



# Development Services Committee Meeting Agenda

**Meeting No. 5 | May 5, 2026 | 9:00 AM | Live streamed**

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

## **Members of the public can participate by:**

### **1. VIEWING THE ONLINE LIVESTREAM:**

Council meetings are video and audio streamed at: <https://pub-markham.escribemeetings.com/>

### **2. EMAILING A WRITTEN SUBMISSION:**

Members of the public may submit written deputations by email to [clerkspublic@markham.ca](mailto:clerkspublic@markham.ca).

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

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

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

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

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

### **3. REQUEST TO SPEAK / DEPUTATION:**

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

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

E-mail [clerkspublic@markham.ca](mailto:clerkspublic@markham.ca) providing full name, contact information and item they wish to speak on.

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

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

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

Alternate formats for this document are available upon request.

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

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

## Information Page

**Development Services Committee Members:** All Members of Council

**Planning - Development and Policy Matters**

Chair: Regional Councillor Jim Jones

Vice Chair: Regional Councillor Joe Li

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

**Engineering - Transportation & Infrastructure Matters**

Chair: Councillor Karen Rea

Vice Chair: Councillor Reid McAlpine

**Culture & Economic Development Matters**

Chair: Regional Councillor Alan Ho

Vice Chair: Councillor Amanda Collucci

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

Alternate formats for this document are available upon request.

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

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

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

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



# Development Services Committee Meeting Agenda

Meeting Number: 5  
May 5, 2026, 9:00 AM - 4:30 PM  
Live streamed

Please bring this Development Services Committee Agenda to the Council meeting on May 26, 2026.

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Pages

## 1. CALL TO ORDER

### INDIGENOUS LAND ACKNOWLEDGEMENT

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

## 2. DISCLOSURE OF PECUNIARY INTEREST

## 3. APPROVAL OF PREVIOUS MINUTES

### 3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - APRIL 14, 2026 (10.0)

**Note: Attachment to be provided when available.**

1. That the minutes of the Development Services Committee meeting held on April 14, 2026, be confirmed.

## 4. PRESENTATIONS

### 4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)

The Development Services Committee recognizes the following members of staff:

**Office of the Chief Administrative Officer (People Services)**

Elaine Etcher, Human Resources Specialist, People Services, 10 years

**Office of the Chief Administrative Officer (Economic Development, Culture & Entrepreneurship)**

Matthew Wright, Visitor Services & Technology Coordinator, Economic Development, Culture & Entrepreneurship, 15 years

Cynthia Szeto, Business Development & Event Coordinator, Economic Development, Culture & Entrepreneurship, 10 years

**Community Services Commission**

Jason Tsien, Senior Manager, Business Development, Recreation Services, 20 years

Heather Kazan, Community Program Coordinator, Recreation Services, 15 years

Arpad Toplak, Labourer/Driver, Operations, 10 years

Logan Reid, Senior Infrastructure Project Engineer, Environmental Services, 5 years

**Corporate Services Commission**

Matthew Miller, Senior Manager, Data & GIS, IT Services, 25 years

Kimberley Kitteringham, City Clerk & Director, Legislative Services, Legislative Services, 20 years

Robert Bassie, Maintenance Assistant, Sustainability and Asset Management, 20 years

Richard Ehrlund, Supervisor, Municipal Law Enforcement, By-Law Services, 15 years

Ivan Kholodkov, Municipal Law Enforcement Officer II, By-Law Services, 15 years

Stephen Dearborn, GIS Data Analyst, IT Services, 15 years

Terence Tang, Technology Support Specialist II, IT Services, 10 years

Kamal Rizvi, Database Architect, IT Services, 5 years

Doris Ho, IT Solutions Specialist, IT Services, 5 years

**Building Official Internship Program**

*The following Building Official Interns have successfully completed their internship and have been hired by the City of Markham:*

James Bedoya

Jessica Tam

**5. DEPUTATIONS**

**6. COMMUNICATIONS**

**7. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS**

**7.1 RECOMMENDATION REPORT, DESIGNATION OF PRIORITY PROPERTIES – PHASE XVIII (WARDS 2 AND 5) (16.11.3)**

E. Manning, ext. 2296

1. That the Staff report, dated May 5, 2026, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase XVIII (Wards 2 and 5)", be received; and,
2. That the June 14, 2023, recommendation from the Heritage Markham Committee, in support of the designation of the following properties under Part IV, Section 29 of the Ontario Heritage Act (in accordance with Appendix 'B'), be received as information:
  - 10768 Victoria Square Blvd (Ward 2): "Boynton House"
  - 11109 Highway 48 (Ward 5): "Jesse and Hulda Raymer House"; and,
3. That Council state its intention to designate 10768 Victoria Square Blvd (Ward 2): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
4. That Council state its intention to designate 11109 Highway 48 (Ward 5): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
5. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk's Department be authorized to place a designation by-law before Council for adoption; and,
6. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the matter return to Council for further consideration; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**7.2 FINAL REPORT: MARKHAM DEMONSTRATION ZONE (DZ) PROGRAM (2023-2025) (10.16)**

H. Hare, ext. 5255

1. That the report dated May 5, 2025 entitled "Final Report: Markham Demonstration Zone (DZ) Program (2023-2025)" is informational with the purpose to share program results and lessons learned based on the completion of the program be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**7.3 PROJECT UPDATE TO THE DEVELOPMENT SERVICES COMMITTEE ON SOS GP INC. APPLICATIONS FOR OFFICIAL PLAN AND ZONING**

**BY-LAW AMENDMENT, AND DRAFT PLAN OF SUBDIVISION ON THE LANDS LOCATED AT 2880 TO 2930 STEELES AVENUE EAST**

**(THE SHOPS ON STEELES) (FILE NO. PLAN 24 167361 AND PLAN 24 167362) (10.3, 10.5)**

N. Omer, ext. 2185

1. That the May 5, 2026, Memorandum titled, “Project Update to the Development Services Committee on SOS GP Inc. Applications for Official Plan and Zoning By-law Amendment, and Draft Plan of Subdivision on the lands located at 2880 to 2930 Steeles Avenue East (The Shops on Steeles) (Files PLAN.24.167361 and PLAN.24.167362)”, be received; and,
2. That Staff continue working with the Owner to revise the proposed development concept in accordance with the comments and requirements provided to date and detailed in the January 20, 2026, Staff Recommendation Report to the Development Services Committee; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**8. PRESENTATIONS - DEVELOPMENT AND POLICY MATTERS**

**8.1 UPDATE ON MARKHAM’S CITY-WIDE URBAN DESIGN GUIDELINES PROJECT (10.0)**

35

C. Poulos, ext. 3299

1. That the presentation titled "Update on Markham's City-wide Urban Design Guidelines Project" be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**9. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE MATTERS**

**9.1 VETERANS CROSSWALK ASSESSMENT (5.12)**

D. Porretta, ext. 2040 / M. Ismatyar, ext. 4020

1. That the Staff report titled “Veterans Crosswalk Assessment”, be received; and,
2. That Council endorse the Staff recommendation to prohibit the use of decorative crosswalk treatments in the City of Markham; and,
3. That existing City programs continue to be used to commemorate veterans or other special interests/groups; and further,

