



## MEMORANDUM



**TO:** Heritage Markham Committee

**FROM:** Evan Manning, Senior Heritage Planner

**DATE:** February 12, 2025

**SUBJECT:** Official Plan Amendment, Zoning By-law Amendment and Site Plan Control Applications  
5933 14<sup>th</sup> Avenue “George R. Cowie House”

**FILE:** 24 198977 PLAN & 24 198982 SPC

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**Property/Building Description:** Two-storey dwelling constructed c.1925 as per municipal records

**Use:** Vacant

**Heritage Status:** 5933 14<sup>th</sup> Avenue is designated under Part IV of the Ontario Heritage Act (OHA) Heritage Easement Agreement (2019)

### **Application/Proposal**

*Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), and Site Plan Control (SPC) Applications*

- The City has received concurrent OPA, ZBA and SPC applications for the properties municipally known as 5845, 5865, 5875 & 5933 14<sup>th</sup> Avenue (the “Development Site”). Refer to Appendix ‘A’ for location maps;
- The applicant is proposing to construct two purpose built rental apartment buildings containing approximately 624 apartment units (Buildings A & B), 34 purpose built rental townhouses, and a 0.15 ha (0.38 ac) public park to the west of Lepp Drive. A third multi-unit residential building (Building C) is proposed east of Lepp Drive adjacent to the George Cowie House (the “heritage building”). The Development Site is currently vacant apart from the heritage building. Refer to Appendix ‘B’ for a copy of the site plan and elevation drawings of the proposed buildings;
- An OPA is required as the Development Site is designated “Service Employment”: within the City of Markham Official Plan (2014). This land-use designation permits non-residential uses including light industrial, warehousing, and small-scale office space. To enable residential development at the scale proposed, the applicant is proposing to change the land-use designation to “Residential High-Rise”;
- A ZBA is required as the existing zoning for the Development Site is “Business Corridor” which does not permit residential uses;
- A SPC application is required as the proposed residential unit count exceeds the minimum threshold (10) for site plan control. Note that the SPC application is

limited to the lands west of Lepp Drive. The lands east of Lepp Drive containing the future Building C will be subject to a forthcoming SPC application.

#### *Conservation of the Heritage Resource*

- As noted above, there is one protected cultural heritage resource located within the Development Site (refer to Appendix 'C' for photographs of the dwelling).
- The George Cowie House, municipally-known as 5933 14<sup>th</sup> Avenue, is located to the east of Lepp Drive and is proposed to be transferred to a non-profit affordable housing provider for future residential use. Currently, no alterations are proposed for the heritage building;
- In addition to its designation under the OHA, the George Cowie House is also protected via a Heritage Easement Agreement.

#### **Staff Comment**

- Heritage Section staff ("Staff") have no objection from a heritage perspective to the OPA, ZBA and SPC applications. The adjacent development enabled by these applications will not adversely impact the heritage attributes of the George Howie House as described in the property's designation by-law (refer to Appendix 'D');
- Staff also have no objection to the future adaptive reuse of the George Howie House to provide affordable housing;
- As the heritage resource is proposed to remain vacant for the near future, Staff are requiring submission of a Mothballing and Maintenance Plan prepared by qualified heritage consultant outlining measures to stabilize the building until such time as work is ready to commence;
- Staff will evaluate any future alterations to the heritage building to ensure that they conserve its cultural heritage value and will require the submission of either a Minor or Major Heritage Permit depending on the proposed scope of work.
- Staff will return to the Committee to seek input on a future Heritage Permit application for the George Cowie House as well as feedback on the future SPC application for Building C.

#### **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham has no objection from a heritage perspective to the Official Plan, and Zoning By-law Amendment applications for the four properties and Site Plan Control applications for the properties excluding Building C and the George Cowie House which will be reviewed under separate Heritage Permit and Site Plan Control applications.

