



Report to: Development Services Committee

Meeting Date: May 5, 2026

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**SUBJECT:** RECOMMENDATION REPORT  
Designation of Priority Properties – Phase XVIII (Wards 2 and 5)

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

**REVIEWED BY:** Regan Hutcheson, Manager of Heritage Planning, ext. 2080

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**RECOMMENDATION:**

- 1) THAT the Staff report, dated May 5, 2026, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase XVIII (Wards 2 and 5)", be received;
- 2) THAT the June 14, 2023, recommendation from the Heritage Markham Committee, in support of the designation of the following properties under Part IV, Section 29 of the Ontario Heritage Act (in accordance with Appendix 'B'), be received as information:
  - 10768 Victoria Square Blvd (Ward 2): "Boynton House"
  - 11109 Highway 48 (Ward 5): "Jesse and Hulda Raymer House"
- 3) THAT Council state its intention to designate 10768 Victoria Square Blvd (Ward 2): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
- 4) THAT Council state its intention to designate 11109 Highway 48 (Ward 5): under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;
- 5) THAT if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk's Department be authorized to place a designation by-law before Council for adoption;
- 6) THAT if there are any objections in accordance with the provisions of the Ontario Heritage Act, the matter return to Council for further consideration;
- 7) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

This report provides information on the eighteenth batch of "listed" properties recommended for designation under Part IV, Section 29 of the Ontario Heritage Act (the "Act") originally in response to Bill 23, in accordance with the May 3, 2023, Staff report adopted by Council and noted in the recommendations of this report.

**BACKGROUND:**

**Markham has a robust Heritage Register that includes both listed and designated properties**

There are currently 1,718 properties included on the City of Markham's Register of Properties of Cultural Heritage Value or Interest (the "Register"). These include a mixture of individually-recognized heritage properties and those contained within the city's four Heritage Conservation Districts ("HCD") located in Thornhill, Buttonville, Unionville, and Markham Village.

Individually-recognized heritage properties consist of both “listed” properties and those designated under Part IV of the Act (HCDs are designated under Part V of the Act). While Part IV-designated properties are municipally-recognized as significant cultural heritage resources, listing a property under Section 27(3) of the Act does not necessarily mean that the property is considered a significant cultural heritage resource. Rather it provides a mechanism for the municipality to be alerted of any alteration or demolition application for the property and time (60 days) for evaluation of the property for potential designation under Part IV of the Act. Once designated, the City has the authority to prevent demolition or alterations that would adversely impact the cultural heritage value of the property. These protections are not available to the City for listed properties. At the start of 2023, there were 316 listed properties on the Register.

### **Bill 23 has implications for the conservation of properties “listed” on municipal Heritage Registers**

On November 28, 2022, Bill 23 (More Homes Built Faster Act), received Royal Assent. Section 6 of the legislation included amendments to the Act that requires all listed properties on a municipal heritage register to be either designated within a two-year period beginning on January 1, 2023, or be removed from the register. Should a listed property be removed as a result of this deadline, it cannot be “re-listed” for a five-year period. Further, municipalities will not be permitted to issue a notice of intention to designate a property under Part IV of the Act unless the property was already listed on a municipal register at the time a Planning Act application is submitted (i.e., Official Plan, Zoning By-Law amendment and/or Draft Plan of Subdivision).

### **Bill 200 extended the timeline for designation of properties “listed” on municipal Heritage Registers**

On June 6, 2024, Bill 200 (Homeowner Protection Act) received Royal Assent. Schedule 2 of Bill 200 amends the Act by extending the timeframe for municipalities to review “listed properties included in their heritage registries as of December 31, 2022. Municipalities now have until January 1, 2027, to issue a notice of intention to designate these properties before they must be removed from the register. Bill 200 has also introduced new rules clarifying how a municipality's voluntary removal of a listed property from its register before June 6, 2024, impacts its ability to relist the property.

Should a property not be designated prior to the aforementioned deadline and be removed from the register, a municipality would have no legal mechanism to deny a demolition or alteration request. The same applies to properties that are not listed at the time a Planning Act application is submitted as they would not be eligible for designation under the Act.

