

CITY OF MARKHAM

Cultural Heritage Resource Strategy – North District Employment Lands (MiX)



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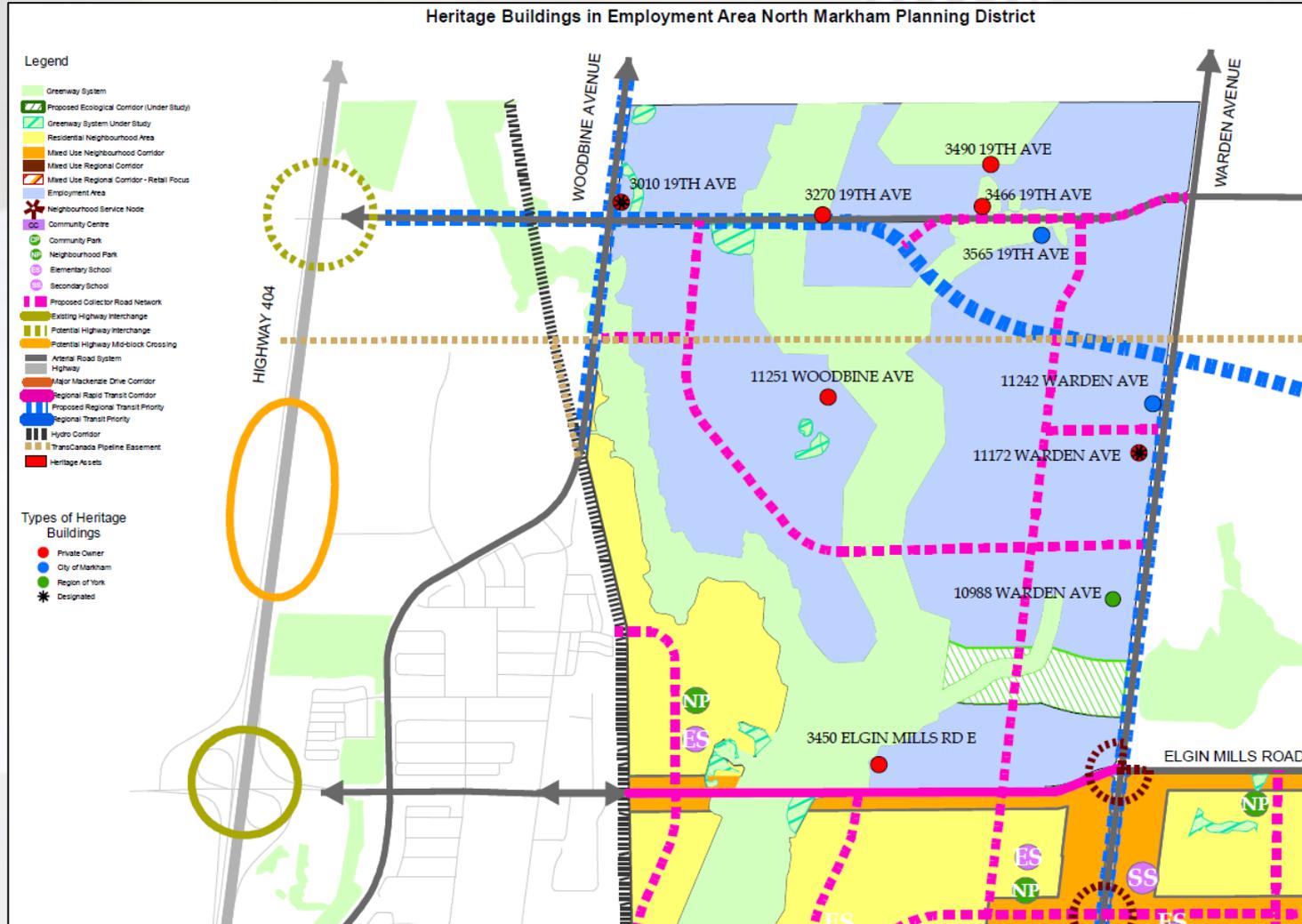
February 7th, 2022