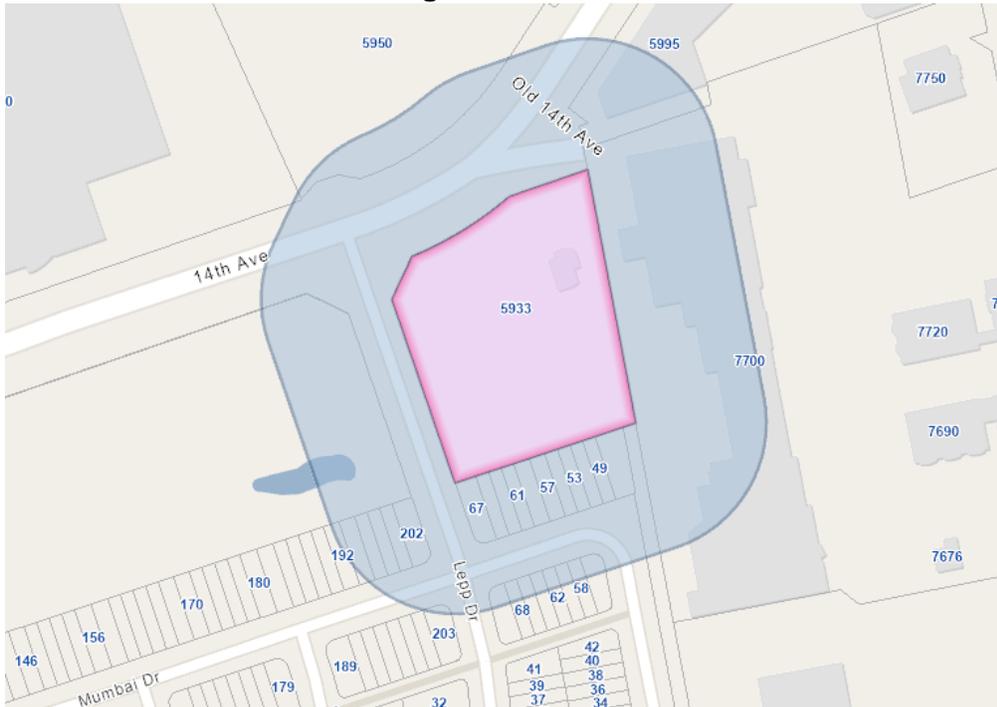
# Appendix 'A'

## Location Maps



The parcel containing the George Cowie House (outlined in yellow) (Source: City of Markham)

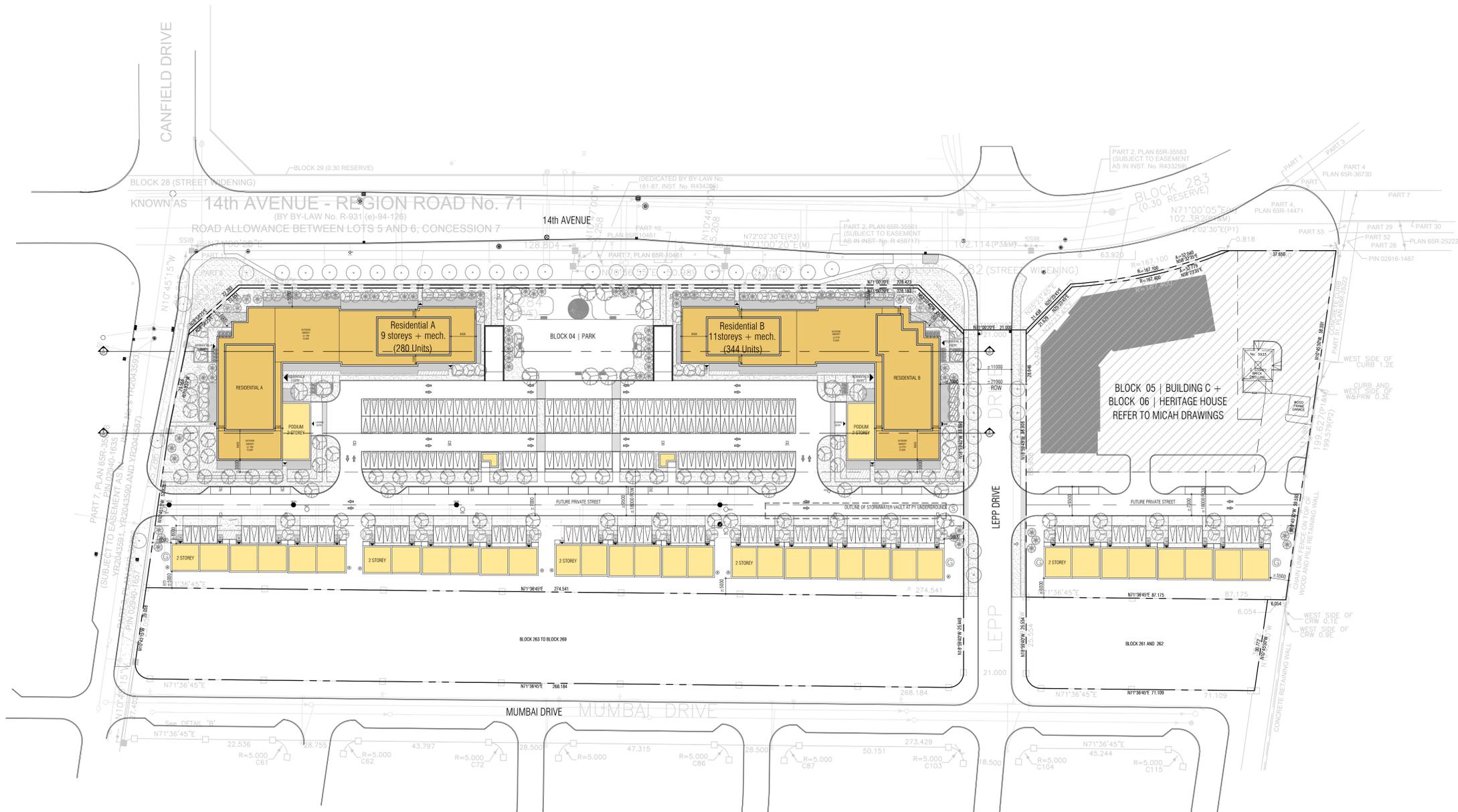
### 60m Buffer from Cultural Heritage Resource



