



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 14th Avenue “George R. Cowie House”

FILE: 24 198977 PLAN & 24 198982 SPC

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

Use: Vacant

Heritage Status: 5933 14th 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 14th 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 14th 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.

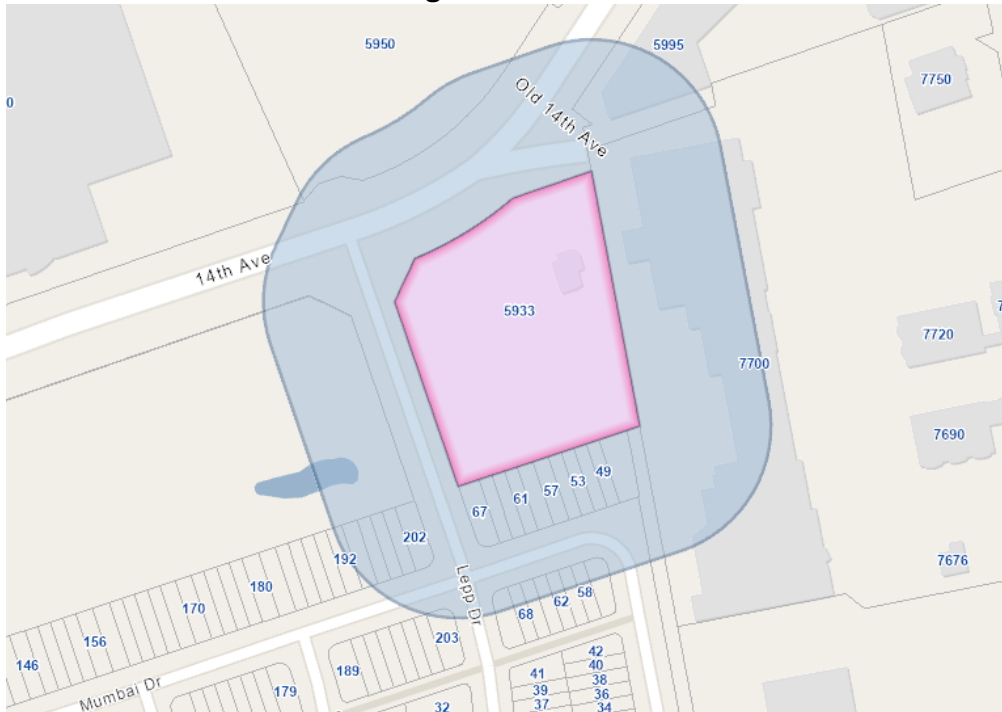
Appendix 'A'