4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

10. MOTIONS

11. NOTICES OF MOTION

12. NEW/OTHER BUSINESS

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

13. ANNOUNCEMENTS

14. ADJOURNMENT



Report to: Development Services Committee

Meeting Date: May 5, 2026

**SUBJECT:** RECOMMENDATION REPORT  
Designation of Priority Properties – Phase XVIII (Wards 2 and 5)

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

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

**RECOMMENDATION:**

- 1) THAT the Staff report, dated May 5, 2026, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase XVIII (Wards 2 and 5)", be received;
- 2) THAT the June 14, 2023, recommendation from the Heritage Markham Committee, in support of the designation of the following properties under Part IV, Section 29 of the Ontario Heritage Act (in accordance with Appendix 'B'), be received as information:
  - 10768 Victoria Square Blvd (Ward 2): "Boynton House"
  - 11109 Highway 48 (Ward 5): "Jesse and Hulda Raymer House"
- 3) THAT Council state its intention to designate 10768 Victoria Square Blvd (Ward 2): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
- 4) THAT Council state its intention to designate 11109 Highway 48 (Ward 5): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
- 5) THAT if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk's Department be authorized to place a designation by-law before Council for adoption;
- 6) THAT if there are any objections in accordance with the provisions of the Ontario Heritage Act, the matter return to Council for further consideration;
- 7) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

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

**BACKGROUND:**

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

There are currently 1,718 properties included on the City of Markham's Register of Properties of Cultural Heritage Value or Interest (the "Register"). These include a mixture of individually-recognized heritage properties and those contained within the city's four Heritage Conservation Districts ("HCD") located in Thornhill, Buttonville, Unionville, and Markham Village.

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

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

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

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

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

Should a property not be designated prior to the aforementioned deadline and be removed from the register, a municipality would have no legal mechanism to deny a demolition or alteration request. The same applies to properties that are not listed at the time a Planning Act application is submitted as they would not be eligible for designation under the Act.

### **Properties are to be assessed using Provincial Designation Criteria**

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

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

#### **OPTIONS/ DISCUSSION:**

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

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

##### **Provincial planning policies support designation**

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

##### **Designation acknowledges the importance of a cultural heritage resource**

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

##### **Culturally significant "listed" properties for Part IV designation have been identified**

As described in the Staff report adopted by Council on May 3, 2023, Heritage Section staff have developed a matrix consisting of four criteria against which all listed properties have been evaluated to determine their degree of cultural heritage significance. This review found 52 "listed" properties ranked as "High", 78 ranked as "Medium", and 28 ranked as "Low" in terms of the

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cultural heritage value based on the evaluation criteria. Staff have prioritized those properties ranked as “High” and “Medium” for designation consideration under Part IV of the Act.

The two heritage properties identified in this report constitute the eighteenth phase of recommended designations that have been thoroughly researched and evaluated using O.Reg. 9/06. Staff determined that those properties merit designation under the Act for their physical/design, historical/associative, and/or contextual value (refer to Appendix ‘A’ for images of the properties).

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

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

### **Heritage Markham (the “Committee”) supports the designations**

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

### **Staff have communicated with affected property owners**

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

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

### **Deferral of the Notice of Intention of Designate is not recommended**

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

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

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

- Staff undertake research and evaluate the property under O.Reg. 9/06, as amended, to determine whether it should be considered a significant cultural heritage resource worthy of Part IV designation;
- Council is advised by its municipal heritage committee with respect to the cultural heritage value of the property;
- Council may state its Intention to Designate the property under Part IV of the Act and is to include a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property;
- Should Council wish to pursue designation, notice must be provided to the owner and the Ontario Heritage Trust that includes a description of the cultural heritage value of the property. A notice, either published in a local newspaper or posted digitally in a readily accessed location, must be provided with the same details (i.e., the City's website);
- Following the publication of the notice, interested parties can object to the designation within a 30-day window. If an objection notice is received, Council is required to consider the objection and make a decision whether or not to withdraw the notice of intention to designate;
- Should Council proceed with designation, it must pass a by-law to that effect within 120 days of the date in which the notice was published. There are notice requirements and a 30-day appeal period following Council adoption of the by-law in which interested parties can serve notice to the municipality and the OLT of their objection to the designation by-law. Should no appeal be received within the 30-day period, the designation by-law comes into full force. Should an appeal be received, an OLT hearing date is set to examine the merits of the objection and provide a final decision.

**FINANCIAL CONSIDERATIONS:**

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

**HUMAN RESOURCES CONSIDERATIONS:**

Not Applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

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

**BUSINESS UNITS CONSULTED AND AFFECTED:**

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

**RECOMMENDED BY:**

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**Giulio Cescato, RPP, MCIP**

Director of Planning and Urban Design

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**Trinela Cane**

Commissioner of Development Services

**APPENDICES:**

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

Appendix 'B': Heritage Markham Extract

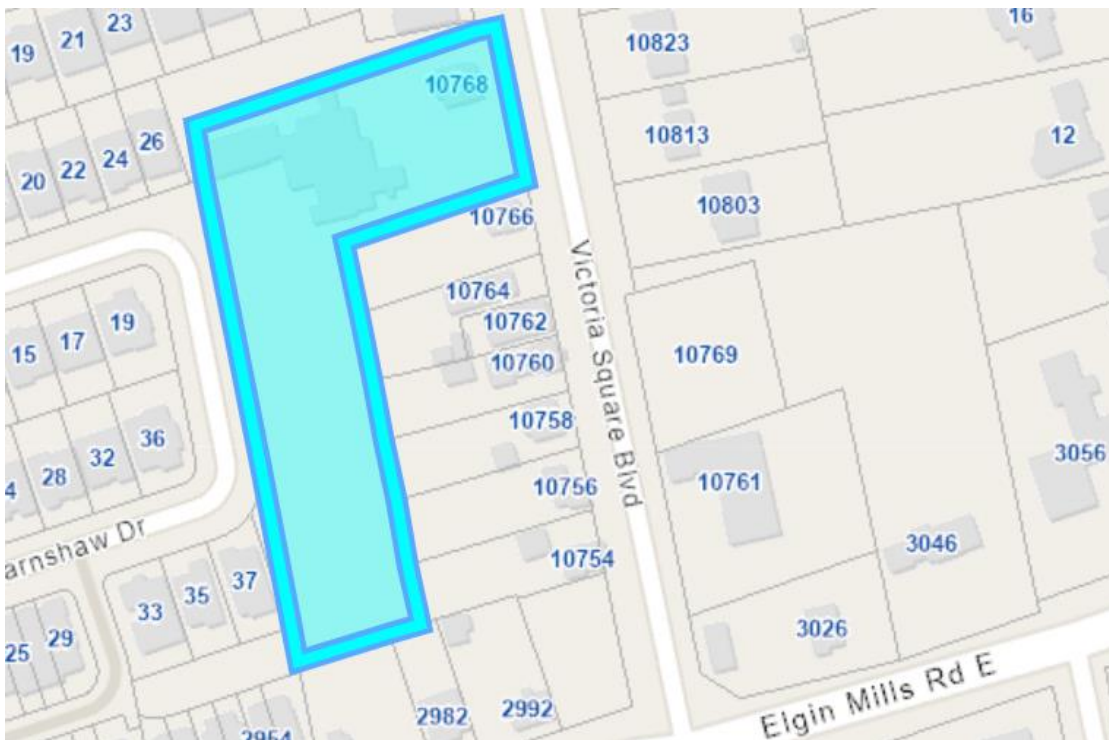
Appendix 'C': Statements of Significance

Appendix 'D': Research Reports

**APPENDIX 'A': Images of the Properties Proposed for Designation**

**10768 Victoria Square Blvd (Ward 2): "Boynton House"**

Primary Elevation and Property Map



**11109 Highway 48 (Ward 5): “Jesse and Hulda Raymer House”**  
Primary Elevation and Property Map



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

Date: June 23, 2023

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

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

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**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.

