



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: January 10, 2024

SUBJECT: Intention to Demolish a Property Listed on the Markham Register of Property of Cultural Heritage Value or Interest
7951 Yonge Street, Thornhill

FILE: N/A

Property/Building Description: Two-storey detached building constructed c.1916

Use: Commercial (formerly residential in use)

Heritage Status: Listed on the Markham Register of Property of Cultural Heritage Value or Interest and considered adjacent, as defined in the 2014 Official Plan, to the Thornhill Heritage Conservation District

Application/Proposal

- Heritage Section staff (“Staff”) have received written notice from an agent of the owner of 7951 Yonge Street (the “subject property” or the “property”) notifying the City of their intention to demolish the on-site building. Formal notice of receipt was provided to the applicant on December 5, 2023;
- As noted above, the subject property is “listed” on the Heritage Register for its potential cultural heritage significance and contains the “Samuel Francis House”, a former residence constructed in the early twentieth century;
- At this time, the City has not received a formal application to redevelop the subject property.

Background

Context

- The subject property is located on the east side of Yonge Street. A low-rise commercial plaza is located immediately to the north of the subject property while high-rise, multi-unit residential buildings are found to the south and east. The Thornhill Club, a private golf course, is located adjacent to the subject property on the west side of Yonge Street. For a property map, aerial image and photographs of the subject property refer to Appendices A and B;
- The property is also adjacent to the northern wings of the Thornhill-Markham Heritage Conservation District which extend north along Yonge Street to meet the boundary of the Thornhill-Vaughan Heritage Conservation District on the west side of Yonge Street;
- The existing Edwardian building dates from c.1916 and was originally residential in use. Based on a review of archival photography included in Appendix E, conversion of the

property to commercial use occurred in the mid-1980s. Removal and replacement of original windows and doors is assumed to have occurred at this time.

Previous Consideration by the Heritage Markham Committee

- A demolition notice was previously submitted for the subject property in April 2022, and was considered by the Heritage Markham Committee (the “Committee”) at its meeting on May 12, 2022;
- Based on feedback received from the Committee, namely that the building warranted conservation, the applicant agreed to withdraw the demolition notice and work with City Staff and the Ward Councillor to discuss alternative options for the building, including potential relocation within Thornhill;
- It is the understanding of Staff that these discussions were not fruitful and an alternative location for the building was not found;
- The current demolition notice was brought forward to the Committee for consideration at its meeting in December 2023 but was deferred at the request of Staff to January 2024 (refer to Appendix F for copy of the meeting extracts).

Potential Development

- According to the representative of the owner, removal of the building will facilitate the development of a new multi-storey residential building on the property which will be located adjacent to the future Yonge North Subway extension (in the vicinity of Royal Orchard).

Legislative and Policy Context

Ontario Heritage Act

- As per Section 27 (9) of the *Ontario Heritage Act* (the “Act”), an owner wishing to demolish a property listed on a Municipal Register must give the council of the municipality at least 60 days notice in writing of their intention to demolish or remove the building;
- The council of the municipality has 60 days following receipt of the intention to demolish to render a decision as to whether to designate the property under Part IV of the Act, or to consent to its removal. If council fails to make a decision within the prescribed time frame, the council shall be deemed to have consented to the demolition of the listed property;
- As noted above, the subject property is listed on the Markham Register of Property of Cultural Heritage Value or Interest. Note that “listing” a property as provided for by Section 27 (3) of the Act does not necessarily mean that the property is municipally-considered to be a significant cultural heritage resource, rather it provides a mechanism for the municipality to be alerted of any application to demolish the on-site structure(s), and provides time for evaluation of the property for potential designation under Part IV of the Act;
- As noted above, the City provided formal notice to the owner on December 5, 2023 that their request to demolish the on-site structure was received. As such, Council is required to make a decision as to whether to designate the property or consent to its removal by February 3, 2024.

Ontario Regulation 9/06

- Ontario Regulation 9/06, as amended, (“O.Reg. 9/06”) prescribes criteria for determining a property’s cultural heritage value or interest for the purpose of designation. The regulation provides an objective base for the determination and evaluation of resources of cultural heritage value, and ensures a comprehensive and consistent assessment of heritage value by all Ontario municipalities. Municipal councils are permitted to designate a property to be of

cultural heritage value or interest if the property meets two or more of the prescribed criteria below (excerpted from O.Reg. 9/06):

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*

City of Markham Official Plan (2014)

- Chapter 4.5 of the Official Plan (“OP”) contains policies concerning cultural heritage resources. The following are relevant to the proposed demolition of 7951 Yonge Street:
- 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.*

Staff Comment

Ontario Regulation 9/06 Evaluation

- The subject property was evaluated using O.Reg. 9/06 “Criteria for Determining Cultural Heritage Value or Interest” in accordance with the above-referenced OP policy;
- Based on research undertaken in support of the O.Reg. 9/06 evaluation for the subject property, it is the position of Staff that the property has sufficient *design/physical value*, *historical/associative value*, and *contextual value* to meet two of the required O.Reg. 9/06 criteria required to warrant designation.

