



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: August 13, 2025

SUBJECT: Amendment to a Designation By-law to Correct a Legal Description and Ensure Conformance with the Ontario Heritage Act
5933 14th Avenue (“George R. Cowie House”)

FILE: N/A

Property/Building Description: Two-storey dwelling constructed c.1925 as per municipal records

Use: Residential (currently vacant)

Heritage Status: Designated under Part IV of the *Ontario Heritage Act* and protected via Heritage Easement Agreement

Background

- 5933 14th Avenue (the “Subject Property”) is designated under Part IV of the *Ontario Heritage Act* (the “Act”).
- The Subject Property was designated under the Act in 2008 (By-law 2008-190). The designation by-law was amended in 2021 (By-law 2021-48) to reflect a change in the legal description of the property. Refer to Appendix ‘C’ of this memo for a copy of the by-laws.
- A change to the legal description within a designation by-law is often necessitated by severance or subdivision of land containing a heritage resource. An amendment to the legal description ensures that:
 - a) the by-law is scoped to the parcel containing the heritage resource, and;
 - b) that abutting lands severed from the original parcel are not encumbered by designation under the Act.

Heritage Markham Committee

- Concurrent Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control applications for the Subject Property and adjacent lands were considered by Heritage Markham at its meeting on February 12, 2025. Refer to Appendix ‘D’ for a copy of the relevant Heritage Markham extract.

- The OPA/ZBA applications were subsequently approved by Council on March 25, 2025.
- These applications allow for residential intensification including the construction of affordable housing adjacent to the George Cowie House. Currently, no alterations are proposed for the heritage building.
- As part of the redevelopment process, the developer (Remington Group) will transfer ownership of a portion of 5933 14th Avenue to a non-profit organization to construct affordable rental housing. A Reference Plan will be prepared as part of this process.
- The affordable housing operator has requested that the lands be transferred without any encumbrances including designation under the Act, necessitating an amendment to the designation by-law to scope it solely to the portion of the Reference Plan containing the heritage resource.

Heritage Policy

Ontario Heritage Act

- Municipal councils may need to update different parts of an existing heritage designation by-law for a number of reasons including:
 - Changes have been made to the property or new information has become available affecting the Statement of Cultural Heritage Value or Interest or the Description of Heritage Attributes;
 - The legal description has changed or needs to be corrected; or
 - The information in the original by-law does not provide sufficient detail to guide and manage alterations to the property.
- Section 30.1 of the Act, as amended in 2005, provides for a simplified amendment process to, where required, correct the legal description of a property as contained within a designation by-law. Under this Section, the municipality is obliged to:
 - (a) inform the owner of the amendment and their right to object thereto; and
 - (b) consult with the municipal heritage committee prior to giving notice of the proposed amendment to the owner. Upon receipt of notice of the amendment, the owner has 30 days to file a notice of objection to the amendment with the municipality. Should a notice of objection not be received by the municipality within the 30 day timeline, the council of the municipality may pass the proposed amending by-law.
- The Act was recently further amended with modifications coming into force on July 1, 2021. These amendments affect how a municipality undertakes amendments to designation by-laws, requiring those by-laws enacted post-2005 to be made consistent with the requirements of the Act as amended in 2021. These requirements include linking heritage attributes as contained within the Statement of Significance (“SOS”) to their associated criteria within Ontario Regulation 9/06,

and the identification of those portions of the property that are considered to be non-contributing to its cultural heritage significance.

Staff Comments

- In accordance with the statutory requirements as described above, Heritage Section staff will amend the SOS for the Subject Property to ensure conformance with the Act as amended in 2021 and will revise the legal descriptions to reflect the soon to be deposited Reference Plan.
- A Staff report recommending amendment of designation By-laws 2008-190 & 2021-48 is anticipated to be considered by the Development Service Committee and Council in September 2025.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to amending the designation by-law for the 5933 Fourteenth Avenue to correct the legal description and to revise the Statements of Significance to ensure conformance with the *Ontario Heritage Act*, as amended.

