

Victoria Square Boulevard Class
Environmental Assessment

Woodbine Avenue (north
connection) to Woodbine Avenue
(south connection)

Environmental Study Report

Appendix

K

Cultural Heritage
Assessment



June 1 2018

HERITAGE IMPACT ASSESSMENT

Victoria Square Boulevard Class Environmental Assessment, Between North & South Connections to Woodbine By-Pass City of Markham, Ontario

Submitted to:
HDR
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Report Number: 1544413-R01

Distribution:

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FINAL REPORT





Executive Summary

This Executive Summary highlights only the key points of the assessment; for a complete account of the findings and results, the reader should refer to the full text of the report.

In 2016, HDR Inc., on behalf of the City of Markham, retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) as part of a Schedule C Municipal Class Environmental Assessment (MCEA) for road and infrastructure improvements to Victoria Square Boulevard (formerly Woodbine Avenue), between the north and south connections to Woodbine By-Pass, in the City of Markham, Regional Municipality of York, Ontario. The scale and design of the proposed project varies according to the location in the Study Area, but in general involves:

- Minor road widening and curb construction;
- Creating roadside parking, treed boulevards, and multi-use paths;
- Installing new lighting and drainage infrastructure;
- Accessibility enhancement; and,
- Utility upgrades.

This HIA identified two (2) protected heritage properties and twenty-four (24) properties of potential cultural heritage value or interest in the study area. Of these, seventeen (17) are predicted to be at risk of impact during construction and operation.

To ensure that the heritage attributes of the two properties will not be adversely affected by construction and subsequent operations, Golder recommends the following actions:

- **Site plan control and communication:** the properties identified in this report to be at medium to high risk of direct impact should be clearly marked on project mapping and communicated to all project personnel for avoidance during construction and subsequent operation.
- **Create a physical buffer:** Temporary fencing should be erected at the property line or 10-m distance from properties identified in this report to be at medium to high risk of direct impact during construction and operation in the immediate vicinity, to ensure that the heritage attributes of each property will be buffered from all excavation, compacting, and associated heavy vehicle traffic during construction or subsequent operational work.
- **Monitor for vibration impact:** the properties identified in this report to be at medium to high risk of direct impact should be monitored during construction with digital seismographs to ensure that the built heritage resources are not being impacted by vibration from excavation, compacting, or associated heavy vehicle traffic during construction. These properties should also be monitored during any repair or resurfacing operation in the immediate vicinity.



Further, Golder recommends that:

- ***Signage (size, placement, and number) and road marking should consider designs that minimize visual impacts on the cultural heritage landscape of Victoria Square, and enhance its heritage character; and,***
- ***Existing trees in Victoria Square be retained as much as possible.***

Additionally, Golder recommends that the final project design should:

- ***Minimize or avoid encroachment on properties of cultural heritage value of interest identified in this report and establish as much distance as practicable between Project components and the identified properties.***



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Acknowledgments

City of Markham	George Duncan, Senior Heritage Planner, Planning & Urban Design Department
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Study Limitations

Golder Associates Ltd. has prepared this report in a manner consistent with standards and guidelines developed by the Ontario Ministry of Tourism, Culture and Sport and Canada's Historic Places, subject to the time limits and physical constraints applicable to this report. No other warranty expressed or implied is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder Associates Ltd., by HDR (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

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Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.



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HIA-VICTORIA SQUARE, MARKHAM

APPENDICES

APPENDIX A

Properties of Known and Potential CHVI

APPENDIX B

Preliminary Design



1.0 INTRODUCTION

In 2016, HDR Inc. (HDR), on behalf of the City of Markham (the City), retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) as part of a Schedule C Municipal Class Environmental Assessment (MCEA) for road and infrastructure improvements to Victoria Square Boulevard (formerly Woodbine Avenue), between the north and south connections to Woodbine By-Pass, in the City of Markham, Regional Municipality of York, Ontario (the Study Area) (Figure 1). The scale and design of the proposed project varies according to the location in the Study Area, but in general involves: minor road widening and curb construction, creating roadside parking, treed boulevards, and multi-use paths; installing new lighting and drainage infrastructure; accessibility enhancement; and, utility upgrades.

