



Report to: Development Services Committee

Report Date: May 28, 2018

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**SUBJECT:** Addition of Properties to the Markham Register of Property of Cultural Heritage Value or Interest, Ward 5

**PREPARED BY:** Regan Hutcheson, Manager, Heritage Planning, ext. 2080

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**RECOMMENDATION:**

That the report entitled “Addition of Properties to the Markham Register of Property of Cultural Heritage Value or Interest”, dated May 28, 2018, be received;

That as recommended by the Heritage Markham Committee, the properties identified in Appendix “A” of this report be added to the Markham Register of Property of Cultural Heritage Value or Interest;

And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this report is to recommend the inclusion of additional properties on the Markham Register of Property of Cultural Heritage Value or Interest (the “Register”).

**BACKGROUND:**

**Markham has an existing inventory of heritage properties**

Identifying properties of cultural heritage value is an essential part of municipal heritage conservation and Markham has been inventorying heritage properties since the late 1970s. The City has created the Register which includes:

- “listed” or non-designated properties;
- individually designated properties (Part IV designations); and
- properties in heritage conservation districts (Part V designations)

All development and building permit applications as well as policy documents affecting properties on the Register are reviewed by Heritage Markham Committee as part of the approval process.

**Ontario Heritage Act requires municipalities to have a register**

Section 27 of the Ontario Heritage Act indicates that a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest. The register must contain all Part IV (individual designations) and may also include property that has not been designated, but that the council believes may have cultural heritage value or interest. The council must consult with its municipal heritage committee before including a property on the register or removing the reference to such a property from the register.

The Ontario Heritage Act also requires the municipality to keep a register of all heritage conservation districts designated under Part V and ensure that the register contains a map

or description of the area of each such heritage conservation district.

Non designated properties on the register are provided with protection from demolition for a 60 day period which provides an opportunity for the municipality to consider designating the property.

**Identifying all properties of cultural heritage value is important**

A comprehensive register of cultural heritage properties, including both designated and listed properties has many benefits to a municipality, including:

- The register recognizes properties of cultural heritage value in the municipality;
- The register promotes knowledge and enhances an understanding of the community's cultural heritage
- The register is a planning document that can be consulted by staff and Council when reviewing development proposals or permit applications;
- The register provides easily accessible information about cultural heritage properties for land use planners, property owners, developers, the tourism industry, educators and the general public;
- The register provides interim protection for listed properties.

Requests to list a property on the municipal register may come from anyone including the general public, property owners, municipal heritage committees, staff, resident associations or historical societies. However, only Council, after consulting with its municipal heritage committee, can add a property to the register.

**Markham Official Plan (2014)**

As per the Official Plan, it is the policy of Markham Council:

- To promote *conservation* of Markham's *cultural heritage resources* by:
  - a) Identifying *cultural heritage resources* and maintaining a *Register of Property of Cultural Heritage Value or Interest* (4.5.1.1.a)
- To maintain a *Register of Property of Cultural Heritage Value or Interest* which is accessible to the public and identifies properties to be *conserved* and maintained consistent with standards and guidelines adopted by Council. It is recognized that there may be properties of cultural heritage interest that are not yet identified or designated, or included in the Register but may still be worthy of conservation and inclusion in the Register. (4.5.2.2)
- 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. (4.5.2.4)

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**OPTIONS/ DISCUSSION:****Properties have been identified for inclusion in the Register**

During reviews and studies undertaken throughout the City, properties may be identified which possess cultural heritage value or interest for the community and these properties are not on the Register

At the March 2018 meeting of Heritage Markham, the committee discussed whether certain properties on Wales Avenue, south of Gleason Avenue could be added to the Heritage Register. This area is located adjacent to the boundaries of the Markham Village Heritage Conservation District. As requested, Heritage Section staff undertook a brief analysis of the properties in this area (see Appendix “E”) and reported the findings to the heritage committee in April.

Heritage Markham recommended that specific properties on Wales Avenue be included on the Register at its meeting on April 11, 2018. See Appendix “D”.

**A rationale should be provided as to why the property is being included in the Register**

Although detailed research and evaluation is not required to list a property, it is recommended by the Ministry of Culture that a brief rationale be provided as to why the resource may be important to the community.

The properties listed in Appendix “A” have been identified for inclusion in the Register. The rationale for inclusion is based on two sources: a) Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest), and b) the criteria adopted by Heritage Markham for selecting properties for inclusion on the Register (see Appendices “B” and “C”).

Staff recommends that the identified eight properties be added to the *Register*.

