



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: July 13, 2022

SUBJECT: Plan of Subdivision Application
5474 19th Avenue, Markham
PLAN 22 114368

Property/Building Description: 2 storey mid-19th century Regency style stone farmhouse
Use: Residential
Heritage Status: Listed on the Markham Register of Property of Cultural Heritage Value or Interest

Application/Proposal

- The City is in receipt of a Plan of Subdivision Application for 5474 19th Avenue, which is a property listed on the Markham Register of Property of Cultural Heritage Value or Interest due to it being occupied by a mid-19th century Regency style stone farmhouse and a complex of historic barn buildings;
- The Plan of Subdivision application is in support of the developers proposal to develop the subject property, and the adjacent property to the east, for low, medium and high density residential uses along with parks and natural areas;
- Based on the current proposal and mapping, the heritage dwelling and barn buildings are intended to remain on their original foundations on a large block of land adjacent to new single detached dwellings to the west, on land designated as “Greenbelt” which has been set aside and intended for naturalized open space.

Background

- The zoning to permit the proposed residential development was approved through a Minister’s Zoning Order (MZO) and was therefore not reviewed by Heritage Markham;
- Staff has confirmed that an existing detached dwelling is a permitted use on land designated as “Greenbelt” and can be bought and sold privately.
- According to MPAC, the date of construction is 1860 for the dwelling.

Staff Comment

- Staff is pleased to see that the heritage dwelling is proposed to remain on its original foundation in its original use, adjacent to compatible small scale residential development and surrounded by naturalized areas. It is recommended that a plan be submitted to illustrate the location of the buildings on the heritage block to better assess their relationship with the new development;
- Based on available photographs, the existing heritage dwelling is a cultural heritage resource of significance, given its early date of construction and use of stone, sophisticated craftsmanship, and degree of preservation. As per the Ontario Heritage Act, a property must meet at least one criteria of Regulation 9/06 to warrant designation (see attached Chart) and this property would comply;
- Therefore, staff recommends that the standard conditions of Draft Approval be attached to any approval of the Draft Plan of Subdivision including but not limited to, agreeing to designate the property under Part IV of the Ontario Heritage Act and entering into a Heritage Conservation Easement Agreement, installation of a Markham Remembered Plaque, protection of the heritage building during construction, the provision of securities to ensure its protection/ restoration etc.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports the proposed Plan of Subdivision application to retain the existing heritage dwelling at 5474 19th Avenue on its original foundation, in its original use, adjacent to compatible detached dwellings and natural uses from a heritage perspective;

THAT a plan be prepared to illustrate the layout of the existing buildings on the Heritage Block to better assess their relationship with the new development;

AND THAT Staff include the applicable standard heritage conditions of Draft Plan Approval in any future agreement for the application PLAN 22 114368 regarding the specific property containing the cultural heritage resources, including:

- Designation under the Part IV of the Ontario Heritage Act;
- Securing a Heritage Easement;
- Installation of a Markham Remembered plaque;
- Site Plan Control Agreement including an Exterior Restoration Plan for Dwelling (if necessary)