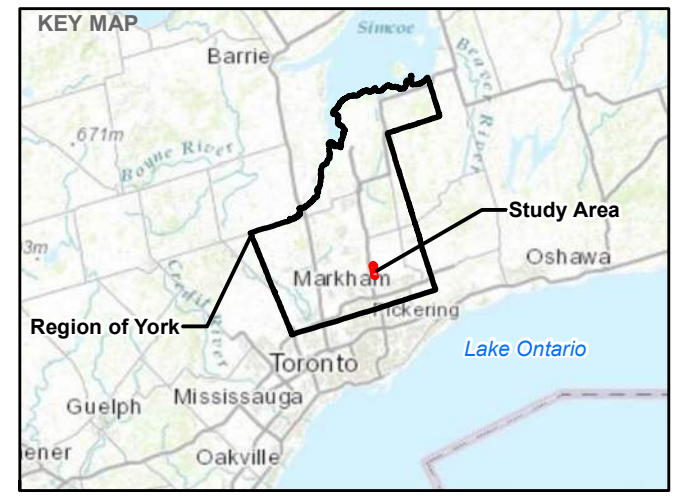
To assess the impacts of the preferred design option on known and potential cultural heritage resources in the Study Area, this document provides:

- A background on the legislative framework, purpose and requirements of a HIA and the methods that were used to investigate and evaluate cultural heritage resources in the Study Area;
- An overview of the Study Area's geographic context and history;
- An inventory and evaluation of built and landscape elements in the Study Area, including statements of cultural heritage value or interest for newly identified cultural heritage resources;
- A description of the proposed undertaking and an assessment of its predicted impacts and residual effects on known or newly identified cultural heritage resources in the Study Area; and,
- Recommendations to inform the detailed design and ensure that the heritage attributes of known or newly identified cultural heritage resources in the Study Area are conserved.



LEGEND

- Study Area
- Victoria Square Heritage Conservation District (Proposed)



REFERENCE(S)

1. BASEDATA MNRF 2016
2. IMAGERY: SOURCES: ESRI, HERE, DELORME, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), SWISSTOPO, MAPMYINDIA, © OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY © 2017 DIGITALGLOBE IMAGE COURTESY OF USGS EARTHSTAR GEOGRAPHICS SIO © 2017 MICROSOFT CORPORATION

CLIENT
HDR INC.

PROJECT
HERITAGE IMPACT ASSESSMENT, VICTORIA SQUARE BOULEVARD, CITY OF MARKHAM, ONTARIO

TITLE
STUDY AREA

CONSULTANT	DATE	REVISION
	YYYY-MM-DD	2017-05-18
	DESIGNED	PR
	PREPARED	PR
	REVIEWED	HC/CP
	APPROVED	HC/CP

PROJECT NO. 1544413 CONTROL 001 REV. 0 FIGURE 1

S:\Clients\City of Markham\Victoria_Square_Bldg\99_PRC\1544413_HDR_EA\0_PRC\0003_CulturalHeritage\1544413-0003-HC-007.mxd

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM 26mm



2.0 SCOPE & METHOD

The scope of this HIA was defined by guidance outlined in the Ministry of Tourism, Culture and Sport *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* (2016) (the MTCS Checklist). To conduct this HIA, Golder:

- Researched archival and published sources relevant to the history and geographic context of the Study Area;
- Consulted federal, provincial, and municipal heritage registers, and contacted the City's heritage planner, to identify known or recognized properties of cultural heritage value or interest (CHVI) within the Study Area;
- Undertook a field investigation to inventory and document all known and potential cultural heritage resources within the Study Area, and to understand the wider built and landscape context;
- Evaluated potential resources for CHVI of using the criteria prescribed in *Ontario Regulation 9/06*; and,
- Assessed potential impacts to properties of CHVI using MTCS and other guidance.

