

SUBJECT: **Recommendation Report**
Intention to Designate a Property under
Part IV of the Ontario Heritage Act
Thomas Lownsbrough House
9392 Kennedy Road, Ward 6

PREPARED BY: George Duncan, CAHP, Senior Heritage Planner, ext. 2296

REVIEWED BY: Regan Hutcheson, MCIP, RPP, CAHP,
Manager of Heritage Planning, ext.2080

RECOMMENDATION:

- 1) That the staff report entitled “Intention to Designate a Property Under Part IV of the Ontario Heritage Act, Thomas Lownsbrough House, 9392 Kennedy Road,” dated March 18, 2019, be received;
- 2) That as recommended by Heritage Markham, the Thomas Lownsbrough House at 9392 Kennedy Road be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;
- 3) That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
- 4) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption;
- 5) That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board;
- 6) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to recommend to Council that the “Thomas Lownsbrough House” be designated under Part IV of the Ontario Heritage Act in accordance with the conditions of draft approval associated with the Kylemore Communities (Yorkton) Limited Phase 2 subdivision.

BACKGROUND:

The property is listed on the City of Markham Register

The subject property is located at 9392 Kennedy Road. It is included in the Markham Register of Property of Cultural Heritage Value or Interest. The Register is the City’s inventory of non-designated properties identified as having cultural heritage value or interest, as well as Part IV properties (individual designations) and Part V properties (district designation).

The Thomas Lowsbrough House, c.1845 is one of the last remaining heritage buildings marking the location of Hunter's Corners

The Thomas Lowsbrough House, c.1845, is one of the last remaining heritage buildings marking the location of Hunter's Corners, an historic crossroads community to the north of Unionville. It is a representative example of a modest tradesman's dwelling in the form of a Classic Ontario centre gable cottage.

The Statement of Significance is attached as Appendix 'A'.

The building has been assessed using the Ministry of Culture's Designation Criteria

The Government of Ontario on January 25, 2006 passed a regulation (O.Reg. 9/16) which prescribes criteria for determining a property's cultural heritage value or interest for the purpose of designation. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets the prescribed criteria.

The purpose of the regulation is to provide an objective base for the determination and evaluation of resources of cultural heritage value. The prescribed criteria help ensure the effective, comprehensive and consistent determination of value or interest by all Ontario municipalities. The criteria are essentially a test against which properties can be judged; the stronger the characteristics of the property compared to the standard, the greater the property's cultural heritage value. The property may be designated if it meets one or more of the criteria.

The subject property has cultural heritage value or interest as it meets the following criteria:

- 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 Lowsbrough House is a representative example of a tradesman's dwelling in the form of a Classic Ontario centre gable cottage),
- 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 (this was the home of Thomas Lowsbrough, an English-born shoemaker who was part of the Hunter's Corners community);
- The property has contextual value because it:
 - Is important in defining, maintaining or supporting the character of an area (the Lowsbrough House, is one of the last remaining heritage buildings marking the location of the historic community of Hunter's Corners).

Heritage Markham has recommended designation

The designation process under the Ontario Heritage Act requires a municipal council to consult with its municipal heritage committee when properties are considered for designation. The cultural heritage value of this Group 2 cultural heritage resource was

considered by Heritage Markham on February 5, 2015 and the committee recommended that the resource be designated as a property of cultural heritage value or interest as a condition of draft approval for the Kylemore Yorkton Phase 2 subdivision.

OPTIONS/ DISCUSSION:**The heritage designation of the heritage resource is consistent with City policies**

The City of Markham Official Plan 2014 contains Cultural Heritage policies related to the protection and preservation of heritage resources and how they are to be treated within the development process. The preservation of buildings of cultural heritage value on their original sites and their integration into new development, as the City has achieved in this case, is consistent with the policies of the Markham Official Plan 2014.

The owner is aware of the City's intention to designate this property under the Ontario Heritage Act through the development approval process.

Heritage Designation, a Heritage Easement Agreement, and a Site Plan Control application that includes a restoration plan for the heritage building are conditions of draft approval for the Kylemore Communities Yorkton Phase 2 development. The owners are aware of these requirements as a condition of draft approval for the subdivision. The Heritage Easement Agreement and Site Plan Control application are outstanding items that will be addressed this year by staff, working in cooperation with the applicant.

Designation acknowledges the importance of the heritage resource

Designation signifies to both the owner and the broader community that the property contains a significant resource that is important to the community. Designation doesn't restrict the use of the property. However, it does require the 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.

The designation of this cultural heritage resource is supported by staff.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

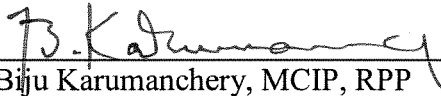
Heritage designation aligns with the strategic priorities of Managed Growth and Environment. Designation recognizes, promotes and protects heritage resources, which strengthens the sense of community. The preservation of heritage buildings is environmentally sustainable because it conserves embodied energy, diverts sound construction materials from entering landfill sites, and reduces the need to produce and transport new construction materials.