Statement of Significance

- In response to the findings of the O.Reg. 9/06 evaluation, a Statement of Significance (“SOS”) has been prepared describing the cultural heritage value of the property. A copy of the SOS has been included as Appendix C of this memo, and is proposed to be included in a future potential designation by-law for the property.

Markham’s Heritage Resources Evaluation System

- The subject property was also evaluated using Markham’s Heritage Resources Evaluation System in accordance with the above-referenced OP policy. This evaluation system, created by Heritage Section staff 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 O.Reg. 9/06 to which it predates.
- The City’s Group 1, 2 and 3 classifications are defined as follows:
 - Group 1**
Those buildings of major significance and importance to the Town and worthy of designation under the Ontario Heritage Act
 - Group 2**
Those buildings of significance and worthy of preservation
 - Group 3**
Those buildings 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.
- The findings of this evaluation indicate that the subject property straddles Groups 2 and 3. For a description of the typical guidance associated with each Group, refer to Appendix D.

Conclusion

To be consistent with the treatment of other cultural heritage resources in Markham that are:

- (a) Determined to possess significance to the community;
- (b) Subject to potential redevelopment, and;
- (c) Under threat of loss

Protection through designation would allow for further discussion on how the resource could be retained as part of the potential future redevelopment of the property. Markham has successfully worked with other owners to incorporate cultural heritage resources within development sites.

Suggested Recommendation for Heritage Markham

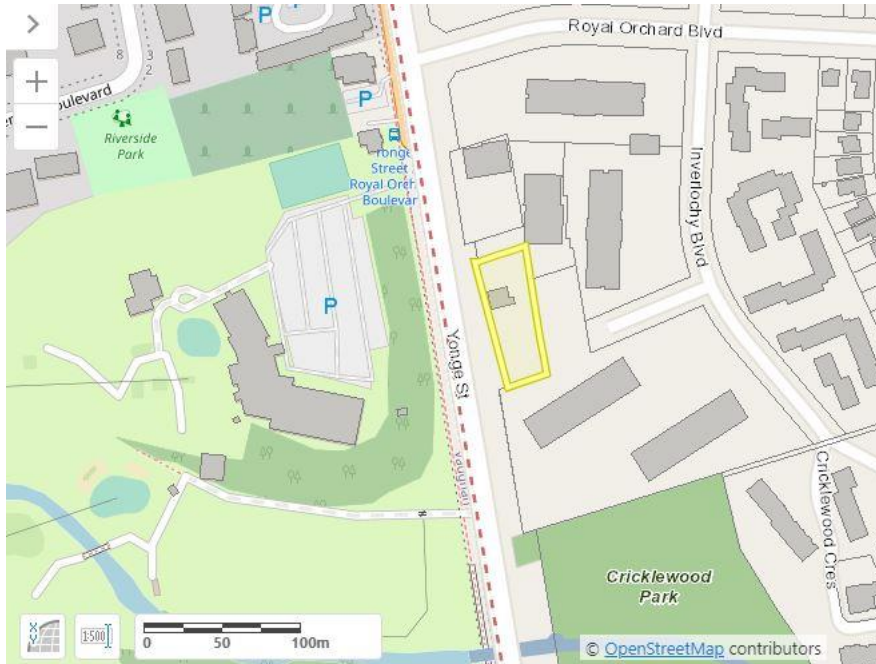
THAT Heritage Markham finds that 7951 Yonge Street is a significant cultural heritage resource and should be conserved through designation under Part IV of the *Ontario Heritage Act*.