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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**

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

10768 Victoria Square Boulevard  
c.1912

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

**Description of Property**

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

**Design Value and Physical Value**

The Boynton House has design value and physical value as an altered representative example of a village dwelling in the form of an American Foursquare. It is typical of the spacious houses built on farms and in villages throughout Markham Township in the first quarter of the twentieth century. American Foursquare dwellings are typified by a compact, square or rectangular shape, a two to two-and-a-half storey height, hipped roof, and a spacious deep front veranda. In Markham, the stylistic influence of Edwardian Classicism was often found on American Foursquare dwellings, typically in the detailing of the front veranda with classical columns. In this example, the outline of the roof of a former full-width, hipped roofed veranda is evident on the primary (east) elevation.

**Historical Value and Associative Value**

The Boynton House has historical value for its connection to the economic development of Victoria Square. Specifically, as the former residence of several members of the Boynton family who were butchers in the community for much of the twentieth century. A butcher shop has existed on or near this property since the early 1880s. The Boynton House also has historical value for its association with the physical growth of the community, helping make legible the original settlement area of Victoria Square prior to the construction of post-war suburban-style housing. William Boynton was the second butcher in this part of the hamlet, following George Querrie in the 1890s. In 1891, Grace Boynton, the wife of William Boynton, purchased Lots 7 and 8, Plan 404, from Christopher Heise. The family increased their land holdings in this part of Victoria Square in 1912 with the purchase of a half-acre immediately north of their properties on Lots 7 and 8. William and Grace Boynton's son, Herman Wesley Boynton, is believed to have constructed a new frame dwelling on the subject property c.1912. Additional land was purchased in 1924. The butcher business continued under subsequent generations of the Boynton family until the mid-1980s.

**Contextual Value**

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

**Heritage Attributes**

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

*Heritage attributes that convey the property's design value and physical value as an altered representative example of a village dwelling in the form of an American Foursquare, and its historical value for its association with the economic and physical development of Victoria Square prior to the arrival of suburban-style growth:*

- Square plan;
- Two-and-a-half storey height;
- Frame construction;
- Fieldstone foundation;
- Hipped roof with projecting, boxed eaves, hipped roofed front dormer and single stack red brick chimney;
- Outline of hipped roof of former full-width front veranda;
- Centrally placed, single leaf, glazed and panelled wood front door;
- Large flat-headed window openings on ground floor on either side of the principal entrance;
- Regularly placed flat-headed rectangular window openings with the appearance of one over one paned glazing.

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

- The location of the building on its original site, facing east, within the historic crossroads hamlet of Victoria Square.

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

- Wood and stucco false half-timbered exterior cladding;
- Modern wood deck on the front of the building;
- Modern doors and windows within old openings;
- Modern butcher shop and other accessory buildings.

## STATEMENT OF SIGNIFICANCE

### Jesse and Hulda Raymer House

11109 Highway 48  
c.1915

The Jesse and Hulda Raymer House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

#### **Description of Property**

The Jesse and Hulda Raymer House is a two-and-a-half storey stucco dwelling located on the east side of Highway 48, in the historic rural community of Dickson Hill. The house faces west and is set well back from the road.

#### **Design Value and Physical Value**

The Jesse and Hulda Raymer House is a representative example of an American Foursquare farmhouse. It is typical of the spacious houses built on farms and in villages throughout Markham Township in the first quarter of the twentieth century. The American Foursquare typically had a functional, compact shape and a spacious, deep front veranda. The veranda in this example has detailing associated with the Edwardian Classical style. The two-and-a-half storey scale of the house, with a steep hip roof and dormers, are also representative details of an American Foursquare. The flared eaves are noteworthy and rare in Markham, as is the stucco finish on a house of this style. Locally, most houses of this type were clad in red pressed brick. The presence of a possible “doddy house” wing is an indication of the Pennsylvania German Mennonite cultural background of its historical owners.

#### **Historical Value and Associative Value**

The Jesse and Hulda Raymer House has historical value as it makes legible the evolution of Markham’s agricultural community. Notably the expansion or replacement of farmsteads in the nineteenth and early twentieth centuries as farming families became well established and economic fortunes improved. Jesse Barkey Raymer was a member of a prominent Pennsylvania German Mennonite family. His ancestors came to Markham Township in the early 1800s. They are considered to be the founders of Mount Joy, a community that is now the northern part of Markham Village. In 1905, Jesse B. Raymer purchased the west half of Lot 28, Concession 8 in Dickson Hill as an investment, possibly intending to move to the property at a later date. Jesse B. Raymer and his wife Hulda Elizabeth (Lehman) Raymer resided in Michigan in the United States. Their Markham farm was rented to tenant farmers. About 1915, a frame farmhouse built by the Lehman family, owners from 1823 to 1867, was either remodeled or replaced by the two-and-a-half storey stucco dwelling that currently stands at 11109 Highway 48. Hulda Raymer’s heirs sold the farm out of the family in 1937.

**Contextual Value**

The Jesse and Hulda Raymer House has contextual value because it is physically, functionally, visually and historically linked to its surroundings as a farmhouse which has stood on this rural property from c.1915.

**Heritage Attributes**

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

*Heritage attributes that convey the property's design value or physical value as a representative example of a farmhouse in the form of an American Foursquare with Edwardian Classical details, and its historical value as an example of an evolved farmstead within the former Markham Township:*

- Cubic plan of main block;
- Two-and-a-half storey height;
- Stucco walls;
- Foundation with ashlar stucco finish;
- Steep pyramidal roof with flared, overhanging eaves and with hip-roofed dormers with flared overhanging eaves on west and north slopes;
- Three-bay front with single-leaf door centered on the front façade;
- Hip-roofed front and rear verandas with heavy Classical columns supported on panelled poured concrete pedestals, with panelled poured concrete skirts;
- Two-storey canted bay window on north wall;
- Flat-headed rectangular window openings with rock-faced moulded concrete lintels and one-over-one paned single-hung windows and projecting moulded concrete lugsills;
- One-storey hip-roofed wing with wall treatment matching that of the main block and flat-headed one-over-one paned single-hung windows.

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

- The location of the dwelling, facing west, where it has stood since c.1915, helping make legible the once dominant agricultural character of the former Markham Township.

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

- Accessory building.

**APPENDIX 'D': Research Reports**

*Provided under separate cover*

## **APPENDIX 'D': Research Reports**

## RESEARCH REPORT



**Boynton House**  
**East Half Lot 26, Concession 3**  
**10768 Victoria Square Boulevard**  
*(Formerly 10768 Woodbine Avenue)*  
**c.1912**

**Heritage Section**  
**City of Markham Planning & Urban Design**  
**2024**

### **History**

The Boynton House is located on the eastern half of Markham Township Lot 26, Concession 3, in the historic crossroads community of Victoria Square.

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

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

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

In 1875, Christopher Heise had Public Land Surveyor Peter S. Gibson create Plan 404, a plan of building lots on a portion of the south-east corner of Lot 26, Concession 3. Some buildings had already been constructed within the area of Plan 404 by the time the plan of subdivision was created. The L-shaped subject property wraps around the top and rear of Lots 2 to 8, Plan 404, all of which front onto Victoria Square Boulevard.

The history of 10768 Victoria Square Boulevard is linked to 10764 and 10766 Victoria Square Boulevard (Lots 7 and 8, Plan 404). A butcher shop has been located in this part of Victoria Square since at least 1881, when the census of that year included George J. Querrie on the east part of Lot 26, Concession 3. According to the assessment roll for 1886, he was a tenant of Christopher Heise, possibly occupying the small frame house that still stands at 10766 Victoria Square Boulevard. George Querrie was born on the British island of Jersey. For a time he may have worked with Joseph Ellerby, another local resident who was also involved in the same line of work in the early 1880s.

