



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: August 13, 2025

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

FILE: N/A

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

Use: Vacant (originally residential)

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

Application/Proposal

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

Background

Evaluation of Cultural Heritage Value

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

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

Upper Markham Village Secondary Plan

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

Legislative and Policy Context

Ontario Heritage Act

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

City of Markham Official Plan (2014)

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

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

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

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

Staff Comment

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

Suggested Recommendation for Heritage Markham

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

ATTACHMENTS:

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

Appendix 'A'

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

Primary Elevation and Property Map



Appendix ‘B’

Research Report for 5480 Major Mackenzie Drive

RESEARCH REPORT



William and Elizabeth McLaughlin House

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

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

History

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

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

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

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

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

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

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

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

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

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

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

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

Architecture

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

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

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

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

Context

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

Sources

Deed Abstracts for Markham Township Lot 21, Concession 7.

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

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

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

Property File for 5480 Major Mackenzie Drive East.

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

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

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

Appendix ‘C’

Heritage Impact Assessment prepared by MHBC



Heritage Impact

Assessment

PREPARED FOR:

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

December 2, 2024



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Project Personnel

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Christy Kirwan, BA, Dipl., CAHP	<i>Intern Heritage Planner</i>	Research, Co-Author
Paul Jae Woong Lee	<i>Planning and Design</i>	Technician Mapping

Owner

Markham 5480 Major Mackenzie Development Corp.

Contact: Dianne Hipwell, hipwell@statebuild.com

2700 Dufferin St, Toronto ON M6B 4J3

Acknowledgement of Indigenous Communities

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

- Williams Treaty (1923)

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

1.0 Introduction

1.1 Purpose

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

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

1.2 Description of Subject Property and Surrounding Area

1.2.1 Subject Property

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



**Figure 1
Location Map**

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

LEGEND


 Subject Lands

Image Source: York Region 2024 Satellite Imagery

Date: November 2024

Scale: 1:15,000

File: 2025E

Drawn: PL



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



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

1.2.2 Surrounding Area

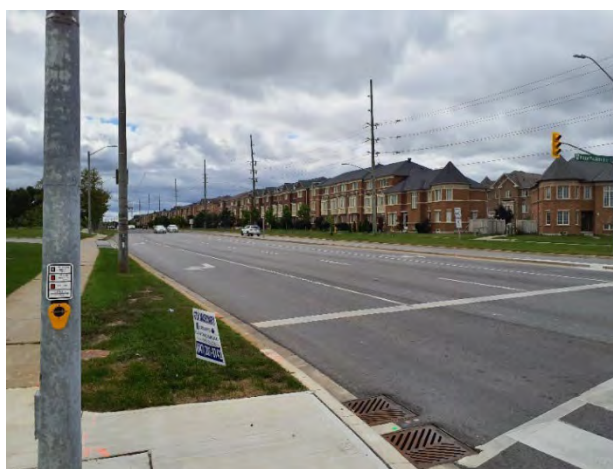
The subject property is located in an area of transition from predominantly agricultural uses north of Major Mackenzie Drive East and low-rise residential uses to the south.

NORTH: Agricultural uses are located to the north.