ATTACHMENTS:

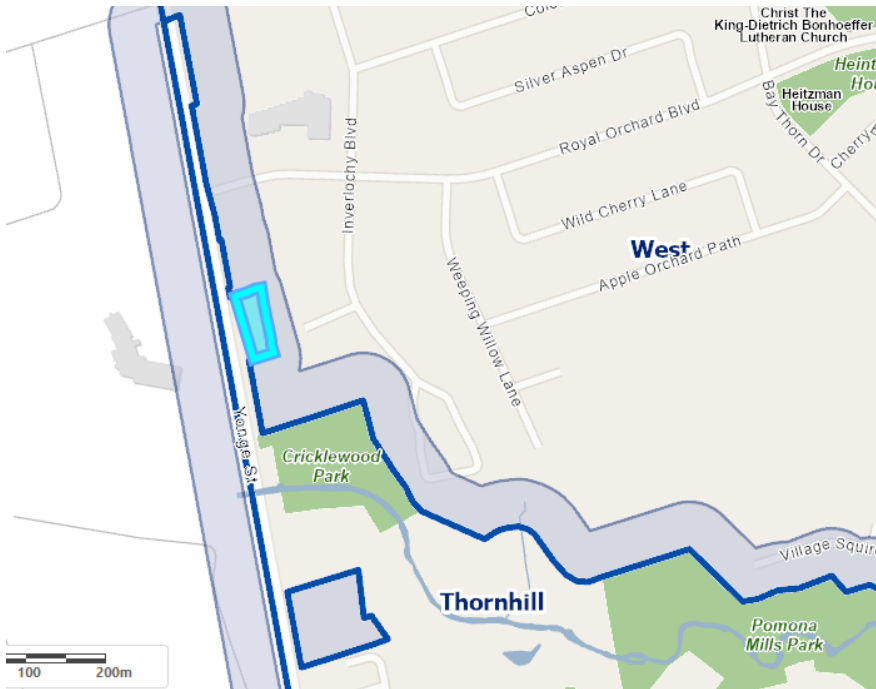
Appendix 'A'	Property Map
Appendix 'B'	Aerial Image Photographs of the Subject Property
Appendix 'C'	Statement of Significance for 7951 Yonge Street
Appendix 'D'	Markham's Heritage Resources Evaluation System
Appendix 'E'	Archival Material
Appendix 'F'	Heritage Markham Committee Extract

Appendix 'A'

Property Map



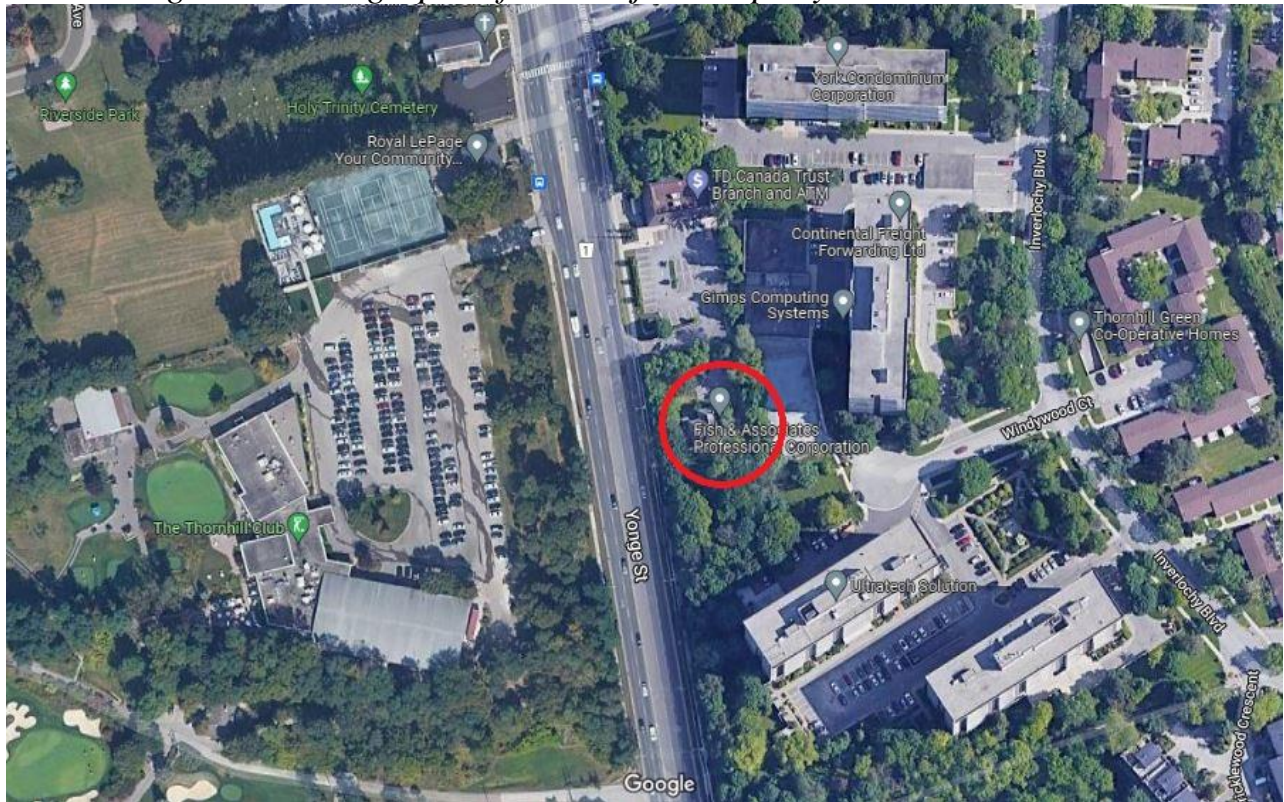
The subject property is outlined in yellow (Source: City of Markham)