GEORGE ROBB ARCHITECT

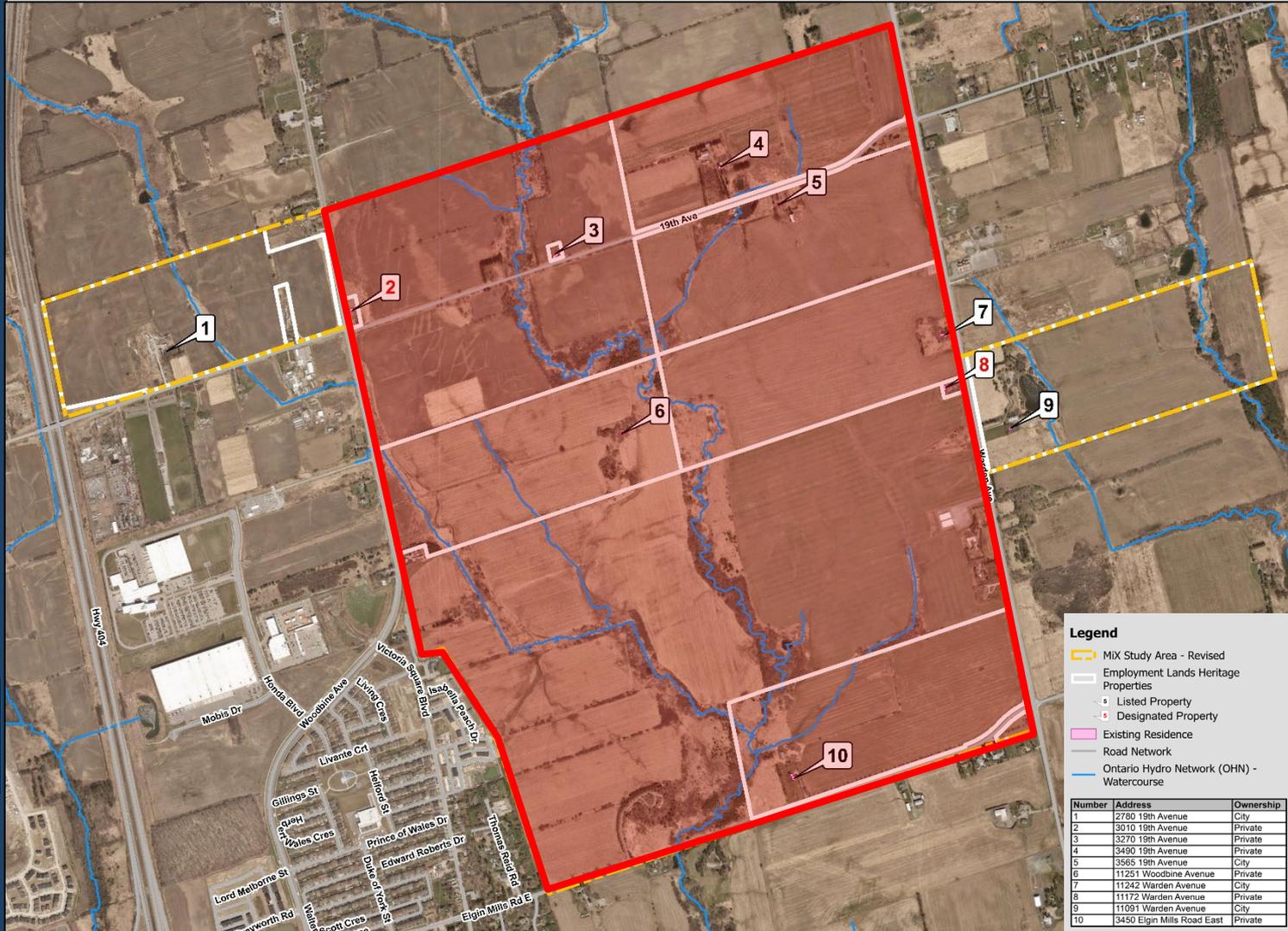
Project background

- Long-range planning underway for future urban area lands in north Markham.
- MiX lands include a number of identified cultural heritage resources.
- Direction required related to cultural heritage resource conservation.
- Consultant team of MHBC Planning, urbanMetrics and George Robb Architect retained to undertake work.

Study area



Study area



Cultural heritage resources

Ref#	Address / photo	Heritage Status	Ownership	Significance of resource (built / landscape)	Condition / integrity
#1	<p>2780 19th Avenue (Alfred Read Farmhouse – c.1855)</p> 	Listed	City of Markham	Existing building only	Fair
#2	<p>3010 19th Avenue (SS #7 – c.1902)</p> 	Designated Part IV (2004-215)	Private	Existing building	Good

Cultural heritage resources

Ref#	Address / photo	Heritage Status	Ownership	Significance of resource (built / landscape)	Condition / integrity
#3	<p>3270 19th Avenue (Doner House – c.1881)</p> 	Listed	Private	Existing building.	<p>Good.</p> <p>Building is currently occupied.</p>
#4	<p>3490 19th Avenue (Gormley Widman House and Barn – c.1855 / c.1902)</p> 	Listed	Private	Significance relates to built features (house, barns, outbuildings), as well as landscape features. Prominent lane leads towards buildings from road, house situated on rise of land, and layout of collection of buildings appears to remain in original form. Fields are not significant.	<p>Condition of house appears fair-poor. Condition of outbuildings appears good overall.</p>

Cultural heritage resources

Ref#	Address / photo	Heritage Status	Ownership	Significance of resource (built / landscape)	Condition / integrity
#5	<p>3565 19th Avenue (Lewis-Jarvis House and Barn – c.1870/c.1900)</p> 	Listed	City of Markham	Significance relates to the built features (house, barn, outbuildings), as well as landscape features. Tree-lined laneway leads from the road, and the layout of the collection of buildings appears to remain in original form. Fields are not significant.	Condition of house appears to be fair-poor. The barn and other outbuildings appear to be fair condition.
#6	<p>11251 Woodbine Avenue (Hopper House – c.1855)</p> 	Listed	Private	Significance relates to built resource and architectural features.	Overall condition of house is poor, although stonework and foundation appear sound.