The next butcher to serve Victoria Square was William Boynton. He may have taken over George Querrie's shop and residence, but by the time of the 1891 census, William Boynton and his family were residing as tenants in a two-storey, seven-room frame dwelling in the general vicinity which does not match the description of the one-storey frame house at 10766 Victoria Square Boulevard. 10766 Victoria Square Boulevard is located on Lot 8, Plan 404. There is now a modern house located at 10764 Victoria Square Boulevard (Lot 7, Plan 404), but long before that house was constructed, the Boynton's residence may have been on that site. In any case, Grace Boynton, the spouse of local butcher William Boynton, purchased Lots 7 and 8, Plan 404 from Christopher Heise in 1891. At the time of the 1901 census, William Dennie, a neighbour, was also employed as a butcher, possibly working with William Boynton.

In 1912, a half-acre parcel directly north of Lots 7 and 8, Plan 404 was severed from the Heise farm. The Heise family sold this lot to Herman Wesley Boynton for \$150, with the purchase price suggesting it was an undeveloped property. Herman Wesley Boynton was one of the sons of William and Grace Boynton. He was commonly known as Wesley. Based on the architectural style of the existing dwelling at 10768 Victoria Square Boulevard, it was likely constructed for H. Wesley Boynton c.1912. It is not certain how long he operated the family butcher shop.

In 1919, H. Wesley Boynton and his wife Florence sold the property to William E. Boynton of Toronto (his father?). The Markham Township directory for 1918 placed H. Wesley and

Florence Boynton in the vicinity of the hamlet of Headford, a community to the south-west of Victoria Square. This location was also noted in the 1921 census. H. Wesley Boynton's occupation was given as "Farmer" rather than "Butcher."

The next butcher to operate the family business was Charles Stanley Boynton, another son of William and Grace Boynton. In 1924, Charles S. Boynton purchased a strip of land comprising 1.3 acres from the Heise family that was located directly behind the butcher shop property and Lots 2 to 8, Plan 404. This created the large L-shaped property at 10768 Victoria Square Boulevard as it currently exists. A hand-drawn map dated 1943 illustrates the two Boynton houses that stand at 10766 and 10768 Victoria Square Boulevard, the butcher shop in a separate building to the west of the dwellings, and barn to the west of Lot 7, Plan 404.

According to local tradition, the butcher shop was at first located in, or attached to, the Boynton dwelling before a new shop was constructed to the rear where a butcher shop exists to the present day. One possibility for the earlier stage of the butcher shop is that it was located within the cottage-like house at 10766 Victoria Square Boulevard, suggested by the design of that building, which does not conform to the typical late-nineteenth century vernacular house form seen in the area.

In 1931, the widowed Grace Boynton sold Lots 7 and 8, Plan 404 to her son Charles S. Boynton. In 1964, Charles and Phyllis Boynton sold the property to their sons James C. Boynton and Donald R. Boynton as a partnership property. In 1979, James C. Boynton sold to Viola Mabel Boynton. Viola M. Boynton entered into a Purchase and Sale Agreement with Niagara Sausage and Meat Products in 1986. The current owner is 589236 Ontario Limited. P & G Meat Products currently operates a wholesale butcher shop on the premises.

### **Architecture**

The Boynton House is a two-and-a-half storey frame dwelling with a square plan. The building rests on a fieldstone foundation that provides a basement with small windows. The ground floor is set a few steps above grade. A wood deck that runs the full width of the front or east wall is in the former position of a hip-roofed veranda that was still in existence in 1981-82 when the photograph in the *Markham Inventory of Heritage Buildings* was taken. The veranda was supported on full-height wooden Doric columns.

The original exterior cladding is not known. The current cladding is stucco divided into panels with narrow wooden strips, a version of Tudor Revival style false half-timbering. This finish appears to date from the 1970s when this wall treatment enjoyed a measure of popularity. Interestingly, the outline of the old veranda roof has been preserved on the front wall as an area infilled with horizontal siding.

The steep hipped roof has projecting, boxed eaves with flat soffits. A hip-roofed dormer is centred on the east slope. An internal, single-stack red brick chimney is located on the north side of the roof, placed close to the eaves.

The house has a three-bay front with a single-leaf door centred on the façade. Large, flat-headed, rectangular plate glass windows are found on either side of the door. Older photographs show that these window openings formerly had rectangular transom lights over fixed plate glass windows. Second storey window openings are vertically aligned with the ground floor openings. They contain flat-headed, rectangular single-hung replacement windows with one-over-one panes. The north and south side walls have four window openings, with two on each floor. Ground floor windows spaced toward the rear of the building have higher window sill heights than those toward the front. Window trim is restrained in its design, with shallow sills that suggest the wall surface has been built out from the original wall plane when the current exterior stucco and wood finish was added.

The Boynton House is an altered representative example of a village dwelling in the form of an American Foursquare. It is typical of the spacious houses built on farms and in villages throughout Markham Township in the first quarter of the twentieth century. The American Foursquare typically had a functional, compact, square or rectangular shape, a two to two-and-a-half storey height, a hipped roof, and a spacious front veranda. In Markham, the stylistic influence of Edwardian Classicism was often found on American Foursquares, most often reflected in the detailing of the front veranda. In this example, the Edwardian Classical influence was taken away by the removal of the veranda.

Most houses of the American Foursquare type in this area were clad in red pressed brick, so this frame example without brick veneer is locally uncommon. The original cladding may have been narrow clapboard based on other local examples.

### **Context**

The Boynton House is one of a grouping of late nineteenth and early twentieth century buildings that are important in defining, maintaining and supporting the character and extent of the historic crossroads hamlet of Victoria Square. The dwelling and its adjoining butcher shop reflect the continuous presence of a butcher business in this location, which has endured since the early 1880s. The property is historically linked to the smaller Boynton House at 10766 Victoria Square Boulevard.

### **Sources**

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

Abstract Index of Deeds for Lots 7 and 8, Plan 404.

Canada Census: 1881, 1891, 1901, 1911 and 1921.

Directories of Markham Township 1892 and 1918.

Property File for 10768 Victoria Square Boulevard.

Victoria Square Heritage Conservation District – Historical Background and Inventory. Su Murdoch Historical Consulting, 2010. Pages 14-15, 23-27, 145-149.

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, second edition, revised, 1989. Page 313.

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

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

**The Boynton House has design value and physical value as an altered representative example of a village dwelling in the form of an American Foursquare. It is a locally uncommon example of a house of this type in frame rather than the red brick exterior finish.**

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

**The Boynton House has historical value and associative value for representing the theme of industry, innovation and economic development, as the former residence of several members of the Boynton family of butchers for much of the twentieth century. A butcher shop has existed on or near this property since the early 1880s. The Boynton House also has historical and associative value for representing the theme of urban development, specifically the early twentieth century period of development of the historic crossroads hamlet of Victoria Square.**

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

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

## RESEARCH REPORT

### **Jesse and Hulda Raymer House** **West Half Lot 28, Concession 8, Dickson Hill** **11109 Highway 48** **c.1915**



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

#### **History**

The Jesse and Hulda Raymer House is located on a portion of the western half of Markham Township Lot 28, Concession 8, in the historic rural community of Dickson Hill.