A number of primary and secondary sources, including historic maps, aerial imagery, photographs, research articles, and municipal documents and were compiled from the Ontario Archives, National Air Photo Library, the City of Markham, and online sources.

Golder contacted Senior Heritage Planner George Duncan by telephone and email on July 18, 2016 to request information about known or potential cultural heritage resources in the Study Area and was provided with a written response on the status of the proposed Victoria Square Heritage Conservation District, and the City's planning documentation for George Peach House at 10975 Victoria Square Boulevard.

Field investigations were conducted by Cultural Heritage Specialist Chris Lemon on July 14, 2016. This included photographing from public rights of way all resources in the Study Area with a Nikon D5300 digital single reflex camera and recording the coordinates of photo and resources locations using a navigation-grade GPS. Potential built heritage resources in the Study Area were identified on the basis of the MTCS Checklist and 40-year 'rule of thumb' (see Section 3.1.4), analysis of architectural style, historical mapping, and aerial imagery, and are described using the terms provided by Blumenson (1990), Hubka (2013), and *Canadian Inventory of Historic Buildings* (Parks Canada 1980). Potential cultural heritage landscapes were identified based on the criteria provided in the MTCS Guidelines on the Man-Made Heritage Component of Environmental Assessments (1980) and MTCS Heritage Conservation Districts (2006).



3.0 PLANNING, LEGAL, AND REGULATORY CONTEXT

Cultural heritage resources are recognized, protected, and managed through a number of Provincial and municipal planning and policy regimes (Figure 2). These policies have varying levels of authority, though generally all inform decision-making on how impacts of new development on heritage assets can be avoided or mitigated.

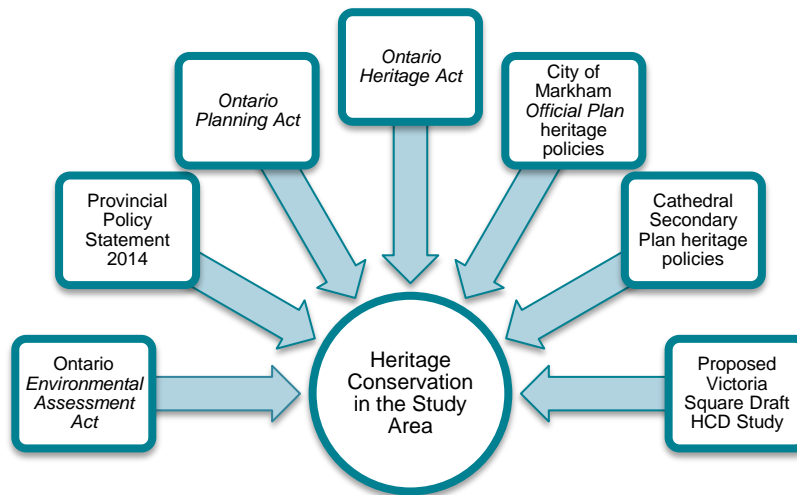


Figure 2: Provincial and municipal policies relevant to the heritage conservation in the Study Area

3.1 Provincial Heritage Policies

3.1.1 Environmental Assessment Act and Municipal Class Environmental Assessments

The *Environmental Assessment Act* (EAA) was legislated to ensure that Ontario’s environment is protected, conserved, and wisely managed. Under the EAA, ‘environment’ includes not only natural elements such as air, land, water and plant and animal life, but also the ‘social, economic and cultural conditions that influence the life of humans or a community’, and ‘any building, structure, machine or other device or thing made by humans’. To determine the potential environmental effects of a new development, the Environmental Assessment (EA) process was created to standardize decision-making. For municipal road, water, and wastewater projects this decision-making is streamlined in the ‘Class’ EA process, which divides routine activities with predictable environmental effects into four ‘schedules’ (Government of Ontario 2014; MCEA 2015). The Project falls under the Schedule C MCEA process since it involves construction of new facilities and major expansions to existing facilities.

