



Heritage Markham Committee Agenda

August 13, 2025, 7:00 PM

Electronic Meeting

The Eighth Heritage Markham Committee Meeting of

The Corporation of The City of Markham in the year 2025.

Alternate formats are available upon request.

Pages

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business from Committee Members

That the August 13, 2025 Heritage Markham Committee agenda be approved.

3.2 MINUTES OF THE JULY 9, 2025 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

8

See attached material.

That the minutes of the Heritage Markham Committee meeting held on July 9, 2025 be received and adopted.

4. PART TWO - DEPUTATIONS

4.1 MARKHAM INTER-CHURCH COMMITTEE FOR AFFORDABLE HOUSING (MICA)

17

EVERGREEN HOSPICE
7672 ELGIN MILLS ROAD EAST (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

That Heritage Markham receive the update on the plans for the Evergreen Hospice (7672 Elgin Mills Road East) as information.

4.2 MAIN STREET UNIONVILLE WAYFINDING PROJECT 2025-2026 (16.11)

19

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

T. Lewinberg, Public Realm Coordinator

Recommendation:

That Heritage Markham Committee receive the update from Tanya Lewinberg on the Main Street Unionville Wayfinding Project 2025-2026 as information.

5. PART THREE - CONSENT

5.1 MINOR HERITAGE PERMIT APPLICATIONS

21

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF
58 ROUGE STREET, MARKHAM VILLAGE; 202 MAIN STREET,
UNIONVILLE; 33 COLBORNE STREET, THORNHILL; 10 PETER STREET,
MARKHAM VILLAGE; 6 HERITAGE CORNERS LANE, HERITAGE
ESTATES (PART IV); 7707 YONGE STREET, THORNHILL; 4592
HIGHWAY 7, PART IV; 162 MAIN STREET NORTH, MARKHAM
VILLAGE; 218 MAIN STREET, UNIONVILLE; 17 MAPLE LANE,
UNIONVILLE (16.11)**

File Numbers:

25 125617 HE

25 119754 HE

25 126989 HE

25 127579 HE

25 129039 HE

25 129481 HE

25 129187 HE

25 128202 HE

25 125546 HE

25 126452 HE

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

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

5.2 BUILDING AND SIGN PERMIT APPLICATION

23

DELEGATED APPROVALS BY HERITAGE SECTION STAFF 227 MAIN ST. N (MVHCD) (16.11)

File Number:

SP 25 114134

Extracts:

R. Hutcheson, Manager, Heritage Planner

P. Wokral, Senior Heritage Planner

Recommendation:

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

5.3 DEVELOPMENT APPLICATIONS ON ADJACENT PROPERTIES TO A CULTURAL HERITAGE RESOURCE

24

DELEGATED APPROVALS BY HERITAGE SECTION STAFF 136 MARKLAND STREET, ADJACENT TO 2920 & 2960 16TH AVENUE (PART IV PROPERTIES) (16.11)

File Number:

25 118560 PLAN

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

That Heritage Markham receive the information on the Development Application on an adjacent property to cultural heritage resources reviewed by Heritage Section staff on behalf of Heritage Markham Committee under the delegated approval process.

5.4 COMMITTEE OF ADJUSTMENT APPLICATIONS

26

DELEGATED APPROVALS BY HERITAGE SECTION STAFF 11 GLEASON AVENUE (16.11)

File Number:

A/083/25

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

That Heritage Markham receive the information on the Committee of Adjustment application reviewed by Heritage Section staff on behalf of Heritage Markham under the delegated approval process.

6. PART FOUR - REGULAR

6.1 NOTICE OF OBJECTION TO THE INCLUSION OF A PROPERTY ON THE MARKHAM REGISTER OF PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST

28

5480 MAJOR MACKENZIE DRIVE EAST ("WILLIAM AND ELIZABETH MCLAUGHLIN HOUSE") (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

That Heritage Markham is of the opinion that 5480 Major Mackenzie Drive East is not a significant cultural heritage resource and has no objection to its removal from the Markham Register of Property of Cultural Heritage Value or Interest.

6.2 MAJOR HERITAGE PERMIT APPLICATION

90

36 WASHINGTON ST., MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT PROPOSED DETACHED INFILL DWELLING AND DETACHED GARAGE (16.11)

File Number:

HE 25 125745

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

That Heritage Markham Committee has no objections to the design of the proposed new infill dwelling and garage at 36 Washington Street from a heritage perspective and delegates any further Heritage Markham review, including any development application required for approval, to the Heritage Section staff.

6.3 AMENDMENT TO A DESIGNATION BY-LAW TO CORRECT A LEGAL DESCRIPTION AND ENSURE CONFORMANCE WITH THE ONTARIO HERITAGE ACT

98

5933 14TH AVENUE ("GEORGE R. COWIE HOUSE") (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

That Heritage Markham has no objection to amending the designation by-law for the 5933 14th Avenue to correct the legal description and to revise the Statements of Significance to ensure conformance with the Ontario Heritage Act, as amended.

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

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

- a. Doors Open Markham 2025
- b. Heritage Week, February 2025
- c. Unionville Streetscape Detailed Design Project (2024-2025)
- d. Update to Markham Village Heritage Conservation District Plan (2024-2025)
- e. New Secondary Plan for Markham Village

- f. Priority Designation Program 2023-2024
- g. Heritage Markham 50th Anniversary Sub-Committee/Event(s) (2025)

7.1 **PRIORITY DESIGNATION PROJECT - FOURTH UPDATE** 117

DESIGNATION OF SIGNIFICANT "LISTED" PROPERTIES UNDER PART IV OF THE ONTARIO HERITAGE ACT (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

That Heritage Markham receive as information the fourth progress update on the Priority Designation Project.

7.2 **HERITAGE MARKHAM AWARDS OF EXCELLENCE 2025** 124

SUB-COMMITTEE MEETING AND UPDATE (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

That Heritage Markham receive the update on the Awards of Excellence and that the Sub-Committee will meet on the following date/time:

7.3 **EDUCATION/TRAINING** 125

ONTARIO HERITAGE CONFERENCE 2025 REPORT FROM HERITAGE MARKHAM MEMBER - KUGAN SUBRAMANIAM (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

That Heritage Markham receive as information the update from Kugan Subramaniam detailing his attendance and experiences at the Ontario Heritage Conference in June 2025.

8. PART SIX - NEW BUSINESS

9. ADJOURNMENT



Heritage Markham Committee Minutes

Meeting Number: 7
July 9, 2025, 7:00 PM
Electronic Meeting

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

1. CALL TO ORDER

Councillor Karen Rea, Chair, convened the meeting at 7:03 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

That the July 9, 2025 Heritage Markham Committee agenda be approved.

Carried

3.2 MINUTES OF THE JUNE 11, 2025 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

See attached material.

That the minutes of the Heritage Markham Committee meeting held on June 11, 2025 be received and adopted.

Carried

4. PART TWO - DEPUTATIONS

There were no deputations.

5. PART THREE - CONSENT

5.1 MINOR HERITAGE PERMIT APPLICATIONS

**DELEGATED APPROVALS BY HERITAGE SECTION STAFF
188 MAIN STREET, UNIONVILLE; 5 EUCLID STREET, UNIONVILLE;
101 TOWN CENTRE BLVD.; 2 AILEEN LEWIS COURT (16.11)**

File Numbers:

25 121780 HE

25 122496 HE

25 123878 HE

25 124779 HE

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

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

Carried

5.2 BUILDING AND SIGN PERMIT APPLICATION

**DELEGATED APPROVALS BY HERITAGE SECTION STAFF
4340 HWY 7 E.; 9350 MARKHAM ROAD; 7681 YONGE ST. (16.11)**

File Numbers:

SP 25 123345

NH 25 123369

SP 25 115571

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 COMMITTEE OF ADJUSTMENT APPLICATIONS

DELEGATED APPROVALS BY HERITAGE SECTION STAFF 84 MARKHAM VETERANS STREET; 3 ALEXANDER DONALDSON STREET; 4277 FOURTEENTH AVENUE (16.11)

File Numbers:

A/071/25

A/072/25

Pending

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

That Heritage Markham receive the information on Committee of Adjustment applications reviewed by Heritage Section staff on behalf of Heritage Markham under the delegated approval process.

Carried

5.4 HERITAGE HELPING HOUSING 2025

PROPOSED HERITAGE BUILDING GRANT FOR HOUSING ARCHITECTURAL CONSERVANCY OF ONTARIO (ACO) INITIATIVE (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Recommendation:

That Heritage Markham supports the creation of a Heritage Building Grant for Housing as advocated by the Architectural Conservancy of Ontario (ACO) and recommends Markham Council support the ACO initiative.

Carried

6. PART FOUR - REGULAR

6.1 REQUEST FOR FEEDBACK

193 MAIN ST., UNIONVILLE

PROPOSED ALTERATIONS TO AN EXISTING HERITAGE BUILDING AND PROPOSED COMMERCIAL INFILL BUILDING (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, introduced the item as a request for feedback on a proposal for intensification on the east side of Main Street Unionville at 193 Main Street. The Owners of 189 and 193 Main Street Unionville proposes to expand the use of the properties in order to accommodate a retail space for a Starbucks franchise on the first floor and the second floor will be used as both additional dining space for the Unionville Arms and office spaces. Mr. Wokral advised that the Applicant intends to demolish the one storey portion on 189 Main Street (also known as "The Side Arms") and replace it with a new 2-storey building that would connect to the existing historic building on 193 Main Street.

Mr. Wokral advised that the building is also regulated by the TRCA (Toronto Region Conservation Authority) which significantly limits the ability to add an addition in the back and that the TRCA only supports modest additions not going beyond established line of buildings that are currently there due to environmental sensitive lands that are prone to flooding.

Heritage Section Staff have no objections to proposal of the proposed 2-storey infill commercial building intended to replace the “Side Arms” given the limitation to the TRCA but noted changes to the plan and enhanced restoration of the building at 193 Main Street.

Russ Gregory, representing the applicant, was in attendance to answer any questions from Committee.

The Committee made the following comments:

- Commended the applicant for the overall design but raised concerns regarding the visual impact of the blue colour proposed on the north side of the building and the prominence of the roof. Mr. Gregory noted that the north elevation should remain white to reflect the existing heritage building. The Committee also raised concerns about whether the colour shown in the conceptual rendering is an appropriate heritage colour and requested that staff work with the applicant to select an appropriate building and roof colour.
- Inquired about delivery arrangements for Starbucks. Mr. Gregory confirmed that there would be no rear access due to TRCA regulations and that all deliveries would take place at the front of the building. It was also clarified that the TRCA does not permit basement entrances or exits because the area lies below the regional flood line, and no rear parking will be allowed.
- Observed that the rear addition appears to extend down the side slope and asked about TRCA’s feedback on this aspect. Mr. Gregory stated that the TRCA is generally supportive of the proposal; however, no formal permit application has been submitted yet as additional studies may still be required.
- Asked how visitors would access the building from the rear parking area. Mr. Gregory indicated that a staircase located next to Unionville Arms would provide access to Main Street. Mr. Gregory mentioned that there are ongoing discussions with the TRCA regarding parking. While the applicant is currently seeking approval for the building with the TRCA, there are plans to return to the TRCA at a later stage to pursue parking approvals. It was noted that a zoning variance for no parking may be necessary, which is common for developments along Main Street Unionville.

- Expressed support for the project in principle, highlighting the area's need for additional retail space and the development's potential to accommodate a variety of future tenants.
- Suggested the installation of a "Markham Remembered" plaque to recognize the site's historical significance as a former garage that once housed the Unionville's first Model T fire truck.
- Supported simplifying the roofline by removing "jogs" in the wall and expressed a preference for a gable roof instead of a hip roof. The Committee requested a more unified architectural design to better connect the new construction with both the rear of the building and the surrounding context. It was noted that the front façade is currently too prominent and should be more consistent with the rest of the structure.
- Referred to archival heritage photos showing a veranda roof on the front of the original commercial portion of the heritage structure. Staff agreed to explore this design feature but noted that implementing it would require consultation, as it involves encroachment on City-owned space and an encroachment agreement. The Committee encouraged the applicant to work with staff to examine this possibility further.
- Asked whether the application would be returning to the Heritage Markham Committee. Staff confirmed that it would return as part of the major heritage permit application process.

Recommendations:

That Heritage Markham has no objection to the demolition of the early 20th century 1-storey portion of the Unionville Arms known as the "Side Arms" from a heritage perspective; and,

That Heritage Markham has no objection to the proposed 2-storey infill commercial building intended to replace the "Side Arms" from a heritage perspective provided that:

- The ground floor ceiling height be raised by one foot to increase the height of the storefront windows,
- The 2nd storey window which brings light to the stairwell be enlarged to match the dimensions of the 2nd storey windows above the storefront, and,
- The building be clad in horizontal wood siding; and,
- **The colour of the roof and siding be changed; and,**

- **A Markham Remember Plaque be placed for the "Side Arms" building to recognize the site's historical significance as a former garage that once housed Unionville's first Model T fire truck; and,**
- **The roof lines be reviewed for cohesiveness along with the 2nd storey be made to look uniform; and,**

That given the limitation to building any significant additions to the rear of the existing buildings on lands regulated by the Toronto and Region Conservation Authority.

Heritage Markham has no objection to the proposed 2nd storey addition to the existing heritage building at 193 Main Street from a heritage perspective provided that:

- the 2nd storey wall be revised to a single plane with a consistent window treatment, and,
- The historic features of the existing building seen in the archival photograph be re-introduced, such as the multi-pane wooden storefront window, and louvred shutters and solid wood panelled door;

And That any future development application and heritage permit application return to Heritage Markham Committee for final review.

Carried

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

7.1 MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT PLAN UPDATE (2025)

FIRST PROGRESS REPORT (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, provided a status update on the Markham Village Heritage Conservation District (MVHCD) Plan project and noted that, after a competitive bidding process, Common Bond Collective (CBC) has been awarded the project, with Giaimo and DTAH serving as sub-consultants.

Mr. Manning advised that the MVHCD Plan Update project aims to undertake a comprehensive review of the existing policies and produce an updated plan containing policies and guidelines aligned with current best practices in heritage conservation. Mr. Manning noted that there will be a community meeting in the fall for community consultation, and that this item will come back to the Heritage Markham Committee and Council once there is a revised plan with concrete policies and guidelines. Staff anticipate the project will be completed in approximately 9 months.

The Committee made the following comments:

- Questioned the rationale for the use of consultants on this project.
- Asked whether there is any ambiguity on fencing in the MVHCD Plan that would need to be addressed through this project.
- Clarified if signage will also be part of the review of the MVHCD Plan Update project.

Staff advised that the use of consultants on this project provides valuable insights into heritage conservation across other municipalities, while Heritage Section staff provide the local context for the project. Staff are also unaware of any current concerns regarding fencing in the MVHCD Plan, but if any concerns arise through community outreach, the plan can address potential ambiguities. Staff also advised that the rules regarding signage are addressed in the signage by-law; however, the plan provides guidelines on what constitutes better signage from a heritage perspective.

Recommendations:

That Heritage Markham receive as information the first progress update on the project to revise the Markham Village Heritage Conservation District Plan;

And That Heritage Markham suggests that the project address the following concerns noted in Appendix 'A' as part of the issues identification stage.

Carried

7.2 HERITAGE DISTRICT NEWS - SPRING 2025 (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Evan Manning, Senior Heritage Planner, presented the Spring 2025 edition of the Heritage District News to the Heritage Markham Committee, expressing thanks to Councillor Karen Rea for leading the initiative. Mr. Manning reported that the newsletter has been well-received, with many residents praising it as a valuable resource for key information on heritage permit requirements and the City's support for heritage properties through tax rebates and grant programs.

Recommendation:

That Heritage Markham receive as information the update on the Heritage District News newsletter.

Carried

8. PART SIX - NEW BUSINESS

There was no new business.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 7:49PM.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager, Heritage Planning

DATE: August 13, 2025

SUBJECT: Markham Inter-church Committee for Affordable Housing (MICAH)
Evergreen Hospice
7672 Elgin Mills Road East

Project: New Evergreen Hospice

Deputation: Mike Clare, President, Markham Inter-church Committee For Affordable Housing (MICAH) will address Heritage Markham regarding plans.

Background:

- According to the City's Register of Heritage Property, 7672 Elgin Mills Road E is not designated under the *Ontario Heritage Act* but is listed as a property of heritage interest. See attached information from the Register
- Property is located within the Rouge National Urban Park and is under federal jurisdiction.
- MICAH did reach out to confirm the heritage status of the property. MICAH indicated that federal park staff maintains that no permits are necessary at this time because no formal agreement has been signed between Markham and the Park. MICAH do plan to get a building permit and keep Markham staff informed of plans.
- Evergreen Hospice is a not-for-profit organization which offers programming for those with a life threatening or life limiting illness. They have a partnership with school boards to support children through the grief process and is the only organization that has been accredited for in-home hospice, day hospice and grief and bereavement programs for York Region. The subject building is to be used for hospice - they have been awarded 3 beds.

Status/ Staff Comment

- Staff recently clarified the heritage status of the property for MICAH.
- Staff is not aware if there are any external alteration proposed for the building.

Suggested Recommendation for Heritage Markham

That Heritage Markham receive the update on the plans for the Evergreen Hospice (7672 Elgin Mills Road East) as information.

Markham Register of Property of Cultural Heritage Value or Interest

| | |
|---------------------------------|-----------------------------|
| Address: | 7672 ELGIN MILLS RD E |
| Original Address: | |
| Property Legal Description: | CON 10 PT LT 26 |
| Historical Name: | Jacob and Sarah Kindy House |
| Heritage Conservation District: | |
| Ward: | 5 |
| Year Built: | c.1885 |
| Architect Style: | Vernacular |
| Heritage Status of Property: | Listed |
| Designation Bylaw: | |
| Heritage Easement Agreement: | No |

History Description

Sarah Kindy purchased a small portion of Lot 26, Concession 10 from Samuel Barkey in 1885. According to the 1891 census, the Kindy family lived in a two storey frame house containing six rooms. Jacob Kindy, Sarah's husband, was a weaver by trade. They were American immigrants of the Mennonite faith. Jacob Kindy and his son, Samuel, sold the property to Thomas and Sophia Diller in 1911.

Contemporary Photograph





MEMORANDUM

TO: Heritage Markham Committee

FROM: Tanya Lewinberg, Public Realm Coordinator

DATE: August 13, 2025

SUBJECT: Main Street Unionville Wayfinding Project 2025-2026

Project: Main Street Unionville Wayfinding Project 2025-2026

Background:

In late 2023, Heritage Planning and Parks Development identified five (5) locations along Mains Street Unionville (MSU) for pole mounted wayfinding signage and one location for a pedestal sign within the road-right-of-way. In early 2024, Parks Development engaged Entro, a wayfinding design firm to undertake a review of the pole mounted wayfinding signage, developed in house for MSU. In Spring 2024, Park Development requested feedback from the Heritage Markham Committee regarding the proposed pole mounted wayfinding signage. The Committee requested several changes to the signage as proposed by Entro, which have been addressed.

The pedestal sign has been further reviewed by Heritage Planning and Parks Development staff and one footing, within the MSU road-right-of-way was including in the redevelopment construction project, at the top of the City owned stairs. Two other locations (outside of the road-right-of-way) were identified by Staff at the north and south ends of the street, which will be presented to the Committee.

Status/ Staff Comment

- The wayfinding signage has been revised based on the feedback of the Heritage Markham Committee.
- Parks Development will share three additional pedestal signs which have been requested as part of the 2026 budget as a joint project between Heritage Planning and Parks Development.
- The pedestal signs will offer both a wayfinding map as well as some historical interpretive material regarding historic Unionville.

