

SUBJECT: RECOMMENDATION REPORT – Notice of Intention to Demolish – Property Listed on the Markham Heritage Register – Single Detached Dwelling and Accessory Buildings, 10508 Warden Avenue, Ward 2

PREPARED BY: Evan Manning, Senior Heritage Planner, ext. 2296

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning, ext. 2080
Stephen Lue, Senior Development Manager, ext. 2520

RECOMMENDATION:

- 1) THAT the April 4, 2023, report titled, “RECOMMENDATION REPORT - Notice of Intention to Demolish – Property Listed on the Markham Heritage Register – Single-Detached Dwelling and Accessory Buildings, 10508 Warden Avenue, Ward 2”, be approved;
- 2) THAT the recommendation from the Heritage Markham Committee on March 8, 2023 to not object to the proposed demolition subject to the advertising of the existing buildings for relocation or salvage by others (in accordance with Appendix ‘E’ of this report), be received as information;
- 3) THAT Council supports the proposed demolition of the existing single-detached dwelling and accessory buildings at 10508 Warden Avenue subject to the owner advertising of the availability of the buildings for relocation or salvage by others;
- 4) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report recommends that Council support the demolition permit application submitted by the owner of the municipally-recognized heritage property at 10508 Warden Avenue (the “Property”).

BACKGROUND:

The Property contains a 1 ½ storey dwelling and a series of accessory buildings. The Property, listed on Markham Register of Property of Cultural Heritage Value or Interest, is located on the east side of Warden Avenue between Major Mackenzie Drive to the south and Elgin Mills Road to the north. The on-site buildings were constructed between 1920 and 1969 as per Municipal Property Assessment Corporation records. Residential intensification is currently occurring on the lands adjacent to the Property.

The current dwelling appears to have replaced a former c. 1851 dwelling

The 1851 and 1861 Census records indicate John Perkins, a Canadian-born farmer, resided in a one-storey frame house on the Property along with his wife Martha and children, and several of the Trudgeon children from Martha’s previous marriage. Tremaine’s map of

1860 shows the Perkins-Trudgeon house near the north-east corner of the Property. The Property was later purchased by Lovilla Wilhelmina Sanderson, wife of Robert Sanderson. Based on the architectural style and location of the existing house, it appears that the former Perkins-Trudgeon House was replaced by the Sandersons with a new dwelling c. 1920 placed centrally on the lot frontage, which remained in the Sanderson family ownership until 1953 (see the Property research report in Appendix 'F').

Development applications have been submitted in support of a mixed-use community

Concurrent Official Plan amendment, Zoning By-law amendment, and Draft Plan of Subdivision applications have been submitted for the Property to enable the construction of a new mixed-use residential community consisting of rear-lane townhouses, back-to-back townhouses, medium density and high density blocks to accommodate a potential long-term care home, retirement home, and senior's care facility with healthcare clinics. The applicant's submission package included a Heritage Impact Assessment ("HIA") prepared by Vincent J. Santamaura, Architect Inc., which evaluated the Property's cultural heritage value.

The Owner's proposal to demolish has been reviewed by Heritage Markham Committee ("Heritage Markham")

As a listed property, review by Heritage Markham is necessary prior to Council consideration of the demolition application. On March 8, 2023, Heritage Markham did not object to the proposed demolition subject to the advertising of the existing buildings for relocation or salvage by others (refer to Appendix 'E of this report').

OPTIONS/ DISCUSSION:

The Official Plan and Berczy Secondary Plan provide policy direction for the evaluation and conservation of significance cultural heritage resources

Chapter 4.5 of the Official Plan ("OP") contains policies concerning cultural heritage resources. The following are relevant to the proposed demolition of 10508 Warden Avenue:

Concerning the identification and recognition of *cultural heritage resources*, Chapter 4.5.2.4 of the OP states that it is the policy of Council:

To ensure consistency in the identification and evaluation of cultural heritage resources for inclusion in the Register of Property of Cultural Heritage Value or Interest and/or for individual property designation, by utilizing the criteria for determining cultural heritage value or interest established by provincial regulation under the Ontario Heritage Act and criteria included in Markham's Heritage Resources Evaluation System.