Location Maps



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

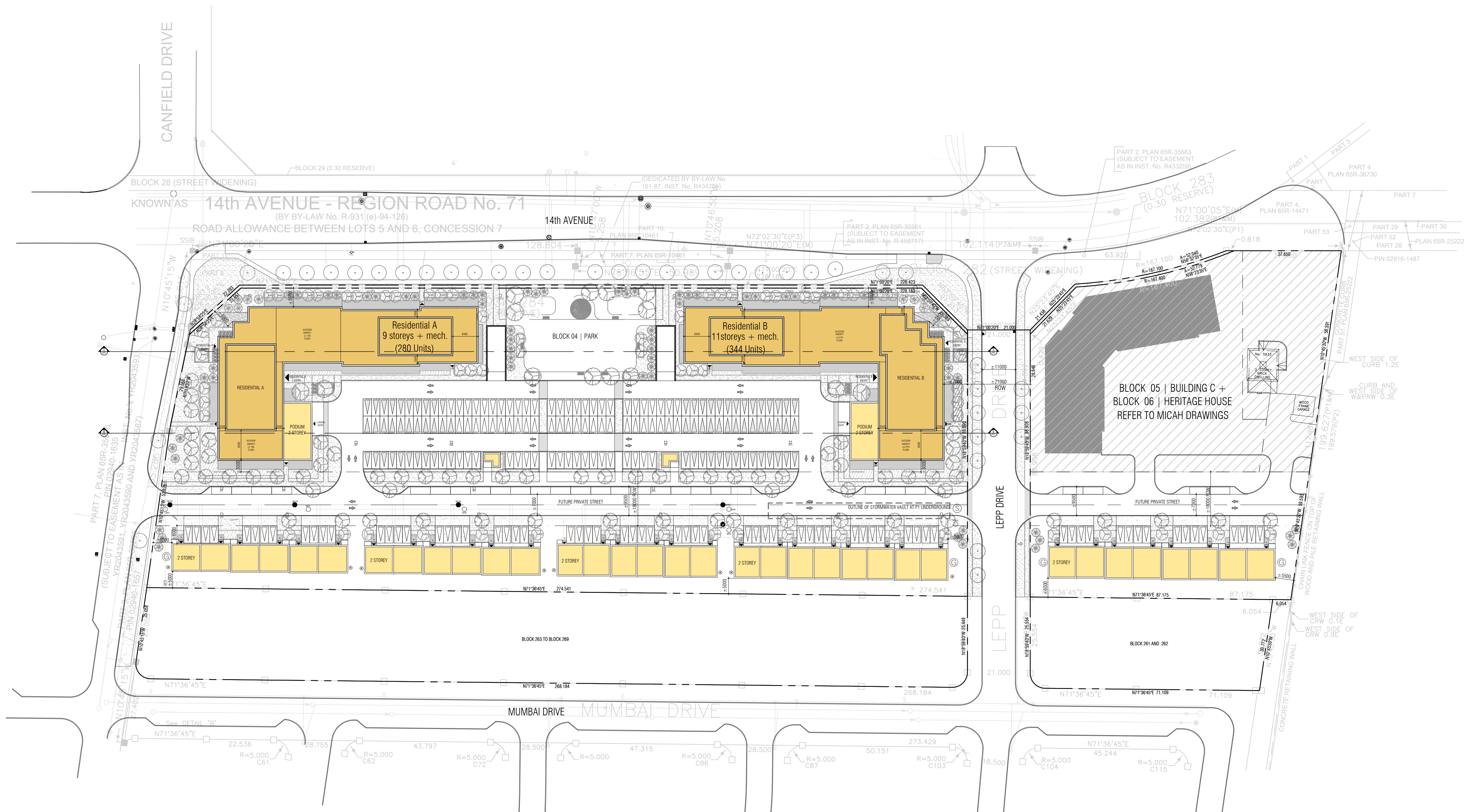
60m Buffer from Cultural Heritage Resource



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.

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- 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.

PROJECT STATISTICS				
JOB No. 1750.20 14th South Avenue DATE: 01.11.2024				
SITE AREA & BLOCK INFORMATION				
	AREA	AREA	AREA	AREA
BLOCK 01 - RESIDENTIAL	808.95	0.00	808.95	0.00
BLOCK 02 - RESIDENTIAL	808.95	0.00	808.95	0.00
BLOCK 03 - TOWNHOUSES	794.63	0.76	804.39	1.46
BLOCK 04 - TOWNHOUSES	102.11	0.15	102.11	0.15
BLOCK 05 - TOWNHOUSES	368.81	0.07	368.81	0.07
TOTAL	3759.45	0.98	3759.45	0.98
PERMITTED CONSTRUCTION AREA (P.C.A.)				
	AREA	AREA	AREA	AREA
P1 UNDERGROUND - RESIDENTIAL	842	0.00	842	0.00
P1 UNDERGROUND - TOWNHOUSES	779.63	0.76	804.39	1.46
P1 UNDERGROUND - TOWNHOUSES	870	0.00	870	0.00
TOTAL	1621.63	0.76	1621.63	0.76
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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
LAWO LORRY
ENZO M. CORAZZA
LICENCE
4702

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		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	

