



Revised Development Services Committee Meeting Agenda

Revised items are indicated by an asterisk ()*

Meeting No. 5 | February 20, 2024 | 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.

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

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

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

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

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

3. REQUEST TO SPEAK / DEPUTATION:

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

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

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

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

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

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

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

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

Information Page

Development Services Committee Members: All Members of Council

Planning - Development and Policy Matters

Chair: Regional Councillor Jim Jones

Vice Chair: Regional Councillor Joe Li

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

Engineering - Transportation & Infrastructure Matters

Chair: Councillor Karen Rea

Vice Chair: Councillor Reid McAlpine

Culture & Economic Development Matters

Chair: Regional Councillor Alan Ho

Vice Chair: Councillor Amanda Collucci

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

Alternate formats for this document are available upon request.

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

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

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

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



Development Services Committee Meeting

Revised Agenda

Revised items are identified by an asterisk (*)

Meeting Number: 5
February 20, 2024, 9:00 AM - 3:00 PM
Live streamed

Please bring this Development Services Committee Agenda to the Council meeting on February 28, 2024.

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 - JANUARY 23, 2024 (10.0)**

6

1. That the minutes of the Development Services Committee meeting held on January 23, 2024, 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 (Legal Services)

Lisa Riegel, Assistant City Solicitor, Legal Services, 15 years

Community Services Commission

Anthony Cosentino, Labourer - Waterworks, Environmental Services, 10 years

Michael Dipasquale, Supervisor, Waste Management, Environmental Services, 10 years

Andrew Hopkins, Working Supervisor, Waterworks, Environmental Services, 5 years

Corporate Services Commission

Arthie Mahendran, Parking Control Administrator, Parking Control Administrator, 10 years

Development Services Commission

Carlo Santoro, Building Inspector II, Building Standards, 20 years

Janet Reid, Collections Coordinator, Economic Growth, Culture & Entrepreneurship, 15 years

***4.2 HERITAGE WEEK 2024 (16.11)**

Regan Hutcheson, Manager, Heritage Planning will provide a short presentation on the value of heritage in the City of Markham as part of Heritage Week celebrations. Following the presentation, the Prince of Wales flag will be raised at the Anthony Roman Markham Civic Centre flagpole.

5. DEPUTATIONS

6. COMMUNICATIONS

***6.1 COMMUNICATIONS - MARKHAM OFFICIAL PLAN REVIEW - WORK PLAN (10.3)**

34

Note: Please refer to item 10.1 for staff report.

1. That the communications submitted by the following providing comments regarding the above subject matter be received:
 - Rosemarie Humphries, Humphries Planning Group Inc.
 - Mike Everard, Augusta National Inc.
 - Kaitlin Webber, MHBC Planning on behalf of TransCanada PipeLines Limited

7. PETITIONS

8. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS

- 8.1 **THORNHILL SUB-COMMITTEE MINUTES – JANUARY 24, 2024 (10.0)** 40
1. That the minutes of the Thornhill Sub-Committee meeting held January 24, 2024, be received for information purposes.
- 8.2 **VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES – NOVEMBER 13, 2023 (16.0)** 46
1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held November 13, 2023, be received for information purposes.
- 8.3 **DOORS OPEN MARKHAM 2024 ORGANIZING COMMITTEE MINUTES - OCTOBER 25 AND NOVEMBER 22, 2023 (16.0)** 50
1. That the minutes of the Doors Open Markham 2024 Organizing Committee held October 25 and November 22, 2023, be received for information purposes.
- 8.4 **RECOMMENDATION REPORT, DESIGNATION OF PRIORITY PROPERTIES – PHASE VII (16.11.3)** 56

E. Manning, ext. 2296

1. That the Staff report, dated February 20, 2024, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase VII", 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:
 - 7855 Highway 7 East (Ward 5): "Nighswander-Topper House"; and,
 - 10762 McCowan Road (Ward 6): "Peach's United Church"; and,
 - 4075 Elgin Mills Road East (Ward 6): "Summerfeldt-Toole House"; and,
 - 5060 Elgin Mills Road East (Ward 6): "John Peach House"; and,
 - 5650 Fourteenth Avenue (Ward 7): "Schoolhouse School Section"; and,
 - 46 Timbermill Crescent (Ward 4): "Jacob Wismer House"; and,
3. That Council state its intention to designate 7855 Highway 7 East (Ward 5) 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 10762 McCowan Road

- (Ward 6) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,
5. That Council state its intention to designate 4075 Elgin Mills Road East (Ward 6) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,
 6. That Council state its intention to designate 5060 Elgin Mills Road East (Ward 6) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,
 7. That Council state its intention to designate 5650 Fourteenth Avenue (Ward 7) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,
 8. That Council state its intention to designate 46 Timbermill Crescent (Ward 4) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,
 9. That if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, the Clerk's Department be authorized to place a designation by-law before Council for adoption; and,
 10. That if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the matter return to Council for further consideration; and further,
 11. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.5 RECOMMENDATION REPORT, OBJECTIONS TO NOTICES OF INTENTION TO DESIGNATE – PHASE V PROPERTIES (16.11.3)

119

E. Manning, ext. 2296

1. That the Staff report, dated February 20, 2024, titled "RECOMMENDATION REPORT, Objection to Notice of Intention to Designate – Phase V Properties", be received; and,
2. That the written objection to designation under the *Ontario Heritage Act* as submitted on behalf of the property owner of 10737 Victoria Square Blvd (Ward 2), be received as information; and,
3. That Council affirm its intention to designate 10737 Victoria Square (Ward 2) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,
4. That the Clerk's Department be authorized to place a designation by-law before Council for adoption; and,
5. That the Clerk's Department be authorized to publish and serve notice of Council's adoption of the designation by-law as per the requirements of the *Ontario Heritage Act*, and further,
6. That Staff be authorized and directed to do all things necessary to give

effect to this resolution.

9. PRESENTATIONS - DEVELOPMENT AND POLICY MATTERS

9.1 YONGE CORRIDOR SECONDARY PLAN PROJECT LAUNCH (10.4)

134

D. Wedderburn, ext. 2109

1. That the presentation titled “Yonge Corridor Secondary Plan Project Launch” be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

10. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

10.1 MARKHAM OFFICIAL PLAN REVIEW - WORK PLAN (10.3)

159

A. Sallese, ext. 3135

1. That the report dated February 20, 2024, titled “Markham Official Plan Review – Work Plan” be received; and further,
2. That staff be directed to host a special meeting in Q2 2024 in accordance with Section 26(3)(b) of the *Planning Act* to discuss the revisions that may be required to the official plan.

11. MOTIONS

12. NOTICES OF MOTION

13. 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".

14. ANNOUNCEMENTS

15. ADJOURNMENT



Development Services Committee Meeting Minutes

Meeting Number: 2
January 23, 2024, 9:00 AM - 3:00 PM
Live streamed

Roll Call	<p>Mayor Frank Scarpitti Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho Councillor Keith Irish Councillor Ritch Lau</p>	<p>Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee</p>
Staff	<p>Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Trinela Cane, Commissioner, Corporate Services Morgan Jones, Commissioner, Community Services Claudia Storto, City Solicitor and Director of Human Resources Joseph Silva, Treasurer Hersh Tencer, Senior Manager, Real Property Giulio Cescato, Director of Planning & Urban Design Darryl Lyons, Deputy Director, Planning & Urban Design Frank Clarizio, Director, Engineering</p>	<p>Eddy Wu, Director, Environmental Services Stephen Lue, Senior Manager, Development Rick Cefaratti, Senior Planner, West District Loy Cheah, Senior Manager, Transportation Duran Wedderburn, Manager, Policy Erica Alligood, Election / Committee Coordinator Rajeeth Arulanantham, Assistant to Council / Committee Lee Boudakian, Manager, Economic Development Nehal Azmy, Engineer, Capital Works</p>

Alternate formats for this document are available upon request

1. CALL TO ORDER

The Development Services Committee convened at 9:10 AM with Regional Councillor Jim Jones in the Chair.

Councillor Collucci arrived to the meeting at 9:26 AM.

The Committee recessed from 11:08 to 11:25 AM.

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

There were no disclosures of pecuniary interest.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - DECEMBER 11 AND DECEMBER 12, 2023 (10.0)

Moved by Councillor Ritch Lau

Seconded by Councillor Isa Lee

1. That the minutes of the Development Services Committee meeting held on December 11 and December 12, 2023 be confirmed.

Carried

4. PRESENTATIONS

4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)

The Development Services Committee recognized the following members of staff:

Community Services Commission

William Toleck, Working Supervisor, Waterworks, Environmental Services, 20 Years

Corporate Services Commission

Anjela Melnic, Supervisor, Payroll, Financial Services, 15 Years

Hilton Lee, Financial Analyst, Accounting, Financial Services, 15 Years

Shannon Neville, Sr. Financial Analyst, Development Finance, Financial Services, 10 Years

Bryan Huang, Tax Certificates Clerk, Financial Services, 5 Years

Development Services Commission

Christina Dimou, Applications Administrator, Building Standards, 20 Years

Nehal Azmy, Engineer, Capital Works, Engineering, 20 Years

5. DEPUTATIONS

Oleg Chekhter, Michael Khalil, Valerie Burke, Barry Nelson, Andrew Baldwin, Evelin Ellison, and Elizabeth Janz made deputations on Item 9.1 as detailed with the respective item.

Valerie Burke, Andrew Baldwin, Barry Nelson, Evelin Ellison, and Jeffrey Streisfield made deputations on Item 9.2 as detailed with the respective item.

6. COMMUNICATIONS

6.1 COMMUNICATION ON RECOMMENDATION REPORT, GRMADA HOLDINGS INC. AT 7509-7529 YONGE STREET, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT A MIXED USE DEVELOPMENT CONSISTING OF

TWO 60-STOREY TOWERS, 1330 RESIDENTIAL UNITS, AN 8-STOREY PODIUM AND GROUND RELATED RETAIL USES AT 7509-7529 YONGE STREET (WARD 1), FILE PLAN 23 141587 (10.3, 10.5)

Note: Please refer to item 9.1 for staff report.

Moved by Councillor Keith Irish

Seconded by Councillor Juanita Nathan

1. That the communications submitted by Elizabeth and Robert MacLean, Vaughn Hibbits, Gayle Ferguson, John Carrington, Alison Chong, Elizabeth Janz and Ghasem Fani, Diane Berwick, Jennifer Copeland, Linda Robinson, Ralph Robinson, Sahar Nezami, Sylvia Gatti-Klein, Valerie Burke, Babak Yazdanparast, Lister and Susan Smith, Jeff Budd, Olana Alcock, Joan Honsberger, Barry Nelson and Adam Birrell on behalf of the Thornhill Historical Society, Paul Chronis, Weirfoulds LLP, and Nestor Repetski be received.

Carried

6.2 COMMUNICATION ON RECOMMENDATION REPORT, INTENTION TO DEMOLISH A PROPERTY LISTED ON THE MARKHAM REGISTER OF PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST, 7951 YONGE STREET, THORNHILL, SAMUEL FRANCIS HOUSE (16.11)

Note: Please refer to item 9.2 for staff report.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That the communications submitted by Jeffrey E. Streisfield, representing the owner of 7951 Yonge Street, Diane Berwick, Valerie Burke, Joan Honsberger, and Barry Nelson and Adam Birrell on behalf of the Thornhill Historical Society, providing comments regarding the above subject matter be received.

Carried

6.3 COMMUNICATION - REIMAGINE THE STOUFFVILLE GO TRANSIT CORRIDOR LINE (10.0)

Note: Please refer to item 10.1 for the motion.

Moved by Councillor Amanda Collucci

Seconded by Councillor Karen Rea

1. That the written submission from Elisabeth Tan be received.

Carried

7. PETITIONS

There were no petitions.

8. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS

8.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – DECEMBER 5, 2023 (10.0)

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. That the minutes of the Development Services Public Meeting held December 5, 2023, be confirmed.

Carried**8.2 MAIN STREET UNIONVILLE – PROJECT BUDGET UPDATE, WARD 3
(5.10)**

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. That the report entitled “Main Street Unionville – Project Budget Update, Ward 3”, be received; and,
2. That the Engineering Capital Account # 083-5350-22338-005 (Main Street Unionville Reconstruction) be increased from \$11,823,000 to \$14,721,034, to include the scope adjustment, as identified in this report in the amount of \$2,898,034, inclusive of HST, to be funded from the following sources:
 - a. Life Cycle Fund - \$328,307
 - b. Waterworks Reserve - \$529,478
 - c. Other - \$2,040,249 (to be confirmed in the future by staff)
3. That staff report back on the funding approach to address the project budget increase; and,
4. That the Mayor and Clerk be authorized to execute an agreement with York Region to govern cost sharing for the Regional watermain replacement on Carlton Road, provided that the form of such agreement is satisfactory to the Director of Engineering and the City Solicitor; and,
5. That the Director of Engineering be authorized to execute agreements with telecommunication companies and other parties with a statutory right to install infrastructure in the Main Street Unionville (“Utilities”) for the cost sharing of utility ducts installation and the disposition of utility ducts and vaults to such Utilities, provided that the form of such agreements are satisfactory to the Commissioner of Development Services and the City Solicitor; and,
6. That the Director of Operation be authorized to execute agreements with Telecommunication companies for future sells of provisional ducts and vaults, provided that the form of such agreements are satisfactory to the Commissioner of Community Services and the City Solicitor; and further,

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

Carried

8.3 RECOMMENDATION REPORT – DESIGNATION OF PRIORITY PROPERTIES – PHASE VI (16.11.3)

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. That the Staff report, dated January 23, 2024, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase VI", 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:
 - 3450 Elgin Mills Road East (Ward 2): "Hilts-Ford House"; and,
 - 6325 Elgin Mills Road East (Ward 5): "Samuel and Mary Hoover House"; and,
 - 10701 Highway 48 (Ward 5): "John and Elizabeth Hoover House"; and,
 - 7819 Highway 7 East (Ward 5): "Percy and Mabel Wilson House"; and,
 - 10476 Kennedy Road (Ward 6): "Thomas and Elizabeth Hobbs Bungalow"; and,
 - 7560 Ninth Line (Ward 7): "Reesor-Spears House"; and,
 - 6472 Steeles Avenue East (Ward 7): "George and Nellie Freeman House"; and,
 - 10756 Victoria Square Blvd (Ward 2): "John and Elizabeth Hilts House"; and,
3. That Council state its intention to designate 3450 Elgin Mills Road East (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 6325 Elgin Mills Road East (Ward 5) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,
5. That Council state its intention to designate 10701 Highway 48 (Ward 5) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance; and,
6. That Council state its intention to designate 7819 Highway 7 East (Ward 5) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
7. That Council state its intention to designate 10476 Kennedy Road (Ward 6) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
8. That Council state its intention to designate 7560 Ninth Line (Ward 7): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
9. That Council state its intention to designate 6472 Steeles Avenue East (Ward 7) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
10. That Council state its intention to designate 10756 Victoria Square Blvd (Ward 2) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
11. 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,
12. 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,
13. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.4 2023 INTERNATIONAL BUSINESS TRADE AND INVESTMENT MISSIONS RESULTS (10.16)

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. That the report entitled “2023 International Business Trade and Investment Mission Results” be received.

Carried

9. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

9.1 RECOMMENDATION REPORT, GRMADA HOLDINGS INC. AT 7509-7529 YONGE STREET, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT A MIXED USE DEVELOPMENT CONSISTING OF TWO 60-STOREY TOWERS, 1330 RESIDENTIAL UNITS,

AN 8-STOREY PODIUM AND GROUND RELATED RETAIL USES AT 7509-7529 YONGE STREET (WARD 1), FILE PLAN 23 141587 (10.3, 10.5)

Arvin Prasad, Commissioner, Development Services, introduced this item as related to an official plan amendment and zoning by-law amendment application to permit a mixed-use development at 7509-7529 Yonge Street. Commissioner Prasad advised that the application seeks to redesignate the lands from a community amenity zone to a site-specific high-rise designation. Commissioner Prasad advised that Staff are recommending refusal of this application as they are of the opinion that the concurrent applications are premature and do not represent good and orderly land use planning. Commissioner Prasad advised that Tony Volpentesta of Bousfields Inc. was available to answer questions on behalf of the applicant.

Oleg Chekhter, deputant, expressed that the surrounding residents do not support this application, particularly as they do not believe a traffic study has been completed as part of the proposal.

Michael Khalil, deputant and long-time resident in the neighborhood, expressed that he does not support the size of the development for the area, noting concerns with traffic, density, and water and flooding considering the location on the flood plain.

Valerie Burke, deputant, expressed that new developments should enhance the surrounding area, noting that this application is extremely dense and, in her view, does not represent good planning. Ms. Burke noted that the application should respect the TRCA requirement to locate structures 10M from floodplain to

prevent flooding risk to existing surrounding residents and asked the Committee to refuse the application and protect the surrounding community.

Barry Nelson, deputant, representing the Thornhill Historical Society, expressed agreement for the Staff recommendation recommending refusal of the application. Mr. Nelson noted that refusing the application would support the City's strategic priorities of developing safe, sustainable, and complete communities.

Andrew Baldwin, deputant, concerned with how dense the area will be if this development is accepted. Nearby developments are already dense.

Evelin Ellison, deputant, representing the Ward 1 South Thornhill Residents Inc., expressed support for the staff recommendation and the thorough staff report. Ms. Ellison shared an image of the proposed buildings, next to the surrounding area, which she expressed does not show an appropriate transition with the surrounding neighborhood.

Elizabeth Janz, deputant, expressed support for the refusal of this application for the purpose of protecting heritage properties and considering the lack of major transit in the area.

The Committee asked Staff if this Applicant could appeal to the Ontario Land Tribunal and if there would be any portions of the Official Plan that could be established this year to assist in dealing with this application.

Darryl Lyons, Deputy Director, Planning & Urban Design, advised that Staff are trying to accelerate the Official Plan and hope to have development concepts in the Fall to begin the consultation process.

The Committee expressed that at times applicants rush to appeal applications to the OLT but noted that it will not always result in homes being built faster as appropriate infrastructure must be in place to fully facilitate the development. The Committee asked what infrastructure would need to be developed for this application and others in the surrounding area.

Frank Clarizio, Director, Engineering, advised that Staff are aware of servicing constraints in this area, noting that they are working with a consultant to identify existing conditions. Director Clarizio advised that the Applicant has not done the technical work to demonstrate the servicing constraints, but noted for this location he believes them to be extensive.

Commissioner Prasad noted that servicing work is part of the secondary plan process and emphasized the need to establish development concepts before decisions are made on the secondary plan for this area. Commissioner Prasad advised that Staff hopes to report back by the end of the year on the development

concepts and to send out for consultation, with advancement of a servicing strategy as a component.

Giulio Cescato, Director, Planning & Urban Design advised that Staff are clear with Applicants and advise them to not file a joint Official Plan and Zoning By-law amendment application as it will force refusal. Director Cescato advised that instead, Staff encourage applicants to file an Official Plan Amendment application and work with Staff to achieve good solutions with respect to servicing.

Moved by Councillor Keith Irish

Seconded by Councillor Juanita Nathan

1. That the January 23, 2024, report titled, “RECOMMENDATION REPORT, Grmada Holdings Inc., Applications for Official Plan and Zoning By-law Amendment to permit a mixed use development consisting of two 60-storey towers, 1,330 residential units, an eight-storey podium and ground related retail uses at 7509-7529 Yonge Street (Ward 1), File PLAN 23 141587”, be received; and,
2. **That the deputations from Oleg Chekhter, Michael Khalil, Valerie Burke, Barry Nelson, Evelin Ellison, Andrew Baldwin, and Elizabeth Janz, made to Development Services Committee on January 23rd, be received; and,**
3. That the Applications for Official Plan and Zoning By-law Amendment, submitted by Grmada Holdings Inc., under File PLAN 23 141587, to amend the City of Markham Official Plan and Zoning By-laws 2237 and 177-96, as amended, be refused without further notice; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.2 RECOMMENDATION REPORT, INTENTION TO DEMOLISH A PROPERTY LISTED ON THE MARKHAM REGISTER OF PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST, 7951 YONGE STREET, THORNHILL, SAMUEL FRANCIS HOUSE (16.11)

Arvin Prasad, Commissioner, Development Services, introduced this item as seeking Committee direction to approve the demolition of a property of heritage value or to move forward with the designation of the property, located at 7951 Yonge Street. Commissioner Prasad advised that Staff are of the opinion that the

property is a significant heritage resource and noted that the designation of the property is supported by the Heritage Markham Committee.

Valerie Burke, deputant, expressed support for the Staff recommendation to protect and preserve the Samuel Francis House, especially as there are no clear plans with respect to the redevelopment of the site. Ms. Burke expressed that the home contributes to the heritage and cultural significance of the area and provided some historical context. Ms. Burke noted that Thornhill has experienced a loss of other heritage buildings along Yonge Street, noting that property should be preserved and incorporated into future development, for which there are various examples throughout the City of heritage properties being incorporated into new development.

Andrew Baldwin, deputant, expressed support for the Staff recommendation, noting that there has been a 25% reduction in heritage properties fronting Yonge Street on the City of Markham side. Mr. Baldwin advised that on the City of Vaughan side, 11 heritage properties front Yonge Street. Mr. Baldwin noted that the heritage properties provide a gateway into the Old Thornhill area.

Barry Nelson, deputant, representing the Thornhill Historical Society, expressed strong support for the Staff recommendation, noting that Staff recommendations are subject to evolution and can be enriched by contributions from different stakeholders. Mr. Nelson noted that the Thornhill Historical Society has done hours of work with respect to establishing the heritage value of this location and agreed that this location is a gateway as individuals travel South into Thornhill.

Evelin Ellison, deputant, advised that this building is a rare example of an Edwardian style building and expressed support for the Staff recommendation to designate this property. Ms. Ellison agreed that there is an opportunity to incorporate this building into a future proposal.

Jeffrey Streisfield, deputant representing the Applicant, shared images of the location map to show where the building is situated. Mr. Streisfield advised that the building is not located in the Thornhill Heritage Conservation District and shared images to show that the building is surrounded by trees. Mr. Streisfield noted differences in the evaluation of the property by Staff in May 2022 versus the current evaluation in January 2024. Mr. Streisfield expressed that he does not feel that the change to Staff evaluations were justified, nor does he feel that the building has heritage value. Mr. Streisfield advised that the 2014 Official Plan designated the property as a high-rise high-density site, which he noted would be priority for development. Mr. Streisfield noted that a previous decision by Council confirmed that the property was of no heritage significance. Mr. Streisfield noted that the landowner has shown what could be done at this site and

that the current building would not be incorporated but would be offered to the City should they wish to relocate the building.

Giulio Cescato, Director, Planning & Urban Design, affirmed the integrity and professionalism of Heritage Section Staff, noting that while the previous report may not have strongly expressed the value of the property, the initial report did not state that the property did not have value. Director Cescato advised that with further research and review of evidence, Staff have come to a different conclusion with respect to the heritage value of the property.

Claudia Storto, City Solicitor, advised that from a legal perspective there is nothing inappropriate with respect to Staff looking at the property again and reporting from another enhanced perspective.

Director Cescato advised that, with respect to Mr. Streisfield's statement that Council had deemed the property as having no heritage value, no decision was adopted by Council. Director Cescato found that the property had previously gone to the Heritage Markham Committee but no recommendation had gone to Council because at the time it was not recommended for designation.

The Committee asked if the building could be relocated, even if the property is designated. Director Cescato confirmed that there are a number of ways the building could be treated, noting that it could potentially be moved to a more desirable location on the property or to another location, noting that Staff would need to further understand the structure prior to recommending or allowing relocation. Director Cescato advised that there are examples of designated heritage buildings being relocated, particularly when in proximity to subways.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That the January 23, 2024, report titled, "RECOMMENDATION REPORT, Intention to Demolish a Property Listed on the Markham Register of Property of Cultural Heritage Value or Interest, 7951 Yonge Street, Thornhill, Samuel Francis House", be received; and,
2. **That the deputations by Valerie Burke, Andrew Baldwin, Barry Nelson, Evelin Ellison, and Jeffrey Streisfield made to the Development Services Committee on January 23, 2024 be received; and,**
3. That Council does not support the proposed demolition of the Samuel Francis House at 7951 Yonge Street, Thornhill; and,

4. That as recommended by the Heritage Markham Committee, the Samuel Francis House be approved for designation under Part IV, Section 29 of the *Ontario Heritage Act* as a property of cultural heritage value or interest including a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes; and,
5. That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to Designate the property, as per the requirements of the *Ontario Heritage Act*; and,
6. That if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, the Clerk be authorized to place a designation by-law before Council for adoption; and,
7. 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,
8. That if the intention to designate proceeds and there are any appeals of the designation by-law, the Clerk be directed to refer the proposed designation to the Ontario Land Tribunal ("OLT"); and,
9. That if the designation is referred to the OLT, Council authorize the City Solicitor and appropriate staff to attend any hearing held by the OLT in support of Council's decision to designate the property; and further,
10. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.3 COMMENTS TO PROVINCE ON POTENTIAL REVOCATION OR AMENDMENTS TO CERTAIN MINISTERS ZONING ORDERS (10.0)

Arvin Prasad, Commissioner, introduced this item as related to an overview of City's comments on the Province of Ontario's proposal to revoke or amend Minister's Zoning Orders. Commissioner Prasad advised that on December 20, 2023 the City received a letter from the Minister with respect to Minister's Zoning Orders, two of which are in the City of Markham, located at 3143 19th Avenue and 3565 19th Avenue. Commissioner Prasad advised that Staff have reviewed the status of these Minister Zoning Orders and propose that they both be maintained. Commissioner Prasad introduced Duran Wedderburn to deliver a presentation.

Duran Wedderburn, Manager, Policy, provided a brief presentation to show the lands subject to the Minister Zoning Order revocations with a commenting deadline of January 27, 2024.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Amanda Collucci

1. That the report dated January 23, 2024 titled “Comments on Potential Revocation or Amendments of Certain Minister’s Zoning Orders” be received; and,
2. That O.Reg 599/21 - 3143 19th Avenue for ERO #019-7994 be maintained; and,
3. That O.Reg 482/22 - 4565 19th Avenue for ERO #019-7991 be maintained; and,
4. That this report be forwarded to the Minister of Municipal Affairs and Housing as the City of Markham’s comments; and,
5. That this report be forwarded to the Region of York; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10. MOTIONS

10.1 REIMAGINE THE STOUFFVILLE GO TRANSIT CORRIDOR LINE (10.0)

Note: The following matter was deferred back to Development Services Committee from the December 13, 2023 Council meeting. Notice of this motion was given to Development Services Committee at its meeting held on November 28, 2023.

Regional Councillor Joe Li assumed the Chair for this item.

Arvin Prasad, Commissioner, Development Services, read the motion.

Regional Councillor Jim Jones provided a presentation, further detailing the motion and meetings with Provincial stakeholders.

The Committee provided the following feedback:

- Congratulated Regional Councillor Jones in compiling an ambitious plan.

- Asked if the motion would be achievable. Commissioner Prasad opined that the motion is aligned with Provincial and Regional Planning and aligned with good planning. Commissioner Prasad noted that some aspects of the motion may or may not meet the needs of other municipalities, but noted that there are good comparisons provided between Ontario and Vancouver. Commissioner Prasad advised that as the motion is multi-jurisdictional there may be a limit to the influence that Council has over the outcome, noting that leadership will be required from the Province. Commissioner Prasad also highlighted the additional resources required as part of the realization of this motion, including staff and consultant resources.
- Expressed concerns with the multi-jurisdictional nature of the motion, noting that Council nor Staff would be equipped to validate some of the assumptions outlined in the motion.
- Expressed concerns with ideas presented in the motion along Markham Main Street and around the heritage district.
- Noted that the City may not have appropriate resources to undertake what is outlined in this motion, noting that there could be governmental changes at the Provincial level that would present further challenges, and the timelines to build subway stations.
- Expressed support for the simplification of the motion, noting that it could be distilled to request that the Province establish a multi-jurisdictional steering committee of stakeholders comprised of municipalities and various agencies to create a world class rapid transit corridor of transit supported communities.

Regional Councillor Jones agreed to the motion being deferred to a future date to allow for the simplification of the motion.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Isa Lee

That this motion be deferred to a future Development Services Committee and brought back in a more simplified state.