Concerning the protection of **cultural heritage resources**, Chapter 4.5.3.2 of the OP states that it is the policy of Council:

*To give immediate consideration to the designation of any **significant cultural heritage resource** under the Ontario Heritage Act if that resource is threatened with demolition, inappropriate alterations or other potentially adverse impacts.*

The Property was evaluated as part of the Berczy Glen Secondary Plan (“Secondary Plan”)

The Property is one of four cultural heritage resources included within the boundaries of the Secondary Plan and was evaluated using Markham’s Heritage Resources Evaluation System. On March 14, 2018, it was the opinion of Staff and Heritage Markham that the Property should be classified under ‘Group 3. This evaluation system, adopted by the City in 1991 to offer more context-specific criteria for the assessment of potential significant cultural heritage resources, has a point-based property classification system consisting of three tiers (Group 1, 2 and 3). It is a complementary evaluation system to Ontario Regulation 9/06 to which it predates. Group 3 buildings are considered noteworthy. The City’s Evaluation System guidelines also indicate the following:

It should also be noted that the designation or demolition of a building should not be based solely on the results of this rating and classification exercise. There may be exceptions, for example where a building may possess one specific historical attribute of great significance, but otherwise receives a low rating. While the evaluation criteria and classification system will provide a valid guideline for both staff and Council, the Town (now City) should retain the option to make exceptions when necessary.

For a description of the typical guidance associated with each Group, see Appendix ‘D’ of this report.

The Berczy Glen Secondary Plan also includes cultural heritage policies. Section 5.4 notes that it is the “City’s objective is to conserve, enhance and restore significant cultural heritage resources including built heritage resources, archaeological resources or cultural heritage landscapes that are valued for the important contribution they make to understanding the history of a place, event or a people, according to the policies of Section 4.5 of the Official Plan.

Further, the Secondary Plan indicates: *It is the policy of Council:*

- 5.4.1 *That consideration of cultural heritage resources within the Berczy Glen Secondary Plan Area shall be consistent with Section 4.5 of the Official Plan, and the policies of this Secondary Plan.*
- 5.4.3 *That the retention and/or relocation of cultural heritage resources where required by Section 4.5 of the Official Plan will be considered in accordance with Section 4.5.3.12 and 4.5.3.13 of the Official Plan, and reflected in the Community Design Plan required in Section 6.2 of this Secondary Plan.*

Staff have no objection to the demolition of the on-site buildings

The Property was evaluated using Ontario Regulation 9/06 “Criteria for Determining Cultural Heritage Value or Interest” in accordance with the above-referenced OP policy. This regulation, introduced by the Province in 2006 and revised in 2023, provides a

uniform set of criteria for municipalities to use when determining whether a property should be considered a significant cultural heritage resource. As per Provincial direction, a property must now meet a minimum of two of the 9/06 criteria to warrant designation under Part IV of the *Ontario Heritage Act* (the “Act”).

Based on research undertaken in support of the Ontario Regulation 9/06 evaluation of the Property, it is the position of Heritage Section staff (“Staff”) that the Property has minimal *design/physical value*, *historical/associative value* and *contextual value*. The 9/06 evaluation as included within the HIA submitted by the owner came to a similar conclusion. For a copy of the evaluation using Ontario Regulation 9/06, see Appendix ‘C’ of this report.

Staff recommend that the demolition approval be subject to the advertising of the availability of the buildings for relocation or salvage by others to encourage re-use of resources and keep construction materials out of landfill sites.

Process/Procedural Requirement for Demolition Requests

The following is a summary of the key process and notification requirements associated with the demolition of a building/structure listed on a municipal heritage register under the Act:

- Council is to consider the request for demolition within 60 days after notice of receipt is served;
- Council is to be advised by its municipal heritage committee with respect to an application to demolish or remove any building or structure;
- Council may consent to the demolition (with or without terms and conditions) or not support the demolition and pass an intention to designate the property under Part IV of the Act. Notification is provided to the applicant;
- If Council fails to make a decision within the identified time period, the demolition will proceed.