Source: City of Markham

## **Appendix 'B'**

*Proposed Site Plan and Elevation Drawings*



This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site. This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

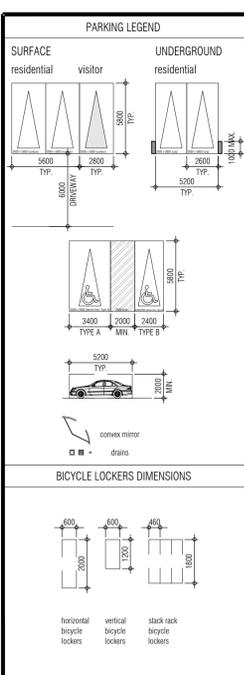
Conditions for electronic information transfer  
 Electronic information is supplied to the other associated firms to assist them in the execution of their work. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.  
 Graziani + Corazza Architects Inc. shall not be responsible for:  
 1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.  
 2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01.November.01.2024.Issued for OPA/ZBA E.C.

Block	Area (sqm)	Volume (m³)	Height (m)	Notes
Block A	1000	10000	10	Residential A
Block B	1500	15000	10	Residential B
Block C	2000	20000	10	Residential C
Block D	1200	12000	10	Residential D
Block E	1800	18000	10	Residential E
Block F	1400	14000	10	Residential F

Block	Area (sqm)	Volume (m³)	Height (m)	Notes
Block G	1100	11000	10	Residential G
Block H	1300	13000	10	Residential H
Block I	1600	16000	10	Residential I
Block J	1000	10000	10	Residential J
Block K	1400	14000	10	Residential K
Block L	1200	12000	10	Residential L

Category	Performance Indicator	Score
BUILT ENVIRONMENT	BE1	2
	BE2	2
	BE3	2
	BE4	2
MOBILITY	MO1	2
	MO2	2
	MO3	2
	MO4	2
NATURAL ENVIRONMENT & GREEN	NE1	2
	NE2	2
	NE3	2
	NE4	2
INFRASTRUCTURE & BUILDINGS	IB1	2
	IB2	2
	IB3	2
	IB4	2
INNOVATION	IN1	2
	IN2	2
	IN3	2
	IN4	2