ATTACHMENTS:

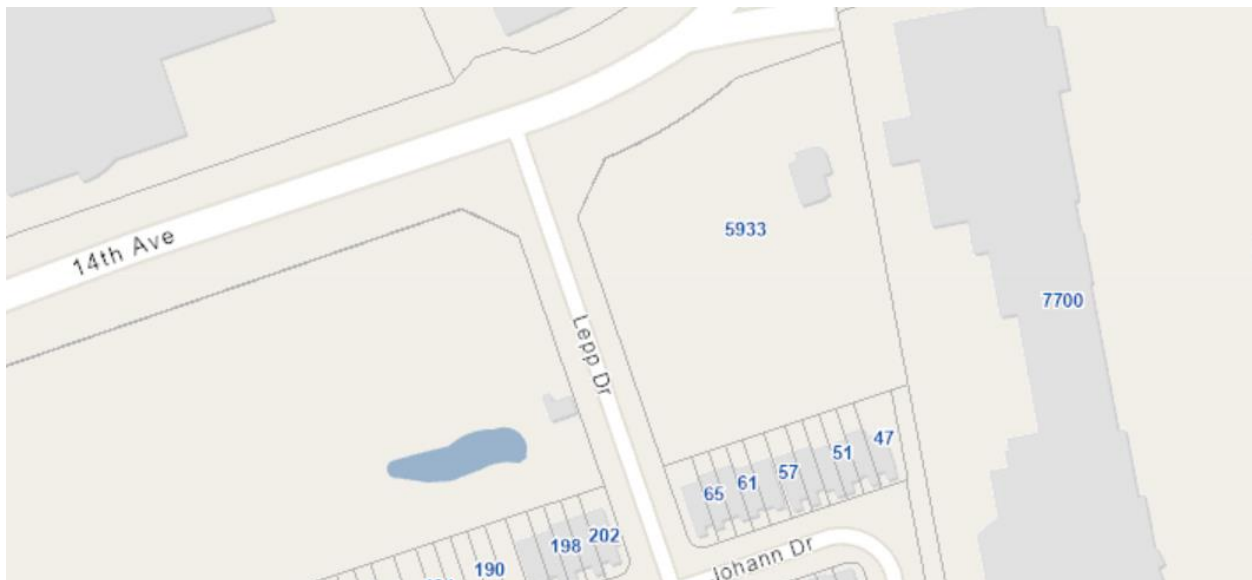
Appendix 'A'	Property Map
Appendix 'B'	Photographs of the George Cowie House
Appendix 'C'	Designation By-law for the George Cowie House
Appendix 'D'	February 2025 Heritage Markham Memo

Appendix 'A'

Property Map



The parcel, as currently configured, containing the George Cowie House (outlined in yellow). Below is the location of the house on the parcel (Source: City of Markham)



Appendix 'B'

Photographs of the George Cowie House



Primary (north) elevation of the George Cowie House (Source: City of Markham, Jan 2025)



*Primary (north) and east elevations of the George Cowie House
(Source: City of Markham, Jan 2025)*



West elevation of the George Cowie House (Source: City of Markham, Jan 2025)

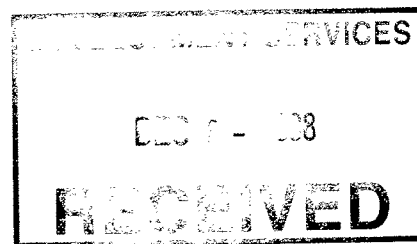
Appendix ‘C’

Designation By-law for the George Cowie House



December 4, 2008

1113529 Ontario Inc.
P.O. Box 26575, RPO
Markville, Markham, ON



Dear 1113529 Ontario Inc.:

Re: By-law 2008-190- To designate certain properties as being of historic and/or architectural value or interest (George R Cowie House - 5933 14th Avenue)

This will advise that Council at its meeting held on September 9, 2008, passed By-law 2008-190, which designated "George R Cowie House", 5933 14th Avenue, as being of historic and/or architectural value or interest.

A copy of the by-law, with the pertinent registration data, is attached for your information.