Suggested Recommendation for Heritage Markham

That Heritage Markham Committee receive the update from Tanya Lewinberg on the Main Street Unionville Wayfinding Project 2025-2026 as information.

File:

Q:\Development\Heritage\SUBJECT\Unionville Streetscape Project 2021-2024 Detailed Design\Wayfinding\HM Aug 13 2025
Wayfinding.doc



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: August 13, 2025

SUBJECT: **Minor Heritage Permit Applications**
Delegated Approval by Heritage Section Staff
 58 Rouge Street, Markham Village
 202 Main Street, Unionville
 33 Colborne Street, Thornhill
 10 Peter Street, Markham Village
 6 Heritage Corners Lane, Heritage Estates (Part IV)
 7707 Yonge Street, Thornhill
 4592 Highway 7, Part IV
 162 Main Street North, Markham Village
 218 Main Street, Unionville
 17 Maple Lane, Unionville

**Files: 25 125617 HE, 25 119754 HE, 25 126989 HE, 25 127579 HE,
 25 129039 HE, 25 129481 HE, 25 129187 HE, 25 128202 HE,
 25 125546 HE, 25 126452 HE**

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

| Address | Permit Number | Work to be Undertaken |
|------------------------------|---------------|--|
| 58 Rouge Street (MVHCD) | 25 125617 HE | Replacement of asphalt shingles and skylight |
| 202 Main Street (UHCD) | 25 119754 HE | Use of seasonal patio furniture |
| 33 Colborne Street (THCD) | 25 126989 HE | Refinishing of the front door |
| 10 Peter Street (MVHCD) | 25 127579 HE | Exterior repainting |

| | | |
|--------------------------------------|--------------|---|
| 6 Heritage Corners Lane (Part IV) | 25 129039 HE | Installation of EV charging port |
| 7707 Yonge Street (THCD) | 25 129481 HE | Window replacement |
| 4592 Highway 7 (Part IV) | 25 129187 HE | Refurbishing of wood windows and metal hand railings |
| 162 Main Street North (MVHCD) | 25 128202 HE | Replacement of asphalt shingles |
| 218 Main Street (UHCD) | 25 125546 HE | Replacement of select windows and doors |
| 17 Maple Lane (UHCD) | 25 126452 HE | Exterior repainting and conditional approval for window replacement |

Suggested Recommendation for Heritage Markham

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

File Path: Q:\Development\Heritage\SUBJECT\Heritage Permits Monthly Delegated Approvals\2025\HM Aug 2025

**MEMORANDUM**

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: August 13, 2025

SUBJECT: Delegated Approvals
Building and Sign Permits Approved by Heritage Section Staff

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

| Address | Permit Number | Work to be Undertaken |
|----------------------------|---------------|-----------------------|
| 227 Main St. N. (MVHCD) | SP 25 114134 | New wall sign |

Suggested Recommendation for Heritage Markham

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

File: 227 Main St. N.

Q:\Development\Heritage\SUBJECT\Building Permits Delegate Approval\2025\HM August 2025 Building Permit delegated approvals .doc



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: August 13, 2025

SUBJECT: Delegated Approvals
Development Applications on Adjacent Properties to a Cultural Heritage Resource
136 Markland Street
Adjacent to 2920 & 2960 16th Avenue (Part IV Properties)

Files: 25 118560 PLAN

The following Development Applications on an **adjacent property** to cultural heritage resources (individually designated or a heritage conservation district) was addressed by Heritage Section staff under the delegated approval process:

| Address | Application | Proposal |
|---------------------|-------------|-------------------|
| 136 Markland Street | OPA/ZBA | Townhouse complex |

Background

If the subject property is within 60m of a protected cultural heritage resource, as per the Official Plan, the following policies are applicable:

4.5.3.3 To use secondary plans, zoning by-laws, subdivision and site plan control agreements, signage by-laws, and other municipal controls, to ensure that development that directly affects a cultural heritage resource itself and adjacent lands, is designed, sited or regulated so as to protect and mitigate any negative visual and physical impact on the heritage attributes of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource.

4.5.3.4 To impose conditions of approval on development containing a cultural heritage resource itself and adjacent lands to ensure the continued protection of the cultural heritage resources.

4.5.3.11 To review applications for development approval and site alteration on

adjacent lands to an individually designated property or a heritage conservation district to require mitigative measures and/or alternative development approaches in order to conserve the heritage attributes affected. This review may include measures to ensure compatibility with the characteristics, context and appearance of the heritage attributes affected.

Delegation Authority

At the December 2024 Heritage Markham meeting, the following was approved:

THAT the review of **severance applications** adjacent to a property of cultural heritage resource (individually designated or a heritage conservation district property) **be delegated to Heritage Section staff provided that the Heritage Ward Councillor is consulted and has no objection to the proposal from a heritage perspective** and for **non-heritage conservation district adjacent properties, all three Heritage Councillors are consulted and have no objection;**

THAT the following **Development Applications** (Official Plan Amendment, Zoning By-law Amendment, Condominium, Hold Removal and Site Plan Control) on adjacent property to a cultural heritage resource (individually designated or a heritage conservation district property) **be delegated to Heritage Section staff provided that the Heritage Ward Councillor is consulted and has no objection to the proposal from a heritage perspective** and for **non-heritage conservation district adjacent properties, all three Heritage Councillors are consulted and have no objection;**

AND THAT should any of the identified applications be of concern to Heritage Section staff or the Heritage Councillor(s), the application be brought back to Heritage Markham Committee for consideration.
Carried

Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive the information on the Development Application on an adjacent property to cultural heritage resources reviewed by Heritage Section staff on behalf of Heritage Markham Committee under the delegated approval process.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: August 13, 2025

SUBJECT: Delegated Approval
Committee of Adjustment Application
11 Gleason Avenue
Adjacent to the Markham Village Heritage Conservation District

Files: A/083/25

The following Committee of Adjustment application was addressed by Heritage Section staff under the delegated approval process:

| Address | Permit Number | Proposed Variance or Consent |
|-------------------|---------------|------------------------------|
| 11 Gleason Avenue | A/071/25 | New two-storey dwelling |

Background

The review by Heritage Markham Committee of the following Committee of Adjustment applications have been delegated to Heritage Staff provided that the Ward Councillor is consulted and has no objection to the proposal. If Staff or the Ward Councillor has any concerns from a heritage perspective, the matter will be forwarded to Heritage Markham for comment as a separate memo:

- **Minor Variance Applications** on lands considered *adjacent* (i.e. within 60m) to *cultural heritage resources* (February 8, 2023).**
- **Minor Variance Applications** that do not involve building envelope expansion (September 11, 2024).
- **Specific Consent Applications** (September 11, 2024):
 - Lot line adjustments that do not involve the creation of new building lots;
 - Partial discharge of mortgage;
 - Consent related to mortgage, easement, lease of 21 years or more;
 - Validation of title;
 - Re-establishment of a previously existing lot line; and
 - Re-Application of Provisionally approved Consent without completion of conditions within statutory timeframe (Proposed lot configuration and

development must be identical to the lapsed application receiving provisional consent).

** for those situations where the application is not adjacent to a HCD but is adjacent to a stand-alone cultural heritage resource, all three Heritage Markham Councillors are consulted regarding whether the matter should be delegated to Staff.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive the information on the Committee of Adjustment application reviewed by Heritage Section staff on behalf of Heritage Markham under the delegated approval process.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: August 13, 2025

SUBJECT: Notice of Objection to the Inclusion of a Property on the Markham Register of Property of Cultural Heritage Value or Interest
5480 Major Mackenzie Drive East
("William and Elizabeth McLaughlin House")

FILE: N/A

Property/Building Description: One-and-a-half storey dwelling constructed c1872 as per the appended Research Report

Use: Vacant (originally residential)

Heritage Status: Listed on the Markham Register of Property of Cultural Heritage Value or Interest

Application/Proposal

- The City has received a notice of objection to the inclusion of the property municipally known as 5480 Major Mackenzie Drive (the "Subject Property") on the Markham Register of Property of Cultural Heritage Value or Interest (the "Heritage Register"). Refer to Appendix 'A' of this memo for an image of the building's primary (south) elevation and a property map showing the Subject Property's location.
- Currently, the objection does not accompany applications to either alter or demolish the building.

Background

Evaluation of Cultural Heritage Value

- As part of the Priority Designation Project originally launched in response to Bill 23, Heritage Section Staff ("Staff") evaluated the Subject Property using Ontario Regulation 9/06 "Criteria for Determining Cultural Heritage Value or Interest".
- This regulation, introduced by the Province in 2006 and revised in 2023, provides a uniform set of criteria for municipalities to use when determining whether a property should be considered a significant cultural heritage resource. As per Provincial direction, a property must now meet a minimum of two (2) of the 9/06 criteria to warrant designation under the *Ontario Heritage Act* (the "Act").

- Based on a Research Report completed by Staff included as Appendix 'B' of this memo, it is the opinion of Staff that the Subject Property meets one (1) of the 9/06 criteria and therefore does not warrant designation under Part IV of the Act.

Upper Markham Village Secondary Plan

- The Subject Property is within a proposed secondary plan area ("Upper Markham Village") for which an Official Plan Amendment ("OPA") application has been received by the City and deemed complete on February 11, 2025.
- Section 29(1.2) of the Act now restricts Council's ability to issue a Notice of Intention to Designate ("NOID") to a 90-day window after an application for a prescribed event (i.e. Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications) has been deemed complete.
- Should Council not issue a NOID within 90 days, it cannot do so until the application process is complete (e.g. Council renders a decision on the relevant application, or an order is issued by the OLT in the event of an appeal).
- At the time of the prescribed event, Staff reviewed the appended Research Report and were of the opinion that the Subject Property did not meet the requisite number of 9/06 criteria for Part IV designation. This conclusion was supported by a Heritage Impact Assessment ("HIA") prepared by MHBC and submitted by the property owner as part of the OPA submission package (refer to Appendix 'C' of this memo for a copy of the HIA).
- As such, Staff did not recommend designation for the Subject Property as part of Phase XVI of the Priority Designation Project (this phase exclusively addressed significant heritage resources within the UMV lands).

Legislative and Policy Context

Ontario Heritage Act

- Section 27 (7) of the Act provides a mechanism for an owner to object to the inclusion of their property on a municipal heritage register.
- Section 27 (8) of the Act directs the council of a municipality to consider the notice of objection and make a decision as to whether the property should continue to be included on the heritage register or whether it should be removed. Note that there are no timelines within the Act for Council consideration of the notice of objection.
- Note that "listing" a property as provided for by Section 27 (3) of the Act does not necessarily mean that the property is municipally-considered to be a significant cultural heritage resource, rather it provides a mechanism for the municipality to be alerted of any application to demolish or insensitively alter the on-site structure(s), and provides time for evaluation of the property for potential designation under Part IV of the Act.

City of Markham Official Plan (2014)

- Chapter 4.5 of the Official Plan (“OP”) contains policies concerning cultural heritage resources. The following are relevant to the request to remove the Subject Property from the Heritage Register:
- Concerning the identification and recognition of **cultural heritage resources**, Chapter 4.5.2.4 of the OP states that it is the policy of Council:

*To ensure consistency in the identification and evaluation of **cultural heritage resources** for inclusion in the **Register of Property of Cultural Heritage Value or Interest** and/or for individual property designation, by utilizing the criteria for determining **cultural heritage** value or interest established by provincial regulation under the Ontario Heritage Act and criteria included in Markham’s Heritage Resources Evaluation System.*

- Concerning the protection of **cultural heritage resources**, Chapter 4.5.3.2 of the OP states that it is the policy of Council:

*To give immediate consideration to the designation of any **significant cultural heritage resource** under the Ontario Heritage Act if that resource is threatened with demolition, inappropriate alterations or other potentially adverse impacts.*

Staff Comment

- As noted above, Staff are of the opinion that the Subject Property does not contain a significant cultural heritage resource. This conclusion is based on research undertaken to satisfy heritage policy direction within the OP.
- Given the absence of sufficient 9/06 criteria to warrant designation under Part IV of the Act, Staff do not object to removal of the Subject Property from the Heritage Register in accordance with the Owner’s objection letter.
- If Heritage Markham Committee believes the building to be important from a heritage perspective notwithstanding the fact that it would not appear to meet the necessary 9/06 criteria, the building could remain on the Register and with Council support, be incorporated into a future plan of subdivision as a condition of approval protected through a Heritage Easement Agreement. If the property is removed from the Register, it would not be identified as part of a future application submission for planning permissions or a future demolition permit application.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham is of the opinion that 5480 Major Mackenzie Drive East is not a significant cultural heritage resource and has no objection to its removal from the Markham Register of Property of Cultural Heritage Value or Interest.

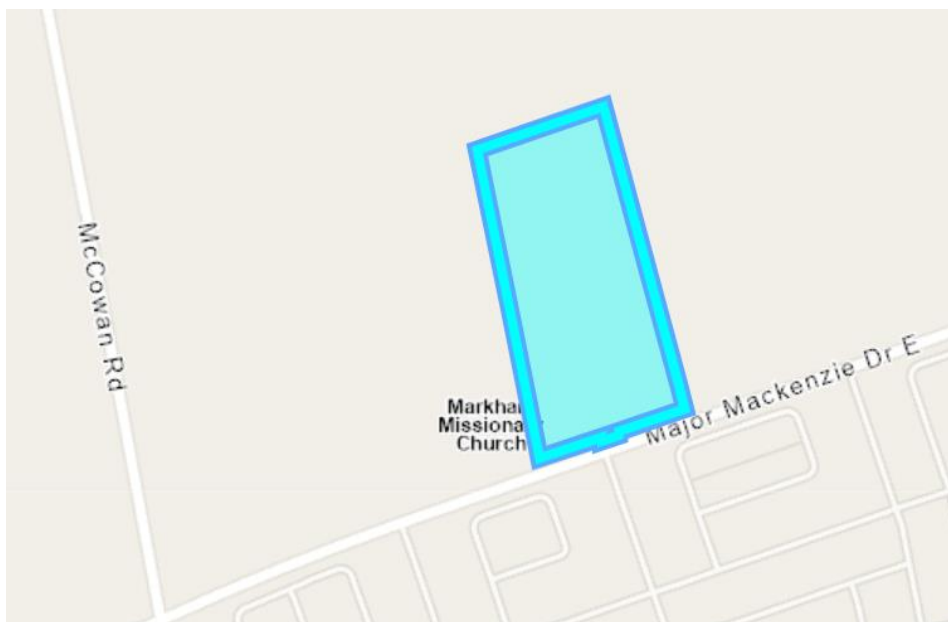
ATTACHMENTS:

| | |
|--------------|--|
| Appendix 'A' | Primary Elevation and Property Map |
| Appendix 'B' | Research Report for 5480 Major Mackenzie Drive |
| Appendix 'C' | Heritage Impact Assessment prepared by MHBC |

Appendix 'A'

5480 Major Mackenzie Drive: "William and Elizabeth McLaughlin House"

Primary Elevation and Property Map



Appendix 'B'

Research Report for 5480 Major Mackenzie Drive

RESEARCH REPORT



William and Elizabeth McLaughlin House

**West Half Lot 21, Concession 7
5480 Major Mackenzie Drive East
c.1872**

**Heritage Section
City of Markham Planning & Urban Design
2023**

History

The William and Elizabeth McLaughlin House is located on a portion of the west half of Markham Township Lot 21, Concession 7, west of the historic crossroads community of Milnesville.

Markham Township Lot 21, Concession 7 was a Crown Reserve Lot. In 1828, King's College (later to become the University of Toronto) received the Crown patent for the entire 200 acres. In 1844, King's College sold the east 100 acres to Andrew Wideman and the west 100 acres to Michael Eby.

Michael Eby was a member of Markham's Pennsylvania German Mennonite community. He was married to Lydia (Wideman) Eby. According to the 1851 census, the family lived in a one storey log house. They had four children.

In 1860, Michael and Lydia Eby sold a one-acre parcel off of the western part of their farm to Elizabeth McLaughlin. Elizabeth (Avery) McLaughlin was married to William McLaughlin, a labourer born in Whitchurch Township. Elizabeth may have been the daughter of Michael Avery, who once leased Lot 21, Concession 7 from the Crown. He was noted as residing on the property in Walton's 1837 Directory of Markham. At the time of the 1861 census, William and Elizabeth McLaughlin resided in a one-storey log house along with a servant named Elizabeth Knox. Also at the time of the 1861 census, Lydia Eby was now a widow, meaning that Michael Eby had died between 1860 and 1861.

According to the 1871 census, William and Elizabeth McLaughlin had a one-year-old daughter, Lydia Ann McLaughlin. William McLaughlin's occupation was given as "Store Keeper." It is not known where the store was that he worked in. Since the family lived west of the rural community of Milnesville, perhaps it was there. Curiously, Nason's Directory of 1871 listed his occupation as "Mason" rather than "Store Keeper".

In 1872, William McLaughlin took out a \$300 mortgage. It is possible that the mortgage was connected to the replacement of the family's log house with a new one-and-a-half storey frame house (5480 Major Mackenzie Drive East). The house that is the subject of this report is of a style and type consistent with an 1870s date of construction.

At the time of the 1891 census, Elizabeth McLaughlin was a 65-year-old widow living with her unmarried daughter Lydia and a cousin, Anne Sherrick. Their dwelling was described as wood, two storeys, containing five rooms. The \$300 mortgage taken out in 1872 had been discharged in 1890.

By the time of the 1901 census, Lydia McLaughlin was married to James Scott, a blacksmith who lived in Milnesville on Lot 24, Concession 8. Their modest frame home, similar in appearance and scale to the dwelling at 5480 Major Mackenzie Drive, still stands at 10579 Highway 48.

From the Deed Abstracts it is not clear how the property passed from the ownership of Elizabeth McLaughlin to Elizabeth Stevenson, who willed the one-acre property to Thomas H. Eby in 1897. Could Elizabeth Stevenson have been the re-married Elizabeth McLaughlin, or was she the executor or administrator of Elizabeth McLaughlin's estate?

In 1901, the executor of Thomas H. Eby's estate sold the property to John Eby, who one year later sold to Lonzo Harrington. Lonzo Harrington was a long-time owner. He was the son of Gamaliel and Margaret Harrington of Hagerman's Corners. In 1958 Lonzo Harrington sold the property to Vagn and Lilly Christensen. This purchase added to the Christensens' land holdings

in this location, which began with the acquisition of an adjacent parcel from Herbert and Hazel Couperthwaite in 1957.

Shortly after the death of her husband in 1972, Lilly Christensen sold to Roy Dart. The Dart family remained the owners until 1988 when the property was sold to investors. For many years this house served a golf driving range, with the word GOLF spelled out in large letters on its side walls.

Architecture

The William and Elizabeth McLaughlin House is a one-and-a-half storey frame dwelling with a rectangular plan, sided in aluminum board and batten. The foundation appears to be concrete, but this may represent parging over the original foundation material. The ground floor is placed several steps above grade. There is a full-width hip-roofed open veranda on the front (south) wall, and a shed-roofed addition or rear wing that extends across the rear wall. The roof is a medium-pitched gable with projecting open eaves. There are no chimneys.

The house has a three-bay front with a single-leaf modern door centred on the façade, flanked by a flat-headed rectangular window openings on either side. These windows, and all others on the building, have modern replacement windows. Based on the c.1872 date of construction, the original windows were likely single-hung with two over two panes. The front veranda is supported on slender, square wooden posts.

Second storey windows on the east and west gable ends are smaller in proportion to those on the ground floor. They are narrow in width and placed close together in the gable walls.