For the purpose of this demolition request, the City acknowledges February 14, 2023, as the date of receipt for the notice of intention to demolish with the timeline expiring on April 12, 2023.

FINANCIAL CONSIDERATIONS:

None

HUMAN RESOURCES CONSIDERATIONS:

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The protection and preservation of cultural heritage resources is part of the City’s Growth Management strategy.

BUSINESS UNITS CONSULTED AND AFFECTED:

The demolition request was reviewed by Heritage Markham, Council’s advisory committee on heritage matters.

RECOMMENDED BY:

Giulio Cescato, RPP, MCIP
Director of Planning and Urban Design

Arvin Prasad, MPA, RPP, MCIP
Commissioner of Development Services

ATTACHMENTS:

Appendix 'A': Property Map and Aerial Image of the Property

Appendix 'B': Photographs of the Property

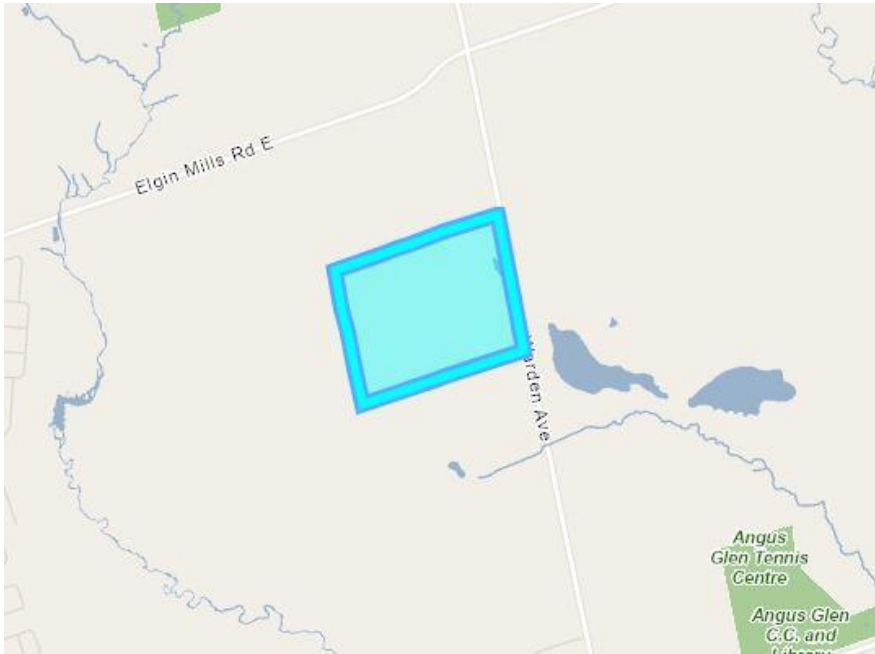
Appendix 'C': Ontario Regulation 9/06 Evaluation