**NOTES**

- All roads have been designed to meet the Canadian Highway Bridge Code, CAN/CSA S6 and will be surfaced in order to be accessible under all climate conditions.
- Pavement design shall be a minimum as per City's Engineering Design Criteria and Standard Drawings for Industrial & Heavy Duty Driveways or a City approved alternative.
- A minimum vertical clearance of 4.4 meters throughout entire access route.
- The slope of the access route shall be not exceed 5%.
- If a waste collection vehicle must pass over a support structure (s), show support structure (s) and indicate whether support structure(s) can support a minimum of 35,000kg.
- Loading pad design shall have a minimum base 300mm of compacted 20mm crusher run-limestone and shall be finished to a minimum of 200mm depth of concrete or a City approved alternative (i.e. heavy duty pavers).
- Grade of loading pad shall be no greater than +/-2% (grade of cross fall).
- Responsibility of Owner to meet no less than minimum standards pursuant to Ontario Building Code and appropriate odour controls requirements for Waste Storage Facility.

**GENERAL NOTES**

- For Landscaping, refer to landscape drawings.
- For proposed grading, refer to landscape/grading drawings.
- All perimeter existing information indicated taken from survey.
- All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended).
- This drawing to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development.

**ESTABLISHED GRADE**

Building A = 184.15m  
 Building B = 183.40m

**SURVEY INFORMATION**

LAYOUT PLAN OF PART OF BLOCK 54 REGISTERED PLAN 54M - 3514 AND PART OF LOT 5, CONCESSION 7

CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK  
 SCHAEFFER DZALDOV BENNETT LTD.  
 64 Jardin Drive  
 Concord, Ontario L4K 3P3  
 Tel.(416)987-0101

Drawing Title	Scale
A100 - CONTEXT PLAN	1:2500
A101 - SITE PLAN + STATISTICS	1:750
A201 - P1 UNDERGROUND PLAN	1:750
A301 - 1ST & 2ND FLOOR PLAN	1:750
A302 - 3RD & 4TH FLOOR PLAN	1:750
A303 - 5TH & 6TH FLOOR PLAN	1:750
A304 - 7TH & 8TH FLOOR PLAN	1:750
A305 - 9TH & 10TH FLOOR PLAN	1:750
A306 - 11TH & MPH FLOOR PLAN	1:750
A307 - ROOF FLOOR PLAN	1:300
A401 - BUILDING A ELEVATIONS	1:300
A402 - BUILDING B ELEVATIONS	1:300
A403 - TOWNHOUSES D ELEVATIONS	1:120
A404 - TOWNHOUSES E ELEVATIONS	1:120
A405 - TOWNHOUSES F ELEVATIONS	1:120
A406 - TOWNHOUSES G ELEVATIONS	1:120
A407 - TOWNHOUSES H ELEVATIONS	1:120
A408 - TOWNHOUSES I ELEVATIONS	1:120
A601 - NORTH WEST & NORTH EAST VIEWS + SOUTH WEST & SOUTH EAST VIEWS	N.T.S.
A602 - PERSPECTIVE	N.T.S.
A701 - SUN & SHADOW ANALYSIS	N.T.S.
A702 - MATERIAL BOARD	N.T.S.

**KEY PLAN**

**GRAZIANI + CORAZZA ARCHITECTS INC.**  
 8400 Jane Street, Building D, Suite 300, Concord, Ontario L4K 4L8  
 Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

**PROPOSED PURPOSE BUILT RENTAL DEVELOPMENT**

**14TH AVENUE RENTAL SOUTH**

5933 14TH AVENUE ONTARIO

**MARKHAM**

Project Architect: E. CORAZZA  
 Assistant Designer: T. RANZATTI  
 Drawn By: T.R./R.D./A.F./A.S.  
 Checked By: G. COLANGELO / D. BIAISE  
 Plot Date: Oct. 30, 24  
 Job #: 1765.20

**SITE PLAN**

1:750 A101



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Conditions for electronic information transfer

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  2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01.November.01.2024.Issued for OPA/ZBA E.C.