The subject property (light blue) in relation to the boundaries of the Thornhill Heritage Conservation District (dark blue) with the 60m adjacency buffer (Source: City of Markham)

Appendix 'B'

Aerial Image and Photographs of the Subject Property



The subject property is circled in red (Source: Google)



The north and west (primary) elevations [above] & north and east elevations [below] of 7951 Yonge Street (Source: City of Markham)



South elevation [above] of the on-site building as seen from Yonge Street [below] (Source: City of Markham)

Appendix ‘C’

Statement of Significance

Samuel and Mary Francis House

7951 Yonge Street

c.1916

The Samuel and Mary Francis House is recommended for designation under Part IV, Section 29 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 Samuel and Mary Francis House is a two-and-a-half storey former dwelling located on the east side of Yonge Street, in the historic community of Thornhill. The building faces west.

Design Value and Physical Value

The Samuel and Mary Francis House has design value and physical value as an altered representative example of an early twentieth century dwelling designed in the Edwardian Classical style, in a variation of the American Foursquare vernacular house form. It is a locally rare example of this style and type. Edwardian Classicism represented a simplification of domestic architecture that occurred in the early twentieth century. This house is typical of the spacious, functional, and simply detailed dwellings built on farms and in villages throughout Markham Township in the first quarter of the twentieth century. Its architectural detailing reflects a simplified version of the Edwardian Classicism that was popular from the early 1900s through the 1920s. The main volume of the house is in the form of an American Foursquare. This vernacular house form was popularized throughout North America in pattern books and popular magazines, and was ideal for suburban settings. This example with its projecting side wing represents a variation on the standard American Foursquare model. The plain red brick walls, two-and-a-half storey height, hipped roof with dormers, and deep front veranda with stylized Classical columns are features characteristic of Markham examples of Edwardian Classicism and American Foursquare architecture. The distinctive half columns of the Samuel and Mary Francis House with their Ionic capitals and tapered square shafts are noteworthy for being different from the simpler types generally seen on porches and verandas of this style in Markham.

Historical Value and Associative Value

The Samuel and Mary Francis House has historical value and associative value representing the theme of secondary dwellings being constructed on farms as the farmer's retirement residence, and for the legibility it provides of Thornhill's transformation in the early twentieth century from a rural mill village into a suburban community as a result of the Metropolitan Radial Railway. The property also has historical value for its association with the Francis family, a prominent family in Thornhill's history that were involved in agriculture, business and public service. John Francis, an English immigrant, purchased the 190 acres of Lot 32, Concession 1, Markham Township, in 1881. This property, historically associated with Anthony Hollingshead, United Empire Loyalist, and became the country estate of the Honourable George Crookshank of the Town of York (later Toronto) in 1817. The former Crookshank residence, today known as Heintzman House, still stands at 135 Bay Thorn Drive. Samuel Francis, a son of John Francis and Mary (Latimer) Francis, took

over operation of the Sunnyside Manor farm in the late 1880s and became the owner in 1890. In 1916, they retired from the farm and moved into a new brick dwelling on the Yonge Street frontage of their property just south of the farm lane. By this time, small parcels had been sold off the Yonge Street frontage as part of Thornhill's suburban development in the early 1900s. In 1929, the farm was sold to Charles T. Heintzman, grandson of the founder of the Heintzman Piano Company Ltd. of Toronto, but Samuel and Mary Francis remained in their home on Yonge Street until their deaths in 1937 and 1944, respectively. Their home was later owned by their son William E. Francis, who lived there with his wife Mae (Campbell) Francis. The property was sold to investors by the family's executors in 1969, thus ending the long period of Francis family ownership on Lot 32, Concession 1.

