



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: February 9, 2022

SUBJECT: Strategy for Cultural Heritage Resource Properties in North District
Employment Area
Presentation by Consultants - MHBC

Project: Consultant Study - Development of a Strategy to Address Cultural Heritage Resources in the North District Employment Lands

Background:

- As part of the City's Future Urban Area work in northern Markham, a specific component of the North Planning District has been designated for employment uses.
- Currently this area is rural in nature comprised primarily of farm properties, a number of which possess buildings of cultural heritage value or interest.
- The City has recently announced this area as part of the Markham Innovation Exchange or the MiX. This would be a distinctive innovation district utilizing one of the largest undeveloped opportunities for greenfield employment lands in the Greater Toronto Area. A campus-style environment is envisioned where entrepreneurs, innovators and start-ups can collaborate and grow their business.
- The issue of how to address properties of cultural heritage value or interest on the North District Employment Lands was first raised during capital budget discussions regarding potential maintenance expenditures for a City owned property. Members of the Budget Committee indicated at the time that a strategy for the cultural heritage resources within the Employment Lands should be explored.
- Also, during recent discussions concerning the acquisition of a property in this area by the City, Council directed staff to consider the issue of heritage buildings situated on employment lands as part of an independent third party study to be undertaken and to report back to Council with further recommendations. It was felt that when considering how best to handle a cultural heritage resource,

corporate wide objectives should be considered in addition to heritage conservation objectives.

- Although there are policies in the Markham Official Plan indicating that it is the policy of Council that significant cultural heritage resources should be incorporated into new development either in their original use or an adaptive re-use, some have questioned the feasibility of this when dealing with employment lands.

Scope and Purpose of Study

- The study is now completed and is to consider how best to address the existing properties of cultural heritage value or interest which are located within a defined area of future employment lands. The purpose of the study is to provide the City of Markham with options regarding the existing cultural heritage resources and a recommended strategy.
- Originally there were 9 properties of cultural heritage value or interest that were within the study area boundaries (two additional properties were added which brought the total to 11 properties). Six of the properties are in private ownership, four are owned by the City of Markham and one is owned by the Region of York. The Region of York property has been addressed and has been removed from the Study. One of the City properties has been approved for relocation to Markham Heritage Estates.

Study Area Boundaries

- The study area for this project are the lands designated Employment Area in the North District Planning District generally bounded by Woodbine Avenue, Elgin Mills Road, Warden Avenue and the Markham/Whitchurch-Stouffville municipal boundary to the north. See attached map for the original study area.
- During the start up meeting, the consultants were also asked to consider two additional City-owned properties: 2780 19th Avenue (Alfred Read House) and 11091 Warden Avenue (former Elson Miles Farmhouse) on the east side of Warden Ave.

Consultants Retained

- MHBC Consultants were retained as the lead consultant (Dan Currie and Nick Bogaert). Sub-consultants include: George Robb Architects - Peter Stewart (Architecture) and urbanMetrics - Peter Thoma (Economics).

Status/ Staff Comment

- The consultants are providing a presentation on February 7, 2022 to Development Services Committee and it has been recommended by this matter be referred to Heritage Markham for a presentation on Feb 9th prior to staff bringing forth a report.
- The study terms of reference indicate that Heritage Markham Committee is to be consulted on the options under consideration prior to the final consideration by Council.
- Consultants for MHBC will be providing an overview of their findings and staff will be seeking any feedback at this meeting.

