



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: May 14, 2025

SUBJECT: Official Plan Amendment Application
5616 Major Mackenzie Drive East ("Upper Markham Village Secondary Plan")

FILE: 24 200026 PLAN

<u>Property/Building Description:</u>	Occupied/vacant dwellings and agricultural buildings
<u>Use:</u>	Primarily agricultural
<u>Heritage Status:</u>	There are seven (7) municipally-recognized heritage resources within the boundaries of the proposed Upper Markham Village ("UMV") Secondary Plan area.

Application/Proposal

Official Plan Amendment (OPA)

- The City has received an OPA application for the area generally bound by Major Mackenzie Drive to the south, McCowan Road to the west, Elgin Mills Road to the north, and Highway 48 to the east. The address referenced in the memo title is a convenience address for the OPA application. Note that the northeast portion of this quadrant is excluded from the proposed UMV Secondary Plan. Refer to Appendix 'A' for a map of the proposed Secondary Plan area.
- The proposed UMV Secondary Plan designates lands for primarily residential uses, incorporating required community facilities such as schools and parks, opportunities for local and community retail, and integrated open space and transportation systems. The Secondary Plan also designates natural heritage lands for protection from development and provides policy direction with respect to matters related to the Greenway System in the concession block including direction to respond to road linkages and the conceptual location of stormwater management facilities.

Heritage Resources

As noted above, there are seven (7) municipally-recognized heritage properties contained within the UMV lands. Below is a list of the properties along with their heritage status (refer to Appendix 'B' for images of the resources):

- **Part IV Properties:**
 - 10159 McCowan Road ("Haacke-Warriner Farmhouse")
 - 10387 McCowan Road ("The Thomas Peach House")

- 10062 Highway 48 (“The John Koch House/formerly The Jacob Wideman House”) – approved by Council in 2022 for relocation to Markham Heritage Estates but not yet relocated
- Listed Properties:
 - 10535 & 10537 McCowan Road (“Joseph & Mary Steckley Houses”)
 - 10131 Highway 48 (“Ramer-Burkholder House”)
 - 10224 Highway 48 (“Christian and Nancy Hoover House”)
 - 5480 Major Mackenzie Drive (“William and Elizabeth McLaughlin House”)

Legislative/Policy Context

Ontario Heritage Act

- Section 29(1.2) of the Ontario Heritage Act now restricts Council’s ability to issue a Notice of Intention to Designate (“NOID”) to a 90-day window after an application for a prescribed event (i.e. Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications) has been deemed complete. The OPA application for the UMW was deemed complete on February 11, 2025 resulting in a decision deadline of May 12, 2025.
- Should Council not issue a NOID within 90 days, it loses the ability to do so until the application process is complete (e.g. Council renders a decision on the relevant application, or an order is issued by the OLT in the event of an appeal). Inaction within the 90-day window poses a threat to heritage resources through either significant alteration or demolition.

City of Markham Official Plan (2014)

- Chapter 4.5 of the Official Plan (“OP”) contains policies concerning cultural heritage resources. The following are relevant to this OPA application:
 - Concerning the identification and recognition of **cultural heritage resources**, Chapter 4.5.2.4 of the OP states that it is the policy of Council:

*To ensure consistency in the identification and evaluation of **cultural heritage resources** for inclusion in the **Register of Property of Cultural Heritage Value or Interest** and/or for individual property designation, by utilizing the criteria for determining **cultural heritage** value or interest established by provincial regulation under the Ontario Heritage Act and criteria included in Markham’s Heritage Resources Evaluation System.*
 - Concerning the protection of **cultural heritage resources**, Chapter 4.5.3.2 of the OP states that it is the policy of Council:

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

Staff Comment

Secondary Plan Policies

- Heritage Section staff (“Staff”) propose to include policies within the proposed UMV Secondary Plan to ensure the long-term conservation of heritage resources and their successful incorporation into future development. These are standard policies that Staff have included in several recently approved Secondary Plan areas such as the Robinson Glen Secondary Plan. Refer to Appendix ‘C’ for an example of these policies.

Designation of Listed Properties

- In response to the NOID deadline triggered by the OPA application, Staff have commenced with the designation process for the most significant cultural heritage resources within the UMV lands. Upon completion of the OPA application process, Staff will determine whether to recommend designation of the remaining listed properties within the UMV lands.
- At its meeting on April 22, 2025, Council adopted Staff recommendations to issue a NOID for the following properties within the UMV lands:
 - 10224 Highway 48 (Ward 6): “Christian and Nancy Hoover House”
 - 10535 & 10537 McCowan Road (Ward 6): “Joseph & Mary Steckley Houses”
- Council adoption of designation by-laws for these properties is anticipated in Fall 2025.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the Official Plan Amendment application for Upper Markham Village provided that appropriate cultural heritage policies are included in a future Secondary Plan such as those included in the Robinson Glen Secondary Plan;