**FINANCIAL CONSIDERATIONS AND TEMPLATE**

Not applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

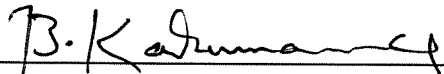
The protection of cultural heritage resources aligns with the Growth Management priority to achieve a quality community by ensuring the City of Markham’s cultural heritage resources remain part of the fabric of the City, strengthening the sense of community.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Heritage Markham Committee was consulted.

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**RECOMMENDED BY:**



Biju Karumanchery, M.C.I.P., R.P.P.  
Director of Planning & Urban Design



Arvin Prasad, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

- Appendix "A" – Proposed Additions to the Markham Register of Property of Cultural Heritage Value or Interest
- Appendix "B" - Ontario Regulation 09/16,
- Appendix "C" Heritage Markham Criteria for Selecting Properties of Cultural Heritage Value
- Appendix "D" Heritage Markham Extract, April 11, 2018
- Appendix "E" Review of Properties on Wales Avenue, South of Gleason Avenue

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**Appendix “A”**

**Proposed Additions to the  
Markham Register of Property of Cultural Heritage Value or Interest**

<b>Address</b>	<b>Date of Construction</b>	<b>Rationale Ontario Regulation</b>	<b>Rationale Heritage Markham Criteria</b>
17 Wales Avenue	1908	1(i), 3(i)	1(a), 2(b)
15 Wales Avenue	1928	1(i), 3(i)	1(a), 2(b)
20 Wales Avenue	1941	1(i), 3(i)	1(a), 2(b), 2(d)
16 Wales Avenue	1946	1(i), 3(i)	1(a), 2(b)
14 Wales Avenue	1947	1(i), 3(i)	1(a), 2(b)
9 Wales Avenue	1948	1(i), 3(i)	1(a), 2(b)
12 Wales Avenue	1949	1(i), 3(i)	1(a), 2(b)
19 Wales Avenue	1949	1(i), 3(i)	1(a), 2(b)

**Appendix "B"**  
**Ontario Regulation 9/06**

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**ONTARIO REGULATION 9/06**

made under the

**ONTARIO HERITAGE ACT**

Made: December 7, 2005

Filed: January 25, 2006

Published on e-Laws: January 26, 2006

Printed in *The Ontario Gazette*: February 11, 2006

**CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

**Criteria**

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark.

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**Appendix “C”  
Heritage Markham Criteria**

**MARKHAM REGISTER OF PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST  
(formerly the HERITAGE MARKHAM BUILDING INVENTORY)  
CRITERIA FOR SELECTING PROPERTIES OF HISTORICAL  
OR ARCHITECTURAL VALUE IN MARKHAM**

**1. Historical Value**

A property or the building or other structure which stands on it, has historical value when one or more of the following criteria are satisfied:

- a) It dates from an early age in the development of the City's communities.
- b) It is an outstanding, representative, early, only or rare example of the work of an architect, builder, landscape architect, interior designer, sculptor, engineer or other environmental designer.
- c) It is associated with (an) owner/occupant(s) who had importance locally or had influence in a broader geographical area.
- d) It served as the place of an event or movement important locally or to a broader geographical area.
- e) It is associated with, and effectively illustrates, the City's social, cultural, political or economic history. Included in this criterion would be: 1) meeting places such as town halls, railway stations, schools and places of worship; and 2) farmsteads.
- f) It affords or protects a significant natural view associated with local history.
- g) It meets such other criteria as may be determined from time to time.

**2. Architectural Value**

A property, or the building or other structure which stands on it, has architectural value when one or more of the following criteria is satisfied:

- a) It represents an outstanding, typical, early, only or rare method of construction.
- b) It is an outstanding, typical, early, only or rare example of an architectural style, period or type of building or structure.
- c) It exhibits an outstanding, aesthetic exterior design.
- d) It functions as a landmark, terminates a view or contributes in design to a streetscape or plan.
- e) It provides the open space needed to allow for visual appreciation of a building, a structure or a group of buildings or other structures, that is deemed to have historical or architectural value by any of the above criteria.
- f) It offers an outstanding, typical, early, only or rare form of interior design.
- g) It meets such other criteria as may be determined from time to time.

## **NOTES**

The above architectural criteria will be judged against the building's or the structure's surviving integrity. Integrity means a composite quality derived from original materials, original workmanship, original location and intangible elements of feeling and association.

Buildings include houses, barns, driving sheds, churches, meeting houses, town halls, schools, railway stations, hotels, stores, post offices and industrial buildings. Other structures include fences, bridges and village pumps.