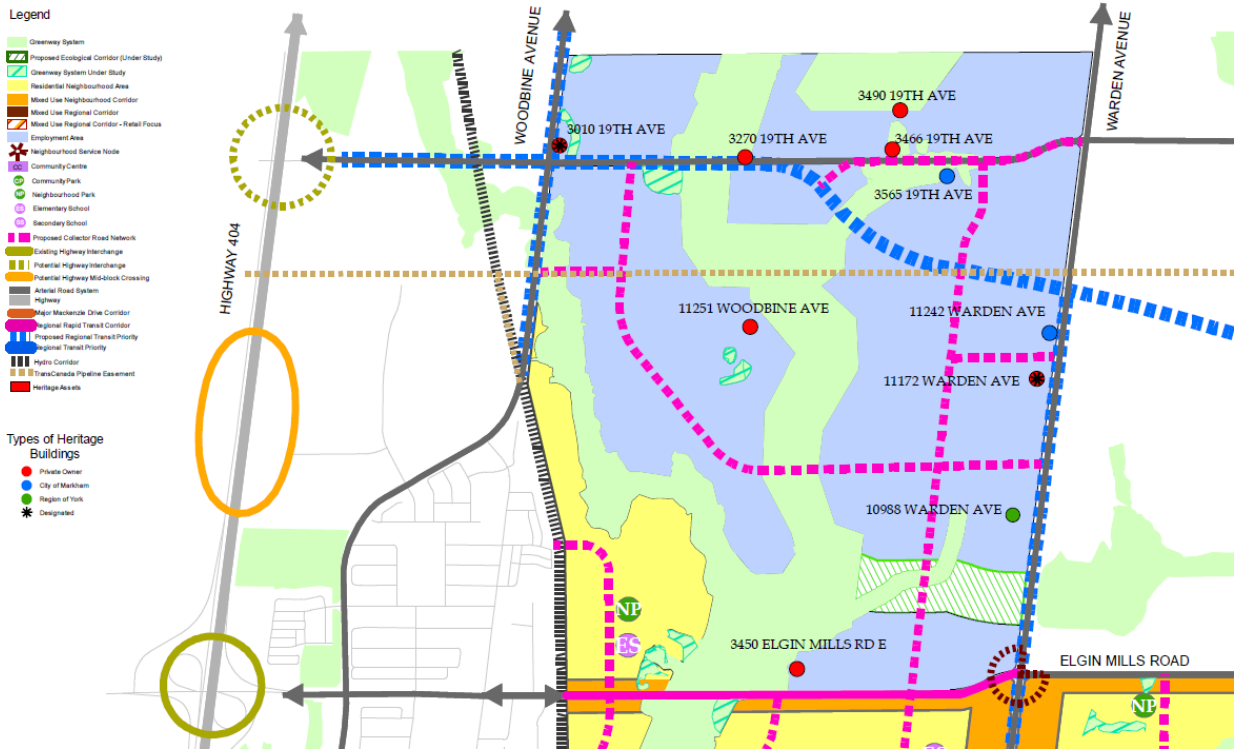
Suggested Recommendation for Heritage Markham

That Heritage Markham Committee receive the update presentation from the consultant team on the 'Strategy to Address Cultural Heritage Resources in the North District Employment Lands', as information.

And That Heritage Markham has the following comments:

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Heritage Buildings in Employment Area North Markham Planning District








Types of Heritage Buildings

- Private Owner
- City of Markham
- Region of York
- Designated

Legend

- Greenway System
- Proposed Ecological Corridor (Under Study)
- Greenway System Under Study
- Residential Neighbourhood Area
- Mixed Use Neighbourhood Corridor
- Mixed Use Regional Corridor
- Mixed Use Regional Corridor - Retail Focus
- Employment Area

Cultural Heritage Resources

Property information			
Ref#	Address / photo	Heritage Status	Ownership
#1	2780 19th Avenue (Alfred Read Farmhouse – c.1855) 	Listed	City of Markham
#2	3010 19th Avenue (SS #7 – c.1902) 	Designated Part IV (2004-215)	Private (Catholic Diocese)
#3	3270 19th Avenue (Doner House – c.1881) 	Listed	Private (Flikas)
#4	3490 19th Avenue (Gormley Widman House and Barn – c.1855 / c.1902) 	Listed	Private (Wideview Farms – Friedman)
#5	3565 19th Avenue (Lewis-Jarvis House and Barn – c.1870/c.1900) 	Listed	City of Markham

#6	11251 Woodbine Avenue (Hopper House – c.1855) 	Listed	Private (Glendower Properties)
#7	11242 Warden Avenue (Summerfeldt-McKay House – c.1835/c.1875) 	Listed	City of Markham
#8	11172 Warden Avenue (Clayton School [SS#12] – 1874) 	Designated Part IV (187-82)	Private (Azzil)

#9	11091 Warden Avenue (John G. Mustard farmhouse – c.1845) 	Listed	City of Markham
#10	3450 Elgin Mills Road East (Hilts-Ford House – c.1850/1875) 	Listed	Private (Romandale Farms)

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