other site. That will activate the Markham Event on the Doors Open Ontario platform and allow people to see the first three offerings from the City of Markham.

ACTION: Kenneth Ng to follow up with The School (restaurant) about any interest it might have in participating in the event.

ACTION: Regan Hutcheson to follow up with the Varley Art Gallery regarding their willingness to participate in the event.

ACTION: Regan Hutcheson to summarize need for volunteers based on feedback from sites/ Registration Forms.

ACTION: Regan Hutcheson and David Shum to select third site and upload materials about three sites to the provincial Doors Open platform.

(b) Displays and Activities

Regan Hutcheson advised that, to help animate the event sites, Markham Heritage staff will create displays using archival pictures. Heritage sites will also have a one-page handout which provides info on the site .

(c) Marketing

David Shum observed that the objective of the communications plan is to bring awareness and drive attendance to the Doors Open Markham 2025 event. It is generally felt that one month before the start of an event is enough time to promote the event. Corporate Communications will send out a media release to notify the media about the Doors Open Markham event.

Other communications support will include:

- Councillor newsletters and social media amplification, i.e. sharing Doors Open Markham information with the Local Councillors, Regional Councillors, Mayor and executive leadership team so they can share it with their constituents
- on hold messaging at the Markham Contact Centre - a short twenty second message about Doors Open Markham.
- e-blasts with Markham's Recreation Department and the Markham Public Library, both are very good helping to share information about events.
- Markham Now blog, an electronic monthly newsletter from the City of Markham, used to help promote upcoming events.
- paid social media.
- digital signs and electronic information boards, located in community centres and City facilities
- the RCC digital media signs above overpasses at multiple locations throughout the city and on Highway 407.

Renee Zhang informed the Committee about a new City initiative: a week of events to welcome new immigrants and introduce different activities for them; this year, the week is September 12th to 21st. The Doors Open Markham event falls during that week. Because of the overlap of the new initiative with the Doors

Open Markham event, the Committee agreed to add a tagline to communication pieces to introduce the Doors Open Markham event to the new immigrants.

Event Day Signage: It was noted that there should be signs in storage available to be re-used; however, the Committee will need to ensure that the provincial Doors Open organization has not changed sponsorships because the signage provided does include a sponsor.

ACTION: Regan Hutcheson to confirm with Doors Open Ontario if last year's signage is still usable and the deadline for ordering additional signs.

In response to questions, David Shum advised that Corporate Communications does not usually reach out to the school boards but could ask if they could promote the Doors Open Markham event in their newsletter or within their schools, given the event's education related theme. It was also noted that the York Region District School Board's Museum and Archives facility sends notices to every school in York Region to advertise its services. There are two programs: one for high school students to learn what it was like to go to high school in the 1920s and one for younger children to learn what it's like to go to public school in 1890. David Shum and Regan Hutcheson will discuss with those in charge of the Museum/Archives about the possibility of them sending an e-blast to schools about the Doors Open Markham event.

ACTION: David Shum to contact School Board regarding promoting the event given this year's theme. David Shum and Regan Hutcheson to reach out to the School Board Museum/Archives staff.

(d) City Website

In terms of communication support, Corporate Communications will update information on the City website Markham.ca. Last year, the event also had a Your Voice Markham page. Your Voice Markham is the City's platform where residents answer surveys and provide feedback on projects. With Doors Open Markham, the Committee is providing information, not asking for feedback, so the information will be provided on the Markham.ca page.

ACTION: Corporate Communications to update the City's website with available information to date on Doors Open Markham 2025.

(e) Volunteer recruitment

It was reported that the Committee is able to recruit volunteers from both the Markham volunteer platform as well as from the community, e. g. Heintzman House staff or Markham Village Conservancy members. Regan Hutcheson will ask Heritage Markham Committee members if they would like to volunteer. It was noted that City of Markham staff and high school students may also wish to volunteer. Andrew

Fuyarchuk and Ken Steinberg will serve as volunteer coordinators; Regan Hutcheson will connect with City staff who wish to volunteer, and Renee Zhang's team will assist with Markham's volunteer platform.

ACTION: Regan Hutcheson to contact Heritage Markham members and planning staff regarding volunteering.

(f) Sponsorships

It was noted that one reason the Committee might want to recruit sponsorships is to increase funds available for the event. It was also noted that, with the current economy, it has been challenging to recruit sponsors. With a projected surplus, the Committee discussed whether sponsorships were necessary and whether to seek sponsorships from companies which could provide programming to animate the event sites; it was agreed to continue the discussion at the next meeting.

6. NEW BUSINESS

None was identified.

7. OTHER BUSINESS

None was identified.

8. NEXT MEETING

The next meeting is scheduled for Wednesday, April 23, 2025, at 6:30 p.m., via Zoom.

9. ADJOURNMENT

The Doors Open Markham 2025 Organizing Committee adjourned at 8:10 PM.

Doors Open Markham 2025 Organizing Committee
 March 26, 2025
 Page 7 of 9

APPENDIX A

DRAFT BUDGET Approved March 26, 2025

Markham's Doors Open Event - (GL 32 2240043)

Updated on March 26, 2025

| Updated on March 26, 2025 | | | | 2024 Actuals | | |
|--|-----------------------------|-----------|----------------------|--------------|--------------------|----------------|
| Item | Key Contact | Confirmed | 2024 Approved Budget | Actuals | Variance to Budget | 2025 Budget V1 |
| REVENUE | | | | | | |
| <u>Sponsorships</u> | | | | | | |
| | | | | | - | |
| Subtotal Sponsorships | | | - | - | - | |
| <u>Grants</u> | | | | | - | |
| City of Markham Grant | Renee Zhang | Yes | 7,500 | 7,500 | - | 7,500 |
| Subtotal Grants | | | 7,500 | 7,500 | - | 7,500 |
| | | | | | - | |
| TOTAL REVENUE | | | 7,500 | 7,500 | - | 7,500 |
| EXPENSES | | | | | | |
| <u>MARKETING/COMMUNICATION</u> | | | | | - | |
| <u>Media</u> | | | | | - | |
| | | | | | - | |
| David Shum | | | | | - | |
| | | | | | - | |
| <u>Brochure</u> | | | | | - | |
| Print or Digital (TBD) | David Shum/Kenneth Ng | | 1,482 | 259 | 1,223 | 285 |
| | | | | | - | |
| <u>Marketing</u> | | | | | - | |
| Paid Social Media (FB,IG,X) | | | | | - | |
| FB/IG - \$1,500 | David Shum | | 1,572 | 1,306 | 266 | 1,437 |
| Volunteers Promotion | David Shum | | 200 | | 200 | - |
| Mobile Signs (\$208 per sign x 8 wards - includes tax) | David Shum | | 1,808 | 1,628 | 180 | 1,791 |
| Decals - NEW | | | | | - | 500 |
| Subtotal Marketing | | | 3,580 | 3,193 | 387 | 4,012 |
| <u>EVENT REGISTRATION</u> | | | | | - | |
| Event Registration (Ontario Heritage Trust) | Regan Hutcheson | Yes | 1,018 | 1,018 | - | 1,018 |
| Subtotal Event Registration | | | 1,018 | 1,018 | - | 1,018 |
| <u>Miscellaneous Expenses</u> | | | | | - | |
| Volunteer Orientation Meal | Renee Zhang | | 300 | 160 | 140 | 176 |
| Water for volunteers on Day of event | Renee Zhang | | 100 | 57 | 43 | 62 |
| Volunteer Tshirts | Regional Councillor Alan Ho | | 500 | - | 500 | 500 |
| Contingency | | | 200 | - | 200 | 250 |
| Display Board (each site on Day of Event) | Regan Hutcheson | | | | - | 200 |
| Subtotal Miscellaneous | | | 1,100 | 217 | 883 | 1,188 |
| | | | | | - | |
| TOTAL EXPENSES | | | 5,698 | 4,427 | | 6,218 |
| Event - NET Surplus/(Deficit) | | | 1,802 | 3,073 | | 1,282 |
| Balance Carry Forward | | | - | | - | |
| Total NET Surplus/ (Deficit) | | | 1,802 | 3,073 | - | |

APPENDIX B

LIST OF POTENTIAL EVENT SITES as of March 26, 2025

| Site ID | Name (Historic) | Status |
|---------|---|--|
| 1 | Brown's Corner School House YORK REGION DISTRICT SCHOOL BOARD | Confirmed |
| 2 | Cedar Grove School House CITY, Cedar Grove Community Centre | Confirmed |
| 3 | Box Grove School House CITY, Box Grove Community Centre | Verbally confirmed, awaiting completed application |
| 4 | Former Markham High School PRIVATE | Confirmed |
| 5 | Franklin Street Public School SCHOOL BOARD | |
| 6 | German Mills Schoolhouse (SS#2) CITY | Confirmed on condition that the Committee provides volunteers to staff this site |
| 7 | Mount Joy Public Schoolhouse (SS #16) CITY/MARKHAM MUSEUM | Confirmed (Schoolhouse only) |
| 8 | Colty Corners Schoolhouse (SS#11) (PRIVATE BUSINESS) | |
| 9 | Victoria Square Schoolhouse (SS #6) (PRIVATE BUSINESS) | |
| 10 | School Section #14 School (SS#14) (PLACE OF WORSHIP) | |
| 11 | Hagerman Schoolhouse (SS#18) (PRIVATE RESTAURANT) | |
| 12 | Mongolia Schoolhouse (SS#22) (PRIVATE HOME) | Not being pursued |
| 13 | Milnesville Schoolhouse (SS#19) (PRIVATE HOME) | Not being pursued |
| 14 | Jonathan Calvert House (Montessori School PRIVATE BUSINESS) | |

| | | |
|-----------|---|-------------------|
| 15 | Benjamin Marr House Cornell (Montessori School PRIVATE BUSINESS) | |
| 16 | Adam Clendenen House Cornell (Montessori School PRIVATE BUSINESS) | |
| 17 | Sinclair Hagerman House (Family Day Care PRIVATE BUSINESS) | |
| 18 | York University- Markham Campus Markham Centre YORK U | Confirmed |
| 19 | Bill Crothers Sport High School Markham Centre SCHOOL BOARD | Not being pursued |
| 20 | Unionville High School Unionville- Markham Centre School Board | Not being pursued |
| 21 | Unionville Historic Station CITY Community Centre | Confirmed |
| 22 | Markham Village Historic Station CITY, Community Centre/ GO Station | Confirmed |
| 23 | Heintzman House CITY | Confirmed |
| 24 | Markham Fire Station 97 CITY | Confirmed |
| 25 | Varley Art Gallery, CITY | To be Confirmed |



Report to: Development Services Committee

Meeting Date: May 13, 2025

SUBJECT: RECOMMENDATION REPORT
Designation of Priority Properties – Phase XVII

PREPARED BY: Evan Manning, Senior Heritage Planner, ext. 2296

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning, ext. 2080

RECOMMENDATION:

- 1) THAT the Staff report, dated May 13, 2025, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase XVII", be received;
- 2) THAT the June 14, 2023, recommendation from the Heritage Markham Committee, in support of the designation of the following properties under Part IV, Section 29 of the *Ontario Heritage Act* (in accordance with Appendix 'B'), be received as information:
 - 10982 McCowan Road (Ward 6): "Pipher-Lewis House"
 - 11276 Kennedy Road (Ward 6): "John and Adeline Miller House"
 - 4180 Nineteenth Avenue (Ward 6): "Robson and Amanda Jewitt House"
 - 7635 Highway 7 East (Ward 5): "Justus and Mary Reynolds House"
 - 10484 Ninth Line (Ward 5): "Henry and Susan Wideman House"
 - 10760 Victoria Square Blvd (Ward 2): "Williams House"
- 3) THAT Council state its intention to designate 10982 McCowan Road (Ward 6): under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 4) THAT Council state its intention to designate 11276 Kennedy Road (Ward 6): under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 5) THAT Council state its intention to designate 4180 Nineteenth Avenue (Ward 6): under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 6) THAT Council state its intention to designate 7635 Highway 7 East (Ward 5): under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 7) THAT Council state its intention to designate 10484 Ninth Line (Ward 5): under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 8) THAT Council state its intention to designate 10760 Victoria Square Blvd (Ward 2): under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 9) THAT if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, the Clerk's Department be authorized to place a designation by-law before Council for adoption;
- 10) THAT if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the matter return to Council for further consideration;
- 11) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report provides information on the seventeenth batch of “listed” properties recommended for designation under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”) originally in response to Bill 23, in accordance with the May 3, 2023, Staff report adopted by Council and noted in the recommendations of this report.

BACKGROUND:***Markham has a robust Heritage Register that includes both listed and designated properties***

There are currently 1718 properties included on the *City of Markham's Register of Properties of Cultural Heritage Value or Interest* (the “Register”). These include a mixture of individually-recognized heritage properties and those contained within the city’s four Heritage Conservation Districts (“HCD”) located in Thornhill, Buttonville, Unionville, and Markham Village.

Individually-recognized heritage properties consist of both “listed” properties and those designated under Part IV of the Act (HCDs are designated under Part V of the Act). While Part IV-designated properties are municipally-recognized as significant cultural heritage resources, listing a property under Section 27(3) of the Act does not necessarily mean that the property is considered a significant cultural heritage resource. Rather it provides a mechanism for the municipality to be alerted of any alteration or demolition application for the property and time (60 days) for evaluation of the property for potential designation under Part IV of the Act. Once designated, the City has the authority to prevent demolition or alterations that would adversely impact the cultural heritage value of the property. These protections are not available to the City for listed properties. At the start of 2023, there were 316 listed properties on the Register.

Bill 23 has implications for the conservation of properties “listed” on municipal Heritage Registers

On November 28, 2022, Bill 23 (*More Homes Built Faster Act*), received Royal Assent. Section 6 of the legislation included amendments to the Act that requires all listed properties on a municipal heritage register to be either designated within a two-year period beginning on January 1, 2023, or be removed from the register. Should a listed property be removed as a result of this deadline, it cannot be “re-listed” for a five-year period. Further, municipalities will not be permitted to issue a notice of intention to designate a property under Part IV of the Act unless the property was already listed on a municipal register at the time a *Planning Act* application is submitted (i.e., Official Plan, Zoning By-Law amendment and/or Draft Plan of Subdivision).

Bill 200 extended the timeline for designation of properties “listed” on municipal Heritage Registers

On June 6, 2024, Bill 200 (*Homeowner Protection Act*) received Royal Assent. Schedule 2 of Bill 200 amends the Act by extending the timeframe for municipalities to review “listed properties included in their heritage registries as of December 31, 2022. Municipalities now have until January 1, 2027, to issue a notice of intention to designate these properties before they must be removed from the register. Bill 200 has also introduced new rules clarifying how a municipality's voluntary removal of a listed property from its register before June 6, 2024, impacts its ability to relist the property.

Should a property not be designated prior to the aforementioned deadline and be removed from the register, a municipality would have no legal mechanism to deny a demolition or alteration request.

The same applies to properties that are not listed at the time a *Planning Act* application is submitted as they would not be eligible for designation under the Act.

Properties are to be assessed using Provincial Designation Criteria

Ontario Regulation 9/06, as amended, ("O.Reg. 9/06") prescribes criteria for determining a property's cultural heritage value or interest for the purpose of designation. The regulation provides an objective base for the determination and evaluation of resources of cultural heritage value, and ensures the comprehensive, and consistent assessment of value by all Ontario municipalities. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets two or more of the prescribed criteria (excerpted from O.Reg. 9/06):

1. *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.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement*
4. *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.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

OPTIONS/ DISCUSSION:

The protection and preservation of heritage resources is consistent with City policies

Markham's Official Plan, 2014, contains cultural heritage policies related to the protection and conservation of heritage resources that are often a fragile gift from past generations. They are not a renewable resource, and once lost, are gone forever. Markham understands the importance of safeguarding its cultural heritage resources and uses a number of mechanisms to protect them. Council's policy recognizes their significance by designating individual properties under the Act to ensure that the cultural heritage values and heritage attributes are addressed and protected.

Provincial planning policies support designation

The new Provincial Planning Statement (PPS) issued under Section 3 of the *Planning Act* came into effect October 20, 2024, and replaces the Provincial Policy Statement, 2020. The PPS (2024) includes cultural heritage policies that indicate protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved. Designation provides a mechanism to achieve the necessary protection.

Designation acknowledges the importance of a cultural heritage resource

Designation signifies to an owner and the broader community that the property contains a significant resource that is important to the community. Designation does not restrict the use of the property or compel restoration. However, it does require an owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property.

Culturally significant “listed” properties for Part IV designation have been identified

As described in the Staff report adopted by Council on May 3, 2023, Heritage Section staff have developed a matrix consisting of four criteria against which all listed properties have been evaluated to determine their degree of cultural heritage significance. This review found 52 “listed” properties ranked as “High”, 78 ranked as “Medium”, and 28 ranked as “Low” in terms of the cultural heritage value based on the evaluation criteria. Staff have prioritized those properties ranked as “High” and “Medium” for designation consideration under Part IV of the Act.

Staff propose to bring forward approximately 3-5 designation recommendations for Council consideration at any one time. The six heritage properties identified in this report constitute the seventeenth phase of recommended designations that have been thoroughly researched and evaluated using O.Reg. 9/06. Staff determined that those properties merit designation under the Act for their physical/design, historical/associative, and/or contextual value (refer to Appendix ‘A’ for images of the properties).

Statements of Cultural Heritage Value of Interest have been prepared in accordance with Section 29(8) of the Act

These Statements of Significance include a description of the cultural heritage significance of the property and a list of heritage attributes that embody this significance. This provides clarity to both the City and the property owner as to which elements of the property should be conserved. Note that Part IV designation does not prevent future alterations to a property, but rather provides a guide to determine if the alterations would adversely impact the heritage significance of the property (refer to Appendix ‘C’). The full research report prepared for each property included as Appendix ‘D’.

Heritage Markham (the “Committee”) supports the designations

As per the Section 29(2) of the Act, review of proposed Part IV designations must be undertaken by a municipal heritage committee (where established) prior to consideration by Council. On June 14, 2023, the Committee reviewed the listed properties evaluated for designation by Staff and supported proceeding with designation (refer to Appendix ‘B’).

Staff have communicated with affected property owners

Staff have contacted and provided educational material to affected property owners regarding the impact of Part IV designation, including the relevant Statements of Significance, which helps owners understand why their property is proposed for designation at this time, what is of heritage value of the property, and provides answers to commonly asked questions (e.g., information about the heritage approvals process for future alterations and municipal financial assistance through tax rebates and grant programs). Property owners also have appeal rights to the Ontario Land Tribunal (“OLT”) should they wish to object to designation. For additional information, see the bulleted list in the last section.

Staff note that the material sent to the owners has been undertaken as a courtesy to provide advance notice of an upcoming meeting where Council will consider whether to initiate the designation process for the property. It is not formal notice of the intention to designate as required by the Act which can only be done by Council. The objective of the advance notice is to begin a conversation about the future potential designation of the property.

Deferral of the Notice of Intention of Designate is not recommended

Staff have thoroughly researched and carefully selected the properties proposed for designation. The properties recommended for designation are, in the opinion of Staff, the most significant heritage properties currently listed on the Heritage Register. This position is substantiated by the detailed research undertaken by Staff for each property. Also, to allow a review of the proposed designation material, owners are typically provided over 50 days including the 30-day official objection period required by the Act.

Staff welcome the opportunity to work with property owners to address their concerns whenever feasible prior to Council adoption of a designation by-law. For example, modifications have included scoping the impact of the designation by-law to the immediate area surrounding a heritage resource through the use of a Reference Plan should it be contained within a larger parcel or refining the identified heritage attributes, where warranted. Staff maintain the objective is to be a cooperative partner in the designation process and ensure that good heritage conservation and development are not mutually exclusive. While Bill 200 extended the deadline for designation, Staff have the necessary time and resources to designate all significant listed properties by the deadline as originally created by Bill 23 and do not recommend delaying the protection of our cultural heritage resources.

The Process and Procedures for Designation under Part IV of the Act are summarized below

- Staff undertake research and evaluate the property under O.Reg. 9/06, as amended, to determine whether it should be considered a significant cultural heritage resource worthy of Part IV designation;
- Council is advised by its municipal heritage committee with respect to the cultural heritage value of the property;
- Council may state its Intention to Designate the property under Part IV of the Act and is to include a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property;

-
- Should Council wish to pursue designation, notice must be provided to the owner and the Ontario Heritage Trust that includes a description of the cultural heritage value of the property. A notice, either published in a local newspaper or posted digitally in a readily accessed location, must be provided with the same details (i.e. the City's website);
 - Following the publication of the notice, interested parties can object to the designation within a 30-day window. If an objection notice is received, Council is required to consider the objection and make a decision whether or not to withdraw the notice of intention to designate;
 - Should Council proceed with designation, it must pass a by-law to that effect within 120 days of the date in which the notice was published. There are notice requirements and a 30-day appeal period following Council adoption of the by-law in which interested parties can serve notice to the municipality and the OLT of their objection to the designation by-law. Should no appeal be received within the 30-day time period, the designation by-law comes into full force. Should an appeal be received, an OLT hearing date is set to examine the merits of the objection and provide a final decision.

FINANCIAL CONSIDERATIONS:

There has been a significant increase in the number of designation by-laws adopted by Council in response to recent amendments to the Act through Bill 23. As a result, there may be an increase in the number of OLT appeals relative to previous years, along with the potential need to secure additional funds from Council to support Staff preparation and attendance at the OLT. Should existing funding sources be found inadequate, staff will advise Council through a future Staff report.

HUMAN RESOURCES CONSIDERATIONS:

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The protection and preservation of cultural heritage resources is part of the City's Growth Management strategy.

BUSINESS UNITS CONSULTED AND AFFECTED:

Heritage Markham, Council's advisory committee on heritage matter, was consulted on the designation proposals. Clerks Department/Heritage Section will be responsible for future notice provisions. An appeal to the OLT would involve staff from the Planning and Urban Design (Heritage Section), Legal Services, and Clerks Department.

RECOMMENDED BY:

Giulio Cescato, RPP, MCIP
Director of Planning and Urban Design

Arvin Prasad, MPA, RPP, MCIP
Commissioner of Development Services

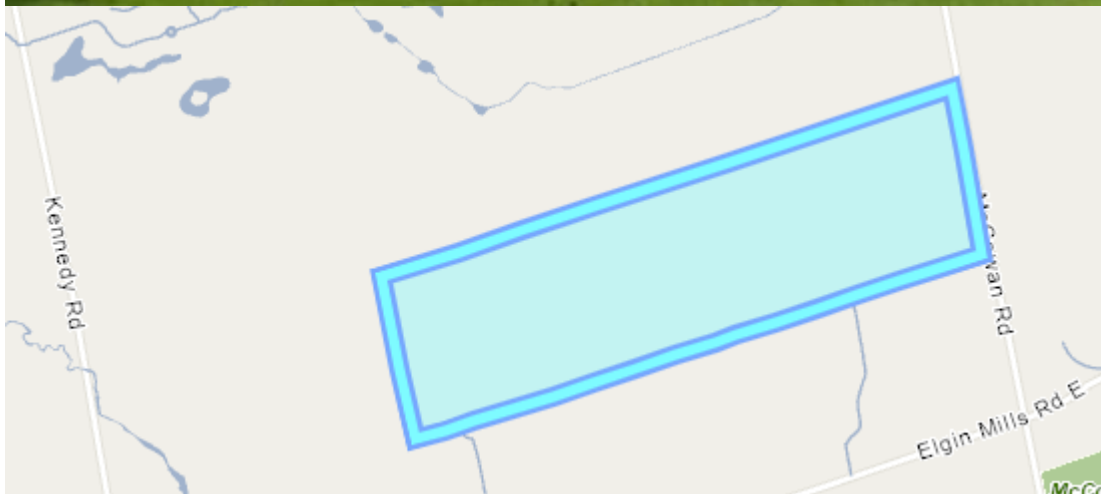
APPENDICES:

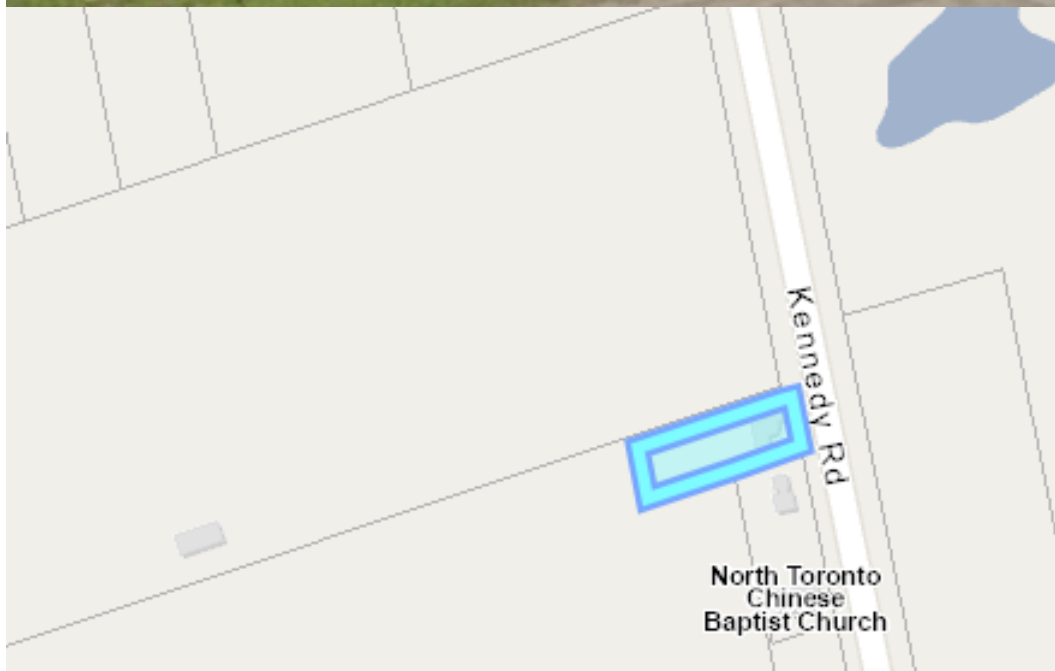
Appendix 'A': Images of the Properties Proposed for Designation

Appendix 'B': Heritage Markham Extract

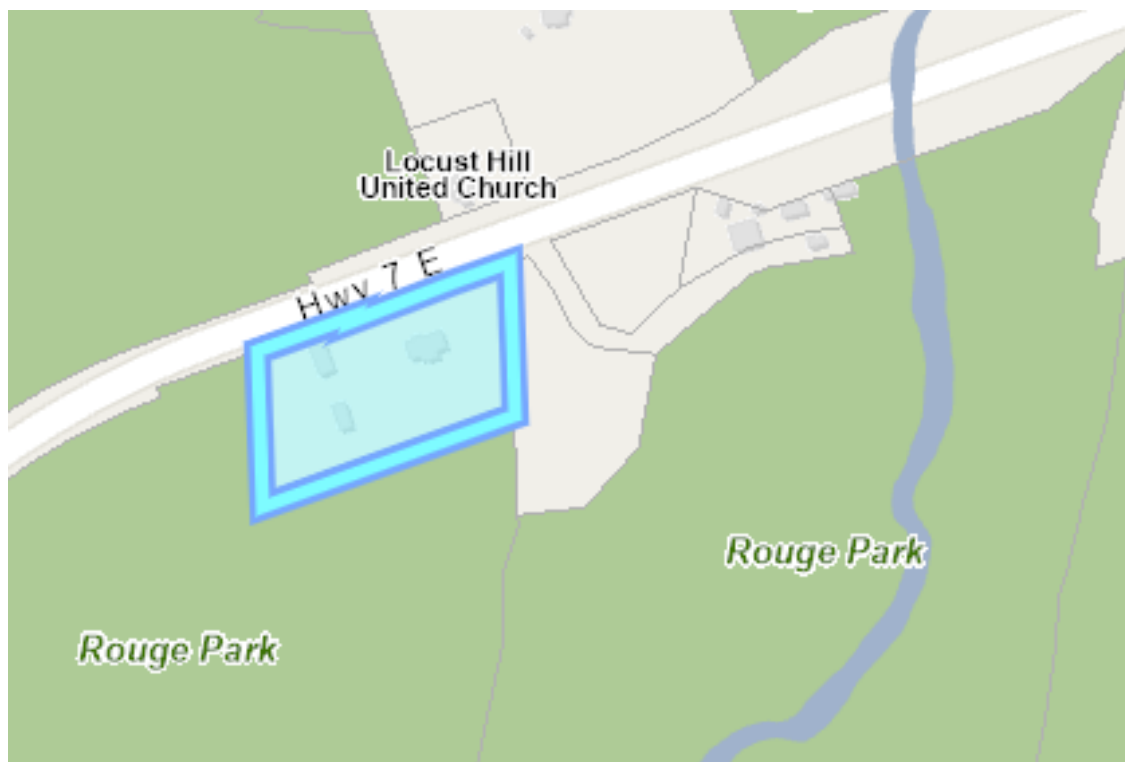
Appendix 'C': Statements of Significance

Appendix 'D': Research Reports

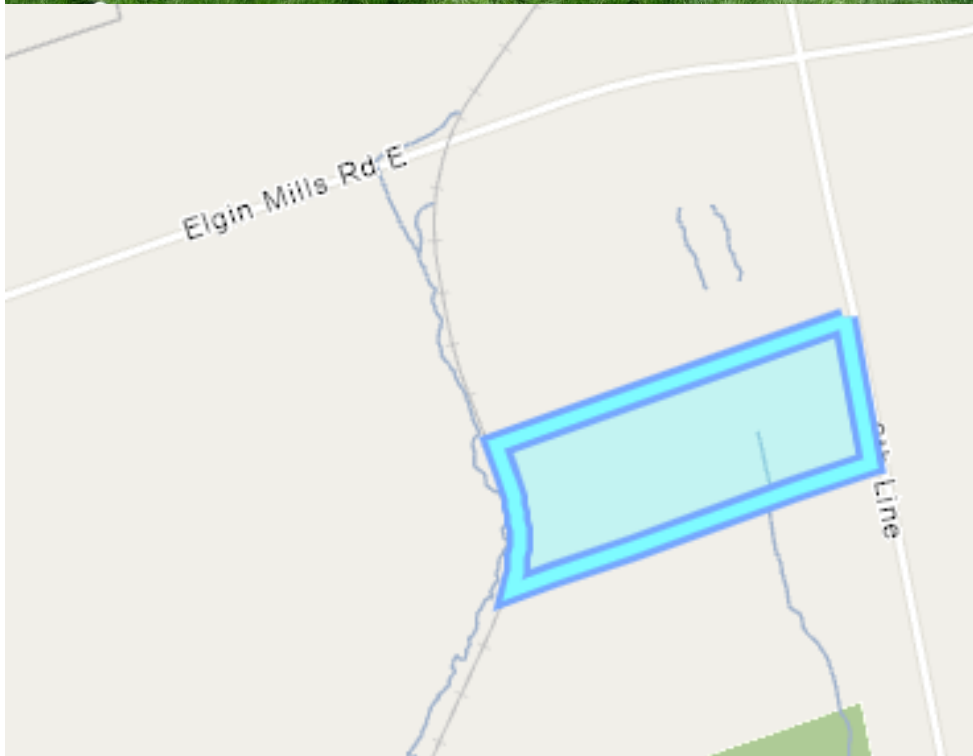
APPENDIX 'A': Images of the Properties Proposed for Designation**10982 McCowan Road (Ward 6): "Pipher-Lewis House"***Primary Elevation and Property Map*

11276 Kennedy Road (Ward 6): “John and Adeline Miller House”*Primary Elevation and Property Map*

4180 Nineteenth Avenue (Ward 6): “Robson and Amanda Jewitt House”*Primary Elevation and Property Map*

7635 Highway 7 East (Ward 5): “Justus and Mary Reynolds House”*Primary Elevation and Property Map*

10484 Ninth Line (Ward 5): “Henry and Susan Wideman House”
Primary Elevation and Property Map



10760 Victoria Square Blvd (Ward 2): "Williams House"*Primary Elevation and Property Map*

APPENDIX 'B': Heritage Markham Extract**HERITAGE MARKHAM EXTRACT**

Date: June 23, 2023

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

EXTRACT CONTAINING ITEM # 6.1 OF THE SEVENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON June 14, 2023

6. PART FOUR - REGULAR**6.1 PROPOSED STREAMLINED APPROACH FOR HERITAGE MARKHAM
CONSULTATION****DESIGNATION OF PRIORITY PROPERTIES LISTED ON THE CITY OF
MARKHAM'S REGISTER OF PROPERTIES OF CULTURAL HERITAGE
VALUE OR INTEREST IN RESPONSE TO BILL 23 (16.11)**

File Number:

n/a

Evan Manning, Senior Heritage Planner, introduced this item advising that it is related to a proposal for a streamlined approach for the designation of priority listed properties which requires consultation with the municipal heritage committee. Mr. Manning provided an overview of the evaluation criteria used to evaluate the physical heritage significance of the properties listed on the Heritage Register and displayed images of all the evaluated properties organized into "High", "Medium", and "Low" as it relates to their perceived heritage significance. Mr. Manning stressed that Heritage Section Staff wish to designate as many properties as possible but noted that it was important to establish priorities given the two-year deadline to designate.

Regan Hutcheson noted that these rankings were established based only upon appearance. Mr. Hutcheson confirmed that further research will be conducted into properties are part of the designation process.

Staff further explained that they were recommending a streamlined Heritage Markham consultation process to satisfy the requirements of Section 29(2) of the Ontario Heritage Act, and that was the purpose of reviewing all the ranked properties at this meeting. No further review with Heritage Markham Committee will occur if the Committee agrees with this approach concerning the designation

of the identified properties in the Evaluation Report.

The Committee provided the following feedback:

- Questioned how the number of listed properties was reduced from over 300 to the 158 that were evaluated using the criteria shown in the presentation package. Staff noted that, for example, properties that are owned by the Provincial or Federal government were excluded from evaluation as they are not subject to the protections afforded by Part IV designation. Municipally-owned properties were removed as were cemeteries. This, along with other considerations, reduced the number of properties evaluated for designation;
- Questioned what will happen to the lowest ranked properties. Staff noted research efforts were being focused on the highest ranked properties and that if time permits, these properties would be researched. If designation is not recommended by staff, the specific properties will return to Heritage Markham Committee for review;
- Questioned why heritage building that were previously incorporated into developments are generally not considered a high priority for designation. Staff noted that these properties can be protected through potential future Heritage Easement Agreements should they be subject to a development application after “falling” off the Heritage Register;
- Requested that the Committee be kept up-to-date on the progress of the designation project. Staff noted that the Committee will be updated on a regular basis as the designation project progresses.

Staff recommended the proposed streamlined Heritage Markham review approach be supported.

Recommendations:

THAT Heritage Markham supports designation of the properties included in the Evaluation Report under Part IV of the Ontario Heritage Act;

AND THAT if after further research and evaluation, any of the identified properties are not recommended by staff to proceed to designation, those properties be brought back to the Heritage Markham Committee for review.

Carried

APPENDIX 'C': Statements of Significance**STATEMENT OF SIGNIFICANCE**

Pipher-Lewis House

10982 McCowan Road

c.1860

The Pipher-Lewis 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 Pipher-Lewis House is a one-and-a-half storey frame dwelling located on the west side of McCowan Road, north of Elgin Mills Road, east of the historic community of Cashel. The house faces east.

Design Value and Physical Value

The Pipher-Lewis House has design value and physical value as an altered representative example of a vernacular farmhouse in the Ontario Classic style. The Ontario Classic is a house form that was popular from the 1860s to the 1890s. The design was promoted in architectural pattern books of the time. These vernacular dwellings were often decorated with features associated with the picturesque Gothic Revival style, as is the case with the Pipher-Lewis House, with its pointed-arched window and curvilinear bargeboards in its centre gable. Ontario Classic dwellings were symmetrically balanced, with a centrally placed front door flanked by a window on either side, a hold-over from the long-standing conservative formality of the Georgian architectural tradition, and a steep centre gable above the entrance. Alterations to the Pipher-Lewis House illustrate how dwellings undergo changes to suit the needs and tastes of different owners over time. In this case, the changes have left the essential architectural character of the original building largely intact.

Historical Value and Associative Value

The Pipher-Lewis House has historical value as it makes legible the contributions made by descendants of early settler families to the agricultural development of their community, and for its association with the Pennsylvania German Mennonite Pipher family, whose patriarch, Samuel Pfeiffer, came to Markham Township in 1801. It has further historical and associative value for its association with the Lewis family who operated a dairy farm there from 1926 to the 2000s. The eastern 130 acres of Markham Township Lot 27, Concession 6, were purchased by Joseph Pipher Sr., a son of Samuel Pfeiffer, in 1840. This property was leased to others before it became the farm of Joseph Pipher Jr. and his wife, Elizabeth (Long) Pipher when they married. A frame farmhouse in board and batten siding was constructed as their home between 1856 and 1860. In 1926, the farm was purchased by Ambrose Lewis,

beginning a long association with the Lewis family with this property. From the 1980s to 2019, the Lewis farm was the location of an annual demonstration of vintage farm equipment and agricultural practices.

Contextual Value

The Pipher-Lewis House has contextual value because it is physically, functionally, visually and historically linked to its surroundings as the farmhouse that served this property for over 150 years, where it has stood since c.1860. In this role, the property has historical linkages to the agricultural foundation of Markham Township, a driver of economic and population growth for much of its history.

Heritage Attributes

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

Heritage attributes that convey the property's design value and physical value as an altered, representative example of a vernacular farmhouse in the Ontario Classic style:

- Rectangular plan and one-and-a-half storey height of the main block;
- One-storey rear kitchen wing;
- Fieldstone foundation;
- Wood board-and-batten siding;
- Medium pitched gable roof with projecting, open eaves;
- Steeply pitched centre gable with curvilinear bargeboards and arched two-over-two window;
- Three bay configuration of the primary (east) elevation with front doorcase fitted with a single-leaf door and multi-paned sidelights with panelled aprons;
- Single-leaf door on the south gable end;
- Six-over-six single-hung windows;
- Gable-roofed front and side porches supported on square wood Classical columns;
- South side porch with its roof being an extension of the gable roof of the rear wing, supported on slender, square posts.

Heritage attributes that convey the property's historical value and associative value, representing the theme of the contribution of later generations of early settler families to the agricultural development of their community, and for its association with the Pipher and Lewis families:

- The dwelling is a tangible reminder of the Pipher and Lewis families that historically resided here.

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

- The location of the building facing east, where it has stood since c.1860, making legible the agricultural foundation of Markham Township.

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 historic crossroads hamlet of Cashel:

- The location of the building on its original site, facing east, in a highly visible location proximate to a series of other municipally recognized heritage resources in the vicinity of Cashel. Together these resources maintain the legibility of Cashel as a crossroads settlement dating from the nineteenth century.

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

- Bay window on primary (east) elevation;
- Modern window on south gable end, to the left of the side door.
- Brick chimneys;
- Barn and other accessory buildings.

STATEMENT OF SIGNIFICANCE

John and Adeline Miller House

11276 Kennedy Road

c.1895

The John and Adeline Miller 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 John and Adeline Miller House is a two-storey painted brick dwelling located on the west side of Kennedy Road, north of the historic crossroads hamlet of Cashel. The house faces east.

Design Value and Physical Value

The John and Adeline Miller House has design value and physical value as a representative example of a late Victorian rural dwelling rendered in the vernacular Queen Anne Revival style. The American version of the Queen Anne Revival style, the most eclectic style of the Victorian period, was popular in late nineteenth century Markham Township. Designs were offered in pattern books that featured spacious dwellings with picturesque, irregular massing, complex rooflines with multiple gables, projecting bays, deep verandas, and multiple textures in cladding materials. The main design principle was balance rather than symmetry. Many examples in Markham have ornate fretwork decoration in gables and on porches and verandas. The Miller House is a restrained example, with the irregular massing, vertical emphasis, picturesque roofline, and ornamented gables characteristic of the Queen Anne Revival. Its essential historical fabric and design intent remain largely intact, notwithstanding reversible changes such as the painting of the brick, window replacement within original openings, and an enclosed porch.

Historical Value and Associative Value

The John and Adeline Miller House has historical value and associative value, representing the theme of urban development, specifically the expansion of the rural hamlet of Cashel in the mid to late nineteenth century. The crossroads hamlet of Cashel, first known as Crosby's Corners, was mainly settled by Scottish and Scots-Irish immigrants in the early nineteenth century. The community was an early focus of Presbyterian worship in Markham Township, owing to the presence of Reverend William Jenkins. Melville Presbyterian Church was constructed on a rise of land north of the crossroads hamlet in 1848. By the mid-nineteenth century, a number of dwellings were constructed on the eastern portion of Markham Township Lot 29, Concession 5, in the vicinity of the church. In 1882, John Miller, the son of Scottish immigrant and local tenant farmer Walter Miller, purchased the former house and property of Henderson Bell, a weaver associated with Cashel. John Miller and his wife, Adeline (Cook) Miller, initially resided in a frame dwelling on the property and later

constructed a two-storey brick house c.1895. John Miller was an elder and long-time caretaker at Melville Presbyterian Church (later Melville United Church). The property remained in the Miller family until 1937.

Contextual Value

The John and Adeline Miller House is of contextual value for being physically, functionally, visually and historically linked to its site to the north of the core of the historic crossroads hamlet of Cashel, where it has stood since c.1895. It is historically linked to the former Melville Presbyterian Church, located nearby at 11248 Kennedy Road, where John Miller served as an elder and long-time caretaker.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the John and Adeline Miller House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design value and physical value as a representative example of a late Victorian rural dwelling rendered in the vernacular Queen Anne Revival style:

- L-shaped plan;
- Two-storey height;
- Fieldstone foundation;
- Brick veneered walls with projecting plinth, radiating arches over window openings, and string courses;
- Cross-gabled roof with projecting open eaves and decorative fretwork brackets and grilles;
- Two-storey canted bay windows on south and east gable ends;
- Tall, narrow window openings with segmental arches and projecting lugsills.

Heritage attributes that convey the property's historical value and associative value, representing the theme of urban development, specifically the expansion of the rural hamlet of Cashel in the mid to late nineteenth century:

- The dwelling is a tangible indication of the expansion of the rural crossroads hamlet of Cashel in the mid to late nineteenth century, in the vicinity of the former Melville Presbyterian Church.

Heritage attributes that convey the property's contextual value because it is physically, functionally, visually or historically linked to its surroundings:

- The location of the building on its original site, facing east, proximate to the core of the historic crossroads hamlet of Cashel, and north of the former Melville Presbyterian Church.

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 historic crossroads hamlet of Cashel:

- The location of the building on its original site, facing east, in a highly visible location proximate to a series of other municipally recognized heritage resources in the vicinity of Cashel. Together these resources maintain the legibility of Cashel as a crossroads settlement dating from the nineteenth century.

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

- Modern replacement windows within original openings;
- Enclosed front porch;
- Painted finish applied to brick walls;
- Rear addition;
- Attached garage.

STATEMENT OF SIGNIFICANCE

Robson and Amanda Jewitt House

4180 Nineteenth Avenue

c.1892

The Robson and Amanda Jewitt 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 Robson and Amanda Jewitt House is a one-and-a-half storey frame and brick dwelling located on the north side of Nineteenth Avenue, on the west side of Bruce Creek, in the historic mill hamlet of Almira. The house faces south.

Design Value and Physical Value

The Robson and Amanda Jewitt House has design value and physical value as a representative example of a village dwelling in the Ontario Classic style. The Ontario Classic is a house form that was popular from the 1860s to the 1890s with many examples constructed on farms and in villages throughout Markham Township. A design for a “cheap country dwelling house” appeared in an edition of the journal *The Canada Farmer* in 1865 which no doubt helped to popularize this style. These vernacular dwellings were often decorated with features associated with the Gothic Revival style. In this case, a pointed-arch window enlivens the steep centre gable of the dwelling’s primary (south) elevation. Although the exterior cladding has been updated and a large addition has been added to the rear, the essential features of the Ontario Classic house form remain prominent and intact.

Historical Value and Associative Value

The Robson and Amanda Jewitt House has historical value and associative value, representing the theme of urban development, specifically the nineteenth century development of the historic mill hamlet of Almira centred around the combined grist mill and woolen mill established by Benjamin Bowman on Bruce Creek in 1844. Amanda (Woodward) Jewitt, the spouse of farm labourer Robson Jewitt, purchased property to the east of the mill complex in 1892. Robson Jewitt was an English immigrant from Yorkshire who came to Canada in 1881. The Jewitt family either remodeled and enlarged a modest millworker’s cottage or built an entirely new dwelling in the early 1890s. Amanda Jewitt moved to Southwestern Ontario to be nearer to her married children several years after the death of Robson Jewitt in 1935. The property was sold out of the family in 1944.

Contextual Value

The Robson and Amanda Jewitt House has contextual value as one of a grouping of older buildings that are important in defining, maintaining and supporting the character and extent

of the historic community of Almira. The property is historically related to the nearby site of the Amira Mills at 4160 Nineteenth Avenue.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Robson and Amanda Jewitt House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design value and physical value as a representative example of a village dwelling in the Ontario Classic style:

- Rectangular plan;
- One-and-a-half storey height;
- Medium-pitched gable roof with projecting eaves and steep centre gable;
- Three bay configuration of the primary elevation with central principal entrance within an enclosed porch;
- Pointed-arch window opening in steep centre gable;
- Flat-headed rectangular window openings with two-over-two paned windows.

Heritage attributes that convey the property's historical value and associative value, representing the theme of the nineteenth century development of the historic mill hamlet of Almira centred around the combined grist mill and woolen mill established by Benjamin Bowman on Bruce Creek in 1844:

- The dwelling is a tangible reminder of the nineteenth century development of the historic mill hamlet of Almira.