Appendix 'D': Markham's Heritage Resources Evaluation System

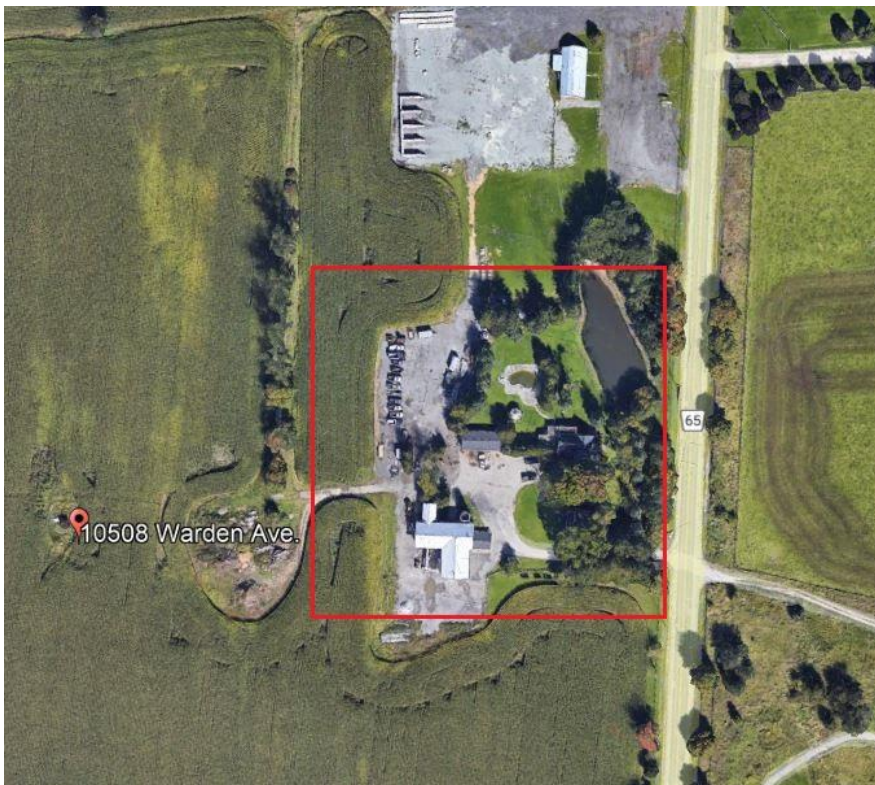
Appendix 'E': Heritage Markham Extract – March 8, 2023

Appendix 'F': Research Report for 10508 Warden Avenue

APPENDIX 'A': Property Map and Aerial Image of the Property



The Property is outlined in blue (Source: City of Markham)



The buildings on the Property are indicated in red (Source: Google)

APPENDIX 'B': Photographs of the Property



East (primary) and south elevations of the dwelling on the Property (Source: HIA)



North and west elevations of the dwelling on the Property (Source: HIA)

APPENDIX ‘C’: Ontario Regulation 9/06 Evaluation

- 1. 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.*
- 2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
- 3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
- 4. 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.*
- 5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
- 6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
- 7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*
- 8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*
- 9. The property has contextual value because it is a landmark.*

Staff Comment: The Property does not contain any buildings that are remarkable in their design, craftsmanship or construction method. The existing dwelling is not readily classifiable as a coherent architectural style, and instead appears to combine a number of disparate design elements. The overall form of the building resembles a Gothic Revival farmhouse with its steeply pitched roof and centrally-placed dormer, but the proportions of those elements, as well as the application of neo-classical detailing within the dormer, are unusual for this architectural style. The early twentieth century construction date is also unusual as this style was most prevalent in the mid-nineteenth century.

A series of unsympathetic alterations appear to have been made including the removal of the original windows along the east (primary) elevation and the enlargement of those openings, along with an extension of the roofline and front porch in manner reminiscent of the Arts and Crafts style. The accessory buildings, which include barns and sheds of various dates of construction along with a five-car garage, are also of limited design value.

Regarding the historical significance of the Property, the research undertaken independently by Heritage Section staff and the applicant's heritage consultant do not reveal any remarkable associative value with a person or event important to the community. Further, while the Property is physically, functionally, visually or historically linked to its surroundings (as all buildings are), it is not singularly important in maintaining a connection

to, or legibility of, Markham's agricultural character (both former and existing), and as such is not of contextual significance.

Finally, the diminutive scale of the existing dwelling, and its limited visibility from the street, do not make it a landmark. The accessory buildings are also not considered to be landmarks given their ubiquity within the portions of the city that remain in agricultural use, and for their generally utilitarian character.