**GRAZIANI + CORAZZA ARCHITECTS INC.**  
 ENVD M. CORAZZA  
 LICENCE 4702

8400 Jane Street Phone: 905.795.2601 Building D, Suite 300 Concord Ontario L4K 4L8 Fax: 905.795.2844 www.gc-architects.com

PROPOSED PURPOSE BUILT RENTAL DEVELOPMENT

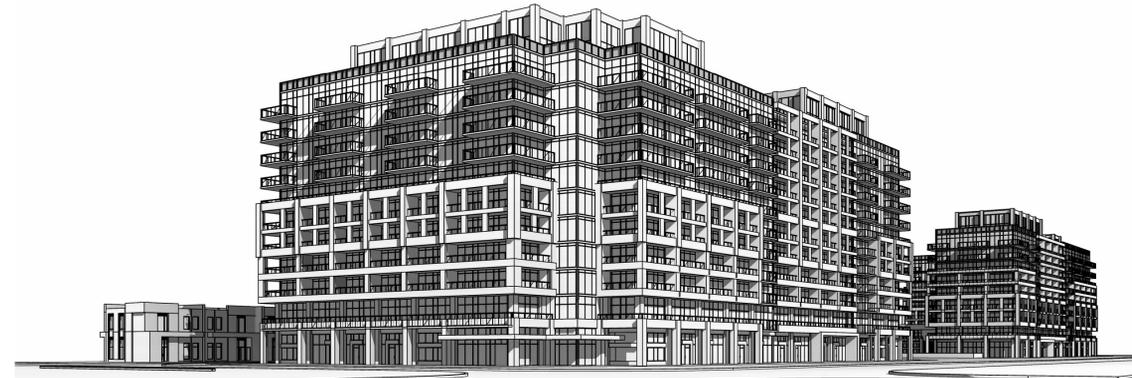
**14TH AVENUE SOUTH**

MARKHAM	5933 14TH AVENUE	ONTARIO
Project Architect:	E. CORAZZA	
Assistant Designer:	T. RANZATTI	
Drawn By:	T.R./R.D./A.F./A.S	
Checked By:	G. COLANGELO / D. BIASE	
Plot Date:	Oct. 30, 24	
Job #	1765.20	

**PERSPECTIVE**



NORTH WEST PERSPECTIVE



NORTH EAST PERSPECTIVE



SOUTH WEST PERSPECTIVE



SOUTH EAST PERSPECTIVE

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01.November.01.2024.Issued for OPA/ZBA

E.C.



**GRAZIANI  
+  
CORAZZA**  
ARCHITECTS INC.

8400 Jane Street  
Phone: 905.795.2601



ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
*Lujo Corazza*  
ENVD M. CORAZZA  
LICENCE  
4702

Building D, Suite 300 Concord Ontario L4K 4L8  
Fax: 905.795.2844

L4K 4L8  
www.gc-architects.com

PROPOSED PURPOSE BUILT RENTAL DEVELOPMENT

## 14TH AVENUE SOUTH

MARKHAM		ONTARIO
Project Architect:	E. CORAZZA	
Assistant Designer:	T. RANZATTI	
Drawn By:	T.R./R.D./A.F./A.S.	
Checked By:	G. COLANGELO / D. BIASE	
Plot Date:	Oct. 30, 24	
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**NORTH WEST & NORTH EAST VIEWS**  
**SOUTH WEST & SOUTH EAST VIEWS**



VIEW FROM NORTH-WEST



VIEW FROM NORTH



VIEW FROM WEST



Key Plan

Issue	Date	Description	By
01	SEP 17/24	OWNER REVIEW	J.M.

01	N/A	N/A	J.M.
Rev.	Date	Description	By

keith loffler mc Alpine architects  
80 BLOOR STREET WEST, SUITE 402, TORONTO, ONTARIO, M5S 2V1 T (416) 964 1902 info@klma.com



Professional Certification		
REVIEW		
Issued for	N.T.S.	
Issue Date	SEPTEMBER 17, 2024	Scale
Project No.	2414	Drawn by
	J.M.	Checked by
	J.M.	