Carried

The Development Services Committee had before them this original motion which was not voted on at this time:

WHEREAS, There is a need to reimagine the Stouffville GO Transit Corridor Line into a subway style, driverless with automatic train control service and land use plans as well as to create the high-speed 407 Crosstown Transitway Corridor, coordinated at a supra-regional level with all affected municipalities within the 416 and 905 area code, spearheading a major transformation of the Stouffville GO Transit line to unlock economic opportunity, job generation, increase ridership and optimize investments in rail transit infrastructure, create complete, walkable communities, provide for a range of housing choices and affordability levels and create unique destinations surrounding each Transit Oriented Development (TOD) station areas (refer to Appendices: for background material and detail); and,

WHEREAS, A holistic, comprehensive plan would produce a far more efficient and effective two-way all-day corridor of destinations surrounding GO "Transit-Oriented Development" Stations coupled with 24-hour land uses that focus on the public realm and community amenities to create a vibrant and liveable economic corridor that is not premised on the current commuter model between the 905 and downtown Toronto areas; and,

WHEREAS, All GO Commuter Transit Lines, including the Stouffville Line are currently underperforming, low ridership lines that need revitalization into vibrant complete destination TODs with high animation activity, high ridership, multiple amenities, jobs, retail establishments, and concentration of destination facilities; and,

WHEREAS. Planning GO TOD stations at the corridor level allows for the coordination of land use and transportation, which can provide fast, direct, and cost-effective access to more destinations for more people. It also allows for the concentration of higher-density, mixed-use, pedestrian-friendly development within walking distance of frequent transit stops and stations, in tandem with measures to discourage unnecessary driving. This supports sustainable transportation choices and other community goals, resulting in lower levels of vehicle use, reduced greenhouse gas emissions, improved air quality, reduced cost of living, and healthier lifestyles; and,

WHEREAS, A joint committee comprised of the Province, Federal Government, Toronto/Markham/Stouffville and York Region are well positioned to work together and implement this comprehensive work and bring all levels of government, agencies and stakeholders together in a joint initiative to reimagine the Stouffville GO Transit Corridor and its surrounding lands across municipal boundaries, and other government jurisdictions; and,

WHEREAS, Toronto/Markham/Stouffville Growth Strategy describes the goals, strategies, and actions agreed to by the municipal partnership to pursue sustainable growth and development to 2053 and beyond. It is based on containing growth inside the urban containment boundary, and focusing this growth in Toronto, Markham and Stouffville's Urban Growth Centres, Transit Oriented Development Communities and other areas well-served by frequent transit service. It aims to support sustainable transportation choices with an emphasis on Toronto/Markham/Stouffville land use patterns that promote walking, cycling, and transit; and,

WHEREAS, A new transportation plan for Toronto/Markham/Stouffville will set out the goals for a transportation strategy. to keep people and our economy moving, strengthen our communities, and protect the environment. It will set out the goals for Toronto/Markham's integrated transportation system and outlines the importance of coordinating land use and transportation to be proactive in using transit to serve and shape land use. MTO (Metrolinx) are called to lead the planning and development of a new GTHA Regional Rail Integrated Transportation Strategy and the Municipalities will lead the planning of the Stouffville Corridor TOD Communities, with a planning horizon of 2053, in coordination with Toronto and Markham's 2053 and beyond Transportation Strategy; and,

WHEREAS, Corridor-level planning can attract more economic development opportunities and substantial investment. Developers and businesses are often attracted to corridors with planned transit oriented development, as they see the potential for a larger customer base and improved accessibility. This can lead to more significant economic growth and job opportunities along the entire corridor; and,

WHEREAS, Community Connectivity and Planning at the corridor level encourages the creation of pedestrian-friendly pathways, bike lanes, and other non-motorized transportation options that connect various stations and surrounding areas. Corridor planning promotes active transportation and enhances overall livability of the community; and,

WHEREAS, Planning and urban design can, at the corridor level, facilitate the establishment of consistent design and development standards across the entire corridor. It can lead to a more cohesive, aesthetic and functional environment, avoiding abrupt transitions between different station areas; and,

WHEREAS, Corridor-level planning allows for more effective public engagement will help to reduce nimbyism. Communities can provide input on the overall vision and priorities for the entire corridor, fostering a sense of ownership and involvement in the planning process. Regular open Corridor Committee meetings with stakeholders and ratepayers will help to reduce nimbyism; and,

WHEREAS, By planning at the corridor level, environmental impacts and considerations can be assessed and mitigated on a broader scale. This might include evaluating the overall ecological footprint, preserving and increasing green spaces, and implementing sustainable practices that benefit the entire corridor; and,

WHEREAS, in order to speed up the planning process, and use financial resources more efficiently for everyone, it is important that public lands, infrastructure and buildings serve multi-purpose uses where appropriate:

1. Tank storm ponds located in TOD Communities and put parkland or sports bubble on top,
2. Streams and watercourses in TODs Communities can be covered and put parkland on top,

3. Sports fields, parkland and playgrounds be shared between schools and the municipality,
4. Co-locate public and separate schools and municipal facilities in the same multi-level building including separate and public school libraries incorporated into a municipal public library,
5. Do not tax condo and office building underground parking in TOD Communities and transit corridors,
6. Government and Municipal assets should serve multi-purposes because of the cost of land,
7. The Ontario Government should allow the straddling of rail lines to create strata indoor or outdoor parks or urban vertical farming facilities,
8. Within approx. 500 meters of TOD Community GO Stations, buildings should be allowed up to 8.0+ FSI etc.
9. Corridors and Major Streets within a Heritage TOD Community should have minimum heights of 6 storeys. Buildings will be permitted to extend to 8 storeys with a 3 metre step back. Building materials and architecture should be reflective of the existing heritage character,
10. Reduce GO Transit Station Platforms to 82.5 or 100 meters long instead of today's 300 meters long platforms,
11. Add more stations to reduce the distance between stations when justified,
12. Increase the frequency when ridership is justified,
13. Build buildings or parkland over the top of GO Stations and GO Platforms,
14. Transform the Stouffville GO Line to an Light Rail Transit Line powered by hydrogen fuel which can coexist with UP Express diesel fuel - instead of the need to electrify the Stouffville GO Transit Line
15. Connect the Union Station Pearson Express to the Stouffville GO Transit Line up to Lincolnville,
16. Conduct a proof of concept pilot for hydrogen trains instead of electric on the Stouffville GO Transit Line,
17. Develop an integrated corridor with condos, retail, office, jobs, institutions, and destination attractions at each TOC station on the

Stouffville GO corridor to grow ridership, jobs, residential and economic activity,

18. 10% of all new condo units built are affordable or purpose build rentals in the Stouffville GO TOC corridor,
19. With the provincial and federal governments, conduct pilot projects in urban vertical farming, autonomous vehicles in a geo-fenced environment and waste to energy. If successful, this would be a model for all
20. Plan for a major sports, entertainment, and convention centre destination at the Markham Centre Go Station Hub.

THEREFORE BE IT RESOLVED:

1. That the Province of Ontario and the appropriate municipalities form an inter-governmental, inter-municipal, stakeholders and agency steering committee and working group to undertake a comprehensive study, followed by development of a plan that will unlock the land use, economic and transit opportunity of the Stouffville GO Transit Line Corridor and its surrounding lands; and,
2. That a Steering Committee made up of representatives from the Federal, Provincial and Municipal Governments and a Government Technical Working Group be supported by various experts, including urban planners, urban design architects, engineers, economists, environmental specialists, and community stakeholders. Collaboration between government agencies, transit authorities, and private entities would be essential to successfully realize the transformation of the Stouffville GO transit line Corridor and the evolution of Transit-Oriented Developments; and,
3. That the Following Key Steps should be Considered to Guide the Study:
 - a. Define the Scope and Objectives
 - b. Assess existing Infrastructure and Demand
 - c. Identify Potential Transit Oriented Development Communities Stations
 - d. Conduct Stouffville GO Transit Corridor Feasibility Study
 - e. Develop Transit Oriented Development Communities Concepts
 - f. Analyze Cost and Funding Options

- g. Public Engagement and Consultation
 - h. Develop an Implementation Plan
 - i. Monitor and Evaluate
 - j. Plan a major GTA Sports, Entertainment and Convention Facilities at the Unionville GO/407 Transitway Hub
4. That the Following Matters be Considered as Part of the Study and Plan (refer to Appendices for details):
- a. Provide land use, typologies and communities that optimize the frequent rail transit investment where communities are seamlessly linked by high frequency public LRT
 - b. Provide Complete Destinations (Retail, Office and Residential build over the TOD stations) Transit-Oriented Development Stations that are seamlessly linked with 24-hour uses that create two-way all-day traffic between Toronto's Union Station and Stouffville's Lincolnville Station. (Involve Pension Funds and other Capital Investors)
 - c. Evaluate and implement autonomous vehicles in a geo-fenced environment and micro-mobility connections to support first-mile/last-mile solutions at rail transit station areas
 - d. Create a multi-modal corridor of transit supported neighbourhoods (like a string of pearls along the corridor).
 - e. Create complete communities and hierarchy of destinations, employment centres and amenities within the sub-centres that generate and attract two-way all-day traffic
 - f. Examine opportunities for renewables, district energy generation, solar, wind and geo-thermal solutions within the Stouffville GO Transit corridor
 - g. Provide a Range of Housing Choices and Affordability
 - h. Balance City-Wide and Regional Goals with the Existing Communities and Its Context
 - i. Ensure Job Space and Diversity through a Comprehensive Job Creation Strategy

- j. Create digital twins of the affected municipalities that utilize the internet of things to monitor utilities and the transportation grid in real time and improve analysis, projection and development review
5. That the Following Programmes be Considered to Reimagine the Stouffville GO Transit line as a Comprehensive Transit Corridor with integrated urban development and sustainable features:
 - a. *Conduct a Technical and Financial Feasibility Study* to assess the technical, financial, and operational viability of the proposed transformation of the Stouffville GO transit line to LRT (Subway) type Service:
 - i. *Transportation Demand Analysis*: Analyze the current and projected transportation demand along the corridor, considering population growth, employment distribution and other demographic factors.
 - ii. *Infrastructure and Engineering Study*: Conduct engineering study to determine whether to tunnel, or elevate, or grade separate, and other infrastructure upgrades along the corridor.
 - iii. *Environmental Impact Assessment*: Evaluate potential environmental impacts of transit line upgrades, new stations, increased urban development, density, and develop strategies to mitigate any negative effects.
 - iv. *Driverless Train with Automation Train Control Technology Study*: Explore the technical requirements, costs and benefits of implementing driverless LRT technology, and automatic train control.
 - b. *Engage A World-Class Transit Oriented Development (TOD) Planning Consultant Team to masterplan the entire Stouffville GO corridor and every TOD Station, including but not limited to:*
 - i. *Station Area Master Plans*: Develop station master plans for proposed TODs. These plans should include mixed-use development concepts, urban design guidelines, land use strategies, and strategies for creating complete destination. Consider factors like job distribution, housing density, retail, entertainment facilities, creating great public realm, green spaces, and building on top of TOD stations.

- ii. *Land Use and Zoning Studies*: Work with local municipalities to update zoning regulations and land use policies that encourage mixed-use development and don't encourage single-family houses and townhouses in TODs.
- iii. *Transit-Oriented Development (TOD) Strategy*: Establish design guidelines to ensure aesthetic coherence, functionality, and sustainability in the development of stations and surrounding areas. These guidelines would encompass building heights, aesthetics, green spaces, and public amenities.
- iv. *Indoor Urban Vertical Farming Warehouse Feasibility*: Assess the feasibility of integrating urban vertical farming facilities at each station, considering factors such as space, technology, and economic viability.
- v. *Conduct an Autonomous Vehicles Proof of Concept*: At a TOD station in a geofenced campus environment.
- vi. *Conduct an Waste-to-Energy Infrastructure Proof of Concept Study*: Assess the possibility of central waste-to-energy facilities at each major TOD station area to manage waste sustainably and produce energy. Evaluate technology options, environmental impacts, financial viability and regulatory considerations.
- vii. *3D Modelling Solutions*: Create 3D digital twins and printed models for each TOD station area.
- viii. *Economic and Job Analysis*: Assess the potential for job creation along the transit corridor. Identify sectors that could thrive in proximity to transit stations, such as technology hubs, commercial centres, and research institutions. This study must consider how to attract businesses to establish their presence at each station.
- ix. *Housing Market Analysis*: Understand the housing market dynamics in the GTA, including housing affordability issues. Explore different housing typologies, such as mid-rise and high-rise condos, to accommodate the projected population growth and demand for housing. Examine strategies to ensure housing affordability while maintaining the desired urban density.
- x. *Modular Prefabrication Condominium Construction Feasibility Study*: The feasibility of using modular prefabricated construction

methods for the creation of mid-rise buildings at each transit station and corridor.

- xi. *Legal and Regulatory Framework* Review existing legal and regulatory frameworks and identify any necessary changes to support the proposed transformation of the transit line and TOD station areas.
- xii. *Conduct visual preference surveys and studies for each TOD:* Solicit feedback in urban planning, architecture, and design to gather public opinions about the visual qualities of different environments, landscapes, buildings, and urban elements.
- xiii. *Eliminate NIMBYism: Community Engagement, Stakeholder Involvement and Visual Preference Survey:* Conduct public engagement sessions to involve residents in the planning process. Utilize visual preference surveys to gather input on design elements, community preferences, and potential concerns. This can help address potential "NIMBYism" (Not in My Backyard) reactions and ensure community buy-in.
- xiv. *Heritage Districts:* Develop a policy on single-storey buildings near rail transit stations or in heritage districts, the policies are to encourage denser developments in these areas to accommodate more residents and preserve the character of heritage districts.
- xv. *Plan Major Destinations:* Strategically plan major destinations along the Stouffville GO Corridor as part of an integrated transit network.
- xvi. *Seek Guidance from the Premier, Minister's of Sports and Economic Development and the Canadian Sports Institute of Ontario (CSIO),* on how a major Sports, Entertainment & Convention Centre can be part of the economic strategy for the integrated GTA rail transit network. (A community that works together, plays together and lives together, stays together)
- xvii. *Financial and Funding Strategy.* Develop a funding strategy that considers public and private funding sources, potential revenue streams from commercial development, and long-term financial sustainability.

- xviii. Public-Private Partnerships (*PPPS*): Investigate the potential for public-private partnerships to help finance, develop, and operate the new TOD corridor and station
- xix. Implementation Plan: Develop a phased implementation plan that outlines the timeline, milestones, and responsibilities for each stage of the transit corridor
- c. Establish a Stouffville GO TOD Corridor Stakeholder and Ratepayer Committee to ensure integrated Transit Corridor TOD Planning:
 - i. This is essential for creating efficient, safe, and sustainable transportation systems that serve the needs of the communities and the GTHA.
 - ii. The Tri-Government Political Steering committee adopts a multidisciplinary approach that considers various factors including transportation, land use, urban design, economic development, job creation, and community engagement.
 - iii. Conduct regular transparent committee meetings both in person and hybrid.
- 6. That in conclusion: Conducting a masterplan study for the Stouffville GO Transit corridor is crucial to meet the growing transportation needs of the 1.5 million people it serves and the millions more expected to make the GTHA their home. By learning from successful transit systems, optimizing capacity, and exploring cost-effective solutions, we can enhance the efficiency, capacity, and overall performance of the corridor. This study will provide valuable insights and recommendations for future infrastructure upgrades, operational improvements, and station design modifications; and,
- 7. That the printing costs associated with the document entitled "Creating a Complete Destination Transit Oriented Development Interactive Corridor Economy" be funded from a City account to an upset limit of \$15,000; and further,
- 8. That This Resolution be Provided to the Following:
 - a. The Right Honourable Justin Trudeau, Prime Minister of Canada
 - b. Hon. Chrystia Freeland, Deputy Prime Minister and Minister of Finance

- c. Dominic LeBlanc, Minister of Public Safety, Democratic Institutions, and Intergovernmental Affairs
- d. Lawrence MacAulay, Minister of Agriculture and Agri-Food
- e. Francois-Philippe Champagne, Minister of Innovation, Science, and Industry
- f. Sean Fraser, Minister of Housing, Infrastructure and Communities
- g. Mary Ng, Export Promotion, International Trade and Economic Development
- h. Steven Guilbeault, Minister of Environment and Climate Change
- i. Pablo Rodriguez, Minister of Transport and Quebec Lieutenant
- j. Soraya Martinez Ferrada, Minister of Tourism and Minister responsible for the Economic Development Agency of Canada for the Regions of Quebec
- k. Carla Qualtrough, Minister of Sport and Physical Activity
- l. Kamal Khera, Minister of Diversity, Inclusion and Persons with Disabilities
- m. Filomena Tassi, Minister responsible for Federal Economic Development Agency for Southern ON
- n. Rechie Valdez, Minister of Small Business
- o. Doug Ford, Premier of Ontario
- p. Paul Calandra, Minister of Municipal Affairs and Housing
- q. Kinga Surma, Minister of Infrastructure
- r. Prabmeet Sarkaria, Minister of Transportation
- s. Vic Fedeli, Minister of Economic Development, Job Creation and Trade
- t. Peter Bethlenfalvy, Minister of Finance
- u. Lisa Thompson, Minister of Agriculture, Food and Rural Affairs
- v. Todd Smith, Minister of Energy
- w. Neil Lumsden, Minister of Tourism, Culture and Sport
- x. Phil Verster, President and Chief Executive Officer, Metrolinx

- y. Donald Wright, Chair of the Board of Directors, Metrolinx
- z. Michael Lindsay, President and Chief Executive Officer, Infrastructure Ontario
- aa. Marit Stiles, Leader of the New Democratic Party of Ontario
- bb. John Fraser, Interim Leader of the Liberal Party of Ontario
- cc. Brian Bentz, President and CEO, Alectra Utilities
- dd. Brian MacPherson, Executive Director, 2030 Commonwealth Games
- ee. Debbie Low, President & CEO, Canadian Sports Institute of Ontario
- ff. York Region Councillors
- gg. Mayor and Councillors, Markham, Richmond Hill, Vaughan, Whitchurch Stouffville
- hh. Mayor and Councillors, City of Toronto
- ii. CEOs and Commissioners of Planning, York Region, Markham, Richmond Hill, Vaughan
- jj. City Clerks — Markham, Richmond Hill, Vaughan, Durham, Brampton, Mississauga, Toronto
- kk. Local York Region MPPs and MPs
- ll. A Better GTA — An Alliance of GTA Resident and Ratepayers Groups in the GTA
- mm. Media - CBC, CTV, City News, Toronto Star, Globe & Mail, York.com

11. NOTICES OF MOTION

Councillor Keith Irish presented his motion “Bayview Avenue and John Street Visioning Exercise”. The motion will be discussed at an upcoming Development Services Committee meeting.

12. NEW/OTHER BUSINESS

There was no new business.

13. ANNOUNCEMENTS

There were no announcements.

14. ADJOURNMENT

Moved by Councillor Andrew Keyes

Seconded by Councillor Amanda Collucci

That the Development Services Committee adjourn at 12:45 PM.

Carried

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

February 13, 2024
HPGI File: 15412

Development Services Committee

101 Town Centre Blvd
Markham, ON
L3R 9W3

Attn: City Clerk

**Re: Development Service Committee Meeting – February 20, 2024
Item 10.1 – Markham Official Plan Review – Work Plan
9833 & 9829 Markham Road, City of Markham (the “Subject Lands”)
Krashnik Investments Limited**

Humphries Planning Group Inc (HPGI) is the planning consultant for Krashnik Investments Limited, the registered owners of the lands municipally addressed as 9833 and 9829 Markham Road, in the City of Markham (the ‘Subject Lands’). HPGI has received Notice of the Development Service Committee Meeting being held on February 20, 2024 which presents the Markham Official Plan Review – Work Plan, to be endorsed.

We seek clarification on how Secondary Plan processes, including the currently ongoing Mount Joy Study, fit within the larger process of the Work Plan prepared and presented to Committee for the Markham Official Plan.

Humphries Planning Group Inc. requests notice of all submissions, including reports and drawings, meetings and decisions relating to this matter.

Yours truly,
HUMPHRIES PLANNING GROUP INC.



Rosemarie Humphries BA, MCIP, RPP
President

cc. *Krashnik Investments Limited*
Ms. Susan Rosenthal, Davies Howe

From: Mike Everard

Sent: Thursday, February 15, 2024 12:11 PM

To: Clerks Public <clerkspublic@markham.ca>

Cc: 'Hendrix, Mr.'

Subject: February 15, 2024, from Mike Everard re: February 20/24, DSC., Item 10.1, Markham Official Plan Review,

City Clerk:

Re: February 20, 2024, Hybrid Development Services Committee
Item 10.1 MARKHAM OFFICIAL PLAN REVIEW

Please be advised, that We require email notifications regarding meetings with Stakeholders, workshops, request for submissions, City Staff Reports, Information and Public Meetings, DSC and City Council resolutions regarding the Markham Official Plan Review.

The urban planning consulting firm, Augusta National Inc., acts on behalf of Catholic Cemeteries & Funeral Services-Archdiocese of Toronto, registered owners of Holy Cross Cemetery and Holy Rose Cemetery.

Any proposed revisions to the Markham 2014 Official Plan policies, goals, objectives and designations must support the following:

Holy Rosary Cemetery OPA/13/116842 (98.83 acres)
NE intersection of Woodbine Avenue/19'th Avenue

December 10, 2013, City Council resolution:

“That consideration of the Employment land redesignation application by Catholic Cemeteries be ‘Deferred’ and that Staff be directed to work with the Applicant to find a mutually agreeable solution to the Catholic Cemeteries requirements on/or before two (2) years from December 10, 2013. In the event that Staff and Catholic Cemeteries do not arrive at a mutually agreeable solution with said time frame, Staff is directed to process the current application OPA/13/116842.”

Further to Markham City Council’s December 10, 2013, adoption of the Official Plan, York Regional Council’s June 12, 2014, approval of the Official Plan includes ‘Deferred’ Modification #85 (modify Section 9.9) and Modification #127 (modify Map 3).

Holy Cross Cemetery (10.50 acres)
NW intersection of Langstaff Road/Bayview Avenue

The subject lands are zoned (H) 'O2 Open Space', By-law 2150, as amended, permitting Cemetery development throughout the entire 10.50 acres.

July 9, 2019, the preliminary Site Plan was submitted to the City.

Zoning By-law 2024-19, enacted by City Council on January 31, 2024, excludes this last phase of Holy Cross Cemetery.

Regards:

Mike Everard, M.Sc., RPP.,
Principal,

AUGUSTA NATIONAL INC.

Queens 400 Executive Offices,
178 Main Street, Unionville, ON. L3R 2G9



Authorized commenting Agency for



February 15, 2024

Erica Alligood
Election & Committee Coordinator - Legislative Services

City of Markham
101 Town Centre Boulevard
Markham, ON, L3R 9W3

Via email: clerkspublic@markham.ca

Dear Erica Alligood:

**RE: Proposed Official Plan Review Work Plan
City of Markham**
MHBC File: PAR 50306

MacNaughton Hermsen Britton Clarkson (MHBC) are the planning consultants for TransCanada PipeLines Limited (TCPL). This letter is in response to the proposed work plan for the City of Markham's Official Plan Review. TCPL has two (2) high-pressure natural gas pipelines contained within a right-of-way ("easement") crossing the City of Markham.

TCPL's pipelines and related facilities are subject to the jurisdiction of the Canada Energy Regulator (CER) – formerly the National Energy Board (NEB). As such, certain activities must comply with the Canadian Energy Regulator Act ("Act") and associated Regulations. The Act and the Regulations noted can be accessed from the CER's website at www.cer-rec.gc.ca.

Policy Context

TCPL's pipelines are defined as Infrastructure in the Provincial Policy Statement (PPS). Section 1.6.8.1 of the PPS states that *'planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.'* The Growth Plan (2020) also references the importance of protecting and maintaining planned infrastructure to support growth in Ontario.

Appropriate setbacks of buildings, structures and dwellings to the rights-of-way are needed to manage the safety and integrity of the pipelines, as well as ensuring adequate access for emergencies, operations and maintenance. Where possible, TCPL also seeks to implement official plan policies and zoning regulations that implement its guidelines.

In the York Region Official Plan (2022), TCPL's right-of-way travels through portions of the Urban Area and Agricultural System (Map 1 – Regional Structure). Section 6.73 of the York Region Official Plan includes the following TCPL policies:

"6.7.3 That local municipalities identify and include policies to protect existing and planned TransCanada Pipelines and facilities in accordance with the following:

- a. Early consultation with the utility provider;*
- b. That development within 200 metres of its pipelines and within 750 metres of a compressor station should be undertaken to ensure TransCanada Pipelines can assess potential impacts and provide recommendations to avoid adverse impacts; and,*
- c. That notwithstanding policy 6.7.7, use of rights-of-way should be limited to municipal open space uses."*

In the current City of Markham Official Plan (2014), TCPL's right-of-way is identified in Appendix E – Transportation Services and Utilities. Section 7.2.3.7 of the Markham Official Plan includes the following TCPL policies:

"To require the proponents of any development, redevelopment and site alteration adjacent to the TransCanada pipeline shown in Appendix E – Transportation, Services and Utilities, or a natural gas compressor station to:

- a) Obtain approval by TransCanada Pipelines where development, redevelopment or site alteration is located within the mandatory setback distance;*
- b) Locate buildings and structures as minimum setback from the pipeline right-of-way, as determined by TransCanada Pipelines and the National Energy Board;*
- c) Locate any accessory and temporary structures, landscaping and parking within the setback boundaries, subject to the approval of TransCanada Pipelines; and*
- d) Consult with TransCanada Pipelines where development, redevelopment and site alteration is located within 200 metres of the pipeline right-of-way or natural gas compressor station."*

To ensure conformity to the York Regional Official Plan and TCPL's current regulatory requirements, we request the following policies be included in the City of Markham's new Official Plan:

TRANSCANADA PIPELINE

- 1. TransCanada Pipelines Limited ("TCPL") operates high pressure natural gas pipelines within its rights-of-way which cross through the City, as identified on Appendix E to this Plan.*
- 2. TCPL is regulated by the Canada Energy Regulator ("CER"), which has a number of requirements regulating development in proximity to the pipelines, including approval for activities within 30 metres of the pipeline centreline (the "Prescribed Area").*
- 3. New development can result in increasing the population density in the area, and may result in TCPL being required to replace its pipeline to comply with CSA Code Z662. Therefore, the City shall require early consultation with TransCanada for any development proposals within 200 metres of its facilities (the "Class Assessment Area").*
- 4. A setback of 7 metres shall be maintained from the limits of the right-of-way for all permanent buildings and structures. Accessory structures shall have a minimum setback of at least 3 metres from the limit of the right-of-way.*

5. *A minimum setback of 7 metres shall be maintained from the limits of the right-of-way for any parking area or loading area, including parking, loading, stacking and bicycle parking spaces, and any associated aisle or driveway.*
6. *In the Urban Area, the City will encourage the use of TCPL's right-of-way for passive parkland or open space subject to TCPL's easement rights.*

We should also be notified of the following that may impact TCPL's facilities:

- Land use changes within 200m of the pipelines;
- Changes to transportation policies or road crossings of the right-of-way; and,
- Recreational open space uses, parks and trails in proximity to the pipeline right-of-way.

Thank you for the opportunity to comment. We look forward to participating in the City's Official Plan Review process. If you have any questions, please do not hesitate to contact our office

Sincerely,

MHBC



Kaitlin Webber, MA
Planner | MHBC Planning

on behalf of TransCanada PipeLines Limited



Thornhill Sub-Committee

Minutes

January 24, 2024, 9:30 AM - 12:00 PM

Electronic Meeting

Sub-Committee Members	Regional Councillor Jim Jones, Chair Councillor Keith Irish Councillor Isa Lee	Councillor Andrew Keyes Mayor Frank Scarpitti (Ex-Officio) Regional Councillor Joe Li (Ex-Officio)
Regrets	Deputy Mayor Michael Chan (Ex-Officio)	
Council Members	Regional Councillor Alan Ho Councillor Ritch Lau Councillor Reid McAlpine	Councillor Karen Rea Councillor Amanda Collucci
Staff	Giulio Cescato, Director of Planning & Urban Design Stephen Lue, Senior Manager, Development Rick Cefaratti, Senior Planner, West District	Erica Alligood, Election / Committee Coordinator Rajeeth Arulanantham, Assistant to Council / Committee

1. CALL TO ORDER

The Thornhill Sub-Committee meeting was called to order at 9:34 AM with Regional Councillor Jim Jones in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. PRESENTATIONS

3.1 NATIONAL SPIRITUAL ASSEMBLY OF THE BAHÁ'Í'S C/O MALONE GIVEN PARSONS LTD., APPLICATION FOR OFFICIAL PLAN

AMENDMENT AND ZONING BY-LAW AMENDMENT TO PERMIT A NEW BAHÁ'Í NATIONAL CENTRE

Giulio Cescato, Director, Planning & Urban Design, provided an introduction advising that this Thornhill Sub-Committee meeting was requested following the Statutory Public Meeting for this application. Director Cescato advised that the Applicant has brought forth an updated proposal to the Sub-Committee but the City has not yet received a formal resubmission of application materials. Director Cescato advised that another statutory public meeting will be required before the revised applications are brought to Council and noted that the Applicant has worked with Staff to revise the proposal based on comments from internal department, external agencies received to date, as well as those received from the public and Members of Council at the original statutory public meeting. Director Cescato introduced Rick Cefaratti to provide an introductory presentation, noting that it would be followed by a presentation from Malone Given Parsons and representatives of the Applicant.