Contextual Value

The Samuel and Mary Francis House has contextual value for being physically, functionally, visually and historically linked to its site north of the Don River Valley where it has stood since c.1916, and for being historically linked to the Heintzman House at 135 Bay Thorn Drive which was once the principal residence on the Francis family's Sunnyside Manor farm.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Samuel and Mary Francis House are organized by their respective Ontario Regulation 9/06, as amended, criteria below:

Heritage attributes that convey the property's design value or physical value as an altered representative example of an early twentieth century dwelling designed in the Edwardian Classical style within the overall form of an American Foursquare:

- *Fieldstone foundation;*
- *Two-and-a-half storey height;*
- *L-shaped plan;*
- *Red brick walls;*
- *Hipped roof with wide projecting eaves and hipped-roofed dormers;*
- *Single-stack brick chimneys;*
- *Hipped roof veranda supported on stylized Classical half-columns resting on brick pedestals;*
- *Single-leaf front and side door openings;*
- *Rectangular window opening with projecting lugsills and cambered brick arches;*
- *Canted bay window with hipped roof on north projecting wing;*
- *Second storey window with rectangular transom light on projecting north wing.*

Heritage attributes that convey the property's historical/associative value, representing the theme of secondary dwellings being constructed on farms for the farmer's retirement, as well as its historical/associative value for its connection to the Francis family, and the early twentieth century development of Thornhill:

- The dwelling is a tangible reminder of the Francis family that historically resided here and is a remnant of Thornhill's early twentieth century suburban development.

Heritage attributes that convey the property's contextual value because it is physically, functionally, visually or historically linked to its surroundings:

- The building's location on the east side of Yonge Street, north of the Don River Valley, where it has stood since c.1916.

Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:

- Picture window on primary (west) elevation;
- Modern doors and windows within original openings;
- Modern wood railing on veranda;
- Frame addition on rear wall.

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'

Archival Material



Archival photographs of the subject property pre-1985 prior to conversion to commercial use(above) and in 1985 during conversion to commercial use, note the exterior paint has been removed by this time and the original windows replaced (Source: Thornhill Historical Society)



Aerial photograph of the subject property (circled in red) and surrounding context prior to the arrival of post-war suburban growth c1961. The Heintzman House (circled in orange) is accessed from a long, linear driveway from Yonge Street (Source: City of Toronto Archives)



Aerial photograph of the subject property (circled in red) and surrounding context. Note the adjacent suburban growth which by this point has replaced the linear driveway to the Heintzman House (Source: City of Toronto Archives)



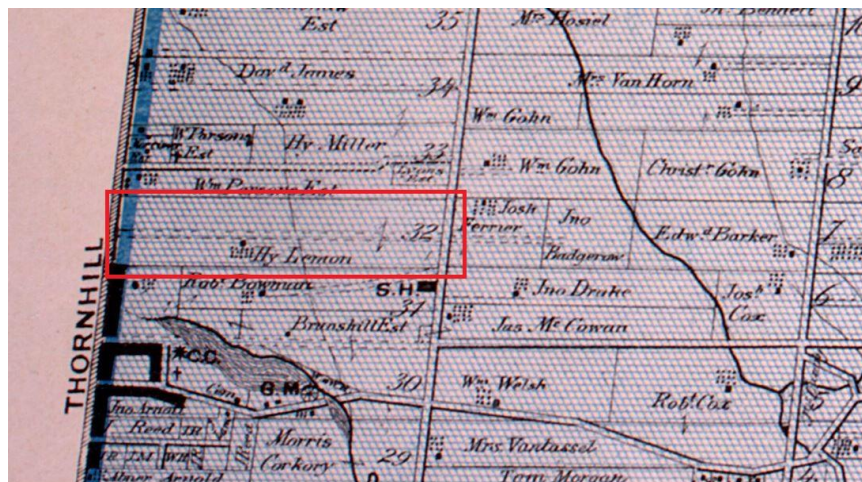
Aerial photograph of the subject property (circled in red) c1977. By this point the surrounding context resembles its contemporary form with the exception of the adjacent commercial plaza which has yet to be constructed (Source: City of Toronto Archives)

Thomson 41	John Dickey	Charles A. Hays	Lease to John W. Hays	Mark
Thomson 41	Lease to John W. Hays	Charles A. Hays	Lease to John W. Hays	Mark
Oliver 40	John Philipson	Lease to N. W. Hays	John H. Hays	15
Samuel 39	John Gray	Francis Schmidt	John Hays	14
Samuel 38	Melchior Quantz	John Olson	John Hays	13
Joshua 37	Lease to Melchior Quantz	John Olson	Lease to Henry Hays	12
Abner Miles 36	William Smith	Lease to Abraham Hays	Sam'l White's dec	11
Robert Munshaw 35	John A. Hays	John W. Myers	John Hays	10
Nicholas Miller 34	John A. Hays	John W. Myers	John Hays	9
John A. Hays 33	John A. Hays	John W. Myers	John Hays	8
John A. Hays 32	John A. Hays	John W. Myers	John Hays	7
John A. Hays 31	John A. Hays	John W. Myers	John Hays	6
John A. Hays 30	John A. Hays	John W. Myers	John Hays	5
John A. Hays 29	John A. Hays	John W. Myers	John Hays	4
John A. Hays 28	John A. Hays	John W. Myers	John Hays	3
John A. Hays 27	John A. Hays	John W. Myers	John Hays	2
John A. Hays 26	John A. Hays	John W. Myers	John Hays	1