Overall, the William and Elizabeth McLaughlin House is a simple vernacular building, without ornament, designed to meet the modest needs of a labourer or tradesman. The symmetrical plan and simple, formal design follows the Georgian architectural tradition that continued to influence vernacular architecture in old Ontario long after the historic Georgian period ended in 1830. This is a later example of its type, with a tall wall height and a medium-pitched gable roof without eave returns. The proportions of the window openings point to a Post Confederation date of construction. The details of this house have been replaced with modern materials but the building's essential form has remained intact. There are no known historical photographs of this modest rural dwelling.

Context

Historically, this area was associated with the community of Milnesville. At one time there were four nineteenth century dwellings in the immediate vicinity of 5480 Major Mackenzie Drive East. The building has been vacant and boarded since the closure of the driving range earlier in the 2000s.

Sources

Deed Abstracts for Markham Township Lot 21, Concession 7.

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

Directories of Markham: Walton (1837), Brown (1846-47), Rowsell (1850-51), Mitchell (1866), Nason (1871).

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

Property File for 5480 Major Mackenzie Drive East.

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 William and Elizabeth McLaughlin House has design value and physical value as a representative example of a modest workers' cottage designed in a late vernacular expression of the Georgian architectural tradition.

Appendix 'C'

Heritage Impact Assessment prepared by MHBC

Heritage Impact

Assessment

PREPARED FOR:

5480 Major Mackenzie Drive
Markham, Ontario
Markham 5480 Major Mackenzie
Development Corp.
File No. 2025E

December 2, 2024

Your Vision

Designed | Planned | Realized



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

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Figure 4: View of the current Regional Municipality of York

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Figure 6: Excerpt from 1878 Illustrated Historical Atlas of the County of York and the Township of West Gwillimbury & Town of Bradford in the County of Simcoe, Ontario

Figure 7: Excerpt from 1960 aerial photograph

Figure 8: Excerpt from 1969 aerial photograph

Figure 9: Excerpt from 2002 satellite image

Figure 10: Excerpt from 2005 satellite image

Figure 11: Excerpt from 2012 satellite image

Figure 12: Excerpt from 2016 satellite image

Figure 13: Google Streetview image, 2007

Figure 14: Google Streetview image, 2011

Figure 15: Google Streetview image, 2015

Figure 16: General land use map for the Upper Markham Village Secondary Plan

Figure 17: Land use map for the Upper Markham Village Secondary Plan with existing lot fabric

Figure 18: Land use map for the Upper Markham Village Secondary Plan with existing lot fabric

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Project Personnel

| | | |
|-------------------------------------|---|-----------------------------|
| Dan Currie, MA, MCIP, RPP, CAHP | <i>Managing Director of Cultural Heritage</i> | Senior Review |
| Rachel Redshaw, MA, H.E. Dipl. CAHP | <i>Senior Heritage Planner</i> | Research, Author, Fieldwork |
| Christy Kirwan, BA, Dipl., CAHP | <i>Intern Heritage Planner</i> | Research, Co-Author |
| Paul Jae Woong Lee | <i>Planning and Design</i> | Technician Mapping |

Owner

Markham 5480 Major Mackenzie Development Corp.

Contact: Dianne Hipwell, hipwell@statebuild.com

2700 Dufferin St, Toronto ON M6B 4J3

Acknowledgement of Indigenous Communities

This Cultural Heritage Impact Assessment acknowledges that the subject property is located at 5480 Major Mackenzie Drive, Markham, Ontario which is situated within territory of the Mississauga, Haudenosaunee and Anishinabewaki ᐃᓄᓂᐃᐅᐅᐅ, Mississaugas of the Credit First Nation, Wendake-Nionwentsio. These lands are acknowledged as being associated with the following treaties (accessed from Ministry of Indigenous Affairs):

- Williams Treaty (1923)

This document takes into consideration the cultural heritage of Indigenous communities including their oral traditions and history when available and related to the scope of work.

1.0 Introduction

1.1 Purpose

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained by Markham 5480 Major Mackenzie Development Corporation to undertake a Cultural Heritage Impact Assessment (CHIA) for the proposed redevelopment of the property located 5480 Major Mackenzie Drive, Markham, Ontario (hereafter referred to as the ‘subject property’). The property is listed (non-designated) on the City of Markham’s Municipal Register of Properties of Cultural Heritage Value or Interest. The subject lands are not located within a Heritage Conservation District designated under Part V of the *OHA* as per ‘Schedule A’ and ‘Schedule E’ of the City of Markham Official Plan (1987).

The purpose of this report is to 1) determine if the property has Cultural Heritage Value or Interest under the prescribed criteria Ontario Regulation 9/06 (“O. Reg. 9/06”) the Criteria for Determining Cultural Heritage Value or Interest; and, 2) complete an impact analysis to determine if the proposed development results in impacts to the cultural heritage value of the property and to provide appropriate mitigation and conservation measures that would inform the policies of the Secondary Plan.

1.2 Description of Subject Property and Surrounding Area


1.2.1 Subject Property

The subject property is located at 5480 Major Mackenzie Drive, Markham Ontario (see **Figure 1** and **Appendix ‘A’**). The property is north of Major Mackenzie Drive, east of McCowan Road, west of Highway 48, south of Elgin Mills Road East. The legal description is part lot 21, Concession 7, Markham, designated as Part 1, Plan 65R37701 City of Markham. The property includes and one and half storey building, surface parking lot and agricultural fields; it is a total of 18.08 acres.



**Figure 1
Location Map**

LEGEND

 Subject Lands

Date: November 2024

Scale: 1:15,000

File: 2025E

Drawn: PL



K:\2025E 5480 Major Mackenzie Drive\RPT\Report Figures.qgz

**5480 & 5528 Major Mackenzie
Dr. E**
City of Markham
York Region

Image Source: York Region 2024 Satellite Imagery

 **PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**
200-540 BINGEMANS CENTRE DRIVE, KITCHENER, ON, N2B 3X9 | P: 513.576.3650 | WWW.MHBCPLAN.COM

Figure 1: Location of the subject property. (MHBC, 2024)

1.2.2 Surrounding Area

The subject property is located in an area of transition from predominantly agricultural uses north of Major Mackenzie Drive East and low-rise residential uses to the south.

NORTH: Agricultural uses are located to the north.

EAST: A single detached dwelling is located to the east.

SOUTH: The area to the south across Major Mackenzie Drive East includes a number of low-rise residential developments constructed between 2002 and 2021.

WEST: This area includes a mix of stacked townhouses and single detached dwellings which are typically between 2 and 3 storeys in height.



Photos 1-3-(above left) View of surrounding area looking north-west towards Markham Missionary Church; (above right) View looking south-east from the intersection of McCowan Road and Major Mackenzie Drive towards contemporary residential development; (below) View looking eastwards showing surrounding text (MHBC, 2023).

1.2.3 Heritage Status

In order to confirm the presence of cultural heritage resources which have been previously identified, several databases were consulted including City of Markham's Register of Properties of Cultural Heritage Value or Interest, the City of Markham Official Plan, the Ontario Heritage Act Register (Ontario Heritage Trust), the Canadian Register of Historic Places (CRHP). The subject property is listed (non-designated) on the City of Markham's Register of Properties of Cultural Heritage Value or Interest (see **Figure 2**). The listing description states that its architectural style is "Georgian Tradition" and that it was built in 1840. The property is not included in a heritage conservation district (as per Map 13 in the Official Plan) or cultural heritage landscape.

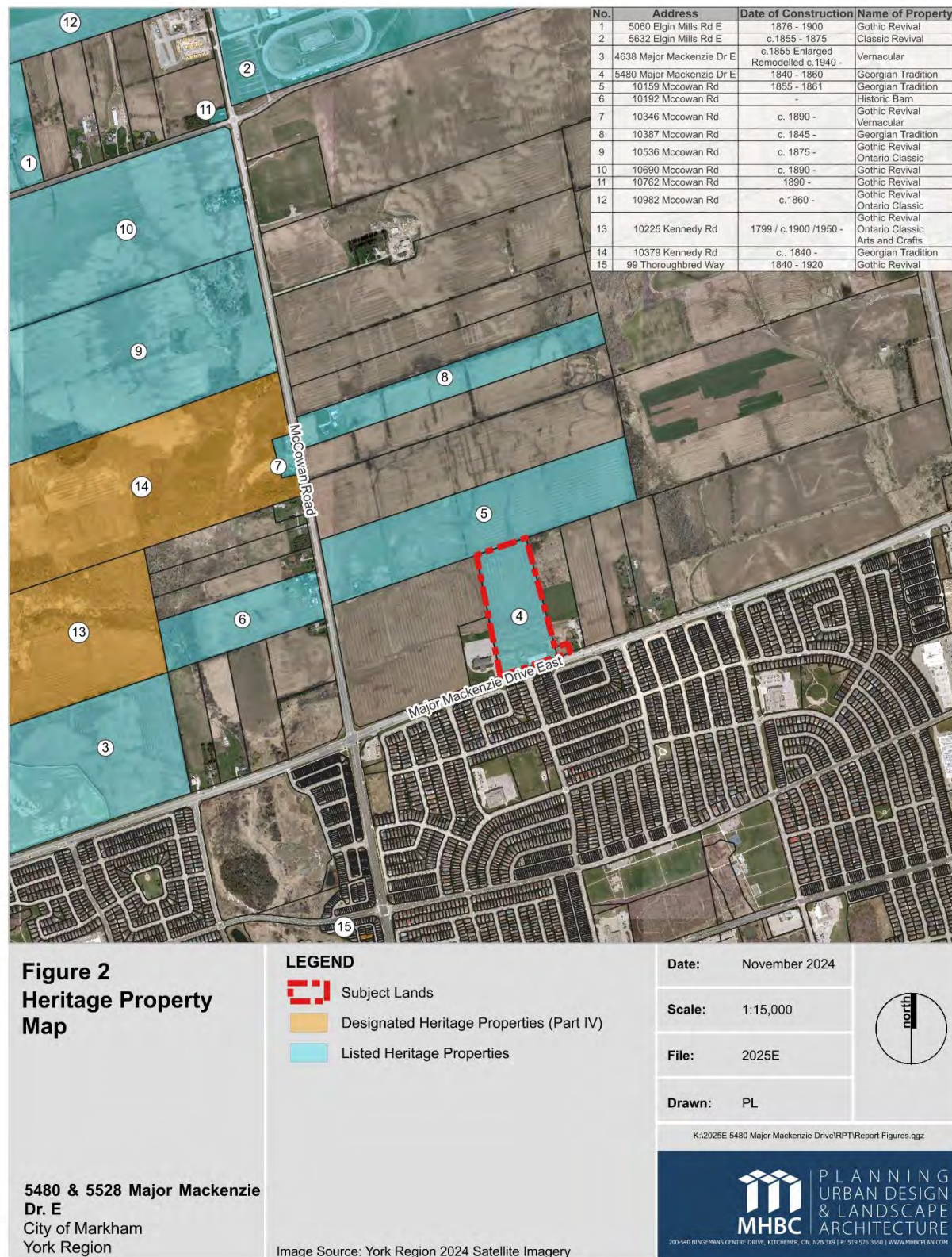


Figure 2: Map of the heritage status of the subject property. (MHBC, 2024)

2.0 Policy Context

2.1 The Planning Act and Provincial Planning Statement 2024

In support of the provincial interest identified in Subsection 2 (d) of the Planning Act, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the Provincial Planning Statement (2024) (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

4.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.

4.6.5 Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

The PPS defines the following terms:

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/ or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/ or decision-maker. Mitigative measures and/ or alternative development approaches should be included in these plans and assessments.

Significant: in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

Built Heritage Resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

Cultural Heritage Landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features, such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship meaning or association.

Heritage Attributes: means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

Protected Heritage Property: means property designated under Parts IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation, and UNESCO World Heritage Sites.

The subject property is currently listed (non-designated) and not considered a Protected Heritage Property under the PPS 2024.

2.2 Ontario Heritage Act and Regulations

The *Ontario Heritage Act*, R.S.O., 1990, c.0.18 ("OHA") remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This CHIA has been guided by the criteria provided with *Ontario Regulation 9/06* ("O. Reg. 9/06) of the OHA provides the legislated framework to determine cultural heritage value or interest. If a Statement of Cultural Heritage Value or Interest and associated heritage attributes are warranted under this regulation, one will be drafted for the subject property and be consistent with O. Reg. 385/21.

2.3 City of Markham Official Plan

Chapter 4.5 of the Official Plan contains the policies on cultural heritage resources within the City. The Official Plan states, “By identifying, protecting, and managing Markham’s cultural heritage and archaeological resources, there is an opportunity to preserve the heritage values, attitudes and integrity of Markham’s historic settlements for the benefit of the community and for future generations”. The City promotes cultural heritage resources by identifying them through a Register of Property of Cultural Heritage Value or Interest, designating individual properties or groups under the Ontario Heritage Act and adopting and implementing policies and programs to protect these resources (Sub-section 4.5.1.1 (a, b & c)). The policies and programs include the following:

- i. requirements for heritage impact assessments and conservation plans, heritage conservation easements and heritage permits;
- ii. reviewing any application for development approval, building permit or demolition permit that directly affects a cultural heritage resource itself and adjacent lands to ensure new development, site alteration and additions are contextually appropriate and maintain the integrity of any cultural heritage resources; and,
- iii. facilitating the rehabilitation, renovation and/or restoration of cultural heritage resources so that they remain in active use;

The policies for the protection of heritage resources are contained in section 4.5.3. This section states that, among other things:

The conservation of cultural heritage resources is guided by Standards and Guidelines for the Conservation of Historic Places in Canada, the Venice Charter, the Appleton Charter and other revered documents. It is important to note that in accordance with these documents, the “Protection, maintenance and stabilization of existing cultural heritage attributes and features as opposed to removal or replacement will be the core principle for all conservation projects” (policy 4.5.3.1).

The City will use secondary plans, zoning by-laws, subdivision and site plan control agreements, signage by-laws, and other municipal controls, to ensure that development that directly affects a cultural heritage resource itself and adjacent lands, is designed, sited or regulated so as to protect and mitigate any negative visual and physical impact on the heritage attributes of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource (policy 4.5.3.3). Other conditions include:

- 1) To impose conditions of approval on development containing a cultural heritage resource itself and adjacent lands to ensure the continued protection of the cultural heritage resources (policy 4.5.3.4).

- 2) Require heritage impact assessments or heritage conservation plans when a proposed development affects a heritage resource (4.5.3.5)
- 3) To require a heritage permit for all alteration work to property, structures and buildings and new construction proposed on an individually designated property to ensure the work is guided by Section 4.5.3.1 and the heritage attributes of the designated property are conserved.

Policies 4.5.3.12 and 4.5.13 describe the options for conservation of cultural heritage resources in order of priority:

- a) retention of the resource in its original location and its original use (i.e., a heritage dwelling retained on its own lot in residential use in a new plan of subdivision);
- b) retention of the resource in its original location, but in an adaptive re-use (i.e., a heritage dwelling converted into a day care centre).
- c) relocation of a cultural heritage resource in its entirety, where it has been demonstrated that retention of the resource in its original location is neither appropriate nor viable:
- d) within the area of development, preferably on the development site or former property; or
- e) to a sympathetic site within Markham which may include a heritage conservation district or hamlet.

2.4 Terms of Reference

This Heritage Impact Assessment is based on the requirements of a Heritage Impact Assessment as per the *Ministry of Citizenship and Multiculturalism ("MCM") InfoSheet #5* which are as follows:

- Historical Research and Site Analysis
- Description of the Proposed Development or Site Alteration;
- Measurement of Development or Site Alteration Impact;
- Consideration of Alternatives, Mitigation and Conservation Methods;
- Implementation and Monitoring; and
- Summary Statement and Conservation Recommendations.

The above-noted categories will be the method to determine the overall impact to the adjacent properties and their heritage attributes as it relates to the proposed development.

3.0 Historical Context

3.1 Indigenous Communities and Pre-Contact History

The City of Markham is acknowledged as the traditional territory of the Haudenosaunee, Huron- Wendat, Anishnabeg, Seneca, Chippewa, and the Mississaugas of the Credit peoples (City of Markham Land Acknowledgement), and has been home to Indigenous people since the end of the last Ice Age (Moreau). As the environment of Southern Ontario warmed, the ability to harvest, form transport networks and develop tools increased. As mobility increased via land and water, the intermingling of peoples improved, giving way to larger communal sites and villages (Williamson, 1990, p. 317). Between the 1400s and the 1600s, groups began migrating northwards into what is now the City of Markham.

By the 1600s, the Iroquoian nations controlled the region (including the Huron-Wendat and Haudenosaunee). The Iroquoian peoples are comprised of several descendants of the Proto-Iroquoian people and language, however, some of the Iroquoian nations were competitors (Daeg de Mott, 2009). During the early-17th century, French explorers encountered the Huron-Wendat, but by the mid-17th century, they had been largely defeated and absorbed by the Haudenosaunee (Moreau).

During the 18th century, the Haudenosaunee, weakened by disease and warfare brought by the French, were pushed out by the Anishinabeg, including the Mississauga, who migrated southwards to settle on the north shores of Lake Ontario (Region of Peel Archives Staff).

In 1923 an agreement was made between the Crown and certain members of the Mississauga peoples called the Williams Treaties. The territory included in the agreement was approximately 52,000 km² (Treaties in Ontario).

Today, the City of Markham remains home to many diverse First Nations peoples and their descendants who continue to care for the land.

3.2 History of York County

The village of Markham was originally part of the historic York County. After the division of the province of Quebec in 1791 into Upper Canada (Ontario) and Lower Canada (Quebec), York County was subsequently established in 1792 (Ontario Genealogical Society: York Branch). It originally included the City of Toronto, the regional municipalities of Halton, Peel, and York as well as portions of Regional Municipality of Durham and the City of Hamilton. It

was later divided in 1852 and portions formed Peel County and Ontario County (Ontario Genealogical Society: York Branch).