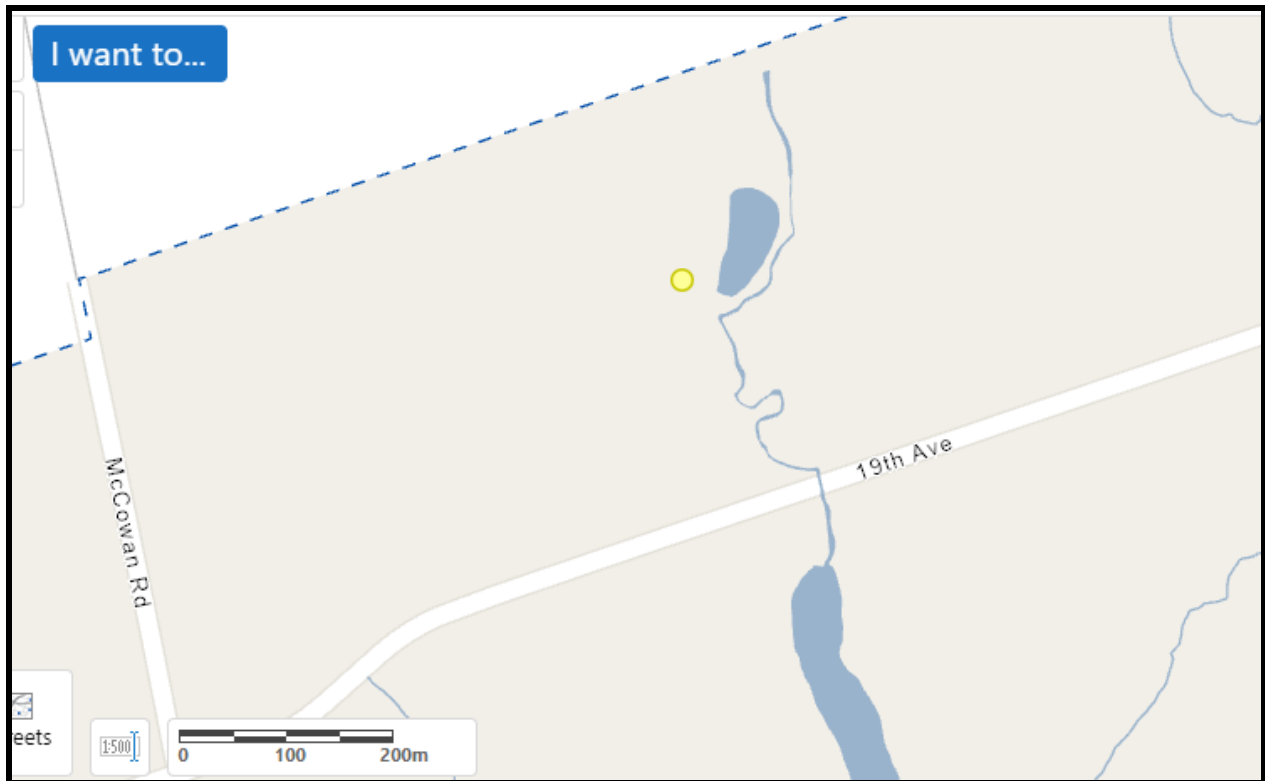
File: 5474 19th Ave. Markham

Attachments:

1. Location Map
2. Photograph of the Existing Heritage Dwelling
3. Conceptual Site Plan of the Proposed Subdivision
4. Detail of the Proposed Heritage Block
5. Designation Criteria Chart

