



By-law 2025-37

A by-law to designate a property as being of cultural heritage value or interest
“George and Eliza Brodie House” 11288 Kennedy Road

WHEREAS Pursuant to Part IV, Section 29, of the Ontario Heritage Act (the “Act”), the Council of a Municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of Cultural Heritage Value or Interest;

WHEREAS the property described in Schedule “A” to this By-law (the “Property”) contains the cultural heritage resource known as the George and Eliza Brodie House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on December 4, 2024, has caused to be served on the owners of the lands and premises at:

Jethabhai Enterprises Ltd.
12075 Highway 27
Kleinburg, Ontario
L0J 1C0

and upon the Ontario Heritage Trust, notice of intention to designate the George and Eliza Brodie House, 11288 Kennedy Road, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act;

AND WHEREAS Council has described the Property, set out the Statement of Cultural Heritage Value or Interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

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

1. THAT the following real property, more particularly described in Schedule “A” attached hereto and forming part of this by-law, is hereby designated as being of cultural heritage value or interest:

“George and Eliza Brodie House”
11288 Kennedy Road
City of Markham
The Regional Municipality of York
2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed May 27, 2025.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2025-37

In the City of Markham in the Regional Municipality of York, the property municipally known as 11288 Kennedy Road, Markham, Ontario, and legally described as follows:

PART LOT 29, CONCESSION 5 MARKHAM AS IN R740509; S/T MA41530; MARKHAM; S/T EASE OVER PT 1 65R11129 AS IN R462138

PIN: 03056-0030

SCHEDULE 'B' TO BY-LAW 2025-xx

STATEMENT OF SIGNIFICANCE

George and Eliza Brodie House

11288 Kennedy Road
c.1860

The George and Eliza Brodie 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 George and Eliza Brodie House is a one-and-a-half storey frame dwelling located on the west side of Kennedy Road, near the east bank of the Rouge River, between the historic rural hamlets of Cashel and Almira. The house faces south and is not visible from the street.

Design Value and Physical Value

The George and Eliza Brodie House has design and physical value as a representative example of a mid-nineteenth century frame farmhouse in the vernacular Georgian architectural tradition. It is a modest vernacular dwelling designed to serve the needs of a household of modest means. The symmetrical façade and restrained formal design follows the Georgian architectural tradition that continued to influence vernacular domestic architecture in Ontario long after the Georgian period ended in 1830. Exterior materials have been renewed over time, but the original form remains readily discernable. The scale and design of this house are similar to dwellings constructed by some Markham Township landowners for the use of tenant farmers, but in this case, the house was owner-occupied when first constructed. In this way, the George and Eliza Brodie House could be considered the family's "starter home" before they decided to pursue farming elsewhere, perhaps on a more productive piece of land.

Historical Value and Associative Value

The George and Eliza Brodie House has historical value for its association with the locally-significant theme of immigration, notably the early cultural and religious diversity of Markham Township. Specifically, it is the former farmhouse of an early Scottish Presbyterian family who arrived in Upper Canada in 1835 as part of an influx of British families that settled in Markham Township beginning in the 1820s. George Brodie Jr., born in Scotland, was one of the six children of George Brodie Sr. and Jean (Milne) Brodie of Peterhead, Scotland, who purchased a farm on the western half of Lot 2, Concession 5, Whitchurch Township in 1835. Their homestead was named Craigieburn Farm. The family was a strong supporter of the Melville Presbyterian Church north of Cashel. George Brodie Jr. purchased the northeast quarter of Markham Township Lot 29, Concession 5 in 1859 and constructed a small frame farmhouse a little to the east of the meandering Rouge River. In 1868, George Brodie Jr. and his wife Eliza (Oxley) Brodie sold the farm and moved to Scott Township. In 1870, George Brodie Jr.'s brother Charles J. Brodie purchased the property, which he owned until 1887.

Contextual Value

The George and Eliza Brodie House has contextual value because it is physically, functionally, visually and historically linked to its surroundings as the farmhouse that served this agricultural property from c.1860 well into the twentieth century.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the George and Eliza Brodie 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 small frame farmhouse of the mid-nineteenth century in the vernacular Georgian architectural tradition:

- T-shaped plan;
- One-and-a-half storey height;
- Fieldstone foundation;
- Frame exterior walls;
- Medium-pitched gable roof with projecting, open eaves and single-stack brick chimney;
- Three-bay composition of the south (primary) elevation with centrally-placed single leaf door opening;
- Flat-headed rectangular window openings;
- Shed-roofed one-storey rear addition.

Heritage attributes that convey the property's historical value for its association with the locally-significant theme of immigration, notably the early cultural and religious diversity of Markham Township, as the former farmhouse of an early Scottish Presbyterian family who were part of an influx of British families that settled in Markham Township beginning in the 1820s:

- The dwelling is a tangible reminder of Scottish-born George Brodie, the property owner from 1859 to 1868, and his brother Charles Brodie, owner from 1870 to 1887, who came to Upper Canada from Peterhead, Scotland with their parents George Brodie Sr. and Jean (Milne) Brodie in 1835

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

- The location of the building on its original site facing south, a little to the east of the Rouge River, north of the historic crossroads hamlet of Cashel.

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

- Aluminum siding;
- Modern windows and doors;
- Non-functional shutters;
- Shed-roofed canopy over principal entrance;
- Enclosed side porch;
- Accessory building.