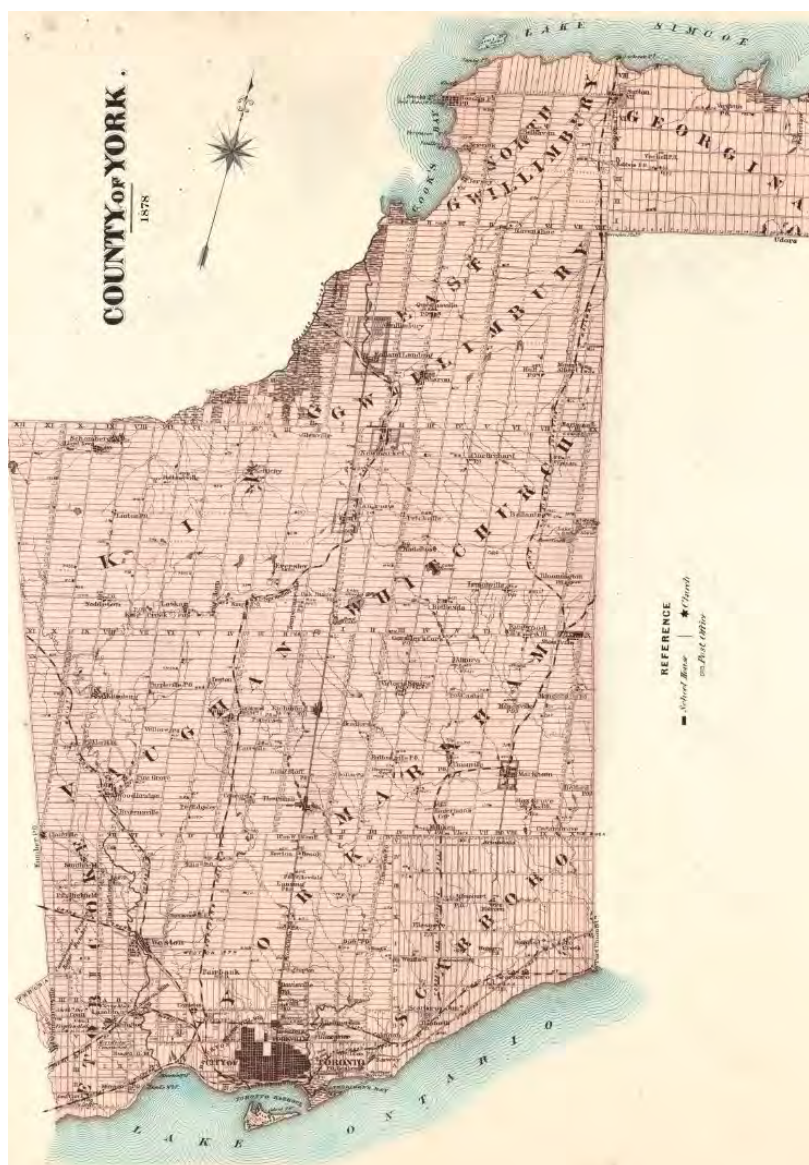


Figure 3: Excerpt from an 1878 map of the County of York as it looked after the 1852 division. (Source: Miles & Co. Illustrated Historical Atlas of the County of York, 1878)

York County was further subdivided in 1953 during the formation of Metropolitan Toronto (Municipality of Metropolitan Toronto and the Regional Municipality of York). In 1971, York County was restructured into it's the current Regional Municipality of York (aka York Region), at which point the City of Markham was also incorporated under the umbrella of the newly-founded York Region (Moreau). Today York Region stretches north from Toronto to Lake Simcoe and is one of Canada's largest municipalities (York Region Regional Official Plan).

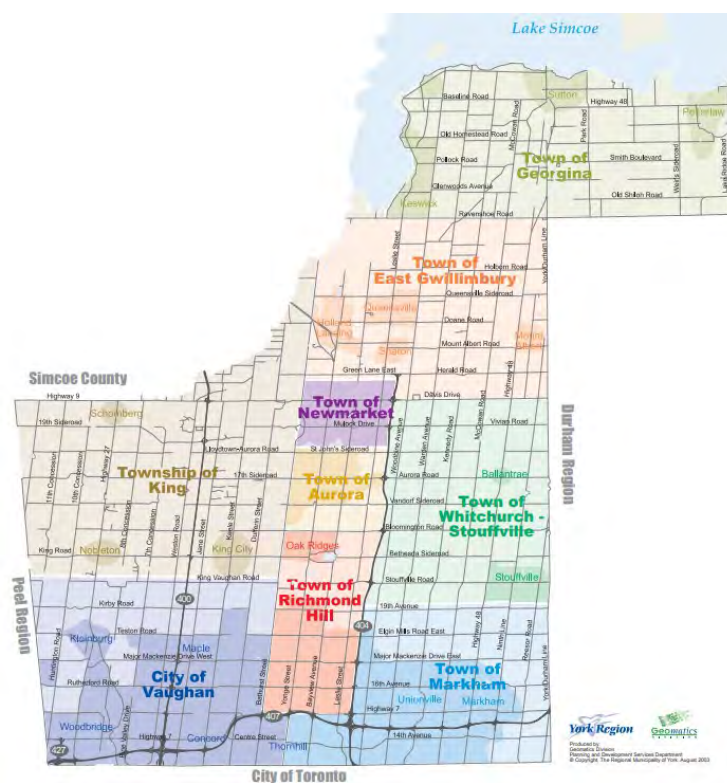


Figure 4: View of the current Regional Municipality of York, inclusive of Markham. (Source: York Region, Geomatics Division, 2003)

3.3 History of Markham

The subject property is located within Markham, which was first settled in the 1790s and was partially surveyed in 1794 based on the layout of Yonge Street (Mulvany). The first land grants in the area were distributed by John Graves Simcoe during his tenure as Lieutenant-Governor of Upper Canada; he also named the newly formed settlement after a close friend, William Markham, the Archbishop of York (Markham History). However, settlement of the area was gradual until German artist and businessman William Moll Berczy organized a group of German-American settlers from Pennsylvania to purchase land in the area. Sixty-four families joined Berczy in total, most of whom were originally from Hamburg, Germany, to settle the Township of Markham (Mulvany).

By 1799, Berczy also built the first saw and grist mills in York County which were situated on the Rouge River and were referred to at the time as “the German Mills” (Mulvany). During the early 19th century, more mills sprung up along the area’s abundant rivers and agricultural industries flourished. By the 1850s, most of the timber was cleared and the area began to urbanize and industrialize hosting industries such as wagon works, tanneries, farm implement manufacturers and furniture factories (Markham History).

By 1871, the Toronto and Nipissing Railway Company opened the Scarborough-Uxbridge line which led to a boom in prosperity and economic growth. By 1873, Markham incorporated as a

Village. For a time the Village's growth slowed and it retained its predominantly agricultural character. After World War II, the area experienced a boom in suburban development as a result of urban encroachment from Toronto (Markham History).

During the restructuring of York County in 1971, Markham was incorporated as a Town (Moreau). The King's Highway 404 was constructed in the 1970s and served as a northern extension of the Don Valley Parkway providing access to downtown Toronto (Bever). The easy access provided by the new highway further spurred Markham's suburban growth as a satellite community to Toronto. By 2012 it incorporated as a City (Markham to change from town to city).

Today Markham is home to a diverse population of over 340,000 (Census Profile, 2021 Census of Population: Markham, City).

3.4 History of Subject Property

The property is the west side of Lot 21, Concession 7 in historic Township of Markham, York County. On January 3, 1828, Lot 7 was granted from the Crown to Kings College- a total of 200 acres. In 1844, Kings College sold the west half of the lot, comprised of 100 acres, to Michael Eby (instrument 23594, LRO). Although, the City's heritage register identifies a date of c. 1840 for the existing dwelling, it is estimated that the construction of the building was following the purchase by Michael Eby in the early 1850s. In the 1851 Census of Canada West, Michael Eby is listed as living on Concession 7, Lot 21. His profession is listed as farmer. The 1860 Historical County Map of York County by Tremaine shows Michael Eby as the owner (see **Figure 5**).



Figure 5: Excerpt from an 1860 map showing Michael Eby as the property owner. Michael Eby's parcel is noted in red. (Source: George R. Tremaine, Map of York County, 1860)

In the Canada West Census of 1861, his profession is still listed as farmer, and it is noted that he was originally from Pennsylvania. Michael Eby is also listed as the owner at the time of the Illustrated Historical Atlas of the County of York and the Township of West Gwillimbury & Town of Bradford in the County of Simcoe, Ontario in 1878 (see **Figure 4**). Interestingly, the existing dwelling is not represented in this map, however, there is a building with a similar setback located on a separate parcel located immediately west of Eby's parcel.

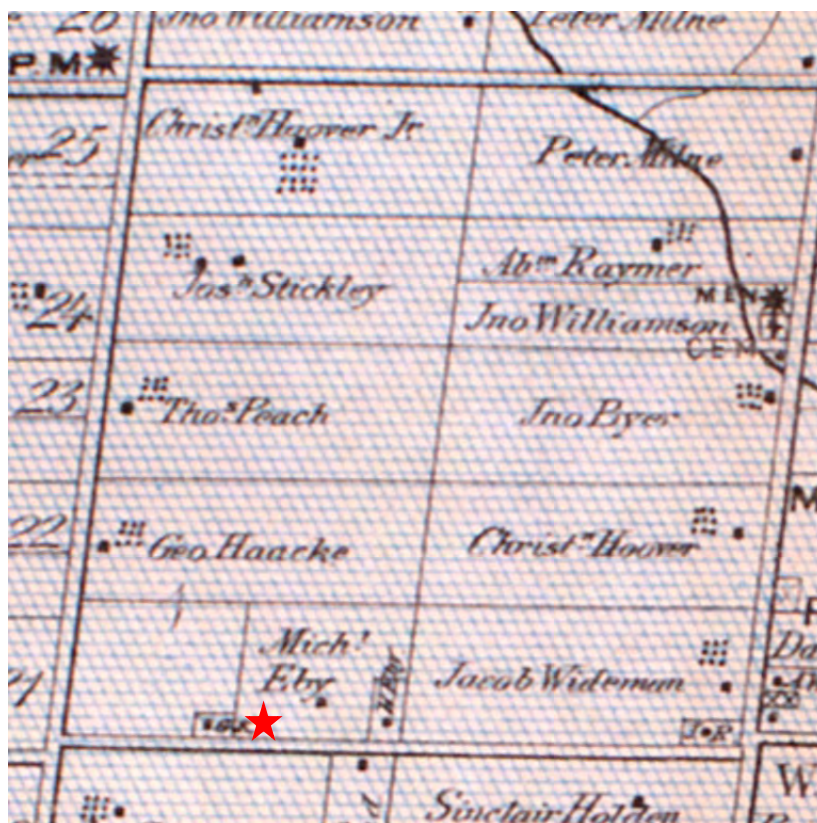


Figure 6: Excerpt from an 1878 map listing Michael Eby as the property owner. The approximate location of the existing structure is noted with a red star. (Source: Illustrated Historical Atlas of the County of York and the Township of West Gwillimbury & Town of Bradford in the County of Simcoe, Ontario, 1878)

In 1887, Michael Eby willed the property to his wife Lydia for the remainder of her lifetime, then to their son Henry Eby. Henry Eby is listed in the Ontario Census of 1881 as a farmer like his father. In 1908, Henry Eby granted the property to his son John Albert A. Eby (grandson of Michael Eby). The 1881 Census lists John A. A. Eby as a farm laborer, but by the time of the 1901 Census, he is listed as a "teamster." In 1940, Annie R. Ebby née Stotts, wife of John A. A. Eby, acting as executrix, granted the property to Thomas L. Blizzard and his wife Helen Blizzard. In 1956, the Blizzards granted the property to Herbert Couperthwaite and soon after in 1957, Herbert and his wife Hazel granted the property to Vagn Christensen and his wife Lilly. According to the 1960 aerial photograph below, the subject property and surrounding area were rural and agricultural at this time (see **Figure 7**).



Figure 7: Excerpt from a 1960 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: Courtesy of the National Air Photo Library)

In 1962, the Christiansens granted the property to Florian Gratzner. The record becomes unclear at this point, but in 1965, the property is again in the ownership of Lilly D. Christiansen. The property and surrounding area remained largely unchanged during this time (see **Figure 8**).



Figure 8: Excerpt from a 1969 aerial photograph of the subject property and surrounding area with the approximate location of the subject property noted with a red circle. (Source: Courtesy of the National Air Photo Library)

In 1972 Lilly granted it to Roy Dart. The property then remained in the Dart family until the late 1980s. Subsequently it became the Buttonville Fairways Driving Range and later the Eglinton Golf Enterprises Driving Range, which closed in 2016. The driving ranges incorporated the existing dwelling as part of their operations. According to the 2002 satellite image below, the surrounding area had already begun to urbanize south of Major Mackenzie Drive.



Figure 9: View of a 2002 satellite image of the subject property, noted in red. (Source: Google Earth Pro, 2002)

By 2005, the area to the south was predominantly residential (see **Figure 9**).



Figure 10: Excerpt from a 2005 satellite image with the subject property noted in red. (Source: Google Earth Pro, 2005)

The area continued to see residential infill to the south in the 2010s (see **Figures 11 & 12**). The character to the south of Major Mackenzie Drive is now urban and residential. The area to the north of Major Mackenzie Drive remains predominantly agricultural at this time.



Figure 11: View of a 2012 satellite image of the surrounding area with the subject property noted in red (Source: Google Earth Pro, 2012)



Figure 12: View of a 2016 satellite image of the surrounding area with the subject property noted in red (Source: Google Earth Pro, 2016)

The following images show the existing structure as it looked while the driving range was in operation (see **Figures 13-15**).



Figure 13: View of the structure as it looked in 2007. (Source: Google Streetview, 2007)



Figure 14: View of the structure as it looked in 2011. (Source: Google Streetview, 2011)



Figure 15: View of the structure as it looked in 2015. (Source: Google Streetview, 2015)

4.0 Existing Conditions

4.1 Built Features

Exterior

The subject property includes a one and half storey wood frame cottage with rear one storey lean-to addition. The building has a front porch along the south elevation supported by wooden posts. The exterior of the building is clad in siding. All openings are currently boarded, however, interior inspections shows that the window and door frames are contemporary. Window openings include wooden shutters with the exception of the west elevation. The building includes an open gabled asphalt roof. See **Photos 4-11**.

Interior

The interior insulation, lath, and plaster have been removed throughout the majority of the interior. The roof appears to have been removed and reconstructed with modern materials. The stone foundation is visible in places in the basement, but it has been largely concealed by Portland cement. Original floors have been replaced with late 20th century materials. See **Photos 12-15**.



Photos 4-5-(above) View of the front (south) elevation of the extant building looking northwards; (below) View of the south and west elevation of the extant building looking north-east (MHBC, 2023).



Photos 6-7-(above) View of the east and rear (north) elevation of the extant building looking southwest; (below) View of the north (rear) elevation of the extant building looking southwards (MHBC, 2023).



Photos 8-9-(above) General view of the north (rear) elevation of the extant building looking southwards with residential subdivision observed in the background; (below) View of the west elevation of the extant building looking eastwards (MHBC, 2023).



Photos 10-11-(left) Detailed view of the concealment of the original foundation clad currently in Portland Cement; (right) Detailed View of front porch/ veranda with contemporary building materials (MHBC, 2023).



Photos 12-13-(above) View of only exposed wall (north elevation) of original building construction shown within rear addition showing significant alterations including new openings and unsympathetic replacement of materials; (below) View of the interior of the main building showing significant alterations including contemporary changes to the building structure by replacement of materials, replacement of original doors, window frames and flooring (MHBC, 2023).



Photos 14-15-(left) View of current roof structure which has been replaced predominately with contemporary materials; (right) Detailed view of existing roof structure and removal of former lathe and plaster (MHBC, 2023).

4.2 Landscape Features

The existing landscape of the property includes open space, tree rows along the north and west property boundaries, an open area that previously served as a golf course (see **Photos 16 & 17**).



Photos 16-17-(above) View of former commercial asphalt surface parking area adjacent to the east of the of the building;(right) View of agricultural fields/ former golf venue open space (MHBC, 2023).

5.0 Evaluation of Cultural Heritage Value or Interest

5.1 Ontario Regulation 9/06

The determination of CHVI for potential cultural heritage resources is mandated by the provincial government through the prescribed *Ontario Regulation 9/06* ("O. Reg 9/06") which is as follows:

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. O. Reg. 569/22, s. 1.

The municipality has requested a high-level evaluation of the subject lands which is include in the following sub-section 5.2.

5.2 Evaluation of Cultural Heritage Value or Interest

The following **Table 1.0** provides an evaluation of the subject property under the prescribed criteria.

Table 1.0- Evaluation of Subject Property

| Ontario Regulation 9/06 Criteria | Meets the criteria? |
|---|--|
| i. Rare, unique, representative or early example of a style, type, expression, material or construction method | No, the property includes a one and half storey dwelling that formerly was a representation of a vernacular Ontario cottage. Due to several alterations, the majority of the heritage integrity has been lost. Alterations include the removal of original construction materials and methods that represented early (pre-1867) construction techniques. |
| ii. Displays high degree of craftsmanship or artistic merit | No, the property does not include a built heritage feature that displays a high degree of craftsmanship or artistic merit that goes above and beyond the standards of construction at the time. The building is a modest, vernacular frame house. |
| iii. Demonstrates high degree of technical or scientific achievement | No, the property does not demonstrate a high degree of technical or scientific achievement as it is a modest dwelling constructed with conventional techniques. |
| iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant | No, the property does not have a direct association with a theme, event, belief, activity, organization, institution that is significant. Although, the dwelling on the property is pre-confederation, the property had over time become a smaller parcel and was not consistently part of the greater agricultural community and should not be considered part of the theme of early agricultural settlement. |
| v. Yields, or has potential to yield information that contributes to an understanding of a community or culture | No, the property does not yield or have potential to yield information that contributes to an understanding of the community or culture that offers new knowledge or a greater understanding of the community's history, including its agricultural culture. The lack of supporting built and landscape features related to the agricultural |

| | |
|--|---|
| | community and loss of integrity negates this criterion. |
| vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community. | No, the property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant in the community. The dwelling was likely constructed by the first owner or local community member. |
| vii. Important in defining, maintaining or supporting the character of an area | No, the property is not important in defining, maintaining or supporting the character of the area. To the west is a contemporary Place of Worship (Markham Missionary Church) and to the south, residential subdivisions. To the north are agricultural fields, however, the smaller lot fabric and former use of the open space of the property as a golf venue negates an important role within the undefinable character of the area. |
| viii. Physically, functionally, visually, or historically linked to its surroundings | No. the property does not demonstrate a physical, functional or visual link to its surroundings that is determined to be significant. Yes, however, the property is historically linked to the surrounding area which includes a number of mid 19 th century built features. |
| ix. Is a landmark | No, there is no indication from community records or oral history that the property is not considered a landmark by the community. |

5.3 Statement of Cultural Heritage Value

In conclusion, the property only meets one (1) criterion (Criteria 8) for its historical contextual value. Due to the loss of heritage integrity, the property does not include physical design value, nor does it have significant historical associative value. Based on the current legislation, the property does not meet the threshold to be considered for protection under the *Ontario Heritage Act*.

6.0 Description of Proposed Development

A Landowner Group has initiated a Secondary Plan application for the proposed Upper Markham Village community. The Secondary Plan limits are generally bounded by Major Mackenzie Drive, McCowan Road, Elgin Mills Road and Highway 48 (see **Figure 5**). The Plan includes residential and mixed uses and a greenway system. The subject property is generally within the area proposed for mid-rise residential development, however, does include proposed high-rise development in the southeastern corner of the property. The extant dwelling is located within a proposed right-of-way (see **Figure 6-7**). The proposed redevelopment would result in the removal of the existing building on the subject property.