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 historic mill hamlet of Almira:

- The location of the building on its original site, facing south, within the historic mill hamlet of Almira, where it has stood since c.1892. Its continued presence helps define the historic extent of Almira and maintains its legibility as a community dating from the nineteenth century.

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

- Modern wood and brick exterior wall cladding;
- External brick chimney on west gable end;
- Modern windows within old window openings;
- Enclosed front porch;
- Rear addition and carport.

STATEMENT OF SIGNIFICANCE

Justus and Mary Reynolds House

7635 Highway 7

c.1840

The Justus and Mary Reynolds 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 Justus and Mary Reynolds House is a two-storey frame dwelling located on the south side of Highway 7 on the western edge of the historic hamlet of Locust Hill. The house faces north.

Design Value and Physical Value

The Justus and Mary Reynolds House has design value and physical value as a locally rare example of a two-storey frame farmhouse in the Georgian architectural tradition, dating from the second quarter of the nineteenth century. The dwelling exhibits the formality and symmetry typical of Georgian architecture with the exception of the one-storey eastern addition which is not of nineteenth century construction. The two-storey height is an indication that this was a superior class of residence in its day when the typical Markham farmhouse was one-and-a-half storeys in height. The essential lines and some of the details of the c.1840 dwelling are still discernable despite the mid-twentieth century remodeling. The bracketed canopy over the front entry exhibits an early twentieth century Arts and Crafts Movement aesthetic, an interesting remnant of an intermediate stage in the building's development.

Historical Value and Associative Value

The Justus and Mary Reynolds House has historical value and associative value, representing the theme of immigration to Markham Township, particularly the arrival of the Reynolds family who were United Empire Loyalists fleeing the American Revolution. Samuel Reynolds and his wife, Margaret Van Rensselaer, were from Dutchess County, New York. During the American Revolution, Samuel Reynolds joined the Royal Standard with the Dutchess County Company of New York. As Loyalists, the Reynolds family first went to New York City in 1777, and then to Grand Lake, New Brunswick in 1783, before coming to Markham Township in approximately 1800. They settled on Lot 10, Concession 10, for which they received the Crown patent in 1813. In the 1830s, Samuel Reynolds sold off parcels of the property to his sons. The youngest son, Justus Reynolds, purchased 60 acres of the eastern half of Lot 10 in 1838, and an additional 9 acres in the western half that same year. The dwelling at 7635 Highway 7, thought to date from c.1840, is located in a portion of the 9-acre parcel. The property remained in the ownership of Justus Reynolds until 1877.

Contextual Value

The Justus and Mary Reynolds House has contextual value for being historically linked to its location on the western edge of the historic hamlet of Locust Hill where it has stood since c.1840. The property has additional contextual value for being historically linked to the former site of the Locust Hill Wesleyan Methodist Church, and the remaining cemetery, established on land donated by the Reynolds family in 1855. The property is also historically linked to the William Reynolds House at 7482 Highway 7 which was constructed in the early nineteenth century by Justus Reynold's older brother.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Justus and Mary Reynolds House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design value and physical value as an altered, but locally rare example of a full two-storey frame farmhouse in the Georgian architectural tradition, dating from the second quarter of the nineteenth century:

- Two-storey height and rectangular plan of the original dwelling;
- Symmetrical placement of altered window openings on the ground floor of the front wall;
- Existing window openings on the second storey of the front wall.
- Existing rectangular window openings on the west gable end wall;
- Existing rectangular window openings on the second storey of the east gable end wall;
- Glazed and paneled front door, and its flanking sidelights;
- Medium-pitched gable roof with overhanging, boxed eaves and wide eave returns;
- Gable-roofed, bracketed canopy over the front entrance.

Heritage attributes that convey the property's historical value and associative value, representing the theme of immigration to Markham Township, particularly the arrival of United Empire Loyalists following the American Revolution, as the former residence of Justus and Mary Reynolds:

- The dwelling is a tangible reminder of the Reynolds family that historically resided on this property from c.1800 to 1877.

Heritage attributes that convey the property's contextual value as a building that is historically linked to its surroundings:

- The location of the building facing north, on the western edge of the historic hamlet of Locust Hill, where it has stood since c.1840. Its continued presence helps define the historic extent of Locust Hill and maintains its legibility as a community dating from the nineteenth century.

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

- Board and batten and horizontal vinyl cladding;

- One storey east addition and rear vestibule;
- Concrete foundation;
- Modern windows;
- Brick chimneys;
- Accessory building.

STATEMENT OF SIGNIFICANCE

Henry and Susanna Wideman House

10484 Ninth Line

c.1850

The Henry and Susanna Wideman 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 Henry and Susanna Wideman House is a one-and-a-half storey fieldstone dwelling located on the west side of Ninth Line, in the vicinity of the historic community of Milnesville. The house faces south.

Design Value and Physical Value

The Henry and Susanna Wideman House has physical and design value as a representative example of a mid-nineteenth century fieldstone farmhouse in the vernacular Georgian architectural tradition. It is a modestly scaled example of its type with its rational form embellished with bold brick door and window surrounds, cut stone quoins, and a bold wood cornice. The large size of the ground floor windows is noteworthy. The design of the Wideman House is in keeping with the tendency of many Pennsylvania German Mennonite families to build their dwellings in the formal, conservative Georgian tradition.

Historical Value and Associative Value

The Henry and Susanna Wideman House has historical value as its associated with the early religious diversity of Markham Township, namely Pennsylvania German Mennonites who arrived in the early nineteenth century. Henry Wideman came to Markham Township from Buck's County, Pennsylvania in 1803 and settled on Lot 24, Concession 8. He was one of the first ordained Mennonite minister in Upper Canada and the first in Markham. His son, Christian Wideman, received the Crown patent for the family homestead in 1824. In 1843, he sold 65 acres of the south-east part of the property to his son, Henry Wideman, grandson of Reverend Henry Wideman. By 1851, a one-and-a-half storey fieldstone farmhouse was constructed on the property. The Wideman family resided on the property until the early 1880s.

Contextual Value

The Henry and Susanna Wideman House has contextual value for being physically, functionally, visually and historically linked to its surroundings as one of a number of nineteenth century farmhouses located in the general vicinity of the historic rural community of Milnesville, and because it is physically, functionally, visually and historically linked to the farm property where it has stood since c.1850. The property is historically linked to the Samuel Wideman House at 10541 Highway 48, on the western part of Lot 24, Concession 8.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Henry and Susanna Wideman House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design value or physical value as a representative example of a mid-nineteenth century fieldstone farmhouse in the vernacular Georgian architectural tradition:

- Rectangular plan;
- One-and-a-half storey height;
- Medium-pitched gable roof with eave returns and wood cornice;
- Three-bay composition of the primary (south) elevation;
- Single-leaf door centred on the primary elevation;
- Rectangular window openings with cambered arches and projecting lugsills;
- One-storey siding with gable roof, clapboard siding, and single-hung windows with two over two panes.

Heritage attributes that convey the property's high degree of craftsmanship or artistic merit:

- Fieldstone walls with cut stone quoins and red brick door and window surrounds.

Heritage attributes that convey the property's historical value for its association with the early religious diversity of Markham Township, namely the arrival of Pennsylvania German Mennonites in the early nineteenth century, as the former residence of the Wideman family:

- The dwelling is a tangible reminder of two generations of the Wideman family that historically resided here.

Heritage attributes that convey the property's contextual value because it is physically, functionally, visually or historically linked to its surroundings:

- The location of the building, facing south, where it has stood since c.1850, making legible the historically significant role of agriculture in the development of Markham Township.

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

- Modern doors and windows within existing openings;
- Enclosed front porch;
- Brick chimneys.

STATEMENT OF SIGNIFICANCE

Williams House

10760 Victoria Square Boulevard

c.1898

The Williams 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 Williams House is a two-storey frame dwelling located on the west side of Victoria Square Boulevard, north of Elgin Mills Road, in the historic crossroads hamlet of Victoria Square. The house faces east.

Design Value and Physical Value

The Williams House has design value and physical value as a representative example of a vernacular village dwelling of frame construction dating from the late nineteenth century. Its sense of symmetry is rooted in the Georgian architectural tradition that continued to influence vernacular domestic architecture in Markham Township well past the end of the Georgian period. The restrained design of the Williams House represents the transition from the ornate designs of the Late Victorian period to the simplicity of residential design that began to emerge in the Edwardian period. The enclosed porch is a sympathetic alteration of the early twentieth century.

Historical Value and Associative Value

The Williams House has historical value for its association with the theme of urban development, specifically the late nineteenth century period of development of the historic crossroads hamlet of Victoria Square. This was the former residence of Martha Williams who purchased the property in 1899. The house appears to have been constructed during the brief ownership of non-residents Thomas and Fanny Boynton from 1898 to 1899. Martha Williams was married to George Henry Williams, a labourer, who did not reside in the household. The Williams family, associated with the Tunkard Church, were long-time owners. The house was built on Lot 5, Plan 404. This small plan of subdivision on the southeastern quarter of the Heise farm was created in 1875. Christopher Heise contributed to the development of Victoria Square by severing lots from his property and selling them to allow for the establishment of businesses, a temperance hall, and village residences.

Contextual Value

The Williams House has contextual value as one of a grouping of nineteenth and early twentieth century buildings that are important in defining, maintaining and supporting the character and extent of the historic crossroads hamlet of Victoria Square.

Heritage Attributes

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

Heritage attributes that convey the property's design value and physical value as a vernacular village dwelling of frame construction dating from the late nineteenth century:

- Rectangular plan of the main block;
- Two-storey height;
- Frame construction;
- Medium-pitched gable roof with projecting, open eaves;
- Enclosed shed-roofed front porch with single-leaf door flanked by sidelights;
- Regularly placed flat-headed rectangular window openings, tall and narrow in proportion.

Heritage attributes that convey the property's historical value and associative value, representing the theme of urban development, specifically the late nineteenth century period of development of the historic crossroads hamlet of Victoria Square:

- The dwelling is a tangible indication of the late nineteenth century period of development within Victoria Square.

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 historic crossroads hamlet of Victoria Square:

- The location of the building on its original site, facing east, in a highly visible location within the historic crossroads hamlet of Victoria Square. Its continued presence helps define the historic extent of Victoria Square and maintains its legibility as a community dating from the nineteenth century.

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

- Aluminum siding;
- Modern windows within existing openings;
- Non-functional shutters;
- Modern door within the existing opening;
- Rear additions;
- Detached garage.

APPENDIX 'D': Research Reports

Provided under separate cover

APPENDIX 'D': Research Reports

RESEARCH REPORT



Pipher-Lewis House **East Part Lot 27, Concession 6** **10982 McCowan Road** **c.1860**

Heritage Section
City of Markham Planning & Urban Design
2023

History

The Pipher-Lewis House is located on the eastern half of Markham Township lot 27, Concession 6, northwest of the Markham Fairgrounds.

King's College, the forerunner of the University of Toronto, received the Crown patent for the entire 200 acres of Markham Township Lot 27, Concession 6, in 1828. This was formerly a Crown Reserve lot. King's College sold to Benjamin Oberholzen in 1832 who sold the property in two parts. The larger eastern portion, consisting of 130 acres, was sold to Joseph Pipher Sr. of Dickson Hill in 1840.

Joseph Pipher Sr. was a son of Samuel Pfeiffer and Barbara (Labar) Pfeiffer, Pennsylvania German Mennonites who came to Markham Township in 1801. The Pfeiffer's were listed as residing on Lot 27, Concession 7 in William Berczy's census of Markham settlers taken in 1803. Berczy did not include the name of Samuel Pfeiffer's wife. Three children were listed: Margaretha, age 14, John, age 12, and Joseph, age 3. The spelling of the family name was later changed to "Pipher."

The property purchased in 1840 by Joseph Pipher Sr. was directly across the road from the farm of his father. Samuel Pfeiffer died in 1842. Joseph Pipher Sr. did not reside on

this property. He lived on Lot 29, Concession 8, Dickson Hill, a property he purchased in 1826. According to census records, Joseph Pipher Sr. was a farmer born in Canada in 1800. His first wife was Catherine Kleiser who died in 1836. His second wife was Leah Kaiser. In 1861, the family constructed a fine two-storey stone house that still stands at 33 Dickson Hill Road.

The property on Lot 27, Concession 6 (the subject property) later became the farm of Joseph and Catherine Pipher's son, Joseph Pipher Jr., born in 1834. At the time of the 1851 census, at the age of 17, Joseph Pipher Jr. was unmarried and living with his parents on Lot 29, Concession 8. By the time of the 1861 census, Joseph Pipher Jr. was married, and lived on Lot 27, Concession 6 with his wife Elizabeth (Long) Pipher, and their two young daughters, in a two- storey frame house. The frame farmhouse at 10982 McCowan Road is estimated to have been constructed between 1856-1860.

Joseph Pipher and Elizabeth (Long) Pipher had at least 7 children. The Pipher family was originally Mennonite, but changed to the Methodist Church over time, as shown in census records. After his father's death in the late 1860s, Joseph Pipher Jr. became the owner of the farm on Lot 27, Concession 6. At the time of the 1891 census, two daughters were living in their household: the widowed Ellen Robinson, and Josephine, who was unmarried. Their dwelling was described as a two-storey wood house containing 10 rooms.

When Joseph and Elizabeth Pipher retired from farming in about 1895, they moved to a new house at 1 Peter Street in the community of Mount Joy, north of Markham Village. In 1919, the executors of Joseph and Elizabeth Pipher's estate sold the farm property to John. H. Hargraves, who in turn sold to Thomas Hargraves in 1924. In 1926, the farm was sold to Ambrose Lewis, beginning a long history of ownership by the Lewis family. In 1957, the farm passed from Gordon Lewis to brothers Murray Lewis and Harry Lewis. Harry John Lewis and his wife, Esther Mae (Reesor) Lewis, operated a dairy farm on this property. The farm was sold out of the family in 2019.

Of particular historical interest concerning the Lewis farm was an annual event held in the summer each year from the 1980s to 2019 where vintage agricultural implements of all kinds were operated as a demonstration of old-time farming technology. Most of the equipment was horse-drawn, carefully restored to operating condition, and painted in original colours. The yearly pageant of old-time farming provided much inspiration to the late Murray Pipher, a local artist and a member of this old Markham family. His depiction of rural scenes, farm life and farm animals are very much admired by people familiar with his paintings in acrylic. His paintings depict a vanishing way of life, the family farm, and truly capture the feeling of the people, animals and places in a way that will preserve them forever.

Architecture

The Pipher-Lewis House is a one-and-a-half storey frame dwelling on a fieldstone foundation, sided in wood board and batten. The main block has a rectangular plan shape. There is a rear kitchen wing offset to the south, on the rear wall. The board and

batten siding is divided by a wide horizontal band between the ground floor and the second storey. This band indicates the former presence of a veranda that once wrapped around the front and south sides of the house. The northern end of the band on the front wall shows the distinctive curved outline of a bellcast roof.

The medium-pitched gable roof has projecting, open eaves. There is a steep centre gable on the primary (east) elevation that contains a small, pointed-arched, 2/2 window. The gable is trimmed with delicate, curvilinear bargeboards. There is a single-stack red brick chimney at the north end of the roof, and an exterior red brick chimney on the front wall, set close to the south corner of the building. Both of these chimneys date from the modern era.

On the front or east wall is a gable-roofed porch that shelters the front entrance. The porch is supported on heavy, square, full-height wood columns in the Edwardian Classical style. The south side entrance is sheltered by a similar, but smaller porch. There is a shed-roofed veranda on the south wall of the kitchen wing, in the ell. The veranda roof is supported on slender, plain wood posts.

The house has a 3-bay front with a centre doorcase containing a single-leaf door flanked by three-paned sidelights with panelled aprons below. To the right of the door is a single-hung window with 6/6 panes. On the left side of the door is a modern bay window in the approximate location of where the original, smaller window opening was once located.

On the south gable end ground floor level there is a single-leaf door on the right, within the side porch, and a modern, horizontally-oriented window on the left. On the upper storey, there are two, single-hung 6/6 windows.

Architecturally, the Pipher-Lewis House is an altered, representative example of the Ontario Classic style, as defined by Marion MacRea and Anthony Adamson in *The Ancestral Roof – Domestic Architecture of Upper Canada* (1963):

“The little vernacular house, still stubbornly Georgian in form and wearing its little gable with brave gaiety, became the abiding image of the province. It was to be the Ontario Classic style.”

The Ontario Classic is a house form that was popular from the 1860s to the 1890s with many examples constructed on farms and in village throughout Markham Township. The design was promoted in architectural pattern books, and a design for “a cheap country dwelling house” of this type appeared in an edition of the journal, *The Canada Farmer*, in 1865. These vernacular dwellings were often decorated with features associated with the picturesque Gothic Revival style, as was the case with the Pipher-Lewis House, with its pointed-arched window and curvilinear bargeboards in its centre gable. The essential form of the Ontario Classic was symmetrically balanced, with a centrally-placed front door flanked by a window on either side, a hold-over from the long-standing, conservative formality of the Georgian architectural tradition, and a steep

centre gable above the entrance. A one-and-a-half storey height and a T-shaped plan were typical, with the rear portion of the “T” being a single-storey kitchen wing.

The alterations to the Pipher-Lewis House, particularly the addition of Edwardian Classical porches and a modern bay window, illustrate how dwellings undergo changes to suit the needs and tastes of different owners over time. In this case, the changes have left the original architectural character of the building largely intact.

Context

The Pipher-Lewis House is located on a farm to the east of the historic crossroads hamlet of Cashel. The property is a complete farmstead that includes a gambrel-roofed barn and other outbuildings. It is one of a number of nineteenth century farmhouses that remain in this area of Markham which is currently rural, but will in time become part of the City’s urban fabric. To the south of this property is Peaches United Church, an historic place of worship. The Markham Fairgrounds is located to the south-east, on the opposite side of McCowan Road.

Sources

Deed Abstract for Markham Township Lot 27, Concession 6.

Canada Census: 1851, 1861, 1871, 1881, 1891.

Directories of Markham Township: Mitchell (1866), Nason (1871), 1892 Directory.

Maps of Markham Township: McPhillips (1853-54), Tremaine (1860), Historical Atlas of the County of York, Ontario, 1878.

Property Files for 10982 McCowan Road and 33 Dickson Hill Road.

Murray Pipher, Artist website pipher.ca

Markham Historical Society Newsletters *Remember Markham*: Summer 2014 and Fall 2019.

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 30 and 327.

The Reesor Family in Canada 1804-2000. Page 311-312.

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 Pipher-Lewis House has design value and physical value as an altered, representative example of a vernacular farmhouse in the Ontario Classic style.

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

The Pipher-Lewis House has historical and associative value, representing the theme of the continuing contribution of later generations of early settler families to the agricultural development of their community, and for its association with

the Pennsylvania German Pipher family, whose patriarch, Samuel Pfeiffer, came to Markham Township in 1801. It has further historical and associative value for its association with the Lewis family who operated a dairy farm there from 1926 into the 2000s.

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

The Pipher-Lewis House has contextual value as the farmhouse that historically served this property for over 150 years, where it has stood since c.1860. The dwelling is in a highly visible location proximate to a series of other municipally recognized heritage resources in the vicinity of Cashel. Together these resources maintain legibility of Cashel as a crossroads settlement dating from the nineteenth century.

RESEARCH REPORT



John and Adeline Miller House **Southeast Quarter Lot 29, Concession 5** **11276 Kennedy Road** **c.1895**

Heritage Section
City of Markham Planning & Urban Design, 2024

History

The John and Adeline Miller House is located on a portion of the southeast quarter of Markham Township Lot 29, Concession 5, in the vicinity of the historic hamlet of Cashel.

George Mustard received the Crown patent for the entire 200 acres of Markham Township Lot 29, Concession 5, in 1839. According to William Berczy's 1803 census of Markham settlers, George Mustard was associated with this property as early as 1801. In 1803 he was listed as residing there.

George Mustard's history is well documented in historical records. He was a son of Alexander Mustard of Farness County, Scotland. His brother, James Mustard, left Scotland in 1795 and reached Markham Township in 1801 via Pennsylvania. He and his wife, Elizabeth (Gordon) Mustard settled on Lot 29, Concession 6. They were also listed in Berczy's 1803 census.

James and George Mustard were strong supporters of the Presbyterian Church, attending St. Helen's Church at Cashel and later, Melville Church. George Mustard donated a parcel of land for Melville Presbyterian Church and Cemetery in 1849.

At the time of the 1851 census, George Mustard was a widower, age 82. He lived in a one-storey log house on Lot 29, Concession 5. His son, William Mustard, also resided on the property in a separate household with his wife, Anna or Annie (Graham) Mustard and their four young children. An additional Mustard family household on Lot 29 was that of James G. Mustard, another son of George Mustard. He lived in a one-storey frame dwelling with his wife, Jane (Gibson) Mustard and their young son, George. They resided on the eastern part of the farm.

George Mustard sold the western half of Lot 29, Concession 5 to his son William Mustard in 1853. William Mustard constructed a stone farmhouse on the property c.1862, which still stands at 11303 Warden Avenue.

George Mustard Sr. died in 1853. The George McPhillips map of Markham Township dated 1853-54 shows James Mustard's name on the northeast quarter of Lot 29, Concession 5, and his brother Alexander Mustard's name on the southeast quarter. Based on Markham Township directories, Alexander Mustard did not reside on the property during this time period.

From the land records, it appears that after the death of George Mustard Sr., Alexander Mustard became the owner of the northeast quarter of Lot 29, Concession 5, and his brother James G. Mustard the southeast quarter.

A weaver named Henderson Bell (1804-1880) became associated with a half-acre parcel on the eastern half of Lot 29, Concession 5 by the mid-nineteenth century. He was associated with the hamlet of Cashel, and was listed in a directory of the community in Mitchell's directory of 1866. At the time of the 1851 census, Henderson Bell, his second wife Jane, and their four children, all born in Ireland and members of the Presbyterian Church, were residing on the property as tenants of James G. Mustard.

In 1860, Henderson Bell purchased the half-acre parcel from James G. Mustard and his wife. At the time of the 1861 census, Henderson Bell was a widower residing with his children Mary, Maria, Margaret and John in a one-storey frame dwelling. In 1863, Henderson Bell sold the property to his daughter Mary Ann Bell (1846-1930). Although the property was sold, Henderson Bell continued to reside there with his unmarried daughter, as indicated in the 1871 census. Henderson Bell died in 1880 in Springfield, Elgin County, Ontario.

In 1882, Mary A. Bell sold her property in Markham Township to John Miller (1843-1919). At the time of the 1871 census, Scots Presbyterian immigrants Walter Miller and Janet (Burke) Miller were tenants on 50 acres of Lot 29, Concession 5. In the same household were their four unmarried adult children Walter, Margaret, John and William,

all born in Ontario. Their neighbours were Henderson Bell and his daughter, Mary Ann, and Jane Briggs, a widow. John Miller, son of Walter and Jane Miller, was the same John Miller that purchased the Bell property in 1882.

When the 1881 census was taken, John Miller was employed as a labourer. He had married in 1877. His wife's name was Adeline (Cook) Miller (1853-1937). They resided on the eastern part of Lot 10, Concession 5, in the vicinity of Unionville. No children were listed.

At the time of the 1891 census, John and Adeline Miller were living on the half-acre property on Lot 29, Concession 5 in the Cashel area. Their home was described as a two-storey wood building containing six rooms. This may have been the frame house previously occupied by Henderson Bell and his daughter Mary Ann, perhaps improved with a second storey from its previous single-storey state as described in the 1861 census. John and Adeline Miller may have constructed a completely new dwelling on the property in the mid-1890s, based on its architectural detailing, which resembles that of other Markham examples from that general time period. A detailed examination of the underlying structure of the existing house at 11276 Kennedy Road would be necessary to fully understand the origin of the structure, to determine if an older phase of construction is embedded within it.

The present two-storey brick-veneered dwelling at 11276 Kennedy Road reflects the architectural tastes of late nineteenth century Markham Township. The MPAC date of construction is 1880, which predates the Miller period of ownership and is therefore subject to question as to its accuracy.

Taking all of the above information into consideration, a tentative date of construction for the John and Adeline Miller House in its present form is c.1895, based on its architectural detailing.

John Miller was an Elder of Melville Presbyterian Church, ordained in 1914 and serving until his death in 1919. He also served as the church caretaker for many years, according to a history of Melville Church published in 1945.

John Miller willed the property to his wife Adeline in 1919. Her estate sold to Jane Breckon in 1937. John and Adeline Miller were interred at Melville United Church Cemetery, not far from this property. A number of owners followed: Viola Henry (1954), Clarence and Edith Wideman (1956), Dorothy Bell (1976), June Rose Henry (1984), Patrica Rose English (2000) and Robert Bisset and Janice Saville (2003). A large two-storey frame addition was made to the rear of the house at some point after the Miller period of ownership.

Architecture

The John and Adeline Miller House is a two-storey brick veneered dwelling with an L-shaped plan. There are two-storey canted bay windows on both the south and east gable ends, and an enclosed later porch within the street-facing ell. At the rear of the

heritage building is a large, two-storey frame addition with a hip roof. A two-car garage made of painted concrete block is attached to the south wall of the rear addition.

The heritage structure rests on a fieldstone foundation. The brickwork, laid in running bond, has been painted for many years, based on photographs in the City of Markham's files. The colour of the brick beneath the paint is not known. The brickwork is ornamented with a projecting brick plinth, radiating segmental brick arches over window openings, and a string course between the level of the ground floor and second floor on the bay windows. There is also a string course below the level of the eaves.

The steeply-pitched cross-gable roof has wide, projecting, open eaves. No historic chimneys remain. The eaves have a cutaway profile on the south and east gable ends that extend to roof over the bay windows. The gable ends are ornamented with fretwork brackets that visually support a grille of plain, upright wood slats. In other Markham examples of late nineteenth century houses of this style, the gable ornamentation extends into the upper angle of the gable. It is possible that some decorative woodwork on this house has been removed over time. No archival photographs have been located to show the Miller House prior to its current state.

The enclosed front porch is an obvious later addition and conceals the principal entrance. Based on the style and period of the building, there was likely an open porch withing the ell at one time.

Window openings are tall and narrow in proportion, with projecting lugsills, typical of the late nineteenth century period of construction. The window openings are segmentally-headed, suggesting that the original windows were also segmentally-headed. At present, the old openings contain modern replacement windows. Decorative window shutters visible in the photograph used in this report have been removed but were not of an historic nature.

The John and Adeline Miller House is a representative example of a late Victorian rural dwelling rendered in the vernacular Queen Anne Revival style. The Queen Anne Revival style was popular in late nineteenth century Markham Township for houses in village and in rural areas, with examples in frame and brick. It was the most eclectic style of domestic architecture in the nineteenth century, originating in England and adopted by American architects who created their own interpretation suited to American tastes. The American version of the Queen Anne Revival influenced domestic architecture in neighbouring Canada. Designs were offered in pattern books that featured spacious dwellings with picturesque, irregular massing, complex rooflines with multiple gables, projecting bays, deep verandas and multiple textures in cladding materials. Some designs featured corner towers. The main design principle was balance rather than symmetry. Many examples in Markham have ornate fretwork decoration in gables and on porches and verandas.

The Miller House is a restrained example, with the irregular massing, vertical emphasis, picturesque roofline and ornamented gables characteristic of the Queen Anne Revival.

Its essential historical fabric and design intent remain largely intact, notwithstanding changes such as the painting of the brick, window replacement within old openings, and a modern-era enclosed porch. All of the changes are reversible. The large rear addition and attached garage do not seriously affect the integrity of the mid-1890s structure because of their position at the back of the late Victorian dwelling.

Context

The John and Adeline Miller House is just north of the former Melville United Church (11248 Kennedy Road, in the process of designation under the Ontario Heritage Act) and its former manse (11264 Kennedy Road). The property is situated to the north of the historic crossroads hamlet of Cashel, and a little to the south of the historic mill hamlet of Almira. The Upper Unionville Golf Club is situated directly across the road from the subject property. The Miller House stands on its original site. There are no associated historic accessory structures remaining on the property.

Sources

Deed abstracts for Markham Township Lot 29, Concession 5.

Canada Census: 1851, 1861, 1871, 1881, 1891, 1901.

Markham Township Directories: Walton (1837), Brown (1846-47), Rowsell (1850-51), Mitchell (1866), 1892 Directory.

Maps of Markham Township: McPhillips (1853-54), Tremaine (1860), and Historical Atlas of the County of York, Ontario (1878).

Research Reports on 11303 Warden Avenue and 11288 Kennedy Road, containing research on Lot 29, Concession 5, Heritage Section, City of Markham Planning & Urban Design.

Mustard Family File, Heritage Section.

"William Mustard." *History of Toronto and County of York, Ontario, Volume II: Biographical Notices*. Toronto: C. Blackett Robinson, 1885. Page 300.

"Death of N. Mustard Recalls an Historic Family Background." *The Stouffville Tribune*. February 10, 1944.

John Miller and Adeline Cook, Find-a-Grave Website.

Bruce, Alexander D. *Historical Sketch of Melville Church and its Presbyterian Background from 1801*. Markham: Privately published, 1945. Pages 26 and 41.

Champion, Isabel (ed.) *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 76-77, 142, 206-207, 326.

RESEARCH REPORT



Robson and Amanda Jewitt House **West Half of East Half, Lot 31, Concession 5** **4180 Nineteenth Avenue** **c.1892**

Heritage Section
City of Markham Planning & Urban Design
2023

History

The Robson and Amanda Jewitt House is located on the western half of the east half of Markham Township Lot 31, Concession 5.

The property upon which the house at 4180 Nineteenth Avenue stands was originally part of a Clergy Reserve, consisting of the 200 acres of Lot 31, Concession 5, leased to John Klein as early as 1804. In 1850, Benjamin Bowman received the Crown patent for the western 40 acres of the eastern half of Lot 31, later adding to his holdings in the centre of the Township lot by receiving the Crown patent for the eastern 50 acres of the western half of Lot 31 in 1862. Bruce Creek, a tributary of the Rouge River runs through the 40-acre parcel which created an opportunity for a mill in that location. This characteristic of the property is likely what led Benjamin Bowman to select it.

Walton's Directory of 1837 lists Benjamin Bowman as residing on Lot 31, Concession 5, several years prior to his formal acquisition of the property from the Crown. It is likely that he was leasing the land at that time, but what is not precisely known is when he initially settled there or began work on his mills. The 1851 census tells us that Benjamin Bowman, a clothier by trade (i.e. cloth or clothing manufacturer), was born in Ireland and was a member of the Free Presbyterian Church. He was 55 years of age and married to Jane (Dowling) Bowman, age 50, also born in Ireland. John Bowman, their eldest son, was a miller, and his younger brothers Robert and Benjamin were employed with their father as clothiers. Another son, Scott, was a farmer. The traditional date of construction of the Almira flour and woolen mills is 1844 with Benjamin Bowman credited as the builder. The mill was a two-and-a-half storey brick building.

The 1861 census listed four residences on the Bowman property: a two-storey brick house occupied by Benjamin Bowman, at that time a merchant (and local Postmaster) rather than a clothier, and three frame houses, one occupied by Scott Bowman, a farmer, another occupied by John Bowman, a clothier, and the last occupied by Joseph Cook, also a clothier. It was typical to have a miller's residence, and also mill worker's cottages for the employees, in connection with milling operations in the historical development of Ontario communities. The establishment of a mill in association with a river or stream was often the impetus for the emergence of settlements in the early days of the Province, as was the case in Almira.

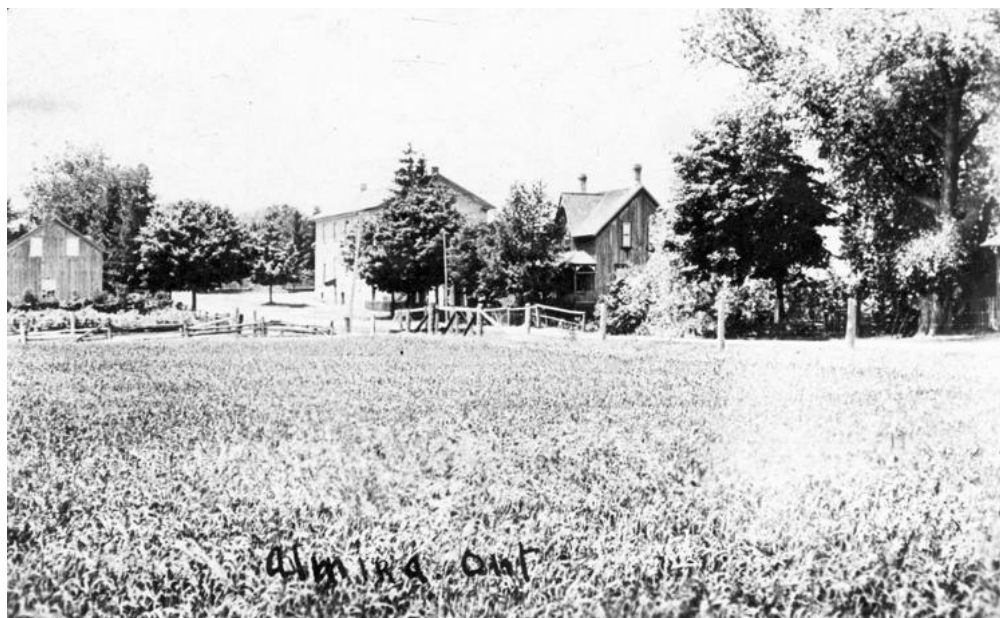
One of the three frame dwellings noted in the 1861 census may have been on the site of 4180 Nineteenth Avenue. The MPAC date of construction is 1851. The house immediately to the west at 4167 Nineteenth Avenue was made up of two separate buildings joined together at some point in their history, perhaps to create a double house, or a larger single residence.

Benjamin Bowman died in 1862. The mill property passed to Benjamin and Jane Bowman's son, John. John Bowman operated the business for a period of time, then sold to William Spofford in 1869. William Spofford sold to Alfred Spofford in 1877. In 1880, the mill property was purchased by Samuel Boyer Lehman who operated the Amira Mills under the name S. B. Lehman & Sons until 1943 when the building was severely damaged by fire. A remnant of a later addition to the c.1844 mill, renovated and expanded, stands at 4160 Nineteenth Avenue. That property is designated under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest.

Samuel Lehman sold a quarter acre portion of the mill property to Amanda Jewett (usually spelled "Jewitt") in 1892. This property possibly contained one of the three frame dwellings noted in the 1861 census. Amanda (Woodard) Jewett was married to Robson Jewett, an English immigrant who came to Canada in 1881. He was born in Settle, North Yorkshire. Four Jewett brothers emigrated to North America in the late nineteenth century, but Robson Jewett was the only one to permanently settle in Canada. His parents were Isaac Jewett and Mary (Robson) Jewett. Isaac Jewett was an English farmer who later became an employee of a railway.

Amanda Jewitt was the daughter of Amos Woodard and Sarah (Wideman) Woodard. After Amos Woodard died, Sarah married Jacob Horner. When Robson and Amanda Jewitt were first married in 1891, they lived in the household of Jacob and Sarah Horner on a rural property, Lot 32, Concession 2, west of Almira.

Robson Jewitt was a farm labourer, according to the 1901 census. At that time, Robson and Amanda Jewitt had three young children, Edwin, Elizabeth, and Elsie. Sarah Horner, a widow by that time, lived in the same household. The Jewitt family either remodeled and enlarged a modest millworker's cottage on their property or built an entirely new dwelling in the early 1890s. An archival photograph in the collection of the Markham Museum, taken before the mill was damaged by fire in 1943, shows the house at 4180 Nineteenth Avenue before it was updated by later owners. At that time, the house had vertical tongue and groove wood siding and a full-width, hipped-roofed front veranda.



House at 4180 Nineteenth Avenue (right) and the Almira Mills (centre) in a photograph taken before the mill was damaged by fire in 1943 (Source: Markham Museum Archival Collection)

In the 1911 census, Robson and Amada Jewitt had the same three children but at that time, Amanda Jewitt's widowed mother Sarah Horner and her widowed grandmother, Susie (Susannah) Wideman, also lived in the same household. Robson Jewitt's occupation was "labourer."

Robson Jewitt died in 1935. Amanda Jewitt sold the property in 1944 and moved to Southwestern Ontario to be nearer to her married children. The property subsequently passed through the ownership of the Painter, King, Chymbur and Slater families. The current appearance of the house likely dates from the most recent period of ownership by the Chymbur-Slater family, 1962 to present.

Architecture

The Robson and Amanda Jewitt House is a one-and-a-half storey wood and brick-clad frame dwelling with an irregular plan shape. The oldest part of the house is the front, or southerly portion, which has a rectangular plan and rests upon a raised fieldstone foundation. A substantial two-storey addition has been made to the rear, and a small vestibule has been added to the front wall, sheltering the front door. The rear addition extends past the east wall of the oldest part of the house.

The front wall of the house is clad in wide, horizontal wood siding with a rustic, wavy edge. The effect is cottage-like in character. The sidewalls are clad in brown and red modern-era brick. It is not known if the siding on the front wall covers similar brick. The vestibule is a modern-era frame structure with a hipped roof. The vertical wood cladding of the vestibule extends to the east to form a privacy screen around the front entrance

The roof of the front portion of the house is a medium-pitched gable with overhanging, open eaves. There is a steep centre gable on the front slope that until recently was trimmed with a modest display of curvilinear bargeboard in the peak. The centre gable contains a pointed-arched Gothic Revival window behind a flat-headed storm window. The original two-over-two paned window has been replaced with a modern unit. Until recently, two historic chimneys remained on each gable end of the roof. The lower portion of the westerly chimney was likely removed the last time the roof cladding was replaced. Windows flanking the enclosed front porch that shelters the principal entrance are flat-headed and have two-over-two panes. They appear to be recent replacements. Similar windows are seen on the east and west gable ends.

In terms of the historical development of this house, an examination of the underlying structure would be required to determine if the structure was built around a mid-nineteenth century mill worker's cottage. The most likely area to reveal this type of information would be the structure of the main floor, possibly visible in the basement.

Architecturally, the Robson and Amanda Jewitt House is a representative example of the Ontario Classic style, as defined by Marion MacRea and Anthony Adamson in *The Ancestral Roof – Domestic Architecture of Upper Canada* (1963):

“The little vernacular house, still stubbornly Georgian in form and wearing its little gable with brave gaiety, became the abiding image of the province. It was to be the Ontario Classic style.”

The Ontario Classic is a house form that was popular from the 1860s to the 1890s with many examples constructed on farms and in villages throughout Markham Township. The design was promoted in architectural pattern books and a design for “a cheap country dwelling house” of this type appeared in an edition of the journal, *The Canada Farmer*, in 1865. These vernacular dwellings were often decorated with features associated with the picturesque Gothic Revival style, as was the case with the Robson and Amanda Jewitt House, with its pointed-arched window and curvilinear bargeboards in its centre gable. The essential form of the Ontario Classic was symmetrically

balanced with a centrally-placed front door flanked by a window on either side, a hold-over from the long-standing, conservative formality of the Georgian architectural tradition, and a steep centre gable above the entrance. A one-and-a-half storey height and a T-shaped plan were also typical with the rear portion of the “T” usually a single-storey kitchen. In this case, the kitchen wing has been replaced by a large, two-storey modern-era addition.

If the first phase of this house was indeed an older millworker’s cottage in the Georgian architectural tradition, it would be a similar situation as the George Pingle Jr. House at 4022 Major Mackenzie Drive, which started as a low, one-and-a-half storey Georgian tradition frame dwelling c.1842 that had its knee walls raised and a steeper roof added in the 1890s.

The archival photograph, showing vertical tongue and groove siding and a full-width, hipped-roofed front veranda, could allow the future restoration of some of the original features of the Robson and Amanda Jewitt House.

Context

The Robson and Amanda Jewitt House is one of a grouping of older buildings that define the character and extent of the historic community of Almira. It has contextual value due to its location in the centre of the hamlet of Almira, two properties to the east of the former site of the Almira Mills. The property is historically related to the site of the Almira Mills at 4160 Nineteenth Avenue, designated under By-law 2005-76, and the Almira Mill Worker’s Cottage at 4176 Nineteenth Avenue, next door to the west. At one time, all of these were part of the mill property.

Sources

Abstract Index of Deeds for Markham Township Lot 31, Concession 5.

Canada Census: 1851, 1861, 1871, 1881, 1891, 1901, 1911.

Jewitt, Wideman and Horner family research by Fred Robbins, Stouffville Historian. Stouffville Tribune Newspaper Archives.

Find-a-Grave: Robson and Amanda Jewitt – Heise Hill.

Markham Museum Archival Photograph Collection.

Almira Mill Worker’s Cottage, 4176 Nineteenth Avenue, Research Report, Heritage Section, City of Markham, 2011.

Champion, Isabel (ed.). *Markham 1793-1900*. Revised edition. Markham: Markham District Historical Society, 1989. Pages 121, 122, 225.

Keith, Fern in *More Pioneer Hamlets of York*. Kitchener: Pennsylvania-German Folklore Society, 1985. Pages 16-18.

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 Robson and Amanda Jewitt House is a representative example of a village dwelling in the Ontario Classic style.

The property has historical 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 Robson and Amanda Jewitt House has historical or associative value as the home of Robson and Amanda Jewitt, and for its association with the Almira Mills property, an important local industry founded by Benjamin Bowman in 1844 and later owned by Samuel Boyer Lehman.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

The Robson and Amanda Jewitt House is one of a grouping of older buildings that define the character and extent of the historic community of Almira. The property is historically related to the site of the Almira Mills at 4160 Nineteenth Avenue to the west, designated under under Part IV of the Ontario Heritage Act, and the Almira Mill Worker's Cottage at 4176 Nineteenth Avenue.

RESEARCH REPORT



Justus and Mary Reynolds House **West Half Lot 10, Concession 10** **7635 Highway 7** **c.1840**

Heritage Section
City of Markham Planning & Urban Design
2023

History

The Justus and Mary Reynolds House is located on a portion of the western half of Markham Township Lot 10, Concession 10, in the historic hamlet of Locust Hill.

Samuel Reynolds, U.E.L. (1755-1843), received the Crown patent for the entire 200 acres of Lot 10, Concession 10, Markham Township, in 1813. He also leased Lot 9, Concession 10, from the Crown in 1803. Lot 9 was directly south of Lot 10. Samuel Reynolds and his wife, Margaret Van Rensselaer (also known as Peggy) were from Dutchess County, New York. During the American Revolution, Samuel Reynolds joined the Royal Standard with the Dutchess County Company of New York. As Loyalists, the Reynolds family first went to New York City in 1777, and then to Grand Lake, New Brunswick in 1783, having been displaced as refugees of the American Revolution. In 1779 or 1780, Samuel Reynolds petitioned the Crown for a land grant, and received Lot 10, Concession 10, Markham Township.

Samuel and Margaret Reynolds arrived in Markham Township about 1800. They were listed on William Berczy's 1803 census of Markham settlers on this property. The family included their five sons John, Azariah (also known as Asa), William, Henry, and Justus (also known as Justice, depending on the source).

In the 1830s, Samuel Reynolds sold off different parts of Lot 10, Concession 10, to his sons Azariah and Justus. Asa Reynolds purchased 50 acres, partly in the eastern half of the lot, and partly in the west, in 1832. Justus Reynolds purchased 60 acres of the eastern half of Lot 10 in 1838, and an additional 9 acres in the western half that same year. The dwelling at 7635 Highway 7 is located in a portion of the 9-acre parcel. The two parcels were not contiguous. The 60 acres were located at the far eastern end of Lot 10, while the 9 acres were notched out of the far western end of Lot 10.

William Reynolds inherited the family homestead, minus the 9 acres owned by his brother Justus, after the death of Samuel Reynolds in 1843. In 1855, William Reynolds donated an acre of land for a Wesleyan Methodist chapel and cemetery. William Reynolds also owned land in the eastern half of Lot 11, Concession 9, where an early fieldstone house still stands at 7482 Highway 7.

It may be that the two-storey frame house at 7635 Highway 7 was a later residence of Samuel and Margaret Reynolds which was intended to be passed down to their youngest son Justice. This might be why it was separated from the larger portion of the western half of Lot 10 in the late 1830s which was intended for an older son, William. A construction date of c.1840 is proposed by this research, but the dwelling, or a possible first phase of it, may be older.

Justus Reynolds was born in Nova Scotia in 1798. He married Mary Holden in 1827. Mary Holden was the Irish-born daughter of Sinclair Holden, a prominent early merchant in Markham Village, who came to Markham from Belfast, Ireland in the early 1820s and is said to have built the first house in the village. Justus and Mary Reynolds had one child, Jane, who married William Clarry and lived on Lot 20, Concession 7, north of Mount Joy after starting out in a log house on a portion of Lot 10, Concession 10.

In 1872, Justus Reynolds sold his 60 acres on the eastern half of Lot 10, Concession 10, to Albert Sinclair Clarry, a son of William and Jane (Reynolds) Clarry. The Albert Clarry House still stands at 165 Locust Hill Lane, a property within the Rouge National Urban Park.

In 1877, Justus Reynolds sold the 9-acre property containing the family home former to William Marr Button of The St. Claire Farm. According to the 1881 census, Samuel Cole, a farmer of German origin, born in New Brunswick, resided on the property. In 1885, Button sold to Jane Clarry who moved into the former Reynolds family home with five of her children after the death of her husband. In the 1891 census, the house was noted as a two storey frame building containing 8 rooms.

In 1891, Jane Clarry transferred ownership to her son, William W. Clarry. William and Sarah Clarry sold to David Dawson in 1910 who sold only two years later to Georgina Wilby. Georgina Wilby was married to Russell L. Wilby. They were long-time owners. They moved the old house back from the road and onto a new foundation after Hurricane Hazel in 1954. Georgina Wilby transferred the property to Anthony and Maria Engel in 1978.