The phases (up to five) and associated actions required for each of these schedules is outlined in the Ontario Municipal Engineers Association (MEA) Manual. Avoidance of cultural resources is the primary mitigation suggested in the manual, although other options suggested include ‘employing necessary steps to decrease harmful environmental impacts such as vibration, alterations of water table, etc.’ and ‘record or salvage of information on features to be lost’ (MEA 2015: Appendix ix 2). In all cases, the ‘effects should be minimized where possible, and every effort made to mitigate adverse impacts, in accordance with provincial and municipal policies



and procedures.’ Some of these policies —such as the *Planning Act*, *Provincial Policy Statement*, and *Official Plans* and *Secondary Plans*— are listed as ‘Key Considerations’ in the MEA Manual and are described below.

3.1.2 *Planning Act and Provincial Policy Statement*

The Ontario *Planning Act* (1990) and associated *Provincial Policy Statement, 2014* (PPS 2014) provide the legislative imperative for heritage conservation in land use planning. Both documents identify conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a Provincial interest, and PPS 2014 further recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians. The *Planning Act* serves to integrate this interest with planning decisions at the provincial and municipal level, and states that all decisions affecting land use planning ‘shall be consistent with’ PPS 2014.

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two sections of PPS 2014:

- Section 2.6.1 – ‘Significant built heritage resources and significant heritage landscapes shall be conserved’;
- Section 2.6.3 – ‘Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.’

PPS 2014 defines *significant* as resources ‘determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people’, and *conserved* as ‘the identification, protection, management and use of built heritage resources, cultural heritage landscapes, and archaeological resources in a manner that ensures their cultural heritage value of interest is retained under the *Ontario Heritage Act*.’ Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS:

- **Built heritage resources:** a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal [Indigenous] community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.
- **Cultural heritage landscapes:** a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal [Indigenous] community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).



- **Heritage attribute:** the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*).
- **Protected heritage property:** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the *Standards and Guidelines for Conservation of Provincial Heritage Properties*; property protected under federal legislation, and UNESCO World Heritage Sites.

For municipalities, PPS 2014 is implemented through an official plan, which may outline further heritage policies (see Section 3.2)

3.1.3 Ontario Heritage Act and Ontario Regulation 9/06

The Province and municipalities are enabled to conserve significant individual properties and areas through the *Ontario Heritage Act (OHA)*. Under Part III of the *OHA*, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory for Provincially-owned and administered heritage properties and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the *OHA* enables council to 'designate' individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of 'cultural heritage value or interest' (CHVI). Evaluation for CHVI under the *Ontario Heritage Act* is guided by *Ontario Regulation 9/06 (O. Reg. 9/06)*, which prescribes the *criteria for determining cultural heritage value or interest*. The criteria are as follows:

- 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 **historic 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.



If a property meets one or more of these criteria, it may be eligible for designation under Part IV, Section 29 of the *OHA*.

Designated properties, which are formally described and recognized through by-law, must then be included on a 'Register' maintained by the municipal clerk. At a secondary level, a municipality may 'list' a property on the register to indicate its potential CHVI. Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features.

The City's *Register of Property of Cultural Heritage Value or Interest* includes individual properties designated under Part IV of *OHA*, properties within one of the City's four heritage conservation districts (HCDs) designated under Part V of the *OHA*, and non-designated 'listed' properties of potential CHVI. The City also inventoried properties as potential CHVI as part of the Victoria Square HCD Study (2014).