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

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

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



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

1.2.3 Heritage Status

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

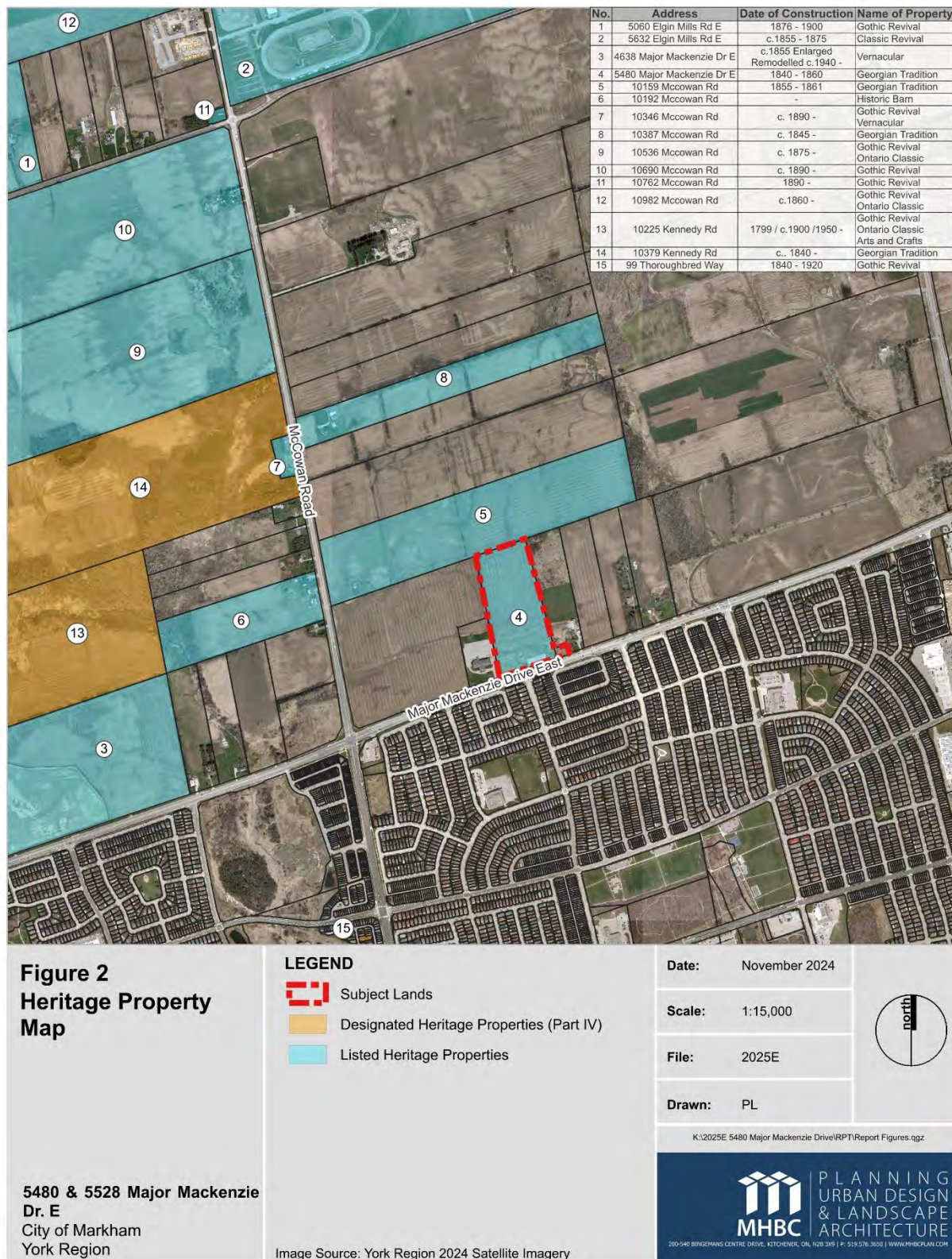


Figure 2: Map of the heritage status of the subject property. (MHBC, 2024)

2.0 Policy Context

2.1 The Planning Act and Provincial Planning Statement 2024

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

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

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

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

The PPS defines the following terms:

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

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

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

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

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

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

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

2.2 Ontario Heritage Act and Regulations

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

2.3 City of Markham Official Plan

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

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

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

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

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

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

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

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

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

2.4 Terms of Reference

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

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

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

3.0 Historical Context

3.1 Indigenous Communities and Pre-Contact History

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

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

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

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

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

3.2 History of York County

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

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

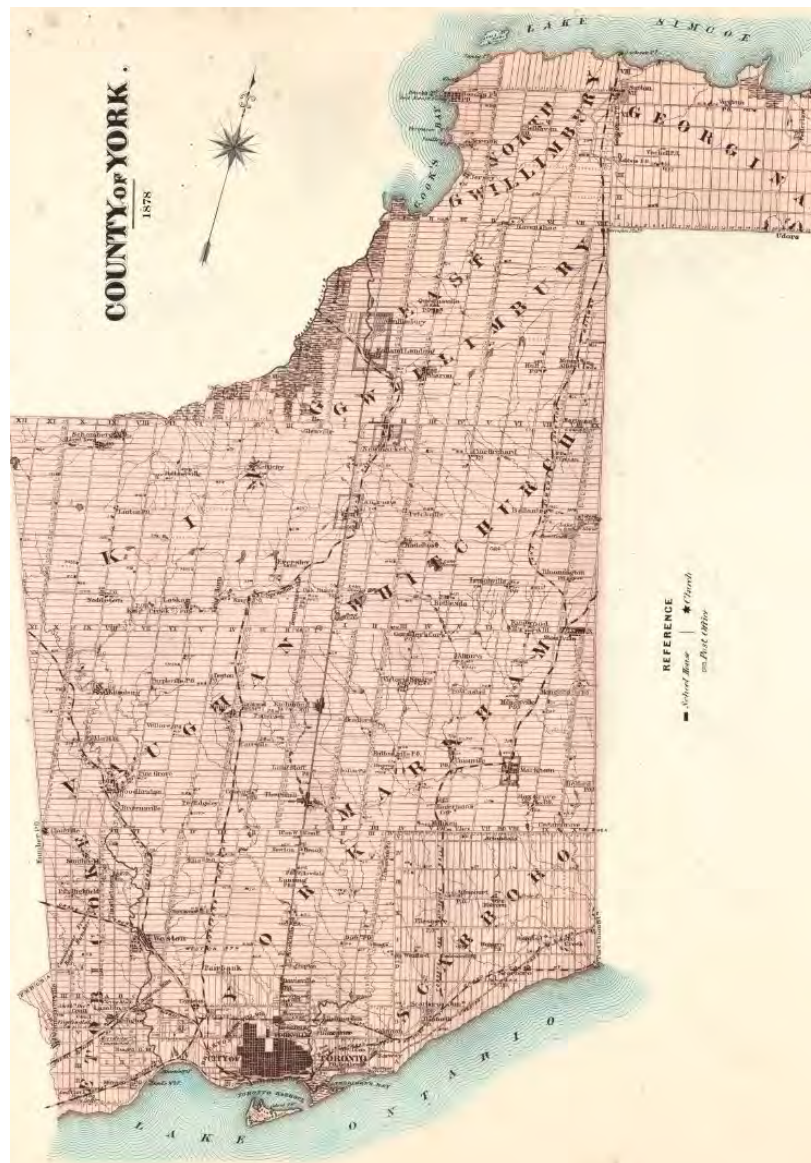


Figure 3: Excerpt from an 1878 map of the County of York as it looked after the 1852 division. (Source: Miles & Co. Illustrated Historical Atlas of the County of York, 1878)

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

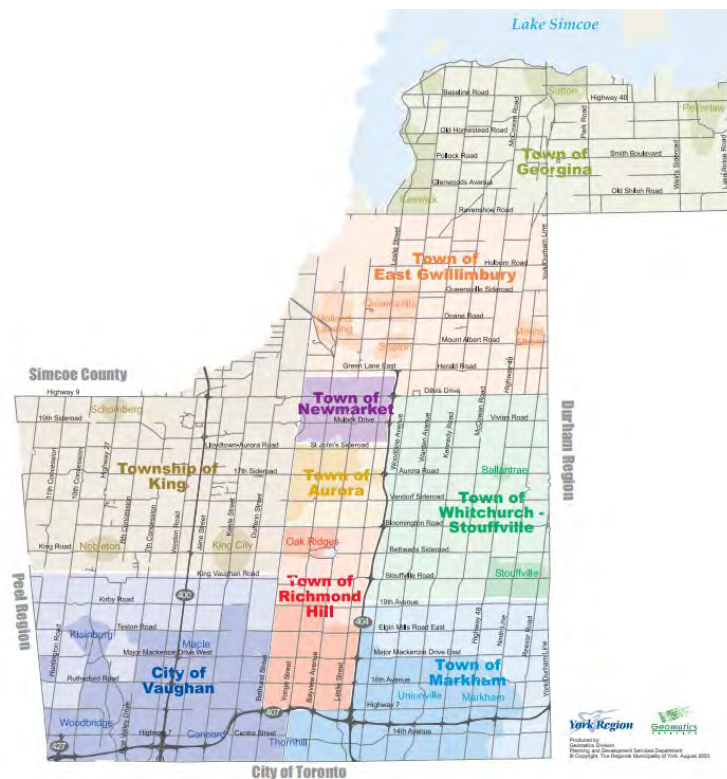


Figure 4: View of the current Regional Municipality of York, inclusive of Markham. (Source: York Region, Geomatics Division, 2003)