1817 Agricultural Census indicating land ownership/tenancy of Lot 32, Concession 1



1853 map indicating land ownership/tenancy of Lot 32, Concession 1



1878 Illustrated Historical Atlas of the County of York indicating ownership of Lot 32, Concession 1

38	W. QUANTZ	Mrs. J. G. G. G.	H. C. G. G.	W. C. G. G.
37	E. QUANTZ	LEON L. G. G.	Mrs. J. G. G.	H. C. G. G.
36	T. W. G. G.	D. T. G. G.	M. J. G. G.	H. C. G. G.
35	H. N. G. G.	W. J. N. G. G.	J. G. G. G.	W. G. G. G.
34	W. G. G. G.	F. V. G. G.	W. G. G. G.	W. G. G. G.
33	W. G. G. G.	Mrs. G. G. G. G.	W. G. G. G.	W. G. G. G.
32	W. G. G. G.	W. G. G. G.	W. G. G. G.	W. G. G. G.
31	W. G. G. G.	W. G. G. G.	W. G. G. G.	W. G. G. G.
30	W. G. G. G.	W. G. G. G.	W. G. G. G.	W. G. G. G.
29	W. G. G. G.	W. G. G. G.	W. G. G. G.	W. G. G. G.
28	W. G. G. G.	W. G. G. G.	W. G. G. G.	W. G. G. G.
27	W. G. G. G.	W. G. G. G.	W. G. G. G.	W. G. G. G.
26	W. G. G. G.	W. G. G. G.	W. G. G. G.	W. G. G. G.

1919 Agricultural Census indicating land ownership/tenancy of Lot 32, Concession 1

Appendix 'F'

Heritage Markham Committee Extracts

HERITAGE MARKHAM EXTRACT

Date: June 8, 2022

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

EXTRACT CONTAINING ITEM # 6.5 OF THE SIXTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON June 8, 2022

6.5 REQUEST FOR FEEDBACK

UPDATE ON OPTIONS FOR EXISTING BUILDING 7951 YONGE STREET (16.11)

Councillor Reid McAlpine resumed the Chair for the rest of the meeting.

This matter was considered at the May Heritage Markham Committee meeting, and Councillor Keith Irish agreed to meet with the applicant or their representative and review what options might be available to preserve the building on site or by potentially moving it to another appropriate site.

Regan Hutcheson, Manager, Heritage Planning advised that after the May 11 Heritage Markham Committee meeting the applicant withdrew their application to demolish the existing building at 7951 Yonge Street.

Councillor Keith Irish advised that the applicant had previously applied for a demolition permit in order to make way for a proposed future development. There is currently no application before the City, nor have they participated in any formal pre-consultation with Planning staff, however, he was made aware of a concept plan that was submitted by the applicant or the owner's agent to the Province, proposing a twenty-six storey mixed-use high-rise building consisting of approximately 170 units, including 120 parking spaces with 96 located in 2 levels of underground parking and the remainder being located at-grade. He also noted this property would be adjacent to a potential Royal Orchard subway station.

As background to this item, Councillor Irish expressed concerns about recommendations concerning cultural heritage resources which were included in the recent housing affordability task force and whether they might be introduced in the future. He also noted that although Heritage Markham has not made a decision on the matter, it appeared that the committee would prefer to deny this request for a demolition permit, and retain the existing building on the property at 7951 Yonge Street.

Councillor Irish advised that since the last Heritage Markham Committee meeting, he has worked with the City's Manager, Real Property and the Senior Manager of Revenue and Property Taxes, and has a list of city-owned vacant properties, with the exclusion of parkland property in Ward 1. He further advised that he is continuing to have discussions with the owner's agent regarding the opportunity and cost of moving the building. It is his opinion that it is in the best interest of the current property owner to see the building preserved through relocation, and he hopes to have a better idea of that possibility, and will provide an update to the Heritage Markham Committee at its meeting in July.

Responding to questions from the Committee about a possible MZO application from the owner, Councillor Irish advised that the response he received from Planning Staff is that the owner is exploring all options.