### **Properties are to be assessed using Provincial Designation Criteria**

Ontario Regulation 9/06, as amended, (“O.Reg. 9/06”) prescribes criteria for determining a property’s cultural heritage value or interest for the purpose of designation. The regulation provides an objective base for the determination and evaluation of resources of cultural heritage value, and ensures the comprehensive, and consistent assessment of value by all Ontario municipalities. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets two or more of the prescribed criteria (excerpted from O.Reg. 9/06):

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

#### **OPTIONS/ DISCUSSION:**

##### **The protection and preservation of heritage resources is consistent with City policies**

Markham's Official Plan, 2014, contains cultural heritage policies related to the protection and conservation of heritage resources that are often a fragile gift from past generations. They are not a renewable resource, and once lost, are gone forever. Markham understands the importance of safeguarding its cultural heritage resources and uses a number of mechanisms to protect them. Council's policy recognizes their significance by designating individual properties under the Act to ensure that the cultural heritage values and heritage attributes are addressed and protected.

##### **Provincial planning policies support designation**

The new Provincial Planning Statement (PPS) issued under Section 3 of the Planning Act came into effect October 20, 2024, and replaces the Provincial Policy Statement, 2020. The PPS (2024) includes cultural heritage policies that indicate protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved. Designation provides a mechanism to achieve the necessary protection.

##### **Designation acknowledges the importance of a cultural heritage resource**

Designation signifies to an owner and the broader community that the property contains a significant resource that is important to the community. Designation does not restrict the use of the property or compel restoration. However, it does require an owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property.

##### **Culturally significant "listed" properties for Part IV designation have been identified**

As described in the Staff report adopted by Council on May 3, 2023, Heritage Section staff have developed a matrix consisting of four criteria against which all listed properties have been evaluated to determine their degree of cultural heritage significance. This review found 52 "listed" properties ranked as "High", 78 ranked as "Medium", and 28 ranked as "Low" in terms of the

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

The two heritage properties identified in this report constitute the eighteenth phase of recommended designations that have been thoroughly researched and evaluated using O.Reg. 9/06. Staff determined that those properties merit designation under the Act for their physical/design, historical/associative, and/or contextual value (refer to Appendix ‘A’ for images of the properties).

### **Statements of Cultural Heritage Value of Interest have been prepared in accordance with Section 29(8) of the Act**

These Statements of Significance include a description of the cultural heritage significance of the property and a list of heritage attributes that embody this significance. This provides clarity to both the City and the property owner as to which elements of the property should be conserved. Note that Part IV designation does not prevent future alterations to a property but rather provides a guide to determine if the alterations would adversely impact the heritage significance of the property (refer to Appendix ‘C’). The full research report prepared for each property included as Appendix ‘D’.

### **Heritage Markham (the “Committee”) supports the designations**

As per the Section 29(2) of the Act, review of proposed Part IV designations must be undertaken by a municipal heritage committee (where established) prior to consideration by Council. On June 14, 2023, the Committee reviewed the listed properties evaluated for designation by Staff and supported proceeding with designation (refer to Appendix ‘B’).

### **Staff have communicated with affected property owners**

Staff have contacted and provided educational material to affected property owners regarding the impact of Part IV designation, including the relevant Statements of Significance, which helps owners understand why their property is proposed for designation at this time, what is of heritage value of the property, and provides answers to commonly asked questions (e.g., information about the heritage approvals process for future alterations and municipal financial assistance through tax rebates and grant programs). Property owners also have appeal rights to the Ontario Land Tribunal (“OLT”) should they wish to object to designation. For additional information, see the bulleted list in the last section.

Staff note that the material sent to the owners has been undertaken as a courtesy to provide advance notice of an upcoming meeting where Council will consider whether to initiate the designation process for the property. It is not formal notice of the intention to designate as required by the Act which can only be done by Council. The objective of the advance notice is to begin a conversation about the future potential designation of the property.

