



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: June 12, 2024

SUBJECT: Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision Applications
11139 Victoria Square Blvd & 11251 Woodbine Avenue
Proposed Residential Intensification
File: 23 121495 PLAN

Property/Building Description: There are no extant municipally-recognized heritage resources at 11139 Victoria Square Blvd & 11251 Woodbine Avenue

Use: Agricultural/Vacant

Heritage Status: 11139 Victoria Square Blvd (“Henry and Charlotte Lever House”) is listed on the Markham Register of Property of Cultural Heritage Value or Interest (now demolished)

Application/Proposal

- The City has received concurrent Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision applications for the properties municipally known as 11139 Victoria Square Blvd & 11251 Woodbine Avenue (the “Development Site”);
- The Development Site is located northeast of the intersection of Woodbine Avenue and Victoria Square Boulevard and is comprised of approximately 11.06 hectares (27.33 acres);
- A low-rise development block with frontage on Woodbine Avenue is proposed along with a mid-rise block fronting Old Woodbine Avenue. A new street network and green space is also proposed;
- Note that existing Official Plan policies do not anticipate the use, height or building typologies as currently proposed.

Background

On-Site Heritage Resources

- There was formally a heritage resource at 11139 Victoria Square. As per municipal records, the Henry and Charlotte Lever House was a Georgian dwelling constructed in approximately 1840;
- At some point in the last several years, the dwelling was demolished without heritage approval. As with all listed properties, any application to alter or demolish an on-site

structure is circulated to Heritage Section staff (“Staff”) for review, affording the opportunity to designate the property under Part IV of the *Ontario Heritage Act* in accordance with Official Plan policies (refer to Section 4.5.3.16) should Staff find it to be a significant cultural heritage resource;

- A review of municipal records indicates that a demolition permit was not submitted prior to removal of the dwelling. As such, there was no trigger for heritage review of the permit or opportunity for designation of the property (if warranted) in response to the threat of demolition.

Official Plan Policy

Section 4.5 (“Cultural Heritage Resources”) of the Official Plan (2014) provides the following policy direction relevant to the proposal:

- Section 4.5.5.5 (“Enhancement, Commemoration and Advocacy”) provides the following objective for municipally-recognized heritage resources:
 - *To commemorate significant cultural heritage resources, which have been lost in the past or removed from the property, or are impacted by new development or public works, through a form of interpretation, where appropriate.*

Staff Comments

- Staff regret the unauthorized removal of the Henry and Charlotte Lever House. It is not known when the resource was removed. Similarly, it is not known who initiated its removal;
- Staff recommend that installation of a Markham Remembered plaque to commemorate the Henry and Charlotte Lever House be made an approval condition associated with the Draft Plan of Subdivision application.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham regrets the unauthorized demolition of the Henry and Charlotte Lever House at 11139 Victoria Square Blvd;

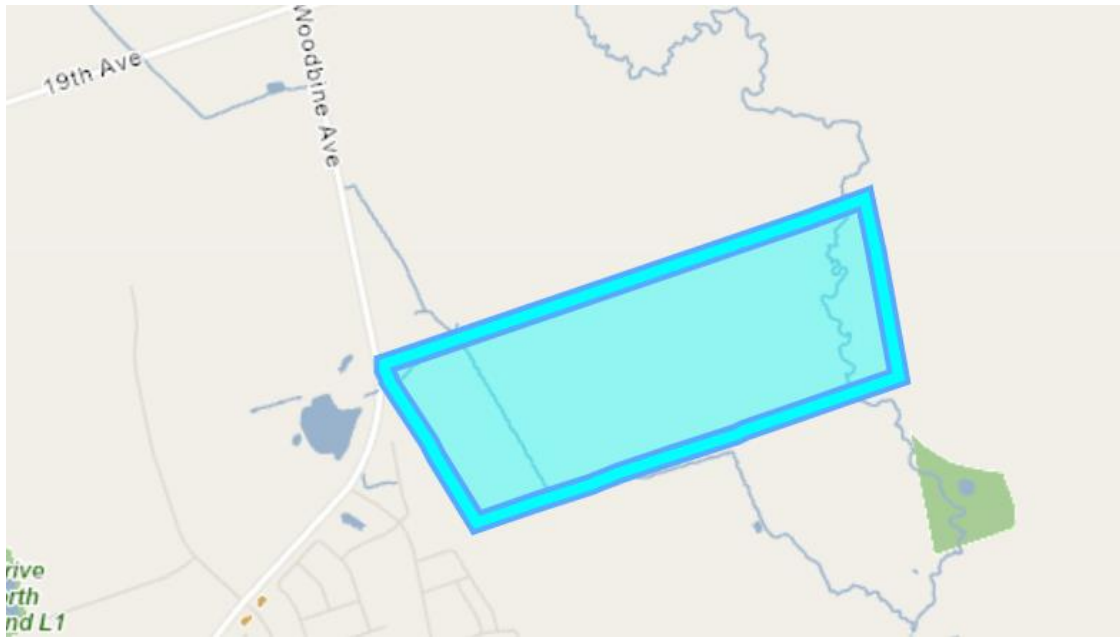
THAT installation of a Markham Remembered plaque for 11139 Victoria Square Blvd be made a condition of Draft Plan of Subdivision approval.