Architecture

The Justus and Mary Reynolds House is a two-storey frame dwelling clad in mixed materials. The two-storey main block has a rectangular plan and rests on a modern concrete foundation. Within the basement, large, hewn sills and heavy log joists left in the round are visible, an indication of the structure's great age. A single-storey addition extends from the east gable end, and a small frame vestibule is located on the rear wall.

The lower half of the building has wood, board and batten siding. The upper half is clad in horizontal vinyl. The main block has a 3-bay front and is 2 bays on the west gable end. The gable roof is medium-pitched with wide, projecting, boxed eaves and wide eave returns. There are small, single-stack brick chimneys on each gable end. The chimneys are in a traditional position but have a mid-twentieth century character in terms of materials and proportions.



7635 Highway 7 – Front (north) elevation (Source: City of Markham)

The house faces north. A glazed and panelled single-leaf wood door is centred on the front wall with single-paned sidelights. The entry is sheltered by a bracketed, gable-roofed canopy that has an early twentieth century character. The door appears to be of early nineteenth century origin. On either side of the entry are wide, modern three-part windows without pane divisions, an obvious alteration that required the widening of the original window openings in this location. On the second floor there are three windows, rectangular in shape, containing modern casement windows without pane divisions. The central window looks like it is a reduced version of what was once most likely a window opening matching those on either side. On the west gable end, the window openings do

not appear to have been altered, but they all contain modern casement windows without pane divisions. The arrangement of window opening follows a formal symmetry.

When viewed from the front, the Justus and Mary Reynolds House has the appearance of a mid-twentieth century, suburban, two-storey house. The west gable end is where the early-to-mid-nineteenth century character of the building becomes apparent in the treatment of the eaves and the shape and arrangement of the windows. Prior to the present claddings, the exterior wall finish was stucco.

Originally, the design of the Justus and Mary Reynolds House was Georgian in character. Georgian houses were built throughout Markham Township from the earliest period of European and American settlement into the 1860s. Typically, these houses were constructed as replacements of older log houses erected by early settlers. This style of conservative, symmetrical domestic architecture following a standardized formula of design and proportion was based on principles established by the sixteenth century Italian architect Andrea Palladio as interpreted by British architects in the 1700s. The Georgian tradition first came to North America via Britain's New England colonies then came to Canada with the arrival of Loyalists and later British immigrants. The use of the style continued in Canada long after the Georgian period had ended. This mode of design was adaptable and versatile, readily suited to the smallest of worker's cottages to the most pretentious of residences. The aesthetic appeal of Georgian tradition houses was based on symmetry, proportion, and both quality of construction and materials rather than decorative details.

In this example, a Georgian character of formality and symmetry remains, except for the addition to the east end. The full two-storey height is an indication that this was a superior class of residence in its day when the typical Markham farmhouse was one-and-a-half storeys. The essential lines and some of the details of the c.1840 dwelling are still discernable despite the mid-twentieth century remodeling. The bracketed canopy over the front entry is indicative of the Arts and Crafts Movement popular in the early twentieth century, an interesting remnant of an intermediate stage in the building's development.

Context

The Justus and Mary Reynolds House is located in a semi-rural area to the west of the hamlet of Locust Hill. The Locust Hill United Church, an historic place of worship built in 1890 and designated under Part IV of the Ontario Heritage Act (By-law 15-96), is located on the opposite side of Highway 7. The historic cemetery associated with the church is next door to the subject property to the east. This property is historically related to the William Reynolds House at 7482 Highway 7, constructed in the early nineteenth century by Justice Reynold's older brother, William.

Also on the property at 7635 Highway 7, to the west of the dwelling, there is a one-and-a-half storey frame accessory building with a gable front facing Highway 7. The building has a residential unit on the second floor. It appears to be an old structure, possibly dating from the late nineteenth century, however, it has not been closely examined to verify its age or original purpose.

Sources

Deed Abstracts for Lots 9 and 10, Concession 10, and Lot 11, Concession 9.
 Canada Census: 1851, 1861, 1871, 1881, 1891.
 Directories of Markham Township: Walton (1837), Brown (1846-47), Rowsell (1850-51), Mitchell (1866), Nason (1877).
 Maps of Markham Township: McPhillips (1853-54), Tremaine (1860) and Historical Atlas of the County of York (1878).
 Reynolds Family File, Markham Museum.
 Cemetery Transcriptions, Locust Hill United Church, Markham Museum.
 City of Markham Heritage Section Property Files with Research: 7635 Highway 7, 7482 Highway 7, 165 Locust Hill Lane, and 9900 Markham Road.
 Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 160 and 246.
 Armstrong, Mrs. R. J. "Locust Hill." *Pioneer Hamlets of York*. Kitchener: Pennsylvania German Folklore Society of Ontario, 1977. Pages 63 and 64.
Historical Sketch of Locust Hill United Church – Centennial 1856-1956. Page 2.

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 Justus and Mary Reynolds House is an altered, but locally rare example of a full two-storey frame farmhouse in the Georgian architectural tradition, dating from the second quarter of the nineteenth century.

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

The Justus and Mary Reynolds House has historical value and associative value, representing the theme of immigration to Markham Township, particularly the arrival of United Empire Loyalists following the American Revolution, for its direct association with the Reynolds family of Dutchess County, New York.

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

The Justus and Mary Reynolds House has contextual value for being historically linked to its location on the western edge of the historic hamlet of Locust Hill, where it has stood since c.1840. Its continued presence helps define the historic extent of Locust Hill and maintains its legibility as a community dating from the nineteenth century.

RESEARCH REPORT



Henry and Susanna Wideman House **South-east Part Lot 24, Concession 8** **10484 Ninth Line** **c.1850**

Heritage Section
City of Markham Planning & Urban Design
2024

History

The Henry and Susanna Wideman House at 10484 Ninth Line is located on the south-east part of Markham Township Lot 24, Concession 8. This lot was leased by the Crown to Pennsylvania-German immigrant Henry Wideman (originally spelled 'Weidman') in 1803, the year of his arrival in Markham Township. Henry Wideman (1757-1810) came from Buck's County, Pennsylvania with his wife, Catherine Van Hoben and their children. He was one of the first ordained Mennonite clergymen in Upper Canada, and the first in Markham Township. Tragically, Henry Wideman was killed by a falling tree while clearing the road allowance in front of his lot. The Wideman Church on Highway 48 was named for him.

Henry and Catherine Wideman's son, Christian Wideman, arrived in Markham Township in 1805, two years after his parents. He married Maria Kauffman. Christian Wideman received the Crown patent for the family homestead in 1824 and is listed on Lot 24 Concession 8 in Walton's Directory of 1837. Christian Wideman sold the south-

east 65 acres of Lot 24 (the location of 10484 Ninth Line) to his son Henry Wideman (1810-1871) in 1843. This Henry Wideman should not be confused with Henry Wideman Jr., the son of Henry Wideman Sr. and Catherine (Van Hoben) Wideman, who lived on Lot 28, Concession 7 in the area of Dickson Hill. In 1844, Christian Wideman sold the larger 135-acre westerly portion of the farm to Samuel Wideman, another son.

At the time of the 1851 census, farmer Henry Wideman and Susan (Lehman) Wideman, his second wife, were living in a stone house on Lot 24, Concession 8. In the same household were Catherine, Henry Wideman's 16 year old daughter from his first marriage, younger children Daniel age 9, and Peter age 6, Andrew Miller, a laborer and Matilda Hare, a servant. At the time of the 1861 census, the Wideman residence was described as a one-and-a-half storey stone house. The difference in the description of the stone house between the 1851 and 1861 census is due to enumerators for the 1851 census not always taking half storeys into account.

Henry Wideman was still living when the 1871 census was taken. He was age 60 at the time, but died that same year. His youngest son, Peter Wideman, age 24, farmed the property. In 1878, the estate of Henry Wideman assigned the farm to the London and Canada Loan and Savings Company, who sold to John McCreight in 1879. According to the 1881 census, Peter Wideman and his widowed mother Susannah continued to reside on the property. John McCreight lived on Lot 4, Concession 7, in the south east quarter of Markham Township.

John McCreight, an Irish Presbyterian immigrant, initially farmed in the north-east part of Scarborough Township. He and his Ontario-born wife, Sarah (Daniels) McCreight raised a family on a small farm located on Lot 11, Concession 5, near the present-day intersection of Steeles Avenue East and Morningside Avenue. In 1869, John McCreight purchased a 50-acre farm on the western part of Lot 8, Concession 9, Markham Township, just north of the hamlet of Box Grove. In the late 1870s, John and Sarah McCreight and several members of their family moved to Lot 4, Concession 7, a small farm located on the east side of today's McCowan Road to the north of Steeles Avenue. Their oldest son, Andrew, his brother Thomas, and sister Isabella, all unmarried, moved to the farm at Box Grove. James McCreight, another of the sons of John and Sarah McCreight, moved to the former Wideman farm at some point between the 1881 and 1891 census. James McCreight's wife was also named Sarah. John McCreight willed the farm to his son in 1892.

James M. McCreight (the son of James McCreight Sr.) and his wife Viola McCreight sold the property to Thomas J. H. Allen in 1948, after which it was owned by a series of others until 1969 when the farm was sold to real estate investors.

Architecture

The Henry and Susanna Wideman House is a one-and-a-half storey fieldstone farmhouse with a rectangular plan. The house is oriented to face south rather than Ninth Line. The foundation places the ground floor several steps above grade which provides for a basement lit by small windows. The principal entrance is contained with an

enclosed shed-roofed porch of twentieth century design. A one-storey frame side wing extends from the east gable end wall of the main block, offset to the north.

The walls are made from coursed, split random rubble. The local fieldstone consists of grey limestone, black basalt and grey and pink granite, glacial material likely gathered from the surrounding fields and stream beds. Alternating cut stone quoins decorate the corners, and red brick was used for tall splayed arches and quoin-like margins around door and window openings. The arches have a slight camber.

The medium-pitched gable roof has projecting, boxed eaves and eave returns. The wood cornice is decorated with simple, robust Classical mouldings. A shed-roofed dormer, a twentieth-century addition, is centred on the rear roof slope. There is a single-stack red brick chimney centred on the roof ridge, and an exterior single-stack red brick chimney that has been added to the east gable end wall.

The main block has a three-bay front. There is a centrally-placed single-leaf door within the enclosed porch. Flat-headed rectangular window openings with projecting concrete lugsills flank the front door and porch. The window openings are unusually wide in proportion compared with typical examples of similar stone houses from this period in Markham. Modern single-hung windows with one-over-one panes are found within these and all other window openings on the main block. Based on the age of the building, the original windows would have been multi-paned, perhaps eight-over-eight. The rear wall is also composed of three-bays, but the position of the door and flanking windows is asymmetrical. The back door has been partially bricked in and presently contains a small window high on the wall, perhaps an indication of a kitchen counter and sink.



Rear view of 100484 Ninth Line (Source: City of Markham)

Windows on the west gable end wall are regularly placed. There are two wide windows on the ground floor and two smaller windows above. On the east gable end, a single

wide window is positioned in front of where the side wing joins the wall, and two small windows, regularly placed, on the second floor.

The frame side wing is sided in clapboard and has a medium-pitched gable roof without eave returns. It appears to be a later addition, perhaps constructed in the late nineteenth century as a summer kitchen and woodshed. The windows on the side wing are flat-headed, rectangular single hung style, with two-over-two panes.

The Henry and Susanna Wideman House is a representative example of a mid-nineteenth century fieldstone farmhouse in the vernacular Georgian architectural tradition, an approach to domestic architecture that continued long after the Georgian period ended in 1830. It is a modestly-scaled example of its type, with its simple form embellished with bold brick door and window surrounds, cut stone quoins, and a bold wood cornice. The large size of the ground floor windows is noteworthy. The design of the Wideman House is in keeping with the tendency of many Pennsylvania German Mennonite families to build their dwellings in the formal, conservative Georgian tradition as noted in *Markham 1793-1900*:

“The typical Pennsylvania German farmhouse, on the other hand, was Georgian in design – an even trade from English neighbours. As the Pennsylvania Germans migrated, they took with them this farmstead plan, now American rather than European, westward as far as Iowa and north into Upper Canada, so into Markham Township.”

Context

The Henry and Susanna Wideman House is located in a rural setting in the general vicinity of the historic rural community of Milnesville. The farmstead is set back a considerable distance from the road and is therefore not readily visible from Ninth Line. A tributary of Little Rouge Creek runs to the west of the dwelling, adjacent to the CN railway that is part of the Stouffville Line of GO Transit.

The bank barn associated with the farmhouse is of interest. It is a gambrel-roofed barn on a raised fieldstone foundation, fairly typical of the late nineteenth and early twentieth century Markham, except for its weathered clapboard siding. This type of siding is indicative of an early date of construction and therefore the barn could be contemporary with the dwelling. It appears that in the late nineteenth or early twentieth century, the barn was raised onto a fieldstone foundation and given a gambrel roof to replace the gable roof typical of pre-1890s barns. The vertical barnboard in the gable ends reflects the suspected modification to the original roofline.

The Henry and Susanna Wideman House is historically linked to the Samuel Wideman House on the western part of Lot 24, Concession 8 (10541 Highway 48), designated under Part IV of the Ontario Heritage Act (refer to By-law 2009-21).



Barn at 10484 Ninth Line (Source: City of Markham)

Sources

Deed Abstracts for Markham Township Lot 24, Concession 8.

Canada Census: 1851, 1861, 1871, 1881, 1891, 1901 and 1921.

Directories of Markham Township: Brown (1846-47), Rowsell (1850-51), Mitchell (1866), Nason (1871), 1892 Directory and 1918 Directory.

Maps of Markham Township: McPhillips (1853-54), Tremaine (1860) and Historical Atlas of the County of York, Ontario (1878).

Wideman and McCreight Family Files, Heritage Section, City of Markham Planning & Urban Design.

Property File for 10484 Ninth Line, Heritage Section, City of Markham Planning & Urban Design.

Champion, Isabel (ed.) *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 31, 55-56, and 147.

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

The property has physical value or design value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The Henry and Susanna Wideman House has physical and design value as a representative example of a mid-nineteenth century fieldstone farmhouse in the vernacular Georgian architectural tradition.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

Fieldstone walls with cut stone quoins and red brick door and window surrounds.

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

The Henry and Susanna Wideman House has historical value for its association with the early religious diversity of Markham Township, namely the arrival of Pennsylvania German Mennonites in the early nineteenth century, as the former residence of the Wideman family.

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

The Henry and Susanna Wideman House has contextual value for being physically, functionally, visually and historically linked to its surroundings as one of a number of nineteenth century farmhouses located in the general vicinity of the historic rural community of Milnesville, and because it is physically, functionally, visually and historically linked to the farm property where it has stood since c.1850. The property is historically linked to the Samuel Wideman House at 10541 Highway 48, on the western part of Lot 24, Concession 8.

RESEARCH REPORT



Williams House

Lot 5, Plan 404

**10760 Victoria Square Boulevard, Victoria Square
c.1898**

Heritage Section

City of Markham Planning & Urban Design, 2024

History

The Williams House is located on Lot 5, Plan 404, which is on part of the eastern half of Markham Township Lot 26, Concession 3, in the historic crossroads community of Victoria Square.

John Kennedy (also known as John Canada) received the Crown patent for the entire 200 acres of Markham Township Lot 26, Concession 3, in 1805. He was noted on this property in William Berczy's 1803 census of Markham settlers.

In 1805, John Kennedy sold to Jacob Heise. Jacob Heise and his siblings Christian, Joseph, and Magdalene arrived in Markham Township in 1804. Their parents were John Heise and Barbara (Yordy) Heise of Lebanon County, Pennsylvania. The Heise family belonged to a Christian sect related to the Mennonites, known by various names including Dunkards, Tunkers or River Brethren. A number of families from Pennsylvania that followed this faith settled in north-west Markham and in part of Vaughan Township in the early 1800s.

Jacob and Hannah Heise had four children: Barbara, Jacob, Abraham, and John. Jacob Heise Jr., born in Somerset, Pennsylvania, married Mary Steckley, the daughter of John

Steckley Sr., Bishop of the Tunker Church. They had several children, one of whom as Christian Heise, also known as Christopher. Christopher Heise acquired the eastern 75 acres of his father's farm on Lot 26, Concession 3, in 1867. He and his wife Leah (Rhodes) Heise lived in a brick farmhouse further west on the property that still stands at 2730 Elgin Mills Road East. Christopher Heise helped develop the northwest quarter of Victoria Square by selling lots and building houses at the crossroads.

In 1875, Christopher Heise had Public Land Surveyor Peter S. Gibson create Plan 404, a plan of building lots on a portion of the south-east corner of Lot 26, Concession 3. Some buildings had already been constructed within the area of Plan 404 by the time the plan of subdivision was created.

In 1898, Christopher and Leah Heise sold Lot 5, Plan 404 to Thomas F. Boynton, a farmer who lived on the eastern half Lot 26, Concession 2. Today that property is the site of Richmond Green, a large public park in the City of Richmond Hill.

In 1899, Thomas and Fanny Boynton sold the property in Victoria Square to Martha Williams. An increase in value between 1898 and 1899 suggests that the property had been improved during the Boynton period of ownership, therefore a date of construction of c.1898 is proposed for the existing two-storey frame dwelling at 10760 Victoria Square Boulevard. However, it is possible that the Heise family may have built the house as a speculative venture shortly before selling to Thomas F. Boynton. In any case, the design of the dwelling suggests a late nineteenth century date of construction. The Municipal Property Assessment Corporation, commonly referred to as MPAC, dates the building to 1900.

Martha (Bestard) Williams (1858-1952) was born in Vaughan Township. Her parents were John Bestard and Mary (Schell) Bestard. John Bestard was born in England and Mary Bestard was born in Ontario. In 1877, Martha Bestard married George Henry Williams in Vaughan. His parents were Jacob Williams and Fanny (Bride) Williams. At the time of the 1891 census, Martha was listed as Martha Bestard, a married woman, in her parents' household on Lot 32, Concession 2, Markham Township. Curiously, in the same household was labourer George Williams, a married man, and his four children. Based on the available information, it appears that there was some issue in their marriage, yet they resided in the same dwelling.

According to the 1901 census, Martha Williams was a married woman, 42 years of age, with an English background. By this time the family lived in their own household in Victoria Square. Although she was listed as married, her husband was not listed as residing in the household. It is interesting to note that her occupation was listed as "Farmer" because the property was too small to farm, and because women were not typically described as farmers in terms of occupation during this time. Four unmarried children were included in the household: Annie M., 22; John H., 20, a farm labourer; Jacob G., 18, a farm labourer; and Mary A., 16, a dress maker.

The Williams family were of the Tunker faith, an Anabaptist sect historically and doctrinally related to the Mennonites. Tunker families came to Markham Township from Pennsylvania in the early nineteenth century along with Mennonite families. They were typically Pennsylvania Germans. Martha Williams was likely a member of the Tunker church through marriage given her English background.

Martha Williams was noted in later census records as a widow. In 1941, she sold her property to Mary A. Stoutenburgh, her married daughter, for a nominal \$1.00. Mary A. Stoutenburgh died about 1952. Her executors sold the property out of the family in 1963.

Architecture

The Williams House is a two-storey frame dwelling covered in green and white aluminum siding. The nature of the earlier siding is not known as no archival photographs have been found to show the building's earlier appearance. The main block of the house has a rectangular plan with a small, enclosed porch sheltering the principal entrance. The foundation material is unknown. The medium pitched gable roof has projecting, open eaves. No historic chimneys remain.

A two-storey rear wing extends across the entire rear wall of the main block. It is mainly clad in aluminum siding except for the southern ground floor wall of a shed-roofed extension within the south-facing ell which is brick veneered. At the west end of the rear wing is a single bay attached garage with its door facing south. Since the roof peak of the rear wing is slightly higher than the roofline of the main block, this part of the dwelling appears to be a later addition that perhaps replaced an older kitchen wing.

The main block has a three-bay front on the ground floor level. The principal entrance is concealed within the enclosed porch. The porch has a shed roof with pent eaves on the sides and is entered through a door flanked by narrow sidelight on the south wall. A pair of flat-headed windows is located on the east wall of the porch facing the street. A single window is located on the north wall. The second floor of the main block has two window openings aligned above the ground floor windows. Window openings are typically tall, narrow and flat-headed. Modern replacement windows are contained within the old openings, flanked by non-functional louvered shutters. The proportions of the window openings and the period of construction suggest that the original windows likely had one-over-one panes.

On the sidewalls of the main block there are two windows centred on the walls with the ground floor and second floor window openings vertically aligned.

Windows in the rear addition are modern in proportion and contrast with the style of the window openings in the main block.

The Williams House is a representative example of a frame village dwelling of the late nineteenth century. Its sense of symmetry is rooted in the Georgian architectural tradition that continued to influence vernacular domestic architecture well past the end

of the Georgian period in 1830. The restrained design of the Williams House represents the transition of domestic architecture from the ornate designs of the late Victorian period to the simplicity that began to emerge in the Edwardian period. At one time the front porch was likely open. It may have replaced a veranda typical of the late 1890s, but any evidence of a possible veranda, if it existed, would be concealed by the aluminum siding that covers the building.

Context

Victoria Square is a former Heritage Conservation District Study Area that contains 44 properties, 22 of which are listed on the *City of Markham Register of Property of Cultural Heritage Value or Interest*. Of these properties, two are individually designated under Part IV of the Ontario Heritage Act. A number of other properties are currently in the process of being designated.

The Williams House is one of a grouping of late nineteenth and early twentieth century buildings that are important in defining, maintaining and supporting the character and extent of the historic crossroads hamlet of Victoria Square.

Sources

Abstract Index of Deeds for Markham Township Lot 26, Concession 3.

Abstract Index of Deeds for Lot 5, Plan 404.

Canada Census 1891, 1901, 1911, and 1921.

Victoria Square Heritage Conservation District – Historical Background and Inventory.

Su Murdoch Historical Consulting, 2010. Pages 14-15, 23-27, 132-133.

Find-a-Grave search for Martha Williams.

Genealogical Research by Fred Robbins, Stouffville Historian.

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.

The Williams House has design value and physical value as a representative example of a frame village dwelling of the late nineteenth century.

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 Williams House has historical value and associative value, representing the theme of urban development, specifically the late nineteenth century development of the crossroads hamlet of Victoria Square.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

The Williams House has contextual value as one of a number of nineteenth and early twentieth century buildings that help to define the character and extent of the historic crossroads hamlet of Victoria Square.



Heritage Markham Committee Minutes

Meeting Number: 3
March 12, 2025, 7:00 PM
Electronic Meeting

| | | |
|---------|--|---|
| Members | Councillor Reid McAlpine Councillor Karen Rea, Chair Councillor Keith Irish Ron Blake David Butterworth Richard Huang | Victor Huang Steve Lusk Tejinder Sidhu Kugan Subramaniam Lake Trevelyan Elizabeth Wimmer |
| Regrets | Vanda Vicars | |
| Staff | Regan Hutcheson, Manager, Heritage Planning Peter Wokral, Senior Heritage Planner | Rajeeth Arulanantham, Election & Committee Coordinator Jennifer Evans, Legislative Coordinator |

1. CALL TO ORDER

Councillor Karen Rea, 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 March 12, 2025 Heritage Markham Committee agenda be approved.

Carried

3.2 MINUTES OF THE FEBRUARY 12, 2025 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on February 12, 2025 be received and adopted.

Carried

4. PART TWO - DEPUTATIONS

Andrew Kam made a deputation on item 6.1 as detailed with the respective item.

Barry Nelson and Evelin Ellison made a deputation on item 6.4 and 8.1 as detailed with the respective item.

5. PART THREE - CONSENT

5.1 MINOR HERITAGE PERMIT APPLICATIONS

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF
34 WASHINGTON STREET, MARKHAM VILLAGE (16.11)**

File Number:

25 111994 HE

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

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

Carried

5.2 BUILDING AND SIGN PERMIT APPLICATIONS

DELEGATED APPROVALS BY HERITAGE SECTION STAFF

227 MAIN ST. N. (MVHCD); 20 MAIN ST. N. (MVHCD); 59 MAIN ST. N. (MVHCD); 277 MAIN ST. N. (MVHCD); 11 VICTORIA ST. VICTORIA SQUARE (16.11)

File Numbers:

AL 24 200567

AL 25 109644

SP 24 187088

NH 25 111112

DP 24 192707

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.

Carried

5.3 REQUEST FOR FEEDBACK

PROPOSED DORMER AND BALCONY

1 ALEXANDER DONALDSON ST. (FORMER 7323 HWY 7 E.) (16.11)

File Number:

HE 24 160611

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed dormer on the rear slope of the Frank Albert Reesor House to achieve compliance with the fire safety provisions of the Ontario Building Code and delegates final review of any heritage or building permit application required to approve the alteration to Heritage Section staff.

Carried**5.4 INFORMATION UPDATE****FIRE DAMAGE TO THE CHRISTIAN HEISE HOUSE
2730 ELGIN MILLS ROAD (16.11)**

File Number:
PLAN 23 150145

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

Recommendation:

THAT Heritage Markham receive as information the update on the fire damage to the Christian Heise House, 2730 Elgin Mills Road East.

Carried**6. PART FOUR - REGULAR****6.1 REQUEST FOR FEEDBACK****NOTICE OF OBJECTION TO THE INCLUSION OF A PROPERTY ON
THE MARKHAM REGISTER OF PROPERTY OF CULTURAL
HERITAGE VALUE OR INTEREST
7775 NINTH LINE ("JAMES AND CATHERINE YOUNG HOUSE")
(16.11)**

File Number:
N/A

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

Regan Hutcheson, Manager of Heritage Planning, introduced the item as related to a notice of objection to the inclusion of a property, known as 7775 9th Line, on the Markham Register of Properties of Cultural Heritage Value or Interest. Mr. Hutcheson advised that the City received an objection from the owners of 7775 9th Line regarding its Heritage Register Listing, citing the following concerns:

- Alterations and renovations made to the home;

- The loss of the blacksmith shop, the lack of unique historical value; and
- Questioned if the building remains on its original site, and previous intention of the City not to designate the property; and,

Mr. Hutcheson noted that Notice of Intention to Designate (NOID) was presented to the Development Services Committee on November 12, 2024 but the Committee voted against issuing the NOID after hearing a deputation from the owners. Although the Development Services Committee voted against issuing a NOID, Council did not remove the property from the register. Mr. Hutcheson advised that under Bill 200, listed properties will remain on the municipal register until January 1st, 2027, after which non-designated properties will be automatically removed. Staff recommend retaining the property on the register to ensure that the City is notified of any future building or demolition applications.

Andrew Kam, deputant and homeowner, stated their belief that the property does not meet all the criteria for heritage designation and was requesting that it be removed from the register in order to sell their home. Mr. Kam expressed that having the property listed on the register reduces the buyer pool and ultimately affects the market value of the property. Mr. Kam requested that their objection be considered and that the property be removed from the register.

The Committee provided the following feedback:

- Questioned what is the downside of having the property listed on the heritage register.
- Empathized with the homeowners of not wanting to hamper their ability to sell their home but noted that they knowingly bought a heritage property.

Recommendation:

THAT Heritage Markham is of the opinion that 7555 Ninth Line is a significant cultural heritage resource and objects to the removal of the property from the Markham Register of Property of Cultural Heritage Value or Interest.

Carried

6.2 MAJOR HERITAGE PERMIT APPLICATION

PROPOSED 2-STOREY REAR ADDITION AND GARAGE 33 COLBORNE ST., THORNHILL (16.11)

File Number:

HE 25 110515

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, introduced this item as a Major Heritage Permit Application for a proposed 2-storey rear addition and expansion of the existing garage at 33 Colborne Street. Mr. Wokral noted that the site is occupied by several mature trees, and the siting of the proposed addition was designed to minimize damage to them. He explained that the position of the proposed rear addition was designed to preserve two Norway Spruce trees located behind the existing garage but would require the removal of a significant Silver Maple tree in the rear yard in declining health. Mr. Wokral pointed out that the current location of the garage is a historic anomaly that contributes to the unique character of Colborne Street. Mr. Wokral opined that maintaining the garage's location is appropriate to maximize tree preservation. Additionally, Mr. Wokral noted that the proposed addition adheres to the policies and guidelines contained in the Thornhill Heritage District Plan regarding additions to heritage buildings in terms of materials, scale, and form. Therefore, staff recommend that the Heritage Markham Committee support this proposal and the Major Heritage Permit Application.

Tom Spragge, the architect, and Mike Adamovsky, the owner, were present at the meeting to answer any questions.

Barry Nelson, deputant, expressed support on behalf of the Thornhill Historical Society of the proposed 2-storey rear addition and garage. Mr. Nelson thanked staff for their involvement in the design of the proposal which balances modern living within a heritage context. Mr. Nelson highlighted the importance of ensuring the preservation of the architectural integrity, maintenance of the historic streetscape, and the balance between heritage and environmental conservation. Mr. Nelson confirmed that the Thornhill Historical Society fully supports this application, as it represents a heritage-sensitive approach to responsible property enhancement within the Heritage Conservation District, provided that there are no variances required to permit its construction.

Evelin Ellison, deputant, expressed regret for the removal of the large Silver Maple tree but acknowledged that its declining health necessitated its removal to permit the proposed addition. Ms. Ellison shared historical context on the planting of the tree and its significance in the history of the property. Ms. Ellison also expressed concerns about the new garage potentially exceeding the 41.8 square meters allowed by the zoning By-law and inquired if the garage required any variances. Staff indicated that they were not aware of any variances, but that the

staff recommendation would delegate the review of any variance application to staff for approval. Ms. Ellison also praised the design of the new addition noting that it reflects the original garage's architectural style with a slight setback. Ms. Ellison also asked for clarification if the existing width of the driveway opening on Colborne Street will be maintained, and if the proposed side yard setback of the garage is adequate to provide access for fire and emergency services, and if the exterior colour of the house and addition will continue to be white.

Mr. Wokral responded to questions from the deputant and Mr. Adamvosky, confirmed that they plan to keep the house proposed addition and garage painted white.

The Committee made the following comments:

- Agreed that the removal of the Silver Maple tree was warranted.
- Requested that future applications include images of the existing building to allow for comparison with the proposed alterations, especially for those not familiar with architectural drawings.
- Complimented the applicant and architect on the drawings and the overall design.

Recommendation:

THAT the deputations by Barry Nelson, on behalf of the Thornhill Historical Society, and Evelin Ellison be received;

THAT the written communication from the Thornhill Historical Society be received;

AND THAT Heritage Markham supports the design of the proposed 2-storey addition and new garage at 33 Colborne St from a heritage perspective, and delegates any further Heritage Markham review of any development application required for approval to the Heritage Section staff.

Carried

6.3 MAJOR HERITAGE PERMIT APPLICATION

PROPOSED REAR ADDITION/SUNROOM 4 STATION LANE, UNIONVILLE HERITAGE CONSERVATION DISTRICT (16.11)

File Number:
HE 25 110400

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, introduced the item regarding a Major Heritage Permit Application for a proposed rear addition (sunroom) at 4 Station Lane in the Unionville Heritage Conservation District. Mr. Wokral explained that the owner intends to replace the existing wooden deck, which is in poor condition, with a sunroom at the back of the house. Mr. Wokral noted that the proposed addition would have low-visibility from the public realm of Station Lane and clarified that the design extends the existing gable roof northward and involves extending the roof over the existing garage at the rear of the property to create the sunroom space. Staff expressed their opinion that the proposal complies with the policies and guidelines of the District Plan as they related to additions to heritage building and given its low visibility, recommend that the Committee delegate final approval of the application to staff.

Jim Yang, the owner, was in attendance to respond to questions from Committee.

Committee members made the following comments:

- Expressed no objections due to the low visibility from Station Lane and noted that the addition would enhance the homeowner's enjoyment of the property.
- Noted that the property is currently not well-maintained and strongly encouraged the owner to invest in improvements to the house and emphasized that bringing the rest of the house up to standard should be prioritized as part of this project.
- Observed that the property is one of the most beautiful heritage homes in Unionville and could serve as a showpiece once fully restored.
- Sought clarification on why the Committee is only being asked to approve the location, scale, form, and massing of the proposed addition, while design details will be determined later.
- Questioned the location of the driveway and if the addition is intended to connect to the garage.
- Noted that the proposed materials and design elements are inconsistent with good architectural practices for a heritage home.
- Pointed out that the proposed building length does not appear to match the site plan and should be closely scrutinized by staff.

Jim Yang, the owner, responded to questions from Committee on the need to maintain the existing house, the current condition of the deck, and the location of the driveway.

Mr. Wokral confirmed that the design details will be reviewed as part of the application process to ensure compliance with the District Plan. Mr. Wokral also noted that although polycarbonate panels are not a typical heritage material, it was proposed by the owner for cost reasons and would not be visible due to their location. Mr. Wokral also clarified that staff will recommend divided window panes to adhere to the City's bird-friendly design guidelines.

Regan Hutcheson, Manager of Heritage Planning, emphasized that this is a Major Heritage Permit Application and will not return to the Heritage Markham Committee. If satisfactory details cannot be secured from the applicant, staff will take the item to Council for final approval or denial within the required 90-day timeframe.

Recommendations:

THAT Heritage Markham has no objection to the location, scale, form and massing of the proposed addition at 4 Station Lane;

AND THAT final review of any development application required to approve the proposed addition be delegated to the City (Heritage Section) staff.

Carried

6.4 MAJOR HERITAGE PERMIT APPLICATION

PROPOSED RESTORATION, NEW ADDITION, AND DETACHED GARAGE/ACCESSORY BUILDING

2 ALEXANDER HUNTER PLACE, MARKHAM HERITAGE ESTATES (16.1)

File Number:

HE 25 110695

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, introduced the item as a Major Heritage Permit Application for 2 Alexander Hunter Place in Markham Heritage Estates for restoration work, a new addition, and a detached garage/accessory building. Mr. Wokral noted that there was an approved site plan application back in 2017 for the restoration and

addition to this house, as well as a detached garage. However, the current owner intends to change the location of the driveway to access Heritage Corners Lane as opposed to Alexander Hunter Place. As a result, Mr. Wokral informed the Committee that this requires a redesign of the garage, as well as some changes to the design of the addition. Mr. Wokral stated that staff have no objection to the proposed new location of the driveway, but had some recommendations that they would like to see incorporated into the design of the addition and restoration of the house. Staff recommended that the Heritage Committee support the application provided the changes outlined in the report were incorporated into the final design.

Councillor Karen Rea thanked staff and the owner for bringing this work forward and expressed her excitement to seeing the restoration of the house. Councillor Rea, relinquished the Chair to move this item and Steve Lusk, the Vice-Chair, presided over this item.

There were no comments from Committee.

Recommendations:

THAT Heritage Markham has no objection to the proposed location of the driveway or the location, massing, form and scale of the proposed rear addition and detached garage/accessory building;

That Heritage Markham supports the design revisions to the restoration of the main house, addition and detached garage recommended by Heritage Staff;

AND THAT Heritage Markham delegates final review of the Major Heritage Permit application to Heritage Section staff provided the recommendations of staff are incorporated into the final design.

Carried

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

7.1 SPECIAL EVENTS

50TH ANNIVERSARY UPDATE FROM SUBCOMMITTEE (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Lake Trevelyan, co-Chair of the Heritage Markham 50th Anniversary Sub-Committee, provided with the following updates on the main 50th Anniversary Event, other commemoration events, and the QR Code Project:

- The main 50th Anniversary event is planned for November 13, 2025, with the location yet to be determined.
- To build momentum leading up to the event, a display will be showcased at various Markham events throughout the year (e.g., Museum Day, Applefest, Taste of Asia).
- Committee members are encouraged to volunteer for one to two events, particularly those taking place in their area. Volunteers will assist with setting up and managing the display at these events.
- The subcommittee is seeking the committee's approval and authority to carry forward with the planning of the 50th Anniversary events based on the presentation at the last meeting.
- Developing the QR code system to provide online access to the history of various heritage houses, with plans for expansion in future years.
- Concerned that the main hall in Markham Museum may not be large enough to accommodate all attendees.
- Advised that the Transportation Building may be a better fit, offering enough space for attendees.
- Councillor Karen Rea, the Chair, is coordinating the performances for the event and is finalizing the newsletter.

The Committee advised that they are willing to participate in events but requested that the list of events be narrowed down for the next Heritage Meeting.

Recommendations:

THAT Heritage Markham delegate authority to the Heritage Markham 50th Anniversary Sub-Committee with respect to main 50th Anniversary event and other commemoration events;

AND THAT Heritage Markham receive the update from the Heritage Markham 50th Anniversary Sub-Committee held on February 19, 2025.

Carried

7.2 INFORMATION

A HISTORY OF THE HERITAGE MARKHAM COMMITTEE (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager of Heritage Planning, introduced this item as related to a historical document he compiled for Heritage Week. With 35 years of experience in the field, Mr. Hutcheson noted that the report is to provide committee members with an overview of the Heritage Markham Committee's evolution since its establishment in 1975. Mr. Hutcheson highlighted that the Ministry of Culture recognized Markham as a leader in municipal heritage planning, in the late 1970s and early 1980s, at a time where heritage planning was a new concept. Mr. Hutcheson also noted that Heritage Planning was initially going to be integrated into the Planning Act before being separated into its own legislation, which led to the creation of municipal heritage committees, then known as Local Architectural Conservation Advisory Committees (LACACs).

Mr. Hutcheson acknowledged the efforts of Peter Anderson, a chief scientist at the Ontario Science Centre and a Markham resident, as a key figure in advocating for the formation of the committee. Mr. Anderson successfully petitioned the council to establish a municipal heritage committee focused on inventorying and designations. Reflecting on the committee's early days, Mr. Hutcheson mentioned that he reviewed original documents from 1975, detailing the council's discussions, challenges, and support for the initiative and encouraged Committee Members to review the document to gain a deeper appreciation of the committee's 50-year history and achievements.

The Committee thanked Mr. Hutcheson for compiling the information and acknowledged the wealth of details provided.

Recommendation:

THAT Heritage Markham receive as information the document titled "A History of the Heritage Markham Committee".

Carried

8. PART SIX - NEW BUSINESS

8.1 COMMENTS ON PERSERVATION OF HERITAGE PROPERTY (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

The Heritage Markham Committee consented to hear depositions from Barry Nelson, on behalf of the Thornhill Historic Society, and Evelin Ellison regarding Item 5.4 under New Business, after voting on the item.

Barry Nelson, on behalf of the Thornhill Historic Society, spoke on the fire damage to the Christian Heise House at 2730 Elgin Mills Road (Item 5.4) and noted that this deputation applies to other heritage properties across Markham. Mr. Nelson noted that there has been a dramatic increase in fires and vandalism targeting heritage buildings specifically over the past three years, as a result of buildings left vacant or inadequately secured. Mr. Nelson regretfully informed the Committee that as a result of arson, neglect, or deliberate damage, these incidents result in irreversible losses to both the historic architecture and Markham's unique character and identity. Mr. Nelson emphasized that the current system does not place a strong enough responsibility on property owners to protect their designated heritage buildings and as a result many vacant heritage properties remain unsecured. In addition, Mr. Nelson noted that in some cases, insurance coverage is inadequate or even non-existent, making it financially impossible to rebuild once damage occurs. Without municipal oversight, property owners who neglect their heritage properties—whether intentionally or passively—face few consequences.

On behalf of the Thornhill Historic Society, Mr. Nelson urged Heritage Markham to advocate for a new municipal policy that strengthens the responsibilities of heritage property owners that includes: stronger property maintenance and security requirements, mandatory insurance coverage, and penalties for noncompliance. Mr. Nelson presented a draft two-page policy and proposes that the Architectural Review Subcommittee review it and bring a recommendation to Council and urges Heritage Markham to support the development of a comprehensive heritage protection policy and work with Council to ensure its adoption.

Evelin Ellison, supports the deputation by Mr. Nelson and emphasizes the need to provide sufficient insurance coverage for heritage properties to ensure property owners are required to rebuild a heritage property in case of fire and be proactive in ensure the property is secured. Ms. Ellison urged Heritage Markham to take action to ensure that protections are in place for the preservation of Heritage properties.

The Committee made the following comments:

- Inquired why, as a condition of development, heritage houses are not immediately relocated to their designated lots and placed on new foundations, preventing them from remaining vacant.
- Noted that the housing crisis has led to unsheltered individuals encamping in heritage homes and lighting fires to stay warm during winter. In many cases, these fires result from individuals trying to stay warm rather than arson.
- Requested clarification on whether there are existing enforcement tools for abandoned heritage buildings deteriorating due to neglect, water infiltration, and structural damage—such as the Keep Markham Beautiful By-law and Property Standards By-law.
- Highlighted that enforcement of these By-laws depends on available resources and priorities.
- Noted that heritage houses are often a low priority during development, leading to prolonged neglect.
- Advised that the fire at 2730 Elgin Mills Road occurred recently and that an update was sent from the fire department a few weeks ago, but no decisions have been made on whether the house is salvageable.
- Requested confirmation on the process, requirements, and authority of heritage easement agreements, particularly whether developers must indicate their insurance policy carrier and confirm full replacement value coverage.
- Acknowledged that some heritage protection measures (such as heritage easements, designations, and letters of credit) are often tied to the final stages of development when the subdivision plan is registered. As a result, heritage properties may remain unprotected in earlier phases.
- Inquired about the feasibility of earlier enforcement measures, such as requiring robust fencing around heritage buildings and sturdier barricades on windows to deter break-ins.

Regan Hutcheson, Manager of Heritage Planning, responded to the Committee's questions, advising that staff were directed to review available tools for protecting heritage resources and will report back to the Development Services Committee. Mr. Hutcheson noted that staff have explored enforcement tools such as adding

costs to property taxes but found challenges in compelling owners to maintain heritage buildings.

Mr. Hutcheson also provided an update on the fire damage to 2730 Elgin Mills Road that the Fire Marshall is still investigating and that staff have started discussions with the applicant but require further discussions before reporting back to the Heritage Committee for consideration.

Recommendations:

THAT the deputation by Barry Nelson, on behalf of the Thornhill Historical Society, and Evelin Ellison be received;

AND THAT the written submission from the Thornhill Historical Society titled be received.

Carried

8.2 HERITAGE MARKHAM COMMITTEE - NEW MEMBER

ELIZABETH WIMMER (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

The Committee welcomed Elizabeth Wimmer back as a member of Heritage Markham, recalling her previous tenure with the Committee and noting that her term would run until the end of the year, with a review at that time.

Elizabeth Wimmer thanked the Committee for the warm welcome.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 9:01 PM.

Carried



Report to: Development Services Committee

Report Date: May 13, 2025

SUBJECT: RECOMMENDATION REPORT
 Scardred 7 Company Ltd.
 Application for Redline Revision to a Draft Plan of Subdivision (19TM-18011)
 and Extension of Draft Plan Approval to facilitate the creation of a townhouse
 block on the northern portion of 4038 and 4052 Highway 7 (Ward 3)
 File PLAN 24 180309

PREPARED BY: Melissa Leung, MCIP, RPP, Senior Planner, Central District, ext. 2392

REVIEWED BY: Sabrina Bordone, MCIP, RPP, Manager, Central District, ext. 8230
 Stephen Lue, MCIP, RPP, Senior Development Manager, ext. 2520

RECOMMENDATION:

- 1) THAT the May 13, 2025, report titled, "RECOMMENDATION REPORT, Scardred 7 Company Ltd., Application for Redline Revision to a Draft Plan of Subdivision (19TM-18011) and Extension of Draft Plan Approval to facilitate the creation of a townhouse block on the northern portion of 4038 and 4052 Highway 7 (Ward 3), File PLAN 24 180309", be received;
- 2) THAT the Redline Revision to Draft Plan of Subdivision 19TM-18011 be approved in principle, subject to the conditions set out in Appendix 'A' of this report;
- 3) THAT the Director of Planning and Urban Design, or designate, be delegated authority to issue the Revised Draft Plan Approval, subject to the conditions set out in Appendix 'A', as may be amended by the Director of Planning and Urban Design, or designate;
- 4) THAT the Revised Draft Plan Approval for Draft Plan of Subdivision 19TM-18011 will lapse after a period of three (3) years from the date of Council approval if a Subdivision Agreement is not executed within that period;
- 5) THAT Council assign servicing allocation for a maximum of 619 residential units;
- 6) THAT the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed within a period of three (3) years from the date that Council assigned servicing allocation;
- 7) THAT York region be advised that servicing allocation for 619 residential units has been granted;
- 8) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The report recommends approval of the Redline Revision to a Draft Plan of Subdivision application (“Redline Revision”) and the Extension of Draft Plan Approval submitted by M. Behar Planning and Design Ltd. (the “Agent”), on behalf of Scardred 7 Company Ltd. (the “Owner”) to create a development block to facilitate 49 townhouse units (the “Proposed Development”) on the lands municipally known as 4038 and 4052 Highway 7 (the “Subject Lands”). Staff note that the in-force Official Plan and Zoning was approved on May 15, 2024, to permit the Proposed Development. Staff further note that the approval of extensions to draft approved plans of subdivision is delegated to the Director of Planning and Urban Design, as per the City’s Delegation of Approval Authority By-law 2023-39. Staff opine that the Application represents good planning, has regard to Section 51(24) of the Planning Act, and is in the public interest.