Henry Keysinger, the son of Jacob Keysinger, the original nominee for this lot, received the Crown patent for the entire 200 acres of Markham Township Lot 28, Concession 8 in 1817. In 1823, Henry Keysinger sold the east half to Daniel Burkholder and the western half (the subject property of this report) to Daniel Wideman.

Daniel Wideman only owned the property for a few months before selling to Abraham Lehman. Abraham Lehman was a member of a Pennsylvania German Mennonite family from Lancaster County, Pennsylvania. Four of the children of Abraham Lehman and Anna (Burkholder) Leyman came to Markham in 1807: Elizabeth, who married George Braunsberger; Veronica, who married Abraham Ramer; John, who married Hannah Sullivan; and Abraham, who married

Susannah Grove Ramer. The Lehman family is believed to have come from the same district as the Ramer/Raymer family of Mount Joy.

The Abraham Lehman that purchased the western 100 acres of Lot 28, Concession 8 in 1823 was the son of John Lehman and Hannah Sullivan. He was born in Pennsylvania in 1797 and died in 1829. The property passed to Abraham and Catherine Lehman's son John Lehman, who was born in 1828. According to the 1851 census, John Lehman was a farmer and a widower living in a one-storey frame dwelling with his sons Matthew, Isaac and Luke along with his widowed mother Catherine, a child named Hannah Barkey, and Benjamin Cook and John Miller, both of whom were labourers. By the time of the 1861 census, John Lehman was married to Mary (Johnson) Lehman and their home was described as a two-storey frame dwelling. Catherine Lehman, the widow of Abraham, continued to reside in the household. There was also a labourer, Abram Tornes.

In 1867, John and Mary Lehman sold to John Barkey, another Pennsylvania German. The Barkey/Berkie family originated in Somerset County, Pennsylvania. John Barkey, born in 1813, was the son of Jacob Berkie and Veronica Blauch (also known as Frances Blough) Berkie who came to Markham 1807-1808. The Berkie/Barkey homestead was on Lot 26, Concession 8, two lots south of the subject property. John Barkey married Betsy Lehman and farmed in Pickering Township

In 1881, John Barkey sold the farm to his son, Peter L. Barkey, who had been living on the Markham farm from as early as the time of the 1871 census. Peter L. Barkey was married to Priscilla (Johnson) Barkey. In 1871, they had a two-year-old daughter Edith, suggesting the couple had married in the late 1860s, coinciding with the purchase of the property on Lot 28, Concession 8 by John Barkey in 1867. At the time of the 1891 census, the family's dwelling was described as a wood, two storeys, containing eight rooms.

Peter L. Barkey died in 1905, The property was willed to his wife Priscilla and their unmarried daughter Ada. Priscilla and Ada Barkey moved to the nearby hamlet of Ringwood in Whitchurch Township. Priscilla Barkey died in 1910 and was interred with her husband in the cemetery associated with Wideman Mennonite Church. In a history of Ringwood written by Florence (Brownsberger) Yakley, the following description of Ada Barkey is found:

*"In the home which presently shelters the happy family of Mr. and Mrs. Bruce Fockler, lived, at different times, Manuel Lemon, the Yakes, Mr. Joel Baker and Mr. Ed Cain before it was purchased by Mrs. Peter Barkey and her daughter Ada. To the very end of her advanced years, Miss Barkey remained a staunch worker and supported of Ringwood Christian Church where we fondly remember her sitting in the choir loft, garbed in her pale green voile, topped with a cerise three-quarter coat and accessorized with white stockings, and a floppy natural-straw hat – banded with black velvet ribbon."*

In 1905, the Barkey farm was sold to Jesse Barkey Raymer and Hulda Elizabeth (Lehman) Raymer. The Raymers were a prominent Pennsylvania German Mennonite family that came to

Markham in the early 1800s. Mount Joy was named after their home community in Pennsylvania. There were many Ramer/Raymer farms in the eastern part of Markham.

This is not Jesse Raymer, a carpenter from Mount Joy, but another Jesse Raymer from the vicinity of Armadale, born in 1857. His parents were Jacob Raymer and Susannah (Barkey) Raymer, who farmed the western half of Lot 4, Concession 8 in the southeastern part of Markham Township until they moved to the village of Stouffville in 1873. At the time of the 1881 census, Jesse Raymer's occupation was given as "Miller" as he was working in his father's grist mill. Jesse Raymer's obituary in the March 1, 1923 edition of the *Stouffville Tribune* provides a good overview of his life:

#### THE LATE JESS RAYMER

*"Jess B. Raymer who died in Tennessee in his 60<sup>th</sup> year, was a son of Jacob Raymer, a Markham Township farmer until 1873, when he moved to Stouffville and commenced the grist mill on the site at the station where now stands the barrel factory. In Markham the family lived on Lot 4, Concession 8. The son, Jess, went to Michigan about 1888, where he remained until ten years ago, when he transferred to another part of the American Union. At this time, he was in failing health, and unable to work. The past four winters he spent in Florida. He married Hulda Lehman, daughter of a Markham farmer, who survives him. They had no children. Three brothers and one sister also survive, namely, Mrs. Ed. Barkey of Lemonville (whose husband is postmaster there); Henry of Sharon; John of California; Eli of Stouffville."*

It is uncertain why Jesse B. Raymer purchased this farm in Markham Township when he was living in the United States. He never lived on this property. It may have been an investment, or perhaps the family may have planned to move back to their home township of Markham at some point, perhaps for retirement. The property was rented to tenant farmers. According to Markham Township assessment records, some early tenants included George Gower (1910), Charles Harper (1912) and Ed A. Vanzant (1915). The assessed value of buildings on the property went up to 1300 from 1100 between 1912 and 1915, which is a possible indication of an improvement that took place within that timeframe.

Two years after the death of Hulda Raymer in 1935, her heirs sold to William G. Risebrough. In 1959, William and Mary Risebrough sold a parcel of land at the north-west corner of their property to the Trustees of School Section No. 17 for a new public school site. In 1962, the larger portion of the farm was sold to Attilio Gattoni. Attilio Gattoni sold a portion of the property to Markham Airport Holdings Ltd. In 1987

The farmhouse at 11109 Highway 48 is in the form of an American Foursquare with details reflecting the Edwardian Classical style of the early 1900s. The MPAC construction date is 1900. If that date is correct, then Peter and Priscilla Barkey were responsible for its construction as a new dwelling, or for the significant remodeling of an older frame dwelling on their farm. If Jesse and Hulda Raymer constructed the house sometime after their purchase in 1905, or remodeled an older dwelling, it is curious that such an investment would be made in a property upon which they did not reside unless perhaps they intended to move there at a future date. The details of the home's design, particularly the steep pyramidal roof with flared eaves, are very

similar to the Frederick Betz House at 75 Dickson Hill Road (1914), suggesting that Frederick Betz may have been the builder.

### Architecture

The Jesse and Hulda Raymer House is a two-and-a-half storey stucco-clad dwelling organized into a square plan. The building rests on a raised foundation with a stucco finish that has been tooled to resemble ashlar stonework. The *Markham Inventory of Heritage Buildings*, 1991 edition, described the exterior finish as “buff brick,” which appears to be an error. Damaged areas of the stucco do not show any exposed brick, suggesting that this is a stucco-clad frame structure.

The house is oriented to face west with a full-width open veranda on the facade. There is a one-storey wing on the south side of the building that extends to the east, past the east or rear wall of the main block. In the ell formed by the main block and the wing, there is another open veranda similar in style to the one on the front.