Rick Cefaratti, Senior Planner, Development, provided a presentation. Mr. Cefaratti introduced representatives of the Applicant to deliver a more comprehensive presentation on the revised proposal.

Siamak Hariri, Architect, Steve Schaefer, SCS Consulting, Mark Schollen, Schollen and Company, Mark Jamieson, BA Consulting Group, and Don Given, Malone Given Parsons provided a presentation delivering an overview of the changes to the application responding to comments from the May 23, 2023 public meeting, including comments related to emergency access, ecology, transportation and parking.

The Sub-Committee provided the following feedback:

Floodplain and Modifications of Leslie Street

- Asked for clarification whether the TRCA is supportive of the floodplain solution being explored. Mr. Schaefer advised that based on discussions with the TRCA Engineering Team, there is generally supportive of the concept of raising Leslie Street but clarified that work continues with respect to engineering drawings and permits.
- Asked if homes on Waterloo Court would be permitted to be constructed today considering those homes are located within floodplain. Mr. Schaefer confirmed that there is not appropriate ingress and egress that would allow for construction of those homes today, noting that a new development would have to find a similar solution to have alternate access.

- Asked if, in the event of a storm which would flood the area, Waterloo Court and the Baha'i Centre could be evacuated, rather than raising Leslie Street. Mr. Schaefer advised that policy requires safe ingress and egress based on flood depth, noting that an evacuation of that magnitude could be concerning.
- Inquired about the ownership of Leslie Street, particularly the portion intended to be raised. Mr. Schaefer advised that the entire portion that the Applicant is proposing to raise is owned by the City. Mr. Schaefer explained that when the street was realigned it went onto the Baha'i property, but would be conveyed to the City, as would the area being widened onto Baha'i property.
- Asked if a connection to the existing lake-to-lake trail would be permitted. Mr. Schaefer confirmed that would be included within the right-of-way.
- Asked about the process for raising Leslie Street and what would be done to control side run-off of water from Leslie Street being raised. Mr. Schaefer advised that the portion of Leslie Street being raised would be filled with clean earth fill. Mr. Schaefer further advised that stormwater run-off continues to be explored noting that a similar run-off is anticipated but that a curb or storm sewer may also be explored.
- Asked how the Leslie Street raising and widening would impact Waterloo Court during construction. Mr. Schaefer confirmed that access for Waterloo Court would be maintained but advised that there is not yet a detailed design timeline. Mr. Schaefer confirmed that the work would be completed within one season.

Parking

- Asked how many lay-by parking spots would be provided along Leslie Street. Mr. Jamieson indicated that the exact number of spots would be dependent on ecology and the TRCA, noting that it could include three to four lay-bys, totaling 10 to 20 cars, with the intention of providing a more organized way of parking along Leslie Street.
- Inquired if there would be parking expected on Waterloo Court. Mr. Jamieson advised that the intent is not to rely on Waterloo Court for any parking to ensure there are no offsite impacts.
- Asked how the parking lot proposed at 7015 Leslie Street differs from the lot currently at this site and if this lot would be open to the public. Mr. Jamieson advised that the existing lot is currently gravel, without defined

spaces. Mr. Jamieson noted that as it will be more organized, it will fit a firm number of parked cars, confirmed that the lot would be open to the public, that there may be a gate that closes in the evenings to maintain the safety of the lot, and that the same principle would apply to all the Baha'i Centre parking areas.

- Asked if there is still underground parking proposed on site. Mr. Hariri confirmed that there is one level of underground parking proposed, approximately 37 spaces total.
- Inquired about the area of net pavement at the main site and parking areas. Laura Williamson, GEI Consulting, advised that around the temple, most surface area will be gardens and vegetation. Ms. Williamson advised that at 7015 Leslie Street, the exact paved area would be established through detail design noting that the surfaces would be permeable.

Ecology and Vegetation

- Asked how long the warranty period would be for the landscaping. Mr. Schollen advised that the warranty period is typically two years but for restoration projects there is an ongoing monitoring program which can go on for five years.
- Asked how many trees would need to be removed for the sake of widening Leslie Street. Mr. Schollen advised that as there is not detailed design yet, they would report back on tree removal related to the Leslie Street widening.
- Asked when more detail would be provided on mitigation to protect wildlife as part of the project. Ms. Williamson advised that wildlife protection would be incorporated into the ecology strategy for the project and that brochures would be prepared to provide details on mitigation measures. Ms. Williamson added that there would also be educational signage placed in addition to restoration measures, which will explain risks to wildlife in the area such as unleashed dogs. Ms. Williamson also explained that the construction window would include restrictions for vegetation removals to ensure that nesting birds and bats are protected.
- Inquired about the removal of dog strangling vine. Ms. Williamson advised that there would be ongoing invasive species mitigation as part of the project.

- Asked what size trees would be planted. Mr. Jamieson advised that a range of sizes would be planted depending on the portion of land, clarifying that it is a restoration project, not a landscaping project.
- Inquired if milkweed would be planted. Mr. Jamieson noted that a range of pollinator species would be explored, including milkweed, and that Staff at German Mills Habitat would be consulted to see what species will thrive in that location.

General Discussion

- Inquired as to any plans to relocate the log cabin on the Baha'i site. Mr. Hariri confirmed that the log cabin is proposed to remain in situ.
- Asked if the temple is open to the public and for the approximate number of people on site on any given day. Mr. Hariri confirmed that the temple is open to the public during the day. Mr. Schollen advised that the temple typically sees 30 to 40 people per day, with approximately 100 people visiting on weekends. Mr. Schollen noted that attendance is typically spread out throughout the day.
- Asked how many larger events are hosted at this site each year. Alyssa Hrynyk, Malone Given Parsons, advised that there could be a national convention hosted annually which would be three days in length and could see an attendance of up to 400 people, the capacity of the site. Mr. Hariri added that there are 9 holy days throughout the year which could see higher volumes than average days, noting that the number of visitors would likely not be more than a public holiday.
- Asked if there are still plans for overnight accommodations in the main building. Mr. Hariri confirmed that overnight accommodations are still contained within the plans, which would likely be two-night stays during events hosted at the centre, with the number of lodging rooms being slightly reduced.
- Inquired about other Baha'i temples in the world, asking how this temple would compare to the one in Chile. Mr. Hariri advised that the temple in Chile has a greater capacity as it serves the whole continent, noting that the proposed temple would be more modest in scale as it will only serve Canada. Mr. Hariri added that there is a temple in Chicago which has a capacity of 1500 people.
- Asked when the next statutory public meeting could be expected. Stephen Lue, Senior Manager, Development, advised that once Staff receive the

formal resubmission of application materials, a public meeting will be scheduled ensuring that notice requirements and timelines are adhered to. Councillor Irish indicated that he plans on hosting a Community Meeting after the public meeting is held.

- Expressed support for the positive changes demonstrated as a result of community and Committee input, noting that Staff would still need to review some of the proposed changes, particularly with respect to the raising of Leslie Street.

4. ADJOURNMENT

Moved By Councillor Keith Irish

Seconded By Councillor Andrew Keyes

That the Thornhill Sub-Committee meeting adjourn at 11:30 AM.

Carried



Minutes
Varley-McKay Art Foundation of Markham
Monday, November 13, 2023
6:00 - 8:00 p.m
Council Chamber, Markham Civic Centre

Attendance

Board of Directors Present: Jim Schmidt (Chair), Amin Giga (Treasurer), Craig McOuat (Vice-Chair), Connie Leclair (Governance Chair), Councillor Reid McAlpine, Nik Mracic, Carolyn Le Quéré, and Lisa Joy-Facey

Staff Present: Niamh O’Laoghaire, Director, Varley Art Gallery, Anik Glaude, Curator and Program Co-ordinator, Varley Art Gallery, and Laura Gold, Clerk

Regrets: Deputy Mayor Michael Chan, Bonnie Leung, Arpita Surana, Emily Li, and Francesca Dauphinais, Cultural Development Officer

Item	Discussion	Action
1. Call to Order	The Varley-McKay Art Foundation of Markham convened at 6:01 PM with Jim Schmidt presiding as Chair.	
2. Disclosure of Pecuniary Interests	There were no disclosures of pecuniary interest.	
3. Minutes of The Varley-McKay Art Foundation of Markham Board Meeting held on X	<p>Minor edits were made to minutes under the attendance and Governance Report.</p> <p>Moved by Craig McOuat Seconded by Carolyn Le Quéré</p> <p>That the October 16, 2023 Varley-McKay Art Foundation of Markham Minutes, be approved, as amended.</p> <p style="text-align: right;">Carried</p>	
4. Business Arising from the Minutes	There was no business arising from the minutes.	
5. Director’s Report	Niamh O’Laoghaire, Director, Varley Art Gallery, presented the Director’s Report. A copy of the report was circulated with the agenda package. Some of the highlights of the report included the following:	

Varley-McKay Art Foundation of Markham

November 13, 2023

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Item	Discussion	Action
	<ul style="list-style-type: none"> • Noted that the Varley Gallery has been shortlisted for a Gallery of Ontario Award; • Provided an update on the Unionville Revitalization Project; • Expressed concern regarding the impact the Unionville Revitalization Project may have on the Varley summer camp programs, noting staff are making plans to mitigate disruption to activities, including providing an option where parents can obtain a refund if required; • Provided an overview of the Gallery’s upcoming exhibitions, including: <ul style="list-style-type: none"> ○ Lost and Found, featuring Holly Ward and Kevin Schmidt Curate by Yan Wu (January 27 – May 5th, 2024); ○ To Go Boldly, Curated by Anik Glaude (May 25th – September 21st, 2024) • Hired a new Education, and Communication Assistant; • Provided a programs and events, and facilities update; • Provided a public art update; • Noted that a Director is needed to fill a vacancy on the Art Acquisition Committee, advising that the Committee meets once or twice a year. The next meeting is being held on November 20th at 2:30 PM. <p>The Directors noted that the timing of the Art Acquisition Committee poses a challenge for many of the Directors. They questioned if the time could be changed or if the meeting could be held virtually.</p>	<p>Director needed to join the Art Acquisition Committee - Board needs to appoint Director/</p>
<p>6. Financial Report</p>	<p>The Board briefly reviewed the Varley-McKay Art Foundation of Markham Statement of Financial Position as of September 30, 2023.</p>	
<p>7. Committee Reviews</p>	<p><u>Governance Committee</u> Connie Leclair provided the Governance report.</p> <p>The Board discussed whether it should approve the draft Governance Report or wait one more meeting. After careful consideration, the Board decided to proceed to approve the draft Governance Charter so that it can circulate to the City</p>	

Varley-McKay Art Foundation of Markham

November 13, 2023

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Item	Discussion	Action
	<p>solicitor to review, noting that further amendments will still likely be made.</p> <p>Moved by Nik Mracic Seconded Jim Schmidt</p> <p>That the Varley-McKay Art Foundation of Markham approve the draft Governance Charter; and,</p> <p>That the draft Governance Charter be forwarded to the City Solicitor for review and comment.</p> <p style="text-align: right;">Carried</p>	
a. New Business	<p><u>2022 Financial Statements</u> Laura Gold, Council/Committee Coordinator advised that the Foundation's 2022 Financial Statements will be presented at the November 28, 2023 Development Services Committee meeting, as an Annual General Meeting Item under the consent agenda. The Financial Statements will then go to Council for final approval. Approving the AGM statements through this method will allow the Board to resume a normal Annual General Meeting schedule.</p> <p><u>Recruitment for New Directors</u> Laura Gold, Council/Committee Coordinator, advised that recruitment for new Directors will commence soon.</p> <p><u>Purchasing or Borrowing Art</u> The Directors asked if there were any artworks that the Varley Gallery was interested in acquiring, and briefly discussed different ways Gallery can purchase or borrow art.</p> <p>Niamh O'Laoghaire, Director, Varley Art Gallery, advised that the Gallery has currently been looking at young emerging artist, such as Sara Angelouchi.</p>	
b. Future Meeting Dates	<p>The Chair advised that the next meeting will be held as an informal gathering at the Unionville Arms on December 11th at 5:00 PM.</p>	<p>Add Board's Mission/Vision</p>

Varley-McKay Art Foundation of Markham

November 13, 2023

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Item	Discussion	Action
	The Council/Committee Coordinator, was requested to add the Board's vision and mission statement to the next regular agenda.	Statement to the next Agenda – Laura Gold
c. Adjournment	<p>Moved by Connie Leclair Seconded by Nik Mracic</p> <p>The Varley-McKay Art Foundation of Markham adjourned at 7:57 PM.</p> <p style="text-align: right;">Carried</p>	



**DOORS OPEN MARKHAM 2024
ORGANIZING COMMITTEE**

MINUTES

**Electronic Zoom Meeting
October 25, 2023**

Attendance

Present

Andrew Fuyarchuk
Bowie Leung
Jude Mahmoud
Agatha McPhee
Kenneth Ng
Ken Steinberg
Councillor Reid McAlpine

Regrets

Yat Chi Ling
Regional Councillor Alan Ho
George Duncan, Senior Heritage Planner
Regan Hutcheson, Manager Heritage
Planning
Peter Wokral, Senior Heritage Planner

Staff

Chris Rickett, Director, Economic Growth,
Culture and Entrepreneurship
Renee Zhang, Manager, Corporate &
Community Events
Bev Shugg Barbeito, Committee Clerk

1. CALL TO ORDER

The Doors Open Markham 2024 Organizing Committee was called to order at 5:31 PM with Kenneth Ng serving as Chair.

2. COMMITTEE INTRODUCTIONS

Introductions were performed for new and current members to get to know one another.

3. REVIEW OF TERMS OF REFERENCE

Chris Rickett advised that the Terms of Reference have not been reviewed in some time, and consequently, are out of date. Chris Rickett and Renee Zhang will update the document and share a “marked up” version with Committee members for review prior to the next meeting. It is hoped that the updated Terms of Reference could be approved at the next meeting.

4. DATE AND THEME

Chris Rickett acknowledged that the Doors Open Markham event has traditionally been held in September, but asked Committee members to consider holding the event during another month. It was advised that Doors Open Toronto 2024 will be held on May 25 and 26, 2024. The Committee discussed various dates around that time and agreed on June 8, 2024.

It was

Moved by Councillor Reid McAlpine
 Seconded by Agnes McPhee

That the Doors Open Markham 2024 Organizing Committee recommend that the Doors Open Markham event be held on June 8, 2024.

CARRIED

The Committee discussed possible themes for the 2024 event, including the idea of weaving a theme of innovation today and yesterday into the choice of sites. Other suggested themes were “Moving Forward, Looking Back”, and “Art and Artisans”. It was noted that the new York University campus in Markham will open in spring 2024. It was suggested including it and other interesting companies located in Markham, as well as historic Heritage sites, when selecting the sites for the 2024 event.

5. COMMITTEE VOLUNTEERS

It was reported that previous sub-committees included the Sites sub-committee (including events at the sites) and the Volunteers sub-committee.

The Committee agreed that a maximum 8-10 sites would be ideal for the event. Keeping technology in mind, staff will develop a list of new sites to consider and Andrew Fuyarchuk will develop a list of Heritage sites. It is hoped that, at the next meeting, the Committee could choose the top eight sites and another four backup sites. Then the Committee would be in a position to begin planning events at each site. It was noted that the Committee’s planning time has been shortened because of the earlier event date.

There is a \$7,500 budget allocation from Celebrate Markham for the Doors Open Markham 2024 event. Staff will ensure the Doors Open fee is paid; the fee is paid from the event budget allocation. The budget and draft communications plan will be discussed at the next meeting.

6. NEXT MEETING

The next meeting of the Doors Open Markham 2024 Organizing Committee is scheduled for Wednesday, November 22, 2023 at 5:30 p.m., via Zoom.

7. ADJOURNMENT

The Doors Open Markham 2024 Organizing Committee adjourned at 6:20 PM.



**DOORS OPEN MARKHAM 2024
ORGANIZING COMMITTEE**

MINUTES

**Electronic Zoom Meeting
November 22, 2023**

Attendance

Present

Andrew Fuyarchuk
Bowie Leung
Jude Mahmoud
Agatha McPhee
Kenneth Ng
Domenica Tang
Councillor Reid McAlpine

Regrets

Yat Chi Ling
Ken Steinberg
Regional Councillor Alan Ho
George Duncan, Senior Heritage Planner
Chris Rickett, Director, Economic Growth,
Culture and Entrepreneurship
Peter Wokral, Senior Heritage Planner

Staff

Regan Hutcheson, Manager Heritage
Planning
Maxine Roy, Manager, Corporate
Communications
Renee Zhang, Manager, Corporate &
Community Events
Bev Shugg Barbeito, Committee Clerk

1. CALL TO ORDER

The Doors Open Markham 2024 Organizing Committee was called to order at 5:40 PM with Renee Zhang serving as Chair.

2. CHANGES OR ADDITIONS TO THE AGENDA

The agenda was accepted as distributed.

**3. ADOPTION OF THE MINUTES OF THE DOORS OPEN MARKHAM 2024
ORGANIZING COMMITTEE MEETING HELD ON NOVEMBER 22, 2023**

The minutes were accepted as distributed.

4. MATTERS ARISING FROM THE MINUTES

(a) **Review of Terms of Reference**

Renee Zhang reviewed the updated version of the Terms of Reference and reported that only a few edits had been made, primarily in the section outlining the structure of the committee. It was noted that, with the removal representatives from BIAs and other committees, the membership could be increased to reflect the number of positions removed. It was also suggested that the committee remain at ten members, with a pool of alternate members who could replace a member who leaves the committee. Ms. Zhang will consult with Laura Gold, Council and Committee Coordinator, about this.

(b) **Theme**

At the previous meeting, the Committee discussed possible themes for the 2024 event, including “Moving Forward, Looking Back”. The consensus was to focus on technology and connect it with industry in Markham, including the idea of weaving a theme of innovation today and yesterday into the choice of sites.

(c) **Event Sites**

Andrew Fuyarchuk proposed several Heritage sites and Renee Zhang proposed several sites where there could be innovative programming. Committee discussion focused on how the sites related to technology. Kenneth Ng agreed to reach out to contacts at Milliken Mills High School about the possibility of inviting robotics teams to participate.

It was agreed that staff would send the combined list of potential sites to the full committee membership, with the intention, at the next meeting, of shortlisting the sites to a maximum 8-10 sites. Please see Appendix A for the combined list of potential sites. It was noted that the Early Bird registration fee is due by January 31, 2024 or the regular registration fee and site description for at least three sites is due by March 31, 2024.

5. NEW BUSINESS

(a) **Budget**

There is a \$7,500 budget allocation from Celebrate Markham for the Doors Open Markham 2024 event. The Doors Open \$1,000 fee is paid from the event budget allocation leaving \$6,500 for other expenses such as communications and promotion. It was noted that, in the past, the budget has covered miscellaneous expenses such as t-shirts for volunteers, water for volunteers on the day of the event, refreshments at the orientation session, and printed descriptions of each site for take-away by attendees. Kenneth Ng will try to source a reasonable quote for t-shirts. Staff will identify costs for the communications plan and whether sponsorship is needed to cover any budget shortfall.

The Doors Open Markham Organizing Committee was in favour of Heritage Markham staff submitting the Doors Open \$1,000 fee, on behalf of the Committee, to Ontario Heritage Trust by January 31, 2024.

(b) Draft Communications Plan

Maxine Roy, Manger Corporate Communications, presented a high level draft communications plan that would include flyers, posters, electronic signs, media releases, social media messages, and, messaging on the City's phone lines and through Destination Markham.

6. OTHER BUSINESS

The Committee discussed and identified roles needed for the success of the event: the roles of "Program Lead" and "Volunteer Coordinator". The document "Roles and Responsibilities 2020" was presented; staff will update and populate this document for Committee guidance.

7. NEXT MEETING

The Committee's planning time has been shortened since the event date will be earlier than in previous years, therefore, the next meeting of the Doors Open Markham 2024 Organizing Committee is scheduled early in the New Year: Thursday, January 11, 2024 at 5:30 p.m., via Zoom.

8. ADJOURNMENT

The Doors Open Markham 2024 Organizing Committee adjourned at 7:10 PM.

APPENDIX A

TENTATIVE SITES INCLUDING HERITAGE SITES

Deadline for registration is January 31st

Registration closes March 31st

1. Heintzman House
2. Markham Village Train Station
3. Unionville Train Station Stiver Mill
4. (Stiver House – Main Street Unionville)
5. Old Curiosity Tea Shop (Main Street Markham)

www. cuppa.ca <https://www.instagram.com/markhamtearoom/?hl=en>

6. Old Markham High School

<https://www3.markham.ca/Markham/aspc/heritage/photo/details.aspx?FOLDERRSN=306460>

7. Thornhill Village Branch Library

<https://markhampubliclibrary.ca/locations/tv/>

8. Heritage Estates Markham
9. Fire Station (across from Markham Village Train Station on Main Street)
10. Markham Museum

Come to Markham Museum for Doors Open this year and visit our main exhibition galleries.

Sign up for an opportunity to visit the collections storage vaults, meet the curatorial team, and learn about our upcoming exhibitions.

11. York University – Y Space
12. IBM lab
13. Venture Lab
14. Semi-Conductor



Report to: Development Services Committee

February 20, 2024

SUBJECT: RECOMMENDATION REPORT
Designation of Priority Properties – Phase VII

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

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning, ext. 2080
Stephen Lue, Senior Development Manager, ext. 2520

RECOMMENDATION:

1. THAT the Staff report, dated February 20, 2024, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase VII", 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:
 - 7855 Highway 7 East (Ward 5): "Nighswander-Topper House"
 - 10762 McCowan Road (Ward 6): "Peach's United Church"
 - 4075 Elgin Mills Road East (Ward 6): "Summerfeldt-Toole House"
 - 5060 Elgin Mills Road East (Ward 6): "John Peach House"
 - 5650 Fourteenth Avenue (Ward 7): "Schoolhouse School Section"
 - 46 Timbermill Crescent (Ward 4): "Jacob Wismer House"
3. THAT Council state its intention to designate 7855 Highway 7 East (Ward 5) 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 10762 McCowan Road (Ward 6) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
5. THAT Council state its intention to designate 4075 Elgin Mills Road East (Ward 6) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
6. THAT Council state its intention to designate 5060 Elgin Mills Road East (Ward 6) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
7. THAT Council state its intention to designate 5650 Fourteenth Avenue (Ward 7) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
8. THAT Council state its intention to designate 46 Timbermill Crescent (Ward 4) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;

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

PURPOSE:

This report provides information on the seventh batch of "listed" properties recommended for designation under Part IV, Section 29 of the *Ontario Heritage Act* (the "Act") 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 1730 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 this time, there are 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 the heritage register at the time a *Planning Act* application is submitted (e.g. Official Plan, Zoning By-Law amendment and/or Draft Plan of Subdivision).

Should a property not be designated within the two-year time period 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.*

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 Provincial Policy Statement, 2020, issued under Section 3 of the *Planning Act* includes cultural heritage policies that indicate significant built heritage resources and significant 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, Heritage Section staff have developed a matrix consisting of four criteria against which all listed properties have been evaluated to determine their degree of cultural heritage significance. This review found 52 "listed" properties ranked as "High", 78

ranked as “Medium”, and 28 ranked as “Low” in terms of the cultural heritage value based on the evaluation criteria. Staff have prioritized those properties ranked as “High” and “Medium” for designation consideration under Part IV of the Act.

Staff propose to bring forward approximately ten designation reports for Council consideration at any one time through to December 2024, in order to meet the imposed Bill 23 deadlines. The six properties identified in this report constitute the seventh 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 six 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 is available upon request.

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.

It should be noted that provision of this material to the owner has been undertaken as a courtesy to provide advance notice that at an upcoming meeting, 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 the proposed designation material, owners are typically provided over 50 days including the 30-day official objection period required by the Act. Further, Staff opine that the tight timeline as imposed by Bill 23 (any properties that remain on the Heritage Register at the end of 2024 will automatically be removed from the Register as of January 1, 2025) make deferrals inadvisable. This could lead to unnecessary delays that may prevent Council from considering designation by the

aforementioned timeline. Should this happen, the City risks losing valuable heritage properties to either demolition or insensitive alteration.

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 to be a cooperative partner in the designation process and ensure that good heritage conservation and development are not mutually exclusive.

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

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

FINANCIAL CONSIDERATIONS:

External heritage consultants may be required to provide evidence at the OLT in support of designation in property owners appeal. External legal services may also be required in the event of any appeals to the OLT. This constitutes a potential future financial cost.

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

Report to: Development Services Committee

the OLT would involve staff from the Planning and Urban Design (Heritage Section), Legal Services, and Clerks Department.

RECOMMENDED BY:

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

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

APPENDICES:

- Appendix 'A': Images of the Properties Proposed for Designation
- Appendix 'B': Heritage Markham Extract
- Appendix 'C': Statements of Significance
- Appendix 'D': Research Reports

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

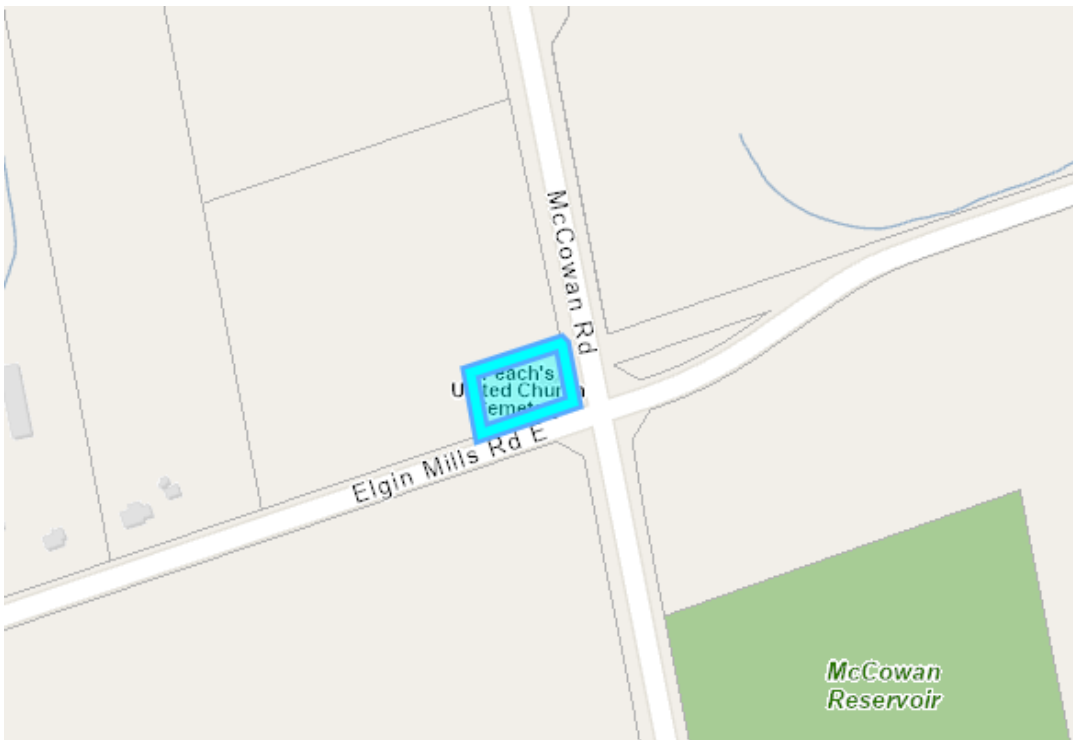
7855 Highway 7 East (Ward 5): "Nighswander-Topper House"

Primary Elevation and Property Map



Report to: Development Services Committee

10762 McCowan Road (Ward 6): "Peach's United Church"
Primary Elevation and Property Map



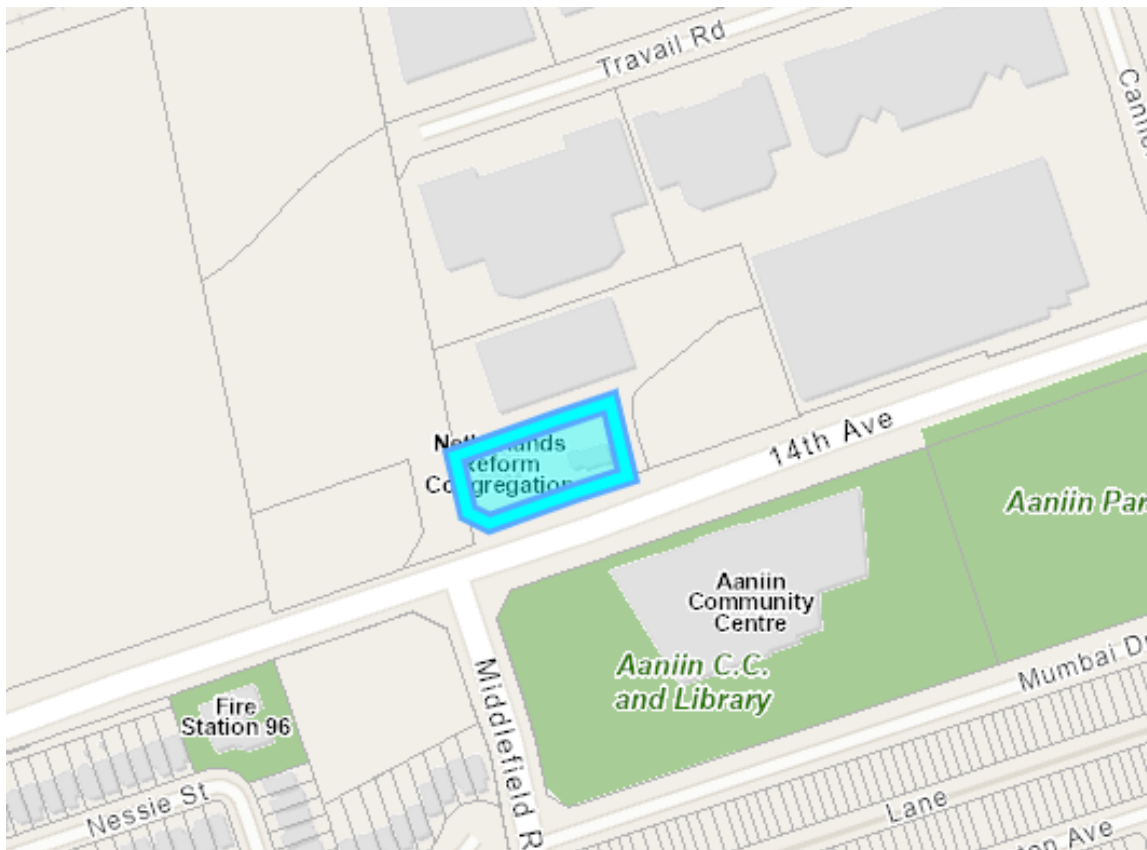
4075 Elgin Mills Road East (Ward 6): “Summerfeldt-Toole House”
Primary Elevation and Property Map



5060 Elgin Mills Road East (Ward 6): "John Peach House"
Primary Elevation and Property Map



5650 Fourteenth Avenue (Ward 7): “Schoolhouse School Section No. 14”
Primary Elevation and Property Map



46 Timbermill Crescent (Ward 4): “Jacob Wismer House”
Primary Elevation and Property Map



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

Date: June 23, 2023

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

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

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

File Number:

n/a

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

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

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

The Committee provided the following feedback:

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

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

Recommendations:

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

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

Carried

APPENDIX 'C': Statements of Significance

STATEMENT OF SIGNIFICANCE

Nighswander-Topper House

7855 Highway 7 East

c.1890

The Nighswander-Tomlinson 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 Nighswander-Tomlinson House is a one-and-a-half storey frame dwelling located on the south side of Highway 7 East, west of the C.P.R. rail line, in the historic hamlet of Locust Hill. The house faces north.