Application History and Process to Date:

- June 29, 2021: Council enacted site-specific Zoning By-law 2021-49 and draft approved an associated Draft Plan of Subdivision application (“Previous Draft Plan”) for 20 single detached lots on the northern portion of the Subject Lands (shown as “Block 1” in Figure 5)
- June 1, 2023: the southern portion of the Subject Lands (shown as “Block 2” in Figure 5) was approved at the Ontario Land Tribunal (the “OLT”) for a 12-storey residential building with ground floor commercial uses
- February 1, 2024: City Staff received complete applications for an Official Plan and Zoning By-law Amendment (File PLAN 23 146079) to permit a townhouse development on Block 1, as the Owner no longer intended to pursue the 20 single-detached lot development
- March 19, 2024: the [statutory Public Meeting](#) was held. No oral submissions were made. One written submission that was received, inquiring about potential for parks and community spaces on the Subject Lands. At the statutory Public Meeting, the Development Services Committee (the “DSC”) passed a motion to have the applications finalized and enacted without further notice
- May 15, 2024: Council adopted Official Plan Amendment No. 52 (“OPA 52”) and enacted Site-Specific Zoning By-law 2024-83 (“By-law 2024-83”)
- June 24, 2024: The approval for the Previous Draft Plan lapsed
- November 6, 2024: City Staff received a complete application for a Major Redline Revision to a Draft Plan of Subdivision and Extension of Draft Plan Approval
- March 4, 2025: City Staff received a revised Redline Revised Draft Plan of Subdivision, which is the subject of this report
- March 6, 2025: The 120-day period set out in the *Planning Act* before the Owner can appeal the Application to the OLT for a non-decision expired

According to Bill 23, statutory Public Meetings are no longer required for Draft Plan of Subdivision applications. As such, the Application is being brought to the DSC for recommendation, subject to conditions in Appendix ‘A’.

If the DSC approves the Application, then the planning process will include the following next steps:

- a) Staff issues Draft Plan Approval
- b) The Owner must clear the final conditions of Draft Plan of Subdivision, enter into a Subdivision Agreement with the City, and register the Draft Plan of Subdivision

c) Owner would submit applications for Site Plan, Part Lot Control, and Draft Plan of Condominium

BACKGROUND:

Location and Area Context

The 2.42 ha (5.98 ac) Subject Lands, where the Redline Revision applies only to the northern 1.03 ha (2.55 ac) portion, are located on the north side of Highway 7 and east of Village Parkway (see Figures 1 and 2). The Subject Lands are vacant with an existing vacant commercial building on the southern portion of the property and a former surface parking area on the northern portion. Figure 3 shows the surrounding land uses.

The Previous Draft Plan was Draft Approved in 2021 and has since lapsed

The Subject Lands are part of Draft Plan of Subdivision 19TM-18011, which was Draft Approved in 2021 (File SU 18 180309) to facilitate the creation Tomor Drive, Alfredo Street, and William Meleta Drive, along with 20 single-detached lots fronting William Meleta Drive, a future development block, and the future road widening of Highway 7 (see Figure 4). The three-year period for the Applicant to satisfy the draft plan conditions and enter into a Subdivision Agreement lapsed on June 24, 2024.

The Applicant no longer intends to pursue the 20 single-detached lot development and received Council approval to permit a townhouse development on the northern portion of the lands on May 15, 2024. As such, the Applicant has submitted a Redline Revision and Extension of Draft Plan Approval to facilitate the changes as approved by Council and as detailed in the proposal section below.

PROPOSAL:

Figures 5 and 6 shows the proposed townhouse development block on the northern portion of the lands, which in effect eliminates the previously draft approved 20 single-detached lots and reconfigures William Meleta Drive (a new north-south public road), as the townhouse blocks will be serviced by a private condominium road. The southern portion of the Previous Draft Plan will remain generally unchanged, save and except for minor adjustments to the daylight triangle dimensions that resulted in minor changes to the area of Alfredo Street, the Apartment Development Block, and the 0.3 m reserve. Table 1 compares the changes made to the plans.

TABLE 1: Previous Draft Plan vs. Current Redline Revision

| Land Use | Previous Draft Plan (see Figure 4) | Current Redline Revision (see Figure 5) |
|---|------------------------------------|---|
| Townhouse Block | N/A | 49 units 1.033 ha (2.552 ac) |
| Single Detached Lots | 20 units 0.773 ha (1.910 ac) | Removed |
| Apartment Block | 570 units 0.826 ha (2.041 ac) | Unchanged 0.825 ha (2.038 ac) |
| Public Road (future William Meleta Drive extension) | 0.106 ha (0.262 ac) | Unchanged |
| William Meleta Drive | 0.399 ha (0.986 ac) | 0.138 ha (0.341 ac) |
| Tomor Drive | 0.094 ha (0.232 ac) | Unchanged |

TABLE 1: Previous Draft Plan vs. Current Redline Revision

| Land Use | Previous Draft Plan (see Figure 4) | Current Redline Revision (see Figure 5) |
|--------------------|------------------------------------|---|
| Alfredo Street | 0.160 ha (0.395 ac) | 0.159 ha (0.393 ac) |
| Highway 7 Widening | 0.016 ha (0.039 ac) | Unchanged |
| 0.3 m Reserve | 0.002 ha (0.005 ac) | 0.003 ha (0.007 ac) |

DISCUSSION:

Staff consider the Draft Plan of Subdivision appropriate, as it conforms to the 2014 Official Plan as amended by OPA 52, the in-force Zoning By-law 177-96, as amended by By-law 2024-83, and has regard to Section 51(24) of the Planning Act. The Proposed Development is consistent with matters of Provincial interest and conforms to Provincial, Regional, and Municipal plans.

CONCLUSION:

Staff reviewed the Application in accordance with the provisions of the Provincial, Regional, and Municipal plans and are satisfied that the Proposed Development has regard to the Planning Act, represents good planning, and is in the public interest. Therefore, Staff recommend that the proposed Draft Plan of Subdivision be approved subject to the recommendations of this report and conditions in Appendix 'A'.

FINANCIAL CONSIDERATIONS:

Not Applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Application aligns with the City's strategic priorities in the context of growth management and municipal services to ensure safe and sustainable communities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Application was circulated to internal City departments and external agencies. The City and external agency requirements have been reflected in the conditions of Draft Plan of Subdivision approval (See Appendix 'A': Conditions of Draft Plan of Subdivision Approval).

RECOMMENDED BY:

Giulio Cescato, MCIP, RPP
Director of Planning and Urban Design

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Aerial Photo and Context

Figure 3: Area Context and Zoning

Figure 4: Previous Draft Plan of Subdivision

Figure 5: Current Revised Draft Plan of Subdivision

Figure 6: Conceptual Site Plan for Block 1

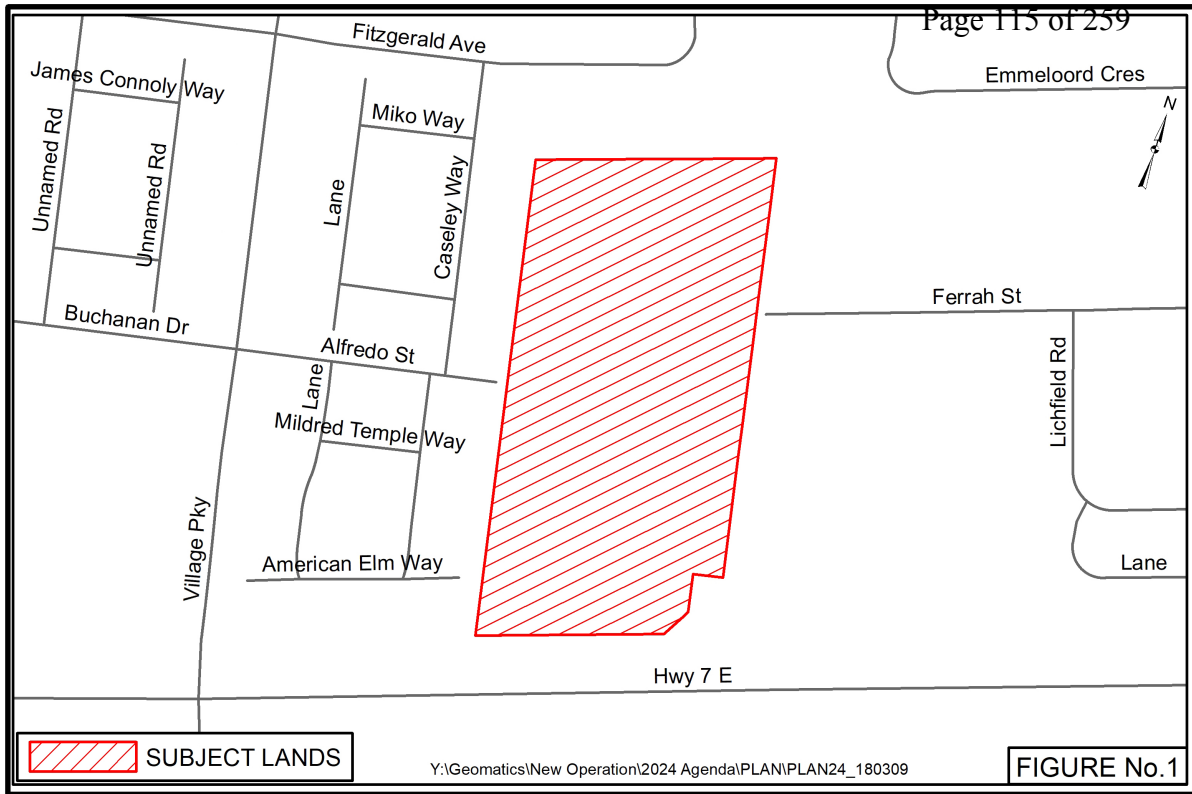
Appendix 'A': Conditions of Draft Plan of Subdivision Approval

AGENT:

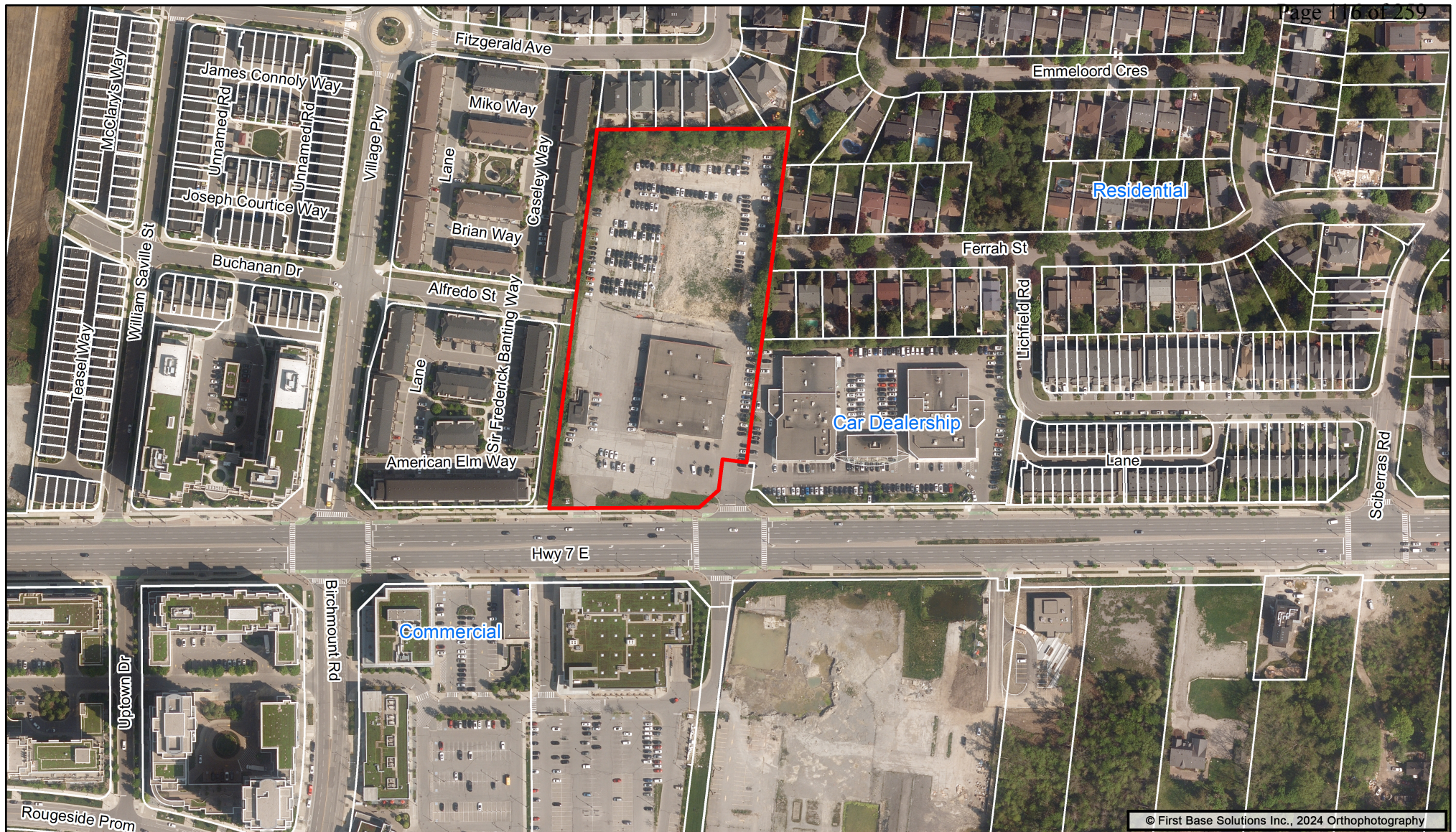
Chris Pereira c/o M. Behar Planning & Design Limited

25 Valleywood Drive, Unit 23, Markham, ON

Tel: (905) 470-6273 x222; Email: chris@mbpd.ca



SUBJECT LANDS



AERIAL PHOTO (2024)

APPLICANT: Scardred 7 Company Ltd.
4038 & 4052 Highway 7 East

FILE No. PLAN 24 180309

Y:\Geomatics\New Operation\2024 Agenda\PLAN\PLAN24_180309



 SUBJECT LANDS



AREA CONTEXT / ZONING

APPLICANT: Scardred 7 Company Ltd.
4038 & 4052 Highway 7 East

FILE No. PLAN 24 180309

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 SUBJECT LANDS



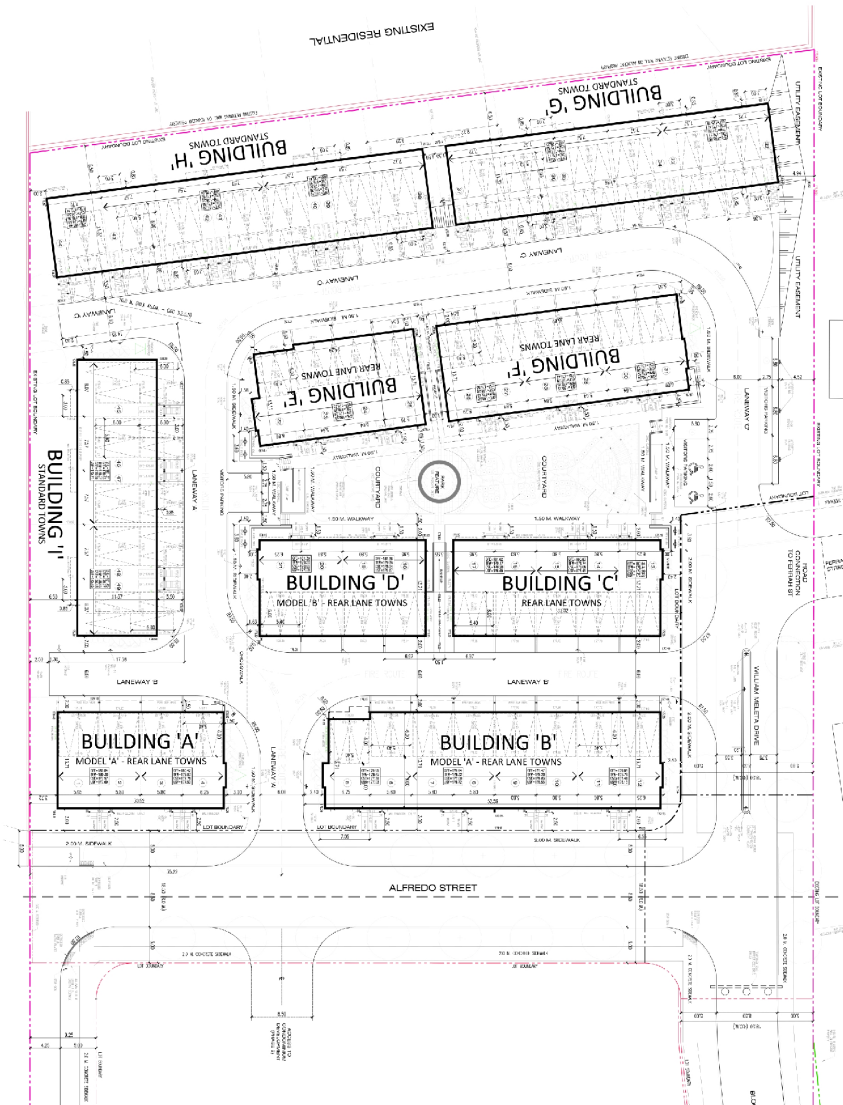
FIGURE No. 4



4038 & 4052 Highway 7 East

FILE No. PLAN 24 180309

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CONCEPTUAL SITE PLAN FOR BLOCK 1

APPLICANT: Scardred 7 Company Ltd.
4038 & 4052 Highway 7 East

FILE No. PLAN 24 180309

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Appendix A: Conditions of Draft Plan of Subdivision Approval

THE CONDITIONS OF THE COUNCIL OF THE CITY OF MARKHAM (THE “CITY”) TO BE SATISFIED PRIOR TO RELEASE FOR REGISTRATION OF DRAFT PLAN OF SUBDIVISION 19TM-18011 [SCARDRED 7 COMPANY LIMITED] (THE “OWNER”) ARE AS FOLLOWS:

1.0 General

1.1 Approval shall relate to a Draft Plan of Subdivision prepared by J.D. Barnes Limited, dated February 25, 2025, identified as Reference No. 23-21-914-00-DPos (the “Draft Plan”) incorporating the following redline revisions:

- Modifying 20 single detached lots into one development block, and
- The reconfiguration of William Meleta Drive

The City of Markham notes a superseded past approval related to a Draft Plan of Subdivision prepared by Spreight, Van Nostrand & Gibson Ltd. with a Survey Certificate from D.A. Wilton, dated May 26, 2021, identified as Job No. 190-0019, last revised May 26, 2021, as a result of revisions to the above noted “Draft Plan”.

1.2 This Draft Approval shall apply for a maximum period of three (3) years from date of issuance by the City, and shall accordingly lapse on **May 13, 2028**, unless extended by the City upon application by the Owner.

1.3 The Owner shall enter into a Subdivision Agreement with the City with terms and conditions satisfactory to the City.

1.4 The Owner agrees to obtain required approvals from the Regional Municipality of York (the “Region”) and any other applicable public agencies, to the satisfaction of the Commissioner of Development Services.

1.5 Prior to the earlier of the execution of a Pre-Servicing or Subdivision Agreement within this Draft Plan of Subdivision, the Owner shall prepare and submit to the satisfaction of the City of Markham, all technical reports, studies, and drawings, including but not limited to, traffic studies, functional traffic designs, stormwater management reports, functional servicing reports, design briefs, detailed design drawings, noise studies, servicing and infrastructure phasing plan, etc., to support the Draft Plan of Subdivision. The Owner agrees to revise the Draft Plan of Subdivision, as necessary, to incorporate the design and recommendations of the accepted technical reports, studies, and drawings.

1.6 The Owner shall implement the designs and recommendations of the accepted technical reports/studies submitted in support of the Draft Plan of

Subdivision including, but not limited to, traffic studies, functional traffic design study, stormwater management reports, functional servicing reports, design briefs, detailed design drawings, noise studies, to the satisfaction of the City, and at no cost to the City.

The Owner agrees to revise the Draft Plan of Subdivision as necessary to incorporate the recommendations to implement or integrate any recommendations from the above studies, and drawings.

- 1.7 The Owner shall design and construct all required relocations of, and modifications to existing infrastructure, including but not limited to, watermains, light standards, utilities, stormwater management facilities and roads to the satisfaction of, and at no cost to, the City.
- 1.8 The Owner shall agree in the Subdivision Agreement to pay to the City, all required fees, in accordance with the City's Fee By-Law 211-83, as amended by Council from time to time.
- 1.9 The Owner shall agree in the Subdivision Agreement or Pre-Servicing Agreement, whichever comes first, to submit financial security for each phase the Draft Plan of Subdivision, as required by the City, prior to the construction of municipal infrastructure required to service that phase of development.
- 1.10 The Owner covenants and agrees to enter into a Construction Agreement and/or Encroachment Agreement or any other agreement deemed necessary to permit construction of services, roads, stormwater management facilities or any other services that are required external to the Draft Plan of Subdivision (or site plan) and that are required to service the proposed development, to the satisfaction of the Director of Engineering and the City Solicitor.

2.0 Roads – Transportation Engineering and Development Engineering

- 2.1 The road allowances within the Draft Plan shall be named to the satisfaction of the City and York Region (the "Region").
- 2.2 The Owner shall covenant and agree to design and construct all municipal roads in accordance with City standards and specifications.
- 2.3 The Owner shall covenant and agree in the Subdivision Agreement to provide temporary turning circles where required at their cost and remove them and restore the streets to their normal condition at their cost when required by the City, to the satisfaction of the City. The design of the temporary turning circles, and any implications on surrounding land use, shall be addressed in the Subdivision Agreement, to the satisfaction of the City.

- 2.4 The Owner shall covenant and agree in the Subdivision Agreement that a connection from the existing Ferrah Street (east of the Draft Plan of Subdivision) is provided to the proposed William Meleta Drive to the satisfaction of the Director of Engineering and at no cost to the City. The Owner shall further covenant and agree to coordinate with the existing homeowners, during construction works on Ferrah Street, to the satisfaction of the City.
- 2.5 The Owner shall covenant and agree in the Subdivision Agreement that the proposed Alfredo Street shall connect to the existing Alfredo Street at the westerly limit of the Draft Plan of Subdivision, to the satisfaction of the Director of Engineering and at no cost to the City. The Owner shall further covenant and agree to coordinate with the impacted properties during the construction of the works on the existing Alfredo Street, to the satisfaction of the City.

3.0 Construction of Tomor Drive

- 3.1 The Owner acknowledges and agrees that Tomor Drive, as shown in the Draft Plan of Subdivision, constitutes the east half of the full municipal road, and that Tomor Drive will be incorporated into a full municipal Tomor Drive with Block 25 (Plan 65M-4464) to complete the Tomor Drive with a width of 18.5 m.
- 3.2 The Owner agrees to make satisfactory arrangements with the City to design and construct Tomor Drive, to the satisfaction of the Director of Engineering, and submit all fees, securities, and other matters required by the Director of Engineering and the City Solicitor, consistent with the construction of public streets in a subdivision.
- 3.3 Further to Condition 3.2 above, regarding the Owner constructing Tomor Drive, the City acknowledges that it is holding \$187,250.00 from a benefiting landowner for the construction of the road and agrees to reimburse the Owner up to a maximum of \$187,250.00 (incl. HST) for the complete construction of Tomor Drive to a width of 18.5 m, provided that the construction of Tomor Drive has been completed to the satisfaction of the City's Director of Engineering, or Designate and the Owner has submitted invoice(s) for the construction.

4.0 Extension of William Meleta Drive (Block 3)

- 4.1 The Owner acknowledges and agrees that Block 3 will be part of the future extension of William Meleta Drive to Highway 7, together with the lands owned by the adjacent landowner to the east (1421121 Ontario Limited), (referred to as "Extension of WMD"). The Owner covenants and agrees, as part of the site plan application of Block 2, to design and construct the

Extension of WMD. The design and construction of the Extension of WMD shall be based on the following:

- a) Submission to the City for review and approval all technical reports, studies, and drawings, including but not limited to, traffic studies, functional traffic designs, stormwater management reports, functional servicing reports, detailed design drawings etc.
 - b) Making satisfactory arrangements with 1421121 Ontario Inc. (Owner of 4088 Highway 7) for their final access configuration on the Extension of WMD to the City's satisfaction.
 - c) Securing all approvals, including the submission of fees and financial securities necessary to undertake all works required for the construction of the Extension of WMD.
- 4.2 The City and the Owner covenant and agree that Parts 2 and 3 of Plan 65R-35011 are currently owned by the Region. The Region has confirmed that these parts need to be transferred to the City. Prior to execution of the Subdivision Agreement, the Owner shall make satisfactory arrangements with the Region to get these lands transferred to the City, at no cost to the City.
- 4.3 The Owner shall covenant and agree in the Subdivision Agreement to maintain the Extension of WMD until such time that it is constructed to its full width and dedicated as a public street.

5.0 Tree Inventory and Tree Preservation Plan

- 5.1 The Owner shall submit for approval a Tree Inventory and Tree Preservation Plan to the satisfaction of the Director of Planning and Urban Design in accordance with the City of Markham Streetscape Manual dated 2009, as amended from time to time.
- 5.2 The Owner shall submit a site grading plan showing trees to be preserved based on the approved Tree Inventory and Tree Preservation Plan, and Arborist Report prior to the issuance of a Top Soil Stripping Permit, Site Alteration Permit, or Pre-Servicing Agreement to the satisfaction of the Director of Planning and Urban Design.
- 5.3 The Owner shall obtain written approval from the Director of Planning and Urban Design prior to the removal of any trees or destruction or injury to any part of a tree within the area of the Draft Plan.
- 5.4 The Owner shall submit additional information and proposed methodologies to reduce impacts to Trees "B" (90 cm DBH Bur Oak) and neighbouring Tree "G" (31 cm DBH Norway Maple), including, but not limited to, the following:

- a) Minimize or eliminate grading impacts within tree protection zones
 - b) Align the sidewalk within this area to accommodate a larger tree protection zone, in consultation with the City's Engineering Staff
- 5.5 The Owner shall submit for approval, as part of the Tree Inventory and Tree Preservation Plan, in accordance with the City of Markham Streetscape Manual a tree compensation schedule detailing replacement and enhancement planting or the replacement value based on the following:
- a) Compensation shall be based on Progressive Aggregate Caliper Method calculations in accordance with the City's Tree Preservation By-law 2023-164.
 - b) The requirement for the replacement or equivalent economic value following unauthorized tree removal or damage shall be determined by the City.
- 5.6 The Owner covenants and agrees to apply the tree preservation methods identified in the approved Arborist Report and Tree Inventory and Preservation Plan in order to preserve existing trees on lot, to the satisfaction of the Director of Planning and Urban Design.

6.0 Community Design

- 6.1 The Owner shall implement and incorporate all requirements of the approved drawings and plans, and any other required design documents as applicable.

7.0 Parks and Open Space

- 7.1 The Owner covenants and agrees that the parkland dedication requirement for the Draft Plan of Subdivision is 2.06 hectares (the "Total Parkland Requirement"), calculated at a rate of 1 hectare per 300 units, in accordance with the Parkland Dedication By-law 195-90 and calculated as follows:

$$(1 \text{ hectare} / 300 \text{ units}) \times 619 \text{ units} = 2.06 \text{ hectares}$$

- 7.2 The Owner acknowledges and agrees that the parkland dedication within this Draft Plan of Subdivision shall be a minimum of 2.06 hectares, and that this satisfies the parkland dedication requirements for a total of up to but not exceeding 619 units. The Owner acknowledges and agrees that any increase in the number of units within this Draft Plan of Subdivision beyond the approved 619 units may trigger additional parkland dedication

requirements, to the satisfaction of the City's Director of Planning and Urban Design.

- 7.3 The Owner acknowledges and agrees to a Submission of an Appraisal Report prepared by a member of the Appraisal Institute of Canada in accordance with the City's terms of reference respecting the proposed new lot(s), to be reviewed and approved by the City. That upon registration of the subdivision and prior to issuance of a building permit, a cash-in-lieu of parkland dedication be provided based on the Appraisal Report.

8.0 Landscape Works

- 8.1 Prior to execution of the Subdivision Agreement, the Owner shall submit landscape plans based on the approved design plans for all landscape/streetscape works, to the satisfaction of the Director of Planning and Urban Design, as follows:
- a) Street tree planting in accordance with the City of Markham Streetscape Manual dated June 2009, as amended from time to time;
 - b) Provide 1.8 m high privacy wood screen fencing as required;
 - c) Provide noise attenuation fencing as required;
 - d) Provide landscaping for all open space, stormwater and walkway blocks;
 - e) Restoration works identified in the Natural Heritage Restoration Plan; and,
 - f) Any other landscaping as determined by the Community Design Plan, Architectural Control Guidelines, Environmental Master Drainage Plan, and the Tree Inventory and Compensation Schedule.
- 8.2 The Owner shall covenant and agree in the Subdivision Agreement to provide a 300 mm depth of Topsoil in the entire municipal boulevard for sod, and provide a minimum 900 mm depth planting soil for a continuous planting trench to appropriately plant boulevard trees. The Owner shall provide and submit a soil report demonstrating compliance with the City's Streetscape Manual to the satisfaction of the City's Director of Planning and Urban Design.
- 8.3 The Owner shall construct all landscaping in accordance with the approved plans at no cost to the City.
- 8.4 The Owner covenants and agrees that the street tree landscape plans for all regional roads will be provided to the Region, Regional Transportation and Works Department and that a copy of the submission letter, letter of approval for the landscape works and a copy of the agreement with the

Region, if required by the Region for the landscape works be provided to the City prior to the execution of the Subdivision Agreement.

- 8.5 The Owner shall not permit their builders to charge home purchasers for the items listed in Condition 8.1.
- 8.6 The Owner shall include in all agreements of purchase and sale the following clause:

“PURCHASERS ARE ADVISED THAT AS A CONDITION OF APPROVAL OF THE SUBDIVISION WITHIN WHICH THIS LOT IS LOCATED, THE CITY OF MARKHAM HAS REQUIRED THE DEVELOPER TO UNDERTAKE AND BEAR THE COST OF THE FOLLOWING ITEMS:

- STREET TREES (TREES PLANTED IN THE CITY BOULEVARD OR IN ADJACENT PUBLIC LANDS OR PRIVATE LOTS TO MEET 8.1a);
- CORNER LOT FENCING AND LANDSCAPING;
- REAR LOT LINE FENCING (IF SPECIFICALLY REQUIRED BY THE CITY);
- TREE PLANTING IN REAR YARDS ADJOINING THE LANES (IF SPECIFICALLY REQUIRED BY THE CITY);
- NOISE ATTENUATION FENCING AS IDENTIFIED IN THE NOISE IMPACT STUDY;
- FENCING OF SCHOOL, PARK, WALKWAY AND STORMWATER MANAGEMENT POND BLOCKS, WHERE REQUIRED;
- BUFFER PLANTING FOR OPEN SPACE, WALKWAY AND STORMWATER MANAGEMENT POND BLOCKS AND SINGLE LOADED STREET ALLOWANCES, WHERE REQUIRED;
- SUBDIVISION ENTRY FEATURES AND DECORATIVE FENCING AS IDENTIFIED ON LANDSCAPE PLANS APPROVED BY THE CITY.

THE DEVELOPER HAS BORNE THE COST OF THESE ITEMS AND THE HOME PURCHASER IS NOT REQUIRED TO REIMBURSE THIS EXPENSE.”

9.0 Financial

- 9.1 Prior to execution of the Subdivision Agreement, the Owner shall provide a letter of credit in an amount to be determined by the Director of Planning and Urban Design, to ensure compliance with applicable tree preservation, fencing, streetscape, buffer, and other landscaping requirements.

10.0 Municipal Services – Development Engineering

- 10.1 The Owner shall covenant and agree to design and construct all municipal services in accordance with City standards and specifications.
- 10.2 Prior to the release of registration of this Draft Plan of Subdivision, the Owner shall demonstrate to the satisfaction of the City of Markham that two independent water supply points for adequate redundancy and looping for domestic and fire protection purposes will be provided.
- 10.3 The Owner agrees not to apply for any building permits until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development as required by the City's By-law 2005-104, as amended.
- 10.4 The Owner shall agree in the Subdivision Agreement to revise and/or update the accepted functional servicing and stormwater management reports, if directed by the City in the event that the Director of Engineering determines that field conditions are not suitable for implementation of the servicing and stormwater strategy recommended in the previously accepted functional servicing and stormwater management reports.

11.0 Lands to be conveyed to the City/Easements – Development Engineering

- 11.1 The Owner shall grant required easements to the appropriate authority for public utilities, drainage purposes or turning circles, upon registration of the plan of subdivision. The Owner shall also provide for any easements and works external to the Draft Plan of Subdivision necessary to connect watermain, storm and sanitary sewers to outfall trunks and stormwater management facilities, to the satisfaction of the City.

12.0 Utilities – Development Engineering

- 12.1 The Owner shall agree in the Subdivision Agreement that hydro-electric, telephone, gas and television cable services, and any other form of telecommunication services shall be constructed at no cost to the City as underground facilities within the public road allowances or within other appropriate easements, as approved on the Composite Utility Plan, to the satisfaction of the City and authorized agencies.
- 12.2 The Owner shall agree in the Subdivision Agreement to enter into any agreement or agreements required by any applicable utility companies including, but not limited to, Alectra Utilities, Enbridge, telecommunications companies, etc.
- 12.3 The Owner shall agree in the Subdivision Agreement to facilitate the construction of Canada Post facilities at locations and in manners agreeable to the City in consultation with Canada Post, and that where

such facilities are to be located within public rights-of-way they shall be approved on the Composite Utility Plan and be in accordance with the Community Design Plan.

- 12.4 The Owner shall agree in the Subdivision Agreement to include on all offers of purchase and sale a statement that advises prospective purchasers that mail delivery will be from a designated Community Mailbox. The Owners will further be responsible for notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sale.
- 12.5 The Owner shall covenant and agree in the Subdivision Agreement to provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residents as soon as homes are occupied.
- 12.6 The Owner acknowledges that standard community mailbox installations are to be done by Canada Post at locations approved by the municipality and shown on the Composite Utility Plan. The Owner agrees that should it propose an enhanced community mailbox installation, any costs over and above the standard installation must be borne by the Owner, and be subject to approval by the City in consultation with Canada Post.
- 12.7 The Owner covenants and agrees that it will permit any telephone or telecommunication service provider to locate its plant in a common trench within the proposed subdivision prior to registration provided the telephone or telecommunications services provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the Draft Plan of Subdivision as and when each dwelling unit is constructed.

13.0 Environmental Clearance – Environmental Engineering

- 13.1 The Owner shall agree in the Subdivision Agreement to retain a “Qualified Person” to prepare all necessary Environmental Site Assessments (ESA) and file Record(s) of Site Condition with the Provincial Environmental Site Registry for all lands to be conveyed to the City. The “Qualified Person” shall be defined as the person who meets the qualifications prescribed by the *Environmental Protection Act* and O. Reg. 153/04, as amended. The lands to be conveyed to the City shall be defined as any land or easement to be conveyed to the City, in accordance with the City’s Environmental Policy and Procedures for Conveyance of Land to the City (2024).

- 13.2 Prior to the earlier of the execution of a Pre-Servicing Agreement or Subdivision Agreement, the Owner agrees to submit Environmental Site Assessment (ESA) report(s) prepared by a Qualified Person, in accordance with the *Environmental Protection Act* and its regulations and all applicable standards, for all lands to be conveyed to the City for peer review and concurrence.
- 13.3 Prior to the earlier of the execution of a pre-servicing agreement or Subdivision Agreement of a phase within the Draft Plan of Subdivision, the Owner agrees to submit Environmental Clearance(s) and Reliance Letter from a Qualified Person to the City for all lands or interests in lands to be conveyed to the City, to the satisfaction of the City. The Environmental Clearance and Reliance Letter will be completed in accordance with the City's standard and will be signed by the Qualified Person and a person authorized to bind the Owner's company. The City will not accept any modifications to the standard Environmental Clearance and Reliance Letter, except as and where indicated in the template.
- 13.4 The Owner agrees that if, during construction of a phase within the Draft Plan of Subdivision, contaminated soils or materials or groundwater are discovered, the Owner shall inform the City of Markham immediately, and undertake, at its own expense, the necessary measures to identify and remediate the contaminated soils or groundwater, all in accordance with the *Environmental Protection Act* and its regulations, to the satisfaction of the City and the Ministry of the Environment, Conservation and Parks ("MECP").
- 13.5 The Owner shall agree in the Subdivision Agreement to assume full responsibility for the environmental condition of the lands comprising the Draft Plan of Subdivision. The Owner shall further agree in the Subdivision Agreement to indemnify and save harmless the City, its directors, officers, Mayor, councilors, employees and agents from any and all actions, causes of action, suite, claims, demands, losses, expenses and damages whatsoever that may arise either directly or indirectly from the approval and assumption by the City of the municipal infrastructure, the construction and use of the municipal infrastructure or anything done or neglected to be done in connection with the use or any environmental condition on or under lands comprising the Draft Plan of Subdivision, including any work undertaken by or on behalf of the City in respect of the lands comprising the Draft Plan of Subdivision and the execution of this Agreement.
- 13.6 Prior to the conveyance of lands to the City, the Owner shall agree to provide to the City, a Letter of Acknowledgement of the Record of Site Condition from the MECP for the lands to be conveyed to the City.

14.0 Groundwater Dewatering/Hydrogeology – Environmental Engineering

- 14.1 The Owner shall submit a hydrogeological report to the City for review and approval if temporary and/or permanent dewatering is required for the subject site. If permanent and/or temporary dewatering is required, the hydrogeological report must estimate the dewatering rate and identify and quantify potential negative impacts to natural features within the Zone of Influence (ZOI) due to the dewatering activities and provide necessary mitigation measures to address these impacts. If temporary dewatering is required, the owner has to indicate the location(s) for discharging into City's sewers and submit a dewatering application, including all applicable fees, to the City for review and approval. The City generally does not support permanent dewatering and the owner is encouraged to explore other options. If permanent dewatering is the only option, in addition to the hydrogeological report, the owner has to submit a letter duly signed and stamped by a structural engineer and a letter duly signed and stamped by a hydrogeologist to confirm this is the case.
- 14.2 The Owner shall agree that if temporary and/or permanent dewatering is required for the subject site, the dewatering quality must comply with the City's Sewer Use By-law 2014-71.
- 14.3 The Owner shall submit a pre-construction survey (including photos) and CCTV of municipal infrastructures, if any of these are identified in the hydrogeology report as potentially susceptible to settlement due to the dewatering activities.
- 14.4 The Owner agrees to submit an Environmental Reliance Letter from a Qualified Person for the hydrogeological report to the satisfaction of the City of Markham. The Environmental Reliance Letter will be completed in accordance with the City's standard template and will be signed by the Qualified Person and a person authorized to bind the Owner's company. The City will not accept any modifications to the standard Environmental Reliance Letter, except as and where indicated in the template.
- 14.5 The Owner shall covenant and agree in the subdivision to include in the building permit application all mitigation recommendation from the geotechnical consultant to waterproof basements which are below the ground water to the satisfaction of the Chief Building Official on a lot specific basis. The Owner shall further covenant and agree that the acceptance of these measures will be subject to approval from the Chief Building Official.

14.0 Heritage

- 14.1 Prior to final approval of the Draft Plan of Subdivision or any phase thereof, the Owners shall carry out a cultural heritage resource assessment for the lands within the Draft Plan to ensure the assessment and identification of appropriate treatment of built heritage and archaeological resources, and further to mitigate any identified adverse impacts to significant heritage

resources to the satisfaction of the City (Commissioner of Development Services) and the Ministry of Tourism Culture and Sport. Demolition, grading, filling or any form of soil disturbances shall not take place on the lands within the Draft Plan which have not been assessed and cleared of archaeological potential through the issuance of a letter from the Ministry of Tourism Culture and Sport and acceptance of said letter by the City's Director of Planning and Urban Design, indicating that all matters relating to heritage resources on those specific lands have been addressed in accordance with licensing and resource conservation requirements.

- 14.2 The Owner shall covenant and agree in the Subdivision Agreement to implement any measures recommended by the archaeological assessment, to the satisfaction of the City and the Ministry of Tourism Culture and Sport.

15.0 Streetlight Types – Municipal Engineering

- 15.1 The Owner shall agree in the Subdivision Agreement to contact the City prior to commencing the design for streetlighting to confirm the type(s) of poles and luminaires to be provided for different streets and/or lanes.

16.0 Other City Requirements

- 16.1 Firebreaks shall be designated within a Subdivision Agreement to the satisfaction of Fire Services. Firebreaks shall be in every adjacent Townhouse block.
- 16.2 The adequacy and reliability of water supplies shall be subject to the review and approval of the Fire Services.
- 16.3 Fire hydrants shall be spaced at intervals not exceeding 90 m. Locations are subject to the review and approval of Fire Services.
- 16.4 Fire hydrants shall be installed at the end of each laneway.
- 16.5 The Owner acknowledges and agrees that building permits will not be issued for lands in any stage of development until the Director of Building Standards has been advised by the Fire Services that there is an adequate water supply for firefighting operations and two separate, remote and unobstructed accesses.
- 16.6 Fire Access routes shall be designed and constructed to support expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or pattern concrete. The fire access route shall be unobstructed at all times. Engineered fire route systems, breakaway bollards, speed bumps, landscaping, etc. are not permitted within any portion of the designated route.

- 16.7 Access for firefighting shall have a minimum inside turning radius of 9 m and a 12 m centerline turning radius along all changes in direction along the fire access route.
- 16.8 To ensure reliability of access for Fire Services vehicles under all conditions, two full moves and unobstructed means of street access, independent of one another shall be provided into the development. Each access into the site shall be completed prior to commencing any construction.

The Fire Services has identified the following accesses into the subdivision;

- Alfredo St to Village Parkway
- Ferrah St to Sciberras Rd

Each access into the site shall be completed prior to the commencing of any construction.

These two accesses shall remain unobstructed at all times during construction including after hours, weekends and holidays. No gates, fencing or other types of obstructions are permitted. It shall be the owner's responsibility to secure the site by other means and shall be approved by the Fire Services.

- 16.9 Fire access route signs shall be installed by the Owner subject to Fire Services approval. Signs shall be installed in accordance with City of Markham By-law specifications.
- 16.10 A townhouse block shall not exceed a distance of 45 m in length.
- 16.11 Breaks between townhouse blocks shall be 3 m minimum.
- 16.12 A walkway, minimum 1.2 m wide, shall be provided for all blocks that front an amenity space, park, etc.
- 16.13 Laneways shall not exceed 90 m in length.
- 16.14 Access to townhouse units shall be provided, such that Fire Services vehicles can park within 15 m of any unit on a minimum 6 m road and be not more than 45 m from the furthest unit.
- 16.15 Walkways in common element condominium developments shall serve as part of the fire access route.
- 16.16 Municipal addressing numbers shall be designated from the main street and not from the laneway. However, where access is from a rear court

yard, the municipal address numbering shall be posted at the principal entrance to each dwelling unit.

- 16.17 The Owner shall covenant and agree in the Subdivision Agreement to include warning clauses in agreements of purchase and sale for all units with single car garages advising purchasers of the following:
- a) the City's parking by-law requires a minimum of two parking spaces, one in the driveway and one in the garage;
 - b) the City's zoning by-law restricts the width of the driveway, this width does not allow two cars to park side by side; and,
 - c) overnight street parking will not be permitted unless an overnight street parking permit system is implemented by the City
- 16.18 The Owner acknowledges that all garbage, recyclables and organic materials shall be collected by the City once weekly in accordance with the City's collection schedule, as it may be amended from time to time. The City may discontinue waste collection services as a result of changes in legislation, rule or policy and require all garbage, recyclables and organic materials be collected privately at the Owner's sole expense. Effective January 1, 2026, in accordance with Ontario Regulation 391/21: BLUE BOX, collection of residential recycling shall be the obligation of product producers. The City will no longer provide recycling collection services to this development. The Owner is responsible for contacting the Resource Productivity and Recovery Authority to confirm its eligibility to receive recycling collection services and request information regarding the organization responsible for providing the development with recycling collection, and establishing recycling collection services.
- 16.19 The Owner agrees to purchase from the City, one (1) green bin and one (1) kitchen collector per dwelling unit, so that each resident may participate in the City's waste management program. Furthermore, the Owner shall ensure that the green bins and kitchen collectors and educational materials provided by the City are deposited in each dwelling unit on or before the date of closing or new occupancy, whichever occurs first.
- 16.20 The Owner shall ensure that upon dwelling occupancy, unobstructed roadway access, in accordance with the City's design requirements, will be provided for the safe passage of municipal waste collection vehicles on the designated collection day.
- 16.21 The Owner acknowledges, that at times when the required access can not be provided, the Owner shall be responsible for moving all residential waste from the occupied dwellings to an alternate location, approved by the City Official, at the Owner's expense, for collection by the City.

17.0 York Region

17.1 The following conditions shall be included in the Subdivision Agreement:

- a) The Owner shall save harmless York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
- b) The Owner shall agree in the Subdivision Agreement and the subsequent Site Plan Agreement(s), to include the following clause in the Site Plan Agreement(s), Purchase Agreement, Condominium Agreement and Declaration of Condominium Agreement: "THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THE WESTERLY ACCESS TO HIGHWAY 7 WILL BE RESTRICTED TO RIGHT-IN RIGHT-OUT OPERATION ONLY."
- c) The Owner shall agree in the Subdivision Agreement and the subsequent Site Plan Agreement(s), to include the following clause in the Site Plan Agreement(s), Purchase Agreement, Condominium Agreement and Declaration of Condominium Agreement: "THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THE PROPOSED DEVELOPMENT WILL CONNECT EASTERLY TO FERRAH STREET AND WESTERLY TO BUCHANAN DRIVE."
- d) The Owner shall agree to implement all recommendations provided in the Transportation Study, including TDM measures, to the satisfaction of York Region.
- e) The Owner shall agree for 'Block 21' (as shown in Drawing S1900019 v15-draft.DWG, dated March 10, 2020 or Block 2 as shown on the Draft Plan dated May 4, 2023) that a direct vehicular access onto Highway 7 will not be permitted.
- f) The Owner shall agree to advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT/Viva Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
- g) The Owner shall agree, in wording satisfactory to Development Engineering, that the Owner shall not commence with any site alteration or site development works on 'Block 21' without Regional Site Plan approval under Regional File Number SP.19.M.0004.
- h) The Owner shall agree that where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region Right-of-Way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these

landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.