Cultural heritage resources

Ref#	Address / photo	Heritage Status	Ownership	Significance of resource (built / landscape)	Condition / integrity
#7	<p>11242 Warden Avenue (Summerfeldt-McKay House – c.1835/c.1875)</p> 	Listed	City of Markham	Significance relates to built resource, construction type (possibly mud-brick), and architectural features.	Fair- Good
#8	<p>11172 Warden Avenue (Clayton School [SS#12] – 1874)</p> 	Designated Part IV (187-82)	Private	Significance relates primarily to built resource, as detailed in designation report. Landscape features consist of prominent view from Warden Avenue, as well as some notable large old trees which are also found in historic photos of the property.	Excellent. House is currently occupied.

Cultural heritage resources

Ref#	Address / photo	Heritage Status	Ownership	Significance of resource (built / landscape)	Condition / integrity
#9	<p>11091 Warden Avenue (John G. Mustard farmhouse – c.1845)</p> 	Listed	City of Markham	Significance relates primarily to built resources (house, small outbuilding) and architectural features.	<p>Excellent. House is currently occupied.</p>
#10	<p>3450 Elgin Mills Road East (Hilts-Ford House – c.1850/1875)</p> 	Listed	Private	Significance relates to the built features (house, barn) and landscape features (tree-lined laneway, orchard remnants) Layout of the collection of buildings appears to remain in original form.	<p>Good to excellent. Outbuildings also appear in good condition.</p>

Study goals

- Develop strategy for identified cultural heritage resources within MiX lands.
- Basis: potential conflict between
 - Goal of conserving cultural heritage resources
 - Goal of efficient and effective prestige employment area

Heritage resource policy

- City of Markham Official Plan hierarchy for built heritage resources (4.5.3):
 - Retain in original location with original use
 - Retain in original location and adaptively re-use
 - Relocate within area of development
 - Relocate to a sympathetic site within Markham.
- Demonstration of threat of loss required for relocation offsite.

Main tasks undertaken

- Field work and assessment of properties.
 - Extent of heritage significance: buildings only or buildings and landscape?
 - Location: impact on development potential?
 - Structure size and condition – moveable?
- Economic Analysis
 - Case-study research: impacts on land value and development potential

Study findings – heritage resource significance

- Identified properties have cultural heritage value.
- Value is primarily in buildings but also some landscape features.
- Opportunities exist to conserve cultural heritage value through MiX development.
- A more flexible policy framework is required.

Study findings – case studies

- Examples exist of successful adaptive re-use of heritage resources for non-residential purposes.
- Some resources necessitated relocation to ensure viability, but others conserved in place.
- In most cases, large-scale industrial development can co-exist with heritage resources.
- Presence of heritage properties bring value and identity.

Study findings – financial and real property

- Key takeaways when considering re-purposing residential property into non-residential use:
 - large and regular shaped parcels to allow for range of uses and movement.
 - Resources should be in locations that don't hinder development or create irregular parcels with limited access.
 - If relocating, locations near the street are beneficial.
 - Publically-accessible and on large lot so that maximum flexibility.

Study findings – financial and real property

- Key takeaways (cont'd):
 - Land values not significantly impacted by presence of heritage resources.
 - Potential conflicts can be avoided by integrating heritage resources into office space instead of commercial (both require high visibility).
 - Significant costs if relocating buildings to cluster together. City could assist in alleviating costs if corporate objective to retain / cluster resources.

Recommendation

- Area-specific OPA for MiX:
 - Modify policy hierarchy to prioritize adaptive reuse / relocation
 - Being under serious threat not required

1.1 Section 9.9 of the 2014 Official Plan (Future Urban Area), as amended, is hereby amended by adding the following provision:

9.9.6

Notwithstanding Chapter 4.5.3, within the Markham Innovation Exchange (MiX), a modified hierarchy of cultural heritage resource conservation will apply. Within such area the adaptive re-use or relocation of heritage buildings is prioritized over retaining the buildings in situ and in their current use. The following modified hierarchy will be utilized:

- *Retain the cultural heritage resource on its original site, and adaptively re-use the building for a non-residential use where possible and feasible;*
or
- *Relocate the resource to a sympathetic site within the City of Markham.*

Demonstration of built heritage resources on properties being under serious threat of loss is not required for properties within the MiX.

Recommendation

- Report includes recommendations for occupied and vacant properties.
 - Occupied properties: retain buildings and landscape; consider adaptive re-use or re-location in future.
 - Vacant properties: secure buildings and ‘mothball’ so remain in safe manner for future use; consider refurbishment / adaptive re-use.
- Staff should develop a work program and checklist related to mothballing for City-owned properties, then obtain Council funding to protect City investment.

Next steps



- Consult with Heritage Markham on conclusions and direction.
- Bring report forward for Council endorsement.
- City to implement recommendations.

Thank you



MacNaughton Hermsen Britton & Co.
Planning Limited

Questions?



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