APPENDIX 'D': Markham's Heritage Resources Evaluation System

GROUP 1

- *The designation of the building pursuant to the Ontario Heritage Act will be pursued.*
- *Every attempt must be made to preserve the building on its original site.*
- *Any development proposal affecting such a building must incorporate the identified building.*
- *Appropriate alternative uses for the building will be encouraged when necessary to ensure its preservation.*
- *A Letter of Credit will typically be required to ensure the protection and preservation of the building.*

GROUP 2

- *The designation of the building pursuant to the Ontario Heritage Act will be encouraged.*
- *The retention of the structure in its existing location is encouraged.*
- *Any developed proposal affecting such a structure should incorporate the identified building.*
- *Appropriate alternative uses for the building will be encouraged when necessary to ensure its preservation.*
- *A Letter of Credit may be required to ensure the protection and preservation of the building.*

GROUP 3

- *The designation of the building pursuant to the Ontario Heritage Act may be supported with an approved restoration plan, but would not be initiated by the Town.*
- *Retention of the building on the site is supported.*
- *If the building is to be demolished, a photographic record, measured drawings and/or salvage of significant architectural elements may be required.*

APPENDIX 'E': Heritage Markham Extract – March 8, 2023

HERITAGE MARKHAM EXTRACT

Date: March 16, 2023

To: R. Hutcheson, Manager, Heritage Planning
E. Manning, Senior Heritage Planner

EXTRACT CONTAINING ITEM # 6.2 OF THE THIRD HERITAGE MARKHAM
COMMITTEE MEETING HELD ON MARCH 8, 2023

6.2 DEMOLITION PERMIT APPLICATION

APPLICATION TO DEMOLISH A PROPERTY LISTED ON THE
MARKHAM REGISTER OF PROPERTY OF CULTURAL HERITAGE
VALUE OR INTEREST
10508 WARDEN AVENUE (16.11)

FILE NUMBER:
23 110995 DP

Regan Hutcheson, Manager, Heritage Planning, advised that this item is related to a demolition permit application at 10508 Warden Avenue, which was identified in the Berczy Glen Secondary Plan as a cultural Heritage resource. Mr. Hutcheson advised that through the new Provincial Legislation which requires properties to meet at minimum two of nine criteria to be eligible for heritage designation, it is the belief of Staff that the property would not warrant designation under the Heritage Act. Mr. Hutcheson advised that given the conclusion by Heritage Section Staff and the findings of a Heritage Impact Assessment conducted by a consultant that the property is not a significant cultural heritage resource, Staff does not object to the demolition permit application.

The Committee questioned if the advertisement seeking relocation of the building would have a stipulated timeline. Mr. Hutcheson confirmed that this item would go to Council and if advertising relocation were required, the Building Standards Department would not issue a demolition permit until proof of advertising is provided by the Applicant.

Recommendation:

THAT Heritage Markham finds that 10508 Warden Avenue is not a significant cultural heritage resource and has no objection to demolition of the on-site buildings subject to the advertising of the existing buildings on site for relocation or salvage by others.

APPENDIX 'F': Research Report for 10508 Warden Avenue

HERITAGE MARKHAM EXTRACT

file
- by Address
- and "North District"
file

DATE: March 22, 2018

TO: R. Hutcheson, Manager of Heritage Planning
C. Jay, North District Manager

EXTRACT CONTAINING ITEM #7 OF THE THIRD HERITAGE MARKHAM
COMMITTEE MEETING HELD ON MARCH 14, 2018.

7. **Heritage Building Evaluations,
North Markham Planning District (Future Urban Area) (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
C. Jay, North District Manager
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Recommendation:

That the findings of the Building Evaluation Sub-Committee for the following North Markham Planning District properties listed on the *Register of Property of Cultural Heritage Value*, be endorsed:

- 3151 Elgin Mills Road (Group 2);
- 4075 Elgin Mills Road (Group 2);
- 10725 Kennedy Road (Group 2);
- 4638 Major Mackenzie Drive, (Group 2); and
- 10508 Warden Avenue (Group 3); and,

That the City's North Markham Planning District Manager be advised of the results of the research and classification.