- i) The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
- j) The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
- k) The following warning clause shall be included with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."

- l) Where noise attenuation features will abut a York Region Right-of-Way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:
 - a. That no part of any noise attenuation feature shall be constructed on or within the York Region Right-of-Way;
 - b. That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
 - c. That maintenance of the noise barriers and fences bordering on York Region Right-of-Way's shall not be the responsibility of York Region.
- m) The Owner shall agree that prior to the development approval of Block 2, that access to Block 2 shall be via the internal road network and direct access to Highway 7 will not be permitted.
- n) The Owner shall agree, that prior to the development approval the Tomor Drive and Highway 7 intersection shall be restricted to right-in, right-out movements only.
- o) The Owner shall agree to be responsible for determining the location of all utility plants within York Region Right-of-Way and for the cost of

relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

- 17.2 The road allowances included within the Draft Plan of Subdivision shall be named to the satisfaction of the City of Markham and York Region.
- 17.3 The Owner shall provide to York Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City:
- a) A copy of the Council resolution confirming that the City has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this Draft Plan of Subdivision; and
 - b) A copy of an email confirmation by a City of Markham staff stating that the allocation to the subject development remains valid at the time of the request for Regional clearance of this condition.
- 17.4 The Owner shall provide an electronic set of the final engineering drawings showing the water and wastewater infrastructure for the proposed development to the Development Services and Infrastructure Asset Management for record.
- 17.5 The Owner shall demonstrate that the proposed development will provide a vehicular interconnection to Ferrah Street to the east and to Buchanan Drive to the west and connects to Village Parkway.
- 17.6 Prior to and concurrent with the submission of the subdivision servicing application (MECP-CLI-ECA) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
- a) Engineering drawings for the design of Tomor Drive and its intersection with Hwy 7
 - b) Hwy 7 boulevard restoration drawings for installation of new planter, removal of existing access, and relocation of light pole/s.
 - c) Plan and Profile for the York Region road and intersections;

- d) Grading and Servicing;
 - e) Utility and underground services Location Plans;
 - f) Electrical and Illumination Design (as a result if relocated light pole/s);
 - g) Traffic Control/Management Plans;
 - h) Erosion and Siltation Control Plans + Construction Access Design;
 - i) Landscaping Plans, including tree preservation, relocation and removals;
 - j) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva;
 - k) Functional Servicing Report (water, sanitary and storm services);
 - l) Water supply and distribution report;
 - m) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
- 17.7 The Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region Right-Of-Way. Only those works located in their ultimate location based on the next planning upgrade for this Right-Of-Way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.
- 17.8 The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality.
- 17.9 The location and design of the construction access for the subdivision work shall be completed, to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
- 17.10 The Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
- 17.11 The Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.

- 17.12 The Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation / Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region Right-Of-Way to be removed, preserved or relocated. The report / plan, submitted to Development Engineering for review and approval, shall adhere to the requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.
- 17.13 The Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region Right-Of-Way as required by any and/or all of the following, York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.
- 17.14 The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
- 17.15 The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to York Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared, to the satisfaction of the Region, and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

York Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to York Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MECP full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.

- 17.16 Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
- a) A widening across the full frontage of the site where it abuts Highway 7 of sufficient width to provide a minimum of 22.5 metres from the centreline of construction of Highway 7, and
 - b) A 10 metre by 10 metre daylight trapezoid at the William Meleta Drive and Highway 7 intersection measured from the widened limit of Highway 7, and
 - c) A 5 metre by 5 metre daylight trapezoid at the Tomor Drive and Highway 7 right-in/right-out intersection measured from the widened limit of Highway 7, and
 - d) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Highway 7 and adjacent to the above noted widening(s).
- 17.17 The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
- 17.18 The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right-of-Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.

17.19 The Owner shall provide a copy of the Subdivision Agreement with the local municipality to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.

17.20 For any applications (Site Plan or Zoning By-law Amendment) deemed complete after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/lock in the Development Charge rate at the time the site plan application or Zoning By-law Amendment is deemed a complete submission, satisfy all conditions, financial and otherwise, and confirm the date at which Regional Development Charge rates are frozen; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.

17.21 The Regional Corporate Services Department shall advise that Conditions 17.1 to 17.20 inclusive, have been satisfied.

18.0 Ministry of Natural Resources (“MNR”)

18.1 The Owner shall agree in the Subdivision Agreement to satisfy all requirements of the MNR with respect to the endangered species and any potential impacts on the Draft Plan of Subdivision, and to provide written confirmation that it has consulted with MNR in this respect, to the satisfaction of the Commissioner of Development Services.

19.0 Enbridge Gas Distribution

19.1 The Owner shall covenant and agree in the Subdivision Agreement to comply with the following conditions:

- a) To contact Enbridge Gas Inc.’s Customer Connections department by emailing SalesArea30@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.
- b) In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

20.0 Canada Post

20.1 The Owner shall covenant and agree in the Subdivision Agreement to comply with the following conditions:

- a) The Owner agrees to include on all offers of purchase and sale, a statement that advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- b) The Owner will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any unit sale.
- c) The Owner will consult with Canada Post to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plans.
- d) The Owner will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
 - i. an appropriately sized sidewalk section (concrete pad) to place the Community Mailboxes on;
 - ii. any required walkway across the boulevard; and,
 - iii. any required curb depressions for wheelchair access.
- e) The Owner further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to the new homes as soon as they are occupied.
- f) The Owner further agrees to provide Canada Post at least 60 days notice prior to the confirmed first occupancy date to allow for the community mailboxes to be ordered and installed at the prepared temporary location.

21.0 Bell Canada

21.1 The Owner shall covenant and agree in the Subdivision Agreement to comply with the following conditions:

- a) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
- b) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the

subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

- c) To contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design state to confirm the provision of communication/telecommunication infrastructure needed to service the development.
- d) That it is the Owner's responsibility to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service the development. In the event that no such infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.
- e) That if the Owner elects not pay for the above noted connection, Bell Canada may decide not to provide service to the development.

22.0 Alectra Utilities

- 22.1 The developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF). The developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is also available by visiting [Make a Service Request | Alectra Utilities](#) (under Subdivision Projects).
- 22.2 The developer's electrical consultant to provide load calculations / requirements for this development.
- 22.3 The developer shall confirm with Alectra Utilities Subdivisions Department on the availability of adjacent plant capable of servicing this development and to discuss the electrical service installation requirements and schedule.
- 22.4 The developer shall be responsible for the costs associated with the hydro plant expansion to supply this development.
- 22.5 The developer's electrical consultant shall contact Alectra Utilities Subdivisions Department to discuss placement of switchgear(s) and/or transformer(s) requiring adequate space for safe installation and operation.
- 22.6 The developer shall be responsible for the costs of the relocation of existing plant to accommodate the new road(s) and driveway(s).
- 22.7 The developer's electrical consultant to confirm the metering configuration within this development (individual / ganged metering). The developer shall provide the architectural drawings and confirm the location of the hydro meters as approved by Alectra Utilities. Ganged metering will not be allowed in freehold townhouses.

- 22.8 The developer shall enter into a servicing agreement (offer-to-connect) and will be responsible for the cost-sharing as detailed in the offer-to-connect.
- 22.9 Any easements required by Alectra Utilities for the provision of electrical service to this development will be determined by Alectra Utilities in its sole discretion at the design stage of the project. For condominium/private developments, Alectra Utilities requires a blanket easement.
- 22.10 For new developments with townhouses, the installation of electrical distribution system (EDS) shall only commence after the foundation of the townhouses had been erected.

23.0 External Clearances

- 23.1 Prior to release for registration of the Draft Plan of Subdivision, clearance letters, containing a brief statement detailing how conditions have been met, will be required from authorized agencies as follows:
- a) York Region shall advise that Conditions 17.1 to 17.21 have been satisfied.
 - b) Enbridge Gas Distribution shall advise that Condition 19.1 has been satisfied.
 - c) Canada Post shall advise that Condition 20.1 has been satisfied.
 - d) Bell Canada shall advise that Condition 21.1 has been satisfied.
 - e) Alectra Utilities shall advise that Condition 22.1 to 22.10 has been satisfied.

ISSUED: **DAY MONTH, 2025**

Stephen Lue, M.C.I.P., R.P.P.
Senior Development Manager



Report to: Development Services Committee

Report Date: May 13, 2025

SUBJECT: RECOMMENDATION REPORT
 Regency Property Inc., Application for Draft Plan of Subdivision to facilitate the creation of a townhouse block, a portion of a public road, and a public park at 7810, 7822, 7834, and 7846 McCowan Road (Ward 8)
 File PLAN 21 129900

PREPARED BY: Melissa Leung, MCIP, RPP, Senior Planner, Central District, ext. 2392

REVIEWED BY: Sabrina Bordone, MCIP, RPP, Manager, Central District, ext. 8230
 Stephen Lue, MCIP, RPP, Senior Development Manager, ext. 2520

RECOMMENDATION:

- 1) THAT the May 13, 2025, report titled, "RECOMMENDATION REPORT, Regency Property Inc., Application for Draft Plan of Subdivision to facilitate the creation of a townhouse block, a portion of a public road, and a public park at 7810, 7822, 7834, and 7846 McCowan Road (Ward 8), File PLAN 21 129900", be received;
- 2) THAT Draft Plan of Subdivision 19TM-21011 be approved in principle, subject to the conditions set out in Appendix 'A' of this report;
- 3) THAT the Director of Planning and Urban Design, or designate, be delegated authority to issue Draft Plan Approval, subject to the conditions set out in Appendix 'A', as may be amended by the Director of Planning and Urban Design, or designate;
- 4) THAT Draft Plan Approval for Draft Plan of Subdivision 19TM-21011 will lapse after a period of three (3) years from the date of Council approval in the event that a Subdivision Agreement is not executed within that period;
- 5) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The report recommends approval of the Draft Plan of Subdivision application (the "Application") submitted by Bousfields Inc. (the "Agent"), on behalf of Regency Property Inc. (the current "Owner") to create a development block, a portion of a public road, and a portion of a public park to facilitate 133 townhouse units (the "Proposed Development") on the lands municipally known as 7810, 7822, 7834, and 7846 McCowan Road (the "Subject Lands"). Staff note that the in-force Official Plan and Zoning were approved on July 17, 2024, to permit the Proposed Development. Staff opine that the Application represents good planning, has regard to Section 51(24) of the Planning Act, and is in the public interest.

PROCESS TO DATE:

- October 6, 2021: Staff deemed the Zoning By-law Amendment and associated Draft Plan of Subdivision applications (PLAN 21 129900) complete
- February 3, 2022: The 120-day period set out in the Planning Act before the owner can appeal the Zoning By-law Amendment and associated Draft Plan of Subdivision applications to the

Ontario Land Tribunal (the “OLT”) for a non-decision ended; however, Stateview Homes (Nao Towns) Inc. (the “Previous Owner”) had been working with Staff to address the various matters related to the overall development

- February 7, 2022: The Development Services Committee (“DSC”) received the [Preliminary Report](#) for the Zoning By-law Amendment and Draft Plan of Subdivision applications
- October 19, 2022: Staff deemed the Official Plan Application (File PLAN 22 247284) complete
- January 23, 2023: the [Statutory Public Meeting](#) was held
- February 16, 2023: The 120-day period set out in the *Planning Act* before the owner can appeal the Official Plan Amendment application to the OLT for a non-decision ended
- May 2, 2023: The Previous Owner went into receivership - the Applications were put on hold
- February 28, 2024: the current Owner acquired the Subject Lands
- May 30, 2024: City Staff received revised conceptual plans for the Proposed Development, which includes 6 stacked townhouse units to be conveyed to the City
- July 16, 2024: The DSC received the [Recommendation Report](#) for the Official Plan and Zoning By-law Amendment applications
- July 17, 2024: Council adopted Official Plan Amendment No. 57 and enacted Amending By-laws 2024-157 and 2024-158
- March 12, 2025: Staff received the revised Draft Plan of Subdivision (Figure 4)

If the DSC approves the Application, then the planning process will include the following next steps:

- a) Issuance of Draft Plan Approval by Staff
- b) The Owner would be required to clear the finalized conditions of Draft Plan Approval, enter into a Subdivision Agreement with the City, and register the Draft Plan of Subdivision
- c) Continued review and processing of the associated Site Plan application (File SPC 21 144679)
- d) Submission of applications for Hold Removal, Part Lot Control, and Draft Plan of Condominium

BACKGROUND:

Location and Area Context

The 2.159 ha (5.334 ac) Subject Lands have approximately 163 m (535 ft) frontage along McCowan Road (see Figures 1 and 2) and are generally located on the northwest quadrant of McCowan Road and 14th Avenue. Figure 3 shows the surrounding land uses, including the lands to the south, which make up the remaining developable lands at the northwest quadrant of McCowan Road and 14th Avenue, as illustrated in Figure 2.

The Subject Lands are associated with the development located to the South

Immediately south of the Subject Lands are contiguous properties, municipally known as 7768, 7778, 7788, and 7798 McCowan Road, and 5112, 5122, and 5248 14th Avenue, which make up the remaining developable lands at the northwest quadrant of McCowan Road and 14th Avenue, as illustrated in Figure 2 (the “Phase 1 Lands”). The Phase 1 Lands received Site Plan Endorsement for a 96-unit residential townhouse development in November 2021 (File SPC 20 122127), and Draft Plan Approval on March 25, 2025 (File PLAN 22 243251).

The Proposed Development will be accessed by a future public cul-de-sac (Block 3)

To facilitate the creation of the townhouse lots through a future Part Lot Control application, the Draft Plan of Subdivision must be registered following the conditions being satisfactorily addressed (Appendix ‘A’). Table 1 below provides further details on the Application.

TABLE 1: The Proposed Development, as shown in Figures 4 and 5

| Land Use: | Block Number | Area (ha) |
|---------------------|--------------|---------------------------------------|
| Development Block | 1 | 1.884 ha (4.654 ac) |
| Partial Park Block | 2 | 0.218 ha (0.538 ac) ^{Note 1} |
| Partial Public Road | 3 | 0.057 ha (0.141 ac) ^{Note 2} |

Note 1: The total public park, when Block 2 is combined with the park block of the lands to the south, will be 0.518 ha (1.280 ac)

Note 2: The total public road block, when combined with the public road block of the lands to the south, will be 0.107 ha (0.264 ac)

Official Plan and Zoning By-law Amendment Applications Public Consultation

The January 23, 2023, statutory Public Meeting provided the public and interested persons and agencies an opportunity to comment on the Official Plan and Zoning By-law Amendment Applications. There were no written or oral submissions received at the Statutory Public Meeting. One written submission was received during the processing of the Application, inquiring about the ultimate location of the proposed connection to Dunnet Street. A condition has been included in Appendix 'A' requiring that the Owner coordinate with the landowners to the west on the design and construction of the access onto Dunnet Street.

DISCUSSION:

Matters raised by the DSC members have been addressed through Staff's Recommendation Report on the associated Official Plan and Zoning By-law Amendment applications presented to the DSC on July 16, 2024. Staff note that the in-force Official Plan and Zoning on the Subject Lands permits the Proposed Development. A statutory Public Meeting is not required for the approval of the Draft Plan of Subdivision, pursuant to the passing of Bill 23 on November 28, 2022, which removed the statutory public meeting requirements for draft plan of subdivision approval. Accordingly, the Application is being brought forward to Council at this time for approval, subject to conditions noted in Appendix 'A'.

CONCLUSION:

Staff reviewed the Application in accordance with the provisions of the Provincial, Regional, and Municipal plans and are satisfied that the Proposed Development has regard to Section 51(24) of the Planning Act, represents good planning and is in the public interest. Therefore, Staff recommend that the proposed Draft Plan of Subdivision be approved subject to the recommendations of this report and conditions in Appendix 'A'.

FINANCIAL CONSIDERATIONS:

Not Applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Application aligns with the City's strategic priorities in the context of growth management and municipal services to ensure safe and sustainable communities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Application was circulated to internal City departments and external agencies. The City and external agency requirements have been reflected in the conditions of Draft Plan of Subdivision approval (See Appendix 'A': Conditions of Draft Plan of Subdivision Approval).

RECOMMENDED BY:

Giulio Cescato, MCIP, RPP
Director of Planning and Urban Design

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Location Map

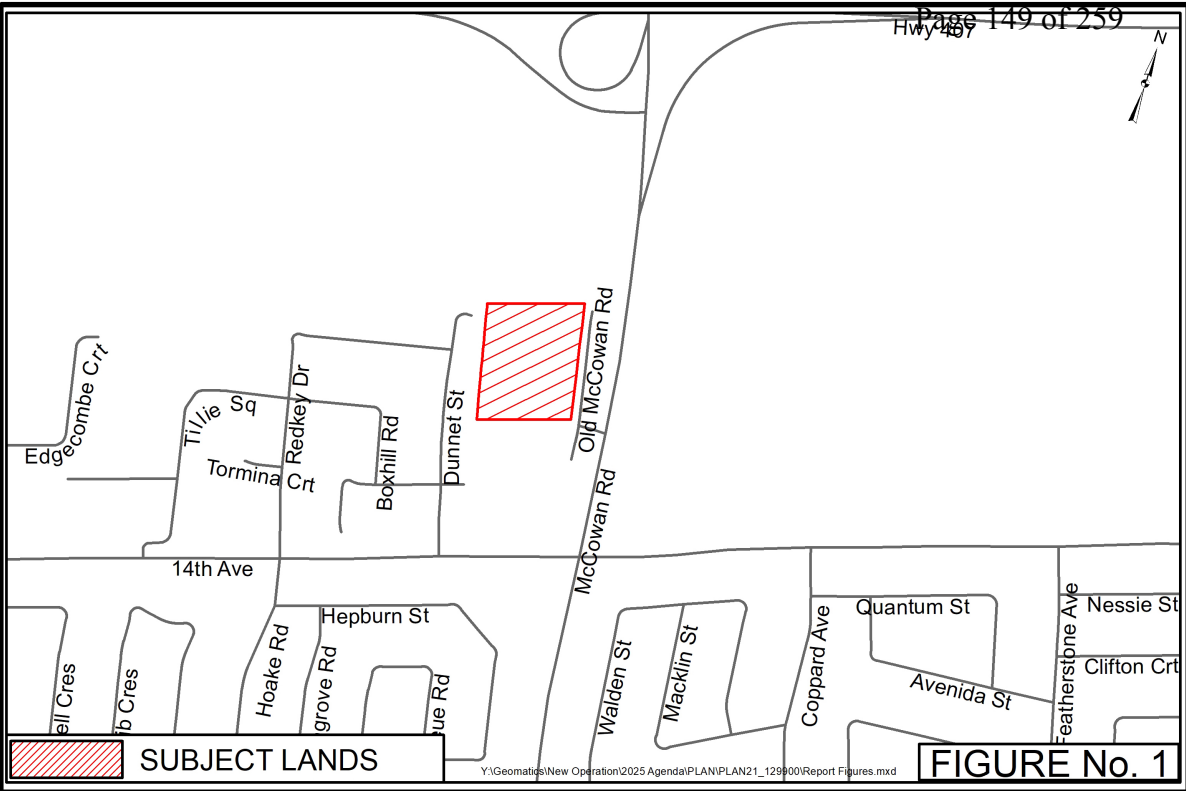
Figure 2: Aerial Photo and Context

Figure 3: Area Context and Zoning

Figure 4: Draft Plan of Subdivision

Figure 5: Conceptual Site Plan

Appendix 'A': Conditions of Draft Plan of Subdivision Approval





AERIAL PHOTO (2024)


APPLICANT: Regency Property Inc. (formerly Stateview Homes (Nao Towns) Inc.)

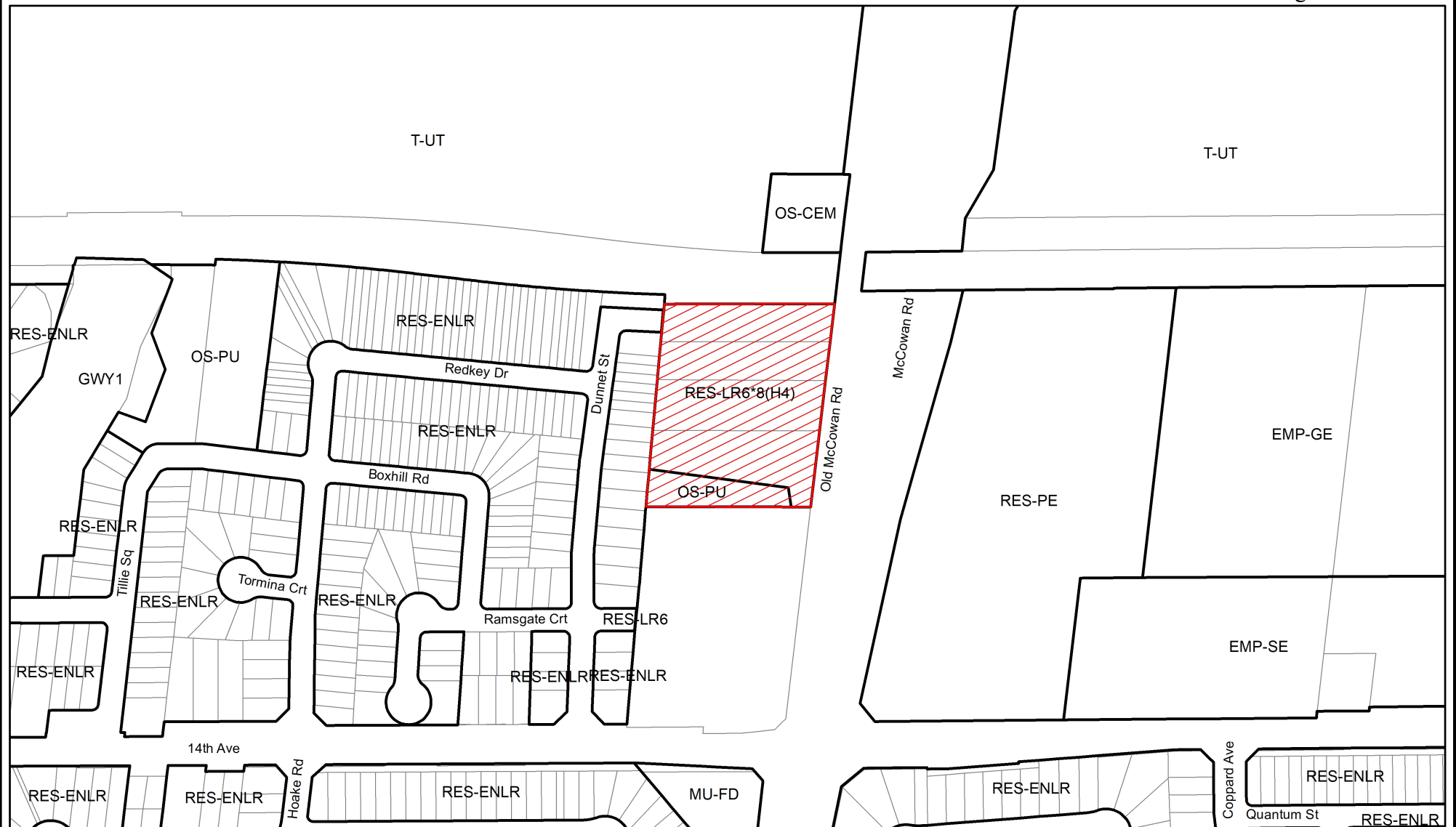
Phase 2 Lands: 7810, 7822, 7834, 7846 McCowan Road

FILE No. PLAN 21 129900

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Phase 1 Lands: 5112, 5122, 5248 14th Avenue and
7768, 7778, 7788, 7798 McCowan Road.

 SUBJECT LANDS




AREA CONTEXT / ZONING

APPLICANT: Regency Property Inc. (formerly Stateview Homes (Nao Towns) Inc.)

Phase 2 Lands: 7810, 7822, 7834, 7846 McCowan Road

FILE No. PLAN 21 129900

 SUBJECT LANDS

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APPLICANT: Regency Property Inc. (formerly Stateview Homes (Nao Towns) Inc.)

Phase 2 Lands: 7810, 7822, 7834, 7846 McCowan Road

FILE No. PLAN 21 129900

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: BE

Checked By: ML



CONCEPTUAL SITE PLAN

APPLICANT: Regency Property Inc. (formerly Stateview Homes (Nao Towns) Inc.)

Phase 2 Lands: 7810, 7822, 7834, 7846 McCowan Road

FILE No. PLAN 21 129900

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Appendix A: Conditions of Draft Plan of Subdivision Approval

THE CONDITIONS OF THE COUNCIL OF THE CITY OF MARKHAM (THE “CITY”) TO BE SATISFIED PRIOR TO RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION 19TM-21011 [1000707996 ONTARIO INC.] (THE “OWNER”) ARE AS FOLLOWS:

1 General

- 1.1 Approval shall relate to a Draft Plan of Subdivision prepared by J.D. Barnes Limited, identified as Project Number 24-15-076-02, dated January 21, 2025 (the “Draft Plan”), subject to outstanding City comments being addressed. The Draft Plan may be further redlined revised, if necessary, in order to meet the City’s requirements.
- 1.2 This Draft Plan Approval shall apply for a maximum period of three (3) years from date of issuance by the City, and shall accordingly lapse on **May 13, 2028** unless extended by the City, upon application by the Owner, prior to the lapsing of Draft Plan Approval.
- 1.3 The Owner shall enter into a Subdivision Agreement with the City agreeing to satisfy all terms and conditions of the City and public agencies, financial and otherwise, prior to final approval.
- 1.4 Prior to the earlier of the execution of a pre-servicing or Subdivision Agreement within this Draft Plan of Subdivision, the Owner shall prepare and submit to the satisfaction of the City of Markham, all technical reports, studies, and drawings, including but not limited to, traffic studies, functional traffic designs, stormwater management reports, functional servicing reports, design briefs, photometric studies, detailed design drawings, noise studies, etc., to support the Draft Plan of Subdivision. The Owner agrees to revise the Draft Plan of Subdivision as necessary to incorporate the design and recommendations of the accepted technical reports, studies, and drawings.
- 1.5 The Owner shall implement the designs and recommendations of the accepted technical reports/studies submitted in support of the Draft Plan of Subdivision including but not limited to, traffic studies, functional traffic design studies, stormwater management reports, functional servicing reports, design briefs, photometric studies, detailed design drawings, noise studies, etc., to the satisfaction of the City of Markham, and at no cost to the City.
- 1.6 The Owner agrees to revise the Draft Plan of Subdivision or the adjacent Draft Plan of Subdivision as necessary to incorporate the recommendations to implement or integrate any recommendations from the above studies, and drawings.
- 1.7 The Owner shall design and construct all required relocations of, and modifications to existing infrastructure, including but not limited to, watermain, light standards, utilities, stormwater management facilities and roads to the

satisfaction of, and at no cost to, the City of Markham.

- 1.8 The Owner shall agree in the Subdivision Agreement to pay to the City, all required fees, in accordance with the City's Fee By-Law 211-83, as amended by Council from time to time.
- 1.9 The Owner shall agree in the Subdivision Agreement or Pre-Servicing Agreement, whichever comes first, to submit financial security for each phase of the Draft Plan of Subdivision as required by the City of Markham prior to the construction of municipal infrastructure required to service that phase of development.
- 1.10 The Owner covenants and agrees to enter into a construction agreement and/or encroachment agreement or any other agreement deemed necessary to permit construction of services, roads, stormwater management facilities or any other services that are required external to the Draft Plan of Subdivision (or Site Plan) and that are required to service the proposed development, to the satisfaction of the Director of Engineering and the City Solicitor.
- 1.11 Prior to the registration of the Plan of Subdivision:
 - a) The Owner shall enter into binding agreement(s) of purchase and sale with the City or its nominee for the conveyance to the City or its nominee of six (6) residential units, being located in the three (3) duplex townhomes located on Block 12 in the northeast corner of Site Plan A101 dated March 27, 2025 and designated as units 111, 112 and 113 (the "Units") on the Draft Plan of Condominium dated January 21, 2025, for nominal consideration, free and clear of costs and encumbrances, in a form and content satisfactory to the City Solicitor and the Director of Planning and Urban Design. The size of the Units shall be approximately 1500 square feet for each duplex townhouse, and acceptable to the City's Director of Planning and Urban Design. The agreement(s) of purchase and sale shall be in substantially the same form as the standard form agreement of purchase and sale used by the Owner for the sale of other townhome units located in Blocks 12, 13 and 14, save and except for the purchase price and other changes acceptable to the City Solicitor and the Director of Planning and Urban Design. The closing date for the conveyance of the Units to the City shall be on the first business day that is 60 days following the registration of the condominium plan over Block 12, or such other date acceptable to the City Solicitor;
 - b) The Owner shall have satisfied all requirements in the Condominium Act to enter into the said binding agreement(s) of purchase and sale with the City or its nominee for the conveyance of the Units to the City or its Nominee, including, but not limited to, registration with Tarion, delivery of a draft condominium Description describing the Units, detailed disclosure statements containing the mandated documents under the Condominium Act;
 - c) The Owner shall provide the City with security, satisfactory to the City Solicitor, to guarantee the completion of the conveyance of the Units to the

City.

2 Roads – Transportation Engineering/Development Engineering

- 2.1 The Owner shall acknowledge and agree that Block 3 on the Draft Plan constitutes the north half of a turning circle on a future municipal road (the “North Portion”), and that the south half of the turning circle on the said future municipal road is within the lands to the south (the “South Portion”) and that east-west portion of the said future municipal road is within the right-of-way of McCowan Road (the “East-West Portion”). The “North Portion”, “South Portion” and “East-West Portion” together forms the said future municipal road (formerly known as Street B). The Owner shall agree in the Subdivision Agreement to coordinate with the landowner of the south (the “South Lands”) to prepare all the documents and convey to the City, free of costs and encumbrances all lands required for the “South Portion” of the future municipal road (formerly known as Street B), to the satisfaction of the Director of Engineering or their designate.
- 2.2 The Owner shall provide a draft R-plan to describe the “East-West Portion” of the future municipal road (formerly known as Street B), to the satisfaction of the Regional Municipality of York and the Director of Engineering.
- 2.3 The Owner shall coordinate with the City and the Region to prepare all the documents and convey to the City, free of costs and encumbrances, the “East-West Portion” of the future municipal road (formerly known as Street B) to the City, to the satisfaction of the Region and the Director of Engineering or their designate.
- 2.4 The Owner shall coordinate with the landowner of the South Lands to design the future municipal road (formerly known as Street B), including the South Portion, to the satisfaction of the Director of Engineering or their designate.
- 2.5 The Owner shall provide a copy of the private cost sharing agreement for the future municipal road (formerly known as Street B) and its intersection at McCowan Road including traffic control signals, to the satisfaction of the Director of Engineering or their designate.
- 2.6 The Owner shall agree in the Subdivision Agreement to coordinate with the landowner of the South Lands to holistically construct the future municipal road (formerly known as Street B) to the satisfaction of the Director of Engineering or their designate.
- 2.7 The Owner shall covenant and agree to coordinate with the landowners to the west to design and construct a secondary emergency access onto Dunnet Street in accordance with City’s requirements and specifications to the satisfaction of Direct of Engineering and Fire Chief.

3 Municipal Services – Development Engineering

- 3.1 The Owner shall covenant and agree to design and construct all municipal services in accordance with City standards and specifications.
- 3.2 Prior to the release for registration of the Draft Plan of Subdivision, the Owner shall demonstrate to the satisfaction of the City of Markham that two independent water supply points for adequate redundancy and looping for domestic and fire protection purposes will be provided.
- 3.3 The Owner agrees not to apply for any building permits until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development as required by the City's By-law 2005-104, as amended.
- 3.4 The Owner shall agree in the Subdivision Agreement to revise and/or update the accepted functional servicing and stormwater management reports, if directed by the City in the event that the Director of Engineering determines that field conditions are not suitable for implementation of the servicing and stormwater management strategies recommended in the previously accepted functional servicing and stormwater management reports.
- 3.5 The Owner shall covenant and agree in the Subdivision Agreement that if the proposed sewers connect to existing downstream sewers that are not assumed by the City, to undertake and pay for a sewer video inspection program for the existing sewers to the satisfaction of the Director of Engineering. The Owner further agrees to do the sewer video inspection:
 - a) Prior to the connection being made;
 - b) Upon the removal of the temporary bulkhead or as directed by the Director of Engineering; and
 - c) Upon all roads, parking lots, driveways in the Owners Subdivision having been paved to the final grades, sidewalks, walkways, multi-use paths constructed and boulevards sodded.

The Owner further agrees to provide securities for the video inspection and for flushing and cleaning the existing downstream sewers to the satisfaction of the Director of Engineering.

- 3.6 The Owner acknowledges that the existing downstream municipal sanitary system along Edgcombe Court and Canning Court will require to be upgraded and reconstructed to accommodate the development (the "Sanitary Upgrades and Reconstruction"). As such, the Owner acknowledges and agrees to the following provisions:

- i. The Owner shall prepare and submit a sanitary capacity analysis to determine what downstream upgrades are required to provide to service the development of the lands without causing adverse impacts in the sanitary sewer system;
 - ii. The Owner shall identify the recommendations and the necessary works to mitigate any impacts identified in the sanitary capacity analysis;
 - iii. The Owner shall agree in the Subdivision Agreement to design, construct and secure the provision of, sanitary service infrastructure improvements identified by the above-noted sanitary capacity analysis;
 - iv. The Owner shall provide a construction plan detailing means and methods of construction to fully assess the cost required for securities; and
 - v. The Owner shall provide adequate sewer by-pass solutions which may require the construction of temporary sewers to maintain the services to the existing lots on Edgcombe Court and Canning Court during the reconstruction of the new sewers.
- 3.7 The Owner acknowledges that the existing watermain upstream will require to be upgraded to accommodate the proposed development (the "Watermain Upgrades and Reconstruction"). As such, the Owner acknowledges and agrees to the following provisions:
- i. The Owner shall prepare and submit a Watermain Analysis to determine the portion of the watermain upstream that will need to be upgraded in order to service the proposed development, to the satisfaction of the Director of Engineering;
 - ii. If the Watermain Analysis mentioned above recommends any watermain upgrades necessary to accommodate the proposed development of the Subject Land, the Owner agrees to execute a Subdivision Agreement or equivalent with the City, at no cost to the City, and provide financial securities, submit detailed engineering drawings, pay required fees in accordance with the latest Fee By-law, provide insurance, etc. as required, to the satisfaction of the Director of Engineering.
 - iii. The Owner shall provide a construction plan to maintain water services to the existing upstream lots during the watermain upgrades.
- 3.8 Prior to registration of the Draft Plan of Subdivision, the Owner shall provide a copy of private cost sharing agreement for Sanitary Upgrades and Reconstruction along Edgcombe Court and Canning Court, to the satisfaction of the Director of Engineering.

4 Lands to be Conveyed to the City/Easements – Development Engineering

- 4.1 The Owner shall grant required easements to the appropriate authority for public utilities, drainage purposes or turning circles, upon registration of the Plan of Subdivision. The owner shall also provide for any easements and works external to the Draft Plan of Subdivision necessary to connect watermain, storm and sanitary sewers to outfall trunks and stormwater management facilities to the satisfaction of the City.

5 Utilities – Development Engineering

- 5.1 The Owner shall agree in the Subdivision Agreement that hydro-electric, telephone, gas and television cable services, and any other form of telecommunication services shall be constructed at no cost to the City as underground facilities within the public road allowances or within other appropriate easements, as approved on the Composite Utility Plan, to the satisfaction of the City of Markham and authorized agencies.
- 5.2 The Owner shall agree in the Subdivision Agreement to enter into any agreement or agreements required by any applicable utility companies, including Alectra Utilities, Enbridge, telecommunications companies, etc.
- 5.3 The Owner shall agree in the Subdivision Agreement to facilitate the construction of Canada Post facilities at locations and in manners agreeable to the City of Markham in consultation with Canada Post, and that where such facilities are to be located within public rights-of-way they shall be approved on the Composite Utility Plan and be in accordance with the Community Design Plan.
- 5.4 The Owner shall agree in the Subdivision Agreement to include on all offers of purchase and sale a statement that advises prospective purchasers that mail delivery will be from a designated Community Mailbox. The Owners will further be responsible for notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sale.
- 5.5 The Owner shall covenant and agree in the Subdivision Agreement to provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residents as soon as homes are occupied.
- 5.6 The Owner acknowledges that standard community mailbox installations are to be done by Canada Post at locations approved by the municipality and shown on the Composite Utility Plan. The Owner agrees that should it propose an enhanced community mailbox installation, any costs over and above the standard installation must be borne by the Owner, and be subject to approval by the City in consultation with Canada Post.

- 5.7 The Owner covenants and agrees that it will permit any telephone or telecommunication service provider to locate its plant in a common trench within the proposed subdivision prior to registration provided the telephone or telecommunications services provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.

6 Environmental Clearance – Environmental Engineering

- 6.1 The Owner shall agree in the Subdivision Agreement to retain a “Qualified Person” to prepare all necessary Environmental Site Assessments (ESA) and file Record(s) of Site Condition with the Provincial Environmental Site Registry for all lands to be conveyed to the City. The “Qualified Person” shall be defined as the person who meets the qualifications prescribed by the Environmental Protection Act and O. Reg. 153/04, as amended. The lands to be conveyed to the City shall be defined as any land or easement to be conveyed to the City, in accordance with the City’s Environmental Policy and Procedures for Conveyance of Land to the City (2024).
- 6.2 Prior to the earlier of the execution of a Pre-Servicing Agreement or Subdivision Agreement, the Owner agrees to submit Environmental Site Assessment (ESA) report(s) prepared by a Qualified Person, in accordance with the Environmental Protection Act and its regulations and all applicable standards, for all lands to be conveyed to the City for peer review and concurrence.
- 6.3 Prior to the earlier of the execution of a Pre-Servicing Agreement or Subdivision Agreement of a phase within the Draft Plan of Subdivision, the Owner agrees to submit Environmental Clearance and Reliance Letter from a Qualified Person to the City for all lands or interests in lands to be conveyed to the City to the satisfaction of the City of Markham. The Environmental Clearance and Reliance Letter will be completed in accordance with the City’s standard and will be signed by the Qualified Person and a person authorized to bind the Owner’s company. The City will not accept any modifications to the standard Environmental Clearance and Reliance Letter, except as and where indicated in the template.
- 6.4 The Owner agrees that if, during construction of a phase within the Draft Plan of Subdivision, contaminated soils or materials or groundwater are discovered, the Owner shall inform the City of Markham immediately, and undertake, at its own expense, the necessary measures to identify and remediate the contaminated soils or groundwater, all in accordance with the Environmental Protection Act and its regulations, to the satisfaction of the City of Markham and the Ministry of the Environment, Conservation and Parks.
- 6.5 The Owner shall agree in the Subdivision Agreement to assume full responsibility for the environmental condition of the lands comprising the Draft Plan of Subdivision. The Owner shall further agree in the Subdivision Agreement to indemnify and save harmless the City, its directors, officers, Mayor, councilors,

employees and agents from any and all actions, causes of action, suite, claims, demands, losses, expenses and damages whatsoever that may arise either directly or indirectly from the approval and assumption by the City of the municipal infrastructure, the construction and use of the municipal infrastructure or anything done or neglected to be done in connection with the use or any environmental condition on or under lands comprising the Draft Plan of Subdivision, including any work undertaken by or on behalf of the City in respect of the lands comprising the Draft Plan of Subdivision and the execution of this Agreement.

- 6.6 Prior to the conveyance lands to the City, the Owner shall agree to provide to the City, a Letter of Acknowledgement of the Record of Site Condition from the Ministry of Environment, Conservation and Parks (MECP) for the lands to be conveyed to the City.

7 Groundwater Dewatering – Environmental Engineering

- 7.1 If temporary discharge into City's sewers is required, the Owner agrees to submit a dewatering application, which includes the location(s) of discharge, the expected dewatering discharge rate and discharge quality. The Owner agrees to pay all applicable fees to the City for review and approval. A water treatment plan shall be included with the application to address any exceedances (TSS and manganese, etc.), and to ensure compliance with City's By-law 2014-71 discharge criteria. A permit for temporary discharge into the City's sewer will be issued by the City once the application is prepared to the satisfaction of the City.

8 Streetlight Types – Municipal Engineering

- 8.1 The Owner shall agree in the Subdivision Agreement to contact the City of Markham prior to commencing the design for streetlighting to confirm the type(s) of poles and luminaires to be provided for different streets and/or lanes.

9 Services within Regional Road – Development Engineering

- 9.1 The Owner acknowledges that the proposed storm sewers on McCowan Road right-of-way is subject to the approval of the Region of York (the "Region Works"). Prior to execution of the Pre-Servicing agreement or Subdivision Agreement, whichever is earlier, the Owner shall obtain approval from the Region for works within the Region right-of-way. In the event, York Region does not permit the installation of the Region Works within McCowan Road right-of-way, the Owner shall revise the Draft Plan if required to provide alternate locations for the Region Works including providing servicing blocks if required to the City, to the satisfaction of the Director of Engineering.

10 Recoveries – Development Engineering

- 10.1 Upon execution of the Subdivision Agreement, the Owner shall provide the Director of Engineering with a letter of release from the trustees from H&R Developments, Moeller/Polsinelli and Sacucci (the "upfronting developer") in a

form satisfactory to the City Solicitor confirming that the Owner has satisfied all of its obligations to the Upfronting Developer required recoveries for Kennedy Road Sanitary Trunk Construction and 14th Avenue Reconstruction Works.

11 Development Charges

- 11.1 The Owner covenants and agrees to pay all applicable Area Specific and City-Wide Development Charges, as required by, and at the time they become due under, the applicable Development Charge By-laws, as they may be amended or re-enacted from time to time.
- 11.2 The Owner covenants and agrees to provide written notice of all development charges related to the subdivision development, including payments made and any amounts owing, to all first purchasers of lands within the plan of subdivision at the time the lands are transferred to the first purchasers.

12 Fire Department

- 12.1 Fire access routes shall be designed and constructed to support expected load imposed by firefighting equipment and be surfaced with concrete or asphalt. The fire access route shall be unobstructed at all times. Engineered fire route systems, breakaway/removable bollards, speed bumps, landscaping, etc. are not permitted within any portion of the designated route.
- 12.2 To ensure reliability of access for Fire Services vehicles under all conditions, two full moves and unobstructed means of street access, independent of one another shall be provided into the development. If less than 2 accesses are provided, all dwellings within the development shall be fully equipped with an automatic sprinkler system, designed in accordance with NFPA 13.
- 12.3 Firebreak blocks shall be designated within a Subdivision or Site Plan Agreement to the satisfaction of the Fire Services.
- 12.4 The adequacy and reliability of water supplies shall be subject to the review and approval of the Fire Services.
- 12.5 The Owner shall acknowledge and agree that building permits will not be issued for lands in any stage of development until the Director of Building Services has been advised by the Fire Services that there is an adequate water supply for firefighting operations and two separate, remote and unobstructed accesses is available.
- 12.6 Fire Hydrants shall be spaced at intervals not exceeding 90 metres.
- 12.7 Breaks between condominium townhouse blocks shall not be less than 3 metres.
- 12.8 Municipal address numbering shall be designated from the main street access and not from the laneway. However, where access is from a rear laneway, the municipal address numbering shall be posted on both front and rear faces of each dwelling unit.

13 Tree Preservation

- 13.1 The Owner shall submit for approval a Tree Inventory and Preservation Plan to the satisfaction of the Director of Planning and Urban Design in accordance with the City of Markham Streetscape Manual dated 2009, as amended from time to time.
- 13.2 The Owner shall submit a site grading plan showing the trees to be preserved based on the approved Tree Inventory and Preservation Plan, and Arborist Report prior to the issuance of a Topsoil Stripping Permit, Site Alteration Permit, or Pre-Servicing Agreement to the satisfaction of the Director of Planning and Urban Design.
- 13.3 The Owner shall obtain written approval from the Director of Planning and Urban Design prior to the removal of any trees or destruction or injury to any part of a tree within the area of the Draft Plan.
- 13.4 The Owner shall submit for approval, as part of the Tree Inventory and Preservation Plan, in accordance with the City of Markham Streetscape Manual, a tree compensation schedule detailing replacement and enhancement planting or the replacement value based on the following:
 - a) Compensation should be based on Progressive Aggregate Caliper Method calculations in accordance with the City's Tree Preservation By-law 2023-164.
 - b) The requirement for the replacement or equivalent economic value following unauthorized tree removal or damage shall be determined by the City.

14 Community Design

- 14.1 The Owner shall implement and incorporate all requirements of the approved drawings and plans, and any other required design documents as applicable.

15 Landscape Works (Streetscape Works)

- 15.1 Prior to execution of the Subdivision Agreement, the Owner shall submit landscape plans based on the approved design plans for all landscape/streetscape works, to the satisfaction of the Director of Planning and Urban Design, as follows:
 - a) Street tree planting in accordance with the City of Markham Streetscape Manual dated June 2009;
 - b) Provide 1.8 m high privacy wood screen fencing as required;
 - c) Provide noise attenuation fencing as required;

- d) Provide 1.5 m high black vinyl chain link fence on the property line installed prior to occupancy for all lots backing or flanking onto an Open Space Block, Greenway, Park Block, School Block or SWM Block, as determined appropriate by the Director of Planning and Urban Design;
- e) Provide landscaping for all open space, stormwater and walkway blocks;
- f) Restoration works identified in the Natural Heritage Restoration Plan; and,
- g) Any other landscaping as determined by the Community Design Plan, Architectural Control Guidelines, Environmental Master Drainage Plan, and the Tree Inventory and Compensation Schedule.