The steeply-pitched pyramidal roof has slightly flared projecting eaves with flat soffits. There are hip-roofed dormers on the west and north slopes of the roof, also with flared eaves. The wing has a low-pitched hip roof with a single-stack red brick chimney on the ridge.



Rear view of 11109 Highway 48, showing one-storey side wing.

The house has a three-bay front with a single-leaf door centred on the façade and window openings on the ground floor. Window openings have rock-faced poured concrete lintels and lugsills. Most window openings contain single-hung windows with one-over-one panes, but the front window openings appear to have multi-paned storm windows. The front veranda has a hip roof supported on heavy Classical columns that rest on unusual panelled poured concrete pedestals. The low veranda railing has slat-like balusters. The veranda skirt is made of poured concrete with a recessed panel design. No other examples of this veranda treatment, with recessed panels on poured concrete pedestals and veranda skirts, are known in Markham.

On the north side of the main block there is a two-storey canted bay window offset toward the rear. To the right of the bay window are two vertically-aligned windows. The ground floor window is taller in proportion to the second storey window.

Openings on the rear wall within the veranda are asymmetrically arranged and of varying sizes, whereas the three window openings on the second floor are regular in terms of shape and placement. There is a single-leaf door offset toward the north on the rear wall, and another door off of the south end of the veranda, leading into the wing. The rear veranda has detailing similar to the front veranda, except that the railing has been changed to metal.

The side wing has finishes identical to that of the main block, suggesting it is not a later addition. The window openings are narrower in shape compared with those on the main block, but also have rock-faced poured concrete lintels and lugsills. Given the Pennsylvania German Mennonite cultural background of the owners of this property, the wing may have originally functioned as a “doddy house” or separate dwelling unit for the use of senior family members.

As it stands the Jesse and Hulda Raymer House is a representative example of a farmhouse in the form of an American Foursquare. It is typical of the spacious houses built on farms and in villages throughout Markham Township in the first quarter of the twentieth century. The American Foursquare typically had a functional, compact shape and a spacious, deep front veranda. The veranda in this example has detailing associated with the Edwardian Classical style. The two-and-a-half storey form of the house, with a steep hip roof and dormers, are representative details of the American Foursquare type. The flared eaves are noteworthy and rare in Markham, as is the stucco finish on a house of this style. Most local houses of this type were clad in red pressed brick. The presence of a possible “doddy house” wing is an indication of the Pennsylvania German Mennonite cultural background of its historical owners.

There is an element of awkwardness in the variety of the shapes and sizes of the window openings on this house. This suggests that the core of the structure may be an older frame dwelling that was modified as part of a significant remodeling in the early twentieth century. A site visit is recommended to examine the building in detail, particularly the ground floor structure visible in the basement, which may reveal materials and construction details which are older than what the exterior character of the house suggests.

### **Context**

The Jesse and Hulda Raymer House is one of a number of nineteenth and early twentieth century buildings that are located within or in the vicinity of the rural community of Dickson Hill. The house is set well back from the road, just south of the Montessori School that occupies the former Dickson Hill Public School. A tributary of the Little Rouge Creak runs through the property, and there is an outbuilding to the east of the house.

### **Sources**

Abstract Index of Deeds of Lot 28, Concession 8, Markham Township.  
Canada Census: 1851, 1861,1871,1881,1891, 1901, 1911 and 1921.

Directories of Markham Township: Walton (1837), Brown (1846-47), Rowsell (1850-51), Mitchell (1866), Nason (1871), 1892 Directory.  
 Maps of Markham Township: McPhillips (1853-54), Tremaine (1860), and Historical Atlas of the County of York, Ontario (1878).  
 Markham Township Assessment Rolls 1910, 1912 & 1915.  
 Yakley, Florence (Brownsberger). "Ringwood." *More Pioneer Hamlets of York*. Kitchener: Pennsylvania German Folklore Society of Ontario, 1985. Page 160.  
 "The Late Jess Raymer." *Stouffville Tribune*. March 1, 1923. Page 1.  
 Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 41-42, 49, 50-52.  
 Find-a-Grave: Peter L. Barkey 1843-1905 and Jesse B. Raymer 1857-1923.

### **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 Jesse and Hulda Raymer House has design value and physical value as a representative example of a farmhouse in the form of an American Foursquare with Edwardian Classical detailing. It is a locally rare example of its type in stucco and for its steep pyramidal roof with flared eaves.**

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

**The Jesse and Hulda Raymer House has historical value and associative value representing the theme of Markham's mature agricultural community as it transitioned from the nineteenth century in the early twentieth century and farmsteads were updated with new buildings.**

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

**The Jesse and Hulda Raymer House has contextual value because it is physically, functionally, visually and historically linked to its surroundings as a farmhouse which has stood on this rural property from c.1915, helping make legible the once dominant agricultural character of the former Markham Township.**



## MEMORANDUM

To: Mayor and Members of Council

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

Prepared by: Nusrat Omer, MCIP, RPP, Senior Planner, West District

Date: May 5, 2026

Re: Project Update to the Development Services Committee on SOS GP Inc. Applications for Official Plan and Zoning By-law Amendment, and Draft Plan of Subdivision on the lands located at 2880 to 2930 Steeles Avenue East (The Shops on Steeles) (Files PLAN.24.16

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### RECOMMENDATION:

1. That the May 5, 2026, Memorandum titled, “Project Update to the Development Services Committee on SOS GP Inc. Applications for Official Plan and Zoning By-law Amendment, and Draft Plan of Subdivision on the lands located at 2880 to 2930 Steeles Avenue East (The Shops on Steeles) (Files PLAN.24.167361 and PLAN.24.167362)”, be received;
2. That Staff continue working with the Owner to revise the proposed development concept in accordance with the comments and requirements provided to date and detailed in the January 20, 2026, Staff Recommendation Report to the Development Services Committee; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### PURPOSE:

This Memorandum provides an update on the January 20, 2026 ([Recommendation Report, Item 9.1](#)) resolution on the above noted files to defer the matter subject to further revisions by the SOS GP Inc. (the “Owner”) to May 5, 2026, Development Services Committee (“DSC”) meeting.

### BACKGROUND:

At the January 20, 2026, DSC meeting, Committee members deferred the Applications based on the Owner’s request to allow for an opportunity to respond to Staff comments as detailed in the Staff Recommendation Report.



Following the DSC meeting, Staff met with the Owner twice to review the outstanding issues and present alternative concepts. As an outcome of the meetings, the last of which was held on March 27, 2026, the Owner agreed to revise the concept in consideration of options presented by Staff, including revisions to site configuration, distribution of the building heights, and the delivery of a minimum parkland dedication area of 15% on the Subject Lands.

**Next Steps:**

The Owner and Staff will continue to work collaboratively over the coming several months on a revised and supportable development concept. An updated final recommendation report will be brought forward to a future Development Services Committee.



# Update on Markham's City-wide Urban Design Guidelines Project

Presentation to Development Services Committee  
May 5, 2026





# City-wide Urban Design Guidelines Project Presentation Overview

**01** - Recap on Project and Objectives

**02** - Update on Progress and Accomplishments

- Key Milestones Achieved
- Guidelines Progress
- Preliminary Engagement / Consultation
- Council Tour (Special DSC June 2025) Highlights

**03** - Approach to Delivery of the Guidelines

**04** - Next Steps





# 1.0 | Recap on Project and Objectives

- 1.1 Project Overview
- 1.2 Project Objectives

## 1.1 Project Overview

### Recap - Staff Presentation made to the Development Services Committee on June 4, 2024:

- Launch of the City-wide Urban Design Guidelines
- Illustrated document that sets out design expectations for development industry in the delivery and quality of new development in Markham
- Focus on intensification areas (i.e. Markham Centre and Secondary Plans)
- Primarily used by staff to evaluate development applications under the Planning Act



## 1.1 Project Overview Cont'd

- Important planning tool that provides greater certainty and predictability
- Regard for recent provincial legislative changes, i.e. Planning Act
- Guidelines are not mandatory but provide a framework for best practices to ensure quality design
- Implements Markham's Strategic Plan and Official Plan policy direction
- Supports other key city-wide initiatives and processes, i.e Official Plan Review, Streetscape Guidelines, etc.