BUSINESS UNITS CONSULTED AND AFFECTED:

Acceptance of this recommendation to designate the property located at 9392 Kennedy Road under Part IV of the Ontario Heritage Act will require the Clerk's Department to initiate the following actions:

- publish and serve on the property owner, the Ontario Heritage Trust and the public through newspaper advertisement, Council's notice of intention to designate the property as per the requirements of the Act: and
- prepare the designation by-law for the property

RECOMMENDED BY:


Biju Karumanchery, MCIP, RPP
Director of Planning & Urban Design


Arvin Prasad, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS

Figure 1 - Location Map

Figure 2 - Building Photograph

Appendix 'A' - Statement of Significance

FILE PATH:

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FIGURE 1

OWNER:

Kylemore Communities (Yorkton) Limited c/o
Michael Montgomery

LOCATION MAP:

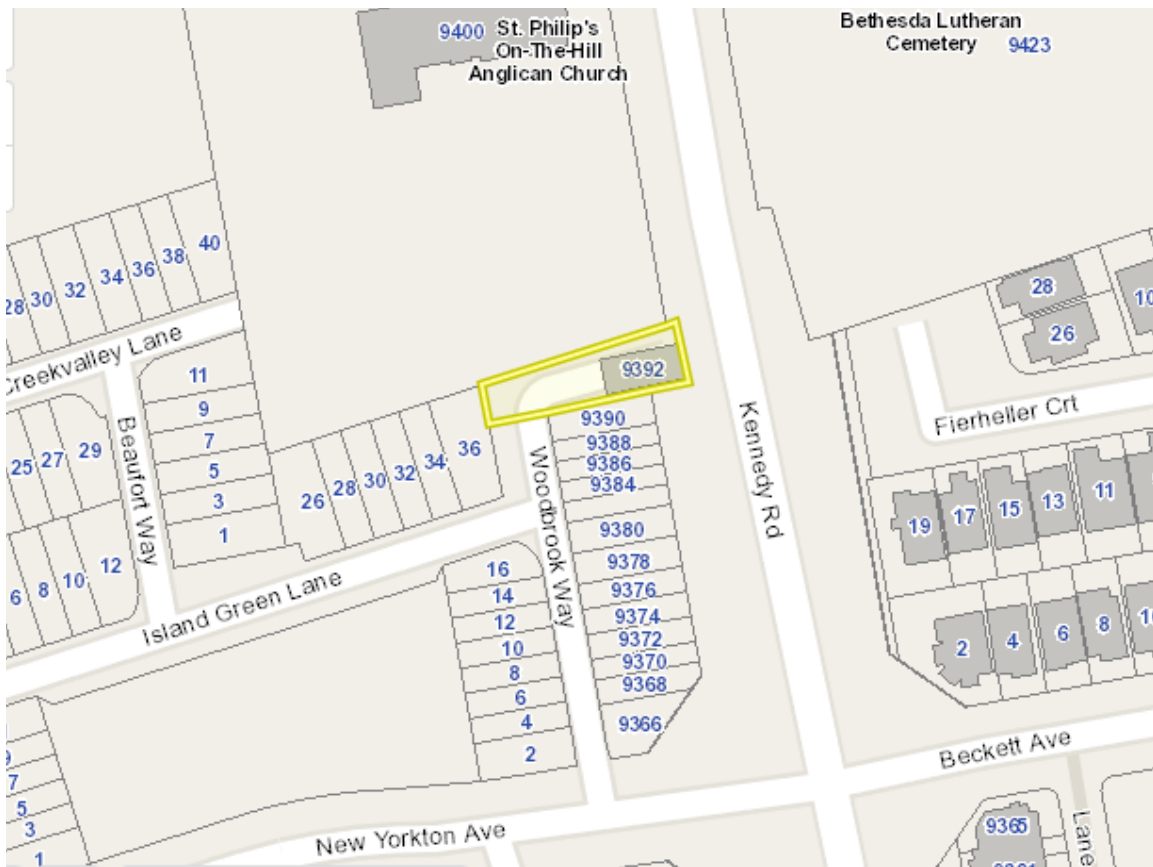


Figure 2: Building Photograph



Thomas Lowsbrough House, c.1845.

Appendix 'A'**STATEMENT OF SIGNIFICANCE****Thomas Lownsbrough House
9392 Kennedy Road
c.1845**

The Thomas Lownsbrough 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 Thomas Lownsbrough House is a one and a half storey frame house located on the west side of Kennedy Road, an area under urban development, a short distance north of 16th Avenue. The house faces east and is on its original site.

Historical or Associative Value

The Thomas Lownsbrough House is of historical or associative value as the c.1845 home of Thomas Lownsbrough, an English-born shoemaker who was part of the Hunter's Corners community north of Unionville while a tenant of John Hunter, and later his daughter, Ada Naomi Hunter, from c.1845 to 1891. In 1892, Miss Hunter sold the property to Reverend Henry B. Owen, Rector of St. Philip's Anglican Church, next door to the north. The Reverend Owen served the church from 1891 until his death in 1899.

Design or Physical Value

The Thomas Lownsbrough House is of design or physical value as a representative example of a tradesman's dwelling in a vernacular version of the Gothic Revival style commonly referred to as a Classic Ontario centre gable cottage. It is also a representative example of an evolved building, which started as a modestly-scaled one storey vernacular tradesman's dwelling in the mid-19th century that was later raised to one and a half storeys, perhaps in the 1870s.

Contextual Value

The Thomas Lownsbrough House is of contextual value as one of a few cultural heritage features remaining from the historic community of Hunter's Corners.

Significant Architectural Attributes

Exterior character-defining attributes that embody the cultural heritage value of the Thomas Lownsbrough House include:

- Overall form of the one and a half storey, rectangular plan main block;
- Fieldstone foundation;
- Historic cladding, if present, under modern siding materials;
- Medium-pitched gable roof with projecting, open eaves, and steep centre gable on the front wall;

- Asymmetrical placement of the front door and window openings;
- Size and placement of existing door and window openings;
- Former window opening in front gable, currently covered by modern siding materials.