CARRIED



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: March 14, 2018

SUBJECT: HERITAGE BUILDING EVALUATIONS
North Markham Planning District (Future Urban Area)
Heritage Building Evaluations

Background:

- Heritage Markham reviewed and commented on three draft Secondary Plans within the North Markham Planning District (previously referred to as the Future Urban Area) at the February 14, 2018 meeting. This included the Berczy Glen, Angus Glen and Robinson Glen Secondary Plans that have been submitted by the developer group for the City's consideration.
- The Secondary Plan areas contain built cultural heritage resources, including properties individually designated under Part IV of the Ontario Heritage Act and properties listed on the *Markham Register of Property of Cultural Heritage Value or Interest* that have not been designated under the Ontario Heritage Act at this time.
- Listed properties that have not been designated, but may be worthy of designation, are currently being researched. A consultant has been engaged to carry out detailed historical research at the Land Registry Office, Markham Museum and through other sources.
- Heritage Section staff is using this historical research to create research reports on each listed property to cover historical, architectural and contextual aspects of the properties, in keeping with Ontario Regulation 9/06, the province's Criteria for Determining Cultural Heritage Value or Interest.
- The Building Evaluation Sub-Committee is in the process of evaluating each listed property where the research reports have been prepared. It is anticipated that this work will be completed in the spring of 2018.
- Priority has been given to a total of 11 listed properties within the three Secondary Plans currently under review by the City.
- Listed properties in the portion of the North Markham Planning District where draft Secondary Plans have not yet been submitted will mainly be completed after the 11

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priority properties, however a number of these may be done concurrently with the priority properties as time permits.

- Research and evaluation of properties not already designated under the Ontario Heritage Act will provide direction as to which listed properties should be recommended as priorities for preservation and future heritage designation within the Secondary Plan areas.
- The applicants have requested copies of the research reports for the listed properties, which will be sent to them following Heritage Markham's confirmation of the building evaluations.

Listed Properties Currently Researched and Evaluated:

- The following properties have been fully research and evaluated:

3151 Elgin Mills Road	Thomas Frisby Jr. House, c.1915	Group 2
4075 Elgin Mills Road	William Summerfeldt House, c.1855	Group 2
10725 Kennedy Road	Francis Walker House, c.1850 (formerly Samuel Eakin House)	Group 2
4638 Major Mackenzie Dr.	Pingle-Brown House, c.1855/c.1940	Group 2
10508 Warden Avenue	Sanderson House, c.1920 (formerly Trudgeon House)	Group 3

- The concise research reports prepared by staff for each of these properties is attached.
- The historical names of some of the properties may differ from the information presently found on the *Register*. This is due to the in-depth research that has been undertaken. The *Register* will be updated with the new information reflecting the research.

Staff Comment:

- The City's system for evaluating cultural heritage resources was last updated in 2003. Using a scoring system that examines the historical, architectural and contextual value of each property, resulting in their classification as Group 1 (buildings of major significance and worthy of designation), Group 2 (buildings of significance and worthy of preservation and encouraged for designation), or Group 3 (noteworthy buildings worthy of designation if restored, or worthy of documentation).
- The evaluation system is a tool to assist the City in prioritizing cultural heritage resources for preservation. The designation or demolition of a building is not to be based solely on the results of this classification and rating system.
- It should be noted that a property that has received a Group 3 rating could potentially be restored to reflect its former condition through a carefully researched examination and restoration plan.

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Suggested Heritage Markham Recommendation:

THAT the findings of the Building Evaluation Sub-Committee for the following North Markham Planning District properties listed on the *Register of Property of Cultural Heritage Value*, be endorsed:

- 3151 Elgin Mills Road (Group 2);
- 4075 Elgin Mills Road (Group 2);
- 10725 Kennedy Road (Group 2);
- 4638 Major Mackenzie Drive, (Group 2); and
- 10508 Warden Avenue (Group 3)

AND THAT the City's North Markham Planning District Manager be advised of the results of the research and classification.