A property selected for inclusion in the Markham Register of Property of Cultural Heritage Value or Interest (formerly the "Heritage Markham Building Inventory") is considered to have architectural or historical value in relation to:

- a) all buildings and structures in the City, or
- b) the historical community in which it is located (e.g. rural, Victoria Square, the Thornhill area), or
- c) all buildings in a heritage conservation district or heritage conservation district study area, or
- d) such other context as may be defined from time to time.

The perception of members of the City's various communities has influence in the determination of historical and architectural value.

Heritage Markham June 25, 1986

Revised as needed since 1986 to update terminology (eg. Town to City)



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**Appendix "D"**  
**Heritage Markham Extract**

**HERITAGE MARKHAM  
EXTRACT**

**DATE:** April 23, 2018

**TO:** R. Hutcheson, Manager of Heritage Planning

**EXTRACT CONTAINING ITEM #14 OF THE FOURTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON APRIL 11, 2018.**

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**14. Review of Properties on Wales Avenue,  
South of Gleason Avenue (16.11)**

**Extracts:** R. Hutcheson, Manager of Heritage Planning

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Regan Hutcheson, Manager of Heritage Planning summarized the details outlined in the memo. Mr. Hutcheson noted that a proper rationale must be provided for each property proposed for addition to the register.

**Recommendation:**

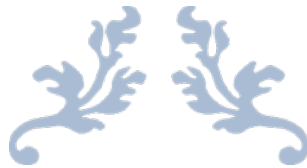
That Heritage Markham Committee strongly recommends the following properties be added to the Markham Register of Property of Cultural Heritage Value or Interest:

<u>Property Address</u>	<u>Reason for Listing</u>
17 Wales Avenue (built 1908)	1(a), 2(b)
15 Wales Avenue (built 1928)	1(a), 2(b)

That Heritage Markham Committee recommends for consideration the following properties for inclusion on the Markham Register of Property of Cultural Heritage Value or Interest:

<u>Property Address</u>	<u>Reason for Listing</u>
20 Wales Avenue (built 1941)	1(a), 2(b), 2(d)
16 Wales Avenue (built 1946)	1(a), 2(b)
14 Wales Avenue (built 1947)	1(a), 2(b)
12 Wales Avenue (built 1949)	1(a), 2(b)
19 Wales Avenue (built 1949)	1(a), 2(b)
9 Wales Avenue (built 1948)	1(a), 2(b)

**CARRIED**



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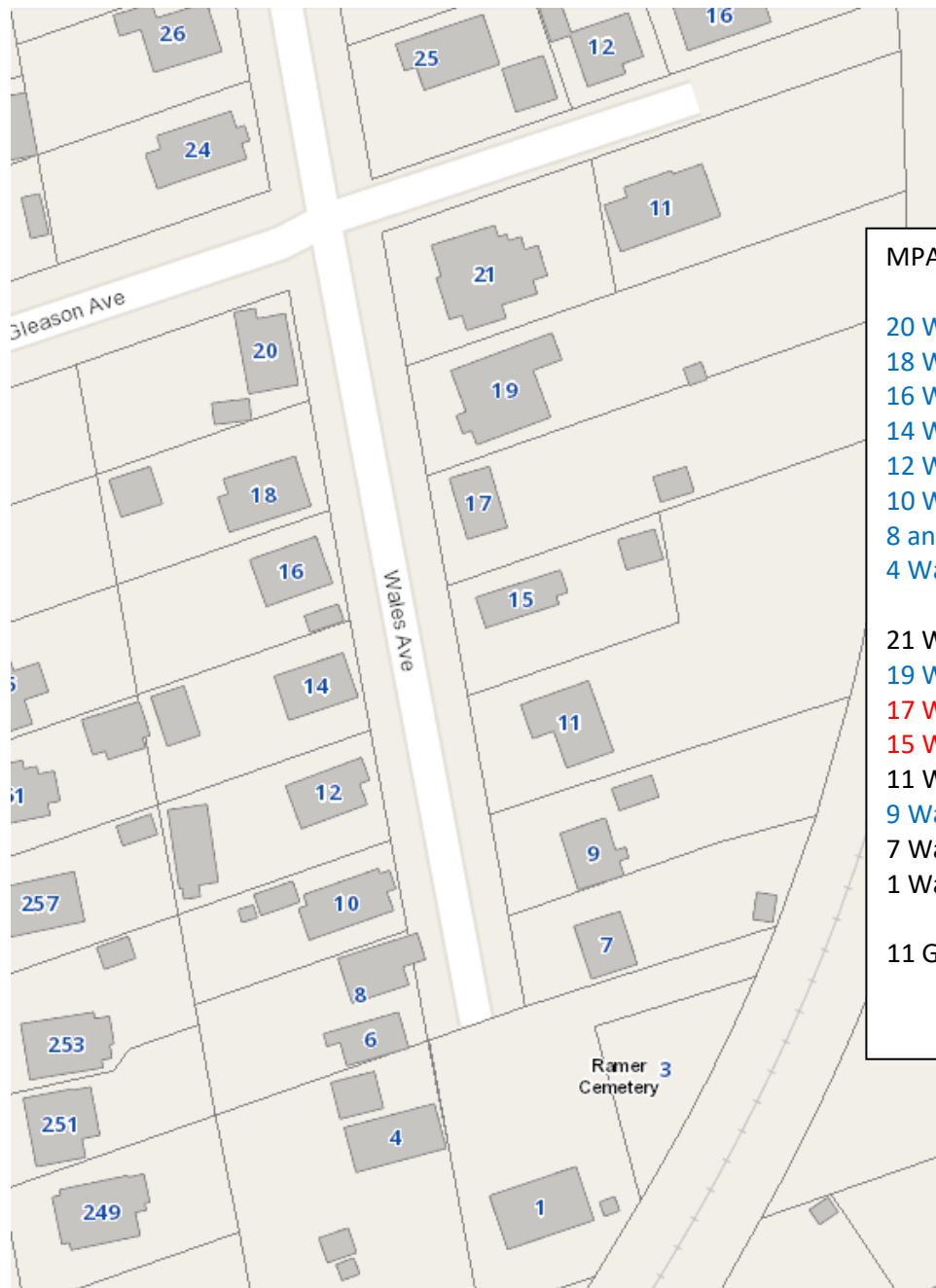
# WALES AVENUE