### **Deferral of the Notice of Intention of Designate is not recommended**

Staff have thoroughly researched and carefully selected the properties proposed for designation. The properties recommended for designation are, in the opinion of Staff, the most significant heritage properties currently listed on the Heritage Register. This position is substantiated by the detailed research undertaken by Staff for each property. Also, to allow a review of the proposed designation material, owners are typically provided over 50 days including the 30-day official objection period required by the Act.

Staff welcome the opportunity to work with property owners to address their concerns whenever feasible prior to Council adoption of a designation by-law. For example, modifications have included scoping the impact of the designation by-law to the immediate area surrounding a heritage resource through the use of a Reference Plan should it be contained within a larger parcel or refining the identified heritage attributes, where warranted. Staff maintain the objective is to be a cooperative partner in the designation process and ensure that good heritage conservation and development are not mutually exclusive. While Bill 200 extended the deadline for designation, Staff have the necessary time and resources to designate all significant listed properties by the deadline as originally created by Bill 23 and do not recommend delaying the protection of our cultural heritage resources.

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

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

**FINANCIAL CONSIDERATIONS:**

There has been a significant increase in the number of designation by-laws adopted by Council in response to recent amendments to the Act through Bill 23. As a result, there may be an increase in the number of OLT appeals relative to previous years, along with the potential need to secure additional funds from Council to support Staff preparation and attendance at the OLT. Should existing funding sources be found inadequate, staff will advise Council through a future Staff report.

**HUMAN RESOURCES CONSIDERATIONS:**

Not Applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The protection and preservation of cultural heritage resources is part of the City's Growth Management strategy.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Heritage Markham, Council's advisory committee on heritage matter, was consulted on the designation proposals. Clerks Department/Heritage Section will be responsible for future notice provisions. An appeal to the OLT would involve staff from the Planning and Urban Design (Heritage Section), Legal Services, and Clerks Department.

**RECOMMENDED BY:**

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**Giulio Cescato, RPP, MCIP**