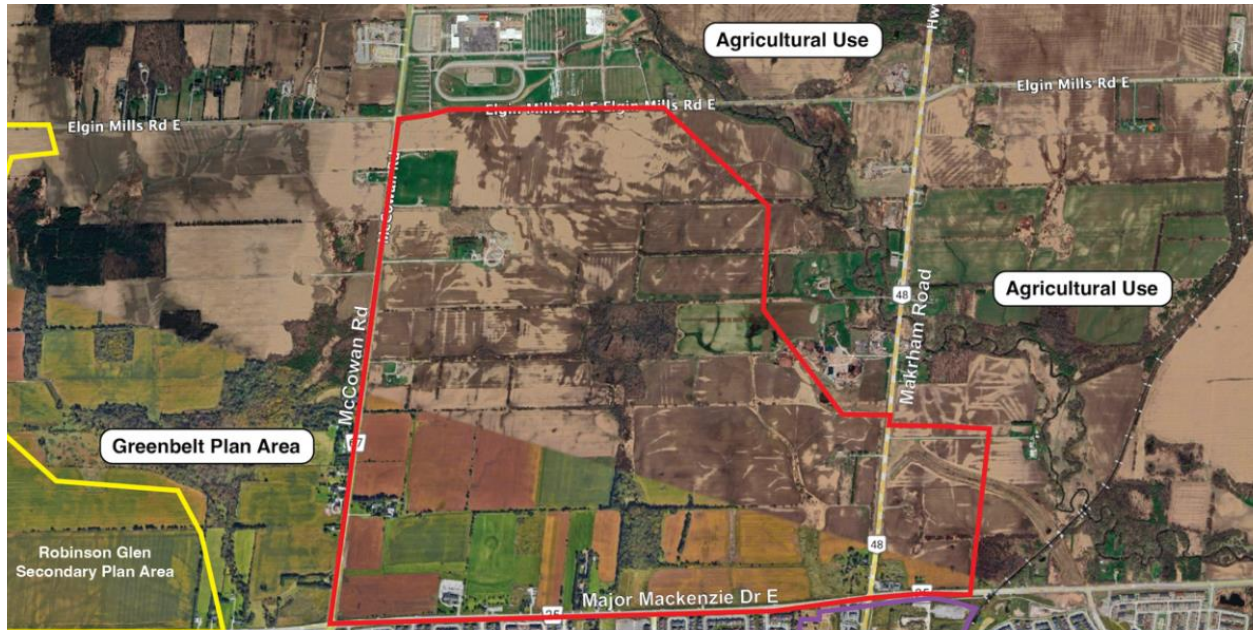
AND THAT Heritage Markham reiterates its support for designation of significant cultural heritage resources within the proposed Upper Markham Village Secondary Plan area.

ATTACHMENTS:

Appendix ‘A’	UMV Secondary Plan Maps
Appendix ‘B’	Photographs of Heritage Resources within the UMV Secondary Plan
Appendix ‘C’	Cultural Heritage Policies from the Robinson Glen Secondary Plan

Appendix 'A'

UMV Secondary Plan Maps



Proposed boundary of the UMV Secondary Plan outlined in red (above) and proposed Land Use Map (below) (Source: Applicant)

Appendix 'B'

Photographs of Heritage Resources within the UMV Secondary Plan

Designated Properties

10159 McCowan Road ("Haacke-Warriner Farmhouse")



10387 McCowan Road ("The Thomas Peach House")



10062 Highway 48 ("The John Koch House/Formerly The Jacob Wideman House")



Listed Properties

10535 & 10537 McCowan Road ("Joseph & Mary Steckley Houses")



10131 Highway 48 ("Ramer-Burkholder House")



10224 Highway 48 ("Christian and Nancy Hoover House")



5480 Major Mackenzie Drive ("William and Elizabeth McLaughlin House")



Appendix 'C'

Cultural Heritage Policies from the Robinson Glen Secondary Plan

5.4 Cultural Heritage Resources

Seven residential properties within the Robinson Glen Secondary Plan Area are either designated or listed on the City's *Register of Property of Cultural Heritage Value or Interest*, together with the Pingle Farm Cemetery. The City's objective is to *conserve*, enhance and restore *significant cultural heritage resources* including *built heritage resources*, *archaeological resources* or *cultural heritage landscapes* that are valued for the important contribution they make to understanding the history of a place, event or a people, according to the policies of Section 4.5 of the Official Plan.

It is the policy of Council:

- 5.4.1 That consideration of *cultural heritage resources* within the Robinson Glen Secondary Plan Area shall be consistent with Section 4.5 of the Official Plan, and the policies of this Secondary Plan.
- 5.4.2 That the *cultural heritage resources* contained in the City's *Register of Property of Cultural Heritage Value or Interest* within the Robinson Glen Planning Area are identified in Appendix 2 – Cultural Heritage Resources.
- 5.4.3 That the retention and/or relocation of *cultural heritage resources* where required by Section 4.5 of the Official Plan will be considered in accordance with Section 4.5.3.12 and 4.5.3.13 of the Official Plan, and reflected in the Community Design Plan required in Section 6.2 of this Secondary Plan.
- 5.4.4 To ensure that development of a *significant cultural heritage resource* itself, or development on *adjacent lands* is designed, sited or regulated so as to protect and mitigate any negative visual and physical impact on the *heritage attributes* of the resource, according to policy 4.5.3.11 of the Official Plan, including considerations such as scale, massing, height, building orientation and location relative to the resource. The strategy for integrating *cultural heritage resources* where required shall be outlined in the Community Design Plan.
- 5.4.5 To impose the following conditions of approval on development or *site alteration* containing a *cultural heritage resource* in addition to those provided in Section 4.5 of the Official Plan, where it has been determined appropriate subject to the policies in Section 4.5 of the Official Plan to retain a *cultural heritage resource*:
 - a) securement of satisfactory financial and/or other guarantees to restore a *cultural heritage resource* or reconstruct any *cultural heritage resources* damaged or demolished as a result of new development;
 - b) obtaining site plan control approval and a site plan agreement for the *cultural heritage resource* including the implementation of a restoration plan for the heritage building;
 - c) requiring provisions in offers of purchase and sale which give notice of the *cultural heritage resource* on the property; and
 - d) requiring the commemoration of the *cultural heritage resource* through the provision and installation of an interpretive plaque, in a publicly visible location on the property (i.e., Markham Remembered Plaque).