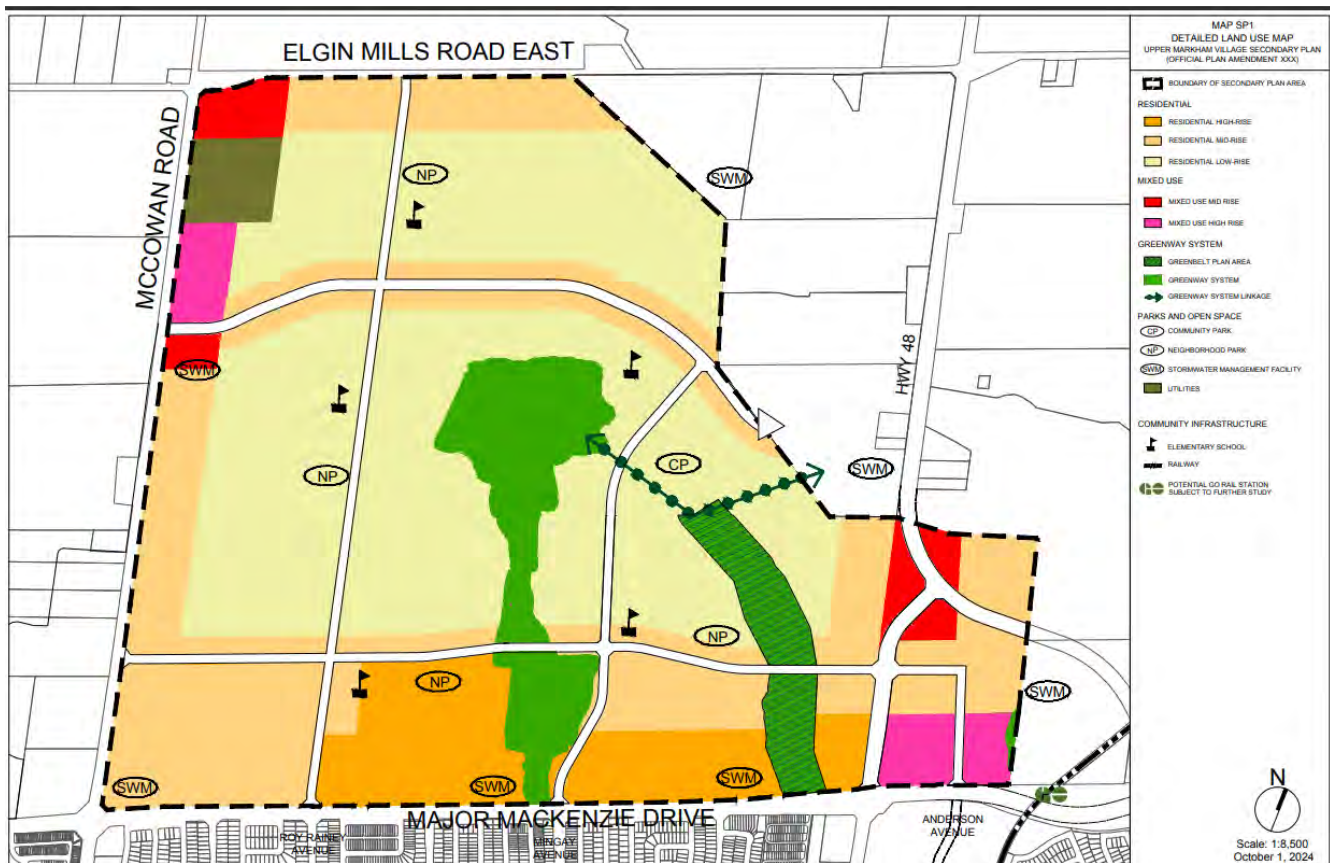


Figure 16- General land use map for the Upper Markham Village Secondary Plan (State Building, 2024).

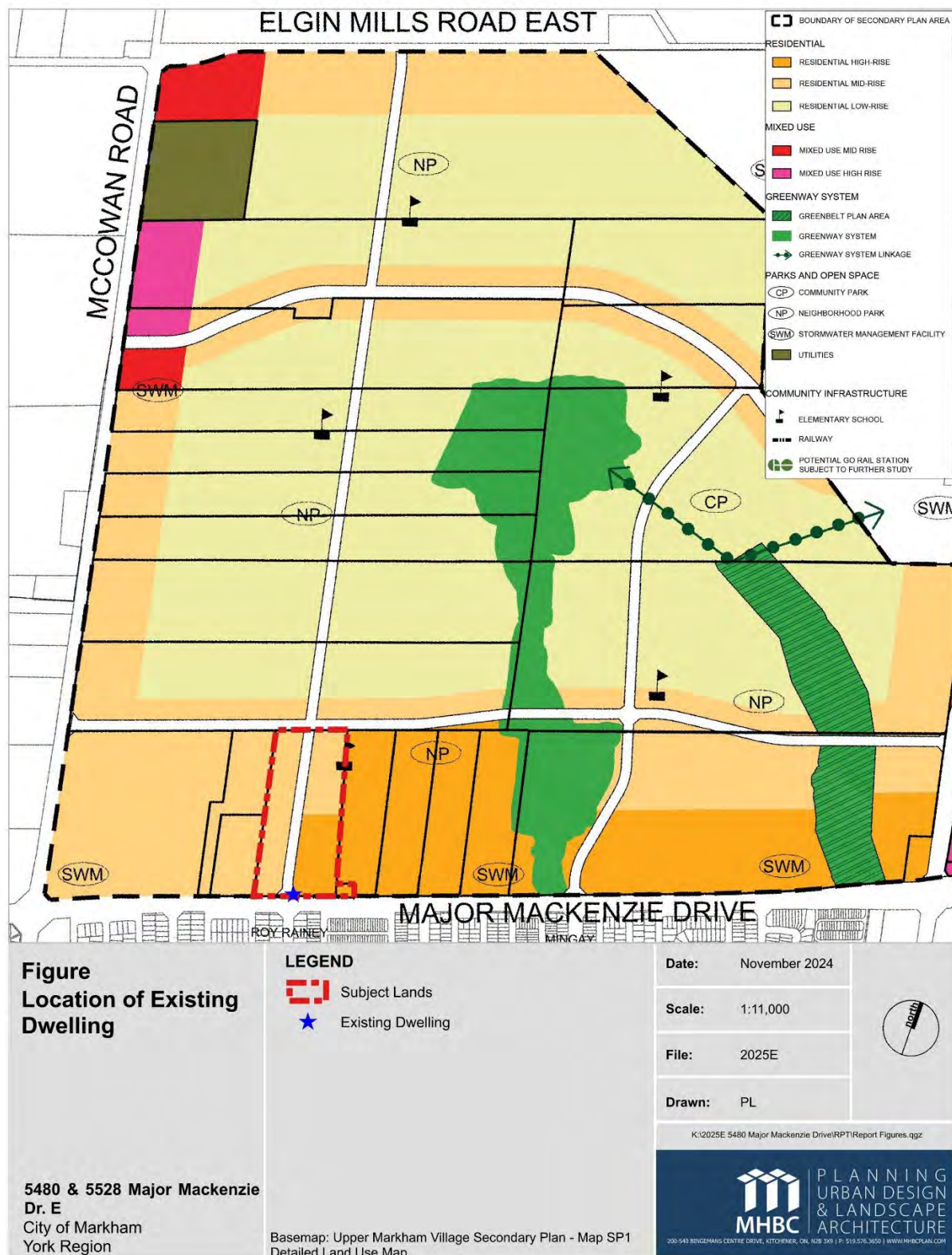


Figure 17- Land use map for the Upper Markham Village Secondary Plan with existing lot fabric; red outline indicates location of the subject property (MHBC, 2024).

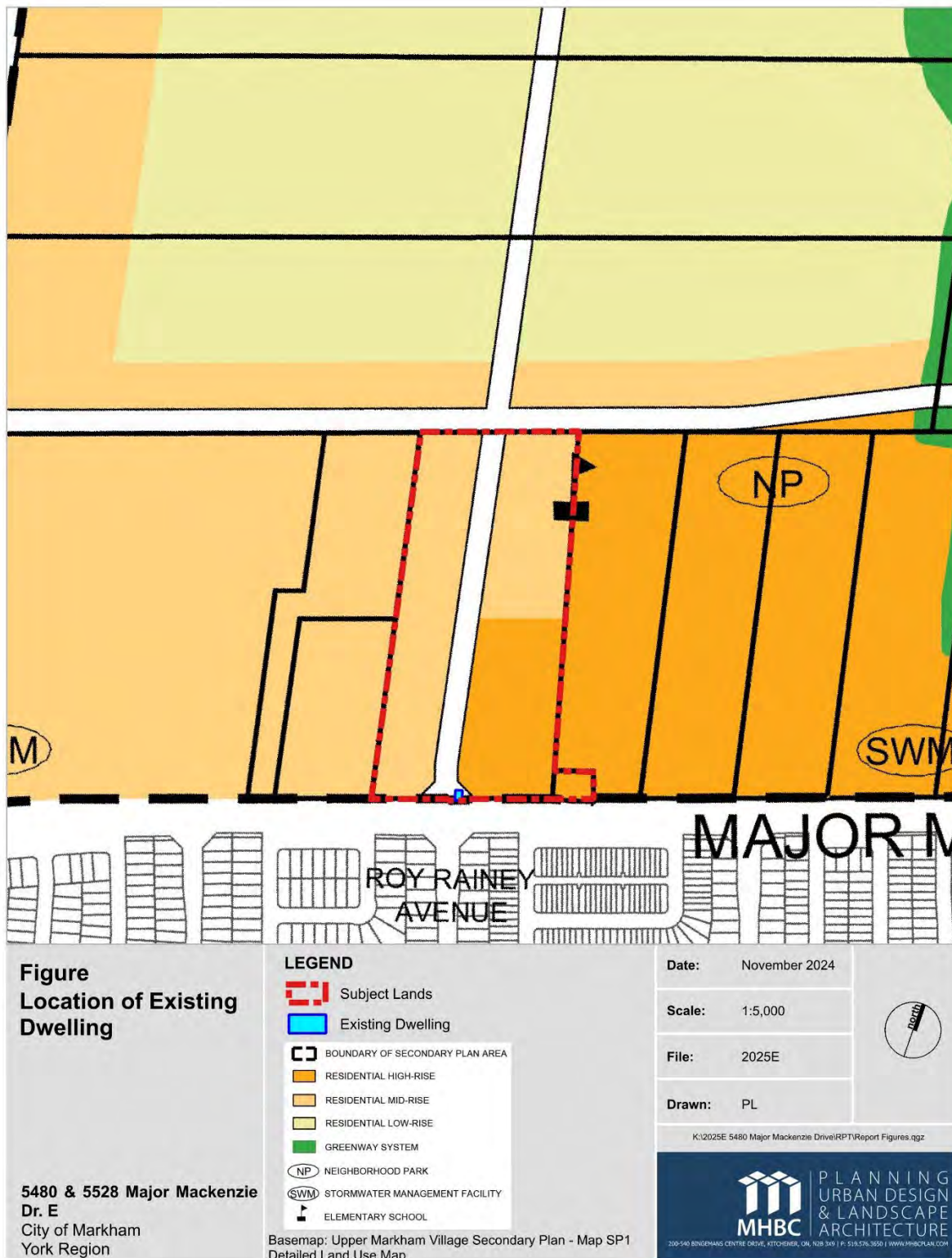


Figure 18- Land use map for the Upper Markham Village Secondary Plan with existing lot fabric; red outline indicates location of the subject property and blue box indicates current location of existing building on-site (MHBC, 2024).

7.0 Impact Analysis

7.1 Impact Analysis Framework

The impacts of a proposed development or change to a cultural heritage resource may occur over a short or long period of time and may occur during a pre-construction, construction, or post-construction phase. The impacts to a resource may be site specific or widespread and may have low, moderate, or high levels of impact.

As per the Ontario Heritage Toolkit (OHTK), the following constitutes impacts which may be a result of a proposed development:

- **Destruction:** of any, or part of any *significant heritage attributes* or features;
- **Alteration:** that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Shadows:** created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden;
- **Isolation:** of a *heritage attribute* from its surrounding environment, context or a significant relationship;
- **Direct or Indirect Obstruction:** of significant views or vistas within, from, or of built and natural features;
- **A change in land use:** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- **Land disturbances:** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

Furthermore, this report utilizes guides published by the International Council on Monuments and Site (ICOMOS), Council of UNESCO, from the World Heritage Convention of January of 2011. The grading of impact is based on "Guide to Assessing Magnitude of Impact" as a framework for this report:

| Grading of Impact for Built Heritage and Historic Landscapes (ICOMOS) | |
|---|---|
| <i>Impact Grading</i> | Description |
| Major | Change to key historic building elements that contribute to the cultural heritage value or interest (CHVI) such that the resource is totally altered. Comprehensive changes to the setting. |
| Moderate | Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified. |
| Minor | Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed. |
| Negligible/ Potential | Slight changes to historic building elements or setting that hardly affect it. |
| No change | No change to fabric or setting. |

The above noted impacts will be considered as it relates to the scope of this HIA.

7.2 Impact Analysis for the Subject Property

As the property is not considered a significant cultural heritage resource as per the prescribed criteria under the OHA, the proposed removal of the extant building on-site is not considered an adverse impact.

8.0 Conclusions and Recommendations

The subject property is not considered a significant cultural heritage resource under the Ontario Heritage Act and therefore, there is no adverse impact to the removal of this building. Subsequently, alternative development options and mitigation and conservation measures are not warranted. It is encouraged that reusable building materials be retained and repurposed or donated from a perspective of sustainability.

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A

Appendix A: Maps



**Figure 1
Location Map**

LEGEND

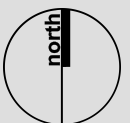
 Subject Lands

Date: November 2024

Scale: 1:15,000

File: 2025E

Drawn: PL



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**5480 & 5528 Major Mackenzie
Dr. E**
City of Markham
York Region

Image Source: York Region 2024 Satellite Imagery



**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**

200-540 BINGEMANS CENTRE DRIVE, KITCHENER, ON, N2B 3X9 | P: 519-576-3650 | WWW.MHBCPLAN.COM

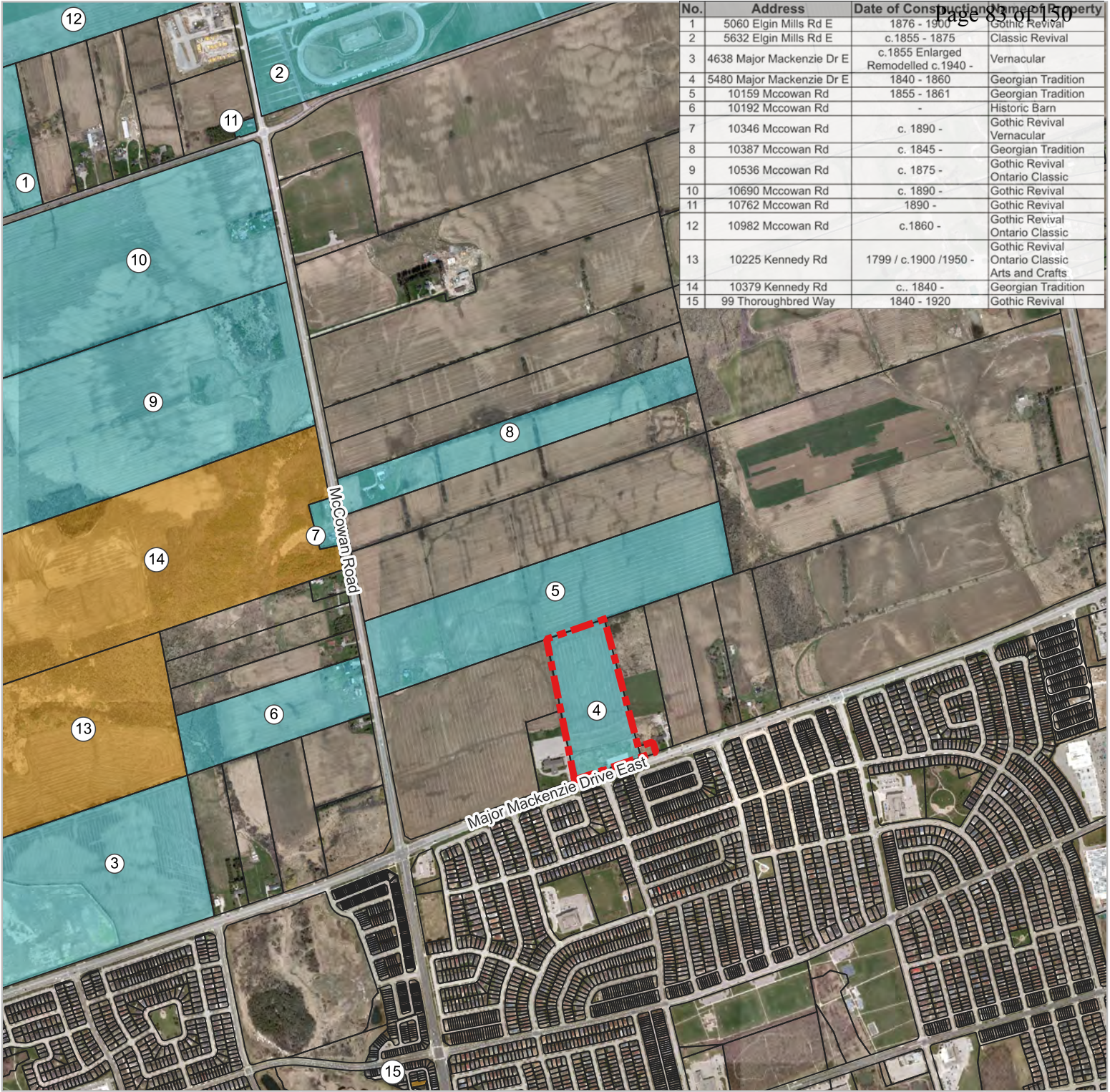





Figure 2
Heritage Property
Map

LEGEND

 Subject Lands

 Designated Heritage Properties (Part IV)

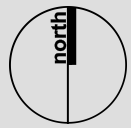
 Listed Heritage Properties

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Drawn: PL



5480 & 5528 Major Mackenzie Dr. E
City of Markham
York Region

Image Source: York Region 2024 Satellite Imagery

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Figure
Atlas Map

LEGEND

-  Subject Lands
-  Existing Dwelling

Date: November 2024

Scale: 1:7,500

File: 2025E

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Page 85 of 150

BCP MAP OF SECONDARY PLAN AREA

RESIDENTIAL

- RESIDENTIAL HIGH-RISE
- RESIDENTIAL MID-RISE
- RESIDENTIAL LOW-RISE

MIXED USE

- MIXED USE MID-RISE
- MIXED USE HIGH-RISE

GREENWAY SYSTEM

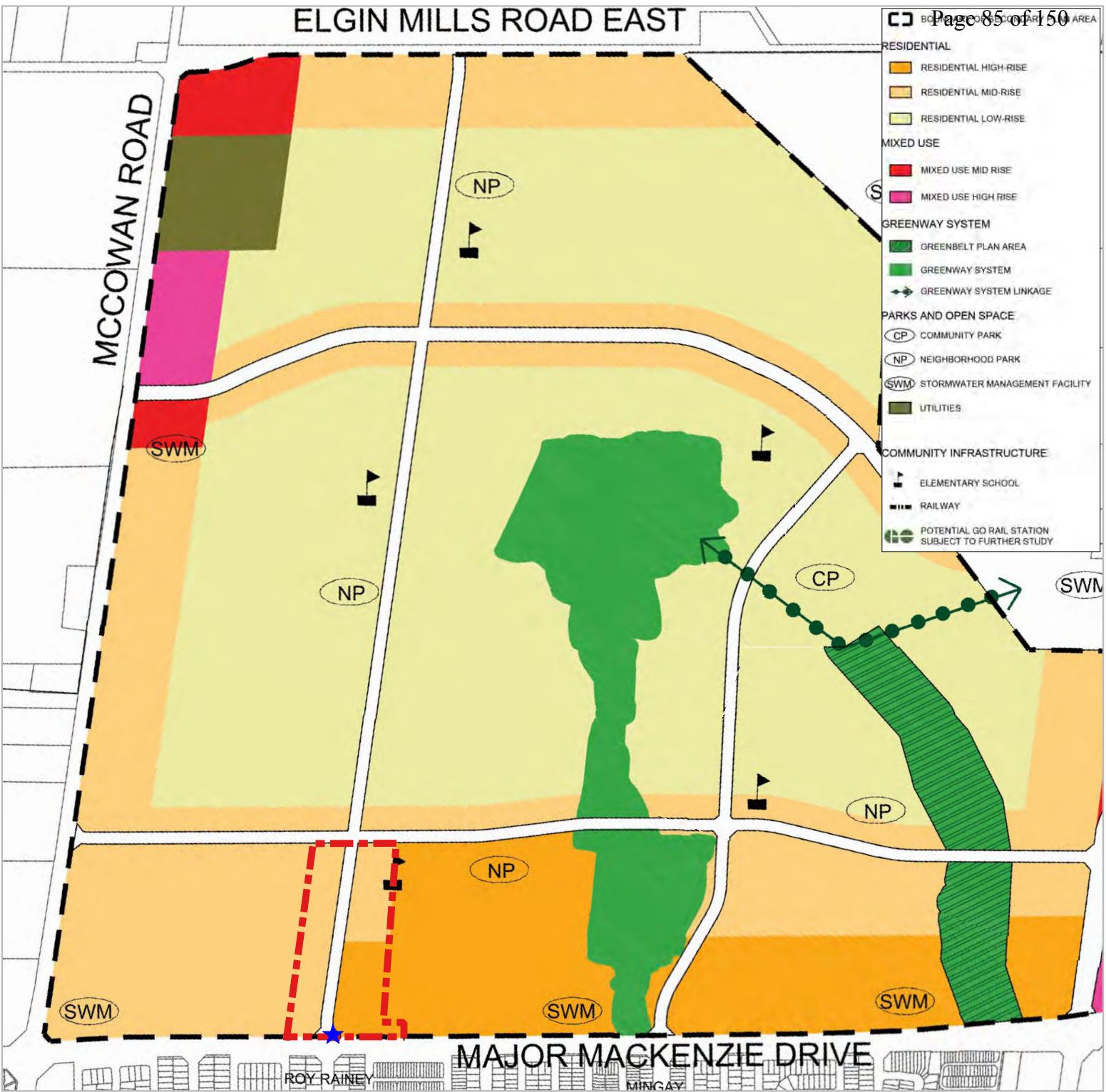
- GREENBELT PLAN AREA
- GREENWAY SYSTEM
- GREENWAY SYSTEM LINKAGE

PARKS AND OPEN SPACE

- COMMUNITY PARK (CP)
- NEIGHBORHOOD PARK (NP)
- STORMWATER MANAGEMENT FACILITY (SWM)
- UTILITIES

COMMUNITY INFRASTRUCTURE

- ELEMENTARY SCHOOL
- RAILWAY
- POTENTIAL GO RAIL STATION SUBJECT TO FURTHER STUDY



**Figure
Location of Existing
Dwelling**

LEGEND

- Subject Lands
- Existing Dwelling

| | |
|--------|---------------|
| Date: | November 2024 |
| Scale: | 1:11,000 |
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5480 & 5528 Major Mackenzie Dr. E
City of Markham
York Region