Sincerely,

for Kimberley Kitteringham
Town Clerk

Encl.

cc: The Ontario Heritage Trust
R. Hutcheson, Manager, Heritage Planning
D. Hindson, Cattnach Hindson

Properties

PIN 02940 - 0009 LT
Description PT LT 5 CON 7 MARKHAM AS IN R670076 ; S/T R433259 MARKHAM
Address MARKHAM

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWN OF MARKHAM
Address for Service 101 Town Centre Boulevard
Markham, ON
L3R 9W3

This document is being authorized by a municipal corporation The Corporation of the Town of Markham, Frank Scarpitti, Mayor and Kimberley Kitteringham, Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-Law No. 2008-190 dated 2008/09/09.

Schedule: See Schedules

Signed By

Cathy I. Wyatt 101 Town Centre Blvd. acting for Signed 2008 10 21
Markham
L3R 9W3 Applicant(s)
Tel 9054777000
Fax 9054797764

Submitted By

TOWN OF MARKHAM 101 Town Centre Blvd. 2008 10 21
Markham
L3R 9W3
Tel 9054777000
Fax 9054797764

Fees/Taxes/Payment

Statutory Registration Fee \$60.00
Total Paid \$60.00

File Number

Applicant Client File Number : 08 0411 DG 0012



BY-LAW 2008-190

A by-law to designate a property as being of
Historic and/or Architectural Value or Interest
George R Cowie House

WHEREAS Pursuant to Part IV of the Ontario Heritage 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 historic and/or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Town of Markham has caused to be served on the owners of the lands and premises at:

1113529 Ontario Inc.
P.O. Box 26575, RPO
Markville, Markham, ON

and upon the Ontario Heritage Foundation, notice of intention to designate George R Cowie House, 5933 14th Avenue and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality;

AND WHEREAS the reasons for designations are set out in Schedule "B" attached hereto and forming part of this by-law;

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

1. THAT the following real properties, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of historic and/or architectural value or interest:

George R Cowie House
5933 14th Avenue
Town of Markham
The Regional Municipality of York

2. THAT the Town Solicitor is hereby authorized to cause a copy of this by-law to be registered against the properties described in Schedule "A" attached hereto in the property Land Registry Office.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
9TH DAY OF SEPTEMBER, 2008.

"Kimberley Kitteringham"

KIMBERLEY KITTERINGHAM
TOWN CLERK

"Frank Scarpitti"

FRANK SCARPITTI
MAYOR

SCHEDULE 'A' TO BY-LAW 2008-190

In the Town of Markham in the Regional Municipality of York, property descriptions as follows:

Pt Lt 5, Con 7 Markham as in R670076; Subject to R433259 Markham

**TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK**

SCHEDULE 'B' TO BY-LAW 2008-190

REASONS FOR DESIGNATION – STATEMENT OF SIGNIFICANCE

The George R. Cowie House is recommended for designation under Part IV 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 R. Cowie House is a two and a half storey red brick farmhouse located on the south side of Fourteenth Avenue, just west of Markham Road. The property is situated within the Armadale community of Markham.

Statement of Cultural Heritage Value or Interest

Historical Value

The Cowie House, c. 1925, is located on east half of Township Lot 5, in the 7th Concession. It has associative value as a remnant of the area's agricultural community. This property was originally a Crown Reserve, transferred to King's College (the forerunner of the University of Toronto) in 1828. In 1913, the property was purchased by George R. Cowie (1880-1944), a farmer. He was a son of John W. Cowie and his wife, Mary Jane (Dolphin) Cowie, who lived on Wellington Street East in Markham Village. Cowie's children owned the property until 1951. It is possible that the present house incorporates the earlier brick house noted in the census records and shown in this approximate location on Township maps of 1860 and 1878. During the early 20th century period in Markham's history, many older farmhouses were remodelled or replaced with more modern structures as the Township's agricultural community prospered with mixed farming and in particular, dairy production. The Cowie House is an excellent example of this trend of farm improvement, and of its early 20th century period of construction.