3.3 History of Markham

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

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

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

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

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

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

3.4 History of Subject Property

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



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

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

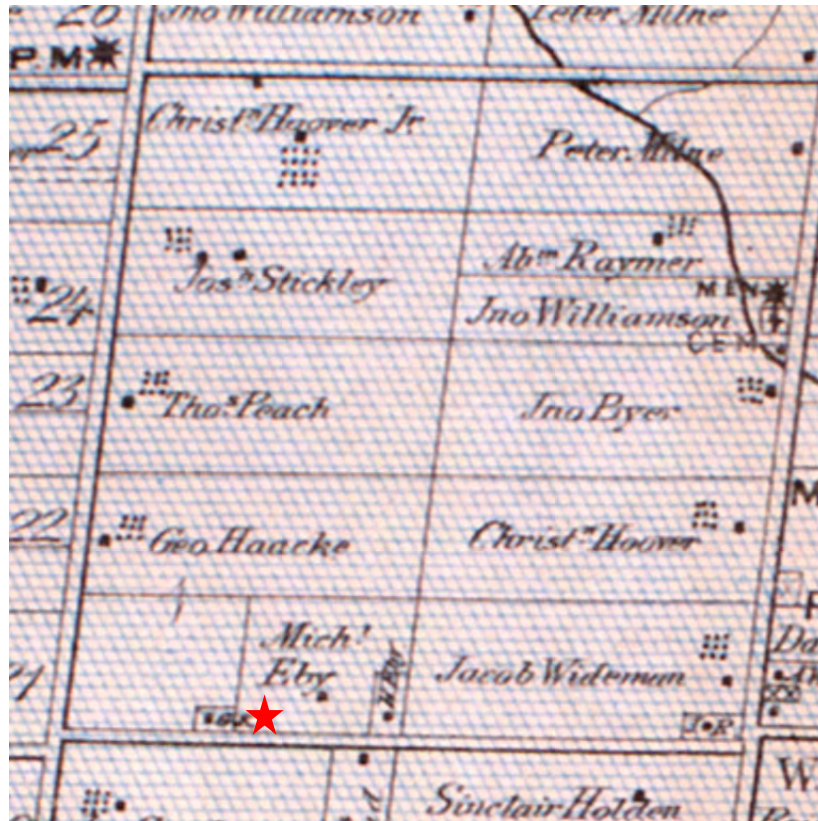


Figure 6: Excerpt from an 1878 map listing Michael Eby as the property owner. The approximate location of the existing structure is noted with a red star. (Source: Illustrated Historical Atlas of the County of York and the Township of West Gwillimbury & Town of Bradford in the County of Simcoe, Ontario,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

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



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

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



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

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



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

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



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

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

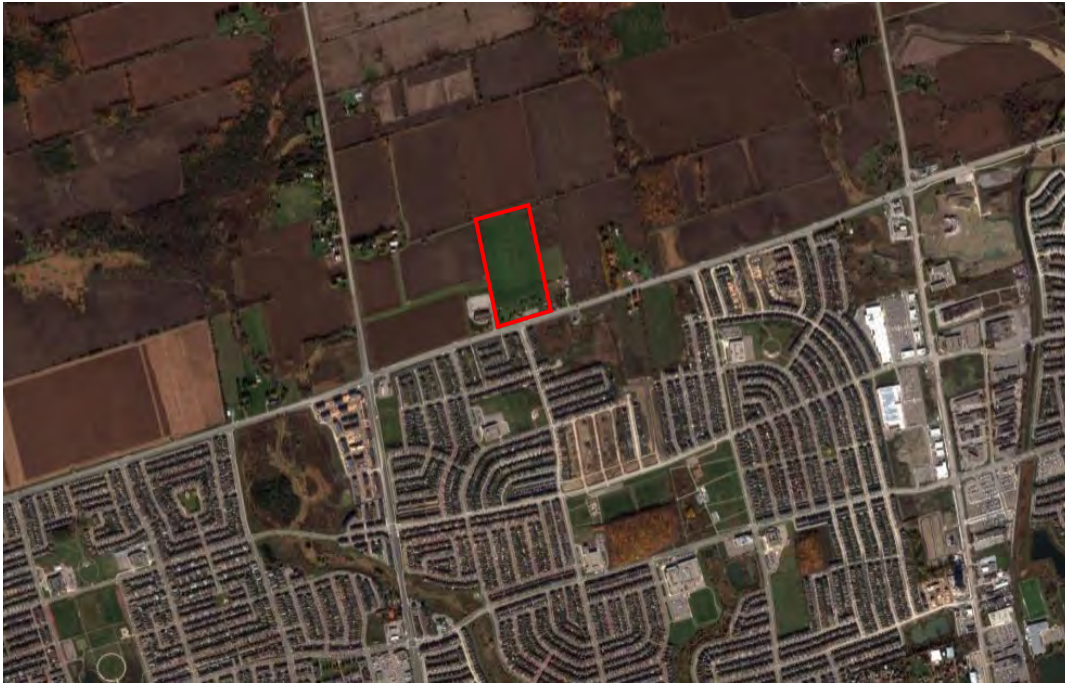


Figure 11: View of a 2012 satellite image of the surrounding area with the subject property noted in red (Source: Google Earth Pro, 2012)