Design Value and Physical Value

The Nighswander-Topper House has design and physical value as an altered representative example of a vernacular gable-fronted cottage of the late nineteenth century. This type of gable-fronted house was popular for middle-class and working-class housing from about the third quarter of the nineteenth century into the early twentieth century. It was well-suited to narrow urban lots but was sometimes used for modestly-scaled farmhouses. The stylistic origins of this house form can be traced back to the American Greek Revival architectural style with its gable-fronted houses that echoed the pedimented façades of Greek temples of Classical antiquity. As the gable-fronted house form continued in use past the period of Greek Revival popularity, it evolved into variations that incorporated elements of later architectural styles such as Queen Anne Revival, or were simply designed without any distinguishable stylistic features, as was the case with the Nighswander-Topper House.

Historical Value and Associative Value

The Nighswander-Topper House has historical value as it is associated with the early development of the hamlet of Locust Hill following the arrival of the Ontario and Quebec Railway in 1884, and the theme of industry, innovation and economic development as a component of the Nighswander brothers' combined temperance hotel and general store with adjoining rental housing. This venture, dating from 1884-1890, sparked the growth of the hamlet of Locust Hill. In 1884, William Armstrong Jr. sold an acre of his Locust Hill Farm on Lot 10, Concession 10 to Michael Nighswander and his brothers Henry, David and Tillman. A combined temperance hotel and general store was built adjacent to the railway line. From 1885 to 1974, the local post office was located in the building. In approximately 1890, two modest frame rental dwellings were constructed to the west of

the store. The westerly house, after being rented out for several years, was sold in 1913 to Christopher Topper, the local Section Boss for the Canadian Pacific Railway. The property remained in the ownership of the Topper family until 1962.

Contextual Value

The Nighswander-Topper House has contextual value for being one of a number of late nineteenth and early twentieth century buildings that contribute to and define the character and extent of the historic hamlet of Locust Hill.

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as an altered representative example of a vernacular gable-fronted cottage of the late nineteenth century:

- Rectangular, gable-fronted plan of the main block of the dwelling;
- One-and-a-half storey height;
- Concrete foundation;
- Medium-pitched gable roof with projecting, open eaves;
- Two-bay primary (north) elevation with single-leaf front door and large, flat-headed ground floor window;
- Tall, narrow, flat-headed window openings with plain trim and projecting lugsills.

Heritage attributes that convey the property's historical value for its association with the early development of the hamlet of Locust Hill after the arrival of the Ontario and Quebec Railway in 1884, and the theme of industry, innovation and economic development as a component of the Nighswander brothers' development of a combined temperance hotel and general store with adjoining rental housing:

- The dwelling is a tangible reminder of the Nighswander brothers' development of a combined temperance hotel and general store and adjoining rental dwellings c.1884-1890 adjacent to the Ontario and Quebec Railway line, which sparked the growth of the hamlet of Locust Hill.

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 hamlet of Locust Hill:

- The location of the building facing north, within the historic hamlet of Locust Hill.

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

- Modern replacement doors and windows within original openings;
- North side door;
- Composition shingle siding;

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- Decorative shutters;
- Rear addition.

STATEMENT OF SIGNIFICANCE

Peach's United Church

10762 McCowan Road

c.1863; Remodelled c.1890

Peach's United Church 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

Peach's United Church is a red brick place of worship located on the north-west corner of Elgin Mills Road East and McCowan Road, opposite the Markham Fairgrounds. The building faces east.

Design Value and Physical Value

Peach's United Church has design and physical value as a late representative example of a rural chapel in the vernacular Early Gothic Revival architectural style. The original frame chapel of 1863 was remodelled into its current form in 1890 to include elements of the Gothic Revival style including a steeper roof and pointed-arched windows. The only hint of the Classic Revival style of the building when first constructed is its, symmetrical form. Peach's United Church is a vernacular building that is a late and restrained expression of the Gothic Revival style which contrasts with the High Victorian Gothic Revival architecture seen on larger Markham churches of the late nineteenth century such as Victoria Square United Church. The beauty of this church lies in its stark simplicity, crisp Gothic Revival windows, and rural setting.

Historical Value and Associative Value

Peach's United Church, founded in 1847 as a Primitive Methodist church, has historical value as it is representative of the early diversity of Christianity within Markham Township. The congregation first met in a local schoolhouse. In 1863, the schoolhouse was relocated to the south-east corner of Markham Township Lot 26, Concession 6 on a site donated by Thomas Peach, a lay preacher in the congregation. The school building was converted to a white clapboard church with a tower and half-round arched windows. In 1884, Peach's became part of the Methodist Church in Canada with the union of the several Methodist denominations. In 1890, the original clapboarded church was remodeled into its current form through the removal of the tower, steepening of the roof pitch, and the addition of brick veneer cladding. Peach's became part of the United Church of Canada in 1925. It closed for regular services in 1955, but a memorial service is still held there once every year.

Contextual Value

Peach's United Church, located to the east of the historic crossroads hamlet of Cashel, has contextual value for being physically, functionally, visually and historically linked to its site, where it has stood since 1863. It has further contextual value for being historically linked to the John Peach House at 5060 Elgin Mills Road East, and as a landmark at the north-west corner of Elgin Mills Road East and McCowan Road.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of Peach's United Church are organized by their respective Ontario Regulation 9/06, as amended, criteria below:

Heritage attributes that convey the property's design and physical value as late representative example of a rural chapel in the vernacular Early Gothic Revival architectural style:

- Rectangular, gable-fronted plan;
- One storey height;
- Fieldstone foundation;
- Red brick masonry walls;
- Datestone in front gable;
- Memorial tablets on south elevation commemorating veterans of the First and Second World Wars;
- Steep gable roof with projecting open eaves and corbelled brick chimney;
- Gable-roofed brick entrance porch with double-leaf wood doors, blind pointed arch clad in angled, narrow tongue and groove wood, and pointed arched wood windows on the side elevations;
- Three pointed-arched windows on the north and south elevations of the building with wood windows containing large panes of glass with a border of multi-coloured narrow glazing, and projecting lugsills;
- Gable-roofed frame shed centred on the rear elevation, with plank doors on the north and south elevations, and a four-light window on the west elevation.

Heritage attributes that convey the property's historical value and associative value, representing the religious diversity of Christian worship within Markham Township:

- The church is an enduring legacy of Peach's Primitive Methodist and United Church congregation that began in 1847 and endured until 1955.

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

- The location of the building on its original site, where it has stood since 1863.

Heritage attributes that convey the property's contextual value as a landmark:

- The location of the building at the north-west corner of Elgin Mills Road East and McCowan Road.

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

- Metal roof cladding;
- Cemetery.

STATEMENT OF SIGNIFICANCE

Summerfeldt-Toole House

4075 Elgin Mills Road East

c.1855

The Summerfeldt-Toole 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 Summerfeldt-Toole House is a one-and-a-half storey stone dwelling located on south side of Elgin Mills Road East, west of the historic crossroads hamlet of Cashel. The house faces north.

Design Value and Physical Value

The Summerfeldt-Toole House has design and physical value as a representative example of a mid-nineteenth century fieldstone farmhouse in the Classic Revival style as seen in its symmetrical composition, flat-headed doorcase with transom light and sidelights, and deep eave returns. The walls are constructed of split, coursed random rubble with large, roughly squared stone quoins at the corners. Door and window openings have splayed red brick arches. The paired front windows are an unusual feature, not typical of residential construction in mid-nineteenth century Markham.

Historical Value and Associative Value

The Summerfeldt-Toole House has historical value as it is associated with the Berczy Settler families who arrived in Markham in the late eighteenth century and played a significant role in the development of the early European-based community. The property also has historical value as it representative of the nineteenth century trend whereby farmsteads as the agricultural community progressed past the early settlement phase. William H. Summerfeldt, the son of George Henry Summerfeldt and Clarissa Ransom, received the Crown patent for the western half of Markham Township Lot 25, Concession 5 in 1853. About 1855, he replaced the one-storey frame house on the property with a new farmhouse of local multi-coloured fieldstone. By 1861, the family relocated to Mount Albert where William Summerfeldt was a partner in the Summerfeldt and Brown Flouring and Grist Mill. Isaac Toole of East Gwillimbury purchased the Summerfeldt farm in 1867. The property was occupied by his younger brother Aaron Toole, who became the owner in 1875. He farmed here until he died in 1894.

Contextual Value

The Summerfeldt-Toole House has contextual value because it is physically, functionally, visually and historically linked its site where it has stood since the mid-1850s.

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as a representative example of a mid-nineteenth century fieldstone farmhouse constructed in the Classic Revival style:

- Rectangular plan;
- One-and-a-half storey height;
- Fieldstone walls with squared stone quoins and splayed arches of red brick over door and window openings;
- Medium-pitched gable roof with deep eave returns;
- Three-bay primary (north) elevation with single-leaf front door, flat-headed transom light, and sidelights with panelled aprons below, flanked by paired windows;
- Regularly placed, flat-headed, rectangular window openings with projecting lugsills on the front and gable end walls.

Heritage attributes that convey the property's historical value for its association with the Berczy Settler families who arrived in Markham in the late eighteenth century, and for its association with the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase:

- The dwelling is a tangible reminder of the Summerfeldt and Toole families that historically resided here, and represents how a nineteenth century farmstead was improved by the replacement of a one-storey frame dwelling with a one-and-a-half storey fieldstone farmhouse in the mid-1850s.

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

- The location of the building facing north, where it has stood since c.1855.

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

- Front porch;
- Frame addition to rear;
- Rear dormer;
- Modern windows;
- Accessory buildings.

STATEMENT OF SIGNIFICANCE

John Peach House

5060 Elgin Mills Road

c.1876

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

Description of Property

The John Peach House is a one-and-a-half storey painted brick dwelling located on the north side of Elgin Mills Road, east of the historic crossroads hamlet of Cashel. The house faces south.

Design Value and Physical Value

The John Peach House has design and physical value as a representative example of an Ontario Classic farmhouse designed with elements of the Gothic Revival and Italianate architectural styles. The Ontario Classic is a house form that was popular from the 1860s to the 1890s, with many examples constructed on farms and in villages throughout Markham Township. These vernacular dwellings were often decorated with features associated with the Gothic Revival or Italianate style, as was the case here with the steep centre gable ornamented with a kingpost, and the eyebrow-like window heads. With its one-and-a-half storey form, T-shaped plan, symmetrical three-bay primary (south) elevation, patterned brickwork (now concealed by paint), and segmentally-headed two-over-two windows, this vernacular building is representative of farmhouses built in old Markham Township in the latter part of the nineteenth century.

Historical Value and Associative Value

The John Peach House has historical and associative value, representing the theme of locally significant theme of agriculture, specifically the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase. It was built c.1876 on the eastern half of Markham Township Lot 26, Concession 6, a farm property that was owned by John Peach from 1863 to 1916. John Peach was the son of English immigrants Thomas and Catharine Peach who came to Canada in 1834. It appears that this house was intended to become the residence of John Peach, but when his father died in 1880, he decided to remain on the Peach family homestead on Lot 23, Concession 7. The farm was tenanted by a relative, Thomas Peach Morris, from the mid-1880s into the early 1900s. It remained in the ownership of the Peach family until 1940.

Contextual Value

The John Peach House, located to the east of the historic crossroads hamlet of Cashel, has contextual value as a former farmhouse that has stood on this site since the mid-1870s. It is historically linked to Peach's United Church at 10762 McCowan Road

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as a representative example of an Ontario Classic farmhouse designed with the influence of the Gothic Revival and Italianate architectural styles:

- T-shaped plan;
- One-and-a-half storey height;
- Patterned red and buff brick veneer;;
- Medium-pitched cross-gabled roof with overhanging open eaves and steep, gabled wall dormer with square kingpost ornamented with a turned pendant above the front door;
- Three-bay configuration of the south (primary) elevation;
- Centrally-placed single-leaf door with segmentally-headed transom light;
- Segmentally-headed two-over-two single-hung windows with projecting lugsills;
- Shed-roofed east side veranda supported on slender wood posts.

Heritage attributes that convey the property's historical value and associative value, representing the locally significant theme of agriculture, specifically the the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase:

- The dwelling is a tangible reminder of the Peach family's success in Markham's nineteenth century agricultural economy.

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

- The location of the building facing south, east of the historic crossroads community of Cashel, where it has stood since the mid-1870s, and its proximity to Peach's United Church.

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

- Front deck;
- Wooden front door surround;
- Painted finish of brickwork;
- Modern, non-functional window shutters;
- Two-storey rear addition;
- Barn complex and detached garage.

STATEMENT OF SIGNIFICANCE

School House School Section No. 14

5650 Fourteenth Avenue

c.1889

Schoolhouse SS No. 14 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

Schoolhouse SS No. 14 is a one-storey buff brick building located on the north side of Fourteenth Avenue, approximately half way between McCowan Road to the east and Markham Road to the west. The building faces south.

Design Value and Physical Value

Schoolhouse SS No. 14 has design and physical value as a well-preserved representative example of a late-nineteenth century one-room rural schoolhouse designed in a vernacular expression of the Romanesque Revival style. Its design follows the standard plan that was popular in rural Ontario under the administration of J. George Hodgins from the mid to late nineteenth century when Hodgins served as Deputy Superintendent of Education and later, deputy Minister of Education. Hodgins promoted the building of attractive, durable, and functional schoolhouses of which 5650 Fourteenth Avenue is a fine example. The typical rural school in mid to late nineteenth century Markham had a meeting hall plan with its entrance on the gable end. Most were made of brick and replaced older frame buildings. Many schoolhouses had separate entrances for boys and girls. Schoolhouses had large windows to let in the natural light and to provide good ventilation. The state of preservation of this former schoolhouse is exceptionally good. Other than the addition to the west side of the building, the only significant alteration is the absence of a belfry.

Historical Value and Associative Value

Schoolhouse SS No. 14 has historical value as it is associated with the early delivery of publicly funded education in Markham Township, a critical government service required for community development. A public school operated on this property from the early 1850s to the early 1960s. The earliest documentation of a schoolhouse on this site is on George McPhillip's Map of Markham Township 1853-54. A municipal by-law establishing School Section No. 14 was passed in 1855. This was prior to the formal purchase of the school site on the east half of Lot 6, Concession 7 from landowner William Crosby in 1856. In 1889, the older school on the property was replaced by a new brick schoolhouse in the Romanesque style. Beginning in the mid-1950s, the municipality's initiative to consolidate its numerous school sections through the creation of Township School Areas resulted in the closure of many rural schoolhouses. School Section No. 14 closed in the early 1960s, and in 1963 the Public School Board of

Township School Area 2 Markham Township sold the property to the Trustees of the Netherlands Reformed Church. A complementary addition was made to the west side of the old schoolhouse in 1992 to house a general-purpose hall and ancillary uses.

Contextual Value

Schoolhouse SS No. 14 has contextual value for being physically, functionally, visually and historically linked to its site where it has stood since 1889, and for the long-standing use of the site for a public school since at least the early 1850s.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of Schoolhouse SS No. 14 are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design and physical value as a well-preserved representative example of a late-nineteenth century one-room rural schoolhouse designed in a vernacular expression of the Romanesque Revival style:

- Gable-fronted rectangular plan;
- Fieldstone foundation;
- Buff brick walls with buttresses, decorative string courses, “eyebrow” arches over window openings;
- Datestone in the south gable wall;
- Medium-pitched gable roof with projecting, open eaves;
- Brick entrance porch with gable roof and half-round arched opening;
- Single-leaf door opening within the entrance porch;
- Tall, half-round headed single-hung windows with two-over-two panes and projecting lugsills on south, east and west elevations.

Heritage attributes that convey the property's historical and associative value, as a critical piece of infrastructure for the delivery of publicly-funded education on Markham Township:

- The building is a tangible reminder of the historical period of use of the property as the site of a public school from the early 1850s to the early 1960s.

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

- The location of the building on its original site where it has stood since 1889.

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

- Addition to the west side of the original schoolhouse building.

STATEMENT OF SIGNIFICANCE

Jacob Wismer House

46 Timbermill Crescent

c.1840

The Jacob Wismer 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 Jacob Wismer House is a two-storey frame dwelling located on Timbermill Crescent but with its historic frontage being on the south side of Sixteenth Avenue in the historic community of Mount Joy. The house faces north.

Design Value and Physical Value

The Jacob Wismer House has design and physical value as a good representative example of a mid-nineteenth century frame Pennsylvania German farmhouse, and a locally rare example of a two-storey building of plank-on-plank construction. It is a vernacular building that generally reflects the simplified Georgian architectural tradition brought to Markham Township by Pennsylvania German families as seen in its rectangular form, restrained detailing, and the disciplined placement of door and window openings.

The difference in the number and placement of window openings on the principal elevation between the ground floor and second floor represents a variation on classic Georgian principles and highlights the vernacular character of the Jacob Wismer House. The underlying structure of the dwelling is of plank-on-plank or sawmill plank construction, a building technology that had its heyday in Southern Ontario during the 1840s as an alternative to post-and-beam construction. Rough-sawn planks were stacked one upon another and nailed together to form solid wood walls. Narrow one-inch thick planks were laid with a slight offset to allow for the application of exterior stucco and interior plaster. This example is sided in wood clapboard.

Historical Value and Associative Value

The Jacob Wismer House has historical value and associative value, representing the locally significant theme of Pennsylvania German Mennonites being attracted to Markham in the early nineteenth century, and for its direct association with Jacob Wismer, a prominent member of the Wismer family of Mount Joy-Quantztown. David and Lydia Wismer came to Markham from Bucks County, Pennsylvania in 1806 and became significant land owners in the area. Two of their sons, Jacob and Asa, settled on Lot 15, Concession 7 in the community of Mount Joy in the mid-1830s. Jacob Wismer was granted the east 100 acres of the property from the Crown in 1842, and constructed a two storey plank-on-plank farmhouse. His first wife was Elizabeth Wurts, with whom he

had eight children. His second wife was Julia Curtis. Jacob Wismer was an active and well-known Reformer in politics, but when he was passed over for a Justice of the Peace appointment by the Baldwin cabinet, he switched his allegiance to the Conservative party. His lengthy obituary in the July 11, 1895 edition of the *Markham Economist* paints a picture of a much-respected citizen of old Markham who lived to the remarkable age of 94. The property was sold out of the family 1895.

Contextual Value

The Jacob Wismer House has contextual value because it is physically, functionally, visually and historically linked to its surroundings where it has stood since c.1840.

Heritage Attributes

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

Heritage attributes that convey the property's design value or physical value as a good representative example of a mid-nineteenth century frame Pennsylvania German farmhouse, and a locally rare example of a two-storey building of plank-on-plank construction:

- Rectangular plan shape;
- Two-storey height;
- Fieldstone foundation;
- Wood clapboard siding with corner boards, frieze, and water table;
- Medium-pitched gable roof with eave returns;
- Five-bay configuration of the north (primary) elevation;
- Principal entrance with single-leaf door and wood Classical door surround;
- Flat-headed rectangular window openings with wood trim and projecting lugsills on the north, east, and west walls.

Heritage attributes that convey the property's historical value or associative value representing the locally significant theme of Pennsylvania German Mennonites being attracted to Markham in the early nineteenth century, and for its direct association with Jacob Wismer, a prominent member of the Wismer family of Mount Joy-Quantztown:

- The dwelling is a tangible reminder of the Jacob Wismer Pennsylvania German family that historically resided on this property from the 1830s until 1895.

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

- The location of the building on its original site, with its primary elevation facing Sixteenth Avenue, where it has stood since c.1840.

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

- Modern window units within old window openings;
- Decorative shutters;

- Gable-roofed front porch;
- Modern exterior chimneys;
- Rear dormer-like extension;
- Accessory buildings;
- Rear deck.

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APPENDIX 'D': Research Reports

Provided under separate cover

APPENDIX 'D': Research Reports

RESEARCH REPORT



Nighswander-Topper House

Lot 10, Concession 10

7855 Highway 7 East

c.1890

Heritage Section

City of Markham Planning & Urban Design

2024

History

The Nighswander-Topper House is located on a parcel of the centre part of Markham Township Lot 10, Concession 10, west of the C.P.R. railway line.

Samuel Reynolds, U.E.L. received the Crown patent for the entire 200 acres of Lot 10, Concession 10, Markham Township in 1813. He also leased Lot 9, Concession 10 from the Crown in 1803. Lot 9 was directly south of Lot 10. Samuel Reynolds and his wife, Margaret (Van Rensselaer) Reynolds were from Dutchess County, New York. As Loyalists, they first went to New York City in 1777, and then to New Brunswick in 1783, having been displaced by the American Revolution. In the 1830s, Samuel Reynolds sold off different parts of Lot 10 to his sons Justice, William and Asa. Asa Reynolds purchased 50 acres, partly in the eastern half of the lot and partly in the western half.. In 1844, Asa Reynolds sold his property to William Goodfellow Armstrong.

William Goodfellow Armstrong is often referred to as Captain Armstrong due to his service in the militia. He emigrated from Cumberland, England in 1817, and came to Upper Canada via

New York. In 1823, William G. Armstrong purchased Lot 10, Concession 8, a property that stretched from Main Street, Markham Village, to Ninth Line. The Armstrong property became known as Ash Grove Farm.

In 1865, William Armstrong Jr., a son of William G. Armstrong and Esther (Reesor) Armstrong, moved from the homestead near Markham Village to his father's property on Lot 10, Concession 10. This property was called Locust Hill Farm, and this name was adopted for the local post office in 1886. William Armstrong Jr. was the first postmaster. He married Maria McCreight in 1866. William Armstrong Jr.'s second wife was Jane McCreight.

Over time, the Armstrong family increased the size of Locust Hill Farm through the purchase of additional acreage on Lots 9 and 10, Concession 10. By 1875, the property comprised 235 acres and was in the ownership of William Armstrong Jr.

The Ontario and Quebec Railway (later to become part of the Canadian Pacific Railway) was built through this area in 1884, and a station was established on the north side of what is now known as Highway 7 East. The station was initially called Green River but was soon changed to Locust Hill to avoid confusion with the nearby hamlet of Green River in Pickering Township. A hamlet gradually developed on both sides of the sideroad on lands owned by the Reesor and Armstrong families. One of the earliest developments was the building of a combined temperance hotel and general store adjacent to the railway line on a one-acre parcel of Lot 10, Concession 10 purchased by Michael Nighswander and his brothers Henry, David and Tillman in 1884. The Nighswanders are one of Markham's Pennsylvania German families. The temperance hotel and general store were constructed during 1884-1885. In 1885, a post office was established in the community and operated from the Nighswander store. Its name was changed from Green River Station to Locust Hill in 1886.

The Nighswander brothers constructed modest houses for rental purposes to the west of the hotel and store in approximately 1890. According to local tradition, there were three such houses, but an archival photograph in the collection of the Markham Museum shows only two. The houses were said to have been rented for \$36 a year each. The house closest to the store was 7861 Highway 7 East, which has recently been demolished after standing in an abandoned and heavily degraded state for many years. The other Nighswander rental house was the subject property at 7855 Highway 7 East.

In 1892, Michael and Henry Nighswander sold their interest in the property to their brother David Nighswander. In 1899, David and Annie Nighswander sold the eastern portion containing the temperance hotel and store to Charles Mark, and in 1900 sold the western portion containing the two rental dwellings to Alfred Ireson and his nephew William Ireson. In 1908, William and Violet Ireson relinquished their interest in the property to Alfred Ireson. Alfred Ireson was a painter that lived in the nearby community of Belford.



Archival view of the temperance hotel and general store in Locust Hill and the two rental houses to the west c.1920.
Markham Museum Collection

Alfred and Nettie Ireson sold the rental houses in two parcels in 1913. The easterly house (7861 Highway 7 East) was sold to Minnie King. The westerly house (7855 Highway 7 East) was sold to Christopher Topper. Christopher Topper was an employee of the Canadian Pacific Railway who came to Locust Hill in 1904, according to a note on the back of an archival photograph in the collection of the Markham Museum. He was born in Ontario and had an English background. Christopher Topper married Mary Adeline Porter in 1898. They had a daughter named Grace or Gracie. According to the 1911 census, Christopher Topper's occupation was given as "Track Man." At the time of the 1921 census, he was Section Boss for the railway. The family initially lived as tenants in Locust Hill, but by 1913 were able to purchase one of the modest houses originally constructed by the Nighswander brothers.



Christopher Topper at Locust Hill in 1951.
Markham Museum Collection

The Topper family were long-time owners of 7855 Highway 7 East. Christopher Topper died in 1962. In that same year his executors and his widow Mary sold the property to Edward and Patricia Butler, who soon sold to Lois Wheeler. In 1973, the property was expropriated by the

Province of Ontario, but was later transferred back to private ownership. In 1979, Lois Wheeler sold to Lee Reid and Tone Saetre. In 1983, the property was purchased by Allan Davidson and Janis Arnold. Janis Davidson is the owner in 2024.

Architecture

The Nighswander-Topper House is a one-and-a-half storey frame dwelling with a gable-fronted rectangular plan. The principal entrance, offset to the left on the primary (north) elevation, indicates a side-hall interior layout. The building rests on a low concrete foundation with its ground floor level set close to grade. There is a one-storey addition on the rear (south) elevation. Wide composition siding in a shingle style used in the 1970s may cover earlier narrow clapboard siding. The gable roof has a medium pitch, with projecting, open eaves. There are no historic chimneys remaining on the roof ridge.

The primary elevation has a single-leaf door opening on the left, and a flat-headed rectangular window opening to the right. The door is a modern insulated unit with a glazed upper portion and a panelled lower portion. A concrete porch with a metal railing provides access to the entrance. A photograph from the early 1980s shows the ground floor window with a rectangular transom light above a fixed single-paned sash. This window, and all others on the building, have been replaced with modern single-hung windows with one-over-one panes. There are two tall, narrow, flat-headed windows on the gable wall on the second floor level. Windows on the side walls are similarly tall, narrow and flat-headed. Door and window trim is plain, and the window openings have projecting lugsills. On the west side wall, the southernmost window has been replaced with a side door. Selected windows have modern, decorative shutters.

Information about the earlier appearance of this house can be found by examining photographs of its now demolished twin at 7861 Highway 7 East. The two houses were sided in narrow clapboard and had single-hung windows with one-over-one glazing. Both had a covered, full-width front veranda supported on simple wood columns and a single-stack brick chimney at the north end of their roof ridge. The houses were simply detailed without ornamental woodwork in their gables or on their verandas.