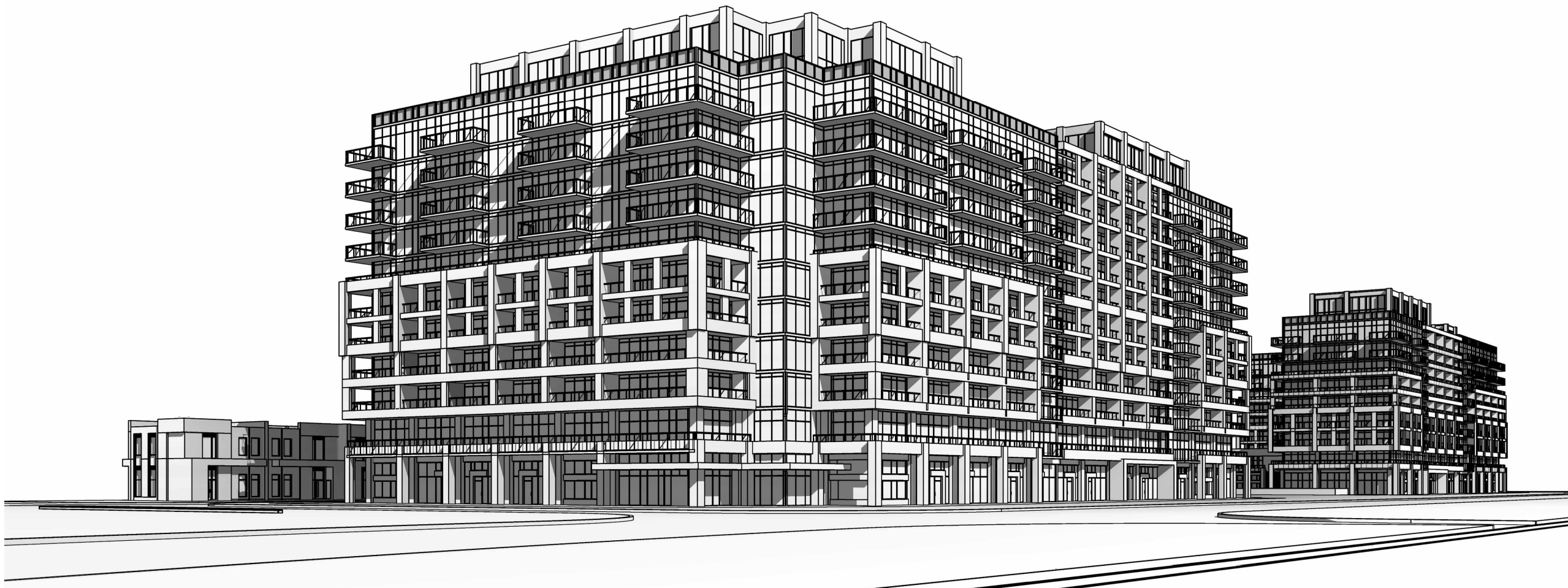
PERSPECTIVE

N/A

A602



NORTH WEST PERSPECTIVE



NORTH EAST PERSPECTIVE



SOUTH WEST PERSPECTIVE



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Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. 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:
- Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
 - 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.

8400 Jane Street
Phone: 905.795.2601

Building D, Suite 300
Concord Ontario
Fax: 905.795.2844

L4K 4L8
www.gc-architects.com

ONTARIO ASSOCIATION OF ARCHITECTS

Lujo Corazza
ENZO M. CORAZZA
LICENCE 4702

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.BIASI		
Plot Date:	Oct. 30, 24		
Job #	1765.20		

NORTH WEST & NORTH EAST VIEWS

SOUTH WEST & SOUTH EAST VIEWS

N/A

A601



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 403, TORONTO, ONTARIO, M5S 2V1 T (416) 944 1902 info@klma.com

klma

KEITH LOFFLER MCALPINE ARCHITECTS



Professional Certification			
REVIEW			
Issued for		N.T.S.	
Issue date		Scale	
2414		J.M.	
Project no.		Drawn by	Checked by

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)

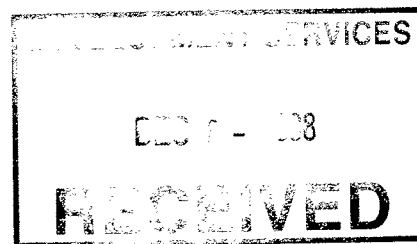
Appendix ‘D’

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, Cattnach Hindson

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. Markham L3R 9W3	acting for Applicant(s)	Signed	2008 10 21
Tel	9054777000			
Fax	9054797764			

Submitted By

TOWN OF MARKHAM	101 Town Centre Blvd. Markham L3R 9W3	2008 10 21
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

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
9TH 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 7th 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 20th 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 20th 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 20th 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 20th 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 20th 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 14th Avenue

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 14th 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 14th 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