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South of Gleason Avenue



## Review of Wales Avenue, south of Gleason Avenue



### MPAC Date of Construction

20 Wales Ave	1941
18 Wales Ave	1953
16 Wales Ave	1946
14 Wales Ave	1947
12 Wales Ave	1949
10 Wales Ave	1951
8 and 6 Wales Ave	1950
4 Wales Ave	1952

21 Wales Ave	1980
19 Wales Ave	1949
17 Wales Ave	1908
15 Wales Ave	1928
11 Wales Ave	1961
9 Wales Ave	1948
7 Wales Ave	1966
1 Wales Ave	1976
11 Gleason	1970

# **Photographs of Dwellings**

**Photos from Google Street View 2015 unless otherwise noted  
Earlier Street Views were used when vegetation obstructed the dwelling**

**20 Wales Ave (age: 1941)**



**18 Wales (age: 1953)**



**16 Wales (age: 1946)**





**14 Wales (age: 1947)**



**12 Wales (age: 1949)**



**10 Wales (age: 1951)**

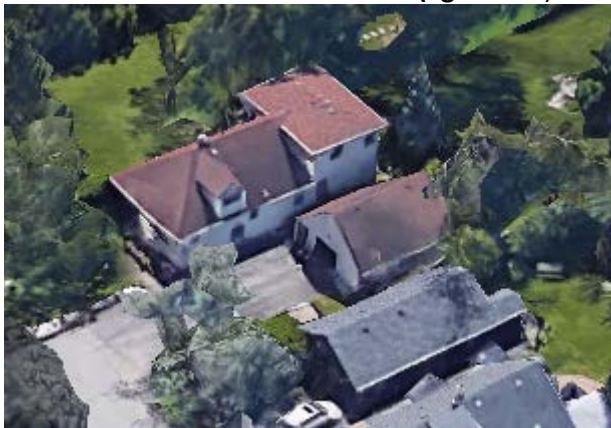




**8 and 6 Wales (age: 1950)**



**4 Wales – at the end of the street (age: 1952)**



**1 Wales – at the end of the street (age: 1976)**



**21 Wales (southeast corner at Gleason) (age: 1980)**



**19 Wales (age: 1949)**





**17 Wales (photo: 2009) (age: 1908)**



**17 Wales (photo: 2015) (age: 1908)**



15 Wales (age: 1928)



15 Wales (age: 1928)





**11 Wales (photo: 2009) (age: 1961)**



**9 Wales (photo: 2009) (age: 1948)**



**7 Wales (photo: 2009) (age: 1966)**





**11 Gleason (age: 1970)**



**Streetscape West Side (photo:2009 - No leaves)**



**Streetscape East Side 2009 - No leaves)**



**Wales Avenue looking south from Gleason Avenue**



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