Basemap: Upper Markham Village Secondary Plan - Map SP1
Detailed Land Use Map

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MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
200-540 BINGEMANS CENTRE DRIVE, KITCHENER, ON, N2B 3X9 | P: 519.576.3650 | WWW.MHBCPLAN.COM

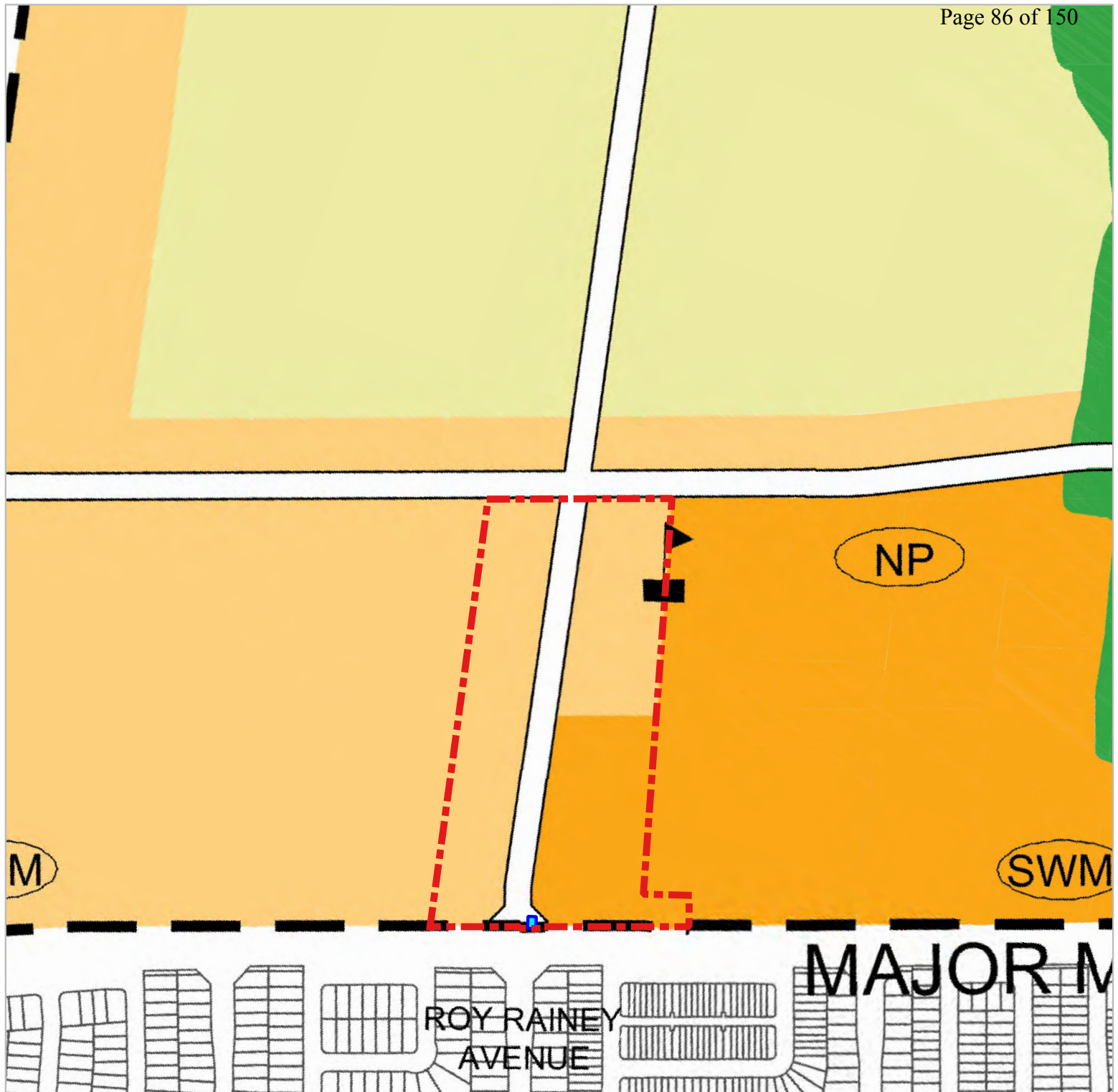


Figure
Location of Existing
Dwelling

5480 & 5528 Major Mackenzie
Dr. E
City of Markham
York Region

LEGEND

- Subject Lands
- Existing Dwelling
- BOUNDARY OF SECONDARY PLAN AREA
- RESIDENTIAL HIGH-RISE
- RESIDENTIAL MID-RISE
- RESIDENTIAL LOW-RISE
- GREENWAY SYSTEM
- NP NEIGHBORHOOD PARK
- SWM STORMWATER MANAGEMENT FACILITY
- ELEMENTARY SCHOOL

Basemap: Upper Markham Village Secondary Plan - Map SP1
Detailed Land Use Map

Date: November 2024

Scale: 1:5,000

File: 2025E

Drawn: PL



K:\2025E 5480 Major Mackenzie Drive\IPT\Report Figures.qgz



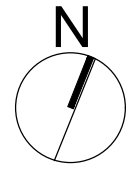
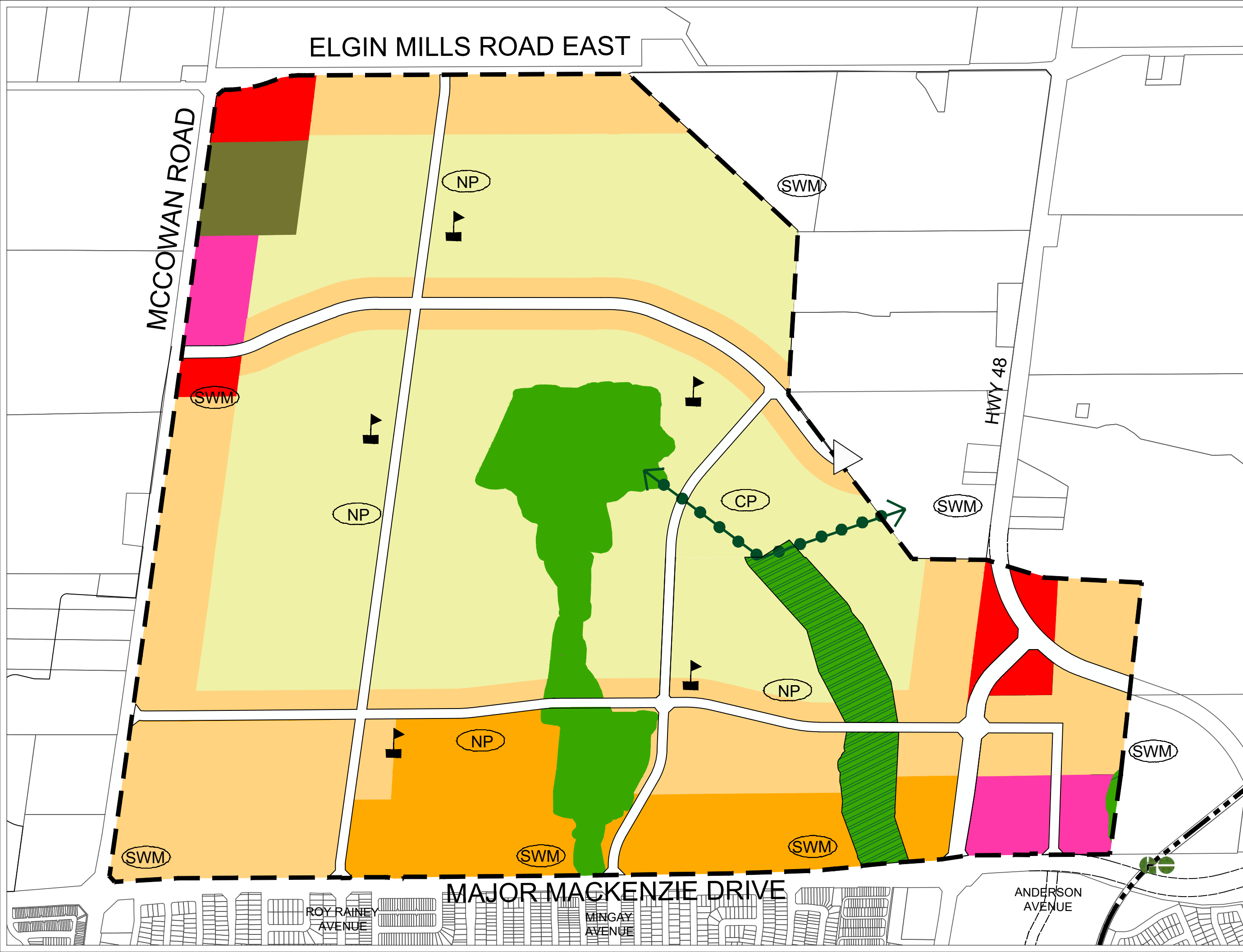
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200-540 BINGEMANS CENTRE DRIVE, KITCHENER, ON, N2B 3X9 | P: 519.576-3650 | WWW.MHBCPLAN.COM

B

Appendix B: Proposed Secondary Plan

- BOUNDARY OF SECONDARY PLAN AREA**
- RESIDENTIAL**
- RESIDENTIAL HIGH-RISE
 - RESIDENTIAL MID-RISE
 - RESIDENTIAL LOW-RISE
- MIXED USE**
- MIXED USE MID RISE
 - MIXED USE HIGH RISE
- GREENWAY SYSTEM**
- GREENBELT PLAN AREA
 - GREENWAY SYSTEM
 - GREENWAY SYSTEM LINKAGE
- PARKS AND OPEN SPACE**
- COMMUNITY PARK
 - NEIGHBORHOOD PARK
 - STORMWATER MANAGEMENT FACILITY
 - UTILITIES
- COMMUNITY INFRASTRUCTURE**
- ELEMENTARY SCHOOL
 - RAILWAY
 - POTENTIAL GO RAIL STATION
SUBJECT TO FURTHER STUDY





MHBC
P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E



MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: August 13, 2025

SUBJECT: Major Heritage Permit Application
36 Washington St., Markham Village Heritage Conservation District
Proposed Detached Infill Dwelling and Detached Garage
HE 25 125745

Property/Building Description: Not Applicable

Use: Vacant lot

Heritage Status: Designated under Part V of the Ontario Heritage Act

Application/Proposal

- The applicant is seeking the City's approval of a Major Heritage Permit application proposing the construction of a new 2-storey single detached dwelling and a 1-storey detached garage.

Background

- Heritage Markham reviewed a conceptual version of the proposed infill house as part of Zoning Amendment and Consent applications and raised no objections to the proposed design and site plan;
- The most notable differences from the conceptual design of the infill house proposed with the Zoning Amendment and Consent applications from the current proposal is the removal of the third storey roof deck and the replacement of a large shared detached garage straddling the property line with a smaller detached garage entirely located on 36 Washington St.

Staff Comment

- The dwelling design proposes a two storey building with a front veranda, horizontal siding and 2/2 windows. A simple one car garage with horizontal siding, no windows and one access door is proposed in the rear yard.
- One tree will be removed near the front of the property to allow construction.
- Staff is of the opinion that the proposed house is substantially the same house design as accompanied the Zoning Amendment and Consent applications and that it complies with the policies and guidelines for new buildings contained in the Markham Village Heritage Conservation District Plan. Therefore, staff recommends that final review of

the Major Heritage Permit application be delegated to the City (Heritage Section) staff provided there are no substantial changes to the proposed design.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham Committee has no objections to the design of the proposed new infill dwelling and garage at 36 Washington Street from a heritage perspective and delegates any further Heritage Markham review, including any development application required for approval, to the Heritage Section staff.

File: 36 Washington Street

Attachments:

Location Map

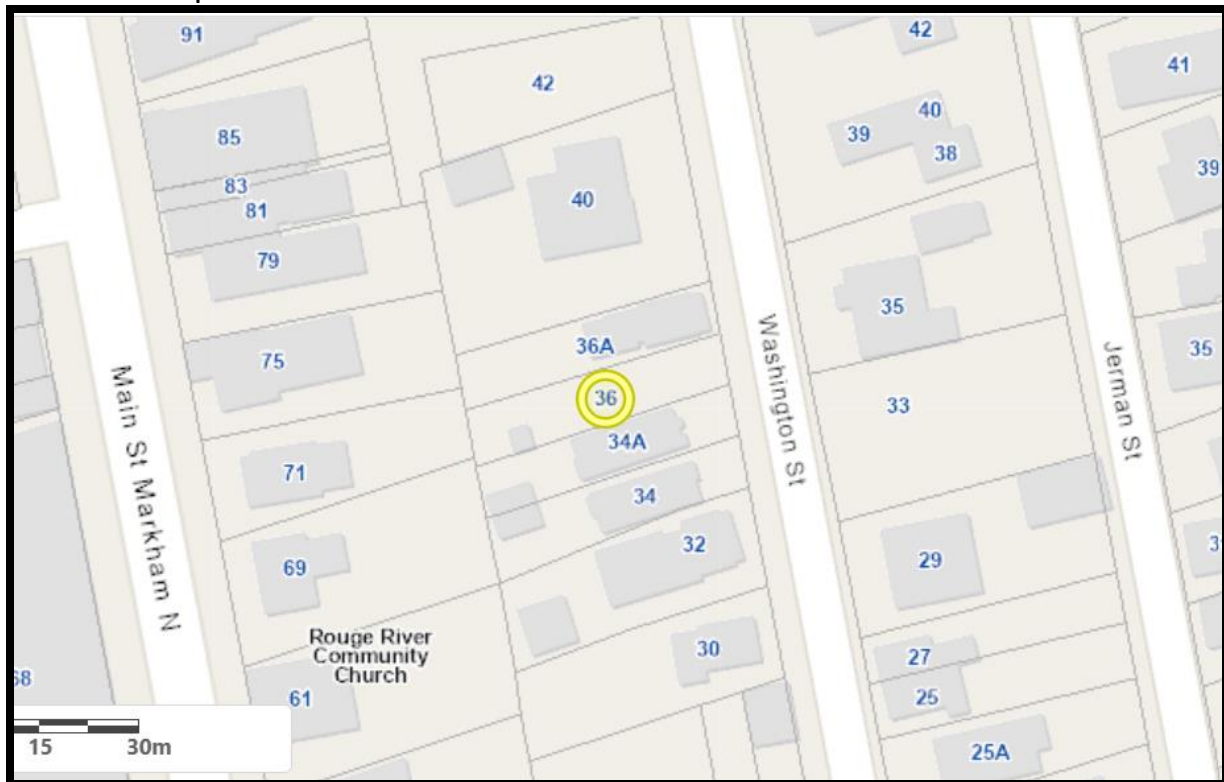
Google Street View of Property

Proposed Site Plan and Elevations

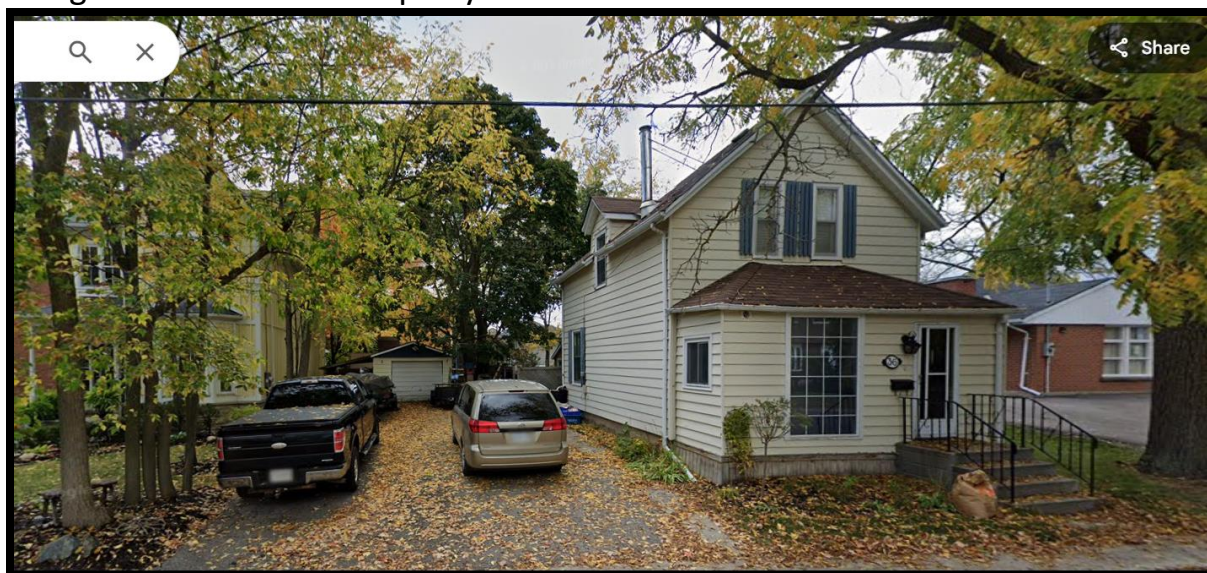
Previously Proposed Site Plan and Elevations

