



Report to: Development Services Committee

Meeting Date: April 1, 2019

SUBJECT: **Recommendation Report**
Intention to Designate a Property under
Part IV of the Ontario Heritage Act
Brown's Corners United Church
2830 Highway 7 East, Ward 2

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, Brown's Corners United Church, 2830 Highway 7 East," dated April 1, 2019, be received;
- 2) That as recommended by Heritage Markham, the Brown's Corners United Church at 2830 Highway 7 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 "Brown's Corners United Church" at 2830 Highway 7 East be designated under Part IV of the Ontario Heritage Act in accordance with the conditions of the site plan agreement for a proposed addition.

BACKGROUND:

The property is listed on the City of Markham Register

The subject property is located at 2830 Highway 7 East. 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 Brown's Corners United Church, 1899 is the last remaining heritage building marking the location of Brown's Corners

The Brown's Corners United Church, originally a Presbyterian Church, was constructed in 1899 and extensively remodeled in 1961. It is the last remaining heritage building marking the location of Brown's Corners, an historic crossroads community to the south of Buttonville. Its cultural heritage value is largely historical and contextual, as its architectural character has been significantly altered.

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 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 is the second church building on this site, originally a Presbyterian Church established in 1843, followed by a new church in 1899);
- The property has contextual value because it:
 - Is important in defining, maintaining or supporting the character of an area (the Brown's Corners United Church is the last remaining heritage building marking the location of the historic community of Brown'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 cultural heritage resource was considered by Heritage Markham on February 8, 2017 and the committee recommended that the resource be designated as a property of cultural heritage value or interest as a condition of the site plan agreement for the proposed addition by the Zion Alliance Church.

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 is a condition included in the site plan agreement for a proposed addition to the existing church building (File No. SC 16 175490), approved in December of 2018. The owners are aware of this requirement through the development application process.

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:

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

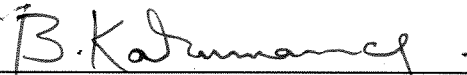
Heritage designation aligns with the strategic priorities of Managed Growth and Environment. Designation recognizes, promotes and protects heritage resources, which strengthens the sense of community. The preservation of heritage buildings is environmentally sustainable because it conserves embodied 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 2830 Highway 7 under Part IV of the Ontario Heritage Act will require the Clerk's Department to initiate the following actions:

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- 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:

Zion Alliance Church (The Eastern Canadian District of the Christian and Missionary Alliance of Canada).

LOCATION MAP:



Figure 2: Building Photograph



**Brown's Corners United Church, 1899.
Remodelled 1961**

Appendix 'A'**STATEMENT OF SIGNIFICANCE****Brown's Corners United Church**
2830 Highway 7 East
1899

The Brown's Corners United Church 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 Brown's Corners United Church is a one storey brick place of worship located on the north side of Highway 7 East, west of Woodbine Avenue. There is an adjoining historic cemetery, mainly located to the east of the church building.

Historical or Associative Value

The Brown's Corners United Church is of historical or associative value as a long-established place of worship in the historic community of Brown's Corners. The first church was erected in 1843 on land donated by Alexander Brown, a prominent early land owner and farmer in the area. A new church building was constructed in 1899. In 1925, the congregation became a part of the United Church of Canada, and in 1961 the church was added to and remodeled as the congregation grew. In 2009, the property was purchased by the Zion Alliance Church.

Contextual Value

The Brown's Corners United Church is of contextual value as the last remaining heritage building marking the historic crossroads community of Brown's Corners.

Significant Architectural Attributes

Exterior character-defining attributes that embody the cultural heritage value of the Brown's Corners United Church include:

- Overall rectangular form of the 1899 building;
- Fieldstone foundation with basement window openings;
- Steeply pitched gable roof with projecting, overhanging eaves;
- Paired windows on the east and west walls.