## 1.2 Project Objectives

- Design guidance for Tall Buildings, Mid Rise Buildings, and Townhouses
- Emphasis on:
  - Site context
  - Site design
  - Built form massing and exterior considerations
- Reframe guidance to focus on health, safety, and accessibility
- Delivered in-house by Urban Design staff
- Retain consultant for peer review purposes at key stages of guidelines development





## 2.0 | Update on Progress and Accomplishments

- 2.1 Key Milestones Achieved
- 2.2 Guideline Topics and Progress
- 2.3 Preliminary Engagement and Consultation
- 2.4 Council Tour Highlights

## 2.1 Key Milestones Achieved

- Conducted Council Interviews (*Sept - Nov 2024*)
- Completed Council Tour / Special DSC Meeting (*June 25, 2025*)
- Completed draft Terms of Reference for consultant peer review services (*July 2025*)
- Held Preliminary Consultations (*July - November 2025*)
- Developed draft guidance (*Contents and Typologies*)

## 2.2 Guidelines Topics and Progress

Contents	Progress Bar	Status
Tall Buildings		Substantial progress on draft content
Townhouses		Research and benchmarking
Mid-Rise Buildings		Initiated draft content
Landmarks (Principles)		Initiated draft content

**Note:** Progress reflects completion of written content only.  
 Visuals, diagrams and precedent photos to also be developed.

# 2.2 Typologies / Topics

## Tall Buildings / Mid-Rise Buildings

- Site Context
- Site Organization
- Built Form / Massing
- Building Articulation
- Integrated Structured Parking
- Retail At-Grade
- Integrated Townhouses

## Townhouses

- Townhouse Types
- Site Context
- Site Organization
- Built Form / Massing
- Building Articulation



**What are “Fabric Buildings”?**

- Buildings that collectively shape urban places to create a context
- Designed to blend with their surroundings, not stand out on their own, i.e. neutral
- Help create a consistent look and feel along the street edge
- Support human scale and sidewalk life

## 2.2 Typologies / Topics Cont'd

### Landmark Design Principles

- Overview
- Role of Landmarks in City Building
- Context, Location and Siting
- Built Form Qualities
- Landscape and Open Space

### What are “Landmarks”?

- Have a strategic location, position or siting (views, gateways, prominent corners)
- Iconic, distinctive, innovative and unique design features and land use programming
- Culminate in different building forms and scales of buildings
- Can be a prominent public realm feature (i.e. signature urban park, complimentary open space)
- Contribute to orientation, navigation, sense of place or destination, i.e. easily identifiable
- Portray cultural, architectural, civic or symbolic meaning, contribute to collective memory / identity



## 2.3 Council Outreach (fall 2024)

**13** Individual interviews with members of council conducted in Q4 / 2024

### Interview Objectives

- Identify key topics and priorities
- Clarify project scope and objectives
- Raise Council awareness
- Seek preliminary insights and feedback



# What We Heard from Council Interviews



## 2.3 Preliminary Consultation

### Completed to date:

- Markham's Accessibility Advisory Committee (MAAC)
- Rick Hansen Foundation
- York Regional Police
- Project Technical Advisory Committee (TAC)

### Upcoming consultation events:

- Public Open House *Target: Late Q3 / 2026*
- Development Industry (Tall Buildings)  
*Target: Early Q4 / 2026*
- Other stakeholders as identified



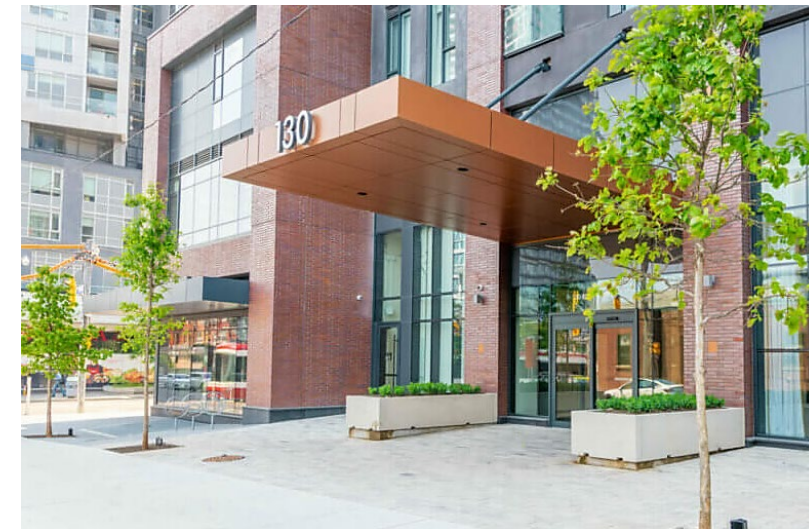
# What We Heard from Preliminary Consultation

## Accessibility

- Grading, Access and Thresholds
- Entrance Design and Placement
- Storefront Design and Visibility
- Benches and Seating
- Site Navigation
- Aging in Place
- Grading
- Signage

## Safety

- Public to Private Transition
- Visual Permeability
- Eyes on the Street / Space
- Pedestrian Safety
- Clear Sightlines
- Wayfinding
- Lighting



## 2.4 Council Tour

### Special Development Services Committee Meeting - June 25, 2025

- Council educational session
- Bring awareness of best practices in urban design, built form, and public realm design
- Showcase key urban design topics and built form matters to be explored by Guidelines
- Development sites visited:
  - Canary District
  - Regent Park
  - Concord Park Place





# What We Learned

## Canary District, Toronto

### Key themes:

- Generous boulevards
- Active ground-floor uses and frontages
- Articulated facades
- Internalized servicing, loading and parking functions
- Transition between public and private realm
- Eyes on the street





# What We Learned

## Regent Park, Toronto

### Key themes:

- Above-grade parking wrapped with active uses
- Grade-related residential units
- Facades with varied material



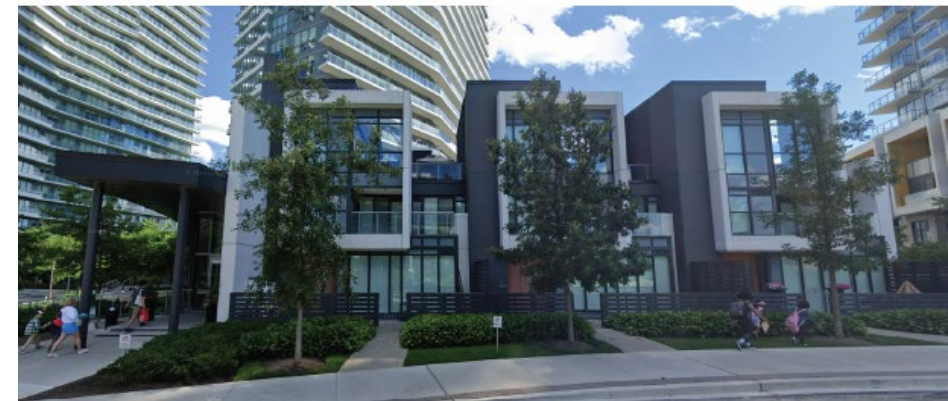


# What We Learned

## Concord Park Place, North York

### Key themes:

- Human-scaled buildings
- Accessible retail entrances
- Mid-block connections
- Outdoor amenity spaces
- Screened utilities