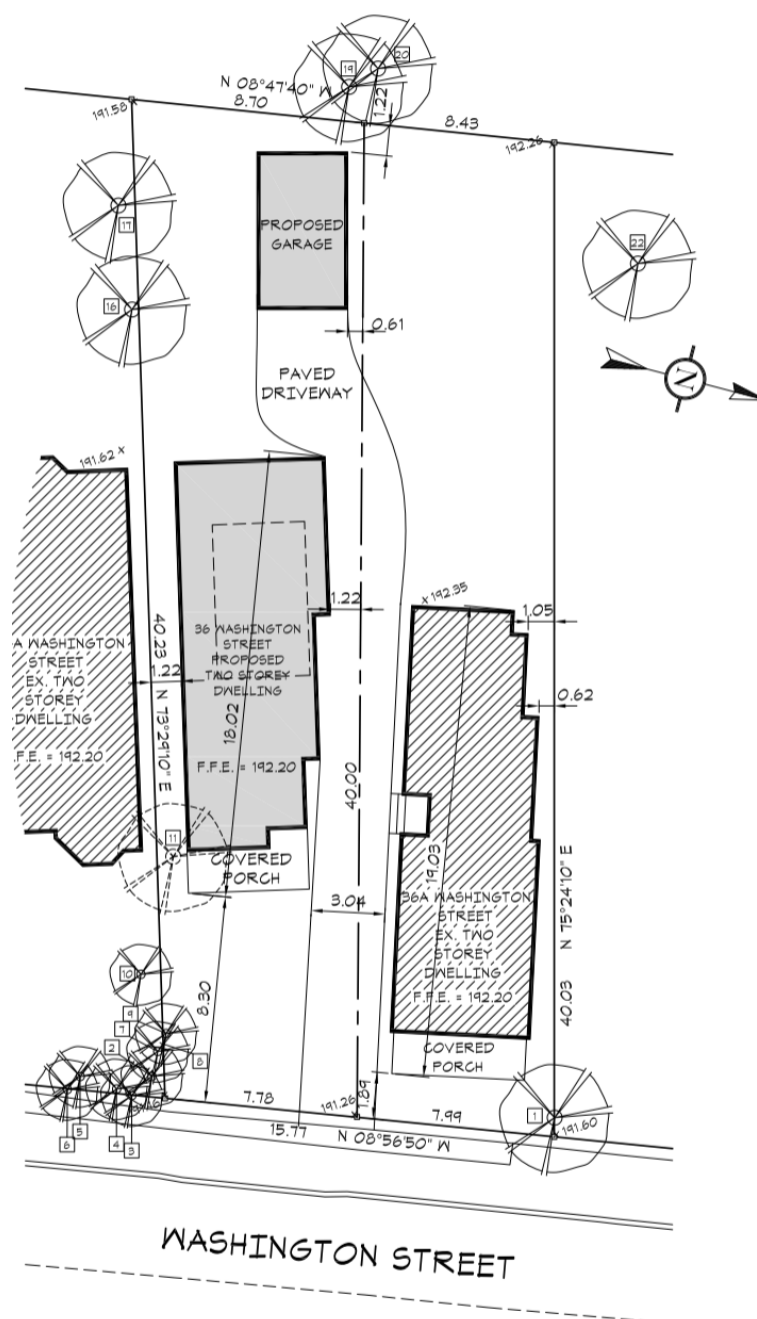
Q:\Development\Heritage\PROPERTY\WASHNGTN\36 (empty lot as of Nov 2023)\HM Memo August 2025 Infill House.doc

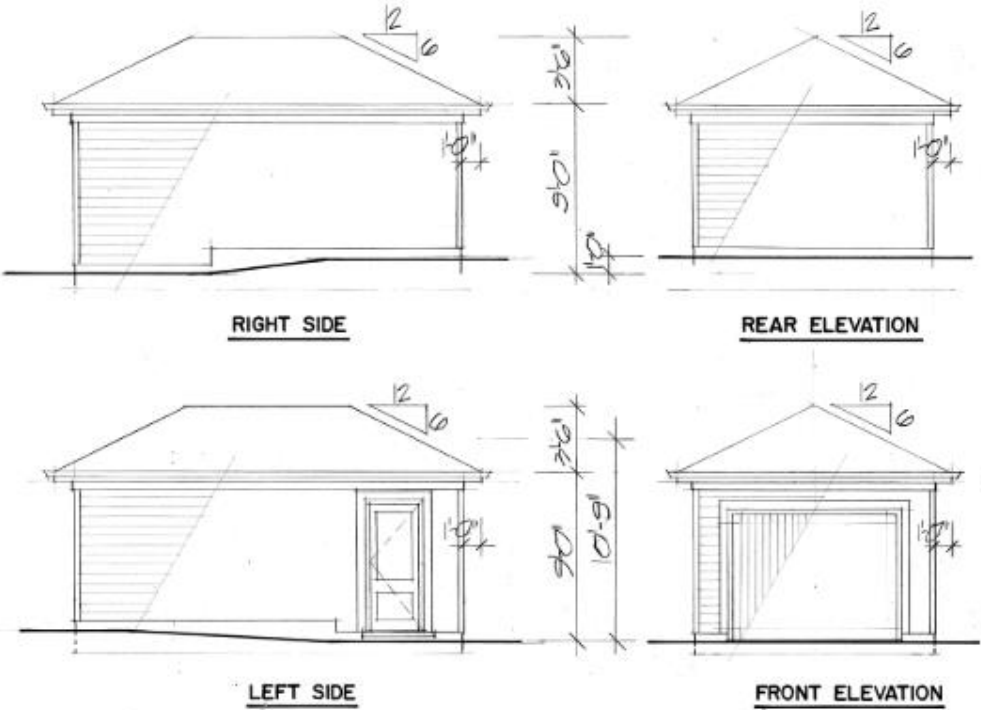
Location Map



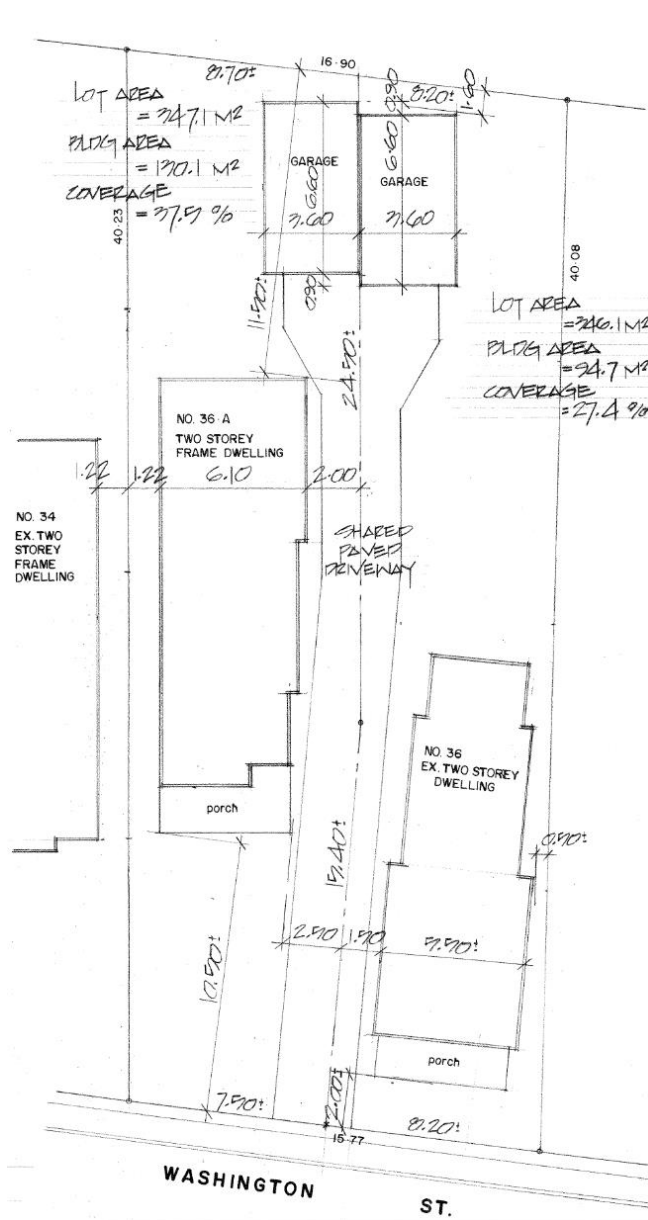
Google Street View of Property







Previous Conceptual Site Plan and Elevations







MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: August 13, 2025

SUBJECT: Amendment to a Designation By-law to Correct a Legal Description and Ensure Conformance with the Ontario Heritage Act
5933 14th Avenue (“George R. Cowie House”)

FILE: N/A

Property/Building Description: Two-storey dwelling constructed c.1925 as per municipal records

Use: Residential (currently vacant)

Heritage Status: Designated under Part IV of the *Ontario Heritage Act* and protected via Heritage Easement Agreement

Background

- 5933 14th Avenue (the “Subject Property”) is designated under Part IV of the *Ontario Heritage Act* (the “Act”).
- The Subject Property was designated under the Act in 2008 (By-law 2008-190). The designation by-law was amended in 2021 (By-law 2021-48) to reflect a change in the legal description of the property. Refer to Appendix ‘C’ of this memo for a copy of the by-laws.
- A change to the legal description within a designation by-law is often necessitated by severance or subdivision of land containing a heritage resource. An amendment to the legal description ensures that:
 - a) the by-law is scoped to the parcel containing the heritage resource, and;
 - b) that abutting lands severed from the original parcel are not encumbered by designation under the Act.

Heritage Markham Committee

- Concurrent Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control applications for the Subject Property and adjacent lands were considered by Heritage Markham at its meeting on February 12, 2025. Refer to Appendix ‘D’ for a copy of the relevant Heritage Markham extract.

- The OPA/ZBA applications were subsequently approved by Council on March 25, 2025.
- These applications allow for residential intensification including the construction of affordable housing adjacent to the George Cowie House. Currently, no alterations are proposed for the heritage building.
- As part of the redevelopment process, the developer (Remington Group) will transfer ownership of a portion of 5933 14th Avenue to a non-profit organization to construct affordable rental housing. A Reference Plan will be prepared as part of this process.
- The affordable housing operator has requested that the lands be transferred without any encumbrances including designation under the Act, necessitating an amendment to the designation by-law to scope it solely to the portion of the Reference Plan containing the heritage resource.

Heritage Policy

Ontario Heritage Act

- Municipal councils may need to update different parts of an existing heritage designation by-law for a number of reasons including:
 - Changes have been made to the property or new information has become available affecting the Statement of Cultural Heritage Value or Interest or the Description of Heritage Attributes;
 - The legal description has changed or needs to be corrected; or
 - The information in the original by-law does not provide sufficient detail to guide and manage alterations to the property.
- Section 30.1 of the Act, as amended in 2005, provides for a simplified amendment process to, where required, correct the legal description of a property as contained within a designation by-law. Under this Section, the municipality is obliged to:
 - (a) inform the owner of the amendment and their right to object thereto; and
 - (b) consult with the municipal heritage committee prior to giving notice of the proposed amendment to the owner. Upon receipt of notice of the amendment, the owner has 30 days to file a notice of objection to the amendment with the municipality. Should a notice of objection not be received by the municipality within the 30 day timeline, the council of the municipality may pass the proposed amending by-law.
- The Act was recently further amended with modifications coming into force on July 1, 2021. These amendments affect how a municipality undertakes amendments to designation by-laws, requiring those by-laws enacted post-2005 to be made consistent with the requirements of the Act as amended in 2021. These requirements include linking heritage attributes as contained within the Statement of Significance (“SOS”) to their associated criteria within Ontario Regulation 9/06,

and the identification of those portions of the property that are considered to be non-contributing to its cultural heritage significance.

Staff Comments

- In accordance with the statutory requirements as described above, Heritage Section staff will amend the SOS for the Subject Property to ensure conformance with the Act as amended in 2021 and will revise the legal descriptions to reflect the soon to be deposited Reference Plan.
- A Staff report recommending amendment of designation By-laws 2008-190 & 2021-48 is anticipated to be considered by the Development Service Committee and Council in September 2025.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to amending the designation by-law for the 5933 Fourteenth Avenue to correct the legal description and to revise the Statements of Significance to ensure conformance with the *Ontario Heritage Act*, as amended.

ATTACHMENTS:

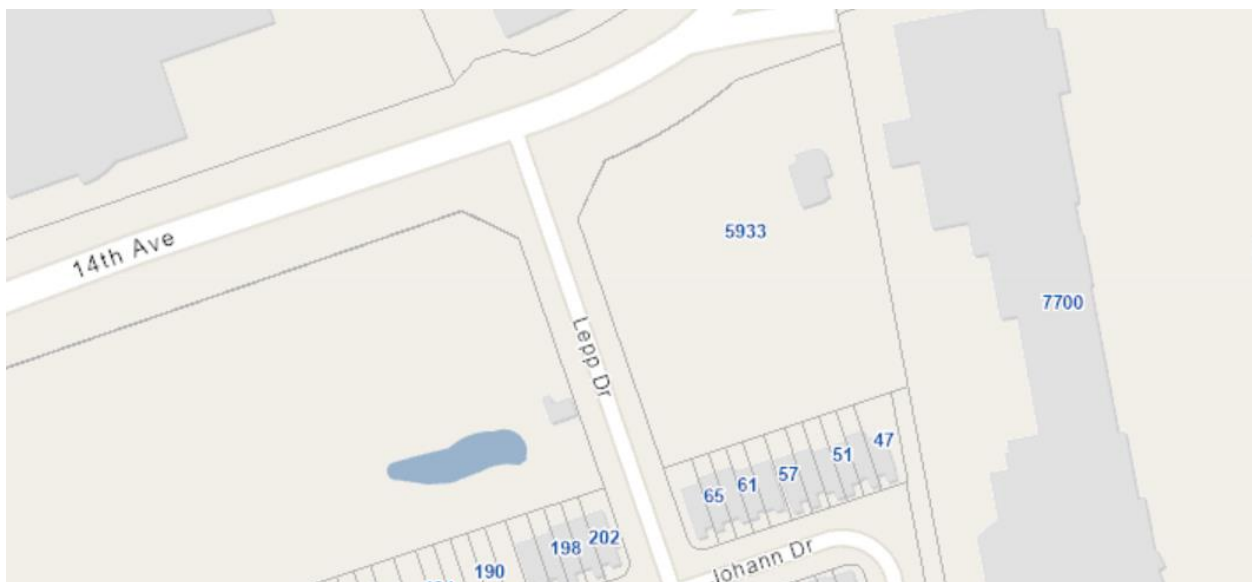
| | |
|--------------|---|
| Appendix 'A' | Property Map |
| Appendix 'B' | Photographs of the George Cowie House |
| Appendix 'C' | Designation By-law for the George Cowie House |
| Appendix 'D' | February 2025 Heritage Markham Memo |

Appendix 'A'

Property Map



The parcel, as currently configured, containing the George Cowie House (outlined in yellow). Below is the location of the house on the parcel (Source: City of Markham)



Appendix 'B'

Photographs of the George Cowie House



Primary (north) elevation of the George Cowie House (Source: City of Markham, Jan 2025)



*Primary (north) and east elevations of the George Cowie House
(Source: City of Markham, Jan 2025)*



West elevation of the George Cowie House (Source: City of Markham, Jan 2025)

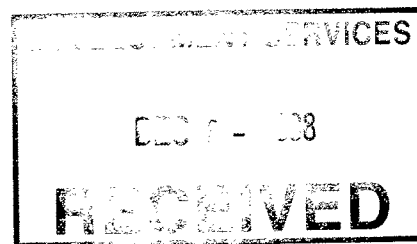
Appendix 'C'

Designation By-law for the George Cowie House



December 4, 2008

1113529 Ontario Inc.
P.O. Box 26575, RPO
Markville, Markham, ON



Dear 1113529 Ontario Inc.:

Re: By-law 2008-190- To designate certain properties as being of historic and/or architectural value or interest (George R Cowie House - 5933 14th Avenue)

This will advise that Council at its meeting held on September 9, 2008, passed By-law 2008-190, which designated "George R Cowie House", 5933 14th Avenue, as being of historic and/or architectural value or interest.

A copy of the by-law, with the pertinent registration data, is attached for your information.

Sincerely,

A handwritten signature in cursive script, appearing to read 'CKM'.

for Kimberley Kitteringham
Town Clerk

Encl.

cc: The Ontario Heritage Trust
R. Hutcheson, Manager, Heritage Planning
D. Hindson, Cattnach Hindson

LRO # 65 Application To Register Bylaw

Received as YR1242524 on 2008 10 21 at 14:59

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 1

Properties

PIN 02940 - 0009 LT
Description PT LT 5 CON 7 MARKHAM AS IN R670076 ; S/T R433259 MARKHAM
Address MARKHAM

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWN OF MARKHAM
Address for Service 101 Town Centre Boulevard
Markham, ON
L3R 9W3

This document is being authorized by a municipal corporation The Corporation of the Town of Markham, Frank Scarpitti, Mayor and Kimberley Kitteringham, Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-Law No. 2008-190 dated 2008/09/09.

Schedule: See Schedules

Signed By

Cathy I. Wyatt 101 Town Centre Blvd. acting for Signed 2008 10 21
Markham
L3R 9W3 Applicant(s)
Tel 9054777000
Fax 9054797764

Submitted By

TOWN OF MARKHAM 101 Town Centre Blvd. 2008 10 21
Markham
L3R 9W3
Tel 9054777000
Fax 9054797764

Fees/Taxes/Payment

Statutory Registration Fee \$60.00
Total Paid \$60.00

File Number

Applicant Client File Number : 08 0411 DG 0012

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



BY-LAW 2008-190

A by-law to designate a property as being of
Historic and/or Architectural Value or Interest
George R Cowie House

WHEREAS Pursuant to Part IV of the Ontario Heritage Act, the council of a municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of historic and/or architectural value or interest;

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

1113529 Ontario Inc.
P.O. Box 26575, RPO
Markville, Markham, ON

and upon the Ontario Heritage Foundation, notice of intention to designate George R Cowie House, 5933 14th Avenue and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality;

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

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

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

George R Cowie House
5933 14th Avenue
Town of Markham
The Regional Municipality of York

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

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
9TH DAY OF SEPTEMBER, 2008.

"Kimberley Kitteringham"

KIMBERLEY KITTERINGHAM
TOWN CLERK

"Frank Scarpitti"

FRANK SCARPITTI
MAYOR

By-law 2008-190
Page 2

SCHEDULE 'A' TO BY-LAW 2008-190

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

Pt Lt 5, Con 7 Markham as in R670076; Subject to R433259 Markham

TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCHEDULE 'B' TO BY-LAW 2008-190**REASONS FOR DESIGNATION – STATEMENT OF SIGNIFICANCE**

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

Description of Property

The George R. Cowie House is a two and a half storey red brick farmhouse located on the south side of Fourteenth Avenue, just west of Markham Road. The property is situated within the Armadale community of Markham.

Statement of Cultural Heritage Value or Interest**Historical Value**

The Cowie House, c. 1925, is located on east half of Township Lot 5, in the 7th Concession. It has associative value as a remnant of the area's agricultural community. This property was originally a Crown Reserve, transferred to King's College (the forerunner of the University of Toronto) in 1828. In 1913, the property was purchased by George R. Cowie (1880-1944), a farmer. He was a son of John W. Cowie and his wife, Mary Jane (Dolphin) Cowie, who lived on Wellington Street East in Markham Village. Cowie's children owned the property until 1951. It is possible that the present house incorporates the earlier brick house noted in the census records and shown in this approximate location on Township maps of 1860 and 1878. During the early 20th century period in Markham's history, many older farmhouses were remodelled or replaced with more modern structures as the Township's agricultural community prospered with mixed farming and in particular, dairy production. The Cowie House is an excellent example of this trend of farm improvement, and of its early 20th century period of construction.