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

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



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



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



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

4.0 Existing Conditions

4.1 Built Features

Exterior

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

Interior

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



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



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



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



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



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



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

4.2 Landscape Features

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



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

5.0 Evaluation of Cultural Heritage Value or Interest

5.1 Ontario Regulation 9/06

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

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.'
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

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

5.2 Evaluation of Cultural Heritage Value or Interest

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

Table 1.0- Evaluation of Subject Property

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

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

5.3 Statement of Cultural Heritage Value

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

6.0 Description of Proposed Development

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

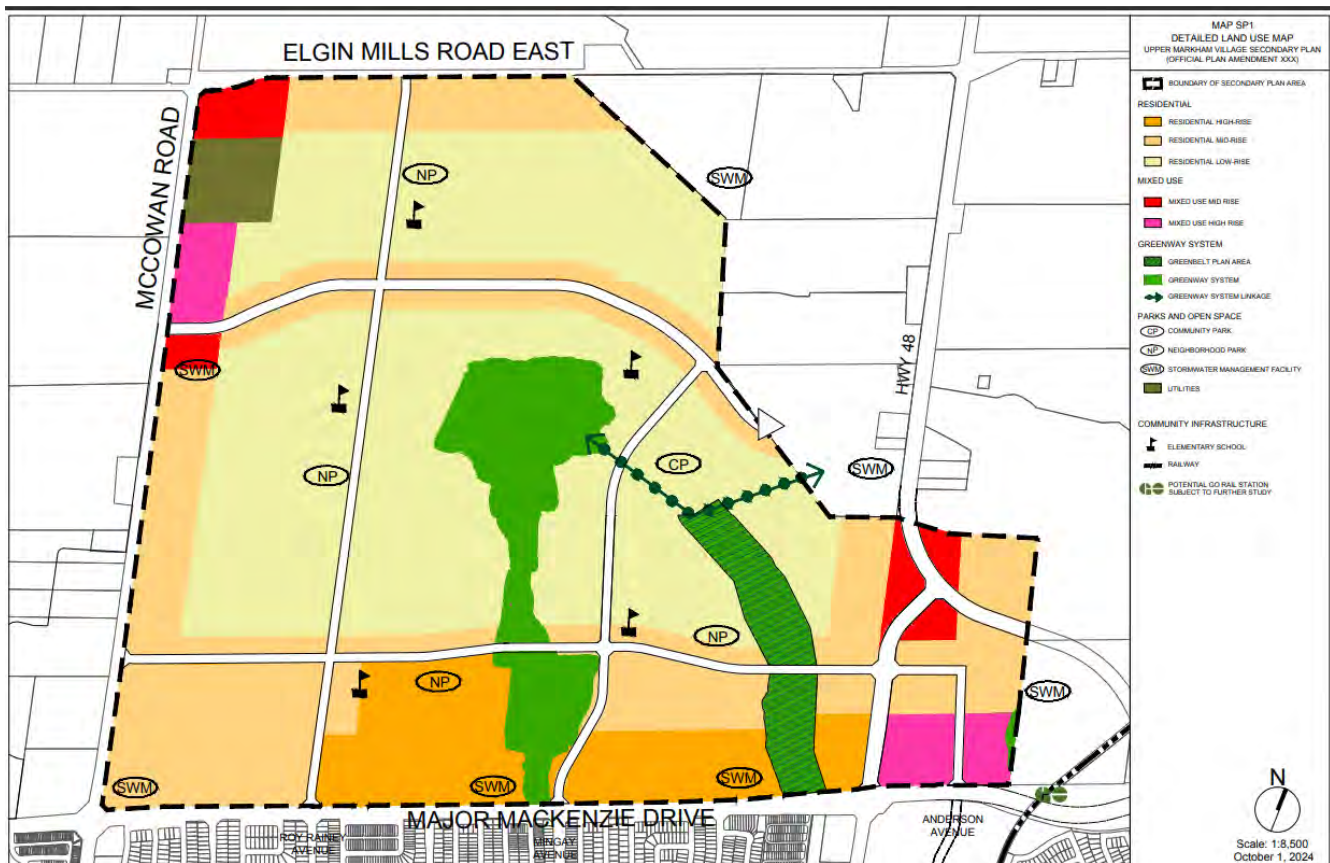
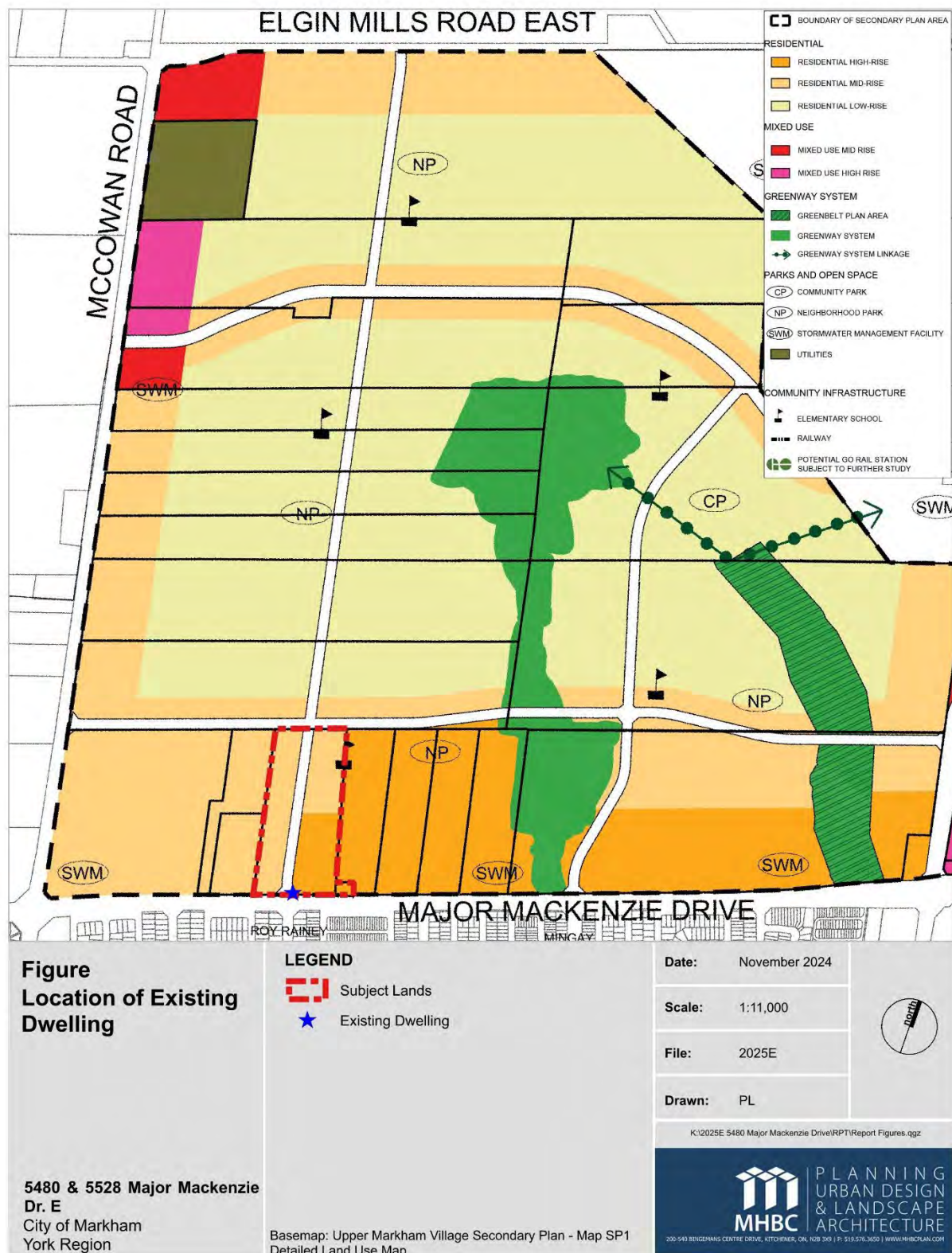