Director of Planning and Urban Design

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**Trinela Cane**

Commissioner of Development Services

**APPENDICES:**

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

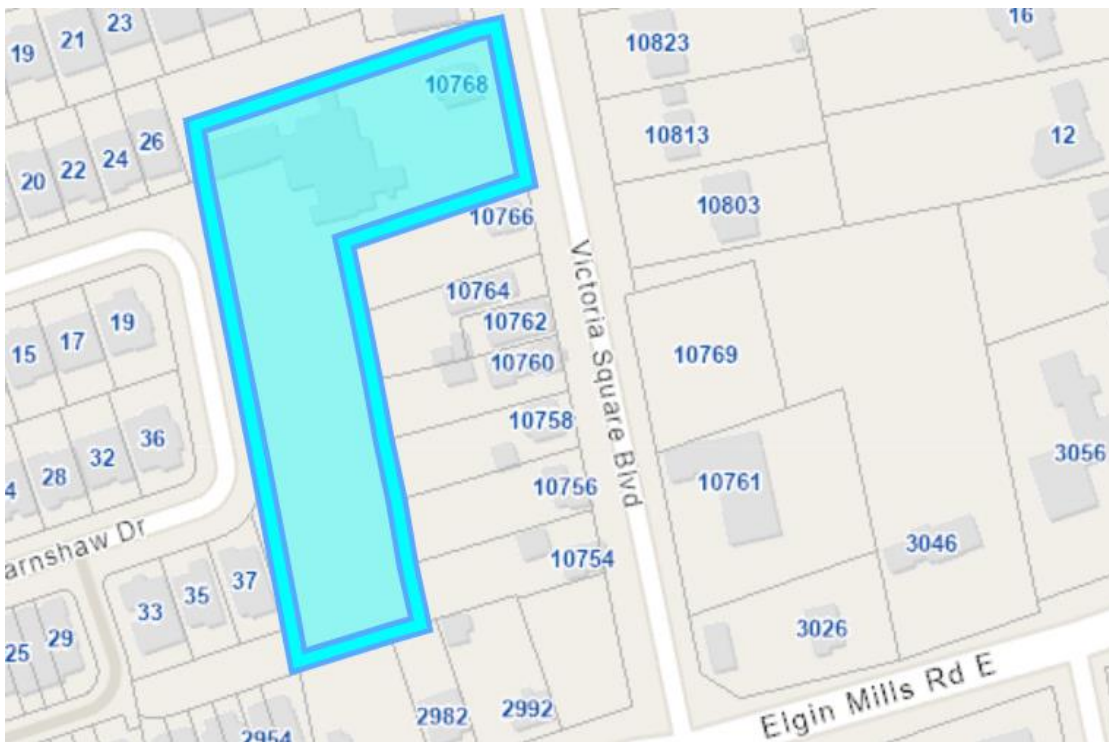
Appendix 'B': Heritage Markham Extract

Appendix 'C': Statements of Significance

Appendix 'D': Research Reports

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

**10768 Victoria Square Blvd (Ward 2): "Boynton House"**  
Primary Elevation and Property Map



**11109 Highway 48 (Ward 5): “Jesse and Hulda Raymer House”**  
Primary Elevation and Property Map



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

Date: June 23, 2023

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

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

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

File Number:

n/a

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

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

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

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The Committee provided the following feedback:

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

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

Recommendations:

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

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

**Carried**

**APPENDIX 'C': Statements of Significance****STATEMENT OF SIGNIFICANCE****Boynton House**

10768 Victoria Square Boulevard  
c.1912

The Boynton 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 Boynton House is a two-and-a-half storey frame dwelling located on the west side of Victoria Square Boulevard, north of Elgin Mills Road, in the historic crossroads hamlet of Victoria Square. The house faces east.

**Design Value and Physical Value**

The Boynton House has design value and physical value as an altered representative example of a village dwelling in the form of an American Foursquare. It is typical of the spacious houses built on farms and in villages throughout Markham Township in the first quarter of the twentieth century. American Foursquare dwellings are typified by a compact, square or rectangular shape, a two to two-and-a-half storey height, hipped roof, and a spacious deep front veranda. In Markham, the stylistic influence of Edwardian Classicism was often found on American Foursquare dwellings, typically in the detailing of the front veranda with classical columns. In this example, the outline of the roof of a former full-width, hipped roofed veranda is evident on the primary (east) elevation.

**Historical Value and Associative Value**

The Boynton House has historical value for its connection to the economic development of Victoria Square. Specifically, as the former residence of several members of the Boynton family who were butchers in the community for much of the twentieth century. A butcher shop has existed on or near this property since the early 1880s. The Boynton House also has historical value for its association with the physical growth of the community, helping make legible the original settlement area of Victoria Square prior to the construction of post-war suburban-style housing. William Boynton was the second butcher in this part of the hamlet, following George Querrie in the 1890s. In 1891, Grace Boynton, the wife of William Boynton, purchased Lots 7 and 8, Plan 404, from Christopher Heise. The family increased their land holdings in this part of Victoria Square in 1912 with the purchase of a half-acre immediately north of their properties on Lots 7 and 8. William and Grace Boynton's son, Herman Wesley Boynton, is believed to have constructed a new frame dwelling on the subject property c.1912. Additional land was purchased in 1924. The butcher business continued under subsequent generations of the Boynton family until the mid-1980s.

**Contextual Value**

The Boynton House is of contextual value as one of a grouping of nineteenth and early twentieth century buildings that are important in defining, maintaining and supporting the character and extent of the historic crossroads hamlet of Victoria Square.

**Heritage Attributes**

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

*Heritage attributes that convey the property's design value and physical value as an altered representative example of a village dwelling in the form of an American Foursquare, and its historical value for its association with the economic and physical development of Victoria Square prior to the arrival of suburban-style growth:*

- Square plan;
- Two-and-a-half storey height;
- Frame construction;
- Fieldstone foundation;
- Hipped roof with projecting, boxed eaves, hipped roofed front dormer and single stack red brick chimney;
- Outline of hipped roof of former full-width front veranda;
- Centrally placed, single leaf, glazed and panelled wood front door;
- Large flat-headed window openings on ground floor on either side of the principal entrance;
- Regularly placed flat-headed rectangular window openings with the appearance of one over one paned glazing.