15.2 The Owner shall covenant and agree in the Subdivision Agreement to provide a minimum 300mm depth of Topsoil in the entire municipal boulevard for Sod, and provide a minimum 900mm depth planting soil for a continuous planting trench to appropriately plant boulevard trees. The Owner shall provide and submit a soil report demonstrating compliance with the City's Streetscape Manual to the satisfaction of the City's Director of Planning and Urban Design.

15.3 The Owner shall construct all landscaping in accordance with the approved plans at no cost to the City.

15.4 The Owner shall not permit their builders to charge home purchasers for the items listed in Condition 15.1.

15.5 The Owner shall include in all agreements of purchase and sale the following clause:

"PURCHASERS ARE ADVISED THAT AS A CONDITION OF APPROVAL OF THE SUBDIVISION WITHIN WHICH THIS LOT IS LOCATED, THE CITY OF MARKHAM HAS REQUIRED THE DEVELOPER TO UNDERTAKE AND BEAR THE COST OF THE FOLLOWING ITEMS:

- STREET TREES (TREES PLANTED IN THE CITY BOULEVARD Or IN ADJACENT PUBLIC LANDS OR PRIVATE LOTS TO MEET 4.1a);
- CORNER LOT FENCING;
- REAR LOT LINE FENCING AT LANES (IF SPECIFICALLY REQUIRED BY THE CITY);
- TREE PLANTING IN REAR YARDS ADJOINING THE LANES (IF SPECIFICALLY REQUIRED BY THE CITY);

- NOISE ATTENUATION FENCING AS IDENTIFIED IN THE NOISE IMPACT STUDY;
- FENCING OF SCHOOL, PARK, WALKWAY AND STORMWATER MANAGEMENT POND BLOCKS;
- BUFFER PLANTING FOR OPEN SPACE, WALKWAY AND STORMWATER MANAGEMENT POND BLOCKS AND SINGLE LOADED STREET ALLOWANCES; AND
- SUBDIVISION ENTRY FEATURES AND DECORATIVE FENCING AS IDENTIFIED ON LANDSCAPE PLANS APPROVED BY THE CITY.

THE DEVELOPER HAS BORNE THE COST OF THESE ITEMS AND THE HOME PURCHASER IS NOT REQUIRED TO REIMBURSE THIS EXPENSE.”

16 Financial

- 16.1 Prior to execution of the Subdivision Agreement the Owner shall provide a letter of credit, in an amount to be determined by the Director of Planning and Urban Design, to ensure compliance with applicable tree preservation, fencing, streetscape, buffer and other landscaping requirements.

17 Park and Open Space

- 17.1 The Owner covenants and agrees that the parkland dedication requirement for the Draft Plan of Subdivision is 0.217 hectares (the “Total Parkland Requirement”), calculated at a rate of 1 hectare per 600 units in accordance with the Planning Act and calculated as follows:

$(1 \text{ hectare} / 600 \text{ units}) \times 130 \text{ units} = 0.217 \text{ hectares}$ (‘the Parkland Requirement’)

- 17.2 The Owner covenants and agrees to convey Park Block 2 inclusive to the City, free of all costs and encumbrances, to the satisfaction of the City’s Director of Planning and Urban Design, upon registration of the first phase of the plan of subdivision which will satisfy ‘the Parkland Requirement’.

| Block Number | Park Type | Area (Hectares) |
|--------------|--------------------|-----------------|
| Block 2 | Neighbourhood Park | 0.217 |

18 Base Park Development

- 18.1 The Owner shall provide and/or install the following in support of the base park construction for Park Block 2:

- a) Storm water catch basin/manhole CB-3, CB-4, CBMH (3) and CBMH (4) at the low end of the Park Block 2 for each drainage area;
- b) 200 mm diameter sanitary line and terminating in a manhole at an elevation flush with surrounding adjacent grades at the low end of the Park Block 406;
- c) Rough grade using clean structural -fill to minus 300mm (+50mm tolerance) below finished grade from the approved engineered grading plans or 12" below (+2" tolerance) and certified by the Engineer, in accordance with City standards. Grade to be inspected and certified by the Engineer as engineered, structural, debris free, non-organic, compacted to 95% SPD and shall be accompanied by the Engineer's seal which has been signed and dated by them along with an electronic CAD drawing file containing as-built information which supports the certification of grades minus 300mm (+50mm tolerance) below engineered grading plans. Plans shall show spot elevations on a 10m x 10m grid, contours at 0.25m contour intervals, as well as perimeter grades which match approved grading plans. Should any issues arise during park construction with regards to the structural capacity of the sub-soil or presence of topsoil fill, debris, etc., and additional works are required to ensure that the Park can be built to City standards, the Owner shall, at the direction of the City's Director of Planning and Urban Design, undertake such as additional work as required;
- d) Upon the completion of rough grading and topsoiling of the Park Block 2, provide geotechnical report completed by a qualified professional confirming suitable parkland soil requirements, bearing capacity of subsoil, textural class, and chemical analysis identifying no contaminants with a bore hole log report including a minimum of four (4) boreholes per acre. Should the results of the existing sub soils not meet suitable park land soil requirements or should any issues arise during above base park construction by the City with regards to the structural capacity of the sub-soil or presence of topsoil fill, debris, etc., and additional works are required to ensure that the park can be built to City standards, the Owner shall, at the direction of the City's Director of Planning and Urban Design undertake such additional work as required to excavate and remove soils to an appropriate depths and supply and install suitable soils at the Owners expense;
- e) Prior to spreading topsoil, provide results of topsoil fertility testing, confirming that the topsoil to be installed in the Park meets the City's requirement for levels of nitrogen, phosphorus, potassium, micro nutrients and its textural class and organic content etc. The Owner agrees to amend topsoil according to the City's current specifications for 'Topsoil and Finish Grading', to the satisfaction of the Director of Planning and Urban Design;

- f) Provide and install topsoil to a depth of 300 mm spread over the entire park including removal of all boulders and non-organic debris larger than 100mm from topsoil, and seed the park with a City approved seed mix to the satisfaction of the Director of Planning and Urban Design;
 - g) Install temporary fence around entire Park at the property line, complete with construction gate, in accordance with OPSD 971.101 and maintain the fencing until for the two-year maintenance period, or until final acceptance of the Park by the City;
 - h) Grade, topsoil and sod all adjacent boulevards and maintain turf debris free;
 - i) Protect all park monuments and re-monument monuments at the time of park construction or at Assumption of Subdivision, whichever occurs first;
 - j) Base parkland as-built survey (AutoCAD format) completed by an Ontario Land Surveyor that is to the satisfaction of Director of Planning and Urban Design;
 - k) Any other landscaping required by the approved Community Design Plan; and,
 - l) maintenance of the Park, including cutting the grass a minimum of six times per year, between the dates of May 1 and October 30th, for the two-year maintenance period and removal of all refuse, junk, stones, dumping, debris or other material deposited on the Park, at the expense of the Owner until final acceptance of the Park by the City, to the satisfaction of the Director of Planning and Urban Design.
 - m) The Owner acknowledges and agrees that the foregoing park components set out in clauses 18.1 a) to l) are not eligible for credit against development charges
- 18.2 Stockpiles, shoring/staging works, or storage of construction equipment or materials, other than the materials, equipment, and stockpiles required for the base park work, are not permitted on lands conveyed or to be conveyed to the City for park purposes unless approved in writing by the Director of Planning and Urban Design.

19 Other City Requirements

- 19.1 The Owner covenants and agrees in the Subdivision Agreement to include warning clauses in agreements of purchase and sale for all units with single car garages advising purchasers of the following:
- a) the City's parking By-law requires a minimum of two parking spaces, one

in the driveway and one in the garage;

- b) the City's Zoning By-law restricts the width of the driveway, this width does not allow two cars to park side by side; and
 - c) overnight street parking will not be permitted unless and overnight street parking permit system is implemented by the City.
- 19.2 The Owner acknowledges that all garbage, recyclables and organic materials shall be collected by the City once weekly in accordance with the City's collection schedule, as it may be amended from time to time. The City may discontinue waste collection services as a result of changes in legislation, rule or policy and require all garbage, recyclables and organic materials be collected privately at the Owner's sole expense. Effective January 1, 2026, in accordance with Ontario Regulation 391/21: BLUE BOX, collection of residential recycling shall be the obligation of product producers. The City will no longer provide recycling collection services to this development. The Owner is responsible for contacting the Resource Productivity and Recovery Authority to confirm its eligibility to receive recycling collection services and request information regarding the organization responsible for providing the development with recycling collection, and establishing recycling collection services.
- 19.3 The Owner agrees to purchase from the City, one (1) green bin and one (1) kitchen collector per dwelling unit, so that each resident may participate in the City's waste management program. Furthermore, the Owner shall ensure that the green bins and kitchen collectors and educational materials provided by the City are deposited in each dwelling unit on or before the date of closing or new occupancy, whichever occurs first.
- 19.4 The Owner shall ensure that upon dwelling occupancy, unobstructed roadway access, in accordance with the City's design requirements, will be provided for the safe passage of municipal waste collection vehicles on the designated collection day.
- 19.5 The Owner acknowledges, that at times when the required access can not be provided, the Owner shall be responsible for moving all residential waste from the occupied dwellings to an alternate location, approved by the City Official, at the Owner's expense, for collection by the City.

20 Heritage

- 20.1 Prior to final approval of the Draft Plan of Subdivision or any phase thereof, the Owner shall carry out a cultural heritage resource assessment for the lands within the Draft Plan to ensure the assessment and identification of archaeological resources, and further to mitigate any identified adverse impacts to significant heritage resources to the satisfaction of the City (Director of Planning and Urban Design or their designate) and the Ministry of Tourism, Culture and Sport. No demolition, grading, filling or any form of soil disturbances

shall take place on the lands within the Draft Plan prior to the issuance of a letter from the Ministry of Tourism, Culture and Sport to the City indicating that all matters relating to heritage resources have been addressed in accordance with licensing and resource conservation requirements.

- 20.2 The Owner shall covenant and agree in the Subdivision Agreement to implement any measures recommended by the archaeological assessment, to the satisfaction of the City and the Ministry of Tourism, Culture and Sport.

21 Bell Canada

- 21.1 The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
- 21.2 The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

22 Canada Post

- 22.1 The Owner/developer agrees to include in all offers of purchase and sale, a statement that advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- 22.2 The Owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any unit sale.
- 22.3 The Owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plans.
- 22.4 The Owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
- Any appropriately sized sidewalk section (concrete pad) to place the Community Mailboxes on
 - Any required walkway across the boulevard.
 - Any required curb depressions for wheelchair access.
- 22.5 The Owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to the new homes as soon as they are occupied.
- 22.6 The Owner/developer further agrees to provide Canada Post at least 60 days'

notice prior to the confirmed first occupancy date to allow for the community mailboxes to be ordered and installed at the prepared temporary location.

23 Enbridge Gas

- 23.1 The Applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea30@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the Applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the Applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

24 Alectra Utilities

- 24.1 Prior to release for registration of any phase of the Draft Plan, and prior to construction of the subdivision, the Owner shall contact Alectra to review the proposed development Draft Plan, and provide Alectra with all required information including draft plans of subdivision, legal plans, the legal name of the subdivision and developer, and any additional information required by Alectra to design and estimate the costs of electrical services required for the subdivision.

25 Regional Municipality of York

Clauses to be included in the Subdivision Agreement

- 25.1 The Owner shall save harmless the City of Markham and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
- 25.2 The Owner shall agree prior to any development works on Block 1 and 2, including site alteration, the Owner shall obtain the necessary Engineering and/or Site Plan approvals from the Region.
- 25.3 The Owner shall agree that there shall be no direct access to and from the McCowan Road road allowance to Block 1, except via Street 'A'.
- 25.4 The Owner shall agree that prior to the construction of Street 'A' and its intersection with McCowan Road, the Region shall have issued Engineering and Electrical Approvals for Street 'A' and its intersection with McCowan Road.

Conditions to be Satisfied Prior to Final Approval

- 25.5 The road allowances included within the Draft Plan of Subdivision shall be named to the satisfaction of the City of Markham and York Region.

- 25.6 The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Markham:
- a copy of the Council resolution confirming that the City of Markham has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this Draft Plan, or any phase thereof.
 - a copy of an email confirmation by City of Markham staff stating that the allocation to the subject development remains valid at the time of the request for Regional clearance of this condition.
- 25.7 The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services branch and Infrastructure Asset Management branch for record.
- 25.8 The Owner shall demonstrate that the proposed intersection to McCowan Road, and the alignment of the driveway access to 5300 14th Avenue is approved and designed to the satisfaction of the Region.
- 25.9 The Owner shall agree in a Letter of Approval to implement the recommendations provided in the TDM Letter, to this satisfaction of the Region.
- 25.10 The Region shall have issued Engineering and Electrical approvals for the design of 'Street A' and its intersection with McCowan Road.
- 25.11 The Owner shall provide an executed copy of the Subdivision Agreement with the local municipality to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
- 25.12 For any applications (Site Plan or Zoning By-law Amendment) completed after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/lock in the Development Charge rate at the time the site plan application or Zoning By-law Amendment is deemed complete submission, satisfy all conditions, financial and otherwise, and confirm the date at which Regional development charge rates are frozen; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.
- 25.13 The Regional Corporate Services Department shall advise that Conditions 25.1 to 25.12 inclusive, have been satisfied.

26 Toronto and Region Conservation Authority

- 26.1 Prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the Owner shall:

- a. Fulfill all wetland compensation requirements to the satisfaction of the TRCA including the execution of a Compensation Agreement with the TRCA, payment of cash-in-lieu, and obtaining all necessary permit(s) from the TRCA under the *Conservation Authorities Act*;
 - b. Provide a detailed engineering report (i.e., Stormwater Management Report) and plans that demonstrate how groundwater recharge will be accomplished on site through low-impact development measures, including, but not limited to, rear-yard infiltration gallery, to the satisfaction of the TRCA; and,
 - c. Provide an Erosion and Sediment Control plan consistent with the TRCA Erosion and Sediment Control Guideline for Urban Construction (2019), that includes proposed measures for controlling or minimizing erosion and unstable soils on-site and/or in downstream areas during and after topsoil stripping, grading, the installation of infrastructure and construction of any structures.
- 26.1 That the Owner obtains all necessary permits from the TRCA pursuant to the *Conservation Authorities Act*, for works on the subject property, as determined by the TRCA.
- 26.2 The owner shall agree in the Subdivision Agreement, in wording acceptable to the TRCA:
- a. to carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical report and completed to the satisfaction of the TRCA;
 - b. implement on-site erosion and sediment control plans as well as monitoring in accordance with current TRCA standards; and,
 - c. to maintain all stormwater management, LID and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.
- 26.3 That the Owner or Applicant provides the following items to the TRCA at the time a request for clearance of subdivision conditions is made for registration purposes:
- a. comprehensive letter outlining how each TRCA condition has been fulfilled;
 - b. a copy of the approved Conditions of Draft Approval;
 - c. a copy of the Draft M-Plan (signed);
 - d. a copy of the Executed Subdivision Agreement;
 - e. a copy of the implementing Zoning By-law; and,

- f. TRCA's Clearance Fees (to be determined based on the fee schedule in effect at the time of clearance).

27 Rogers Communications Canada

- 27.1 The Owner shall agree in the Subdivision Agreement to (a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the "Communications Service Providers") to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose.
- 27.2 The Owner shall agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the Subdivision, and will cause the registration of all such easements on title to the property.
- 27.3 The Owner shall agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.
- 27.4 The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.

28 Canadian National Railway Company (CN Rail)

- 28.1 Safety setback of habitable buildings from the railway rights-of-way to be a minimum of 30 metres in conjunction with a safety berm. The safety berm shall be adjoining and parallel to the railway rights-of-way with returns at the ends, 2.5 metres above grade at the property line, with side slopes not steeper than 2.5 to 1.
- 28.2 The Owner shall engage a consultant to undertake an analysis of noise. At a minimum, a noise attenuation barrier shall be adjoining and parallel to the railway rights-of-way, having returns at the ends, and a minimum total height of 5.5 metres above top-of-rail. Acoustic fence to be constructed without openings and of a durable material weighing not less than 20 kg. per square metre of surface area. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.
- 28.3 Ground-borne vibration transmission to be evaluated in a report through site testing to determine if dwellings within 75 metres of the railway rights-of-way will be impacted by vibration conditions in excess of 0.14 mm/sec RMS between 4 Hz and 200 Hz. The monitoring system should be capable of measuring frequencies between 4 Hz and 200 Hz, ± 3 dB with an RMS averaging time constant of 1 second. If in excess, isolation measures will be required to ensure living areas do not exceed 0.14 mm/sec RMS on and above the first floor of the dwelling.

- 28.4 The Owner shall install and maintain a chain link fence of minimum 1.83 metre height along the mutual property line.
- 28.5 The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way: "Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."
- 28.6 Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the Railway.
- 28.7 The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the safety berm, fencing and vibration isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.
- 28.8 The Owner shall enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.
- 28.9 The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

29 Ministry of Natural Resources (MNR)

- 29.1 The Owner shall agree in the Subdivision Agreement to satisfy all requirements of the MNR with respect to the endangered species and any potential impacts on the Draft Plan of subdivision, to the satisfaction of the Commissioner of Development Services.

30 York Catholic District School Board (YCDSB)

- 30.1 The Owner shall submit a clearance letter from the YCDSB stating that the Owner has made satisfactory arrangements with the YCDSB for the work required at 5300 14th Avenue (Father Michael McGivney Catholic Highschool) to facilitate the intersection at McCowan Road and (future) Tina Gate.

31 External Clearances

Prior to release for registration of the Draft Plan of Subdivision, clearance letters, containing a brief statement detailing how conditions have been met, will be required from authorized agencies as follows:

- a) The telephone, telecommunications, television cable service providers shall advise that their conditions and requirements have been satisfied.
- b) Bell Canada shall advise that conditions 21.1 to 21.2 have been satisfied.
- c) Canada Post Corporation shall advise that conditions 22.1 to 22.6 have been satisfied.
- d) Enbridge Gas shall advise that condition 23.1 have been satisfied.
- e) Alectra Utilities shall advise that condition 24.1 have been satisfied.
- f) The Regional Municipality of York shall advise that Conditions 25.1 to 25.12 have been satisfied.
- g) The Toronto and Region Conservation Authority shall advise that Conditions 26.1 to 26.4 have been satisfied.
- h) Rogers Communications Canada Inc. shall advise that condition 27.1 to 27.4 have been satisfied.
- i) CN Rail shall advise that conditions 28.1 to 28.9 have been satisfied.
- j) YCDSB shall advise that condition 30.1 has been satisfied.

ISSUED: **MONTH, DATE, 2025**

Stephen Lue, M.C.I.P., R.P.P.
Senior Development Manager



Report to: Development Services Committee

Meeting Date: May 13, 2025

SUBJECT: RECOMMENDATION REPORT: Housing Accelerator Fund Initiative 3 (Major Transit Station Areas Policy Update) – City Initiated Official Plan and Zoning By-law Amendments
File: PR 24 196907

PREPARED BY: Jessie Huang
Senior Planner, Policy, Ext. 3286

Geoff Day, MCIP, RPP
Senior Planner, Zoning and Special Projects, Ext. 3071

REVIEWED BY: Duran Wedderburn, MCIP, RPP
Manager, Policy, Ext. 2109

Brad Roberts
Manager, Zoning and Special Projects, Ext. 2800

RECOMMENDATION:

1. THAT the staff report entitled “RECOMMENDATION REPORT: Housing Accelerator Fund Initiative 3 (Major Transit Station Areas Policy Update) – City Initiated Official Plan and Zoning By-law Amendments” be received;
2. THAT the City Initiated Official Plan and Zoning By-Law Amendments for the Housing Accelerator Fund Initiative 3 (Major Transit Station Areas Policy Update), attached as Appendix “1” and “2” be brought forward to a future Council meeting to be enacted without further notice; and
3. THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report recommends the adoption of the Official Plan Amendment and enactment of the Zoning By-law Amendment to implement Initiative 3, Major Transit Station Areas, of the City’s Housing Accelerator Fund Action Plan, which will permit buildings of up to four (4) storeys in height on lands that permit residential dwelling units within Major Transit Station Areas through the implementing zoning by-law, with some exceptions.

BACKGROUND:

Establishment of Major Transit Station Areas (MTSAs)

Major Transit Station Areas (MTSAs) are lands generally within a 500 to 800 metre radius of a transit station (i.e., GO Station, Subway and/or Bus Rapid Transit (BRT) station, etc.)

Under the Provincial Growth Plan, upper-tier municipalities, in consultation with local municipalities, are required to delineate boundaries and set minimum density targets for MTSAs located on Provincial Priority Transit Corridors. York Region undertook this work as part of the Regional Official Plan update with input and feedback from consultations with local municipal Councils and staff. The York Region Official Plan (YROP) was approved by the Province in 2022, with a total of 22 identified MTSAs for the City of Markham.

With the removal of planning responsibilities from York Region effective July 1, 2024, the YROP is deemed to be a part of Markham's Official Plan, absorbing the MTSA policy framework set by the Region. Any modifications to the MTSA boundaries would require Provincial approvals.

It is important to note that inclusionary zoning, which is a land use planning tool, authorized under the *Planning Act*, allows municipalities to require affordable housing units to be included in residential developments and can only be implemented in MTSAs.

Key Dates

The following outlines the chronology of the Housing Accelerator Fund ("HAF") program, as it relates to Initiative 3 (Major Transit Station Areas Policy Update):

- February 2022: The Federal Budget announced \$4 billion in funding for the Housing Accelerator fund with the goal of creating at least 100,000 more housing units.
- March 2022: The Canadian Mortgage and Housing Corporation (CMHC) launched the HAF program and application process.
- June 14, 2022: The City of Markham passed a [Council resolution](#) directing Staff to submit a HAF application.
- October 11, 2023: The City received a letter from Federal Minister requesting enhancements to the City's HAF submission, which requested the City to assess and propose amendments to the City of Markham's Official Plan and Zoning By-Laws for Council consideration. The amendments would permit residential building heights of up to four (4) storeys within the City's Major Transit Station Areas ("MTSAs"), excluding those zones that are solely comprised of employment areas and preclude residential development.

- December 13, 2023: [Council resolution](#) in response to the federal Minister's request, agreed to the implementation of the above noted policy along with 4 units, as of right, throughout the city.
- January 25, 2024: City's HAF application was approved including Council's December resolution to the Federal Minister's request. The City's HAF application approval was secured through the execution of a contribution agreement with CMHC for \$58.8 million in funding, with the goal of supporting the delivery of 1640 housing units, over the course of the program.
- June 18, 2024: The Development Services Committee received a staff report that provided an overview of the work plan to implement the City's HAF Program Action Plan Initiatives, including Initiative 3, which identifies milestones involving a statutory Public Meeting and bringing the recommended Official Plan and Zoning By-law Amendments for Council's consideration.
- December 3, 2024: [Statutory Public Meeting](#) held for HAF Initiative 3 (Major Transit Station Areas Policy Update). Staff to consider feedback from Public Meeting and modify Official Plan and Zoning By-Law Amendments, where appropriate.

DISCUSSION:

Conformity with the Land Use Planning Framework

The following section provides an overview of how the proposed amendments conform and are consistent with provincial, regional and local policies and plans.

The Proposed Amendment is consistent with the Provincial Planning Statement, 2024 ("the PPS 2024")

The PPS 2024 provides direction on matters of Provincial interest related to land use planning and development. These matters include building strong communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and providing an appropriate range and mix of residential types. The PPS 2024 emphasizes directing growth and development towards settlement areas, including MTSAs. It specifically encourages promoting development and intensification to these areas. The Proposed Amendment would support the Province's vision for supporting a diverse range of housing options, efficient use of existing land, resources and infrastructure, while supporting transit-oriented communities.

The Proposed Amendment conforms to the 2022 York Region Official Plan (the "YROP 2022")

The YROP 2022 states that MTSAs are a key component of York Region's Intensification and Growth Management Strategy, with each MTSA being unique with its own growth potential to support and enhance the Regional intensification hierarchy. Regional policies dictate that MTSAs are required to achieve complete communities, support economic development, and direct development to strategic growth areas in order to make efficient use of land and optimize

infrastructure. Local municipalities have the discretion to determine appropriate land use densities, building heights and other planning considerations to achieve the overall minimum density target for each MTSA. The Amendments support residential development within MTSA's, accommodating a range and mix of housing types and promotes a scale of development that supports transit that is suitable under Markham's local context.

The Proposed Amendment aligns with the 2014 Markham Official Plan (the “MOP 2014”)

The MOP 2014 identifies residential intensification within the built-up area and promotes policies which support transit-oriented development. The Amendment will reinforce the current policies and objectives of the MOP 2014, by supporting the development of complete communities and consistency with Markham's urban structure.

The proposed Amendments only applies to MTSA lands that permit residential dwelling units, or where existing legal residential dwelling units exist. The proposed Amendments establishes permissions for minimum heights of up to 4 storeys for lands that permit residential dwelling units within the MTSA through the implementing zoning by-law. This amendment does not apply to lands designated “Employment” or “Greenway” or apply to lands within the Special Policy Area of MTSA 12 Enterprise BRT Station and MTSA 15 McCowan BRT Station.

Although the proposed OPA would permit a change to the minimum permitted heights within residential land uses within the MTSA's, it would not:

- Apply to lands designated Employment or Greenway
- Change any permitted uses
- Change any permitted densities
- Change the delineated boundaries or the density targets within the MTSA's
- Apply to lands within the Special Policy Area of MTSA 12 Enterprise BRT Station and MTSA 15 McCowan BRT Station

December 3, 2024, Development Service Committee Statutory Public Meeting Feedback

No deputations were made at the statutory public meeting held on December 3, 2024.

The Development Services Committee provided general comments on the proposed Amendments. Comments received included:

- a) Recommended revisions to clarify mapping and to demonstrate the MTSA boundaries and permitted uses more clearly;
- b) Comments regarding land use permissions, if residential dwelling units would be permitted in lands designated as part of the “Greenway”; and
- c) Comments regarding the potential impacts on established neighbourhoods and introducing four-storey buildings on established residential streets.

In addition to the comments provided by Development Services Committee, eight (8) written submissions from prescribed bodies, stakeholders and the public with comments on the proposed

Official Plan and Zoning By-law Amendments have been received. Staff have completed their review of the comments and have revised the Amendments, where appropriate.

Responses to the stakeholder comments raised throughout the HAF Initiative 3 process are provided in the comment response matrix in Appendix “3” which outlines the comments received on the proposed Official Plan and Zoning By-law Amendments, and staff responses.

Staff Modifications to the Proposed Official Plan and Zoning By-law Amendments

Staff have completed their review of the feedback received to date and have revised the amendments, where appropriate:

Changes to Official Plan Policies

The proposed Official Plan Amendment Policy 8.1.5.2. has been updated to clarify that any development on MTSA lands shall only be permitted in accordance with Provincial regulations, guidelines, standards and procedures. Planning applicants would be required to complete any technical studies or meet requirements set by prescribed bodies and/or provincial agencies.

Changes to Zoning By-law Amendment and Mapping

The Zoning By-law was revised to clarify the applicability of existing caps on the maximum number of storeys over and above the proposed 4 storey permission. The by-law was further revised to include provisions on determining zone boundary lines and the applicability of the proposed by-law on hazard lands as identified by the Toronto and Region Conservation Authority (TRCA). A revision to the zoning schedule also removed lands within the MTSA areas that are designated greenway, which are also identified as hazard lands. In addition to the exempted Special Policy Area (SPA) in MTSA 15 McCowan BRT Station, a revision to the zoning schedule also demonstrates an exception to the SPA within MTSA 12 Enterprise BRT Station.

Transitional Areas/Established Neighbourhoods abutting or within MTSAs

As the majority of the low-rise residential development within the MTSAs are presently zoned Residential Established Neighbourhood Low Rise (RES-ENLR) under By-law 2024-19, only single detached built forms are permitted. Of the 22 MTSAs within the City, only 3 MTSAs (Clark Subway Station, McCowan BRT Station, and Montgomery BRT Station) have lands designated residential low-rise in the 2014 Markham Official Plan (Figure 2). In this zone, maximum building heights are determined by limiting the maximum wall height of the exterior of a building.

Lands that are zoned RES-ENLR outside of MTSA areas have a maximum outside wall height of 7.0 metres. The draft zoning by-law amendment proposes to increase this provision in MTSA areas to 11.0 metres to accommodate a fourth storey. In all other MTSA areas, the proposed increase in height is from 11.0 metres to 14.0 metres.

CONCLUSION:

The proposed Amendments are appropriate and supports Provincial, Regional and Local planning policy by providing a range and mix of housing types within MTSAs by allowing for an increase

to the minimum permitted heights for residential units within the identified areas. Staff are of the opinion that the Amendments are appropriate and represent good planning.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this Recommendation Report.

HUMAN RESOURCES CONSIDERATIONS

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The City Initiated Official Plan and Zoning By-law Amendments will establish and implement the policy framework to permit up to four (4) storeys for lands that permit residential dwelling units within Major Transit Station Areas. The instruments support the achievement the following strategic priorities:

- Goal 3 – Safe, Sustainable and Complete Community in Building Markham’s Future Together, 2020 to 2026;
- Action 3 – Develop an Inclusionary Zoning By-Law for Major Transit Station Areas in Housing Choices: Markham’s Affordable and Rental Housing Strategy; and
- Housing Pledge with a Promise, the Housing Pledge approved by Markham Council in March 2023.

BUSINESS UNITS CONSULTED AND AFFECTED:

Staff from Development Planning, Urban Design, Parks Planning, Natural Heritage, Transportation, Engineering, Sustainability, System Engineering, Operations & Maintenance, Waste & Environmental Management, and Legal were consulted on the proposed draft Official Plan and Zoning By-Law Amendments. Comments were incorporated in the modifications to the draft amendments.

RECOMMENDED BY:

Giulio Cescato, MCIP, RPP
Director, Planning and Urban Design

Arvin Prasad, MCIP, RPP
Commissioner, Development Services

ATTACHMENTS AND APPENDICES:

Figure 1: MTSA Boundaries

Figure 2: MTSAs with Residential Low-Rise Designations

Appendix 1: Proposed Official Plan Amendment– HAF Initiative 3

Appendix 2: Proposed Zoning By-Law Amendment – HAF Initiative 3

Appendix 3: Comment/Response Matrix of Feedback on the Proposed OPA & ZBA-
HAF Initiative 3

Figure 1
MTSA Boundaries

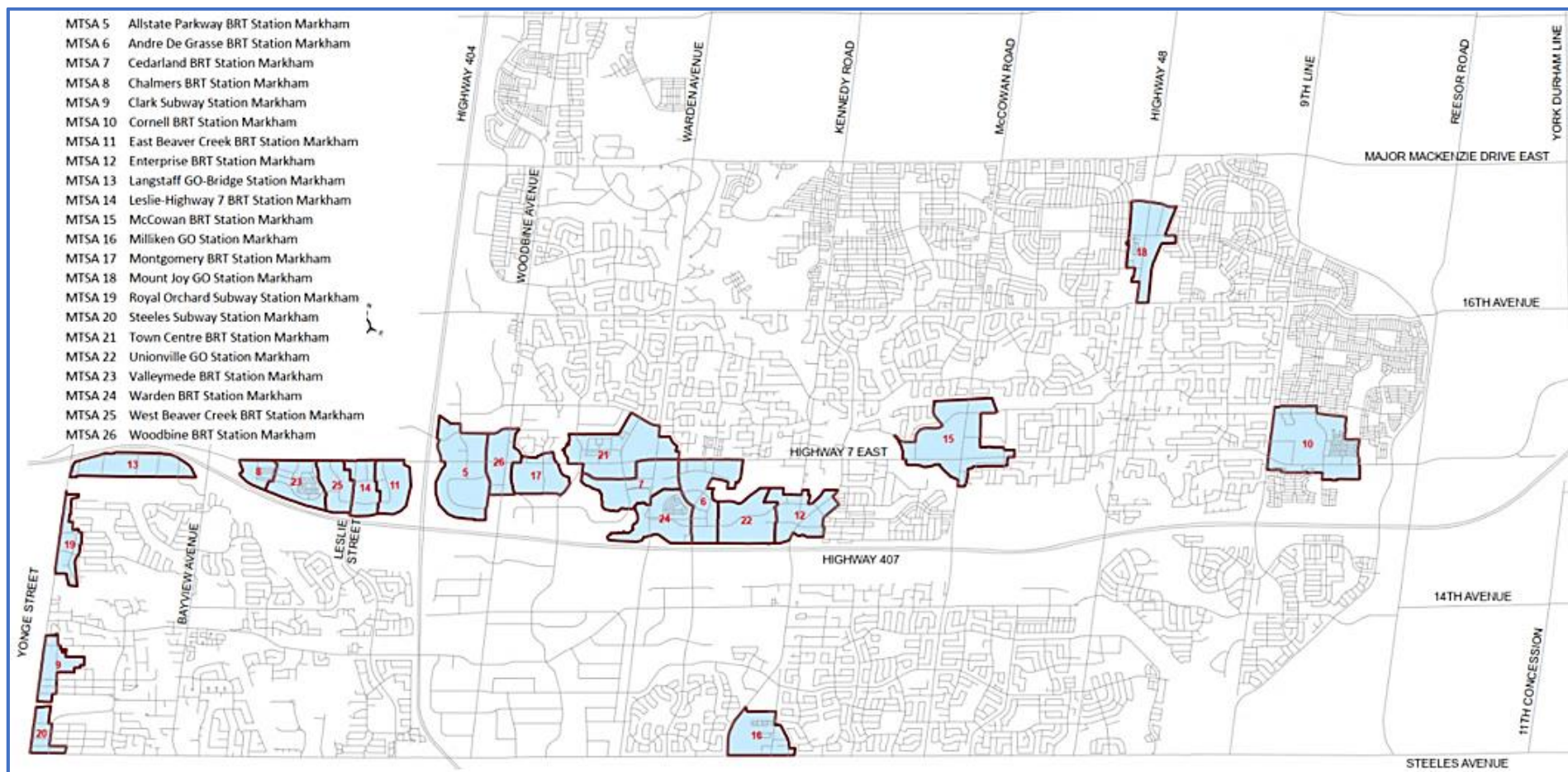
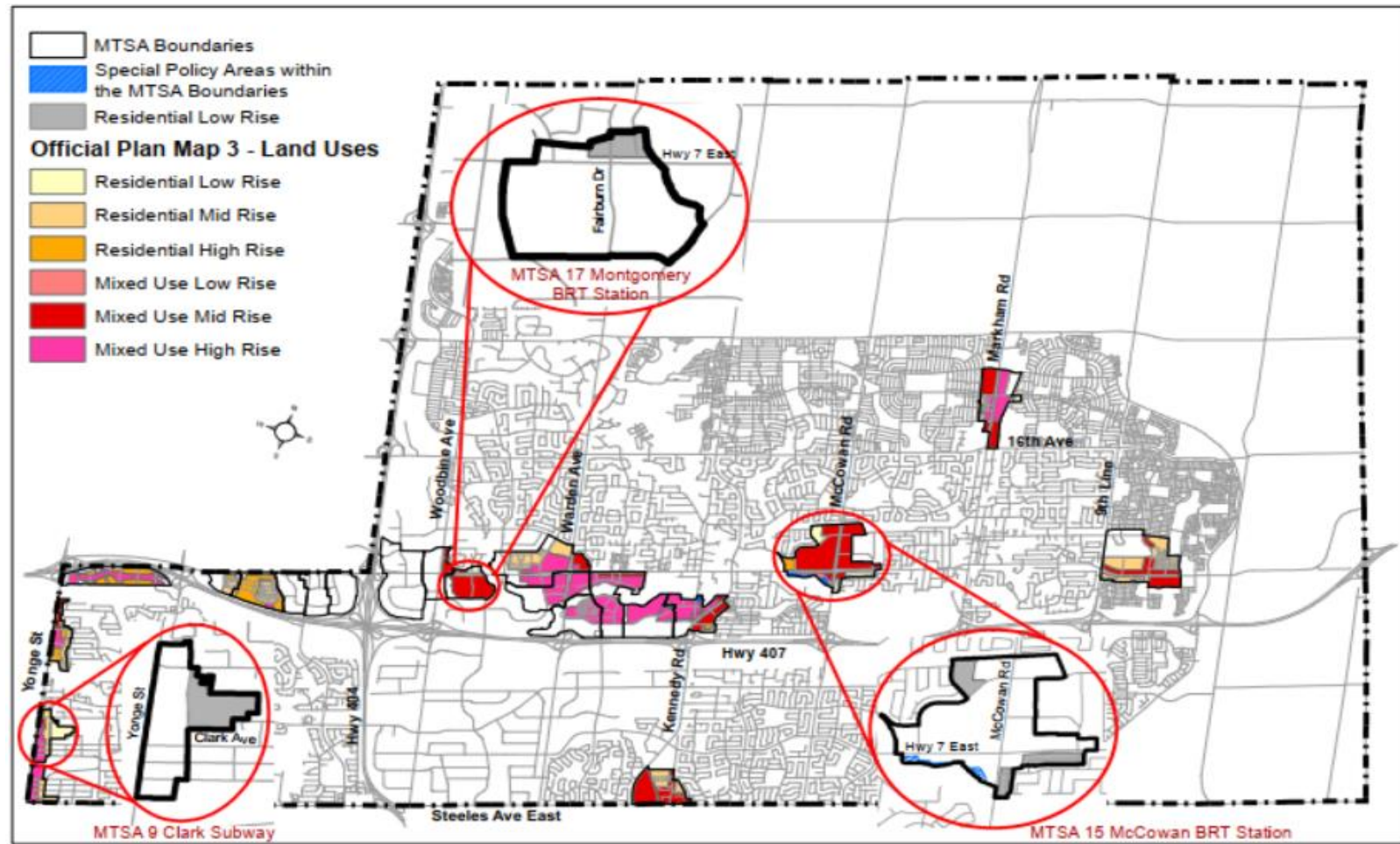


Figure 2
MTSAs with Residential Low-Rise OP Designations



Appendix 1:
Proposed Official Plan Amendment– HAF Initiative 3

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

To amend the City of Markham Official Plan, 2014, as amended.

(Major Transit Station Area's within the Municipality)

XX 2025

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. XXX

To amend the City of Markham Official Plan, 2014, as amended.

This Official Plan Amendment was adopted by the Corporation of the City of Markham By-law No. 2025-XX in accordance with the *Planning Act*, R.S.O., 1990 c. P.13, as amended, on the XX day of XX 2025.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor
(Signed)



By-law 2025-XX

Being a by-law to adopt Amendment No. XXX
to the City of Markham Official Plan, 2014, as amended

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN
ACCORDANCE WITH THE PROVISIONS OF THE *PLANNING ACT*, R.S.O., c. P.13,
1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. XXX to the City of Markham Official Plan, 2014, as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS XX DAY OF XX
2025.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor

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PART I – INTRODUCTION

(This is not an operative part of the Official Plan Amendment No. XXX)

PART I – INTRODUCTION

1.0 GENERAL

1.1. PART I – INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.

1.2. PART II – THE OFFICIAL PLAN AMENDMENT constitutes Official Plan Amendment No. XXX to the City of Markham Official Plan, 2014, as amended. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Official Plan Amendment (“Amendment”) applies to lands use designations in the 2014 Markham Official Plan that permit residential units within the Major Transit Station Areas, as identified in the 2022 York Region Official Plan Appendix 2, within the geographic boundary of the City of Markham.

3.0 PURPOSE

To amend certain existing policies in the City of Markham Official Plan, 2014 to establish permissions for a minimum height of up to four storeys for lands that permit residential dwelling units within Major Transit Stations Areas, with the exception of lands identified as Special Policy Area within Major Transit Station Area 15 McCowan BRT Station.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The Official Plan Amendment is consistent with the Provincial Policy Statement, 2024 and conforms to the 2022 York Region Official Plan.

The Provincial Policy Statement, 2024, issued under the Planning Act, provides principles and policy direction on matters of provincial interest relating to land use planning and development. These matters include building strong communities with an emphasis on efficient development and land use patterns, wise use and management of resources and protecting public health and safety. The Provincial Policy Statement, 2024, directs the focus of growth and development to settlement areas, which include Major Transit Station Area (“MTSA”), and specifically encourages the promotion of development and intensification within these areas. The Amendment is consistent with the policies of the Provincial Policy Statement, 2024 as it promotes the efficient use of existing land, resources and infrastructure, while supporting active transportation and transit.

The Amendment conforms to the York Region Official Plan, 2022 by incorporating policies in local official plans to facilitate a range of housing options, unit sizes, tenure and affordability. The York Region Official Plan, 2022 identifies that MTSA are planned

and designed to support existing and planned transit infrastructure and to accommodate a range and mix of land uses, housing types, employment, active transportation amenities and activities. The Amendment supports residential development within MTSA's which helps to promote a scale of development that supports transit.

The Markham Official Plan 2014 builds on the urban structure and growth hierarchy as identified in the York Region Official Plan. The 2014 Markham Official Plan also identifies residential intensification within the built-up area and promotes policies which support transit-oriented development. The Amendment is consistent with the urban structure of Markham's Official Plan and will support the development of complete communities.

Overall, the Official Plan Amendment represents good planning as it makes efficient use of land within MTSA's that the Province, Region and City have identified for intensification and redevelopment. The recommended Amendment is appropriate and supports Provincial, Regional, and Local planning policy by contributing a range and mix of housing types and promoting the use of active transportation and transit with MTSA's by allowing for an increase to the minimum permitted heights for residential units within these identified delineated areas.

The Amendment establishes the enabling policy framework in the Markham Official Plan, 2014, which with corresponding amendments to the implementing zoning bylaws that will fulfill HAF Initiative 3 of the City's HAF Action Plan.

PART II – THE OFFICIAL PLAN AMENDMENT
(This is an operative part of Official Plan Amendment No. XXX)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

1.1 The following sections of Part I of the City of Markham Official Plan, 2014, as amended, are hereby amended as follows:

- a) Amending Section 8.1.5, by maintaining the existing subtitle as Section 8.1.5 and renumbering the remainder of the existing Section 8.1.5 to be the new Subsection 8.1.5.1, as follows:

“8.1.5 Height and Density for all Land Use Designations

8.1.5.1 That where the maximum heights and densities are identified in a land use designation of this Plan, it is not intended that every building in a *development approval* will achieve the maximum height and density. The appropriate height shall be the key determinant on what density can be achieved on a site along with the provision of adequate transportation and water and waste water infrastructure, and community infrastructure such as public schools and parks and open spaces.

Secondary Plans may establish height and density provisions that exceed those identified in Chapter 8 of this Plan. Increases in height above the maximum height permitted in a designation may be considered for a development provided it is within the context of an approved secondary plan or site specific policy and the application for zoning by-law amendment to permit a height increase and a site plan and/or *comprehensive block plan* is consistent with the secondary plan or site specific policy.

Increases in height and density above the maximum permitted in a designation within a *Special Policy Area* shown on Map 8 – Special Policy Areas shall not be permitted unless approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry as part of a comprehensive secondary plan review.”

- b) Adding a new Section 8.1.5.2 as follows:

“8.1.5.2 That notwithstanding any other provisions of this Plan to the contrary, for lands within Major Transit Stations Areas, as shown on Appendix 2 of the York Region Official Plan, a minimum height, of up to four storeys, shall be established for land use designations which permit residential dwelling units through the implementing zoning by-laws, with the exception of lands identified as Special Policy Area within Major Transit Station Area 12 Enterprise BRT Station and Major Transit Station Area 15 McCowan BRT Station.

Development within these MTSA lands shall be permitted, in accordance with Provincial policy, regulations, guidelines, standards and procedures.”

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the City of Markham Official Plan, 2014, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law, and other Planning Act approvals, in conformity with the provisions of this Amendment.

This Amendment is exempt from approval by the Ministry of Municipal Affairs and Housing and the decision of Council is final if a notice of appeal is not received before or on the last day for filing such notice.

Prior to Council's decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and associated figure(s) and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. The notice provisions of Section 10.7.5 of the City of Markham Official Plan, 2014, as amended, shall apply.

Appendix 2:
Proposed Zoning By-Law Amendment – HAF Initiative 3

BY-LAW 2025-XXX

A By-law to amend By-laws 1229, 2150, 2237, 2551, 122-72, 88-76 127-76, 184-78, 118-79, 165-80, 47-85, 304-87, 177-96, 2004-196 and, 2024-19, as amended

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

1.0 The following amendments apply to the lands as shown on Schedule 'A' attached hereto.

2.0 By-law's 1229, 2150, 2237, 2551, 122-72, 88-76 127-76, 184-78, 118-79, 165-80, 47-85 and, 304-87, as amended, are hereby further amended as follows:

2.1 "Notwithstanding any other provision in this by-law:

- i) Where the maximum number of storeys of a building is equal to or less than 4, the maximum number of storeys shall be 4.
- ii) Where the maximum height of a building is equal to or less than 14 metres, the maximum height shall be 14 metres.

In determining the applicable zone boundary line of this by-law, where the flooding hazard limit established by the Toronto and Region Conservation Authority extends into the area identified on Schedule A, the provisions of this by-law shall not apply."