Responding to a further question from the Committee, Councillor Irish advised that there do not appear to be any government programs that would provide assistance in a private matter like this. In his opinion, it is in the best interest of the developer to assume the costs and move the home to an alternate site in the local community.

Mr. Barry Nelson, speaking on behalf of the Thornhill Historical Society, addressed the Committee and expressed his concerns that this matter was not referred to the Architectural Review Subcommittee for future discussions when it was considered at the last Heritage Markham meeting. He also noted that this heritage resource functions as a gateway to the Thornhill Heritage Conservation District.

Councillor Irish indicated that negotiations will continue and it would appear that demolition will not be pursued in the short term.

Recommendations:

THAT the update from Councillor Irish on discussions with the owner concerning options for the cultural heritage resource, be received;

THAT Councillor Irish provide a further update to Heritage Markham at its meeting on July 13, 2022; and

THAT the verbal deputation by Barry Nelson, Thornhill Historical Society, be received.

Carried

HERITAGE MARKHAM EXTRACT

Date: May 11, 2022

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

EXTRACT CONTAINING ITEM # 4.1 OF THE FIFTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON MAY 11, 2022

4.1 DEMOLITION PERMIT APPLICATION TO DEMOLISH A PROPERTY LISTED ON THE MARKHAM REGISTER OF PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST 7951 YONGE ST, THORNHILL (16.11)

Evan Manning, Heritage Planner, addressed the committee and summarized the memorandum, noting that the property was adjacent to the Thornhill Heritage Conservation District, and was listed on the Markham Register of Property of Cultural Heritage Value or Interest. Mr. Manning advised that the former dwelling, now in commercial use, was fairly intact with modifications including the replacement of doors and windows and the reconfiguration of the original ground floor window along the west elevation. Otherwise the form of the building was intact. He noted that the building was screened from Yonge Street with mature trees.

Mr. Manning indicated that Staff evaluated the property under Ontario Regulation 9/06, noting that the evaluation framework was established by the Province in order to ensure consistency among municipalities when assessing a property's potential cultural heritage value. It was the opinion of Staff that the building has modest design and historical value, but some contextual value as per Ontario Regulation 9/06. He advised that the property was also evaluated using the City's Heritage Resources Evaluation System, and it was the opinion of Staff that the property straddled the Group 2 and Group 3 classifications.

Jeffrey Streisfield, a representative of the applicant, indicated that the property lacks strong reasoning for designation under Ontario Heritage Act, as the property did not constitute a significant cultural heritage resource. Mr. Streisfield noted that the building is located within a highly altered landscape, being surrounded by apartment buildings to the east. Mr. Streisfield requested that the Committee recognize that the property is proximate to the future Royal Orchard subway station, and should be removed to allow for residential intensification of the site.

A deputation was made by Valerie Burke recommending the support of the recommendation that finds the house to be a significant cultural heritage resource which should be conserved through designation under Part IV of the Ontario Heritage Act. She noted that it was an Edwardian Classical building, and is historically significant for its association with the Heintzman House. Ms. Burke commented that Thornhill has lost many heritage buildings along Yonge Street and that the remaining ones should be conserved to preserve the heritage character of the area.

The Committee provided the following feedback:

- Inquired of Ms. Burke which significant cultural heritage resources were lost on Yonge Street, and whether they were lost prior to the establishment of the Thornhill Heritage Conservation District in 1986.
 - Ms. Burke advised that many were lost in the 1960's but that the area could not afford to lose more cultural heritage resources. She noted that the home could be incorporated into future development plans for the property.
- Inquired of Ms. Burke why the property was not put forward for designation while Ms. Burke was on the Heritage Markham Committee.
 - Ms. Burke stated that some properties get overlooked until brought to the Committee's attention.
- Asked Mr. Streisfield what the total area of the property was, and how far north and south the property extended from the house.
 - Mr. Streisfield advised that the property was approximately 2,200 square meters, and the boundaries were as outlined in yellow on the image provided in the appendix of the Staff report.
- Inquired as to the Applicant's intention for property, as intensification alone did not warrant demolition of the house, and inquired whether incorporation of the house into a future development scheme was possible.
 - Mr. Streisfield stated that intensification was planned to provide needed housing, including affordable housing, given the proximity to the future subway station. He advised that the house should not be conserved as it wasn't a significant heritage resource, and that consideration could be given to salvaging some of the existing material, such as brick, for incorporation into a future development.
- Commented that the written deputation from Diane Berwick makes a strong case for the significance of the house and property, and that Heritage Markham has a long history of working with applicants to incorporate cultural heritage resources into new developments with an outcome that was beneficial for both parties.
 - Mr. Streisfield reiterated that the house should not be incorporated into future plans or the site because it is not a significant heritage resource, and should not be designated under the Ontario Heritage Act. He stated that the need to provide

new housing and affordable housing was more important than this particular building, and that a decision to conserve the building was a matter for Council to consider.