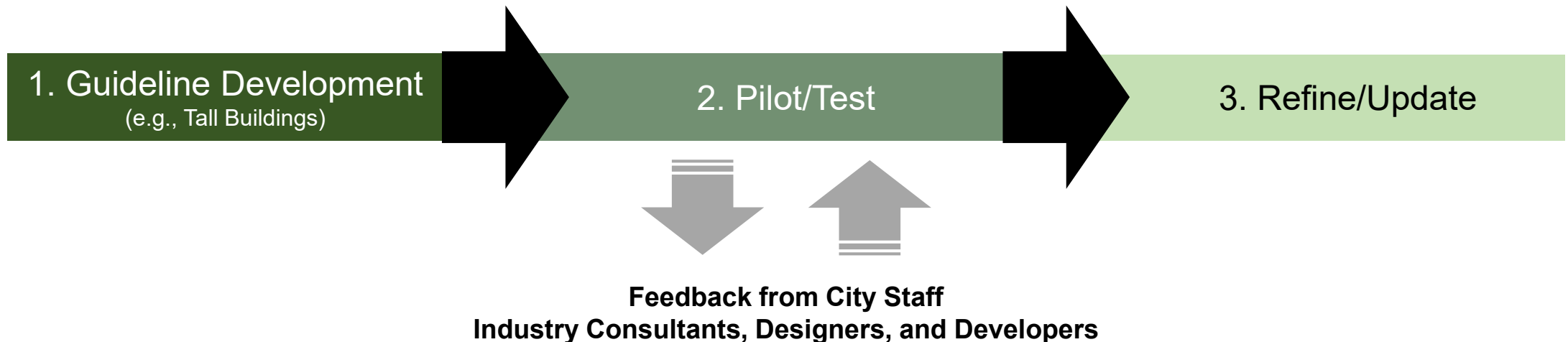


## 3.0 | Delivering the Guidelines

- 3.1 Piloting: Putting the Guidelines to Work
- 3.2 Benefits of Piloting
- 3.3 Guidance that can be Tested
- 3.4 Roadmap to Delivering Consolidated Guidelines

## 3.1 Piloting: Putting the Guidelines to Work

1. Develop draft guidance for each topic and post to project website / landing page (at substantial completion)
2. Pilot and test utility of each topic (i.e. Tall Buildings, Townhouses, and Midrise)
3. Update and refine based on feedback received (i.e. from staff and developers)
4. After piloting, make final update and consolidate all topics into one guideline document for DSC endorsement



## 3.2 Why Pilot the Guidelines?

### Benefits:

- No impact on timing of the project schedule, re: delivery of final consolidation of Guidelines
- Allows for the typologies to be put to use by staff in real time
- Work out the ‘kinks’ and identify areas for improvement based on observations / feedback
- Gauge sensitivity to current market conditions / adjust Guidelines to strike the right balance (i.e. flexibility versus highly prescriptive)
- Adapt to changes in policy and development trends based on latest info available
- Builds capacity and stakeholder buy-in
- Coordination with the ongoing Official Plan Review and other Secondary Plan updates

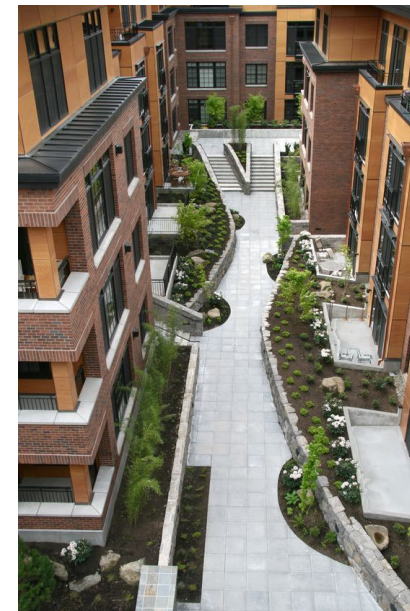


## 3.3 Guidance that can be Tested

Through the development review process, urban design metrics can be tested and refined to produce practical guidance that supports the City’s design objectives and market realities.

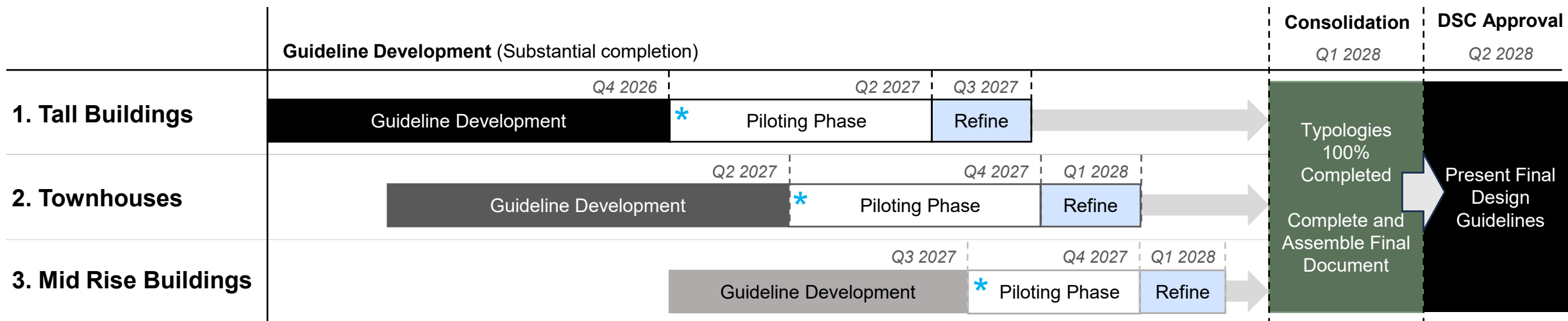
Representative components:

- Base building and streetwall height ranges in taller buildings
- Spacing of façade massing details to mitigate appearance of long buildings
- Building offsets and stepbacks
- Tower floor plates and massing for emerging typologies, i.e. slab form
- Scale, transition and privacy distances between building types
- Amount of transparent glass along ground floors / maximum amount of blank walls, i.e. retail.
- Extent of liner uses (living units, commercial space, etc.) that can be accommodated in base buildings to better conceal structured parking located above ground
- Number and width of individual units in townhouse blocks, including facing distances
- Dimensional considerations for paths, walkways and mews in higher density and townhouse developments
- plus more ....





# 3.4 Road Map to Delivery of Consolidated Guidelines



### Legend

\* Release for Piloting (City's Website)

### Notes:

- One Public Meeting to consult on all topics – Target: Late Q3 2026
- Development Industry to be consulted on each topic during each Guideline Development Phase
- The schedule also includes other sections needed to complete the document, such as the introduction, explanatory sections, glossary, and Landmark design principles





## 4.0 | Next Steps

### 4.1 What's next?

## 4.1 What's Next?

- Continue to develop draft Tall Buildings, Townhouse and Mid-rise Guidelines (*Ongoing*)
- Retain consultant for peer review services (*Q3 2026*)
- Organize and hold public open house event (*Late Q3 2026*)
- Consult development industry on draft Tall Buildings Guidelines (*Early Q4 2026*)
- Release of Tall Building Guidelines for Piloting (*Late Q4 2026*)



# Thank You!