The Nighswander-Topper House is a vernacular dwelling in a common North American house form known as an open-gable cottage. This type of gable-fronted house was popular for middle-class and working class housing from about the third quarter of the nineteenth century into the early twentieth century. It was well-suited to narrow urban lots, but was sometimes used for modestly-scaled farmhouses. The origins of this house form can be traced back to the American Greek Revival architectural style with its gable-fronted houses that echoed the pedimented façades of Greek temples of Classical antiquity. As the gable-fronted house form continued in use past the period of Greek Revival popularity, it evolved into variations that incorporated elements of later architectural styles such as Queen Anne Revival, or were simply designed without any distinguishable stylistic features, as was the case with 7855 Highway 7 East. The removal of the front veranda some time before 1981 has further simplified the character of this house.

Context

The Nighswander-Topper House is one of a grouping of late nineteenth and early twentieth century buildings that contribute to and define the character and extent of the historic hamlet of Locust Hill. It is the last remnant of the Nighswander brothers' late nineteenth century development that was a key element of Locust Hill's character. The temperance hotel and general store was lost in 2012. The Nighswander tenant house at 7861 Highway 7 was demolished in 2023 after a number of years of neglect.

Sources

Abstract Index of Deeds for Markham Township Lots 9 and 10, Concession 10.

Canada Census 1891, 1901, 1911 and 1921.

Directory of Markham Township 1892.

Archival Photograph Collection, Markham Museum.

Find-a-Grave Web Resource: Christopher and Mary Topper.

Property Files for 7861 and 7877 Highway 7 East.

Armstrong, Mrs. J. R. "Locust Hill." *Pioneer Hamlets of York*. Kitchener: Pennsylvania German Folklore Society, 1977. Pages 63-65.

Champion, Isobel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 58, 60, 246-248.

McAllister, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1995. Pages 90-91.

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 Nighswander-Topper House has design and physical value as an altered representative example of a vernacular gable-fronted cottage of the late nineteenth century.

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

The Nighswander-Topper House has historical value as it is associated with the early development of the hamlet of Locust Hill after the arrival of the Ontario and Quebec Railway in 1884, and the theme of industry, innovation and economic development as a component of the Nighswander brothers' development of a combined temperance hotel and general store and adjoining rental housing 1884-1890.

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

The Nighswander-Topper House has contextual value for being one of a number of late nineteenth and early twentieth century buildings that contribute to and define the character and extent of the historic hamlet of Locust Hill.

RESEARCH REPORT



Peach's United Church
East Half Lot 26, Concession 6
10762 McCowan Road
c.1863; Remodelled c.1890

Heritage Section
City of Markham Planning & Urban Design
2024

History

Peach's United Church is located on part of the eastern half of Markham Township Lot 26, Concession 6, east of the historic hamlet of Cashel.

Hugh Carfrae received the Crown patent for the entire 200 acres of Lot 26, Concession 6, Markham Township, in 1803. The property passed through the hands of several investors after being purchased by James Fenwick in 1808. James Fenwick, born in Scotland, was a distinguished early resident of the area.

James Fenwick owned Lot 26, Concession 6 for only a short time before selling to a series of non-resident investors. He sold the property to John S. Baldwin in 1819. In 1823, John S. Baldwin sold to his brother, William Warren Baldwin, the noted Toronto doctor, businessman, lawyer, architect, and reform politician.

William W. Baldwin sold to James H. Rose in 1834. The deed abstracts do not provide any information about how Lot 26, Concession 6 came to be in the ownership of William Anderson

by the mid-1850s. Starting at this time, Anderson and his wife began selling small parcels off the western end of the property as the crossroads hamlet of Cashel began to grow.

Markham Township maps of 1853-54 and 1860 show the western half of Lot 26, Concession 6 in the ownership of William Anderson, and the eastern half in the ownership of John Anderson. According to the 1861 census, William Anderson (possibly the son of William Anderson Sr.), a farmer, age 27, was born in Canada West (Ontario). His wife was Mary, age, 21, born in Scotland. They had a son, John, age 4. This must be a different John Anderson from the John Anderson whose name appears on the maps of this time period. There is nothing in the deed abstracts to show the division of the lot into eastern and western parts belonging to William Anderson and John Anderson.

In 1863, John Anderson (possibly John Anderson of Lot 17, Concession 10) sold the eastern half of Lot 26, Concession 6, to John Peach. John Peach was the son of Thomas and Catharine Peach of Lot 23, Concession 7. The Peach family were English immigrants that came to Canada in 1834. John Peach was an unmarried farmer, and according to census records of 1871, he continued to live in his parents' household even after the purchase of the farm east of Cashel. At the time of the 1881 census, John Peach still lived on Lot 23, Concession 7.

In 1863, the same year that the property was sold to John Peach, a plot of land at the south-east corner of Lot 26, Concession 6, was donated for a Primitive Methodist church named Peach's Chapel, or Peach's Appointment, which later became Peach's United Church. The land for the chapel and cemetery were donated by Thomas Peach who held a mortgage on John Anderson's property. In 1862, Thomas Peach entered into an agreement with John Anderson in connection with the church site, which was registered in 1863, just prior to the sale of the eastern part of Lot 26, Concession 6 to Thomas Peach's son John.

The congregation started as a class of Primitive Methodists who had begun meeting in 1847 in a schoolhouse at the northwest corner of Lot 25, Concession 7. The location of this schoolhouse is shown on the McPhillips Map of Markham Township, 1853-54, and on Tremaine's Map of 1860. Curiously, it does not appear on the 1855 map showing Markham school sections.

The leader of the class in 1847 was Reverend William Lyle. Peach's Chapel was one of eleven Primitive Methodist congregations in Markham Township by 1855. With few ordained ministers available, these groups relied on the services of lay preachers, and Thomas Peach, known as "Daddy Peach," was one of these. Some local families that were part of the congregation in the early days included Peach, Hastings, Lee, Spofford, Boynton, Williamson and Jennings.

In a detailed history of the church written by Trevor Watson in 1968, it is stated that the schoolhouse that was the original meeting place for the Primitive Methodist congregation, and that the building was relocated to the site gifted by Thomas Peach in 1863. The old schoolhouse was remodeled to serve as a chapel after funds were raised to do so.

The opening services were held on January 10, 1864. A detailed description of the new church was recorded in an account of the opening of Peach's Chapel in the *Christian Journal* of January 22, 1864: "The Chapel is a very good white clapboard building 38' x 26' with a beautiful porch and tower in the front and six semi-circular windows. It is indeed an exceedingly neat, and commodious chapel." On the Monday following the opening service, a public tea meeting was held which "closed cheerfully with good satisfaction." Henry Jennings, who lived next to the cemetery, donated the lumber for the driving sheds along the north side of the church property. Cemetery plots were free, as per the terms of Thomas Peach's donation of the land.

In 1884, with the union of all Methodist denominations, Peach's became part of the Methodist Church in Canada and was included in the Markham circuit with Markham, Box Grove, Ninth Line, Tenth Line, and Whitevale.

In the April 23, 1890, issue of the *Christian Guardian*, the Reverend Newton Hill, then minister, reported that the congregation was building a new church. They used the old structure which they brick-veneered after removing the old steeple and altering the roofline to a steeper pitch, resulting in the appearance of the building as seen today.

In 1891, Peach's became part of the Unionville circuit, along with Bethel, Christie, Ebenezer, and Hagerman. In 1910, Peach's was transferred to the Lemonville Circuit with Lemonville, Bethesda, and Ballantrae as the other appointments.

In 1925, the United Church of Canada was created through the union of the Methodist Church, some Presbyterian Churches, and the Congregational Church. Peach's became a pastoral charge of the United Church, along with Melville and Bethesda.

One of the last ministers at Peach's United Church, Reverend G. Robins, stepped down for health reasons in June 1954. He was described by Trevor Watson as "an outstanding minister and scholar." His replacement was Reverend H. Moddle, who served the congregation for a brief period of time. In 1955, it was decided that the church should be closed for regular services. Since that time, each year the old church is opened for a memorial service.

Architecture

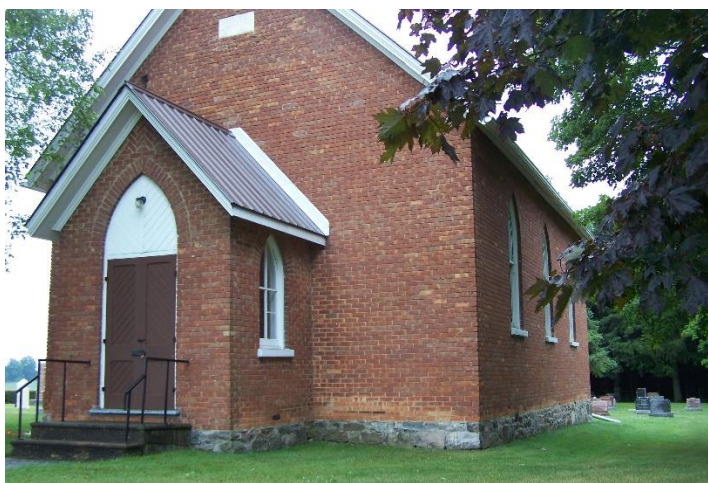
Peach's United Church is a one-storey brick building with a rectangular plan. There is an enclosed entrance porch centred on the east (front) gable end, and a small frame shed on the rear wall. The building rests on a fieldstone foundation. The red brick is a veneer over an underlying frame structure. The frame structure, which originally served as a schoolhouse, predates the 1863 construction date of the first phase of the chapel by an unknown number of years. It was standing at least as early as 1847 when first used as a place of worship for local Primitive Methodists.

The red brick walls of local brick were laid in common bond with radiating arches ornamenting the heads of door and window openings. A small area of tumbled brick is found in the peak of the gable end wall of the entrance porch. High on the gable end wall of the main volume of the

building is a rectangular “1890” datestone of white marble. Inset into the south side wall there are three grey granite tablets commemorating the names of those from Peach’s that served in the First and Second World Wars.

The roof has a steep pitch with projecting, open eaves. It is clad in standing-seam metal and replaced earlier roofing of shingles. There is a bold shingle mould on the gable-end fascia boards and a single-stack, corbelled brick chimney at the west end of the roof.

The front wall, facing McCowan Road, has no windows. The entrance porch is faced in brick that matches the treatment of the main volume of the church. The porch has a gable roof and a double-leaf door with a blind pointed arch above that is faced in angled, narrow tongue and groove wood. The two panels of each of the doors are also finished in angled, narrow tongue and groove. On each side wall of the porch is a small pointed-arched window with two-over-two panes.



Detail of front elevation of Peach’s United Church showing entrance porch and datestone.

On the side walls of the building there are three pointed-arched single-hung windows with projecting lugsills. The glazing of these windows consists of large panes of glass with a border of multi-coloured, narrow panes, typical of the 1890s period of remodeling. None of the windows have been replaced with stained glass memorial windows as seen on a number of other churches of the same denomination in Markham.

The frame shed attached to the rear wall has a gable roof and horizontal aluminum siding. The structure rests on a concrete foundation. The shed has a plank door on its north and south walls and a small, four-light window centred on the west wall.

In the early days of Methodism in Ontario, chapels and churches that were erected in rural communities across the province were generally rendered in a simplified version of the Classic Revival style, recalling the Classical architecture of the temples of ancient Greece. A gable-fronted rectangular plan (sometimes aptly referred to as “temple-fronted”), medium-pitched

gable roof, symmetrical arrangement of openings, and absence of Gothic Revival details are characteristic features of the early Methodist places of worship in Markham Township. These buildings had a classic simplicity that seemed to be an outward expression of the faith of the people that built them. No archival photographs are known of Peach's Chapel in its 1863 form, but the description contained in the *Christian Journal* provides a general idea of its early appearance.

The remodelling of 1890 transformed the architectural character of Peach's United Church by updating it with features associated with the Gothic Revival style including a steeper roof and pointed-arched windows. The only hint of the original Classic Revival character was the simple, symmetrical form of the building. Peach's United Church is a vernacular building that is a late, restrained expression of the Gothic Revival style in contrast to the High Victorian Gothic Revival architecture seen on larger Markham churches of the late nineteenth century such as Victoria Square United Church. The beauty of this church lies in its stark simplicity, crisp Gothic Revival windows, and rural setting.

Context

Peach's is the traditional, informal name given to the intersection of Elgin Mills Road East and McCowan Road. Peach's United Church and its adjoining cemetery to the south form a landmark on the north-west corner. The property is enhanced by its semi-rural setting and mature trees. The Markham Fairgrounds are on the opposite side of McCowan Road. To the west is the John Peach House at 5060 Elgin Mills Road East, c.1876, which is historically linked to this property.

Sources

Deed abstracts for Lot 26, Concession 6 and Lot 23, Concession 7, Markham Township.

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

Markham Township Directories: Walton (1837), Brown (1846-47), Rowsell (1850-51), Mitchell (1866), Nason (1871), 1892 Directory.

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

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Anderson Family File. Heritage Section, City of Markham.

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Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 152, 155-156. 233.

Watson, Trevor. "Peach's." *Pioneer Hamlets of York*. Kitchener: The Pennsylvania German Folklore Society of Ontario, 1977. Pages 104-111.

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.

Peach's United Church has design and physical value as a late representative example of a rural chapel in the vernacular Early Gothic Revival architectural style.

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

Peach's United Church, founded in 1847, has historical value and associative value, representing the religious diversity of Markham Township as an early Primitive Methodist church.

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

Peach's United Church, located to the east of the historic crossroads hamlet of Cashel, has contextual value for being physically, functionally, visually and historically linked to its site, where it has stood since 1863. It has further contextual value for being historically linked to the John Peach House at 5060 Elgin Mills Road East.

The property has contextual value because it is a landmark.

Peach's United Church has contextual value as a landmark at the north-west corner of Elgin Mills Road East and McCowan Road.

RESEARCH REPORT



Summerfeldt-Toole House

West Half Lot 25, Concession 5

4075 Elgin Mills Road East

c.1855

Heritage Section

City of Markham Planning & Urban Design

2023

History

This mid-nineteenth century fieldstone farmhouse is located on the western part of Markham Township Lot 25, Concession 5, west of the historic crossroads hamlet of Cashel. Lot 25 was originally a 200-acre Clergy Reserve, one of a group of properties set aside by the government of Upper Canada to be used by the Church of England (Anglican Church) to generate income through leasing. In 1810, a lease was granted to Jacob Shultz, then in 1835, a lease was granted to Nicholas Hebner. Both of these family names are associated with the Berczy Settler group.

In 1847, John W. Crosby received the Crown patent for the eastern half of Lot 25, Concession 5, and in 1853 William Summerfeldt received the Crown patent for the western half. William Summerfeldt had been involved with the property since 1845 when it was released for purchase by the Crown. The Sommerfeldt/Summerfeldt family was part of William Berczy's group of German settlers. William H. Summerfeldt (1818 – 1906) was a farmer, the Canadian-born son of George Henry Sommerfeldt and Clarissa Ransom. He married Sarah Bowman (1828-1899), and unlike most of the Berczy Settler group, he was a member of the Church of Scotland (Presbyterian) rather than a member of Lutheran Church. According to the 1851 census, the

Summerfeldts resided in a one-storey frame house on Lot 25, Concession 5. He later increased his property holdings through the purchase of additional acreage on the eastern half of Lot 25, Concession 5 in 1855.

A new farmhouse of fieldstone construction was built on the property between the time of the 1851 census and the 1861 census (c.1855). In the 1861 census, the occupant of the fieldstone farmhouse was not William Summerfeldt but William Lawson, an English immigrant, and his family. By 1861, the Summerfeldts had moved to Mount Albert in East Gwillimbury and rented their Markham Township property to tenant farmers. William Summerfeldt became a partner in the Summerfeldt and Brown Flouring and Grist Mill in Mount Albert. It is curious that he would have invested in such a substantial new residence on his Markham farm only to relocate a short time later. Perhaps the business opportunity in Mount Albert was simply too attractive to resist.

William Summerfeldt retained ownership of his property on Lot 25, Concession 5 until 1867 when he sold 100 acres of the western half, and 15 acres of the eastern half, to Isaac Toole (also spelled "Tool"). The Toole family were Quakers that originated in Bucks County, Pennsylvania, and came to Whitchurch Township in approximately 1802 after living for a short time in the Niagara area.

Isaac Toole's parents, Moses Toole and Elizabeth (Powell) Toole, moved to East Gwillimbury Township in 1827. Their farm was in a rural community called Franklin, south of Mount Albert. Although Isaac Toole was the owner of the former Summerfeldt property in Markham Township, it was his younger brother Aaron Powell Toole who resided there. Isaac Toole may have learned about the availability of William Summerfeldt's farm through their mutual connection to Mount Albert. In 1875, Aaron Toole became the owner.

According to the 1871 Census, Aaron Toole was a farmer of the Quaker faith, age 51. His wife was Emma (Tindall) Toole. There were nine children living in the household at that time, ranging in age from 19 to an infant less than one year old. The oldest son, Moses, became a carriage painter by trade, as noted in the 1881 and 1891 census returns.

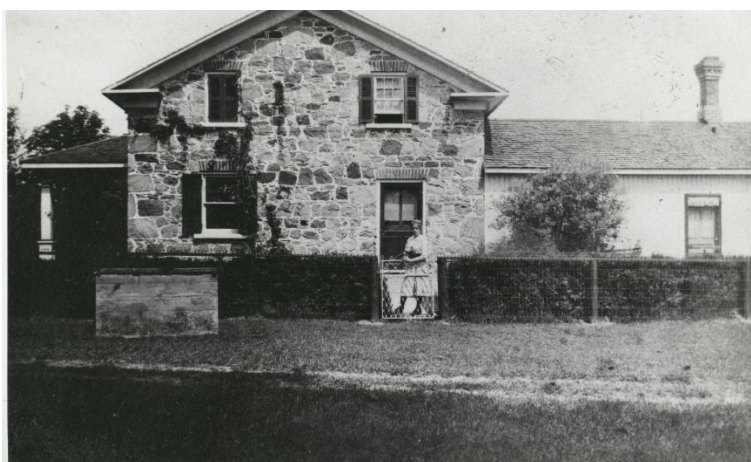
Aaron Toole died in 1894. The property passed through a series of owners including Joseph Gee (1897), George Gee (1909), Charles Smith (1920), Walter Smith (1944) and in more recent times, Stephen B. Roman/Romandale Farms (1954). Romandale Farms Ltd. was the owner in 2017.

Architecture

The Summerfeldt-Toole House is a one-and-a-half storey stone dwelling with a rectangular plan. There is a small front porch on the north wall, and a small, single-storey gable-roofed frame addition on the rear wall. The walls are constructed of split, coursed random rubble with large, roughly squared stone quoins at the corners. The local fieldstone mainly consists of black basalt, grey limestone and grey and pink granite. The heads of door and window openings are


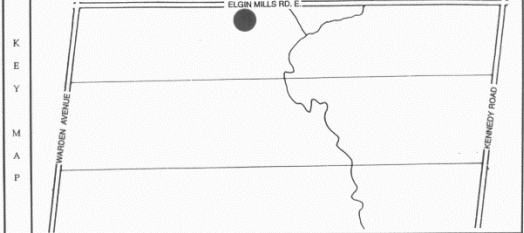
flat-headed and have splayed arches of red brick. The roof is a medium-pitched gable with wide overhanging eaves and eave returns. There is a small, gable-roofed dormer on the rear.

The primary (north) elevation of the house is composed of three bays. Door and window openings are ordered and symmetrically placed. The front doorcase has a flat-headed rectangular transom light and sidelights. A photograph from 1982, which was copied for the 1991 edition of the *Markham Inventory of Heritage Buildings*, shows the transom with multi-paned geometric glazing. Windows on the second floor are proportionately smaller than those on the ground floor. Modern window units have been inserted into the original openings, and one window on the west elevation has replaced an earlier side door opening. The front porch, with a bellcast roof supported on wood treillage, is a sensitively-designed alteration.



4075 Elgin Mills Road East – South View, 1910.
Markham Museum Collection

The Summerfeldt-Toole House is a representative example of a mid-nineteenth century fieldstone farmhouse showing the influence of the Classic Revival style. This is seen in its symmetry, flat-headed doorcase with transom light and sidelights, and deep eave returns. Archival photographs in the collection of the Markham Museum illustrate that some alterations have occurred but the essential form of the dwelling has remained intact. A photograph of the west side of the house, dated 1910, shows multi-paned windows framed with operational louvered wood shutters on the upper floor, a side door, an Edwardian Classical front veranda, and a frame rear wing that would have perhaps contained a summer kitchen and woodshed. A Classic Revival cornice decorated the eaves, and this cornice was still present in 1982 when a photograph was taken of the front and east elevations of the house. Now, as the result of later renovations, the wood cornice has been removed. The paired front windows shown in the 1982 photograph are of interest. This type of window opening is not typical of mid-nineteenth century Markham, however two other local examples from the same time period are known: the Nicholas Hagerman House (1858) in Hagerman's Corners, and the Ebenezer Madill House (1858, demolished) south of the hamlet of Mongolia.

MARKHAM INVENTORY OF HERITAGE BUILDINGS		
S I T E	ADDRESS: 4075 Elgin Mills Road East	VILLAGE:
	LOT/CONCESSION: 25/5	CONCESSION BLOCK: E3 A/R No.: 160-440-00
S T A T U S	PRESENT USE: Residential	ORIGINAL USE: Residential
	HERITAGE DESIGNATION: n/a	1982 INVENTORY: 573
	OFFICIAL PLAN: Agriculture 1	ZONING: A1
P H O T O G R A P H		
	KEY MAP	
		
E3 - 1		

Context

The Summerfeldt-Toole House is a farmhouse in an agricultural setting west of the historic crossroads hamlet of Cashel. There is a barn complex to the rear of the house. The dwelling faces Elgin Mills Road with its front door located on the north elevation. It is one of a number of existing buildings connected to the Summerfeldt family, but the only one of fieldstone construction. Most stone dwellings remaining in Markham are found in the eastern portion of old Markham Township, typically associated with farm properties settled by Pennsylvania German families. As such this example, in this location, is locally uncommon.

Sources

Abstract Index of Deeds for Markham Township Lot 25, Concession 5.

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

Markham Township Directories: Walton (1837), Brown (1846-47), Rowsell (1850-51), Mitchell (1866), Nason (1871) and 1892 Directory.

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

Property File for 4075 Elgin Mills Road East, Heritage Section, City of Markham Planning & Urban Design.

Research Report on 4075 Elgin Mills Road East by Su Murdoch Historical Consulting, 2017.

"Isaac Tool." *History of Toronto and County of York, Ontario*. Volume II: Biographical Notices.

Toronto: C. Blackett Robinson, 1885.

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 22-23.

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 Summerfeldt-Toole House has design and physical value as a representative example of a mid-nineteenth century fieldstone farmhouse showing the influence of the Classic Revival style in its symmetry, flat-headed doorcase with transom light, and sidelights and deep eave returns.

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

The Summerfeldt-Toole House has historical value for its association with the Berczy Settler families that arrived in Markham Township in the late eighteenth century, and for its association with the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase.

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

The Summerfeldt-Toole House has contextual value because it is physically, functionally, visually and historically linked its site where it has stood since the mid-1850s.

RESEARCH REPORT



John Peach House **East Half, Lot 26, Concession 6** **5060 Elgin Mills Road**

c.1876

Heritage Section
City of Markham Planning & Urban Design
2023

History

The John Peach House is located on part of the eastern half of Markham Township Lot 26, Concession 6, east of the historic hamlet of Cashel.

Hugh Carfrae received the Crown patent for the entire 200 acres of Lot 26, Concession 6, Markham Township, in 1803. The property passed through the hands of several investors after being purchased by James Fenwick in 1808. James Fenwick, born in Scotland, was a distinguished early resident of the area. After serving in the British Royal Navy until he was discharged in Jamaica c.1802, Fenwick settled in Markham Township in 1806. He established an inn and distillery at a crossroads community initially known as Crosby's Corners, later named Cashel, when a post office was opened there in 1851.

James Fenwick owned Lot 26, Concession 6 for only a short time before selling to a series of non-resident investors. He sold the property to John S. Baldwin in 1819. In 1823, John S. Baldwin sold to his brother, William Warren Baldwin, the noted Toronto doctor, businessman, lawyer, architect, and reform politician. William W. Baldwin and his son, Robert, played an important role in the establishment of responsible government in Canada.

William W. Baldwin sold to James H. Rose in 1834. In 1838, Rose gifted an acre of land to James Fenwick *et al*, which was the parcel of land that St. Helen's Presbyterian Church had been established upon in 1827. The deed abstracts do not provide any information about how Lot 26, Concession 6 came to be in the ownership of William Anderson by the mid-1850s. During their ownership, Anderson and his wife began selling small parcels off the western end of the property as the crossroads hamlet of Cashel began to grow.

William Anderson was a non-resident owner. He may have been related to the Anderson family of United Empire Loyalists. The patriarch was Peter Anderson, an ensign with the King's Rangers during the American Revolutionary War that came to Markham via Nova Scotia. Markham Township maps of 1853-54 and 1860 show the western half of Lot 26, Concession 6 in the ownership of William Anderson, and the eastern half in the ownership of John Anderson. According to the 1861 census, William Anderson (possibly the son of William Anderson Sr.), a farmer, age 27, was born in Canada West (Ontario). His wife was Mary, age 21, born in Scotland. They had a son, John, age 4. This must be a different John Anderson from the John Anderson whose name appears on the maps of this time period. There is nothing in the deed abstracts to show the division of the lot into east and west parts belonging to William Anderson and John Anderson.

In 1863, John Anderson (possibly John Anderson of Lot 17, Concession 10) sold the eastern half of Lot 26, Concession 6, to John Peach. John Peach was the son of Thomas and Catharine Peach of Lot 23, Concession 7. The Peach family were English immigrants that came to Canada in 1834. John Peach was an unmarried farmer, and according to census records of 1871, continued to live in his parents' household even after the purchase of the farm east of Cashel. At the time of the 1881 census, John Peach still lived on Lot 23, Concession 7. A relative, Thomas Peach Morris, a farmer, lived in the same household.

In the same year that the property was sold to John Peach, a plot of land at the south-east corner of Lot 26, Concession 6, was given for a Primitive Methodist church named Peach's Chapel, which later became Peach's United Church.

John Peach married Martha M. Lewis in 1884, a late marriage for both of them. There were no children. After this marriage, Thomas Peach Morris moved to the other Peach family property on Lot 26, Concession 6, where he was noted in the 1891 census, and in the Markham Township directory of 1892. Thomas P. Morris was married to Elizabeth Pearce and lived in a two-storey brick dwelling containing 9 rooms (5060 Elgin Mills Road East).

The architecture of the brick house on Lot 26, Concession 6 suggests a construction date in the mid-1870s to the mid-1880s. The MPAC year of construction is 1876. The Peach House is a high quality farmhouse to have been constructed on a property that was not the principle residence of the owner. Homes built to serve the needs of tenant farmers were traditionally more modest in scale and construction. It is possible that John Peach had the house constructed for his own use, but upon the death of his father in 1880, decided to remain on the family homestead on Lot 23, Concession 7 rather than moving to the property he had purchased in 1863.

Martha Peach died in 1898. John Peach died in 1916. Both are interred at Peach's United Church cemetery with a large pink granite monument marking their resting place. John Peach willed his residence on Lot 23, Concession 7 to Thomas Peach Morris, and the property on Lot 26, Concession 6 to a nephew, Thomas H. Peach, the son of his brother George Peach. In 1926, Thomas H. Peach leased the property to Jacob S. Wideman for 10 years. The property was sold out of the family in 1940 after which it has passed through the ownership of others. The farm has been divided into multiple rural residential lots.

Architecture

The John Peach House is a one-and-a-half storey, painted brick dwelling with a H-shaped plan. The portion of the building that is of cultural heritage value is the T-shaped southern section. The house has a painted fieldstone foundation and a ground floor level about three steps above grade. Prior to painting, the house had a red brick body trimmed with buff brick (historically referred to as "white brick") accents consisting of quoining, a brick plinth, and "eyebrow" arches over door and window openings.

The primary elevation of the house is composed of three bays with a central, single-leaf door topped with a single-paned, segmentally-headed transom light. The door has a bracketed surround with a shallow, hip-roofed cap. This door surround has a historic character but is a later addition. There are windows on either side of the door, and a window above the door set within a steep centre gable. On the wall above the ground floor openings, there is a horizontal line that indicates the former existence of a full-width veranda. Now there is a modern wood deck with a simple railing and a lattice base.

Window openings are segmentally-headed, with projecting lugsills, and contain two-over-two single-hung windows behind modern storm windows. Windows are accented with modern, louvered shutters with flat rather than segmental heads. The "eyebrow" arches over window openings project slightly from the wall face, otherwise, the paint treatment would make them difficult to see.