- Inquired why the building could not be incorporated into the future plans for the property.
 - Mr. Streisfield advised adaptive re-use of the existing building was challenging.
- Inquired whether the Applicant would consider relocating the building within the Thornhill Heritage Conservation District, as mentioned in Ms. Berwick's written deputation.
 - Mr. Streisfield indicated that the owner may consider this option. He commented that he did not see the significance of the building in Ms. Berwick's letter and reiterated that the property is not located within the District. Mr. Streisfield did not share Ms. Berwick's perspective that the building is a gateway to the Thornhill Heritage Conservation District.

A deputation was made by Barry Nelson, as a representative of the Thornhill Historical Society (THS). He advised that the THS considers the building to be in excellent condition and contributes to the village-like character of Yonge Street in Thornhill. He stated that the significance of the property is found in its historical connection to the Frances family and the Heintzman House. Mr. Nelson recommended accepting the recommendation that the house is a significant cultural heritage resource and should be conserved. Mr. Nelson commented that he had respect for the applicant, as they have a long history of looking after buildings along Yonge Street, and commended the applicant for maintaining the buildings in good condition.

Mr. Streisfield disputed the comment that the building contributes to the village-like character of Thornhill as there are apartment buildings next to it and the subway may soon come through the area.

The Committee provided the following feedback:

- Commented that Mr. Streisfield's use of the word "significant" was overemphasized and stated that it was up to the Committee to determine if the building was a significant heritage resource.
- Commented on the discomfort with discussing demolition without considering the use of the building in a different context elsewhere on the property, and without knowing the future plans for the property.
- Clarified with Mr. Streisfield that the property was approximately 0.25 acres in size, and suggested that the value of the property will be higher without the existing building.
- Indicated support for retaining the building on-site.

- Questioned the definition of significant by someone who had an interest in removing the building, noting that properties with less significance and in poorer condition have been conserved elsewhere.
- Inquired why Staff was not clearly in opposition to demolition of the building.
 - Staff commented that there were multiple viewpoints as to the cultural heritage value of the property and that staff values hearing the advice and input of Heritage Markham. Staff indicated that the building contained some design and historical value as described in Ontario Regulation 9/06, but that it was the position of Staff that it was the value was not significant. Staff clarified that the purpose of the memo was to encourage discussion, rather than present a conclusion as to whether the existing building should be conserved.
- Commented that the village-like character of Thornhill was enhanced by the existing building, and it helps tell the story of Yonge Street development.
- Commented that Heritage Markham's role is to reflect on the building from a heritage perspective and not to evaluate affordable housing.
- Commented that the building can still have cultural historical value despite the property not being within the Thornhill Heritage Conservation District, and having not been previously considered for designation under the Ontario Heritage Act.
- Commented that the quantity and age of the trees on the property gives it significance.
- Commented that the significance of the building was greater than that of the location, and inquired as to the likelihood of the owner permitting relocation.
 - Mr. Streisfield indicated that the applicant was prepared to work with Heritage Markham or others to have the building relocated off-site.
- Inquired about the Committee's options for delaying demolition in an effort to find an alternate option.
 - Staff advised the Committee that the building was Listed rather than designated, and that the Ontario Heritage Act requires Council to make a decision within 60 days following receipt of the intention to demolish as to whether to designate the property. There is no provision in the Act to extend the timeframe for listed properties facing demolition whereas there is this opportunity for designated properties. Committee was also advised that staff had to be cognizant of the timing of future Council meetings to address the 60 day timeframe.
- Inquired whether the demolition permit would have to be withdrawn to extend the time available to discuss potential alternatives.
 - Staff advised that this would allow for negotiations to occur beyond the aforementioned timeframe

- Commented that heritage buildings have been incorporated into several developments within Markham, and stated that conservation need not conflict with intensification of the property.
- In response to Mr. Streisfield's comment that the City and Metrolinx were aware of the plans for the property, the Committee inquired why the proposed use of the land was not presented to the Committee at the meeting.

After further discussion, Mr. Streisfield agreed on behalf of the applicant to withdraw the demolition application and to work with City Staff and Councillor Irish over the next 30 days to discuss alternative options for the building.

Recommendation:

THAT Heritage Markham receive the written submissions by Diane Berwick and Valerie Burke and the deputations by Barry Nelson o behalf of the Thornhill Historical Society, and Valerie Burke.

Carried