Figure 16- General land use map for the Upper Markham Village Secondary Plan (State Building, 2024).



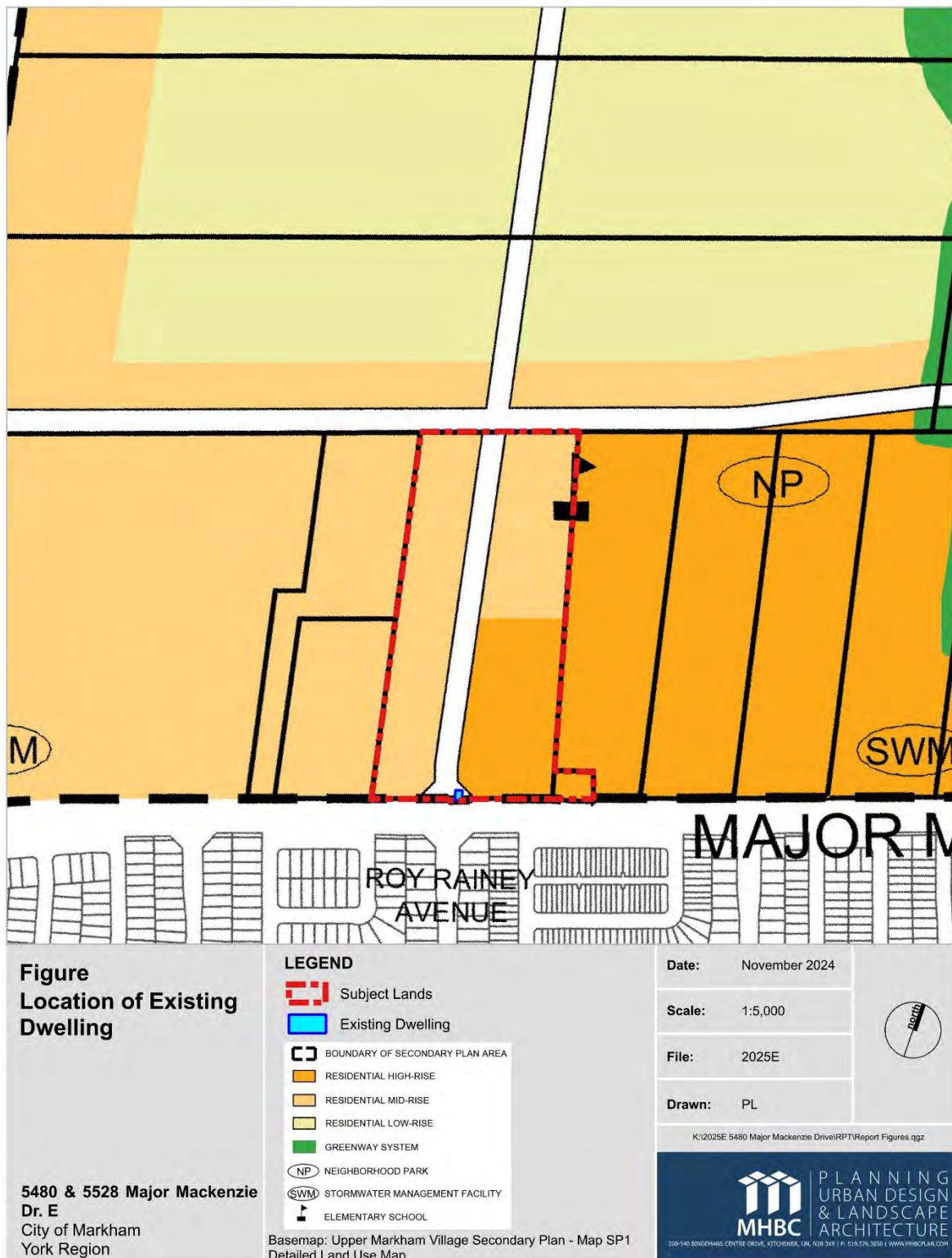


Figure 18- Land use map for the Upper Markham Village Secondary Plan with existing lot fabric; red outline indicates location of the subject property and blue box indicates current location of existing building on-site (MHBC, 2024).