At the City, like most municipalities, staff responsible for heritage and municipal heritage committees report to Council on issues pertaining to the *OHA*. If these individuals or bodies are absent in a municipality, the Province may assume responsibility

3.1.4 Provincial Guidance

The Province, through the MTCS, has developed a series of products to advise municipalities, organizations, and individuals on heritage protection and conservation. One product used primarily for EAs is the MTCS *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes: A Checklist for the Non-Specialist* (MTCS *Checklist*) (2015). This checklist helps to identify if a project area contains, or is adjacent to known cultural heritage resources, provides general direction on identifying potential built heritage resources and cultural heritage landscapes, and aids in determining the next stages of evaluation and assessment.

One criterion listed on the MTCS *Checklist* is if a property contains buildings or structures over 40 years old at the time of assessment. This 40-year 'rule of thumb' does not automatically assign cultural heritage value or interest or protection to buildings and structures older than 40 years, nor exclude those built in the last 40 years, but assumes that a property's heritage potential increases with age. If the 'rule of thumb' identifies potential cultural heritage resources in a study area, the MTCS *Checklist* advises that a Cultural Heritage Evaluation Report (CHER) be completed to evaluate if the built element or landscape meets the *O. Reg. 9/06* criteria. If the MTCS *Checklist* further indicates that known or potential for heritage resources will be impacted by the proposed development in a study area, investigation as part of a Heritage Impact Assessment (HIA) is usually necessary.

More detailed guidance on identifying, evaluating, and assessing impact to built heritage resources and cultural heritage landscapes is provided in the *Ontario Heritage Tool Kit* series. Of these, *Heritage Resources in the Land Use Planning Process* (MTCS 2006) provides an outline for the contents of a HIA, which it defines as:

- 'a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.'

For Class EAs, the *Ontario Heritage Tool Kit* partially, but not entirely, supersedes earlier MTCS advice. Criteria to identify cultural landscapes is provided in greater detail in the *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980:7), while recording and documentation procedures are outlined in the



Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments (1992:3-7). The latter document also stresses the importance of identifying and gauging the cumulative effects of a Class EA development (MTCS 1992:8).

3.2 Municipal Heritage Policies

3.2.1 City of Markham Official Plan

The City's *Official Plan*, or *Planning Markham's Future*, adopted in 2013 and last consolidated in June 2014, informs decisions on issues such as future land use, physical development, growth, and change within the City limits until 2031. Section 4.5 of the *Official Plan* addresses the goals and policies for 'cultural heritage resources', which are defined in the glossary (Section 11-8) as 'built heritage resources, archaeological resources, cultural heritage landscapes and intangible heritage such as traditions, ceremonies, attitudes, beliefs, stories, games and language that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.'

The City's objectives for cultural heritage are articulated in several subsections of Section 4.5, of which the following are relevant:

- Sec. 4.5.3.1 - To protect and conserve cultural heritage resources generally in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, the *Venice Charter*, the *Appleton Charter for the Protection and Enhancement of the Built Environment* and other recognized heritage protocols and standards;
- Sec. 4.5.3.3 - To use secondary plans, zoning by-laws, subdivision and site plan control agreements, signage by-laws, and other municipal controls, to ensure that development within or adjacent to cultural heritage resources is designed, sited or regulated so as to protect and mitigate any negative visual and physical impact on the heritage attributes of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource;
- Sec. 4.5.3.4 - To impose conditions of approval where cultural heritage resources are to be affected to ensure the continued protection of the resource;
- Sec. 4.4.3.5 - To require, where considered appropriate, the preparation of a heritage impact assessment or a heritage conservation plan, prepared by a qualified heritage conservation professional, for any proposed alteration, construction or development involving, adjacent to or in the immediate vicinity of a property on the Register of Property of Culture Heritage Value or Interest to ensure that there will be no adverse impacts caused to the resource or its heritage attributes; and,
- Sec. 4.5.4.6 - To identify and evaluate all cultural heritage resources, and where necessary ensure that suitable conservation and/or mitigation measures, are applied to:
 - a) address the impact of any municipal or provincial public works or other development or site alteration activities;
 - b) retain existing pavement widths and streetscape configurations where they contribute to the cultural heritage value of a heritage conservation district.