The east gable end wall has a window centred on the ground floor level, and two windows on the second floor. The west gable end likely has a similar arrangement. The second floor window openings are lower in height than those of the ground floor.

The rear wing is one-and-a-half storeys height. There is a veranda in the east-facing ell, with a shed roof supported on simple, slender posts. The ground floor openings within the porch

appear to have been modified during renovations, perhaps connected with the construction of a large frame addition at the rear of the dwelling. Only one window remains on the east wall within the veranda. Other openings may have been closed up to suit programmatic changes within the interior.

The house has a medium-pitched, cross gable roof with projecting, open eaves. There is a steep centre gable on the front or south wall. This gable is ornamented with a kingpost with a turned pendant, hinting that there once may have been decorative wooden bargeboards. There are no known archival photographs that document the earlier appearance of the building. No historic chimneys remain. There is an exterior, brick chimney centred on the west gable end wall of the rear addition.

The John Peach House is a representative example of an Ontario Classic farmhouse, as defined by Marion MacRea and Anthony Adamson in *The Ancestral Roof – Domestic Architecture of Upper Canada* (1963):

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

The Ontario Classic is a house form that was popular from the 1860s to the 1890s with many examples constructed on farms and in villages throughout Markham Township. These vernacular dwellings were often decorated with features associated with the Gothic Revival style or Italianate style, as was the case here with the steep centre gable ornamented with a kingpost and the eyebrow-like window heads. With its one-and-a-half storey form, T-shaped plan, symmetrical three-bay front, patterned brickwork (now concealed by paint), and segmentally-headed two-over-two windows, this vernacular building is a good representative of farmhouses built in old Markham Township in the latter part of the nineteenth century.

Context

The John Peach House is located in a semi-rural setting east of the historic hamlet of Cashel. There is a late nineteenth or early twentieth century barn complex to the northeast of the dwelling, and a modern, detached three-car garage. Peach’s United Church and cemetery, listed on the *Markham Register of Property of Cultural Heritage Value or Interest*, is a nearby property of cultural heritage value at the north-west corner of Elgin Mills Road and McCowan Road (10762 McCowan Road). Further to the west is the Cashel Road House, an historically-designated hotel, store and post office dating from the mid-nineteenth century (refer to City of Markham By-law 298-78).

Sources

Deed abstracts for Lot 26, Concession 6 and Lot 23, Concession 7, Markham Township.

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

Markham Township Assessment Rolls: 1855, 1857, 1858.

Markham Township Directories: Walton (1837), Brown (1846-47), Rowsell (1850-51), Mitchell (1866), Nason (1871), 1892 Directory.

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

Property Files for 5060 Elgin Mills Road, 10387 McCowan Road, and 7 Heritage Corners Lane. Heritage Section, City of Markham.

Anderson Family File. Heritage Section, City of Markham.

Peach Family File, Markham Museum.

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 155. 233.

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 John Peach House has design and physical value as a good representative example of an Ontario Classic farmhouse designed with elements of the Gothic Revival and Italianate architectural styles.

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 John Peach House has historical value and associative value, representing the locally significant theme of agriculture, specifically the improvement of nineteenth century farmsteads as the agricultural community progressed past the early settlement phase.

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

The John Peach House, located to the east of the historic crossroads hamlet of Cashel, has contextual value as a former farmhouse that has stood on this site since the mid-1870s. It is historically linked to Peach's United Church at 10762 McCowan Road.

RESEARCH REPORT



School Section No. 14
East Half Lot 6, Concession 7
5650 Fourteenth Avenue
(Formerly 5500 Fourteenth Avenue)

c.1889

Heritage Section
City of Markham Planning & Urban Design
2023

History

School Section No. 14 is located in the south-west corner of the eastern half of Markham Township Lot 6, Concession 7, approximately halfway between the historic hamlets of Hagerman's Corners and Box Grove.

Cornelius Van Ostrand (also spelled "Van Nostrand") received the Crown patent for the entire 200 acres of Markham Township Lot 6, Concession 7, in 1809. This was part of 500 acres of land in Markham Township granted to Van Ostrand in 1799. Cornelius Van Ostrand, of Dutch ancestry, was a native of New York where his family had lived since the 1630s. He served as a commissioned officer in the British Army during the American Revolutionary War, but stayed in the United States for a period of time after the hostilities ended. In the winter of 1799-1800, the family came to Upper Canada and settled in an area that in time became known as York Mills or Hogg's Hollow.

In 1812, Cornelius Van Ostrand entered into an agreement with William Crosby to sell the eastern 100 acres of Lot 6, Concession 7, Markham Township. William Crosby was also from New York. The family came to Upper Canada from Herkimer County in 1807, arriving in Kingston that year. William Crosby died not long after his purchase of the Van Ostrand property. His widow and children remained there after his death. James Crosby, a son of William Crosby, became the owner and in 1856 he and his wife entered into an agreement to sell 40 square rods of their property to the Trustees of School Section No. 14, which was in a rural area of south-central Markham Township between Hagerman's Corners and Box Grove.

The *Public School Act* of 1846 required the Province of Canada West to provide free education to children up to the age of sixteen. When Markham Township enacted a by-law to establish school districts in 1855, there were 23 school sections across the municipality.

According to the McPhillips Map of Markham Township, 1853-1854, there was already a schoolhouse at this location. It is not known when it was first established. The school also appears on Tremaine's Map of 1860 and the map in the Historical Atlas of the County of York, Ontario, 1878.

In 1864, James Crosby sold the eastern half of Lot 6, Concession 7, less the school site, to Elijah Miller. Three year later, Elijah Miller sold the property to James Stacey. The one half acre school site was awarded to James Stacey in 1878.

In 1889, a new brick schoolhouse in the Romanesque Revival style replaced earlier building dating from the 1850s. The exterior appearance of this typical one-room rural schoolhouse remained the same well into the twentieth century.

Beginning in the mid-1950s, as Markham Township began to modernize after the end of the Second World War, the municipality's initiative to consolidate its numerous school sections through the creation of Township School Areas resulted in the closure of many rural schoolhouses. School Section No. 14 closed in the early 1960s, and in 1963, the Public School Board of Township School Area 2 Markham Township sold the property to the Trustees of the Netherlands Reformed Church, who remain the owners. A complementary addition was made to the west side of the old school in 1992 to house a general purpose hall and ancillary uses for the place of worship.

Architecture

Schoolhouse SS No. 14 is a one-storey brick institutional building with a gable-fronted rectangular plan. A covered entrance porch is centred on the south elevation. The building has a raised fieldstone foundation with the floor level set several steps above grade. On the west side of the former schoolhouse is a brick addition that mimics its style and materials in a simplified manner with the two structures joined with a connecting link at the south-west corner of the original building.

The buff brick walls of the former schoolhouse were laid in common bond. There are simple brick buttresses at the corners, and between the three bays of the side walls. The buttresses have angled brick copings. On the primary (south) elevation, at the level of the eaves, are two string courses of brick turned at an angle to form a sawtooth pattern. Window openings have radiating brick “eyebrow” arches which project slightly from the wall face to create a shadowing effect. High on the gable wall is a rectangular datestone with the year “1889” and the school section number inscribed upon it.

The medium-pitched gable roof has projecting, open eaves with soffits clad in aluminum. There is a robust shingle mould on the fascia. At the north end of the building is a heavy, single-stack chimney with a concrete cap. There is no belfry existing today, but based on other schoolhouses in Markham, one almost certainly existed historically.

The primary elevation is composed of three bays, with the central covered brick porch containing the main entrance flanked by a window on each side. The porch has a steeply-pitched gable roof and a wide opening topped by a half-round arch. The brickwork of the porch is decorated with a rock-faced string course or impost at the base of the arched opening. The flanking single-hung windows have half-round arches, two panes over two, and projecting lugsills.

The east elevation has three bays with three windows matching those on the south elevation, positioned between the buttresses. The west elevation, partially covered by the addition, was originally the same as the east elevation, but an interior door opening has been inserted where the southernmost window used to be to connect the old building to the newer section. The addition contains a multi-purpose hall, a kitchen, washrooms, and other facilities to support the place of worship use.

Schoolhouse SS No. 14 was designed in the Romanesque Revival style, characterized by the use of half-round arches. The influence of this style is particularly evident in the treatment of the enclosed porch. The building’s design follows the standard plan that was popular in rural Ontario under the administration of J. George Hodgins from the mid to late nineteenth century, when Hodgins served as deputy superintendent of education and later, deputy minister of education. Hodgins promoted the building of attractive, durable and functional schoolhouses and this one is a representative example. Diversity in architectural style was encouraged to prevent uninteresting sameness in the school buildings between the different school districts. The typical rural school in mid to late nineteenth century Markham Township followed a meeting hall plan with its entrance on the gable end. Most were made of brick and replaced older frame buildings. Many schoolhouses had separate entrances for boys and girls. Inside, there were separate cloakrooms for boys and girls even if there was only one door, as was the case with this example. Schoolhouses had large windows to let in the natural light and to provide good ventilation. High ceilings enhanced the light and ventilation within the single classroom where all the elementary school grades were taught.

The state of preservation of this former schoolhouse is exceptionally good. Other than the addition to the west side of the building, the only significant alteration is the absence of a belfry.

Context

Schoolhouse SS No. 14 is one of the few nineteenth century buildings remaining in the south-central part of the City of Markham. The McCauley-Couperthwaite House (c.1870) at 5560 Fourteenth Avenue, to the west of the subject property, is the only other local remnant of the agricultural community that once existed in the area.

Markham is fortunate in having a large number of its historic one-room schoolhouses still standing on their original sites. One example, the Buttonville Schoolhouse, is a living history facility providing York Region School Board students with an early twentieth century public school experience. It houses the Board's historical archives. Two examples of former rural schools in the immediate area include the Hagerman School at 4121 Fourteenth Avenue which has been converted to a restaurant, and the Box Grove Schoolhouse at 7651 Ninth Line, which is a part of small community centre. Both are designated under the Ontario Heritage Act.

Sources

Deed Abstracts for Lot 6, Concession 7, Markham Township.

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

Property File for 5650 Fourteenth Avenue, Heritage Section, City of Markham Planning & Urban Design.

Brydon, Catherine. *Markham 1900-2000 – Our Past Inspires Our Future*. Markham: Markham Historical Society, 2017. Page 218.

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 64-65, 170-171.

Kennedy, Scott. *Tales from the Hollow – The Story of Hogg's Hollow and York Mills*. Toronto: Friesen Press, 2022. Chapter 8.

McIlwraith, Thomas F. *Looking for Old Ontario: Two Centuries of Landscape Change*. Toronto: University of Toronto Press, 1997. Pages 160-161.

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 examples of a style, type, expression, material or construction method.

Schoolhouse SS No. 14 has design and physical value as a well-preserved representative example of a late-nineteenth century one-room rural schoolhouse designed in a vernacular expression of the Romanesque Revival style.

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

Schoolhouse SS No. 14 has historical value and associative value as it is associated with the early delivery of publicly funded education in Markham Township, a critical government service required for community development., A public school operated on this property from the early 1850s to the early 1960s.

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

Schoolhouse SS No. 14 has contextual value for being physically, functionally, visually and historically linked to its site where it has stood since 1889, and for the long-standing use of the site for a public school since at least the early 1850s.

RESEARCH REPORT



Jacob Wismer House
East Half Lot 15, Concession 7
46 Timbermill Crescent
(Formerly 5815 Sixteenth Avenue)
c.1840

Heritage Section
City of Markham Planning & Urban Design
2024

History

The Jacob Wismer House is located on a part of the eastern half of Markham Township Lot 15, Concession 7, in the historic community of Mount Joy.

David Wismer (1768-1856) and Lydia (Everet) Wismer (1769-1856) of Bedminster Township, Bucks County, Pennsylvania came to Markham Township in 1806. They were a Pennsylvania-German Mennonite family who were part of the migration of Pennsylvania-Germans that followed the Berczy settler group as early European arrivals into Markham Township. The Wismers and their six sons and two daughters settled on Lot 17, Concession 7, a property north of the Markham Museum. The area was called “Mount Joy” after the original American home of another Pennsylvania-German family, the Ramers. In time, many members of the Wismer family became members of a Protestant denomination called the Bible Christian Church. They worshipped at a chapel on the west side of today’s McCowan Road, south of Sixteenth Avenue,

where a historic cemetery still remains. David Wismer and his descendants became significant landowners in the vicinity of Mount Joy and Quantztown. The community of Wismer Commons is named after them.

Two of David and Lydia Wismer's American-born sons, Jacob (1797-1895) and Asa (1795-1871), obtained the Crown patent for separate portions of Markham Township Lot 15, Concession 7 in the early 1840s. Jacob became the owner of the eastern 100 acres in 1842, and Asa the western 100 acres in 1843. In 1843, Jacob sold the western 10 acres of his property to his brother. According to Walton's Directory of 1837, both were living on this property at that time. It is not clear how long they had been tenants on Lot 15, Concession 7. By the mid-nineteenth century, there were three Wismer farms along the south side of Sixteenth Avenue: Jacob Wismer with the easterly portion, Asa Wismer with the centre portion, and Asa Wismer's son, David L. Wismer, with the smaller westerly portion.

A schoolhouse serving the educational needs of Mount Joy was established at the north east corner of Jacob Wismer's farm in 1835. School Section No. 6 remained at the crossroads until 1864, when a new site was purchased from the Strickler family a short distance to the north of Sixteenth Avenue. A brick schoolhouse was constructed on the new site, which stood until 1907 when it was replaced with a new, two storey brick school that now houses the offices of the Markham Museum.

In approximately 1840, Jacob Wismer built a substantial two-storey farmhouse using plank-on-plank wall construction. He and his wife, Elizabeth Wurts (1801-1850), raised a family of eight children. At the time of the 1851 census, Jacob Wismer was listed as a yeoman (farmer-land owner) and widower living in a twostorey board house. Members of his extended family shared his residence, including Henry Jackson, cabinet maker, and his wife, Delilah (Wismer) Jackson, Jacob Wismer's eldest daughter. By 1852, Jacob Wismer had re-married. His second wife was Julia Curtis (1818-1892). Of the three Wismer family farmhouses on Sixteenth Avenue, only Jacob Wismer's dwelling remains. The other Wismer farmhouses, located to the west, were one-and-a-half storey brick dwellings that were still standing in 1976-1977, but were demolished prior to the suburban development of the farmland.

Beginning in 1847, A number of village lots fronting Main Street were sold off from the east side of Jacob Wismer's property.. Some were purchased by family members. One of the properties contained an implement factory, illustrated on Miles and Co.'s *Historical Atlas of the County of York, Ontario, 1878* map of Markham Township.

Jacob Wismer's obituary in the July 11, 1895 edition of the *Markham Economist* contained some interesting information about his life. The Wismer family were known to be long-lived. Jacob Wismer died in his 95th year. A photographic portrait is found on page 57 of *Markham 1793-1900*. In his younger days Jacob Wismer was politically active as a strong and active supporter of the Reform party, campaigning among his neighbours during elections to secure votes for his party. When Jacob Wismer was passed over for a Justice of the Peace appointment

by the Baldwin cabinet, he changed his political allegiance to the Tory party in response to what he considered a personal affront.

Not long after the death of Jacob Wismer in 1895, his son Jacob Everet Wismer sold the family farm to John W. Johnson. In the early 1900s, John and Maria Johnson began to transfer parts of their property to their sons Lewis and Wesley. In 1914, they sold the remaining 60 acres to Albert and Harvey Wideman, the owners of A. & H. Wideman Hardware and Jewelry, a prominent business on the east side of Main Street North, Markham Village. This property was purchased as an investment since neither of the Wideman brothers resided there. Later in 1914, Albert and Mary Wideman and Harvey and Benetta Wideman sold 20 of their 60 acres to Alfred Stover. This parcel contained the old Jacob Wismer farmhouse.

Alfred Stover was a tenant of Simeon Stover who owned a modest house on a quarter acre lot that had been severed from the Wismer farm in the mid-nineteenth century (336 Main Street North). At the time of the 1911 census, Alfred Stover was a farm labourer. After his purchase of the acreage containing the Jacob Wismer House, he became a farmer, as shown in the 1921 census. His wife was Christina "Tina" Stover. Their small farm was located to the west of the line of village houses and businesses that fronted on Main Street North in the village of Mount Joy.

Alfred Stover was a long-time owner. In 1968, his executors sold to Gio-Batta Garlotti. In 1971, Gio-Batta Garlotti transferred the property to Angelina Garlotti. Angelina Garlotti sold the parcel containing the old house to Ray Arthur Fugeman and Sheila Jessie Louise Fugeman in 1987. Ray Fugeman has been a dedicated member of the Markham Historical Society for many years, and along with Jim Beierl, he is credited with designing and laying out the Millennium Sundial on the grounds of the Markham Museum. The sundial commemorates the old communities of Markham Township that have been lost to the urbanization of the once primarily rural municipality.

Ray Fugeman remained the owner of the property until 2017. The current owners are Gregory and Sandra Sommer.

Architecture

The Jacob Wismer House is a two-storey frame dwelling with a rectangular plan. The building is sided in narrow clapboard. The foundation as described in the 1991 edition of the *Markham Inventory of Heritage Buildings* is fieldstone, but is possibly a fieldstone facing. A site visit would be required to determine the nature of the foundation material. A modern covered porch shelters the principal entrance facing Sixteenth Avenue. A shed-roofed addition extends the full width of the rear wall. Behind the house is a large L-shaped accessory building that incorporates a garage and a one-and-a-half storey studio with loft.

The underlying structure of the dwelling is of plank-on-plank or sawmill plank construction, a building technology that had its heyday in Southern Ontario the 1840s as an alternative to post and beam construction. Rough-sawn planks were stacked one upon another and nailed

together to form solid wood walls. Narrow one-inch thick planks were laid with a slight offset to allow for the application of exterior stucco and interior plaster. Less skill was required to erect a plank-on-plank building than what would be required in timber framing, and in places where there was a local sawmill and a ready supply of timber, this was a faster and economical way to build. There are several other examples of plank-on-plank construction in both the Markham Village Heritage Conservation District and Markham Heritage Estates. Typically, these are one or one-and-a-half storey structures. The Jacob Wismer House is noteworthy as a rare two-storey example of plank-on-plank construction. It is not known if the original exterior finish was stucco or roughcast. The existing wood clapboard has been in place for some time. It is trimmed with corner boards, a frieze board, and a water table.

The medium-pitched gable roof has projecting eaves with eave returns and flat soffits. No historic chimneys remain. There is an exterior red brick fireplace chimney centred on the west gable end wall and an exterior red brick chimney offset to the south on the east gable end wall. Roughly centred on the rear roof slope is a hip-roofed, dormer-like extension of the second floor.

The original primary (north) elevation is composed of five-bays on the ground floor and three-bays on the second floor. The principal entrance, which is now functionally a rear door since the access onto Timbermill Crescent was created, is centred on the wall. The single-leaf door has a Classical surround with pilasters and an entablature. There are two flat-headed, rectangular window openings on either side of the entrance with projecting lugsills. Until recently, the window openings contained single-hung windows with two-over-two panes. These windows likely replaced multi-paned windows characteristic of the c.1840 date of construction. The current windows are casements with no pane divisions. The front porch, with its broad, low-pitched gable roof and simple wood posts, has been in place since at least the early 1980s based on the photo in the old *Markham Inventory of Heritage Buildings*. On the second floor, the three flat-headed rectangular window openings are lower in height than those on the ground floor and are not vertically aligned with the ground floor window openings but centred between them. The previous windows were single-hung with eight-over-two panes. The upper sash appeared to be a remnant of the original style of windows with the lower sash updated to in the late nineteenth century to contain fewer panes. The current windows are modern one-over-one single-hung units. Shutters flanking the window openings on the north elevation are non-functional.

The east gable end wall has two flat-headed rectangular window openings on the second floor, and no window openings on the ground floor. The west gable end similarly has two windows on the second floor, but there is one window on the ground floor to the right of the fireplace chimney.

The Jacob Wismer House is a good representative example of a frame, two-storey Pennsylvania German farmhouse of the mid-nineteenth century, and is a locally rare example of a two-storey building of plank-on-plank construction. It is a vernacular building that generally reflects the simplified Georgian architectural tradition brought to Markham Township by Pennsylvania

German families. This is exhibited in its rectangular form, restrained detailing, and the disciplined placement of door and window openings.

As noted in *Markham 1793-1900*: “The typical Pennsylvania German farmhouse...was Georgian in design, an even trade from English neighbours.” A similar perspective is found in *A Splendid Harvest-Germanic Folk and Decorative Arts in Canada*: “The structures of Ontario-German settlements reflect both the Pennsylvania and Continental backgrounds of these pioneers and their descendants. The Pennsylvania Germans brought with them their taste for houses in the Georgian style.”

The vernacular Georgian architectural tradition in Ontario persisted long after the Georgian period ended in 1830. The essential principles of uncluttered designs with a sense of symmetry, order, and formality influenced vernacular architecture for much of the nineteenth century. This conservative approach to domestic architecture could be applied to the humblest dwellings or to the most substantial of residences. There were very few high-style Georgian buildings constructed in old Ontario. In a rural communities such as Markham, the design principles of the Georgian architectural tradition were stripped down to their most basic elements. In the instance of this property, the difference between the number and placement of window openings on the principal elevation represents a variation on classic Georgian principles and highlights the vernacular character of the Jacob Wismer House. To quote Robert Mikel in *Ontario House Styles*:

“Not all buildings conformed to the strict Georgian rules. Depending on circumstances and cultural backgrounds, variations appeared in the overall Georgian design.”

Context

The Jacob Wismer House is a remnant of the agricultural community that historically surrounded the village of Mount Joy. Its nineteenth century architecture and frame exterior contrasts with the 1980s suburban development in which it is now embedded. This contrast is accentuated because the house symbolically retains its original orientation to Sixteenth Avenue even though its one-time front yard now functions as a back yard. Also, the northern boundary extends further toward Sixteenth Avenue than the neighbouring development where road widenings have been taken.

This property is located outside of the boundaries of the Mount Joy section of the Markham Village Heritage Conservation District and opposite the entrance to Markham Heritage Estates. The property contains mature vegetation and has a split cedar rail fence on the Sixteenth Avenue frontage. The area of the property where the most significant alterations have taken place is on the side fronting onto Timbermill Crescent.

Sources

Abstract Index of Deeds for Markham Township Lot 15, Concession 7.
Canada Census: 1851, 1861, 1871, 1881, 1891, 1901, 1911 and 1921.

Markham Township Directories: Walton (1837), Brown (1846-47), Rowsell (1850-51), Mitchell (1866), Nason (1871) and 1892 Directory.

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

Property File for 46 Timbermill Crescent, Heritage Section, City of Markham Planning & Urban Design.

Wismer Family File, Heritage Section, City of Markham Planning & Urban Design, including *The Wismer Family* by Marie Jones, Curatorial/Research, Markham Museum, prepared for Wismer Public School, 2003, Wismer genealogy from the Markham Museum, further genealogical information from Kathryn Jamieson, Vancouver, British Columbia, and related materials.

“David Wismer.” *History of Toronto and County of York, Ontario*. Volume II: Biographical Notices. Toronto: C. Blackett Robinson, 1885. Pages 311-312.

Bird, Michael and Terry Kobayashi. *A Splendid Harvest – Germanic Folk and Decorative Arts in Canada*. Toronto: Van Nostrand Reinhold Ltd., 1981. Pages 58 and 62.

Brydon, Catherine. *Markham 1900-2000 – Our Past Inspires Our Future*. Markham: Markham Historical Society, 2017. Page 133.

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 55-57, 164-165.

Mikel, Robert. *Ontario House Styles – The distinctive architecture of the province’s 18th and 19th century homes*. Toronto: James Lorimer and Company Ltd., 2004. Pages 13-16.

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 Jacob Wismer House has design and physical value as a good representative example of a frame, two-storey Pennsylvania German farmhouse of the mid-nineteenth century, and a locally rare example of a two-storey building of plank-on-plank construction.

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

The Jacob Wismer House has historical value as it is associated with the Pennsylvania German Mennonites who were among the earliest European settlers of Markham Township in the early nineteenth century, and for its direct association with Jacob Wismer, a prominent member of the Wismer family of Mount Joy-Quantztown.

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

The Jacob Wismer House has contextual value because it is physically, functionally visually and historically linked to its surroundings where it has stood since c.1840.



Report to: Development Services Committee

February 20, 2024

SUBJECT: RECOMMENDATION REPORT
Objection to Notice of Intention to Designate – Phase V Properties

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

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning, ext. 2080
Stephen Lue, Senior Development Manager, ext. 2520

RECOMMENDATION:

1. THAT the Staff report, dated February 20, 2024, titled "RECOMMENDATION REPORT, Objection to Notice of Intention to Designate – Phase V Properties", be received;
2. THAT the written objection to designation under the *Ontario Heritage Act* as submitted on behalf of the property owner of 10737 Victoria Square Blvd (Ward 2), be received as information;
3. THAT Council affirm its intention to designate 10737 Victoria Square (Ward 2) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
4. THAT the Clerk's Department be authorized to place a designation by-law before Council for adoption;
5. THAT the Clerk's Department be authorized to publish and serve notice of Council's adoption of the designation by-law as per the requirements of the *Ontario Heritage Act*;
6. AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report provides information on an objection submitted for one property for which Council has stated its intention to designate under Part IV, Section 29 of the *Ontario Heritage Act* (the "Act"), in accordance with the Staff recommendations adopted by Council on December 13, 2023, and noted in the recommendations of this report.

BACKGROUND:

Notice of Council's Intention to Designate has been provided to the Property Owners
On December 13, 2023, Council stated its intention to designate twelve properties under Part IV, Section 29 of the Act. A notice of intention to designate was provided to the

property owners and the Ontario Heritage Trust, and was published in accordance with the Act. The objection period ended on January 13, 2024.

The City Clerk received notices of objection on behalf of the owners of three of the twelve properties within the timeframe as set out in the Act: 10737 Victoria Square Blvd (Ward 6), 11120 Highway 48 (Ward 6), and 11274 Highway 48 (Ward 6) as shown in Appendix 'A'. The owner of 11120 Highway 48 and 11274 Highway 48 have requested additional time to discuss with Staff the contents of the Statements of Significance for both properties, and a delay in Council consideration of their objection until April 3, 2024. As such, this report provides information solely on the objection received for the proposed designation of 10737 Victoria Square Blvd (the "Property").

The Act requires that Council consider and make a decision on an objection within 90 days from the end of the objection period. City Council may decide to withdraw, amend, or affirm its intention to designate. Council has until April 12, 2024, to make a decision on the objection (see Appendix 'C').

If Council decides not to withdraw a notice of intention to designate a property, Council may pass a by-law designating the property. Council has 120 days from after the date of publication of the notice of intention (December 14, 2023) to pass a designation by-law. Should Council not act within this timeframe, a notice of intention to designate is deemed to be withdrawn. As noted, the deadline is April 12, 2024.

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.*

OPTIONS/ DISCUSSION:

Heritage Section Staff (“Staff”) considered the reasons for objection for the Property

10737 Victoria Square Blvd

The property owner retained LHC Heritage Planning & Archeology Inc. (“LHC”) to produce a Cultural Heritage Impact Assessment (“CHIA”) for the property. The CHIA concludes that 10737 Victoria Square Blvd does not meet the minimum of two O.Reg. 9/06 criteria as required by the Act for Part IV designation and as such should remain “listed”.

Staff do not concur with the conclusion in the CHIA and the objection letter by LHC that the Property falls short of the minimum criteria for designation. While Staff agree that the Property has contextual value because it is “important in defining, maintaining or supporting the character of an area”, Staff also find that the Property has long-standing and significant physical, visual and historical linkages to Victoria Square where it has stood since 1872, reinforcing its contextual significance to the community. Further, the Property has design value as it represents an example of a modest, vernacular village dwelling in the Georgian architectural tradition. While modest in its construction, it forms part of a cross section of residential architecture within Victoria Square that makes legible the historic composition of the community. As such, Staff find the Property to be a significant cultural heritage resource that meets the required number of O.Reg. 9/06 criteria for designation and recommend that Council affirm its decision to designate the Property.

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 a non-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 Provincial Policy Statement, 2020, issued under Section 3 of the *Planning Act* includes cultural heritage policies that indicate significant built heritage resources and significant 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.

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 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 Ontario Land Tribunal ("OLT") of their objection to the designation by-law. Should no appeal be received within the 30-day time period, the designation by-law comes into force. Should an objection be received, an OLT hearing date is set to examine the merits of the objection and provide a final decision.

FINANCIAL CONSIDERATIONS:

External heritage consultants may be required to provide evidence at the OLT in support of designation if property owners appeal. External legal services may also be required in the event of any appeals to the OLT. This constitutes a potential future financial cost.

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 and Planning and Urban Design Department (Heritage Section) will be responsible for future notice provisions. An appeal to the OLT would involve staff from the Planning and Urban Design (Heritage Section), Legal Services, and Clerks Department.