Architectural Value

The Cowie House is typical of the spacious, simply detailed farmhouses built in Markham in the first quarter of the 20th century. Its architectural detailing reflects the Edwardian Classicism that was popular from the 1910s through the 1920s. The house was constructed in the form of an American Foursquare, with its functional, basically cubic shape ornamented with a spacious wrap-around verandah that features a curved corner and gables centred on both the north and east sides. The red pressed brick cladding and two storey form of the house, with a broad hipped roof and gabled attic dormers, is representative of up-to-date farm residences that were locally built in the early part of the 20th century.

Contextual Value

The Cowie House is one of a small number of heritage buildings remaining in Armadale that still exist in the midst of modern development, a tangible reminder of the community's past as a prosperous agricultural area. The house illustrates the trend of farm improvement over time, and is a good example of an early 20th century farmhouse exhibiting features typical of Edwardian Classicism in Southern Ontario. The curving, wrap-around verandah is a noteworthy embellishment, uncommon in Markham.

Significant Architectural Attributes

Exterior character-defining attributes that embody the heritage value of the George R. Cowie House include:

- Overall form of the building;
- Fieldstone foundation;
- Red brick walls with stone lintels over openings;
- Medium pitched hipped roof with gabled dormers and wide, boxed eaves;
- Curved wrap-around verandah with its closed concrete balustrade, tapered wood columns, wood lintel and decorative gables;
- Flat-arched one over one wood sash windows with projecting stone sills.



By-law 2021-48

A by-law to amend By-law 190-2008 being a by-law to designate
George R Cowie House, 5933 14th Avenue

WHEREAS by By-law No. 190-2008, “George R Cowie House” was designated as being of historic and/or architectural value or interest.

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

- 1. THAT By-law 190-2008 be amended by removing the legal description for 5933 14th Avenue in Schedule “A” and replacing it with the revised legal description of land shown in Schedule “A” attached hereto.

Read a first, second, and third time and passed June 29, 2021.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

**SCHEDULE “A” TO
BY-LAW 2021-48**

REVISED LEGAL DESCRIPTION OF LAND

George R Cowie House
5933 14th Avenue

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

BLOCK 271, PLAN 65M-4686, CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK

Appendix 'D'

February 2025 Heritage Markham Memo



HERITAGE MARKHAM

EXTRACT

Date: February 25, 2025

To: R. Hutcheson, Manager of Heritage Planning

E. Manning, Senior Heritage Planner

EXTRACT CONTAINING ITEM # 6.2 OF THE SECOND HERITAGE MARKHAM
COMMITTEE HELD ON FEBRUARY 12, 2025

6. PART FOUR - REGULAR

6.2 OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT, AND SITE PLAN CONTROL APPLICATIONS

5933 14TH AVENUE "GEORGE R. COWIE HOUSE" (16.11)

File Numbers:

23 148479 PLAN & 24 198982 SPC

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

As previously noted, the Chair, Councillor Rea, declared a conflict regarding this item. She did not participate in the discussion or vote on the matter.

Steve Lusk, Vice Chair assumed the role of the Chair for this item.

Evan Manning, Senior Heritage Planner, introduced the item as Official Plan Amendment, Zoning By-Law Amendment, and Site Plan Control applications for 5933 14th Avenue and presented the Committee with the proposed site plan and elevation drawings of the proposed buildings. Mr. Manning noted that the heritage building is located on the far eastern side of the development site and that no alterations are proposed at this time. Mr. Manning advised that the building is proposed to be reused by the non-profit organization 360°kids and that as a condition of approval, Staff are requiring submission of a Mothballing & Maintenance Plan prepared by a qualified heritage consultant to ensure that the heritage building is secured/stabilized until such time as it is ready to be tenanted by 360°kids. Heritage Staff have no have no objection from a heritage perspective to the proposed adjacent development given that there is no physical impact on the heritage building.



There were no comments from Committee on this item.

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the Official Plan, and Zoning By-law Amendment applications for the four properties and Site Plan Control applications for the properties excluding Building C and the George Cowie House which will be reviewed under separate Heritage Permit and Site Plan Control applications.

Carried



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: August 13, 2025

SUBJECT: **Priority Designation Project – Fourth Update**
Designation of Significant “Listed” Properties under Part IV of the Ontario Heritage Act

Files: N/A

Subject:

2023-2026 Priority Designation Project

Background

Previous Report

This report is intended to be read in conjunction with the report prepared for Heritage Markham consideration dated May 10, 2023 and titled “Priority Designation Information Report”. This document provides a summary of the work plan as prepared by Heritage Section staff (“Staff”) to designate significant listed properties within the two-year timeline originally imposed by Bill 23 (later extended by Bill 200 to the end of 2026) and describes our evaluation method to identify these properties.

Refer to the link below for a copy of the original report:

<https://pub-markham.escribemeetings.com/filestream.ashx?DocumentId=75337>

Heritage Markham Committee

The Priority Designation Project (the “Project”) was first considered by the Heritage Markham Committee (the “Committee”) at its meeting on June 14, 2023 (refer to Appendix ‘A’ for a copy of the meeting extract).

At this meeting, Staff presented the evaluation criteria along with a ranking of “listed” properties proposed for future potential designation. In response, the Committee supported Staff recommendations for a streamlined approach that allowed for significant “listed” properties to be considered by Council for designation without returning to the Committee for further review. The Committee also requested ongoing updates from Staff as the Project progressed. The first update

was in October 2023, the second update was in March 2024, and the third update was in November 2024. This report constitutes the **fourth** update.

Legislative Context

The following summarizes the key processes and notification requirements associated with designation under Part IV of the Act

- Staff undertake research and evaluate the property under Ontario Regulation 9/06, as amended, to determine whether it should be considered a significant cultural heritage resource worthy of Part IV designation;
- Council is to be 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 designate the property, notice must be provided to the property 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 location that can be readily accessed, must be provided with the same details;
- Following the publication of the notice, there is a 30-day window in which interested parties can object to the designation. If a notice of objection has been served to the municipality, Council is required to consider the objection and make a decision whether or not to withdraw the notice of intention to designate;
- Should Council wish to 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 is a 30-day appeal period following Council adoption of the by-law where interested parties can serve notice to the municipality and the Ontario Land Tribunal (“OLT”) of their objection to the designation. Should no objection be received within the 30-day time period, the designation by-law comes into force. Should an objection be received, an OLT hearing date is set to examine the merits of the objection.

Status of the Project

- As described in the Staff report adopted by Council on May 3, 2023, Staff have developed a matrix consisting of four criteria against which all privately owned, listed properties have been evaluated to determine their degree of cultural heritage significance. This review found that:
 - **52** “listed” properties ranked as “High”
 - **78** “listed” properties ranked as “Medium”
 - **28** “listed” properties 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 initial designation consideration under Part IV of the Act. In total, **158 listed properties** were evaluated using the matrix.

Properties not evaluated included those owned by any level of government, historic cemeteries and separately listed barns.

Below is a summary of progress to-date:

- **158 Research Reports** have been prepared
- **139 Statements of Significance** have been prepared
- **89 designation by-laws** have been registered and **9 Notices of Intention to Designate** have recently been issued
- **5 designation by-laws** have been appealed by their owners to the OLT:
 - By-law 2023-168, 10159 McCowan Road (“Haacke-Warriner House”)
 - By-law 2024-4, 10690 McCowan Road (“William Henry Meyer House”)
 - By-law 2024-145, 7507 Kennedy Road (“John and Elizabeth Smith House”)
 - By-law 2024-177, 10732 Victoria Square Blvd (“Rolph Boynton House”) and
 - By-law 2024-183, 9418 Kennedy Road (“St. Philip's Old Rectory”)
- **2 OLT appeals** have been settled - 10159 McCowan Road & 9418 Kennedy Road
- **2 OLT appeals** were successful and designation did not proceed – 10690 & 10159 McCowan Road

Staff also plan to return to the Heritage Markham Committee in 2026 to review any listed properties evaluated as part of this project for which designation has not been pursued.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive as information the fourth progress update on the Priority Designation Project.

Appendix 'A'

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



MEMORANDUM



TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager, Heritage Planning

DATE: August 13, 2025

SUBJECT: Heritage Markham Awards of Excellence 2025
Sub-Committee Meeting and Update

Project: Heritage Markham Awards of Excellence 2025
November 13, 2025 (50th Anniversary Event)

Background:

- Sub-Committee was formed in June to assist with selection of award winners
- The following members were appointed to the Awards Sub-Committee:
 - Chair Karen Rea
 - Elizabeth Wimmer
 - Kugan Subramaniam
 - Steve Lusk
 - Lake Trevelyan
- Deadline for public submissions was July 15, 2025. 3 submissions received.

Status/ Staff Comment

- Staff has assembled a list of potential candidates for the Sub-Committee to review.
- Any additional members are welcome to participate.
- Virtual Sub-Committee Meeting will be August 26 (Tuesday), 27 (Wed) or 28 (Thursday) depending on member/staff availability.
- Final selection will be on the September Heritage Markham agenda.

Suggested Recommendation for Heritage Markham

That Heritage Markham receive the update on the Awards of Excellence and that the Sub-Committee will meet on the following date/time:



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager, Heritage Planning

DATE: August 13, 2025

SUBJECT: Education/Training
Ontario Heritage Conference 2025
Report from Heritage Markham Member – Kugan Subramaniam

Project/Event: Ontario Heritage Conference – June 2025, Prince Edward County

Background:

- Kugan Subramaniam was approved by the Committee to attend the Ontario Heritage Conference 2025 in Prince Edward County (June 19-21) to represent the Heritage Markham Committee and be reimbursed for registration, mileage and accommodation to an upset limit of \$850 from the 2025 Heritage Markham budget
- The Conference was sponsored by Community Heritage Ontario, Architectural Conservancy of Ontario and the Ontario Association of Heritage Professionals along with the Prince Edward County (PEC) Organizing Committee.

Status/ Staff Comment

- Kugan has provided a report on his conference learning experience. See attached.

Suggested Recommendation for Heritage Markham

That Heritage Markham receive as information the update from Kugan Subramaniam detailing his attendance and experiences at the Ontario Heritage Conference in June 2025.

Ontario Heritage Conference 2025 Summary



June 20th – 21st

Markham Heritage Committee
Respectfully Submitted by: Kugan
Subramaniam



Ontario Heritage Conference Summary

June 20th to 21st

For two days in June I lived and breathed heritage in the lovely picturesque Prince Edward County. I initially arrived at the conference on Friday June 20th to Base 31 on top of the escarpment in Picton, which provided an outstanding view of the outlying area.

Situated on approximately 750 acres, Base 31 is a semi restored World War Two air force base that was used to train Royal Canadian air force pilots during the war, as well as maintenance and repairs for various military aircraft. Today it is a repurposed venue that is used as a location for a multitude of events, such as conferences, music concerts, corporate events and even filming Hollywood movies. There are also various businesses on the campus which have made use of the old army barracks. Everything from bicycle repair to gem & stone shops. The central highlight is “The Commissary” which makes use of the old Sergeants Mess Hall along with which hosts various eatery’s and a bar and serves as a hangout & meeting spot for visitors to Base 31.

After breakfast and introductory remarks at the Sergeants Mess Hall, there was a panel conference discussion on the adaptive re-use of heritage buildings along with highlighting the notable historic buildings in Picton County that could perhaps be restored and reused. The keynote panel stressed the concept of change and grappling with the idea of preserving heritage buildings. There was much conversation about the

benefits and feasibility of adaptive re-use building restoration methodologies, as we are currently facing a housing crisis in Ontario as well as a historic building conservation/protection crisis as well, there is emphasis on the idea that these 2 problems and the solutions go hand in hand. This was all focused on during some of the various questions brought up during the discussion, which include “How do we allow ourselves to grow and preserve. Solutions to resolve this dilemma included focusing on “saving the things that matter” as not all buildings could be saved due to various factors such as poor condition and remoteness of location. Some important highlights from the panel discussion that I noted were “have a better historic awareness by understanding the world better by knowing what came before”. Relevancy is key now and we unfortunately can’t save everything in whole. There is a lot of give and take when it comes to the matter of heritage building preservation.

Following the panel discussion, we the attendee’s were treated to a pictorial tour of Picton country, focusing on adaptive building re-use, with selective showings from 400+ heritage properties. In the early 1980’s Tom Cruikshank undertook a painstaking but thorough “Heritage Architectural Survey of Prince Edward County (HASPEC)”. The Prince Edward County division of the Architectural Conservancy of Ontario (ACO) contrasted these archival photos in the HASPEC collection with matching contemporary photographs, of the same buildings, to show the imaginative adaptations of historic buildings for modern uses. A few highlighted examples of to indicate this concept of adaptive reuse included a residential house that was turned into the community library in

the town of Milford. There are also churches and one room school houses that have been renovated into homes, barns turned into art galleries, stores and winery's etc. There was emphasis on the fact that these buildings have not seen their heyday for many years but and still have potential to give for decades to come, if given the chance. This I felt was one of the major takeaways of the conference.

In the afternoon, there were various workshops that I was able to choose from. I firstly attended the workshop aptly named "ACO Bringing Social Justice Home & How Heritage Helps in a Housing Crisis." The panel of industry experts was headed by Graham Cubitt from Indwell, which is a Hamilton based Christian charity which happens to be the fastest growing developer of new affordable housing in Ontario. Cubitt highlighted some the barriers to adaptive building reuse such as the political red tape and NIMBY-ism to affordable housing and a lack of importance being placed on the sociological-economic issues facing various communities, and more of a focus on the potential drop of property values. Despite this, Indwell has successfully adapted various industrial and public buildings to supportive housing featuring an innovative social justice bent such as the Balaclava school in St. Thomas & the Health Services building in London. Takeaways included, why build new when there are heritage buildings with arguable better bones than what can be built today. As well as the costs of adaptive restoration versus building new are not that far off as opposed to the common misconception that building new is always cheaper.

The next workshop I attended was “Celebrating the 50th anniversary of the Heritage Act.” I learned that Legislation designed to protect heritage properties was enacted on March 5th 1975, but originally was to be part of the Planning Act. Case studies in Kingston and Ottawa were highlighted recognizing the challenges of our times such as modernization to meet current building code and accessibility requirements, the economical feasibility and profit margins of restoration projects, archaeological concerns when some of the sites may hold significance particularly to indigenous groups, and the focus on issues dealing with the various outside consultations and advice that is needed when undertaking such redevelopment projects whether it is spearheaded by municipalities or the private sector. In my personal opinion, it appears that Ontario is the only province with a holistic approach to heritage preservation. Major cities such as Toronto and Kingston (and Markham) have heritage departments, staff and budgetary resources and are at the forefront of using digital tools to better inventory their heritage resources. However, there is much to be learned that can be used and adapted to smaller communities who may not have the resources available to quickly and accurately designate all their heritage resources.

Following the aforementioned workshop, we had dinner in the Sergeants mess hall, where the attendee’s were treated to a dinner presentation regarding the ongoing restoration of Base 31 and it’s adaptive reuse from a military facility to a neighborhood. As it sits on a 750 acre property, plans were mentioned to include new housing, retail, and event space all while preserving the history of it’s former usage. The evening events

came to an end with a tour of the Base 31 museum which houses various aircraft memorabilia, including one of the remaining 17 Lancaster Bombers in existence. This particular plane was cosmetically restored by CFB Trenton and has been involved in 11 combat missions in World War Two. To stand in the presence of such history was a very humbling experience for me, especially considering that I would be of the right age to be a pilot in the war. If only the Lancaster could talk, the stories it would tell.

The following day, Saturday June 21st featured a bus tour of Prince Edward County's South Shore region. We initially went to the village of Milford for a walking tour. There we visited the historic Mt. Tabor Church (circa 1805) that has been repurposed into a theatre, which hosts various community plays. We also visited the town hall in Milford which listed the names of various community members that were shipped off to both World War One and Two. A lot of history was evident in our visit. The next stop on the tour was the circa 1820 South Bay cemetery of mariners, fisherman, and their family members and featured harrowing stories of shipwrecks and sailors, including the tale of seventeen year old Minerva McCrimmon, a ships cook who braved the storms of Lake Ontario and sailed her ship with no navigational aids, when the rest of the crew took cover within the ship, eventually landing on the shores of New York State. Following this, we also visited a 100 acre farm where the private owner has converted a historic barn into an art studio. Lastly we visited the Moss Hudgins log cabin, which is currently being restored to it's original condition. Points taken from this particular stop emphasized the importance of co-operation and collaboratory efforts between various

stakeholders in order to successfully restore heritage buildings.

In the afternoon, I drove to Belleville for a tour of the downtown memorial Belleville city market. Highlights from this event included a tour of the memorial marketplace. The memorial hockey arena is currently being repurposed from a hockey arena to commercial store fronts, the interior space being subdivided into stores. The original memorial arena played a significant role in Belleville sports history for over 80 years. It was built in 1929 in a style similar to that of the Maple Leaf Gardens in downtown Toronto. It is centrally located next to the historic Belleville farmers market and City Hall. The re-visioning of the building will transform it into a hub for the Belleville community an attraction for the downtown district, which unfortunately is facing urban blight and is under a state of emergency due to the fentanyl and homelessness crisis.

The conference ended with a spectacular indigenous concert performance located at downtown Picton's historical Regent Theatre. The headliner artist was Tom Wilson and his Mohawk symphony. This was a special performance celebrating national indigenous peoples day and featured an 8 piece chamber orchestra. Tom Wilson spoke about his Mohawk heritage and how this has affected his worldview, along with igniting his passion to preserve the rights of the indigenous, and the importance of generational knowledge. The historic Regent Theatre was an absolute stunning venue that retained many of it's original and period correct features particularly in the stage area and it's neon marquee on the front of the building.

All in all this was a very memorable, informative and rather enjoyable conference and I enjoyed partaking in discussions with fellow delegates from various municipal heritage departments and committees from across the province. The main takeaway I believe was the importance of heritage building adaption and reuse, focusing on the resources that can be saved, and remembering our history while modernizing and solving the issues of the future. Notable examples such as the Belleville Memorial Arena, and the Mt. Tabor Church show the possibilities when the community and municipalities stand up and fight back against pressure from developers, demolition and new construction. The conference highlighted the need to fight for heritage preservation while maintaining provincial housing goals. Heritage can also be picturesque and functional without looking like a Victorian Disneyland. I believe all the attendee's enjoyed The Ontario Heritage Conference in many different ways between all the events, tours and workshops. Everyone will find something in this experience and this will be enjoyed and talked about for years to come.

Thank you to the heritage committee for providing me with this memorable experience and allowing me to represent the committee at the Ontario Heritage Conference of 2025.

Respectfully Submitted by: Kugan Subramaniam



Figure 1: Crystal Palace Circa. 1887



Figure 2: The Commissary Eatery on Base 31

Figure 3: Navigational Sign on Base 31





Figure 4: Seating Area Within The Commissary Eatery Area



Figure 5: Airplane Hanger On Base 31



Figure 6: Barrack Building Undergoing Rehabilitation For Reuse



Figure 7: Lancaster Bomber On Display At Base 31



Figure 8: The Commissary At Night On Base 31



Figure 9: Mt. Tabor Church - Repurposed Into A Theatre Venue



Figure 10: Historical Barn Converted To Artist Studio



Figure 11: Hudgin Log Cabin Circa. 1865



Figure 12: Picton's Picturesque South Shore



Figure 13: Belleville Historical Market & Town Hall



Figure 14: Closeup of Belleville Town Hall Clock Tower



Figure 15: Picton's Historical Regent Theatre Circa. 1919



Figure 16: Preserved Interior Of The Regent Theatre



Figure 17: The Regent Theatre Marquee