7.0 Impact Analysis

7.1 Impact Analysis Framework

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

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

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

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

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

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

7.2 Impact Analysis for the Subject Property

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

8.0 Conclusions and Recommendations

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

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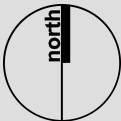
Appendix A: Maps



Figure 1
Location Map

LEGEND
 Subject Lands

Date:	November 2024
Scale:	1:15,000
File:	2025E
Drawn:	PL



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

Image Source: York Region 2024 Satellite Imagery



PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE

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

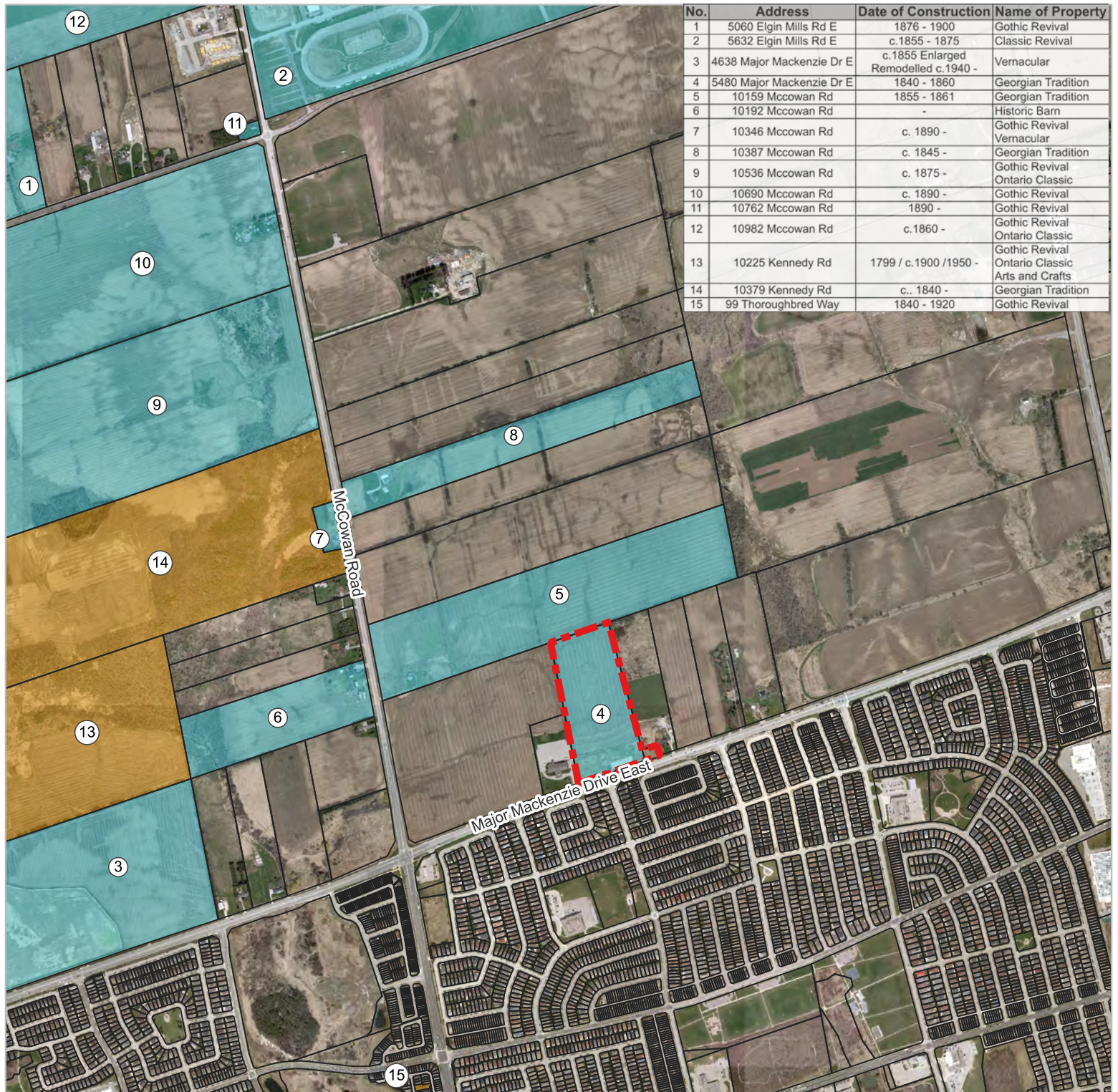





Figure 2
Heritage Property
Map

LEGEND

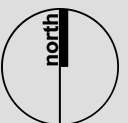
-  Subject Lands
-  Designated Heritage Properties (Part IV)
-  Listed Heritage Properties

Date: November 2024

Scale: 1:15,000

File: 2025E

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**5480 & 5528 Major Mackenzie
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York Region