Howland Green  
Proposed Residences  
14th Avenue, Markham, Ontario

Project  
**Massing Views**

## **Appendix 'C'**

### *Photographs of the George Cowie House*



*Primary (north) elevation of the George Cowie House (Source: City of Markham, Jan 2025)*



*Primary (north) and east elevations of the George Cowie House  
(Source: City of Markham, Jan 2025)*



*West elevation of the George Cowie House (Source: City of Markham, Jan 2025)*

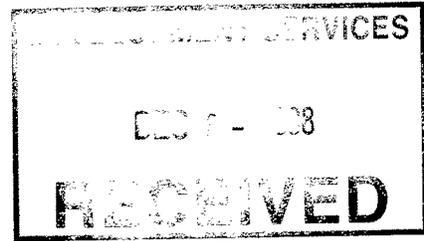
**Appendix 'D'**

*Designation By-law for 5933 14th Avenue*



December 4, 2008

1113529 Ontario Inc.  
P.O. Box 26575, RPO  
Markville, Markham, ON



Dear 1113529 Ontario Inc.:

Re: By-law 2008-190- To designate certain properties as being of historic and/or architectural value or interest (George R Cowie House - 5933 14th Avenue)

This will advise that Council at its meeting held on September 9, 2008, passed By-law 2008-190, which designated "George R Cowie House", 5933 14th Avenue, as being of historic and/or architectural value or interest.

A copy of the by-law, with the pertinent registration data, is attached for your information.

Sincerely,

*for* Kimberley Kitteringham  
Town Clerk

Encl.

cc: The Ontario Heritage Trust  
R. Hutcheson, Manager, Heritage Planning  
D. Hindson, Cattanach Hindson

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 1

**Properties**

*PIN* 02940 - 0009 LT  
*Description* PT LT 5 CON 7 MARKHAM AS IN R670076 ; S/T R433259 MARKHAM  
*Address* MARKHAM

**Applicant(s)**

This Order/By-law affects the selected PINs.

*Name* THE CORPORATION OF THE TOWN OF MARKHAM  
*Address for Service* 101 Town Centre Boulevard  
 Markham, ON  
 L3R 9W3

This document is being authorized by a municipal corporation The Corporation of the Town of Markham, Frank Scarpitti, Mayor and Kimberley Kitteringham, Clerk.

This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on the Municipality By-Law No. 2008-190 dated 2008/09/09.

Schedule: See Schedules

**Signed By**

Cathy I. Wyatt 101 Town Centre Blvd. acting for Signed 2008 10 21  
 Markham Applicant(s)  
 L3R 9W3  
*Tel* 9054777000  
*Fax* 9054797764

**Submitted By**

TOWN OF MARKHAM 101 Town Centre Blvd. 2008 10 21  
 Markham  
 L3R 9W3  
*Tel* 9054777000  
*Fax* 9054797764

**Fees/Taxes/Payment**

*Statutory Registration Fee* \$60.00  
*Total Paid* \$60.00

**File Number**

*Applicant Client File Number :* 08 0411 DG 0012



## BY-LAW 2008-190

A by-law to designate a property as being of  
Historic and/or Architectural Value or Interest  
George R Cowie House

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WHEREAS Pursuant to Part IV of the Ontario Heritage Act, the council of a municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of historic and/or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Town of Markham has caused to be served on the owners of the lands and premises at:

1113529 Ontario Inc.  
P.O. Box 26575, RPO  
Markville, Markham, ON

and upon the Ontario Heritage Foundation, notice of intention to designate George R Cowie House, 5933 14th Avenue and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality;

AND WHEREAS the reasons for designations are set out in Schedule "B" attached hereto and forming part of this by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the following real properties, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of historic and/or architectural value or interest:

George R Cowie House  
5933 14th Avenue  
Town of Markham  
The Regional Municipality of York

2. THAT the Town Solicitor is hereby authorized to cause a copy of this by-law to be registered against the properties described in Schedule "A" attached hereto in the property Land Registry Office.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
9<sup>TH</sup> DAY OF SEPTEMBER, 2008.