File: Q:\Development\Heritage\SUBJECT\Future Urban Area\HMMarch 14 2018.doc

RESEARCH REPORT



Sanderson House
East ¼, Lot 24, Concession 4
10508 Warden Avenue
c.1920

Historical Background:

This one and a half storey rural dwelling stands on the east quarter of Markham Township Lot 24, Concession 4, west of the historic hamlet of Victoria Square. Lot 24 was originally a 200 acre Clergy Reserve, one of a group of properties set aside by the government of Upper Canada to be used by the Church of England (Anglican Church) to generate income through leasing. Most Clergy Reserves were not available for purchase until the 1840s, by which time government reforms following the 1837 Rebellion of Upper Canada were implemented. In 1817, a lease was granted to Christian Schell, one of three brothers from New York State that came to Canada in the late 1790s and c.1800 settled in Markham Township. The intersection of Elgin Mills Road and Warden Avenue was historically known as Schell's Corners since there was a concentration of Schell families in the vicinity.

Christian Schell did not receive the Crown patent for Lot 24, Concession 5. Instead, the patents were issued on three separate parcels, to three different individuals. The west 100 acres went to Christian Henricks in 1846. The west 50 acres of the east half of Lot 24 went to Ashton Fletcher in 1848. The east 50 acres of the east half of Lot 24, where the house at 10508 Warden Avenue

stands today, was divided among two brothers John Trudgeon and William Trudgeon. John received the north portion in 1862, and William, the south in 1869.

Brothers John and William Trudgeon were the sons of Richard Trudgeon, an English immigrant, and Martha Watson. Richard Trudgeon lived on Lot 24, Concession 4 well before the Crown patents for the property were issued. Richard Trudgeon died in 1845. His widow, Martha, married John J. Perkins late in the following year, and remained on Lot 24. Census records for 1851 and 1861 indicate John Perkins, a Canadian-born farmer, resided in a one storey frame house on the property along with his wife Martha and their children, and several of the Trudgeon children from Martha's previous marriage. The family were Methodists. Tremaine's map of 1860 shows the Perkins-Trudgeon house near the north-east corner of the property.

John Trudgeon married Catherine Tipp in 1864. A few years later, John Perkins and the rest of the family relocated, eventually ending up in Victoria Square, where John Perkins operated a general store (10729 Victoria Square Blvd.) from 1872 until his death in 1895. He served as the local postmaster from 1884-1895. John and Catherine Trudgeon relocated to a property to the south of Victoria Square and in 1885, sold their portion of Lot 24 to William Trudgeon, who remained a life-long bachelor and had number of careers that included farmer, carpenter and mechanic. The 50 acre property was sold out of the family by the administrator of William Trudgeon's estate in 1901. The buyer was Lovilla Wilhelmina Sanderson, wife of Robert Sanderson. Based on the architectural style and location of the existing house, it appears that the Perkins-Trudgeon House was replaced by the Sandersons with a new dwelling placed centrally on the lot frontage. The property remained in the ownership of the Sanderson family until 1953.

Architectural Description and Stylistic Analysis:

The Sanderson House is a one and a half storey dwelling with a stucco exterior finish and an irregular plan. The centre gable and placement and proportions of the gable-end windows suggest a period of construction in the 1870s, but the steep roof pitch and front veranda design reflect an early 20th century date of construction. MPAC data provides a construction date of 1920. Other details, such as the Colonial Revival door surround in the front gable and large plate glass windows are of a more recent time period. The age of the house, due to the extent of alterations, is difficult to determine without a detailed site inspection of the interior and exterior. Due to its location on the property, it seems unlikely that its history relates to the Trudgeon family period of ownership.

Context:

The Sanderson House is located in a rural setting. It is one of a number of rural residences in the area that reflects the agricultural community that has surrounded the hamlet of Victoria Square for generations but is now in the process of being transformed from rural to urban. The building,

based on the research, appears to be related to the history of the property after the long period of occupancy and ownership of the Trudgeon family.

G. Duncan, February 2018, with historical research by Su Murdoch Historical Consulting (see the research report, attached).