ATTACHMENT 1

Location Map- 5474 19th Avenue, Markham



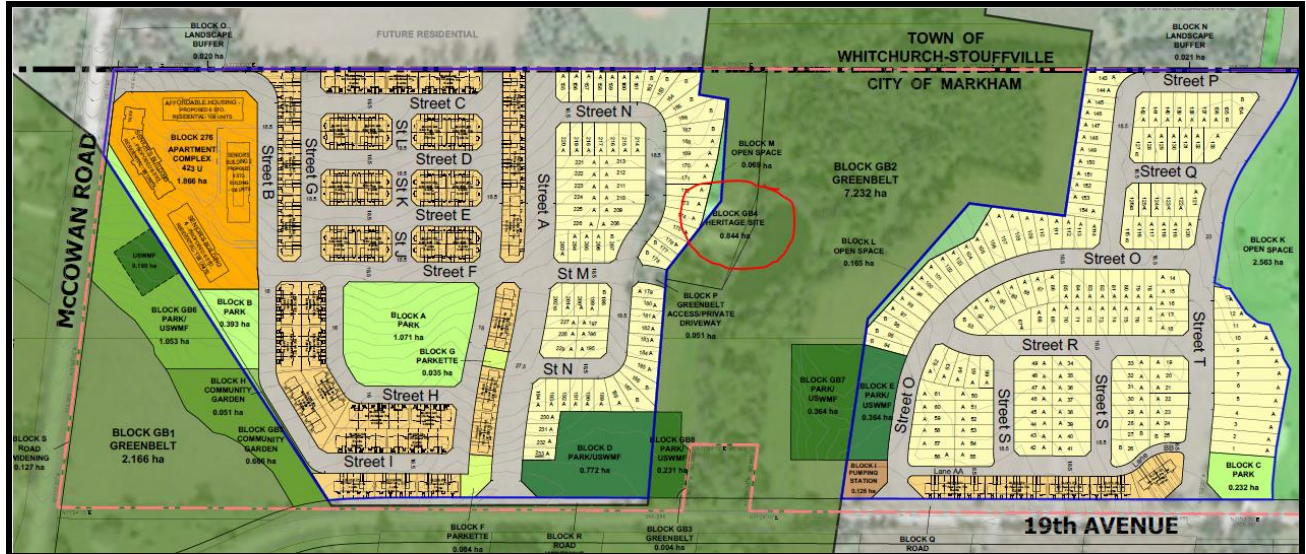
ATTACHMENT 2

5474 19th Avenue, Markham



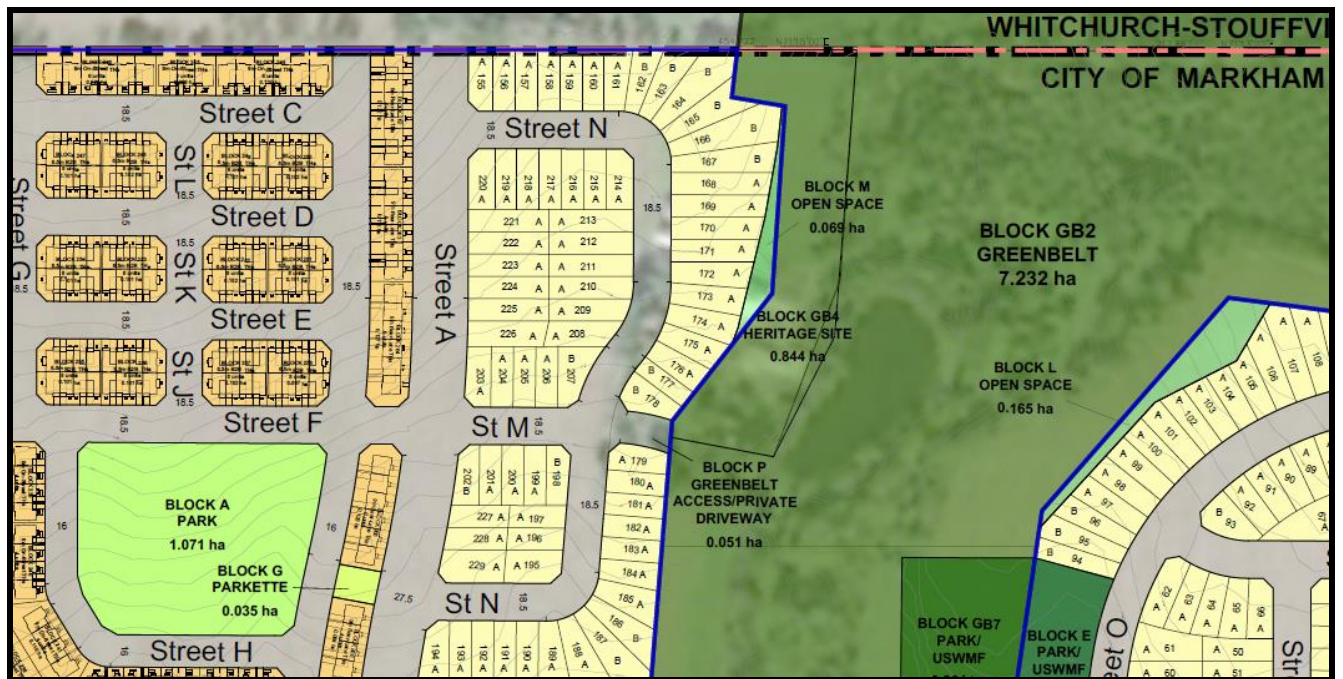
ATTACHMENT 3

Conceptual Site Plan of Proposed Subdivision



ATTACHMENT 4

Detail of Proposed Heritage Block



ATTACHMENT 5

Designation Criteria Chart

Ontario Heritage Act

ONTARIO REGULATION 9/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.
O. Reg. 9/06, s. 1 (1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

Criteria	Comments
1. The property has design value or physical value because it,	
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,	- the use of stone as a construction material is rare in Markham. - the dwelling is an early example (1860) of the Georgian architectural style using stone material
ii. displays a high degree of craftsmanship or artistic merit, or	- the architecture displays a high degree of craftsmanship
iii. demonstrates a high degree of technical or scientific achievement.	NA
2. The property has historical value or associative value because it,	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	NA at this time
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	- illustrates the success/wealth of Markham farmers mid-19 th century
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	NA at this time
3. The property has contextual value because it,	
i. is important in defining, maintaining or supporting the character of an area,	- the property helps supports the former rural character of the area.
ii. is physically, functionally, visually or historically linked to its surroundings, or	- the property is visually and historically linked to the adjacent valley system (Greenbelt lands)
iii. is a landmark.	NA

Notes

The Government of Ontario on January 25, 2006 passed a regulation (O.Reg. 9/06) 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 one or more of 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.