"Kimberley Kitteringham"

KIMBERLEY KITTERINGHAM  
TOWN CLERK

"Frank Scarpitti"

FRANK SCARPITTI  
MAYOR

**SCHEDULE 'A' TO BY-LAW 2008-190**

In the Town of Markham in the Regional Municipality of York, property descriptions as follows:

Pt Lt 5, Con 7 Markham as in R670076; Subject to R433259 Markham

**TOWN OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK**

## SCHEDULE 'B' TO BY-LAW 2008-190

### REASONS FOR DESIGNATION – STATEMENT OF SIGNIFICANCE

The George R. Cowie House is recommended for designation under Part IV 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 George R. Cowie House is a two and a half storey red brick farmhouse located on the south side of Fourteenth Avenue, just west of Markham Road. The property is situated within the Armadale community of Markham.

#### **Statement of Cultural Heritage Value or Interest**

##### **Historical Value**

The Cowie House, c.1925, is located on east half of Township Lot 5, in the 7<sup>th</sup> Concession. It has associative value as a remnant of the area's agricultural community. This property was originally a Crown Reserve, transferred to King's College (the forerunner of the University of Toronto) in 1828. In 1913, the property was purchased by George R. Cowie (1880-1944), a farmer. He was a son of John W. Cowie and his wife, Mary Jane (Dolphin) Cowie, who lived on Wellington Street East in Markham Village. Cowie's children owned the property until 1951. It is possible that the present house incorporates the earlier brick house noted in the census records and shown in this approximate location on Township maps of 1860 and 1878. During the early 20<sup>th</sup> century period in Markham's history, many older farmhouses were remodelled or replaced with more modern structures as the Township's agricultural community prospered with mixed farming and in particular, dairy production. The Cowie House is an excellent example of this trend of farm improvement, and of its early 20<sup>th</sup> century period of construction.

##### **Architectural Value**

The Cowie House is typical of the spacious, simply detailed farmhouses built in Markham in the first quarter of the 20<sup>th</sup> century. Its architectural detailing reflects the Edwardian Classicism that was popular from the 1910s through the 1920s. The house was constructed in the form of an American Foursquare, with its functional, basically cubic shape ornamented with a spacious wrap-around verandah that features a curved corner and gables centred on both the north and east sides. The red pressed brick cladding and two storey form of the house, with a broad hipped roof and gabled attic dormers, is representative of up-to-date farm residences that were locally built in the early part of the 20<sup>th</sup> century.

##### **Contextual Value**

The Cowie House is one of a small number of heritage buildings remaining in Armadale that still exist in the midst of modern development, a tangible reminder of the community's past as a prosperous agricultural area. The house illustrates the trend of farm improvement over time, and is a good example of an early 20<sup>th</sup> century farmhouse exhibiting features typical of Edwardian Classicism in Southern Ontario. The curving, wrap-around verandah is a noteworthy embellishment, uncommon in Markham.

**Significant Architectural Attributes**

Exterior character-defining attributes that embody the heritage value of the George R. Cowie House include:

- Overall form of the building;
- Fieldstone foundation;
- Red brick walls with stone lintels over openings;
- Medium pitched hipped roof with gabled dormers and wide, boxed eaves;
- Curved wrap-around verandah with its closed concrete balustrade, tapered wood columns, wood lintel and decorative gables;
- Flat-arched one over one wood sash windows with projecting stone sills.



## By-law 2021-48

A by-law to amend By-law 190-2008 being a by-law to designate  
George R Cowie House, 5933 14<sup>th</sup> Avenue

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WHEREAS by By-law No. 190-2008, "George R Cowie House" was designated as being of historic and/or architectural value or interest.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT By-law 190-2008 be amended by removing the legal description for 5933 14<sup>th</sup> Avenue in Schedule "A" and replacing it with the revised legal description of land shown in Schedule "A" attached hereto.

Read a first, second, and third time and passed June 29, 2021.

  
\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

  
\_\_\_\_\_  
Frank Scarpitti  
Mayor

**SCHEDULE "A" TO  
BY-LAW 2021-48**

**REVISED LEGAL DESCRIPTION OF LAND**

**George R Cowie House**  
5933 14<sup>th</sup> Avenue

In the City of Markham in the Regional Municipality of York, property description as follows:

BLOCK 271, PLAN 65M-4686, CITY OF MARKHAM, REGIONAL  
MUNICIPALITY OF YORK