Cultural heritage is also addressed in many other sections of the *Official Plan*. In Section 6.1.2 there is the statement that development in the ‘public realm’ should ‘incorporate cultural heritage features’, and in Section 6.1.3.2 that the City will ‘design and arrange streets and blocks to create a sense of identity through the treatment of natural/cultural heritage and architectural features, built form, massing, scale, site layout and orientation, and by incorporating diverse streetscape elements.’ Consideration of cultural heritage resources in road widening is specifically addressed in Section 10.8.1.8:

- That unequal or reduced widening may be required where topographic features, public lands, historic buildings or other cultural heritage resources such as archaeological features, significant environmental concerns or other unique conditions necessitate taking a greater widening or the total widening on one side of the existing street right-of-way.

3.2.2 Secondary Plans

The Study Area also falls within the Cathedral and Highway 404 North secondary plan areas, but only under the former—which encompasses most of the Study Area—are there additional heritage conservation policies. The heritage integrity of the Victoria Square Hamlet is to be protected and preserved ‘by ensuring all new development planned is compatible with permitted uses, and building forms and scale, appropriate to the historic features and residential character of the former hamlet’ (Section 11.5.9.1), and ‘all new development and redevelopment planned within Victoria Square’ will preserve heritage buildings and ensure they are integrated into new development or uses (Section 11.5.9.4 b).

3.2.3 Victoria Square Heritage Conservation District

In 2009 the City’s Development Services Committee initiated discussions to propose the original hamlet of Victoria Square as an HCD. An inventory of cultural resources was subsequently produced (Murdoch 2010), and two years later the HCD study area boundary was approved. However, public support for the district waned after a draft HCD plan was submitted in 2014 (MHBC 2014), and future action on the HCD was suspended. Therefore, none of the properties in the HCD study area are designated under Part V of the *OHA*, nor are there specific policies to manage change within the proposed HCD study area boundaries, such as design guidelines, beyond those of the Secondary Plan.



4.0 GEOGRAPHIC AND HISTORICAL CONTEXT

4.1 Geographic Context

The Study Area is located in southwestern Ontario, north of the City of Toronto and in the Regional Municipality of York. It is in the northwest corner of the City of Markham and follows an approximately 225-m wide by 2.7-km corridor along Victoria Square Boulevard from its southern connection at the Woodbine Avenue Bypass north of Major Mackenzie Drive East, to its northern connection to the Woodbine Avenue Bypass south of 19th Avenue. Woodbine Avenue Bypass was built to redirect traffic to Highway 404, located parallel and approximately 1 km to the west, around the Victoria Square. At the north-centre portion of the Study Area, Victoria Square Boulevard crosses the major east-west route Elgin Mills Road East (Regional Road 49).

The community at this intersection is known as the Hamlet of Victoria Square, while the new development to the southwest and around the Cathedral of the Transfiguration has been named Cathedraltown. Extensions of this area are known as the Vetmar Community and Kylemore Victoria Square Community. Housing northwest of Victoria Square is called the 404 North Community. The nearest centres are Markham, approximately 5.5 km southeast, and Richmond Hill, which is just under 6 km to the west. In relation to other small historic communities, the Study Area is approximately 4 km south of Gormley, and 4 km southwest of Almira.

The Study Area is situated within the Peel Plain physiographic region; described by Chapman and Putnam (1984: 174) as:

Level-to-undulating tract of clay soils covering 300 square miles across the central portions of the Regional Municipalities of York, Peel, and Halton. The general elevation is from 500 to 750 feet a.s.l. and there is a gradual and fairly uniform slope toward Lake Ontario. Across this plain the Credit, Humber, Don, and Rouge Rivers have cut deep valleys, as have other streams such as the Bronte, Oakville, and Etobicoke Creeks.