3.0 By-law 177-96, as amended, is hereby further amended as follows:

3.1 By adding a new Section 6.29 as follows:

"6.29 Major Transit Station Areas

The following provisions apply to lands shown on the schedules to this by-law as being within a Major Transit Station Area:

6.29.1 Notwithstanding any other provision in this by-law:

- i) Where the maximum number of *storeys* of a *building* is equal to or less than 4, the maximum number of *storeys* shall be 4.
- ii) Where the maximum *height* of a *building* is equal to or less than 14 metres, the maximum *height* shall be 14 metres.

In determining the applicable zone boundary line of this by-law, where the flooding hazard limit established by the Toronto and Region Conservation Authority extends into the area identified on Schedule A, the provisions of this by-law shall not apply.”

4.0 By-law 2004-196, as amended, is hereby further amended as follows:

By adding a new Section 4.23 as follows:

“4.23 Major Transit Station Areas

The following provisions apply to lands shown on the schedules to this by-law as being within a Major Transit Station Area:

4.23.1 Notwithstanding any other provision in this by-law:

- i) Where the maximum number of *storeys* of a *building* is equal to or less than 4, the maximum number of *storeys* shall be 4.
- ii) Where the maximum *height* of a *building* is equal to or less than 14 metres, the maximum *height* shall be 14 metres.

In determining the applicable zone boundary line of this by-law, where the flooding hazard limit established by the Toronto and Region Conservation Authority extends into the area identified on Schedule A, the provisions of this by-law shall not apply.”

5.0 By-law 2024-19, as amended, is hereby further amended as follows:

“4.8.13 Major Transit Station Areas

The following provisions apply to lands shown on the schedules to this by-law as being within a Major Transit Station Area:

4.8.13.1 Notwithstanding any other provision in this by-law, where a **building** contains a residential **dwelling unit**:

- a) Within the Residential Established Neighbourhood Low Rise (RES-ENLR) zone:
 - i) Maximum number of **storeys** – 4
 - ii) Maximum **outside wall height** - 11 metres
- b) For all other zones:
 - i) Where the maximum number of **storeys** of a **building** is equal to or less than 4, the maximum number of **storeys** shall be 4.
 - ii) Where the maximum **height** of a **building** is equal to or less than 14 metres, the maximum **height** shall be 14 metres.

6.0 All other provisions of By-laws 1229, 2150, 2237, 2551, 122-72, 88-76 127-76, 184-78, 118-79, 165-80, 47-85, 304-87, 177-96, 2004-196 and, 2024-19, as amended, unless specifically modified/amended by this By-law continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS XXRD DAY OF XXXXXXXX, 2025.

KIMBERLEY KITTINGHAM
CITY CLERK

FRANK SCARPITTI
MAYOR



SCHEDULE 'A' TO BY-LAW

AMENDING BY-LAWS 1229, 2150, 2237, 2551, 122-72, 88-76 127-76, 184-78, 118-79, 165-80, 47-85, 304-87, 177-96, 2004-196, 2024-19 DATED

 BOUNDARY OF AFFECTED PARENT ZONING BY-LAWS

THIS IS NOT A PLAN OF SURVEY. Zoning Information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

 MARKHAM DEVELOPMENT SERVICES COMMISSION

1,000 0 1,000 Meters

Drawn By: RT

Checked By: GD

DATE: 24/10/2024

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office

Q:\Development\Planning\Teams\ZSP TEAM21 - Housing\MTSA-IZ\Rob's Work\Schedule A MTSA.mxd

Appendix 3:
Comment/ Response Matrix of Feedback on the Proposed OPA & ZBA

| Appendix 3: Comment/ Response Matrix of Feedback on the Proposed OPA & ZBA – HAF Initiative 3 | | | | | |
|---|---------------|------------------|--|--|---|
| # | Date Received | Stakeholder Type | Address | Summary of Comments | City Staff Response |
| 1 | 2-Dec-24 | Landowner | 5221 Highway 7, 8310-8312 McCowan Road, and Valley/ Open Space parcel to the south of 8310-8312 McCowan Road | <p>No concern with the overall direction of the proposed OPA & ZBA.</p> <p>Requested that the proposed City initiated amendments be applied to the Special Policy Area governing the southwest quadrant of Highway 7 and McCowan Road, which permits a 3-storey limit.</p> | <p>The purpose of the OPA is to establish permissions for a minimum height of up to four storeys for lands that permit residential dwellings within Major Transit Station Areas, with the exception of lands identified as Special Policy Area within Major Transit Station Area (MTSA) 15 McCowan BRT Station, through the zoning by-laws.</p> <p>Per policy 9.14.6, the maximum building height for lands designated Mixed Use Low Rise is three storeys due to its location within a Special Policy Area (SPA) and flood plain. Future development within Mixed Use Low Rise lands will have to demonstrate that flood impacts are appropriately mitigated. No intensification of lands in the SPA is permitted.</p> <p>The subject lands fall within the Special Policy Area and floodplain</p> |

| | | | | | |
|---|-----------|--|--|---|--|
| | | | | | within MTSA 15 McCowan BRT Station. |
| 2 | 3-Dec-24 | Landowner/Developer | 5221 Highway 7 8310-8312 McCowan Road | Requested to be added to notification list. | Noted and applicant has been added to notification list. |
| 3 | 13-Dec-24 | Prescribed Body, Rogers Communications | Sitewide | No comments. | Noted. |
| 4 | 13-Dec-24 | Prescribed Body, Enbridge | Sitewide | No comments. | Noted. |

| | | | | | |
|---|-----------|--|----------|--|---|
| 5 | 19-Dec-24 | Prescribed Body, Bell Canada | Sitewide | No comments. | Noted. |
| 6 | 20-Dec-24 | Prescribed Body, York Region | Sitewide | No comments. | Noted. |
| 7 | 10-Jan-25 | Prescribed Body, Toronto and Region Conservation Authority | Sitewide | <p>TRCA does not oppose establishing a minimum number of storeys and height, where appropriate, however do not support new or intensified development within hazardous lands where it poses an increase in risk to public health and safety or property- further clarity on the proposed amendments is needed.</p> <p>1) All MTSA's containing regulatory flood plan as determined by TRCA, or through studies to TRCA's satisfaction, that development of certain lands is restricted due to their vulnerability to flooding and erosion hazards and that new development or additions to existing buildings may only be permitted if written approval is obtained from TRCA.</p> | 1. Policy 8.1.5.2. was revised to specify that development within MTSA lands shall be permitted in accordance with Provincial policy, regulations, guidelines, standards and procedures. The intent of this modification is to make it explicitly clear that new development or additions to existing buildings must comply with provincial standards, including meeting the requirements set by prescribed bodies, such as the TRCA. |
| | | | | 2) Where lands are within the Unionville Special Policy Area (SPA), the provincially approved SPA OP land use designations and policies prevail. In addition to the exception for SPA in MTSA 15, also include an exception for SPA in the MTSA 12 Enterprise BRT station some of which is within the Unionville SPA | 2. Schedule 'A' has been revised to include an exception for SPA in the MTSA 12 Enterprise BRT station. |

| | | | | | |
|---|-----------|----------------------------|----------|---|--|
| | | | | <p>3) For all MTSAs containing regulatory flood plains as determined by TRCA, add zoning provisions that the zone boundaries may be refined in accordance with any approved change in the regulatory flood line as determined by TRCA. The intent is to recognize any changes to the flood line due to new technical information or the outcome of any flood remediation.</p> | <p>3. Schedule 'A' has been revised to remove the lands zoned "Greenway" lands out of the MTSAs.</p> |
| | | | | <p>4) Reference the following from Section 2.4 c) of the current Zoning By-law: "Where the flooding hazard limit established by the Toronto and Region Conservation Authority extends outside the Greenway One or Greenway Two zones, the applicable Greenway zone applies, except where located in a Special Policy Area as outlined in Part 13"</p> | <p>4. Proposed ZBA has been modified to include the following</p> <p><i>"In determining the applicable zone boundary line of this by-law, where the flooding hazard limit established by the Toronto and Region Conservation Authority extends into the area identified on Schedule A, the provisions of this by-law shall not apply."</i></p> |
| 8 | 10-Jan-25 | Prescribed Body, Metrolinx | Sitewide | <p>No comments regarding the proposed OPA and ZBA, however provided the following provisions for consideration.</p> <p>1) That any development within 300m of the Metrolinx Rail Corridor shall conform to the "Metrolinx Adjacent Development Guidelines- GO Transit Heavy Rail Corridors"</p> <p>2) That any development within 300m of the Metrolinx Rail</p> | <p>1. Noted</p> <p>2. Noted</p> <p>3. Noted</p> <p>4. Noted</p> <p>5. Noted</p> <p>6. Noted</p> <p>7. Noted</p> <p>8. Noted</p> <p>9. Noted</p> <p>10. Noted</p> <p>11. Noted</p> |

| | | | | | |
|--|--|--|--|---|--|
| | | | | <p>Corridor shall require an Acoustical Study, which shall include the current rail traffic data and the Standard Metrolinx Noise Warning Clause, to the satisfaction of Metrolinx and the City of Markham.</p> <p>3) That any development within 75m of the Metrolinx Rail Corridor shall require a Vibration Study to the satisfaction of Metrolinx and the City of Markham.</p> <p>4) That any development adjacent to the Metrolinx Rail Corridor shall not alter any drainage patterns, flows and/or volumes, absent review and approval by Metrolinx and its Technical Advisor, with all costs to be borne by the applicant/owner.</p> <p>5) That any development adjacent to the Metrolinx Rail Corridor shall require execution of agreements with Metrolinx as deemed applicable, including but not limited to, Adjacent Development Agreement, Crane Swing Agreement, Shoring System and Permission to Enter Agreement, and Non-Disclosure Agreements.</p> <p>6) That any development within 300m of the Metrolinx Rail Corridor shall require registration of an Environmental/Operational</p> | |
|--|--|--|--|---|--|

| | | | | | |
|--|--|--|--|--|--|
| | | | | <p>Easement in favour of Metrolinx, over the subject lands.</p> <p>7) That any development adjacent to the Metrolinx Rail Corridor shall provide the required setback and standard safety barrier (berm) or receive approval of an alternative barrier per a Rail Safety Report, to be reviewed by Metrolinx and its Technical Advisor, with all costs to be borne by the owner / applicant.</p> <p>8) In addition, sufficient setback for future building maintenance and other related works in proximity to the property line should also be considered.</p> <p>9) That any work within, or in close proximity to, the Metrolinx Rail corridor shall require a Metrolinx Work Permit in combination with other associated requirements as determined applicable by Metrolinx, with all costs to be borne by the owner / applicant.</p> <p>10) That any vegetation within 3.5m of the mutual property line with Metrolinx shall be restricted to low lying vegetation only.</p> <p>11) That any development adjacent to the Metrolinx Rail Corridor shall install the Metrolinx Standard Security Fence along the property line, save and except for where substitutes are</p> | |
|--|--|--|--|--|--|

| | | | | | |
|--|--|--|--|--------------------------------------|--|
| | | | | deemed satisfactory by Metrolinx. | |
|--|--|--|--|--------------------------------------|--|



Development Services Committee Meeting

City Initiated Official Plan and Zoning By-law Amendments

City of Markham

Major Transit Stations Areas (All Wards except 7)

File: PR 24 196907

May 13, 2025



- **June 14, 2023** - A Council resolution directing staff to submit a HAF application
- **Oct 11, 2023** – Following the City's HAF submission, the City received a letter from Federal Minister requesting enhancements to the City's HAF submission to consider permitting a minimum of 4-storeys within Major Transit Station Areas (MTSAs)
- **Dec 13, 2023** – As a response to the Federal Minister's request, Council resolution directed Staff to initiate the MTSA policy work for future Council consideration.
- **Jan 25, 2024** - City's HAF application was approved including Council's December resolution agreeing to the Federal Minister's request
- **Dec 3, 2024** – Statutory Public Meeting held for a proposed Official Plan and Zoning By-law Amendment to permit up to 4-storeys in Major Transit Station Areas





What is an MTSA?

- Defined as the area within an approximate 500 to 800 metre radius of a transit station (Bus Rapid Transit station, GO stations and subway stations).
- According to the *Planning Act*, inclusionary zoning can only be implemented in MTSAs.
- Markham has a total of 22 MTSAs.

How are MTSA boundaries established?

- Under the Provincial Growth Plan, York Region in consultation with Markham Council and staff was required to delineate boundaries and set minimum density targets for all 22 MTSAs through the York Region Official Plan (YROP) review. The YROP was approved by the Province in 2022.
- Effective July 1, 2024, the York Region Official Plan is deemed to be a part of Markham's local Official Plan, absorbing the MTSA policy framework set by the Region.

Can MTSA boundaries be modified?

- Any modifications to MTSA boundaries and minimum densities would require Provincial approval.



Prescribed Bodies

- Draft OPA & ZBA supported by York Region, Metrolinx, Enbridge, Bell Canada, and Rogers Communications
- Toronto and Region Conservation Authority (TRCA) staff suggested wording modifications to the strengthen the proposed Amendments, modify Schedule 'A' to depict Special Policy Area (SPA) lands in MTSA 12 Unionville, and include provisions on determining zone boundary lines and the applicability of the proposed by-law on hazard lands

Landowners and Developers

- General support of the proposed OPA & ZBA
- Remove exemption regarding lands in the Special Policy Area (SPA) in MTSA 15 McCowan BRT Station that only permits 3 storeys

Council

- Concerns regarding the potential impacts on established neighbourhoods and introducing four-storey buildings on established residential streets



- Proposed OPA Policy 8.1.5.2. was modified to include the exempted Special Policy Area lands in MTSA 12 and a provision:
 - *“8.1.5.2 That notwithstanding any other provisions of this Plan to the contrary, for lands within Major Transit Stations Areas, as shown on Appendix 2 of the York Region Official Plan, a minimum height, of up to four storeys, shall be established for land use designations which permit residential dwelling units through the implementing zoning by-laws, with the exception of lands identified as Special Policy Area within **Major Transit Station Area 12 Enterprise BRT Station and Major Transit Station Area 15 McCowan BRT Station.***

Development within these MTSA lands shall be permitted, in accordance with Provincial policy, regulations, guidelines, standards and procedures”



- Zoning By-Laws
 - Revised for clarity on the applicability of existing caps on the maximum number of storeys over and above the proposed 4-storey permissions
 - Revised to include provisions on determining zone boundary lines and the applicability of the proposed by-law on hazard lands identified by the TRCA.
 - *“In determining the applicable zone boundary line of this by-law, where the flooding hazard limit established by the Toronto and Region Conservation Authority extends into the area identified on Schedule A, the provisions of this by-law shall not apply.”*
- Mapping updates to Schedule ‘A’
 - Clearly identifies the Special Policy Area lands in MTSA 15 McCowan BRT Station exempted from the proposed Amendments
 - Identifies and includes the Special Policy Area Lands in MTSA 12 Enterprise BRT Station also exempted from the proposed Amendments
 - Amended the lands designated as “Greenway” from the zoning boundaries to align with the Provincial policy (*TRCA Conservation Act*).



Example of Established Neighbourhoods





Example of Established Neighbourhoods





Example of Established Neighbourhoods





Example of Established Neighbourhoods





Low-rise Designated Lands in MTSAs

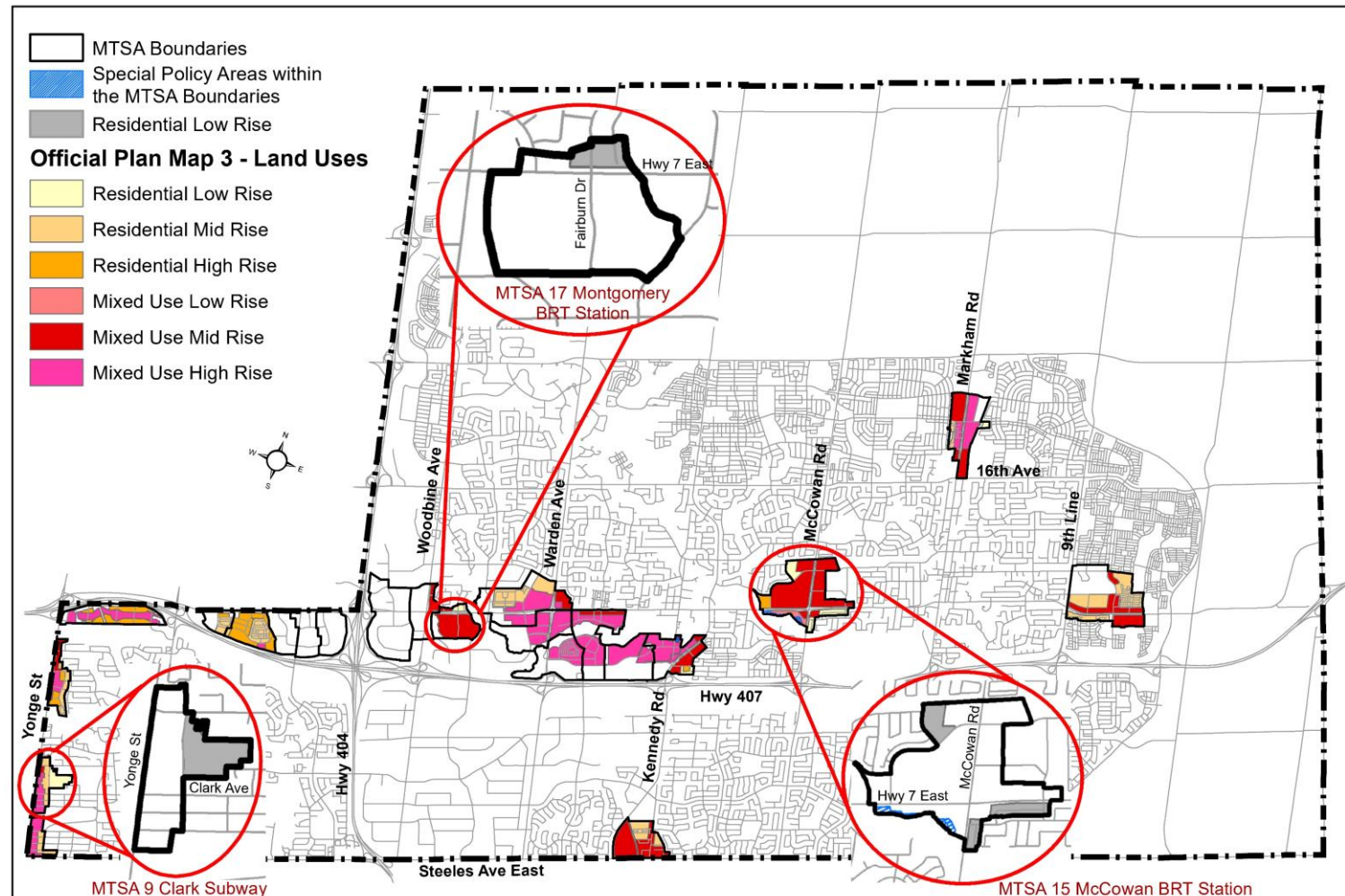
Page 217 of 259
Strategic Plan 2020-2026

Building Markham's Future Together

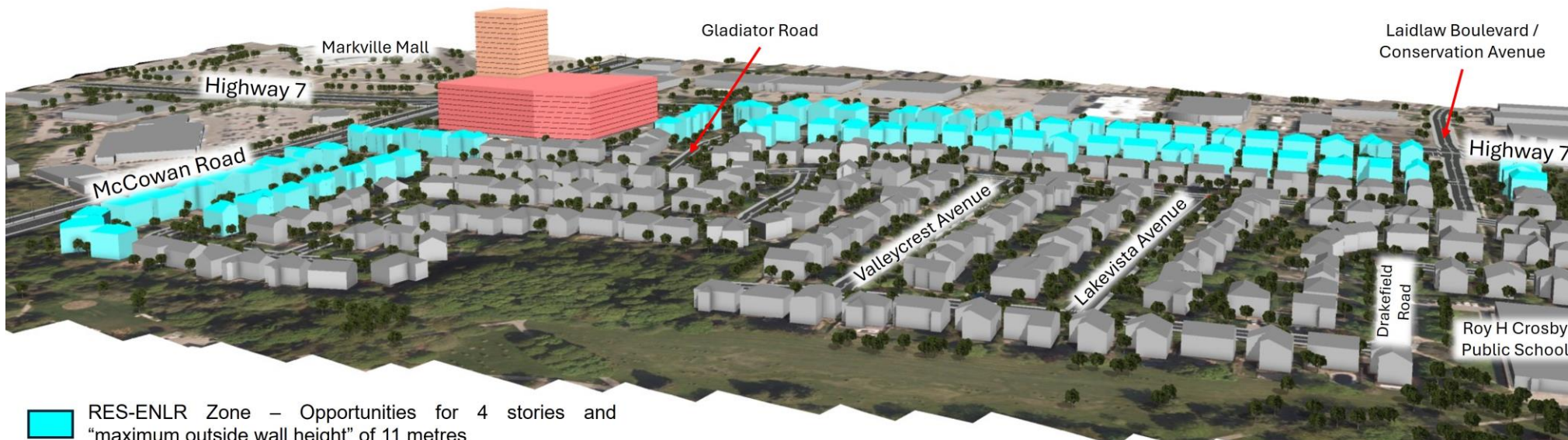
Of the 22 MTSAs in the City of Markham, only 3 of the MTSAs (Clark Subway Station, McCowan BRT Station and Montgomery BRT Station) are partly designated as low-rise in the 2014 OP.




Please note, the Clark Subway MTSA will allow the opportunity for 4-storey development but currently there is only an existing school and church designated as low-rise.

The following slides depict renderings of the McCowan BRT Station MTSA and the Montgomery BRT Station MTSA with opportunities for 4-storeys.



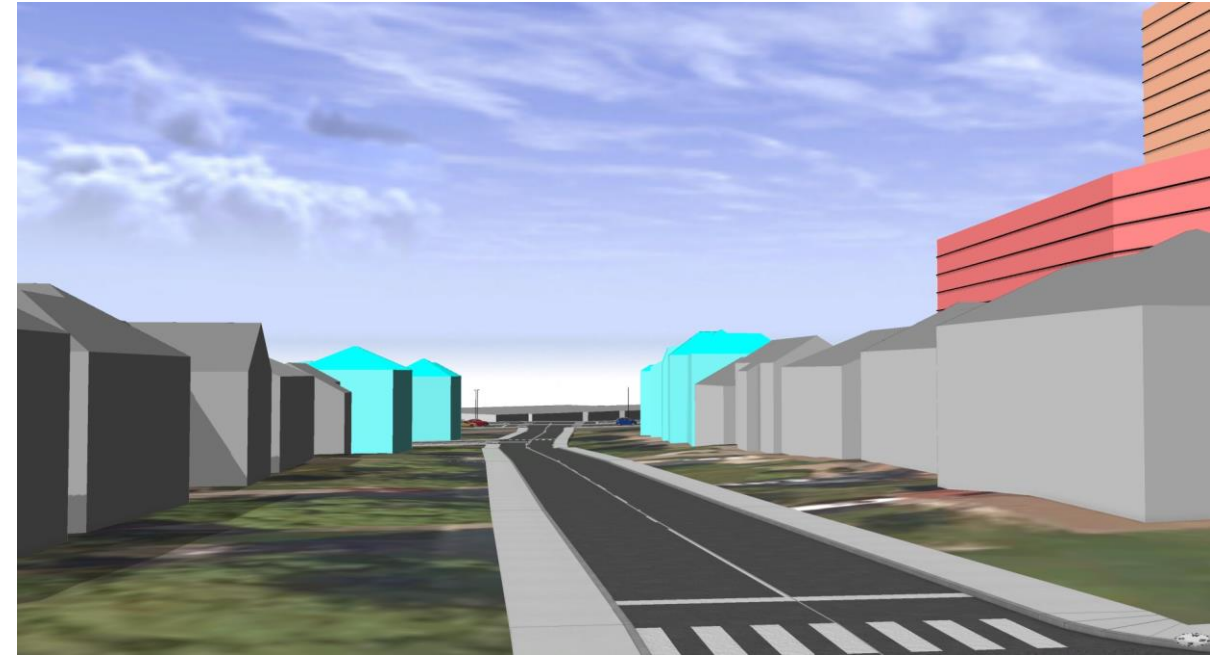
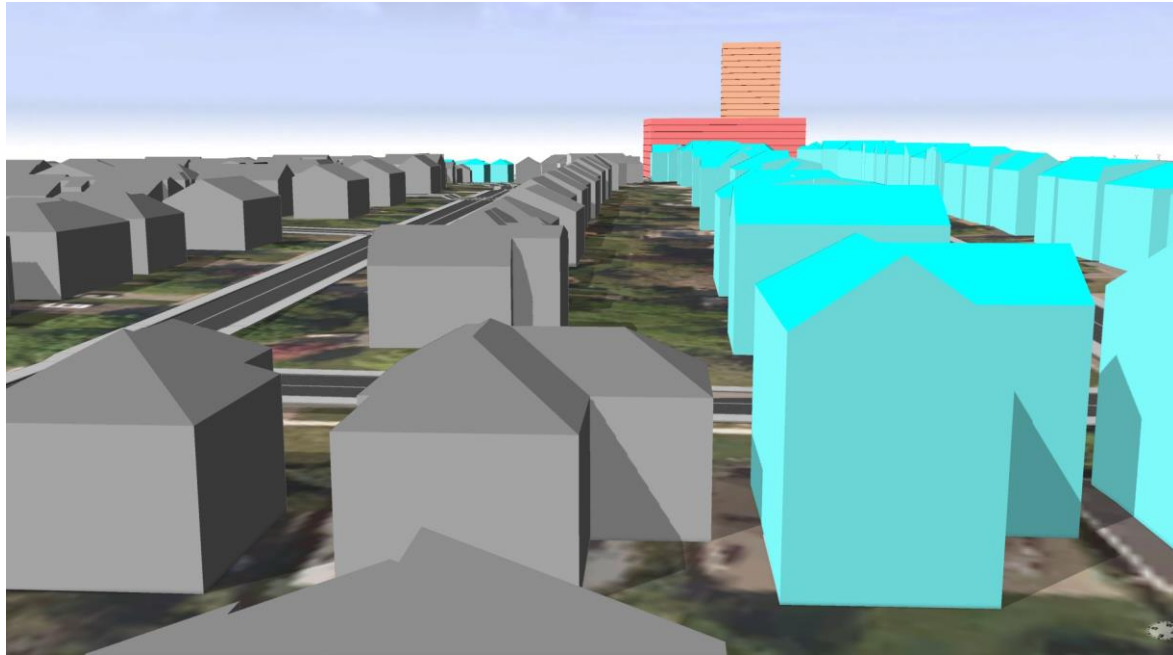
Southeast Quadrant of McCowan – McCowan BRT Station MTSA



-  RES-ENLR Zone – Opportunities for 4 stories and “maximum outside wall height” of 11 metres
-  Schematic Rendering of lands designated Mixed Use in the Draft Markville Secondary Plan
-  Schematic Rendering of intensification node on lands designated Mixed Use in the Draft Markville Secondary Plan



RES-ENLR Zone – Outside of MTSA Area – Existing 2 storey height and 7.0 metre “maximum outside wall height” apply



Street-level rendering of opportunities for 4-storeys on Southdale Drive/Conservation Avenue





Renderings

Northern Quadrant of Montgomery MSTA



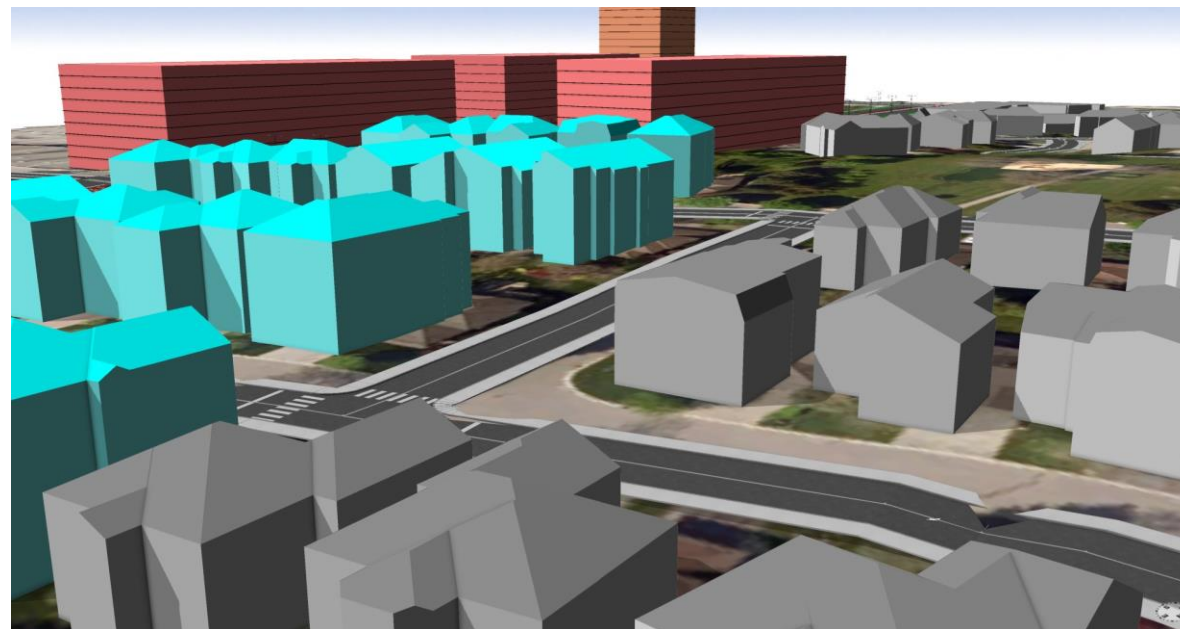
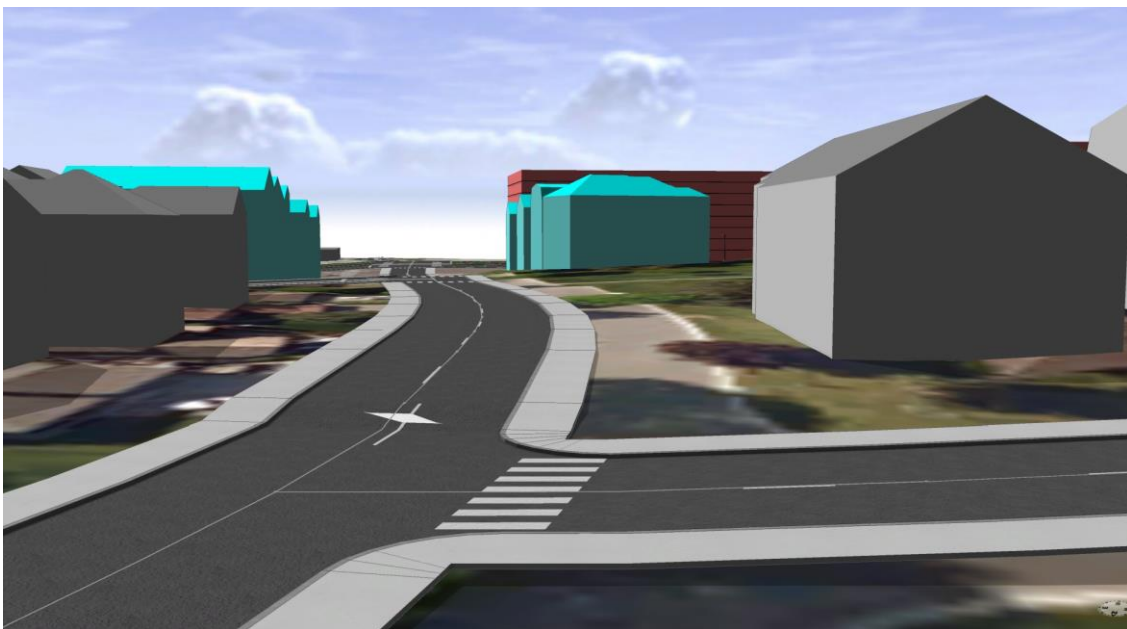
 RES-ENLR Zone – Opportunities for 4 stories and “maximum outside wall height” of 11 metres

 Schematic Rendering of lands designated Mixed Use in the 2014 Official Plan

 Schematic Rendering of active OPA and ZBLA – Lands designated Mixed Use in the 2014 Official Plan



RES-ENLR Zone – Outside of MTSA Area – Existing 2 storey height and 7.0 metre “maximum outside wall height” apply



Street-level rendering of opportunities for 4-storeys on Montgomery Court



Next Steps

- Council adoption and enactment of the draft Official Plan and Zoning By-law Amendments for MTSAs

Thank You

Appendices

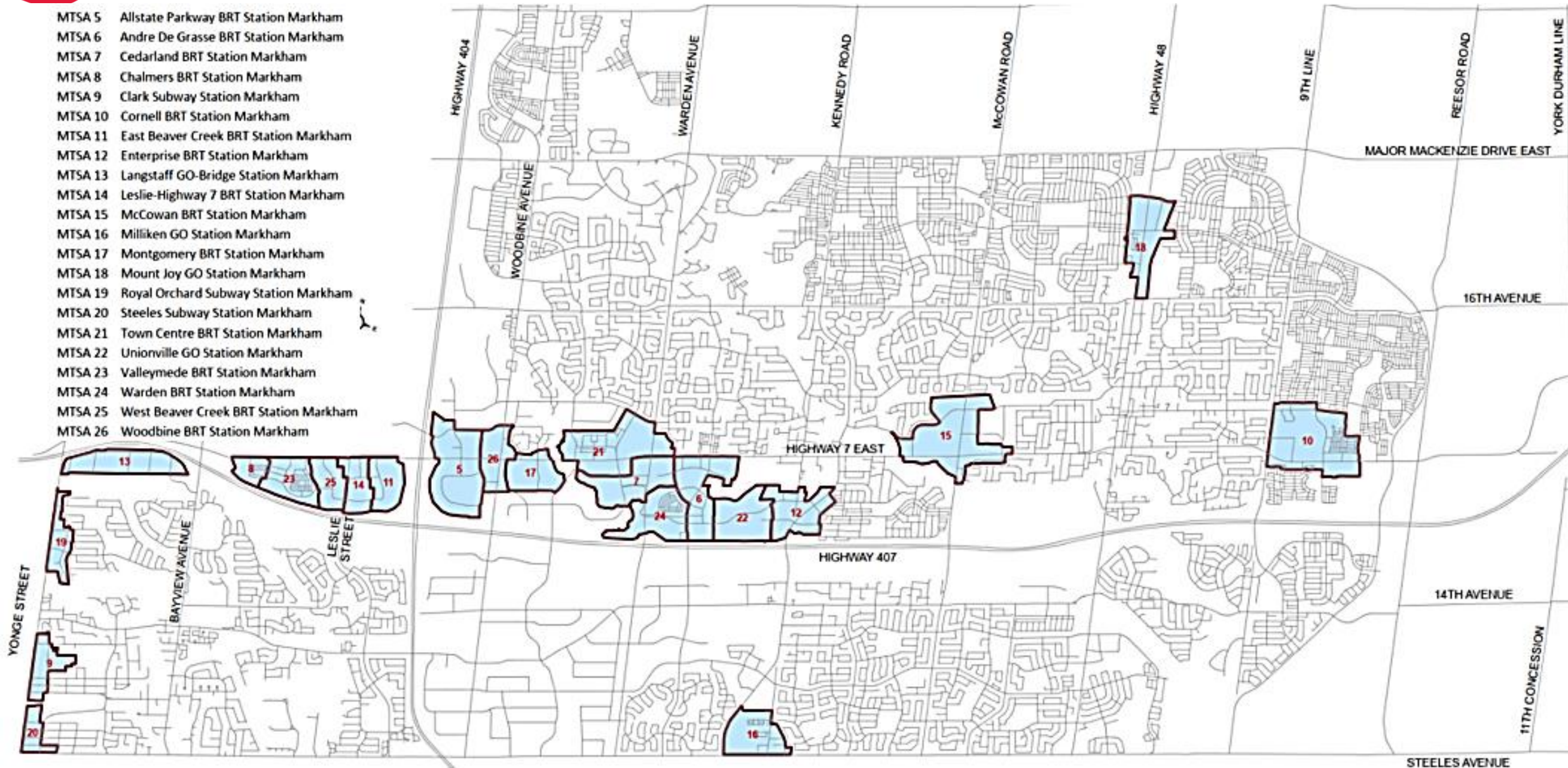


Appendix 1: 22 Major Transit Station Areas (MTSA) Strategic Plan 2020-2026

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Building Markham's Future Together

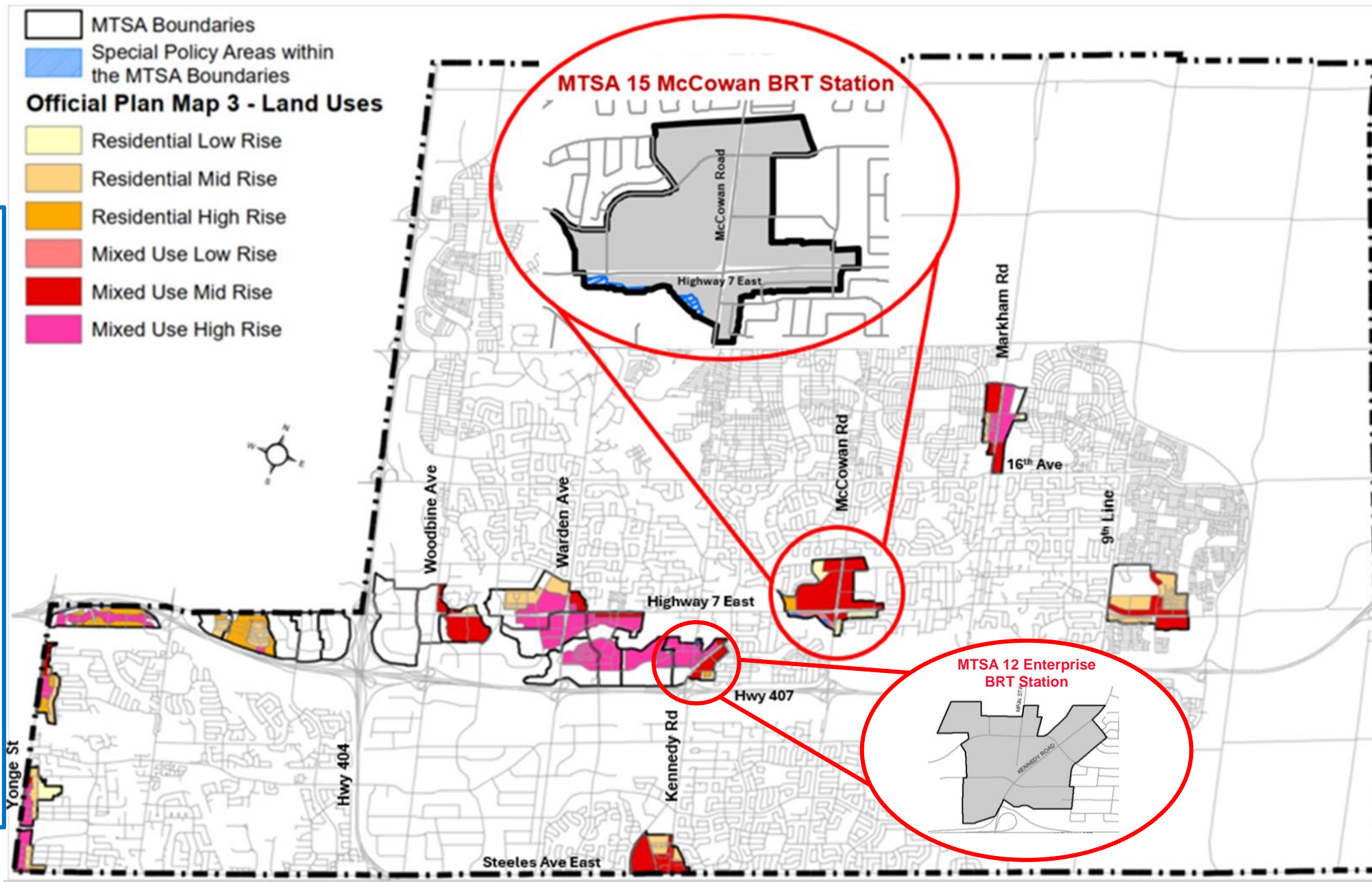
- MTSA 5 Allstate Parkway BRT Station Markham
- MTSA 6 Andre De Grasse BRT Station Markham
- MTSA 7 Cedarland BRT Station Markham
- MTSA 8 Chalmers BRT Station Markham
- MTSA 9 Clark Subway Station Markham
- MTSA 10 Cornell BRT Station Markham
- MTSA 11 East Beaver Creek BRT Station Markham
- MTSA 12 Enterprise BRT Station Markham
- MTSA 13 Langstaff GO-Bridge Station Markham
- MTSA 14 Leslie-Highway 7 BRT Station Markham
- MTSA 15 McCowan BRT Station Markham
- MTSA 16 Milliken GO Station Markham
- MTSA 17 Montgomery BRT Station Markham
- MTSA 18 Mount Joy GO Station Markham
- MTSA 19 Royal Orchard Subway Station Markham
- MTSA 20 Steeles Subway Station Markham
- MTSA 21 Town Centre BRT Station Markham
- MTSA 22 Unionville GO Station Markham
- MTSA 23 Valleyside BRT Station Markham
- MTSA 24 Warden BRT Station Markham
- MTSA 25 West Beaver Creek BRT Station Markham
- MTSA 26 Woodbine BRT Station Markham



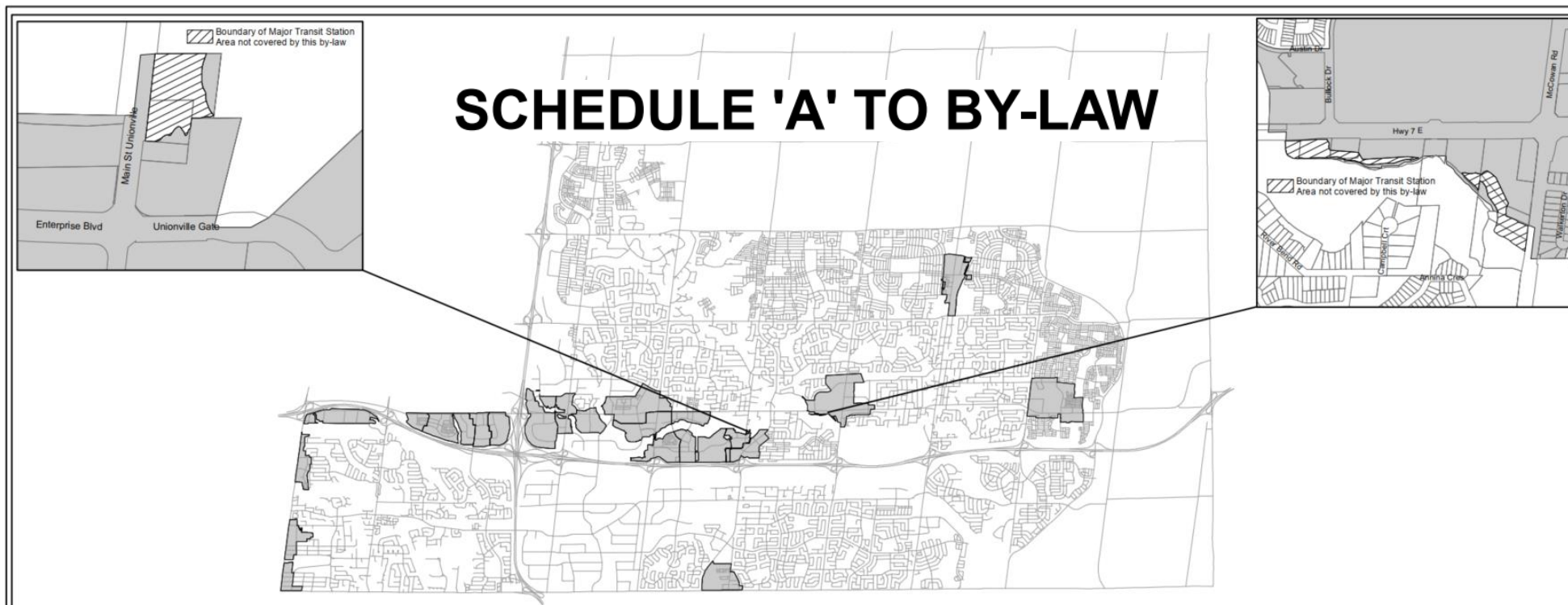


Proposed Official Plan Amendment

Establishes permissions for a minimum height of up to 4 storeys for lands that permit residential dwelling units within MTSAs through the implementing zoning by-laws, with the exception of lands identified as Special Policy Area within MTSA 12 Enterprise BRT Station and 15 McCowan BRT Station



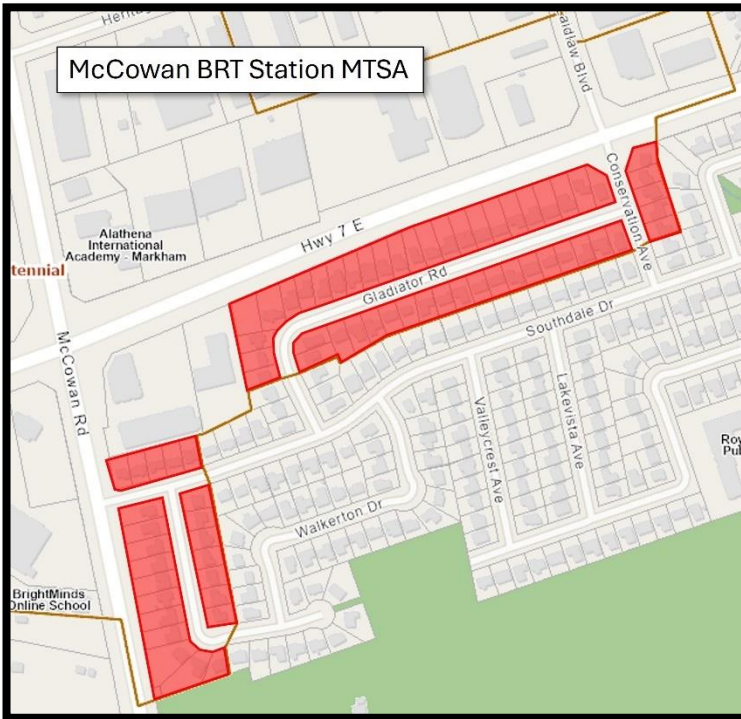
- Majority of Zoning By-laws: Where the maximum number of storeys of a building is equal to or less than 4, the maximum number of storeys shall be 4 and where the maximum height of a building is equal or less than 14 metres, the maximum height shall be 14 metres.
- By-law 2024-19 - Residential Established Neighbourhood Low Rise (RES-ENLR) zone: Permit the maximum number of storeys of a building shall be 4, and the maximum **outside wall height** shall be 11 metres.