Image Source: York Region 2024 Satellite Imagery





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**Figure
Atlas Map**

LEGEND

-  Subject Lands
-  Existing Dwelling

Date: November 2024

Scale: 1:7,500

File: 2025E

Drawn: PL



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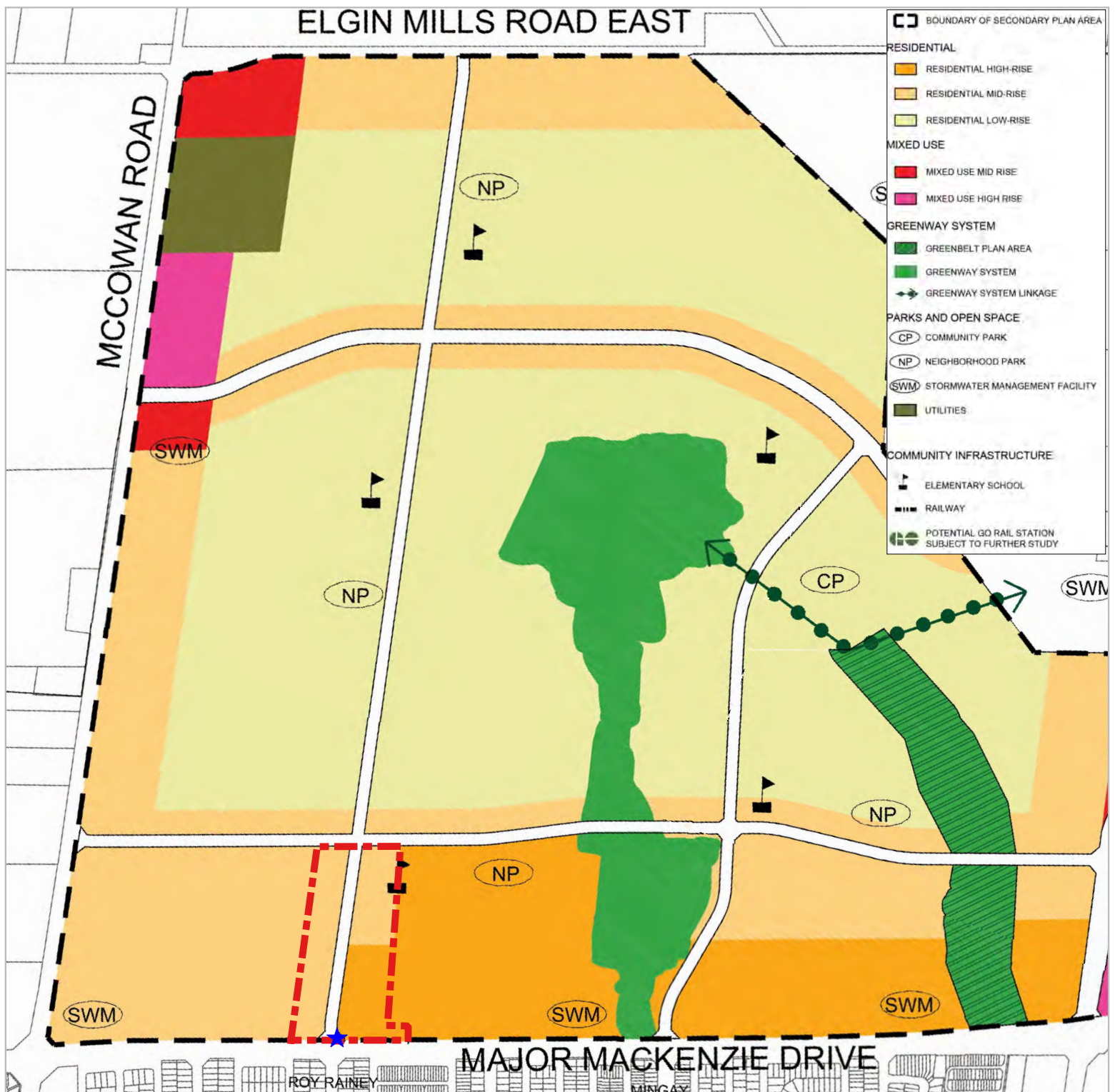