RECOMMENDED BY:

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

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

APPENDICES:

Appendix 'A': Location and Image of the Property
Appendix 'B': Statement of Significance
Appendix 'C': Letter of Objection

APPENDIX 'A'

Location and Image of the Property

10737 Victoria Square Blvd (Ward 2): "Savage-Schell-Dennie House"

Primary Elevation and Property Map



APPENDIX 'B': Statement of Significance

Savage-Schell-Dennie House

10737 Victoria Square Boulevard
c.1872

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

Description of Property

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

Design and Physical Value

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

Historical and Associative Value

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

Contextual Value

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

Heritage Attributes

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

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

- One-and-a-half storey, rectangular plan, western block;
- One-storey rear kitchen wing
- Wood clapboard siding that is presumed to exist below modern cladding;
- Symmetrical 3-bay façade (west elevation);
- Medium-pitched gable roof with projecting, open eaves;
- Existing flat-headed, rectangular window openings on all sides of the building;
- Centrally-placed, flat-headed, single-leaf door opening on the west or front wall.

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

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

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

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

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

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

APPENDIX 'C': Letter of Objection

Provided under separate cover



January 11, 2024

Ms. Kimberly Kitteringham
City Clerk
City of Markham
101 Town Centre Blvd
Markham, ON L3R 9W3

Sent via email: kkitteringham@markham.ca

Re: Notice of Objection for the Proposed Designation of 10737 Victoria Square Blvd
under Part IV, Section 29 of the *Ontario Heritage Act*

Dear Ms. Kitteringham:

LHC Heritage Planning & Archaeology Inc. (“LHC”), have been retained to provide heritage consulting services and advice to Gel-Don Investments Inc. (the “Owner”), the registered owner of 10737 Victoria Square Blvd (the “Property”). Please consider this letter as the Owner’s objection to the proposed designation of the Property under the *Ontario Heritage Act* (“OHA”).

The Owner plans to develop the Property and will be filing development applications for the Property in the near future. The Owner has been in discussion with City staff concerning redevelopment since 2020, with ongoing discussions into 2022 and 2023. The Property is currently listed on the Municipal Heritage Register under Section 27 of the *OHA*, but is not designated. For the reasons set out below, the Owner opposes the proposed designation under Part IV, Section 29 of the *OHA* and requests that the City not designate the Property. Further, we would request that the City withdraw its intention to designate the Property.

As part of a Cultural Heritage Impact Assessment for the development of the Property, LHC has undertaken a detailed evaluation of the cultural heritage value or interest of the Property based on the criteria outlined in *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* under the *OHA* and it is our professional opinion that the Property does not meet sufficient criteria to be eligible for designation under Part IV, Section 29 of the *OHA*.

Kingston Office:
837 Princess Street, Suite 400
Kingston, ON K7L 1G8
(1) 613-507-7817 | (1) 833-210-7817
www.lhcheritage.com

Toronto Office:
5200 Yonge Street, 2nd Floor
North York, ON M2N 5P6

Ottawa Office:
135 Laurier Avenue
Ottawa, ON K1P 5J2

To be eligible for designation under Part IV of the *OHA*, a property must satisfy a minimum of two of the nine criteria outlined in O.Reg. 9/06, which include:

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.

Based on the research and analysis undertaken by LHC, the Property does not meet criterion 1. The circa 1872 building on the Property is a common or average example of a modest vernacular residential building. It is not representative of a particular style, type, expression, material or construction method and is not an early example of a vernacular residence in this area. Analysis of comparative examples identified a number of similar examples in Markham dating to earlier dates of construction or with a greater intensity of features demonstrating Georgian architectural influences commonly found in modest vernacular residences throughout the 19th century.

The circa 1872 residence does not demonstrate a higher than average level of craftsmanship or artistic merit, nor does it demonstrate a high degree of technical or scientific achievement. As such, it does not meet criteria 2 or 3.

The Property is associated with several families, including George and Ann Savage, Paul and Elle Schell, and Charles Dennie. A review of the history of the Property and surrounding area did not identify any **direct** associations with a theme, event, belief, person, activity, organization or institution that is **significant** to the Victoria Square area or the City of Markham. As such, it does

not meet criteria 4.

LHC did not identify the Property as meeting criterion 5 for its potential to yield information contributing to an understanding of the community or a culture.

The Property was not designed/built by, nor is it associated with, an architect, artist, builder, designer or theorist who is significant to the community. As such, it does not meet criteria 6.

LHC identified the Property as satisfying criterion 7, as it is important in maintaining the character of the surrounding Victoria Square area; however, LHC is of the opinion that its remaining in its circa 1872 location does not constitute a definable historical, visual, physical, or functional link with its surroundings, and as such does not meet criteria 8.

Furthermore, the Property does not have any contextual value as a landmark. As such, it does not meet criteria 9.

Based on the foregoing, it is LHC's opinion that the Property meets only one of nine of the O.Reg. 9/06 criteria. For a property to be eligible for designation under Part IV, Section 29, it must meet a minimum of two of nine of the criteria. The Property fails to meet this statutory requirement and therefore it would not be appropriate to designate the Property under Part IV of the OHA.

Sincerely,



Christienne Uchiyama, MA CAHP

Principal | Manager, Heritage Consulting Services
LHC Heritage Planning & Archaeology Inc.

Cc: Owner

Encl: Notice of Intention to Designate, dated 14 December 2023



December 14, 2023

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

**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE
ONTARIO HERITAGE ACT, SAVAGE-SHELL-DENNIE HOUSE, 10737 VICTORIA SQUARE BLVD**

To whom it may concern:

This will confirm that at a meeting held on December 13, 2023, Markham Council adopted the following resolution:

That Council state its intention to designate 10737 Victoria Square Blvd under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance

Please find attached the Statement of Significance which summarizes the cultural heritage value or interest of the property and provides a description of the heritage attributes of the property. Notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention on the City's website (January 13, 2024). Refer to 'Ontario Heritage Act Notices' at the link below. The notice of objection must include the reasons for the objection and all relevant facts.

<https://www.markham.ca/wps/portal/home>

Should you have any questions regarding the Statement of Significance or the implications of heritage designation, please contact Evan Manning, Senior Heritage Planner, at emanning@markham.ca

Kimberley Kitteringham
City Clerk

C. Ontario Heritage Trust

Attachment: Statement of Significance

STATEMENT OF SIGNIFICANCE

Savage-Schell-Dennie House

10737 Victoria Square Boulevard
c.1872

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

Description of Property

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

Design and Physical Value

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

Historical and Associative Value

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

Contextual Value

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

Heritage Attributes

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

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

- One-and-a-half storey, rectangular plan, western block;
- One-storey rear kitchen wing
- Wood clapboard siding that is presumed to exist below modern cladding;
- Symmetrical 3-bay façade (west elevation);
- Medium-pitched gable roof with projecting, open eaves;
- Existing flat-headed, rectangular window openings on all sides of the building;
- Centrally-placed, flat-headed, single-leaf door opening on the west or front wall.

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

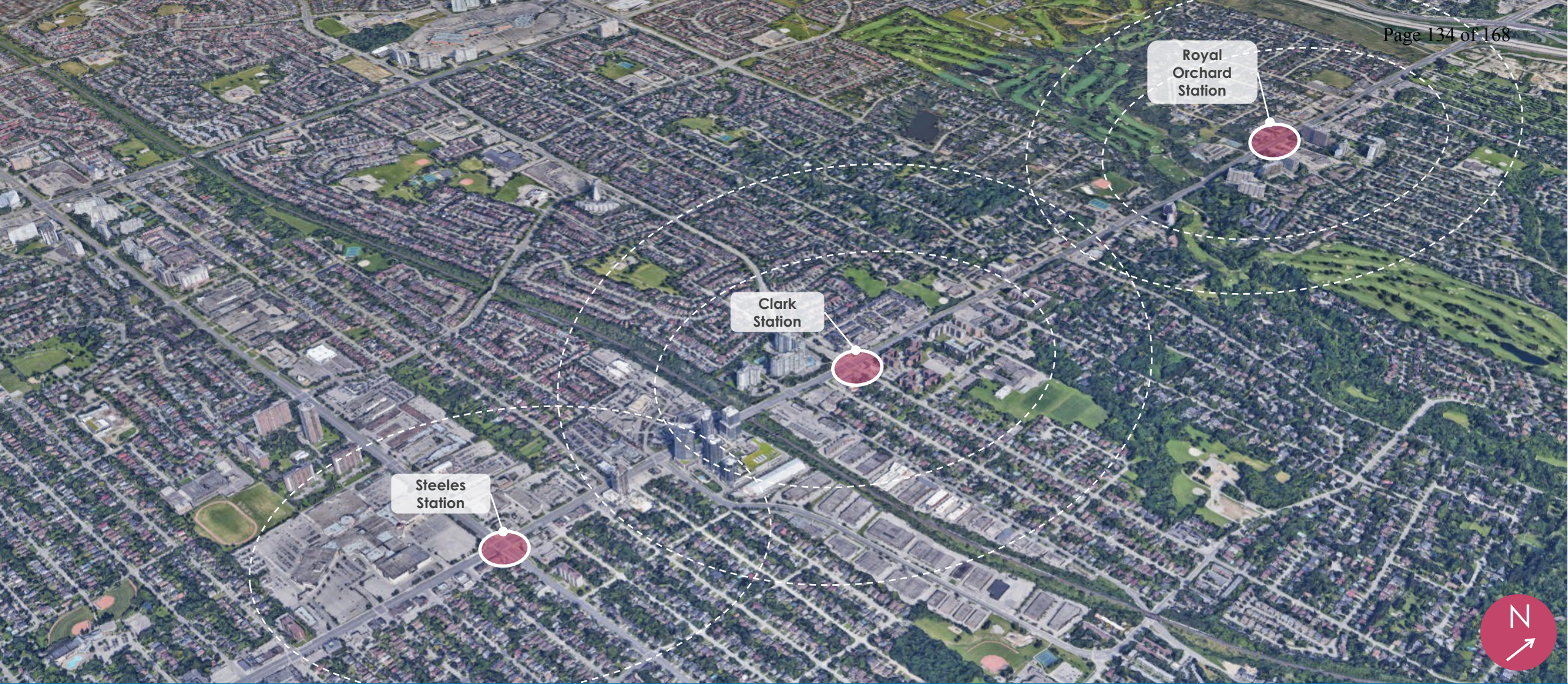
- The dwelling is a tangible reminder of the Savage, Schell and Dennie families that historically resided here.

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

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

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

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



Yonge Corridor Secondary Plan

DSC Meeting – Tuesday, February 20, 2024

Presentation Outline

1. Project Team
2. Project Background, Context, and Overview
3. Approach and Workplan
4. Opportunities and Considerations
5. Next Steps

01

Project Team

Project Team

URBAN STRATEGIES INC

HDR

TYLin

Parcel



Craig Lemetti
Lead Project Manager/
Urban Design Discipline
Lead



Jonathan Chai
Transportation Lead



Kevin Brown
Municipal Servicing
Lead



Vardhini Parvatham
Modelling



Chris White
Market Team Lead



Melanie Hare
Urban Planning
Discipline Lead



Carl Wong
Pedestrian Modelling
Lead



Steve Hollingworth
Stormwater Management
Lead



Cassandra Leal
Modelling



Giuseppe (Pé) Tolfo
Project Coordinator/
Urban Planner



Keyur Shah
Traffic Lead



Walid Abi Akar
Water/ Wastewater
Servicing Lead



Rosalie Chung
Modelling



Tiffany Singh
Policy Planner



Qingjie Zeng
Senior Traffic Modeller

EVOO
ARCHITECTURE

DOUGAN & ASSOCIATES
ECOLOGICAL CONSULTING & DESIGN

Robinson Gore



Samuel Lozeau
Urban Designer



Jordan Talker
Transportation
Planner



Dima Cook
Cultural Heritage
Advisor



Steven Hill, PhD
Natural Heritage
Advisor

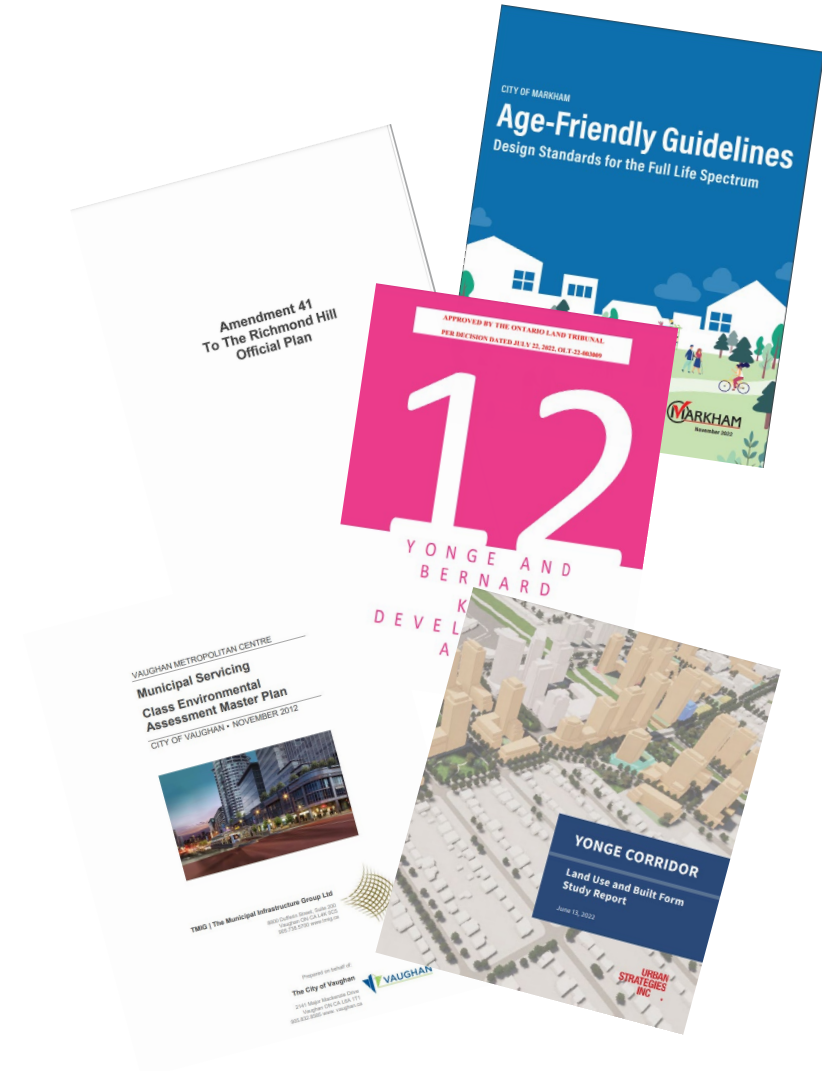


Pamela Robinson
Strategic Advisor

We will draw on our experiences with you and elsewhere

The team has collaborated on a range of relevant secondary planning exercises, with a particular focus on transit-adjacent areas that are expecting significant growth.

The team also have long-standing and excellent working relationships with the City and the Region.



02

Project Background, Context and Overview

Ambitions & Overview

This is a **generational city-building opportunity** to leverage the investment in transit and the resulting development to advance a broad range of City objectives...

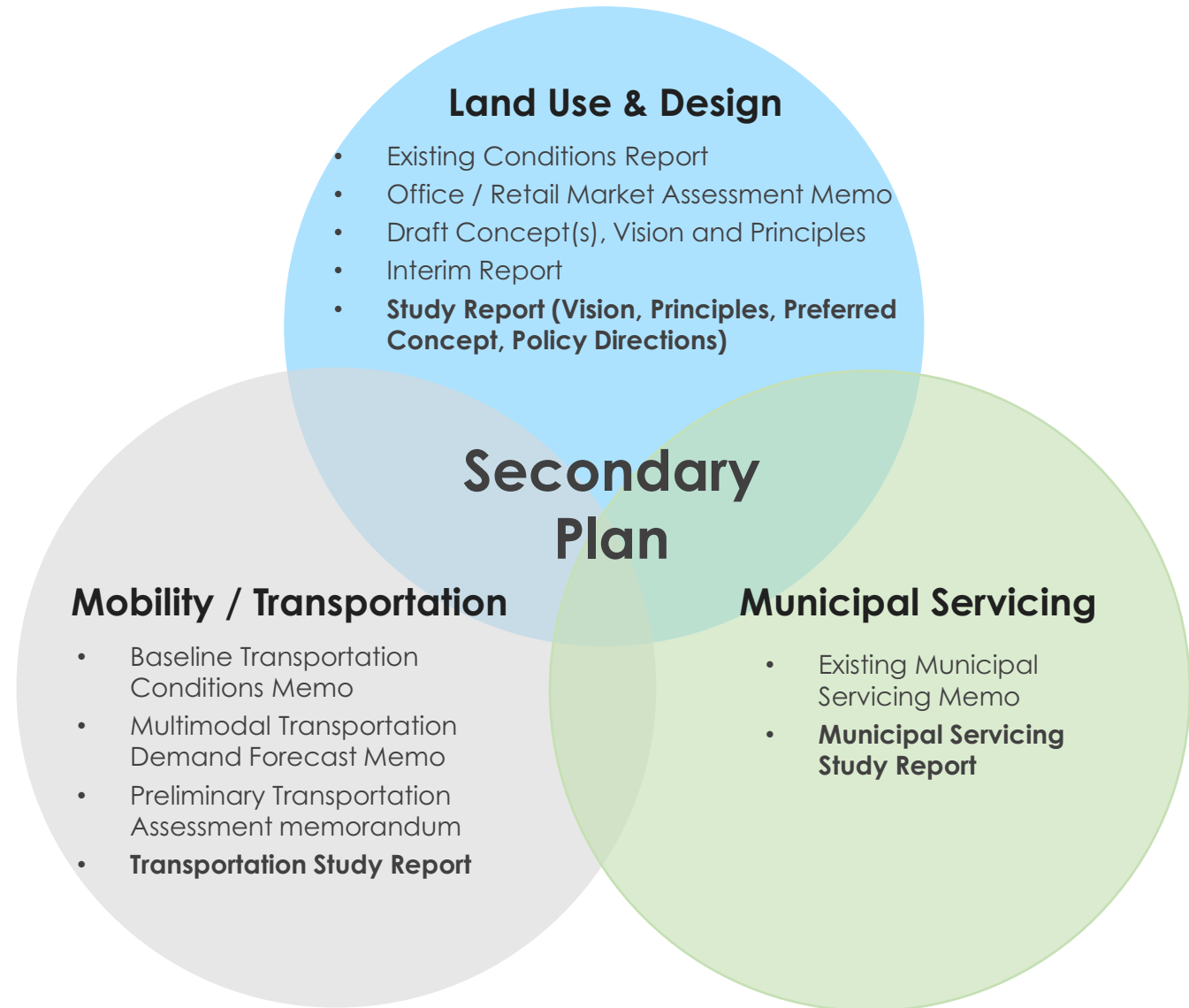
- A diverse mix of uses, including employment.
- New and expanded parks.
- Space for community facilities.
- Preserving heritage resources.
- A greater focus on walking, cycling, and transit.

While responding to the corridor's distinct development, public realm and land use characteristics.



Three Integrated Workstreams

- Undertake a multi-disciplinary study and prepare a Secondary Plan for the Yonge Street Corridor.



Building on the Work Completed to Date

The Land Use and Built Form Study recommendations will inform the Secondary Plan:

- Integrating density alongside established neighbourhoods, supported by appropriate infrastructure.
- Delivering consolidated parks and new community facilities.
- Determining the role of service employment lands.
- Responding to natural and cultural heritage resources.
- Exploring incentives to improve the feasibility of office/retail.



Extract from Built Form and Land Use Study (2022)

03

Approach & Workplan

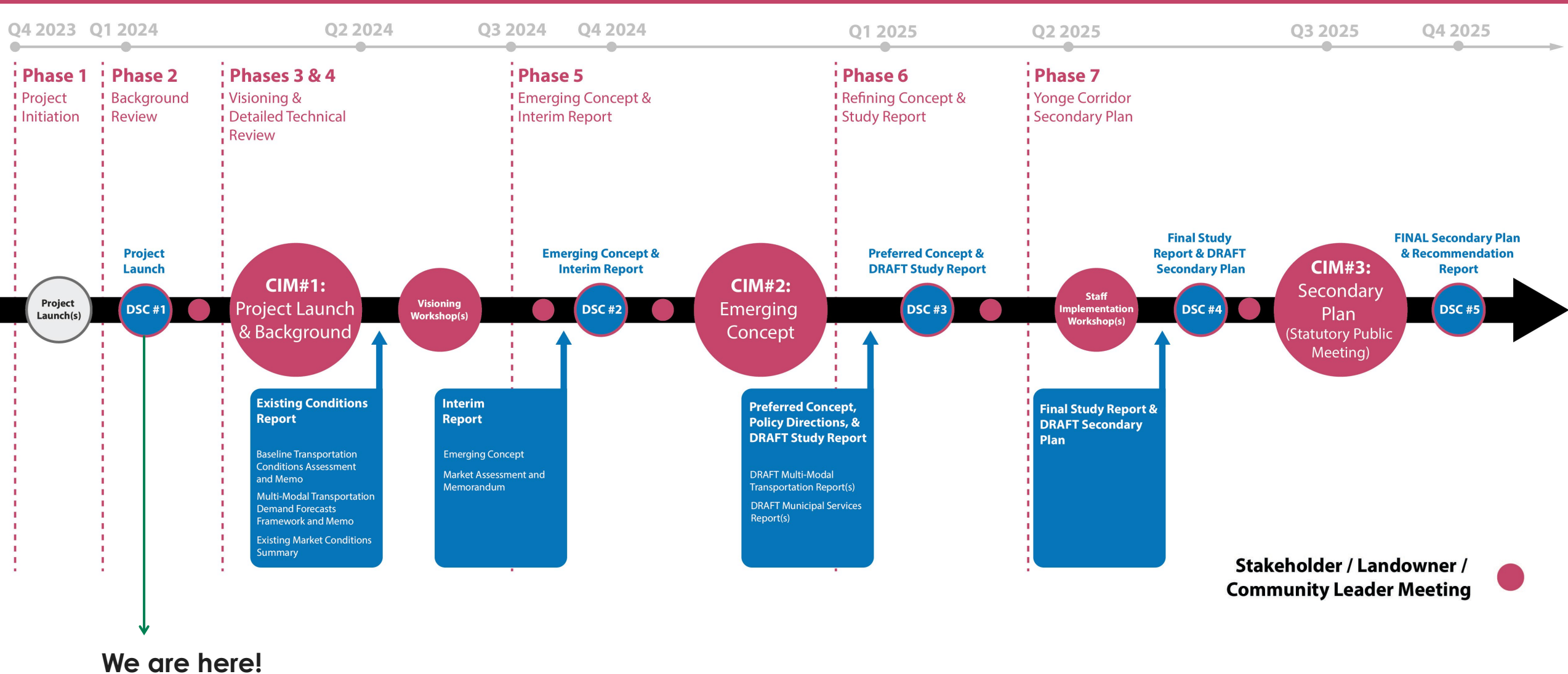
Meaningful Engagement – Early and Often

The project will include a mix of interactive hybrid, virtual, and in-person engagement:

- External **Stakeholder/Agency Sessions** to identify key issues and confirm findings/directions.
- **Community Information Meetings** to broaden information access, invite targeted feedback, and address statutory requirements.
- **Visioning** to encourage in-depth dialogue about the future of the corridor.
- **DSC Presentations** to affirm advancing materials.
- **Online engagement** hosted on Your Voice Markham.



Process Map / Work Plan



We are here!

Stakeholder / Landowner / Community Leader Meeting

04

Opportunities and Considerations

A Corridor with Diverse Characters



Royal Orchard Station Area features a variety of small scale, automobile-oriented retail and mid-century apartment buildings.

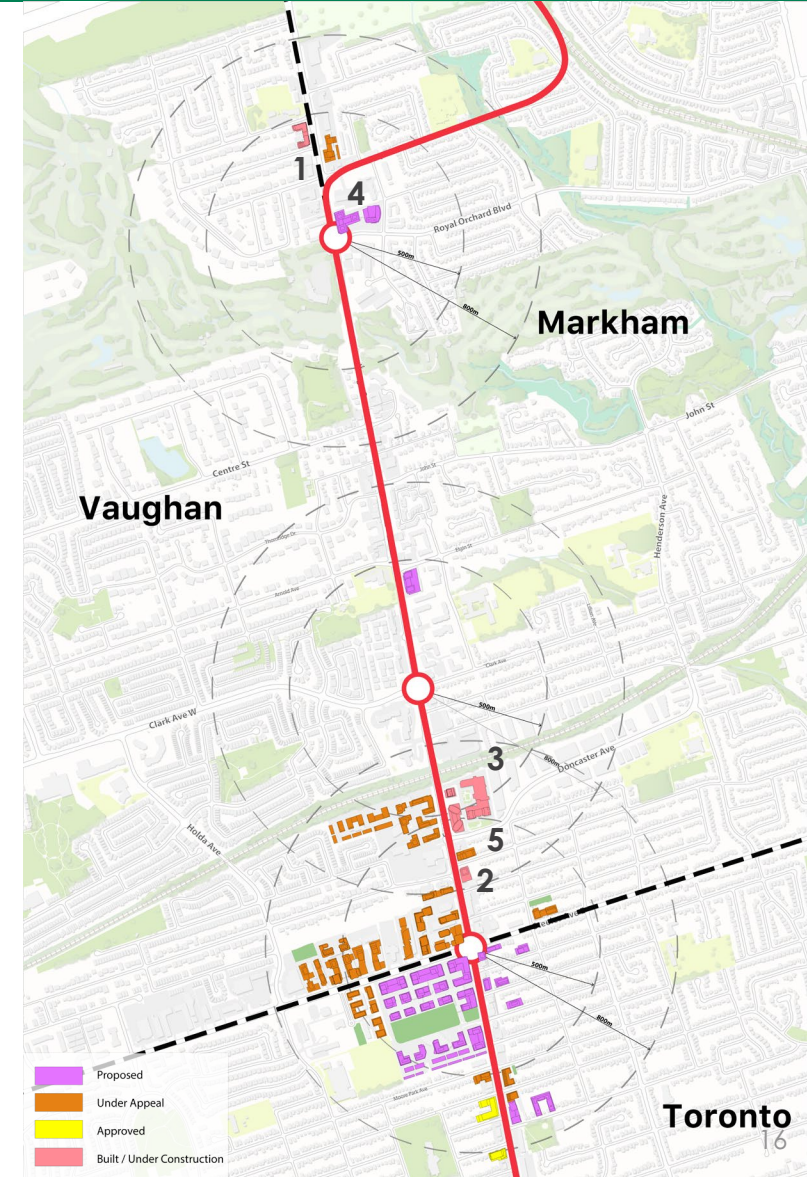
Clark Station Area has strip-mall style retail, and contains a Service Employment area along Glen Cameron, adjacent to the rail corridor.



The Yonge corridor north of Steeles includes a variety of retail characters – including large pad-style employment and commercial uses, auto dealerships, and some more recent mixed-use development.

The Thornhill Heritage Conservation District and a Natural Heritage System bifurcate the corridor – in between Royal Orchard and Clark Station Areas – providing areas of both cultural and natural heritage.

A Corridor Experiencing Development Pressure



Responding to a Changing Context

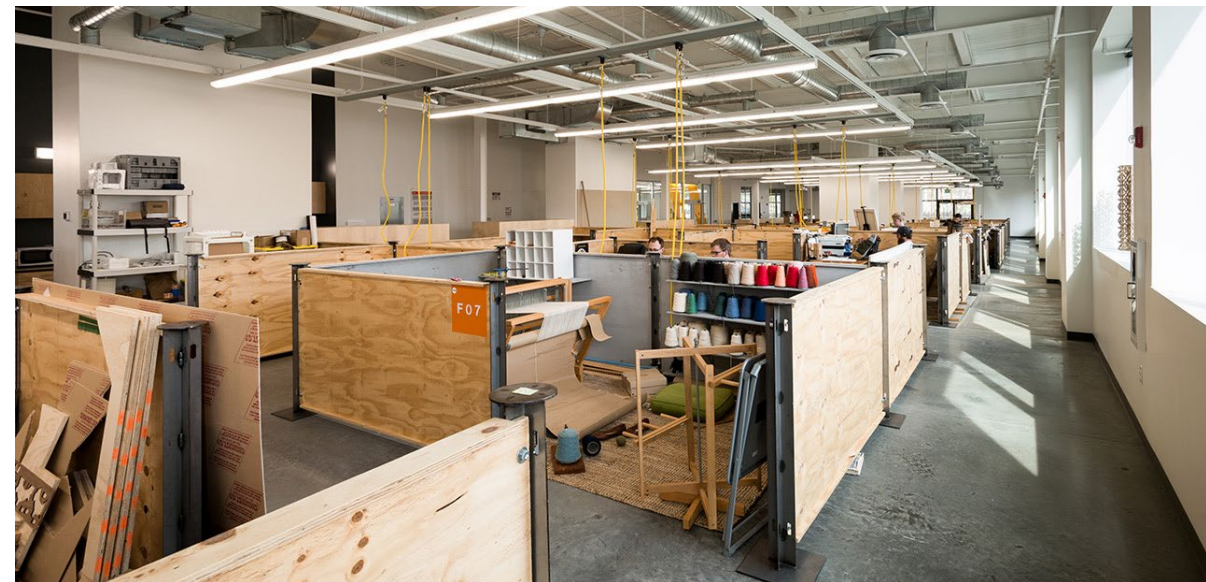
- Establish a strong vision with flexible policies that enable appropriate responses to growth.
- Evaluate and communicate different approaches to delivering density and transitioning from established to growing neighbourhoods.
- Identify and consider alternative areas of change, areas of transition, and areas of relative stability.