ATTACHMENTS:

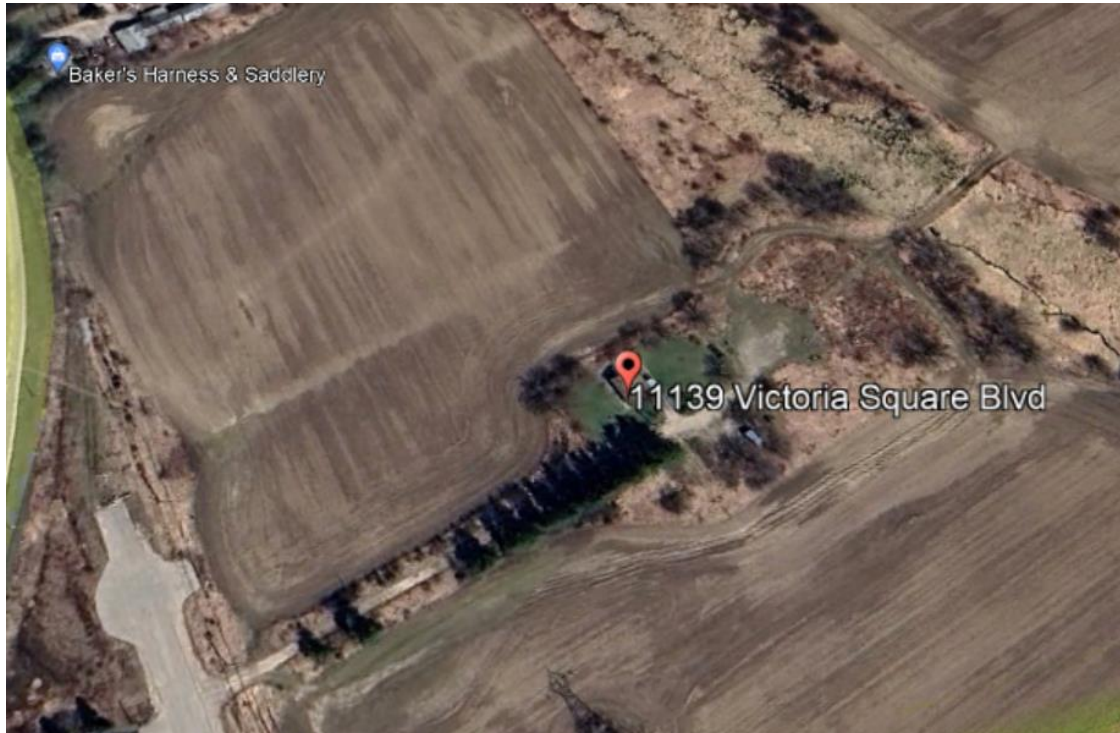
Appendix ‘A’	Location Map and Aerial Image of 11139 Victoria Square Blvd
Appendix ‘B’	Images of 11139 Victoria Square Blvd
Appendix ‘C’	Extract from the Heritage Register for 11139 Victoria Square Blvd

Appendix 'A'

Location Map and Aerial Image of 10737 Victoria Square Blvd



Property map showing the location of 11139 Victoria Square Blvd [outlined in blue] (Source: City of Markham)



Aerial image looking northeast towards 11139 Victoria Square Blvd (Source: Google Earth)

Appendix 'B'

Images of 11139 Victoria Square Blvd



*The west (primary) elevation [above] and south elevation [below] of 11139 Victoria Square Blvd c.2018
(Source: City of Markham)*

Appendix ‘C’

Heritage Register Extract for 11139 Victoria Square Blvd

Address:	11139 VICTORIA SQUARE BLVD
Original Address:	11139 Woodbine Avenue
Property Legal Description:	CON 4 PT LOT 28 RS66R5283 PART 1 TO PART 4
Historical Name:	Henry and Charlotte Lever House
Heritage Conservation District:	
Ward:	2
Year Built:	c. 1840
Architect Style:	Georgian Tradition
Heritage Status of Property:	Listed
Designation Bylaw:	
Heritage Easement Agreement:	No

History Description

The Henry Lever House stands on the west half of Markham Township Lot 28, Concession 4, north of the historic crossroads community of Victoria Square. It was formerly addressed 11139 Woodbine Avenue. Frederick Schell received the Crown Patent for the original 200 acre lot in 1802. He was one of three brothers that came to Markham from New York State around the turn of the 19th century. Beginning in 1830, Frederick Schell began dividing up the property among other members of the Schell family. In 1835, the portion of the Schell property where 11139 Victoria Square Boulevard stands was sold to Henry Lever, an English immigrant that came to Canada from Lancashire with his parents in 1818. Henry Lever married Charlotte Stoutenburgh, a member of a prominent Victoria Square family, in 1834. By the mid-1840s, they were living on Lot 28, Concession 4. The 1851 census described their home as a one storey board dwelling (meaning plank-on-plank or sawmill plank wall construction). This is the building that still stands on the property. At that time, many census enumerators did not record houses with half storeys as one and a half storeys, but classed them as one storey. Henry Lever was one of the shareholders of the Markham and Elgin Mills Plank Road Company. The family resided here until 1863, when they sold to John Sherk. Some of the later owners included Joseph Sherk, Michael Cross, James Cross, Asa Winger and Joseph Mortson.