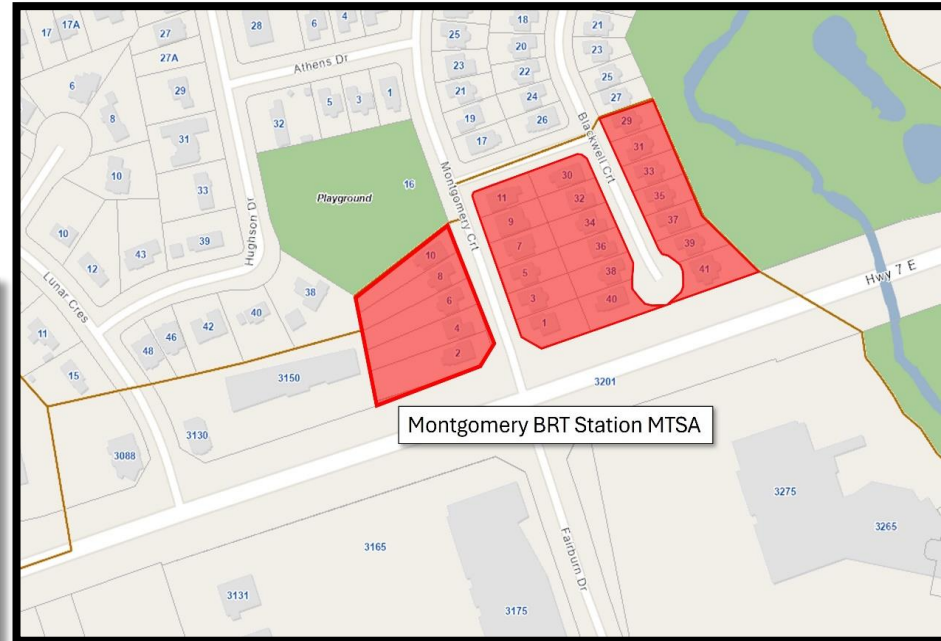


Appendix 4: MTSAs with Residential Low-Rise Designations

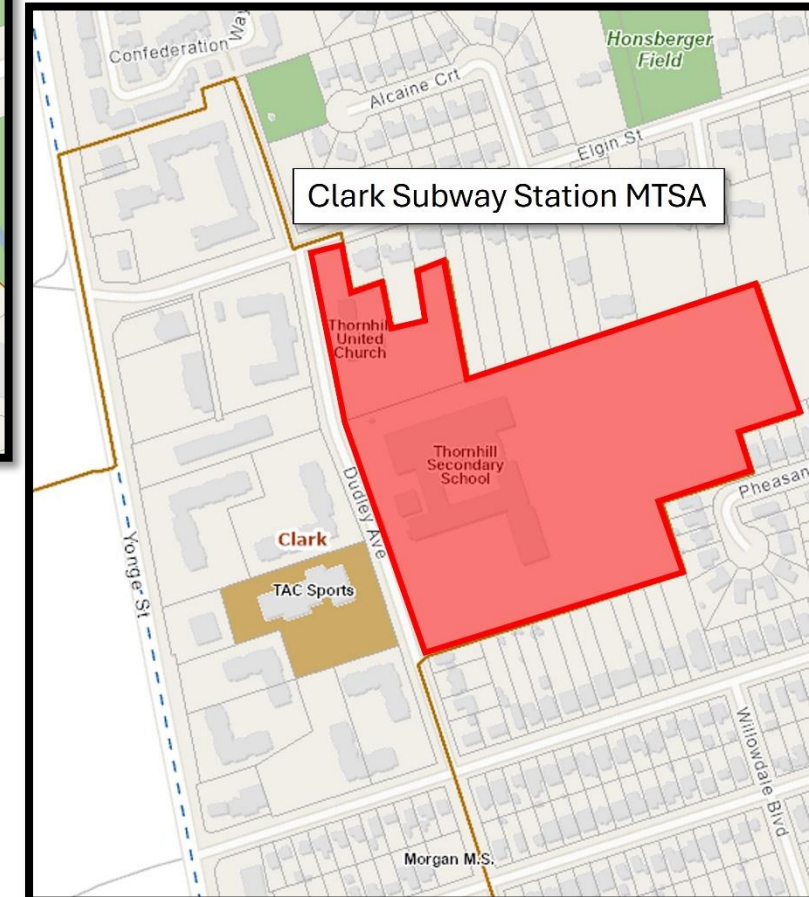
McCowan BRT Station MTSA



Montgomery BRT Station MTSA



Clark Subway Station MTSA



SUBJECT: RECOMMENDATION REPORT
Additional Funding for Markham Village Heritage Conservation District
Plan Update Project

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

REVIEWED BY: Stephen Lue, Senior Development Manager, ext. 2520

RECOMMENDATION:

- 1) THAT the Staff report, dated May 13, 2025, titled, "RECOMMENDATION REPORT, Additional Funding for Markham Village Heritage Conservation District Plan Update Project", be received;
- 2) That Council allocates up to \$37,800 from the Heritage Reserve Fund (Acct. No. 087 2800 115) to provide additional funding for the Markham Village Heritage Conservation District Plan Update Project to fund consulting services (\$34,800) and the City's community engagement costs (\$3,000);
- 3) That any funds not used at the completion of this Project be returned to the Heritage Reserve Fund (Account No. 087 2800 115);
- 4) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this Staff report is to recommend additional funding for the Markham Village Heritage Conservation District Plan Update Project for consulting services and to assist with community engagement costs.

BACKGROUND:

The Markham Village Heritage Conservation District Plan ("MVHCD Plan") was approved in 1990 and needs to be updated.

The overall goal of this project is to update and revise the existing MVHCD Plan (1990) to reflect the format used in Markham for other more recently approved heritage conservation district plans, update policies and guidelines to reflect current best practice within heritage conservation, and revise building/property classifications.

The City recognizes that the current document is out of date, not reflective of current City policies and provincial legislation, and is lacking in the guidance and direction it provides to Heritage Section staff ("Staff"), the Heritage Markham Committee, Council, impacted property owners, and the public.

The current Heritage Conservation District plan was published in six volumes: The new plan will replace Volumes 3, 4 and 6:

Volume 1 – Defining the District
Volume 2 – History of the Area
Volume 3 – Design Guidelines

Volume 4 – Implementation Process

Volume 5 - Public Participation Process

Volume 6 – Building Inventory

Volumes 1, 2 and 5 will remain as background information regarding the creation of the District. This project does not include re-visiting the existing boundaries of the MVHCD as approved by Council in 1990.

The requirement for consulting services has been scoped to specific tasks (i.e. issue identification and resolution including introducing new/revised policies) to complement the work currently being undertaken by Staff (i.e. preparing Plan Objectives, property classification, and inventory of contributing properties).

Council previously allocated \$50,900 to this project

Based upon a review of consultant submissions by Heritage Section and Purchasing Staff, and the selection of a preferred consultant as well as the identification of City costs associated with community consultation (meeting notices/mailings), additional funding is required in the amount of \$37,800. The breakdown of additional funding is as follows:

- Additional Consulting Fees \$34,800
- Community Engagement Expenses \$3,000

OPTIONS/ DISCUSSION:**Allocation of funds from the Heritage Reserve Fund complies with the program's funding criteria**

Staff support the provision of additional funding to address the shortfall in the study's current capital allocation. The original allocation of funding for this project came from the City's Heritage Reserve Fund. Providing the additional funding required from this Fund will allow the MVHCD Plan Update Project to be undertaken.

The Heritage Reserve Fund is the repository for monies drawn from Heritage Letters of Credit. In situations where heritage buildings have been damaged or destroyed, or not restored as per approved plans, the letter of credit is drawn by the City. In 1991, Council created a special Reserve and adopted the Heritage Reserve Fund Guidelines describing the criteria for use of the funding and procedures for approval.

Monies collected in the Heritage Reserve Fund are to be used to provide funding in four general program areas one of which is 'Heritage Studies' such as heritage conservation district projects. All projects being considered for financial assistance from this fund must be reviewed by Heritage Markham Committee and approved by Council.

Heritage Markham will be consulted on May 14th regarding the additional allocation of funding

If Heritage Markham does not support the funding allocation, Council will be alerted at the May 27th Council meeting.

Staff recommend that additional funding be approved to allow the MVHCD Plan Update Project to proceed.

Additional funding of up to \$37,800 from the Heritage Reserve Fund (Acct. No. 087 2800 115) is supported to fund consulting services (\$34,800) and the City's community engagement costs (\$3,000). It is also recommended that any funds not used at the completion of this project be returned to the Heritage Reserve Fund.

FINANCIAL CONSIDERATIONS:

Council previously approved a capital project #17035 with an available budget of \$50,900 to undertake the MVHCD Plan Update and was funded from the Heritage Reserve Fund (087-2800-115). Additional funding in the amount of \$37,800 is required to successfully undertake this project and being requested from the Heritage Reserve Fund account. The remaining balance of the Heritage Reserve Fund account (087-2800-115) is \$586,986 as of April 30, 2025 and any unused funds from capital project #17035 would be returned to the Heritage Reserve Fund.

HUMAN RESOURCES CONSIDERATIONS:

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

This project aligns with the City's Strategic Priority of Managed Growth by providing appropriate policies and guidelines for alterations and new development to reinforce the special character of the MVHCD.

BUSINESS UNITS CONSULTED AND AFFECTED:

This report has been reviewed by the Finance Department. Heritage Markham will also be consulted on this proposal.

RECOMMENDED BY:

Giulio Cescato, RPP, MCIP
Director of Planning and Urban Design

Arvin Prasad, MPA, RPP, MCIP
Commissioner of Development Services



Report to: Development Services Committee

Meeting Date: May 13, 2025

SUBJECT: Vancouver Planning and Transit Oriented Development Learning Session, July 2 - 5, 2025

PREPARED BY: John Yeh, RPP, MCIP, Senior Manager, Policy & Research, Zoning & Special Projects, Ext.7922

RECOMMENDATION:

1. THAT the report entitled "Vancouver Planning and Transit Oriented Development Learning Session, July 2 - 5, 2025" be received; and,
2. THAT a Markham delegation, to conduct site visits and learn about development and urban transit in Vancouver, consisting of the Mayor, the Chair of Development Services Committee, and 3 Staff be approved; and,
3. THAT the total estimated cost of the delegation to Vancouver does not exceed \$44,000 (inclusive of HST impact) and be expensed from capital project Consultant (620-101-5699-21009) to cover all expenses including retaining a consultant to prepare and lead the learning session and all aspects of the operating budget to conduct the learning session for the members of Council and Staff attending; and further,
4. THAT City Staff be authorized and directed to do all things necessary to give effect to his resolution.

PURPOSE:

The purpose of this report is to seek Council's approval of a 4-day program: Vancouver Planning and Transit Oriented Development Learning Session, July 2 to 5, 2025 that will consist of a 5-person delegation consisting of the Mayor, Chair of the Development Services Committee and three Staff members. The learning session will include visits to key transit oriented development sites to facilitate learning about Vancouver's regional transit system and unique urban development/ redevelopment projects with a focus on integrated development that supports intensification, mixed-uses, complete communities and active transportation to drive local economic growth. The learning session will provide valuable insights for Council members and staff to apply lessons learned and progressive ideas to positively address development projects in the City of Markham.

BACKGROUND:

Vancouver, located in the Lower Mainland region of British Columbia is one of Canada's fastest growing and ethnically diverse cities in Western Canada with

662,248 people and over 54% of residents of a visible minority group. The Metro Vancouver area had a population of 2.6 million in 2021, making it the third-largest metropolitan area in Canada. With its location on the Pacific Rim and at the western terminus of Canada's transcontinental highway and rail routes, Vancouver is one of the nation's largest industrial centres. Port Metro Vancouver, Canada's largest and most diversified port, handles more than \$172 billion in trade with over 160 different trading economies annually. Port activities generate \$9.7 billion in gross domestic product and \$20.3 billion in economic output. Vancouver is also the headquarters of forest product and mining companies. In recent years, Vancouver has become a centre for software development, biotechnology, aerospace, video gaming development, animation studios and television production and film industry.

As one of Canada's major urban centres, Vancouver has earned a reputation as a city that has successfully introduced innovative and integrated regional transit and urban development concepts. With Vancouver's surroundings including the Pacific Ocean, Mountains to the north, Fraser Valley to the east, and proximity to the United States in the south, the City has developed in a more integrated and efficient manner. This includes elevated rail transit station stops that are well integrated with surrounding development in which several transit stations are located on top of and/or adjacent to transit stations. Examples include the redevelopment of the "CF Richmond Centre South" (a Cadillac Fairview project), Cambie Corridor Plan and the construction of the Canada Line, which is part of the SkyTrain rapid transit line that runs from Vancouver to Richmond and connects to the YVR airport.

DISCUSSION:

The Vancouver Planning and Transit Oriented Development Learning Session will be coordinated by City Staff with the support of a Land Use Planning and Transportation consultant. An experienced consultant with extensive local knowledge of Vancouver's development and transit landscape will be retained to help curate a learning session with key identified sites and lead the learning experience. Cadillac Fairview (CF) will be invited to participate in the learning session as they have a track record of developing some of Canada's prominent retail and mixed-use community projects in Vancouver and other parts of the country including in the City of Markham. CF's development experience will be demonstrated in the learning session through showcasing of their prominent projects anchoring around key transit station areas, which include the redevelopment of CF Richmond Centre, Marine Gateway, and Metrotown.

The proposed 4-day learning session includes visiting three SkyTrain Lines

Staff is recommending a 4-day learning session for Markham's delegation to engage in specific site learnings of development projects to understand Vancouver's development successes from an urban design, engineering and architectural perspective and specifically how development is integrated with transit for key development and redevelopment projects. The learning will help

inform future development plans, transit planning and infrastructure processes in Markham including along the GO Transit Stouffville Corridor, Yonge North Subway Extension, and VIVA bus rapid transit line.

In addition to the Markham delegation, officials from Metrolinx, York Region Rapid Transit Corporation, and York Region Transit will be invited to join the learning session.

The following table illustrates the proposed Sky Train Lines and key learning session stops to be finalized once a consultant is retained.

| Date July 2 – 5, 2025 | Sky Train Lines & Learning Session Stops |
|---------------------------------------|--|
| July 2 1:00 PM to 5:00 PM | SkyTrain Millenium Line Stations: Brentwood Town Centre/Gilmore, Lougheed Town Centre, Olympic Village |
| July 3 - July 4 9:00 AM to 5:00 PM | SkyTrain Expo Line Stations: Joyce Collingwood, Metrotown, Surrey City Centre |
| July 4 9:00 AM to 5:00 PM | SkyTrain Canada Line Stations: Richmond Brighthouse CF, Marine Drive, possible Broadway/ City Hall station area, Downtown CF stations |
| July 5 9:00 AM to 12:00 PM | Learning session location to be determined |

The above learning session agenda includes site visits to key development projects along the following rail lines: Canada Line, Expo Line, and Millenium Line and potentially Bus Rapid Transit lines to be identified. These transit lines will provide valuable insights that can inform future development along the City's Major Transit Station Areas. A map of the SkyTrain Lines and other transit lines in Metro Vancouver is accessible at https://www.translink.ca/-/media/translink/documents/schedules-and-maps/transit-system-maps/system-maps/key_regional_transit_connections.pdf.

FINANCIAL CONSIDERATIONS

The estimated costs for the Vancouver Planning and Transit Oriented Development Learning Session for the five-person City of Markham delegation will not exceed \$44,000.00 (including HST), including consulting costs. The Consultant portion of this budget will be funded through capital project Consultant (account # 620-101-5699-21009).

The travel, logistics, and accommodations will be in accordance with the City of Markham's Council and Staff Business Expense and Conference Policies.

| Items | Cost Estimate (incl. HST) |
|---|---------------------------|
| Travel, accommodation & logistics (two Council Members and three Staff estimated at \$5,000 per person) | \$25,000 |
| Consultant (plan & lead learning session) | \$19,000 |
| Total | \$44,000 |

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Building Markham's Future Together Goal 3 Safe, Sustainable and Complete Community by building complete communities that offer a range of housing and employment opportunities, transportation options and outstanding community amenities

BUSINESS UNITS CONSULTED AND AFFECTED:

Planning and Urban Design, Engineering, Economic Development, Culture, and Entrepreneurship, and Finance

RECOMMENDED BY:

Arvin Prasad, RPP, MCIP
Commissioner Development Services

ATTACHMENTS:

Not applicable



Report to: Development Services Committee

Meeting Date: May 13, 2025

SUBJECT: Comments on the Protect Ontario by Unleashing Our Economy Act (Bill 5)

PREPARED BY: Mark Head, Manager, Natural Heritage, Ext. 2005

REVIEWED BY: John Yeh, Acting Senior Manager, Policy and Research, Ext. 7922

RECOMMENDATION:

- 1) That the report dated May 13, 2025, entitled "Comments on the Protect Ontario by Unleashing Our Economy Act (Bill 5)", be received;
- 2) That this report be forwarded to the Ministers of Economic Development, Job Creation and Trades; Citizenship and Multiculturalism; and Environment, Conservation and Parks as the City of Markham's comments on Bill 5;

Special Economic Zones Act

- 3) That Council support the recommendation that the concept of special economic zones for critical mineral projects and major infrastructure of provincial significance be tentatively supported in principle and that broader application of the concept to facilitate the general approval of development applications where the province already has significant tools available not be supported;
- 4) That Council support the recommendation that the province consult and/or collaborate with municipalities when developing criteria for designating zones and projects to ensure that implementation of the Act does not conflict with local municipal authority and decision-making;

Ontario Heritage Act

- 5) That Council support the recommendation that the proposed new authority in Section 66.1(1) enabling the province to provide exemptions from archaeological requirements not be supported due to the potential risk and impact this could have on unknown buried archaeological resources, especially those that are identified as possessing 'archaeological potential';
- 6) That Council support the recommendation that Sections 69.1 and 69.2, which provide positive improvements to prosecutions for all offences pursuant to the Ontario Heritage Act, be supported;

Species Conservation Act

- 7) That Council support the recommendation that the definition of habitat and enabling provisions to define critical habitat areas for listed species by regulation currently provided in the Endangered Species Act be maintained in the Species Conservation Act that includes areas needed for reproduction, rearing, hibernation, migration or feeding;
- 8) That Council support the recommendation that new regulations and rules specifying conditions for project registrations impacting endangered and

-
- threatened species habitat include rigorous standards with requirements to demonstrate how impacts have been avoided, minimized and mitigated to the greatest extent possible;
- 9) That Council support the recommendation that the province undertake further consultation with municipalities and other conservation organizations when developing supporting regulations to enable more municipal infrastructure projects to proceed with conditional exemptions through project registration;
 - 10) That Council support the recommendation that the Species Conservation Act provide the option to issue conditional permits or specify registration rules requiring an overall benefit mitigation standard in specific circumstances when impacts to species at risk or their habitat are unavoidable and offsetting impacts either on or off-site is needed to support species survival;
 - 11) That Council support the recommendation that the province update internal guidance using best available science to ensure overall benefit permits and/or registration rules result in successful outcomes for species at risk and their habitats;
 - 12) That Council support the recommendation that provisions in the Species Conservation Act continue to require mandatory preparation of recovery strategies when new species are listed;
 - 13) That Council support the recommendation that the Species Conservation Act require the Species Conservation Program to track habitat removals authorized under the Act and ensure that implementing actions under the Program are tailored to provide habitat restoration and enhancement that provides offsetting for species impacted by authorizations; and
 - 14) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to provide comments on the Protect Ontario by Unleashing Our Economy Act (Bill 5).

BACKGROUND:

On April 17, 2025, the province introduced Bill 5, [*Protect Ontario by Unleashing Our Economy Act*](#) as a next step in the government's plan to protect Ontario in response to economic and trade uncertainties. This follows the recent introduction of the *Protect Ontario Through Free Trade Within Canada Act* (Bill 2) that proposes legislative changes to facilitate labour mobility and free trade with reciprocating provinces and territories within Canada.

According to the province, the proposed changes in Bill 5 are intended to support the province's plan to protect and improve the competitiveness of Ontario's economy. If passed, the changes would streamline permitting and approval processes for major infrastructure, mining and development projects, including in the Ring of Fire in northern Ontario with potential mineral development opportunities.

Bill 5 proposes to amend 8 different statutes, repeal the *Endangered Species Act* and replace it with a proposed new *Species Conservation Act* and create a new *Special Economic Zones Act*. The Bill would also make revisions to the *Ontario Heritage Act* to provide certain exemptions from requirements for archaeological assessments.

The province is undertaking consultation on Bill 5 and has posted 7 items on the Environmental Registry of Ontario (ERO) with a commenting deadline of May 17, 2025.

Changes Potentially Impacting Land Use Planning and Infrastructure Approvals

Items more directly of interest to the City of Markham that relate to and/or potentially impact municipal land use planning and infrastructure approvals include the following changes:

- *Special Economic Zones Act* (new proposed Act)
- *Species Conservation Act* (new proposed Act)
- *Endangered Species Act* (to be repealed)
- *Ontario Heritage Act* (to be amended)

According to the province, these changes would reduce regulatory burden by streamlining permitting and approvals for development and infrastructure projects while maintaining environmental standards and enabling the government to allow exemptions to archaeological requirements where it could advance a provincial priority subject to criteria.

Highlights from the province on Bill 5 include:

- Enacting a new *Special Economic Zones Act* to give the province the authority to designate Special Economic Zones that are of critical or strategic importance for Ontario's economy and security, with the goal of designating the first zone by September 2025. Zones could include critical mineral projects including in the Ring of Fire as well as critical infrastructure projects. The legislation would provide the province with the authority to exempt "trusted proponents" or "designated projects" within designated zones from permitting and approvals under any Act or regulation, including by-laws of a municipality or local board.
- Implementing legislative changes that would repeal the *Endangered Species Act* and replace it with a new *Species Conservation Act* that removes permitting requirements under the new Act and shifts nearly all species-related authorizations to a registration-first approach to allow projects to proceed faster subject to prescribed requirements along with stronger enforcement tools for non-compliance.
- Establishing a new Species Conservation Program to promote protection, rehabilitation and enhancement of habitat, public education and stewardship and other activities to assist in the conservation of species with an annual funding commitment of up to \$20 million.
- Implementing changes to the *Ontario Heritage Act* to allow for exemptions from archaeology requirements, separate from those enabled in the special economic zone legislation, where doing so could advance a provincial priority (e.g., transit, housing, long-term care, or other infrastructure). Amendments related to prosecution for any offences under the Act are also proposed.

-
- Amending the *Environmental Protection Act* to eliminate fees for registration of projects on the Environmental Activity and Sector Registry.
 - Making future regulations to create a new time-limited, streamlined EA process for certain designated municipal infrastructure projects.

Implementation details in the form of proposed regulations accompanying Bill 5 have not been provided for any of the statutes proposed to be amended.

Other Changes to Legislation

Proposed changes to other statutes (listed below) not addressed in this report include: measures to protect critical infrastructure, energy and mining sectors by restricting access of foreign state-owned or based companies; specifying country of origin requirements for the procurement of goods and services relating to Ontario's electricity and energy sector; exempting the York1 Landfill Site in Chatham-Kent and Eagles Nest Mine in the Ring of Fire from requirements under the *Environmental Assessment Act*; and streamlining mine permitting and approvals under the *Mining Act*.

- *Electricity Act*
- *Environmental Assessment Act*
- *Environmental Protection Act*
- *Mining Act*
- *Ontario Energy Board Act*
- *Rebuilding Ontario Place Act*

The following discussion focuses on proposed changes more directly of interest to the City related to municipal land use planning and infrastructure approvals.

Additional highlights and background to the Bill are provided in the [Protect Ontario by Unleashing Our Economy Technical Briefing](#) and Attachment A to the report.

DISCUSSION:

Overall, the general intent of the government's plan to protect Ontario through measures in response to the trade conflict initiated by the U.S. is supported in principle given the significant disruption and potential risk to Ontario's economy. Measures to mitigate risk by streamlining approvals and permitting for major infrastructure and strategic projects can support economic competitiveness. In particular, measures in the Bill that would simplify approval requirements for municipal infrastructure while protecting the environment are supported. However, these measures can and should be implemented with careful review and conditional requirements to ensure other key priorities of the province are balanced and addressed, including measures for the continued protection and stewardship of Ontario's archaeological heritage, natural environment and biodiversity.

The implementation of new legislative powers that would potentially limit or remove municipal authority, including land use planning authority should be scoped in a way that does not conflict with municipal decision-making and planning authority.

Key changes in Bill 5 of direct interest to the City, staff comments on the implications, and recommendations for each statute are provided below. Comments are scoped to address matters of interest in the Bill relating to economic development, land use planning, natural and archaeological heritage planning and infrastructure.

Special Economic Zones Act (Bill 5, Schedule 9)

The proposed *Special Economic Zones Act* will give the province authority to designate special economic zones through regulation to help advance projects that are of strategic importance for Ontario's economy (e.g., critical mineral projects in the Ring of Fire, and infrastructure projects). Once designated zones are established, the legislation would also provide the province with the authority to exempt "trusted proponents" or "designated projects" within designated zones from permitting and approvals under any Act or regulation subject to conditions, including by-laws of a municipality or local board. The authority enables the province to identify and customize which regulations, permits, processes, approvals, and similar requirements will be exempted, altered or continue to apply for each designated zone to address specific economic interests. Designated zones can vary in size from small parcels of land to larger areas. Projects and trusted proponents that meet regulated requirements would benefit from streamlined approval requirements and accelerated permitting in designated areas.

The province has not identified proposed zones at this time but has indicated it is considering designating the first zone by September 2025. The province has also indicated that regulations prescribing criteria for the purposes of designating a zone and identifying trusted proponents and vetted projects will be developed by September 2025. The province has indicated it will be giving priority to critical mineral projects given their role in supplying minerals essential to Ontario's economic growth and security. Although it is not anticipated the Act will be applied to exempt development projects more broadly, the Act provides wide scope for the government to designate zones, projects or classes of projects in any area of the province with no formal requirement for consultation with affected communities or municipalities.

By building faster and more strategically, the province aims to facilitate economic growth, mitigate the impact of trade disruptions, and ensure long term resource sustainability and economic security.

- **Need to ensure scope and application of Act focuses on strategic projects and does not conflict with municipal decision-making authority**

The economic benefits of streamlining requirements and approvals for provincially strategic projects within designated zones subject to environmental safeguards is tentatively supported in principle for unlocking mineral development (e.g., in the Ring of Fire) and for major infrastructure projects of provincial significance. Any broader application of the Act to facilitate general approval of development applications where the province already has significant tools available to it to facilitate development is not supported (e.g., in Transit Oriented Communities, through Ministers Zoning Orders, etc.).

More information about the regulation(s) and criteria for designating zones, trusted proponents and designated projects is needed to fully understand the impact of potential exemptions from municipal plans, policies and by-laws at the local level. In particular, the City's authority to plan for the Markham Innovation Exchange ("MiX") district in north Markham, intended for high value industry and employment, innovation and related activities of strategic economic significance should, be maintained.

Recommendation: That the concept of special economic zones for critical mineral projects and major infrastructure of provincial significance be tentatively supported in principle and that broader application of the concept to facilitate the general approval of development applications where the province already has significant tools available not be supported.

Recommendation: That the province consult and/or collaborate with municipalities when developing criteria for designating zones and projects to ensure that the implementation of Act does not conflict with local municipal authority and decision-making.

Ontario Heritage Act (Bill 5, Schedule 7)

Proposed legislative amendments to the *Ontario Heritage Act* (OHA) primarily involve enforcement and compliance with respect to the protection of artifacts and archaeological sites which largely affect archaeological consultants, how they conduct their practices, and provision of authority for the province to intervene when necessary. Staff have no comment on these changes.

- **Exempting archeological requirements poses a risk on unknown buried archaeological resources**

There is a concern regarding a proposed amendment - section 66.1(1) that would allow a site to be exempted from archaeological requirements by the province where it could potentially advance specified provincial priorities such as transit, housing, health and long-term care, and infrastructure. This proposal is not supported due to the potential risk and impact this could have on unknown buried archaeological resources. Sites that have been identified as possessing 'archaeological potential' using the province's Checklist for Determining Archaeological Potential or identified in a document such as the York Region archaeological management plan should not be exempted from assessment as it could lead to serious archaeological matters having to be addressed during actual development. The province appears to have recognized the risk as it has included an immunity provision within the proposed exemption authority.

Recommendation: That the proposed new authority in Section 66.1(1) enabling the province to provide exemptions from archaeological requirements not be supported due to the potential risk and impact this could have on unknown buried archaeological resources, especially those that are identified as possessing 'archaeological potential'.

- **Prosecutions for all offences pursuant to the *Ontario Heritage Act***

From a prosecution perspective related to any offences committed pursuant to the OHA, the proposed amendment to section 69.1 of the OHA, if passed, appears to add certainty and is welcomed. Section 69.1 would set a two-year limitation period to commence a legal proceeding from when the offence first comes to the attention of a provincial offences officer. As the current OHA does not contain any explicit limitation period, by default, the limitation period is six months after the date on which the offence was or is alleged to have been committed under the *Provincial Offences Act* which is often difficult to establish.

Also related to prosecutions, new section 69.2 is supported as it would authorize court orders to prevent, eliminate or ameliorate damage connected to the commission of an

offence. The court that convicts a person of an offence under this Act, in addition to any other penalty imposed by the court, may order the person to,

- (a) take such action as the court directs within the time specified in the order to prevent, eliminate or ameliorate damage that results from or is in any way connected to the commission of the offence; or
- (b) comply with any order, direction or other requirement issued under this Act to the person in relation to damage that results from or is in any way connected to the commission of the offence.

Recommendation: That Sections 69.1 and 69.2, which provide positive improvements to prosecutions for all offences pursuant to the OHA, be supported.

Species Conservation Act and Repeal of the Endangered Species Act (Bill 5, Schedules 2 and 10)

Species at risk are plants, mammals, birds, fish and other organisms that are vulnerable to becoming extinct or extirpated in their current ranges in the wild. A total of 194 species are currently listed on the Species at Risk in Ontario List as endangered or threatened of which 24 species are known to occur or have the potential to occur in Markham. Species at risk in Markham are concentrated in the City's Greenway System including the Rouge National Urban Park. Effective legislation that conserves biodiversity, including species at risk, is essential for ecosystems to stay healthy.

The proposal to ultimately repeal the *Endangered Species Act* and replace it with the *Species Conservation Act* is a significant shift that would weaken key protections currently in the Act that may not achieve the intended objectives of the province to identify, protect and promote the recovery of species at risk in Ontario. While further streamlining of permitting and project authorizations under the Act is supported in principle, key changes should be reconsidered to ensure that any new legislation maintains science-based decision-making and comprehensive habitat protection.

For context, the City is required to comply with the *Endangered Species Act* when undertaking infrastructure projects that may impact species at risk or their habitats. This includes obtaining the necessary permits before proceeding with work such as constructing off-road trail systems near or crossing a creek, bridges, and culverts in sensitive areas like the Rouge Valley River. While these requirements are essential for protecting biodiversity, they can introduce additional steps into project planning and execution. This may lead to delays, increased costs, and administrative complexity - particularly when projects are located in ecologically sensitive areas. As a result, the permitting process under the Act can be an added regulatory burden for municipalities. Further improvements to the Act to streamline project permitting and registration are welcome as they can reduce costs to municipalities while balancing requirements for species protection.

- **Retain the current definition of habitat**

The *Endangered Species Act* currently defines habitat for animals to include an area on which the species depends directly or indirectly, to carry on its life processes including for reproduction, rearing, hibernation, migration or feeding. The proposed new Act will narrow the definition to include only the dwelling, such as a nest or den, of a member of a species

and the area immediately around it. This potentially removes the protection of areas needed for foraging or feeding for some species. Under the new definition it is unclear if critical habitat beyond the immediate area of the dwelling for foraging and feeding would be protected. The new legislation should retain the current definition and the ability to define critical habitat through regulation to further scope and clarify habitat protection requirements for listed species.

Recommendation: That the current definition of habitat and enabling provisions to define critical habitat areas for listed species by regulation currently provided in the *Endangered Species Act* be maintained in the *Species Conservation Act* that includes areas needed for reproduction, rearing, hibernation, migration or feeding.

- **Shift most permitting to a registration first-approach**

In principle, measures to streamline approvals through greater use of the 'permit-by-rule' registration-first approach are supported provided the types of activities authorized for registration and the requirements that proponents must meet when registering projects provide for effective habitat protection, mitigation or offsetting when appropriate to accommodate development. Rules should ensure that critical habitat needed for species survival is protected.

Recommendation: That new regulations and rules specifying conditions for project registrations impacting endangered and threatened species habitat should include rigorous standards with requirements to demonstrate how impacts have been avoided, minimized and mitigated to the greatest extent possible.

Recommendation: That the province undertake further consultation with municipalities and other conservation organizations when developing supporting regulations to enable more municipal infrastructure projects to proceed with conditional exemptions through project registration. Rules should be based on scientific advice and provide for effective mitigation or offsetting of impacts when required.

- **Retain an “overall benefit” standard for permit approvals and registrations**

The current provisions in the Act provide the option to issue overall benefit permits which are intended to make species better off than before the activity occurred such as creating a greater amount of habitat than what is permitted to be destroyed, or other measures to improve the condition of the species and its habitat. Overall benefit permits are typically utilized to authorize activities that may have a larger unavoidable impact on species at risk or their habitat. The proposed new Act no longer references this permit standard or option.

Recommendation: The Act should continue to provide the option to issue conditional permits or specify registration rules requiring an overall benefit mitigation standard in specific circumstances when impacts to certain species at risk or their habitat are unavoidable and offsetting impacts either on or off-site is needed to support species survival.

Recommendation: The province should update internal guidance using best available science to ensure overall benefit permits and/or registration rules result in successful outcomes for species at risk and their habitats.

- **Retain the requirement for recovery strategies and management plans**

Recovery strategies are prepared by experts to provide independent scientific advice to inform actions needed to protect and recover endangered and threatened species. They are key inputs for the development of effective conditions and rules for project registration and permitting under the Act. The proposed amendments to the Act would remove requirements to develop recovery strategies and management plans from the legislation. The government indicates a commitment to providing guidance on the conservation of species but has not provided details on the guidance or whether it would have the same scientific rigor as currently provided in recovery strategies. The discontinuation of mandatory recovery strategies and management plans for species at risk will result in a diminished ability to identify the steps needed to support the recovery of species at risk.

Recommendation: That provisions in the *Species Conservation Act* continue to require mandatory preparation of recovery strategies when new species are listed.

- **Enable funding and participation of municipalities in the Species Conservation Program**

The proposed new Act will no longer allow proponents to pay species conservation charges as a condition of a permit or authorization to offset impacts of habitat removals and will wind down the current Species Contribution Fund that has collected charges for permits issued to date. The province is proposing to continue offsetting impacts through the continuation of the Species Conservation Program and to provide committed provincial funding directly of up to \$20 million annually to fund actions including the restoration and enhancement of habitat through stewardship programs and grants.

Recommendation: That the Act require the Species Conservation Program to track habitat removals authorized under the Act and ensure that implementing actions under the Program are tailored to provide habitat restoration and enhancement that provides offsetting for impacted species. Program grant funding should be made available to municipalities in the jurisdictions where impacts are located.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable.

BUSINESS UNITS CONSULTED AND AFFECTED:

Planning, Economic Development, Engineering, Environmental Services and Legal staff were consulted in the preparation of this report.

RECOMMENDED BY:

Giulio Cescato, RPP, MCIP
Director, Planning and Urban Design

Arvin Prasad, RPP, MCIP
Commissioner, Development Services

ATTACHMENTS:

Attachment A – Environmental Registry of Ontario (ERO) Postings Associated with the
Protect Ontario by Unleashing our Economy Act

Appendix A: Environmental Registry of Ontario (ERO) Postings Associated with the Protect Ontario by Unleashing our Economy Act

Deadline for Comments: May 17, 2025

| Title (ERO Proposal #) | Description |
|---|--|
| <p>Link to Legislative Assembly of Ontario Posting of Bill 5</p> <p><i>Bill 5, Protect Ontario by Unleashing Our Economy Act, 2025</i></p> | <p>The Province introduced the <i>Protect Ontario by Unleashing Our Economy Act, 2025</i> on April 17, 2025 for first reading. If passed, this legislation would cut the red tape and duplicative processes that have held back major infrastructure, mining and resource development projects, including in the Ring of Fire. The legislation proposes streamlining approval processes while maintaining robust environmental standards.</p> |
| <p><u>Technical Briefing: Protect Ontario by Unleashing Our Economy</u></p> | <p>Link to Technical Briefing provides highlights of the Bill and its related legislative and regulatory proposals.</p> |
| <p>ERO 025-0391</p> <p><u>Special Economic Zones Act, 2025</u></p> | <p>The Ministry of Economic Development, Job Creation and Trade is proposing a new law called the Special Economic Zones Act, 2025. If it gets approved, the Ontario government will be able to designate special areas that are critical to Ontario's economy and security, where selected projects could move faster as a result of simplified rules, faster approvals, and one-window access to services.</p> <p>Ministry of Economic Development, Job Creation and Trade</p> |
| <p>ERO 025-0418</p> <p><u>Proposed Amendments to the Ontario Heritage Act, Schedule 7 of the Protect Ontario by Unleashing our Economy Act, 2025</u></p> | <p>The Ministry of Citizenship and Multiculturalism is proposing to make legislative amendments to the Ontario Heritage Act to provide new and modified tools to improve enforcement and compliance and allow for exemptions to archaeological requirements where it could potentially advance a provincial priority.</p> <p>Ministry of Citizenship and Multiculturalism</p> |
| <p>ERO 025-0380</p> <p><u>Proposed interim changes to the Endangered Species Act, 2007 and a proposal for the Species Conservation Act, 2025</u></p> | <p>The Ministry of Environment, Conservation and Parks is proposing to make immediate amendments to the Endangered Species Act and would later repeal the ESA and enact the new Species Conservation Act, 2025 (SCA), once proclaimed. Collectively, the proposed changes would:</p> <ul style="list-style-type: none"> - change the way species are listed and regulated under the Act - narrow the definition of "habitat" under the Act - shift nearly all species-related authorizations to a registration-first approach |

| Title (ERO Proposal #) | Description |
|---|--|
| | <ul style="list-style-type: none"> - establish a new Species Conservation Program - strengthen enforcement <p>Under the new approach, instead of waiting for the ministry to approve permits, most proponents will be able to begin an activity immediately after registering. Registered activities will be required to meet associated requirements set out in new regulations.</p> <p>Ministry of Environment, Conservation and Parks</p> |
| <p>ERO 025-0389 Removing Environmental Assessment Requirements for the York1 Waste Disposal Site Project</p> | <p>The Ministry of the Environment, Conservation and Parks is proposing to remove environmental assessment requirements for the York1 waste disposal site project through the proposed Protect Ontario by Unleashing our Economy Act, 2025. This would include revoking Ontario Regulation 284/24 designating the Chatham-Kent Waste Disposal Site and removing environmental assessment (EA) requirements for York1 Environmental Waste Solutions Ltd.'s proposal to resume landfill operations</p> <p>Ministry of Environment, Conservation and Parks</p> |
| <p>ERO 025-0396 Addressing Changes to the Eagle's Nest Mine Project</p> | <p>The Ministry of the Environment, Conservation and Parks is proposing to remove the comprehensive environmental assessment requirements for the proposed Eagle's Nest mine project in response to changes to the scope of the project through the proposed Protect Ontario by Unleashing Our Economy Act, 2025.</p> <p>Ministry of Environment, Conservation and Parks</p> |
| <p>ERO 025-0409 Proposed amendments to the Mining Act 1990, Electricity Act 1998, and Ontario Energy Board Act 1998, to protect Ontario's Economy and Build a More Prosperous Ontario</p> | <p>The Ministry of Energy and Mines is proposing changes to the Mining Act, 1990 to protect the strategic national mineral supply chain and to streamline the permitting process for designated mining projects. Additionally proposed changes to the Electricity Act, 1998 and Ontario Energy Board Act, 1998 aim to limit foreign participation in the energy sector.</p> <p>Ministry of Energy and Mines</p> |
| <p>ERO 025-0416 Protect Ontario by Unleashing Our Economy Act, 2025 (Amendments to Rebuilding Ontario Place Act, 2023)</p> | <p>Ministry of Infrastructure is proposing amendments to the Rebuilding Ontario Place Act, 2023 that if passed, will provide an exemption from Part II of the Environmental Bill of Rights, 1993 for proposals for provincial permits and approvals related to the Ontario Place Redevelopment Project.</p> |

| Title (ERO Proposal #) | Description |
|------------------------|----------------------------|
| | Ministry of Infrastructure |



Comments on Bill 5, Protect Ontario by Unleashing Our Economy Act

Development Services Committee

May 13, 2025

Background

- Protect Ontario by Unleashing Our Economy Act, 2025 (Bill 5) introduced on April 17, 2025
- Proposes changes to 8 statutes and creation of 2 new statutes, including proposals to:
 - Create new Special Economic Zones Act
 - Repeal the Endangered Species Act and replace it with a proposed new Species Conservation Act
 - Revise Ontario Heritage Act
- 7 items are posed on the ERO with a commenting deadline of May 17, 2025

Special Economic Zones Act

- Gives province authority to designate special economic zones through regulation
- Provides the province with the authority to exempt “trusted proponents” or “designated projects” within zones from permitting and approvals under any Act or regulation subject to conditions, including by-laws of a municipality
- Designated zones can vary in size from small parcels of land to larger areas
- Regulations containing implementation details regarding criteria province will use to designate “zones”, “trusted proponents” and “designated projects” have not been released

Special Economic Zones Act – Staff Comments

- Proposed concept tentatively supported by staff:



That the concept of special economic zones for critical mineral projects and major infrastructure of provincial significance be tentatively supported in principle and that broader application of the concept to facilitate the general approval of development applications where the province already has significant tools available not be supported.

- Proposed changes requiring further consultation with municipalities:



Province consult and/or collaborate with municipalities when developing criteria for designating zones and projects to ensure the implementation of the Act does not conflict with local municipal authority and decision-making.

Ontario Heritage Act

- Revisions give province authority to exempt property from a requirement to conduct an archaeological assessment if exemption could advance a provincial priority related to:
 - transit
 - housing
 - health and long-term care
 - transportation
 - other priorities as prescribed by regulation
- Sets two-year limitation period to commence a legal proceeding from when offence is brought to provincial offences officer
- Makes other revisions to enforcement and compliance matters

Ontario Heritage Act – Staff Comments

- Proposed change not supported by staff:



The amendment to allow exemption from archaeological requirements has potential risk due to impact this could have on unknown buried archaeological resources, especially those that are identified through review or existing documents as possessing 'archaeological potential'.

- Proposed changes supported by staff:



Prosecution – welcome the new two-year period related to commencing legal action from when an offence comes to the attention of city officials (currently 6 months from when the offence was committed).



Prosecution – support changes to allow a court to prevent, eliminate or correct damage connected to an offence.

Species Conservation Act (replaces ESA)

- Bill 5 would make immediate amendments to the ESA and later repeal ESA with new Species Conservation Act, once proclaimed
- Changes in proposed new Act would significantly reduce protection afforded to endangered and threatened species provided in the ESA:
 - Replaces definition of “habitat” with narrower definition
 - Shifts almost all authorizations to a ‘permit-by-rule’ registration approach
 - Removes concept of “overall benefits” permits
 - Removes requirements for migratory birds and aquatic species protected under federal Species at Risk Act
 - Removes requirements for recovery strategies and management plans

Regulations to implement registration-first approach to be developed over next several months and to come into force early next year.

Species Conservation Act – Staff Comments

- Proposed changes not supported by staff:



Changes to definition of “habitat” that removes reference to migration and feeding



Removal of “overall benefit” standard for permit approvals and registrations



Removal of formal requirements for recovery strategies and management plans

Species Conservation Act – Staff Comments Cont.

- Proposed changes supported by staff:



Streamlining approvals through greater use of the 'permit-by-rule' registration approach with recommendations that:

- conditions include rigorous standards with requirements to demonstrate how impacts are avoided, minimized and mitigated
- province consult with municipalities and other conservation organizations when developing supporting regulations to enable more municipal infrastructure projects to proceed with conditional exemptions through project registration



Continuation of the Species Conservation Program and provincial commitment to funding with recommendation that municipalities be eligible to receive funding for species recovery

Next Steps

- Staff to submit comments to province to meet consultation timeline and to submit Council Resolution to follow
- Report back on implications of Special Economic Zones Act to the City of Markham, if any, as regulations and implementation details become known
- Staff to provide technical comments on proposed regulations to implement the proposed Species Conservation Act, as required



Thank you!