Extract from Built Form and Land Use Study (2022)

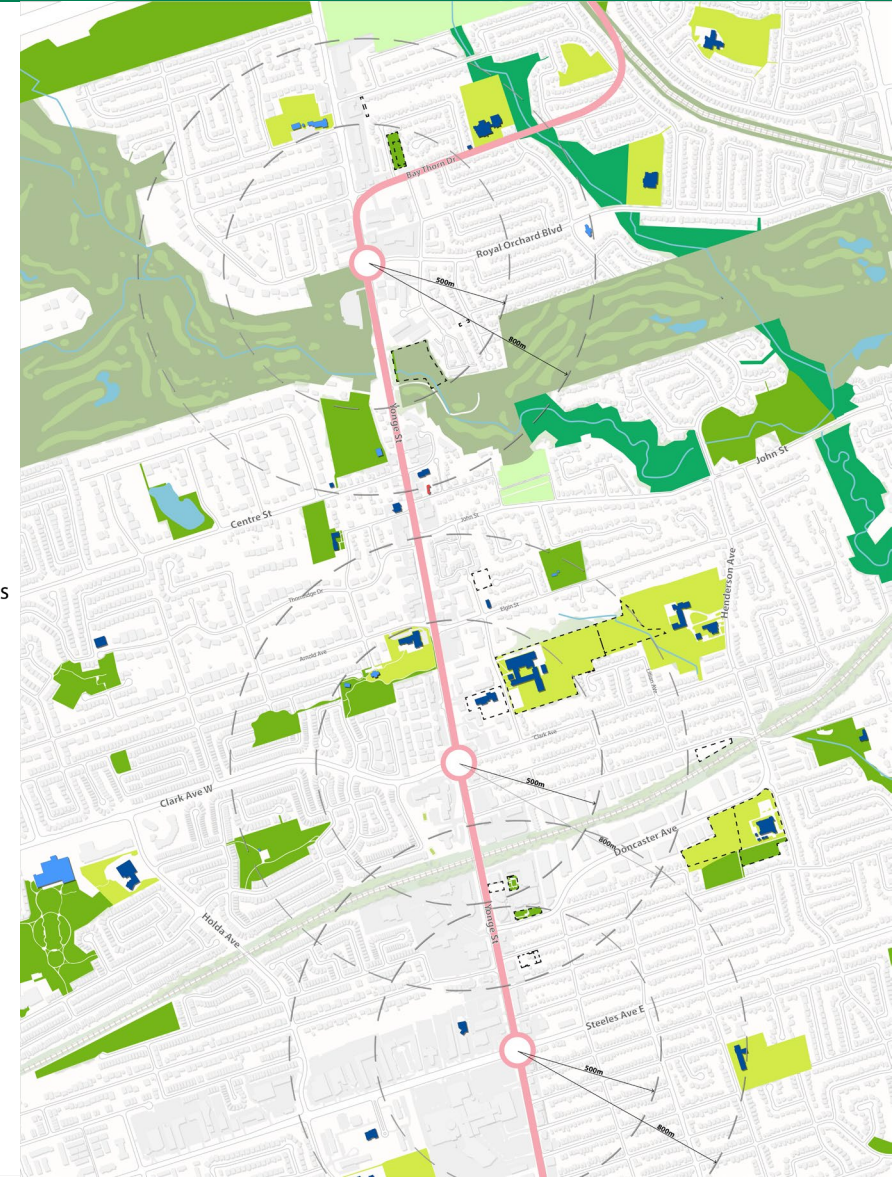
Region-Wide Changes to Employment Markets

- Explore the potential to integrate office uses into mixed-use developments.
- Respond to softening demand for commercial with policy incentives, corridor branding strategies, and other creative approaches to attract employment uses.
- Deliver community-serving retail to satisfy the needs of a growing population and encourage vibrancy and placemaking.
- Explore the ability to integrate alternative employment types, including live-work arrangements and land-intensive uses (tech, labs, R&D, advanced production).
- Leverage existing employment lands along the rail corridor to grow jobs and address other City priorities.



Leveraging Existing Community Assets

- Leverage existing assets by improving pedestrian/cyclist connectivity to existing open spaces and community facilities located throughout the Study Area.
- Identify opportunities to enhance or expand existing community assets.
- Plan comprehensively to identify opportunities for consolidated open spaces.
- Support vertically integrated community facilities, such as schools, with development to enable the delivery of facilities with development.
- Identify strategies for securing community benefits, including open space and schools.



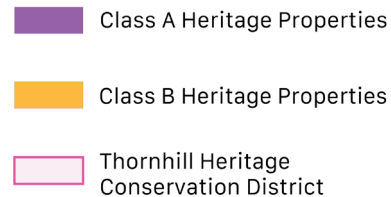
Improving Access and Connectivity to Natural Heritage

- Improve access and connectivity between open space amenities to fully utilize these lands for public use – balancing both public access with conservation.
- Identify support natural heritage systems and valley areas that cross the study area.
- Identify opportunities to enhance the health and condition of the natural heritage system, including through the City's restoration and tree planting initiatives.



Integrating Respectfully with Existing Heritage

- Advance concepts that respond to and respectfully integrate into the existing heritage context including the Thornhill HCD which crosses the Study Area in both Markham and Vaughan
 - The HCD is located outside the DRAFT Secondary Plan boundary.
 - Vaughan set to launch an update to their HCD in the coming months.
- Support sympathetic development within the HCD, with appropriate transition to heritage properties.



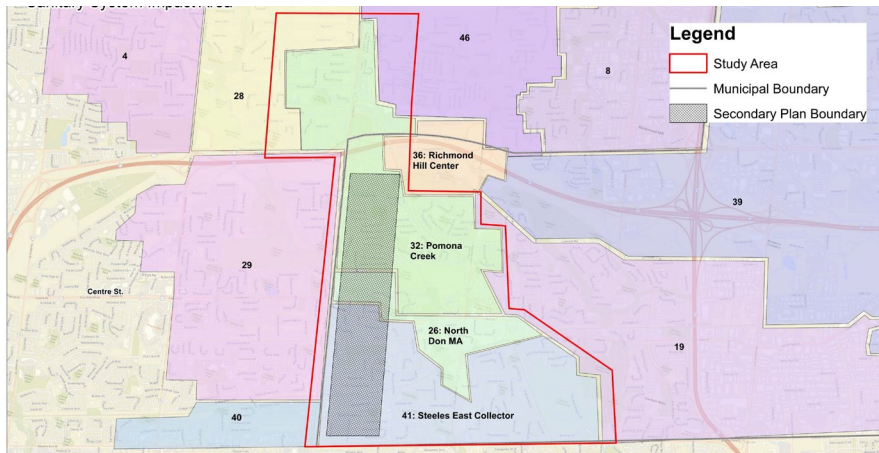
Supporting a Shift in Mobility Behaviour

- Leverage incoming subway to support a shift towards more sustainable travel modes such as transit, walking, cycling.
- Identify improvements to the public realm network.
 - A finer-grain street network and placemaking.
 - Pedestrian and cycling corridors.
- Consider how technology and Travel Demand Management (TDM) measures may improve network efficiency and reinforce preferred travel behaviour.

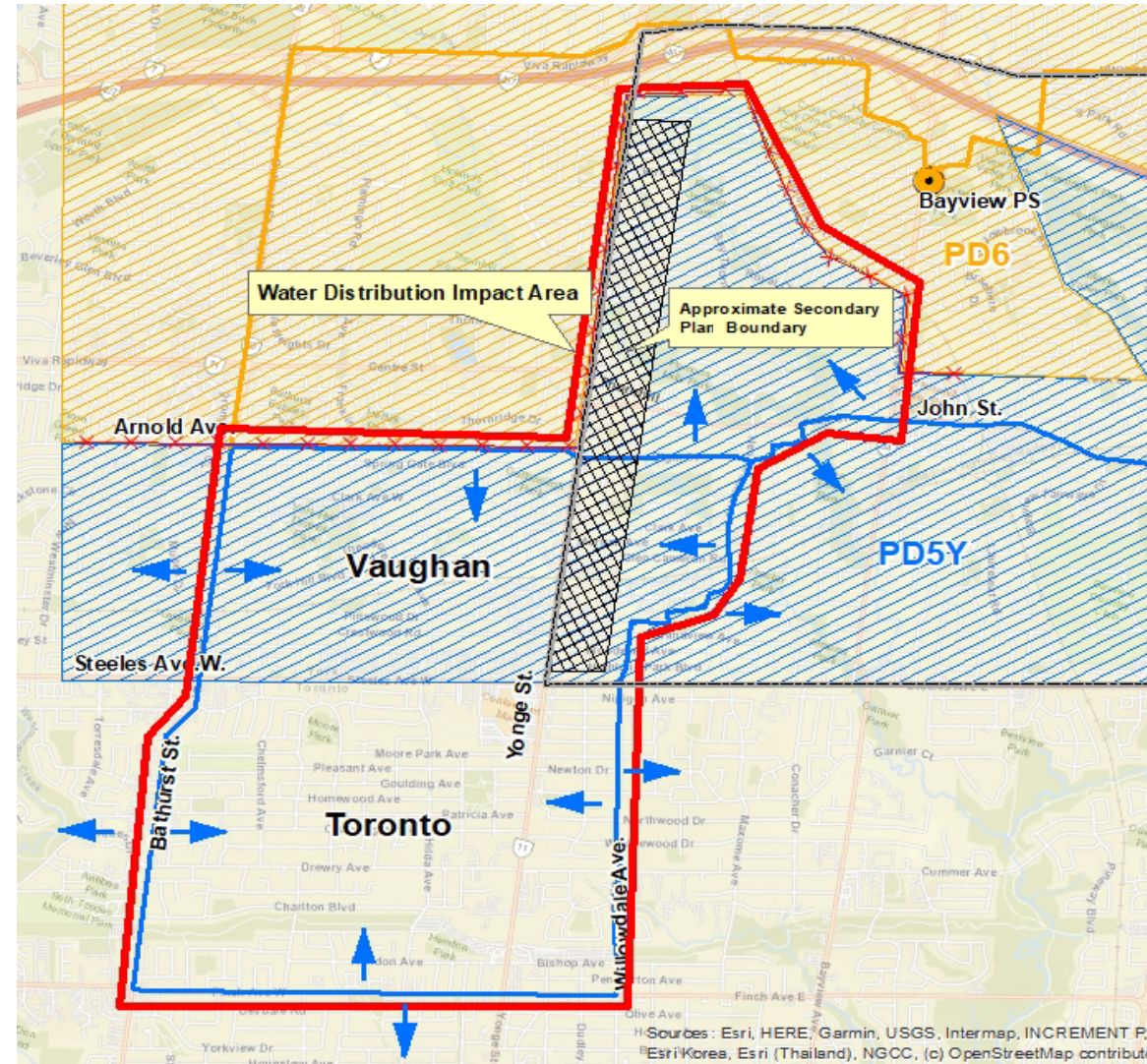


Coordinating with Partners to Service Growth

- Assess the existing and planned servicing within the Study Area.
- Plan densities, land use and roads with consideration for servicing requirements.
- Take advantage of existing / planned capacity to make best use of infrastructure.
- Coordinate with municipal partners to advance an appropriate response to intensification over time.



Wastewater Servicing



Water Servicing

05

Next Steps

Next Steps

- Project Launch with Stakeholders/Agencies/Landowners (Q1 2024)
- Launch Project Website: Your Voice Markham (Q1 2024)
- Community Information Meeting #1 (Q2 2024)
- Visioning Workshop (Q2 2024)
- Interim Report to Development Services Committee (Autumn 2024)



Report to: Development Services Committee

Meeting Date: February 20, 2024

SUBJECT: Markham Official Plan Review – Work Plan

PREPARED BY: Andria Sallese, MCIP RPP, Senior Planner (ext. 3135)

REVIEWED BY: Duran Wedderburn MCIP, RPP, Manager, Policy (ext. 2109)

RECOMMENDATION:

1. THAT the report dated February 20, 2024, titled “Markham Official Plan Review – Work Plan” be received;
2. THAT staff be directed to host a special meeting in Q2 2024 in accordance with Section 26(3)(b) of the *Planning Act* to discuss the revisions that may be required to the official plan;
3. THAT Council endorse the proposed work plan outlined in this report as the basis for the City of Markham Official Plan Review; and,
4. THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

To provide an overview of the proposed work plan for the City of Markham’s Official Plan Review (the “OPR”).

BACKGROUND:

What is an Official Plan?

An Official Plan is a strategic document that provides the goals, objectives, and policies to manage and direct physical growth and development in a city, while guiding matters related to the social, economic, cultural and natural environment over a certain time horizon (e.g., to 2051). An official plan forms the basis for detailed land use designations and sets out the requirements and context for the review and approval of development applications in a city.

Why is an Official Plan Review Required?

Section 26 of the *Planning Act* sets out the requirements for updating an official plan, including revising the official plan no less than every five or ten years after a new plan comes into effect, holding a Special Meeting of Council, and consulting with the approval authority and prescribed public bodies regarding revisions that may be required to the official plan.

Section 26(1) of the *Planning Act* requires that the official plan conforms with provincial plans or not conflict with them, be consistent with the policy statements and have regard for matters of provincial interest. Markham’s 2014 Official Plan (the “2014 Official

Plan”) was approved by York Region Council on June 12, 2014, and is due for a review. The Official Plan will need to be updated to conform with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) (2019), the Oak Ridges Moraine Conservation Plan (2017), and the Greenbelt Plan (2017), and be consistent with the Provincial Policy Statement (the “PPS”) (2020), and any updates thereto.

Section 2 of the *Planning Act* lists matters of provincial interest that regard must be given to during Markham’s OPR, including but not limited to the protection of natural areas, features and functions, the orderly development of safe and healthy communities, the adequate provision of community services and facilities related to education, health, social, cultural and recreation facilities, and the provision of a full range of housing including affordable housing. The thematic area review of the OPR will include a comprehensive analysis of the matters listed in Section 2 of the *Planning Act* to ensure that provincial interests are considered in any updates to the 2014 Official Plan.

Section 27(1) of the *Planning Act* requires that the official plan of the lower-tier municipality conform with the official plan of the upper-tier municipality. The York Region Official Plan (YROP) received ministerial approval in November 2022. As a lower tier municipality, Markham’s official plan must conform to York Region’s Official Plan.

OPTIONS/ DISCUSSION:

This section introduces the OPR and presents the requirements and other considerations for reviewing the 2014 Official Plan including policy areas that will need to be addressed, phasing and key thematic areas of the OPR, and summarizes the proposed public engagement approach.

Scope of the Official Plan Review

There Have Been Significant Initiatives and Changes to Provincial Policies and Legislation Since the 2014 Official Plan was Developed and Further Changes are Proposed

In the time since Markham’s Official Plan was adopted and approved, there have been significant changes to provincial policies, most recently Bill 109 [More Homes for Everyone Act](#) (2022), Bill 23 [More Homes Built Faster Act](#) (2022), and Bill 97 [Helping Homebuyers, Protecting Tenants Act](#) (2023), among others. Bill 23 introduced several sweeping changes, including:

- Removing Planning Approval authority from upper tier municipalities, including York Region, for local municipal official plans and official plan amendments. This legislative change has not come into effect;
- Limiting the role in planning review of Conservation Authorities;
- Allowing as-of-right zoning to permit up to three residential units per lot; and,
- Making changes to cultural heritage conservation processes and policies, parkland policies, and restrictions on the collection of development charges.

The Province has also set a goal of building 1.5 million homes by 2031 and has asked municipalities with a population projected to be 50,000 or more by 2031 to demonstrate their commitment to accelerate housing supply by identifying a locally appropriate Housing Target (i.e., new housing units) to meet current and future housing needs, and developing a Municipal Housing Pledge to increase and accelerate housing supply. In response, on March 1, 2023 the City of Markham endorsed a [Municipal Housing Pledge](#) to build 44,000 new homes over the next ten years.

Staff anticipate forthcoming changes to provincial planning legislation which may impact the City's OPR timeline and work program. These provincial policy changes will be carefully considered to ensure the updated Official Plan conforms with provincial plans or does not conflict and is consistent with provincial policy statements.

Updates are needed to the Markham Official Plan to Conform with the 2022 York Region Official Plan

As noted previously in this report, under Sections 27(1) and 27(2) of the *Planning Act*, lower-tier municipalities are required to amend their Official Plans within one year to conform to the Official Plan of an upper tier municipality from the day the Regional Official Plan comes into effect. If the Official Plan of an upper-tier municipality comes into effect, and the lower-tier municipality does not amend the plan to conform with the upper tier Official Plan within one year, the upper-tier municipality may amend the official plan of the lower tier.

The YROP was approved by the Province in 2022 and makes key changes that will impact planning in Markham, including but not limited to:

- Extending the Planning Horizon to 2051;
- Prescribing new minimum population and employment forecasts to 2051;
- Planning for minimum intensification targets in intensification areas in the Built Up Area and establishing a framework to accommodate growth and development;
- Implementing boundaries and providing minimum density targets for 22 Protected Major Transit Station Areas from the YROP;
- Expanding the city's settlement area boundary by 1,140 hectares; and,
- Planning for minimum density target of 70 people and jobs per hectare in designated greenfield areas.

Bill 23 brought forward legislative changes that will remove upper tier *Planning Act* responsibility from York Region. Should this part of Bill 23 come into effect, Markham would become responsible for implementing and interpreting the York Region Official Plan until it can be consolidated with Markham's official plan. Upon proclamation, City staff understand the Minister would replace York Region as the approval authority for local municipal official plans and amendments unless those authorities are assigned or delegated to the City. On December 13, 2023, City staff brought a [report](#) to Council with comments and recommendations on York Region's draft approach to the transition of regional planning services including matters that may also influence the OPR.

For adopted or approved official plans and official plan amendment policies approved by the Minister, policies that would not be subject to appeal include those which:

- Permit the use of inclusionary zoning;
- Permit additional residential units including proposed amendments that would remove or replace policies that permit additional residential units;
- Designate lands, including uses, and put in place appropriate densities (e.g., number of people, jobs and building floor area per hectare) for a protected major transit station area;
- Implement certain matters with previous provincial approval (for example, approved source water protection boundaries, the Growth Plan's employment and population projections, and Greenbelt Plan boundaries);
- Implement the required official plan policies to establish a community planning permit system (CPPS) that has been required by a minister's order;
- Minister's decisions on new official plans and official plan updates under section 26 of the *Planning Act*; and,
- Non-decisions on adopted lower-tier official plans and updates that the upper-tier municipality has stated do not conform with the upper-tier official plan.

A two-year Official Plan Review process comprised of a series of Official Plan Amendments by theme area is proposed

The OPR study process (**Appendix "1"**) will be conducted over a timeframe of approximately two years and proposes four thematic areas (**Table 1**). The work plan was designed to allow flexibility to be responsive to potential changes in provincial planning policy, manage staff resources and potential appeals. The work plan will be implemented in three phases, described in further detail below.

Project Initiation

Phase 1 work has begun. Project initiation tasks underway include discovery meetings with internal stakeholders and finalizing the Draft Public Engagement and Communication Plan for the Official Plan. Phase 1 will also include refining the Work Program based on further feedback, developing a Public Engagement and Communications Strategy which will capture Diversity, Equity and Inclusion and Indigenous Engagement, undertaking the Special Meeting of Council required under Section 26 of the *Planning Act*, hosting a Visioning Workshop in Q2 2024, and launching the project webpage.

Thematic Area Review and Official Plan Amendments

Phase 2 will include the release of a series of thematic discussion papers over a two-year period. The discussion papers will include background information and a series of key questions, policy considerations, and areas for further study. Phase 2 will also include a refresh of the Official Plan vision, goals, and objectives based on feedback received from the public in Phase 1.



Each theme area will inform implementing a series of Official Plan Amendments or an Amendment, depending on the complexity of the theme area. The discussion papers in Phase 2 may be advanced to a staff report and thematic Official Plan Amendments independently depending on local priorities and opportunities. In 2024, staff will be focusing on the Growing Markham sub-themes. Staff are targeting the completion of the Growing Markham Discussion Papers by Q2/Q3 2024 and an initial conformity Official Plan Amendment by the end of the year (**Appendix “2”**). Staff anticipate launching the discussion papers for subsequent Theme Areas in early 2025.

Official Plan Consolidation/Housekeeping Amendment

At the conclusion of the OPR, it is anticipated that staff will bring forward an Official Plan Amendment to address housekeeping matters. Staff will also be looking to simplify, streamline and modernize the Official Plan to make the document more user-friendly and accessible.

Table 1:

THEME	SUB-THEME
Growing Markham	<ul style="list-style-type: none"> • Growth Management (Residential and Employment Growth and Land Use) • Settlement Area Boundary Expansion • Major Transit Station Areas
Resilient Markham	<ul style="list-style-type: none"> • Climate Change & Resilience • Natural Heritage System & Water Resources • Agricultural & Rural System Update
Moving & Servicing Markham	<ul style="list-style-type: none"> • Transportation (Transit, Active Transportation, Transportation Demand Management & Parking) • Infrastructure (Roads, Water & Wastewater, Stormwater & Utilities)
Healthy & Complete Markham	<ul style="list-style-type: none"> • Community Infrastructure • Urban Design (Built Form, Public Realm & Sustainable Development) • Cultural Heritage Resources • Parks, Trails & Recreation • Arts & Culture • Age Friendly Communities

Initial Feedback from Internal Departments on the Official Plan Review Work Program and Additional Matters for Consideration

Staff have been soliciting feedback from internal departments on the official plan and the following initial items have been identified as matters for further consideration and review through the OPR:

Employment and Commercial Lands

Through the evaluation of the city's land use framework (Chapter 8), staff will need to carefully review and consider the permitted uses within Employment Areas and lands designated for commercial/mixed-use development in the context of Regional and Provincial direction. As the city continues to urbanize, it will be important to continue to protect for the right mix of jobs in Employment Areas and Key Development Areas and ensure there are opportunities for retail and commercial growth to serve the community. Staff will have to evaluate the implications of any changes to the long-term function and preservation of the city's finite employment lands.

Urban Structure, Land Use Designations, and Built Form Hierarchy

Through the OPR, staff will be reviewing the 2014 Official Plan's urban structure to implement York Region's intensification hierarchy which informs where growth should be directed and accommodated. Staff will also be reviewing the city's land use hierarchy, as well as built form and urban design policies, to assess which policies are working well, policies which may need to be improved to support Markham's growth over the next thirty years, and to continue to promote high-quality urban design to help shape the form of Markham's communities.

Housing

The City recognizes the importance of housing and affordability in the City of Markham to address the housing crisis. On June 14, 2021, Markham Council approved Markham's Affordable and Rental Housing Strategy which includes an overall vision, three goals and 35 actions to guide the city in addressing housing gaps and needs and facilitate the delivery of affordable and rental housing.

Housing policy matters, including provincial and regional conformity, and federal initiatives are potential opportunities to further support the City in achieving its housing goals. These matters will be addressed throughout the OPR across the applicable thematic areas and through forthcoming housing-related initiatives. This approach will position the City to better respond to strategic housing goals and align with housing objectives of other orders of government to increase the supply of homes will help support the provision of a range of housing options and complete communities.

City-wide Plans and Studies

There are several studies, including Markham's Urban Parks Strategy, Housing Needs Assessment, the Economic Development and Culture Strategy, the Citywide Parking Strategy, and the Active Transportation Master Plan, among others, which have been completed, are underway, or will advance concurrently with the OPR, and which will inform Markham's OPR.

An Inclusive Public Engagement and Communication Approach for the Official Plan Review

The *Planning Act* outlines minimum requirements for engagement including a special meeting, at least one public meeting and one open house while preparing an official plan. The *Planning Act* also requires that municipalities consult with the approval authority (e.g., York Region currently and potentially the Province if Bill 23 provisions are enacted) and with prescribed public bodies.

Proactive and frequent communication is critical to the success of the OPR engagement program. As such, Staff propose to exceed the minimum requirements in the *Planning Act* and will include elements such as a project webpage, virtual and in-person interactive engagement opportunities during each thematic area of the OPR. Staff are currently developing a Public Engagement and Communications Strategy that will be informed by the City's Diversity and Eliminating Anti-Black Racism Action Plans and requirements for indigenous engagement.

Next Steps

Next key steps in the OPR include:

- Launch of the project webpage on Your Voice Markham;
- Initiating Indigenous Engagement;
- Finalizing the work plan; Finalizing the Public Engagement and Communications Strategy;
- Hosting the Section 26 Special Meeting of Council in Q2 2024; and,
- Reporting to Development Services Committee with an update on public engagement and progress on the Growing Markham thematic area, including directions for the first official plan amendment in Q2/Q3 2024.

FINANCIAL CONSIDERATIONS:

No financial implications associated with this report.

HUMAN RESOURCES CONSIDERATIONS:

No human resources implications with this report. Implementing the OPR work program outlined in this report will require existing staff resources across the organization.

ALIGNMENT WITH STRATEGIC PRIORITIES:

This report aligns with Goal 3.2 of Markham's Future Together, 2020-2023 (BMFT): "Build complete communities that offer a range of housing and employment opportunities, transportation options and outstanding community amenities".

BUSINESS UNITS CONSULTED AND AFFECTED:

The following departments were consulted on the preparation of this report: Planning & Urban Design, Economic Growth, Culture & Entrepreneurship, Engineering, Transportation Services, Recreation Services and Corporate Communications.



RECOMMENDED BY:

Darryl Lyons, MCIP, RPP
Deputy Director, Planning & Urban Design

Giulio Cescato, MCIP, RPP
Director, Planning & Urban Design

Arvin Prasad, MCIP, RPP
Commissioner, Development Services

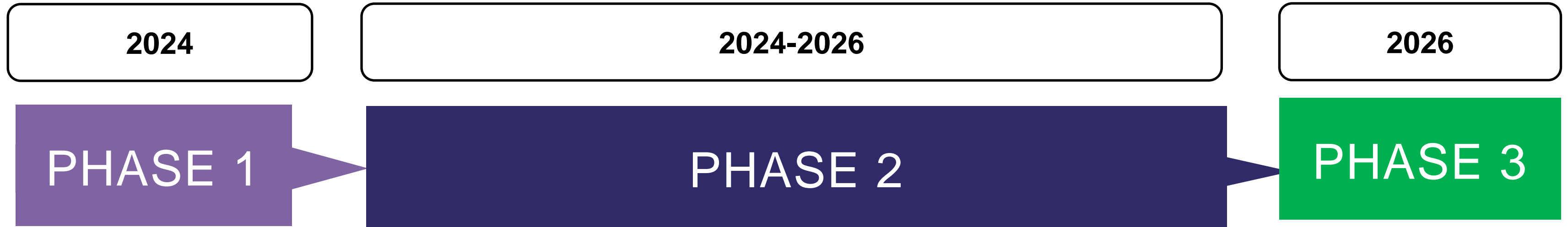
ATTACHMENTS:

Appendix 1: Official Plan Review Timeline

Appendix 2: Official Plan Review Timeline (2024)

APPENDIX 1

OFFICIAL PLAN REVIEW TIMELINE



ONGOING PUBLIC CONSULTATION

APPENDIX 2

OFFICIAL PLAN REVIEW TIMELINE (2024)

Q1

Q2

Q2-Q3

Q3

Q4

Project
Initiation
Tasks



Work Program
Report

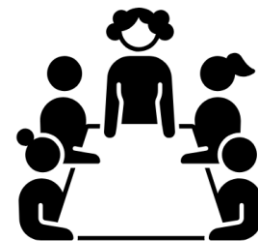
Engagement
&
Communica-
tions Strategy

Official Plan
Review Special
Meeting

Webpage
Launch

Indigenous
Outreach

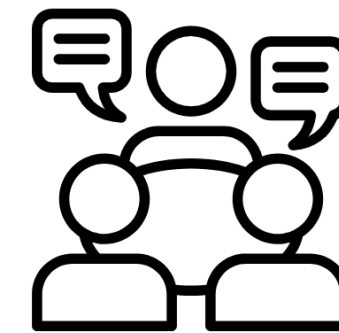
Visioning
CIM



OPR Update Report
Release of Growing
Markham
Discussion Papers



Discussion
Paper
Consultation



Draft OPA for
Consultation

Adopted OPA