Figure
Location of Existing
Dwelling

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York Region

LEGEND

- Subject Lands
- Existing Dwelling

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

Date: November 2024

Scale: 1:11,000

File: 2025E

Drawn: PL

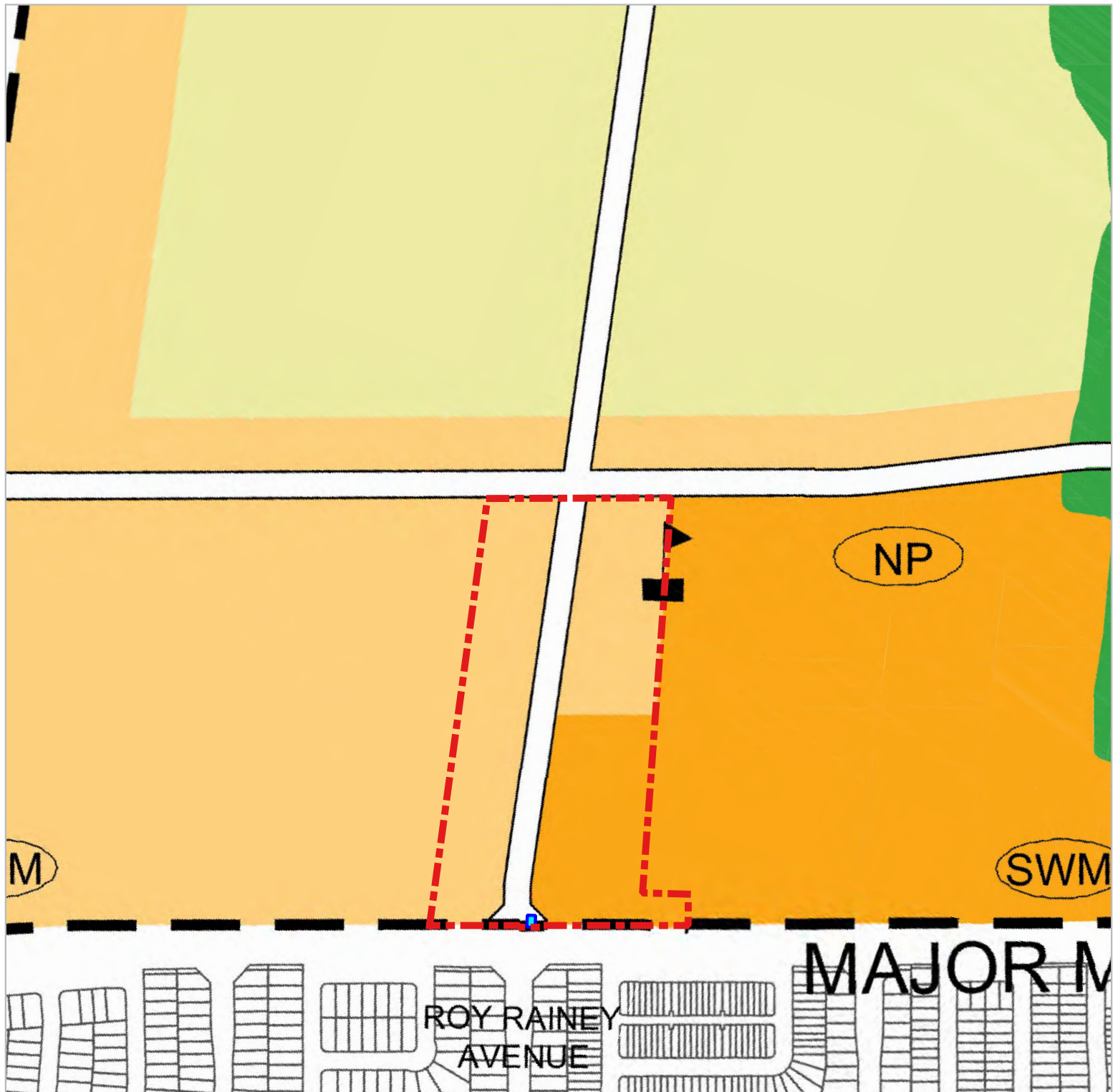


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**Figure
Location of Existing
Dwelling**

**5480 & 5528 Major Mackenzie
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City of Markham
York Region

LEGEND

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

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

Date: November 2024

Scale: 1:5,000

File: 2025E

Drawn: PL



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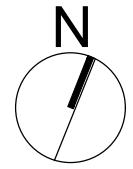
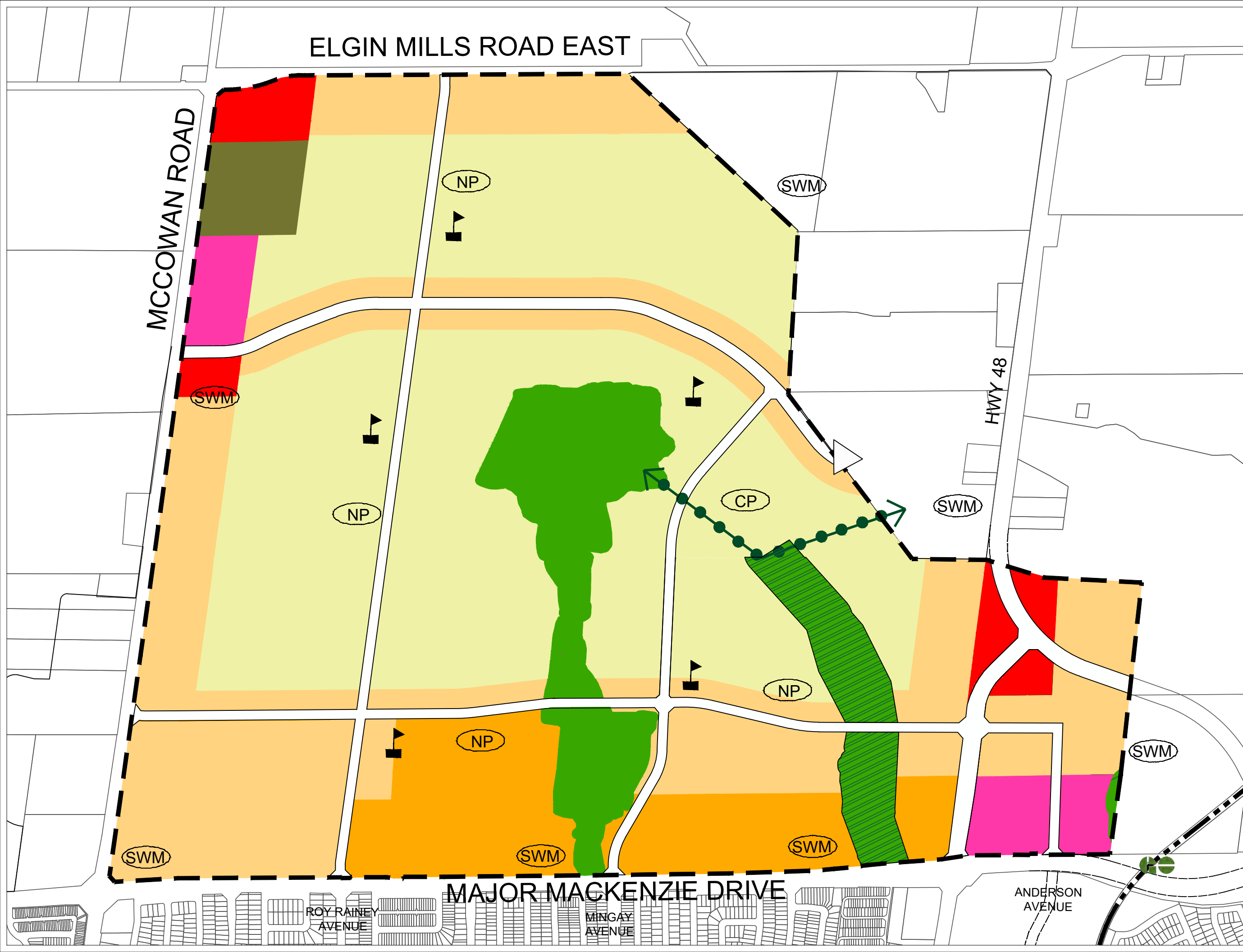
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ARCHITECTURE**

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B

Appendix B: Proposed Secondary Plan

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





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