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

- The location of the building on its original site, facing east, within the historic crossroads hamlet of Victoria Square.

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

- Wood and stucco false half-timbered exterior cladding;
- Modern wood deck on the front of the building;
- Modern doors and windows within old openings;
- Modern butcher shop and other accessory buildings.

## STATEMENT OF SIGNIFICANCE

### Jesse and Hulda Raymer House

11109 Highway 48  
c.1915

The Jesse and Hulda Raymer 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 Jesse and Hulda Raymer House is a two-and-a-half storey stucco dwelling located on the east side of Highway 48, in the historic rural community of Dickson Hill. The house faces west and is set well back from the road.

#### **Design Value and Physical Value**

The Jesse and Hulda Raymer House is a representative example of an American Foursquare farmhouse. It is typical of the spacious houses built on farms and in villages throughout Markham Township in the first quarter of the twentieth century. The American Foursquare typically had a functional, compact shape and a spacious, deep front veranda. The veranda in this example has detailing associated with the Edwardian Classical style. The two-and-a-half storey scale of the house, with a steep hip roof and dormers, are also representative details of an American Foursquare. The flared eaves are noteworthy and rare in Markham, as is the stucco finish on a house of this style. Locally, most houses of this type were clad in red pressed brick. The presence of a possible “doddy house” wing is an indication of the Pennsylvania German Mennonite cultural background of its historical owners.

#### **Historical Value and Associative Value**

The Jesse and Hulda Raymer House has historical value as it makes legible the evolution of Markham’s agricultural community. Notably the expansion or replacement of farmsteads in the nineteenth and early twentieth centuries as farming families became well established and economic fortunes improved. Jesse Barkey Raymer was a member of a prominent Pennsylvania German Mennonite family. His ancestors came to Markham Township in the early 1800s. They are considered to be the founders of Mount Joy, a community that is now the northern part of Markham Village. In 1905, Jesse B. Raymer purchased the west half of Lot 28, Concession 8 in Dickson Hill as an investment, possibly intending to move to the property at a later date. Jesse B. Raymer and his wife Hulda Elizabeth (Lehman) Raymer resided in Michigan in the United States. Their Markham farm was rented to tenant farmers. About 1915, a frame farmhouse built by the Lehman family, owners from 1823 to 1867, was either remodeled or replaced by the two-and-a-half storey stucco dwelling that currently stands at 11109 Highway 48. Hulda Raymer’s heirs sold the farm out of the family in 1937.

**Contextual Value**

The Jesse and Hulda Raymer House has contextual value because it is physically, functionally, visually and historically linked to its surroundings as a farmhouse which has stood on this rural property from c.1915.

**Heritage Attributes**

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

*Heritage attributes that convey the property's design value or physical value as a representative example of a farmhouse in the form of an American Foursquare with Edwardian Classical details, and its historical value as an example of an evolved farmstead within the former Markham Township:*

- Cubic plan of main block;
- Two-and-a-half storey height;
- Stucco walls;
- Foundation with ashlar stucco finish;
- Steep pyramidal roof with flared, overhanging eaves and with hip-roofed dormers with flared overhanging eaves on west and north slopes;
- Three-bay front with single-leaf door centered on the front façade;
- Hip-roofed front and rear verandas with heavy Classical columns supported on panelled poured concrete pedestals, with panelled poured concrete skirts;
- Two-storey canted bay window on north wall;
- Flat-headed rectangular window openings with rock-faced moulded concrete lintels and one-over-one paned single-hung windows and projecting moulded concrete lugsills;
- One-storey hip-roofed wing with wall treatment matching that of the main block and flat-headed one-over-one paned single-hung windows.

*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 dwelling, facing west, where it has stood since c.1915, helping make legible the once dominant agricultural character of the former Markham Township.

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

- Accessory building.

**APPENDIX 'D': Research Reports**

*Provided under separate cover*