Architectural Value

The Cowie House is typical of the spacious, simply detailed farmhouses built in Markham in the first quarter of the 20th century. Its architectural detailing reflects the Edwardian Classicism that was popular from the 1910s through the 1920s. The house was constructed in the form of an American Foursquare, with its functional, basically cubic shape ornamented with a spacious wrap-around verandah that features a curved corner and gables centred on both the north and east sides. The red pressed brick cladding and two storey form of the house, with a broad hipped roof and gabled attic dormers, is representative of up-to-date farm residences that were locally built in the early part of the 20th century.

Contextual Value

The Cowie House is one of a small number of heritage buildings remaining in Armadale that still exist in the midst of modern development, a tangible reminder of the community's past as a prosperous agricultural area. The house illustrates the trend of farm improvement over time, and is a good example of an early 20th century farmhouse exhibiting features typical of Edwardian Classicism in Southern Ontario. The curving, wrap-around verandah is a noteworthy embellishment, uncommon in Markham.

Significant Architectural Attributes

Exterior character-defining attributes that embody the heritage value of the George R. Cowie House include:

- Overall form of the building;
- Fieldstone foundation;
- Red brick walls with stone lintels over openings;
- Medium pitched hipped roof with gabled dormers and wide, boxed eaves;
- Curved wrap-around verandah with its closed concrete balustrade, tapered wood columns, wood lintel and decorative gables;
- Flat-arched one over one wood sash windows with projecting stone sills.



By-law 2021-48

A by-law to amend By-law 190-2008 being a by-law to designate
George R Cowie House, 5933 14th Avenue

WHEREAS by By-law No. 190-2008, "George R Cowie House" was designated as being of historic and/or architectural value or interest.


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

1. THAT By-law 190-2008 be amended by removing the legal description for 5933 14th Avenue in Schedule "A" and replacing it with the revised legal description of land shown in Schedule "A" attached hereto.

Read a first, second, and third time and passed June 29, 2021.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

**SCHEDULE “A” TO
BY-LAW 2021-48**

REVISED LEGAL DESCRIPTION OF LAND

George R Cowie House
5933 14th Avenue

In the City of Markham in the Regional Municipality of York, property description
as follows:

BLOCK 271, PLAN 65M-4686, CITY OF MARKHAM, REGIONAL
MUNICIPALITY OF YORK

Appendix 'D'

February 2025 Heritage Markham Memo



HERITAGE MARKHAM

EXTRACT

Date: February 25, 2025

To: R. Hutcheson, Manager of Heritage Planning

E. Manning, Senior Heritage Planner

EXTRACT CONTAINING ITEM # 6.2 OF THE SECOND HERITAGE MARKHAM
COMMITTEE HELD ON FEBRUARY 12, 2025

6. PART FOUR - REGULAR

6.2 OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT, AND SITE PLAN CONTROL APPLICATIONS

5933 14TH AVENUE "GEORGE R. COWIE HOUSE" (16.11)

File Numbers:

23 148479 PLAN & 24 198982 SPC

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

As previously noted, the Chair, Councillor Rea, declared a conflict regarding this item. She did not participate in the discussion or vote on the matter.

Steve Lusk, Vice Chair assumed the role of the Chair for this item.

Evan Manning, Senior Heritage Planner, introduced the item as Official Plan Amendment, Zoning By-Law Amendment, and Site Plan Control applications for 5933 14th Avenue and presented the Committee with the proposed site plan and elevation drawings of the proposed buildings. Mr. Manning noted that the heritage building is located on the far eastern side of the development site and that no alterations are proposed at this time. Mr. Manning advised that the building is proposed to be reused by the non-profit organization 360°kids and that as a condition of approval, Staff are requiring submission of a Mothballing & Maintenance Plan prepared by a qualified heritage consultant to ensure that the heritage building is secured/stabilized until such time as it is ready to be tenanted by 360°kids. Heritage Staff have no have no objection from a heritage perspective to the proposed adjacent development given that there is no physical impact on the heritage building.



There were no comments from Committee on this item.

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the Official Plan, and Zoning By-law Amendment applications for the four properties and Site Plan Control applications for the properties excluding Building C and the George Cowie House which will be reviewed under separate Heritage Permit and Site Plan Control applications.

Carried