Soils in the area are predominantly imperfectly drained and stone-free clay loam, and the generally the topography is undulating and slopes to the south towards Lake Ontario, located approximately 27 kilometers to the south. From south to north, the elevation in the Study Area rises by as much as 30 m over the first 2 km of its length, before it plateaus toward the 19th Avenue.

The Study Area is within the watershed of the Rouge River and its middle tributaries Carlton Creek and Berczy Creek are found 1500 metres west and 500 metres east, respectively. Vegetation in the immediate area has been largely cleared but is primarily deciduous with some coniferous species.

4.2 Historical Context

4.2.1 Township of Markham

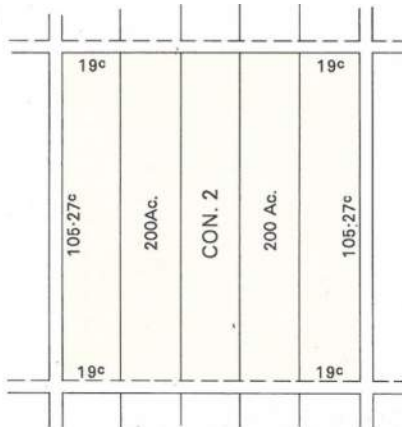
The former Township of Markham, named in honour of the Archbishop of York William Markham (1720-1806), was first surveyed by Abraham Iredell in 1793 as part of the larger survey of the County of York (Rayburn 1997:208; Gentilcore & Donkin 1973).



HIA-VICTORIA SQUARE, MARKHAM

Iredell employed the single-front method, where only the concessions were surveyed and lots of 120 to 200 acres were delineated to be five times as long as they were wide (Schott 1981:77-93) (Figure 3). In Markham Township, the concession lines were oriented south to north, with the side roads crossing from west to east (McIlwraith 1999:54).

Figure 3: The single front survey system, used from 1783 to 1818. As depicted here, each lot is 200 acres (Ac.), created from



surveying 19 chains by 105.27 chains (1 chain = 66 feet/ 20.12 metres) (Dean & Matthews 1969:99)

Ten concessions were laid out 1¼ miles (2 km) apart, running from Yonge Street and Vaughan Township in the west to Pickering Township in the east, and were divided into by six side roads, also 1¼ miles apart. At the time of the survey, these side roads were little more than blazes on trees indicating where the roads would eventually be opened. The Township was bounded by the Whitchurch Town Line (Gormley Sideroad) on the north, Yonge Street on the west, the Scarborough Town Line (now Steeles Avenue) on the south and Pickering Township on the west. The 1791 *Constitutional Act* decreed that a seventh-part of all lands be reserved for the Clergy reserve, and in 1792 Simcoe similarly retained a seventh-part of all lands for the Crown. With the exception of lots fronting Yonge Street, this left two of every seven lots in Markham Township as Crown and Clergy Reserves, a system that hindered settlement since it blocked access to water sources and left roads adjacent to the Reserve lots undeveloped (Champion 1979:9). It was not until the mid-1800s were both the Crown and Clergy lots released and sold to private owners.

The first major wave of European settlement in Markham Township was led by William Moll Berczy¹ (b. 1744, d. 1813), a German merchant and painter who recruited over 200 people from northern Germany to settle in the Genesee area of New York State on behalf of the British-based Genesee Association (Stagg 1983). The first group of settlers arrived in America in 1792 and spent the next two years in legal battles to access to the land and supplies they had been promised. To remedy the situation, Berczy assisted with the formation of the German Company intent on acquiring land in Upper Canada. In 1794, the German Company was granted 64,000 acres (25,900 ha) west of the Grand River, with the promise of more land once the original grant was settled. The settlers travelled to Newark (Niagara-on-the-Lake) in June of 1794 only to be informed that Simcoe had reneged on the agreement and they were now to settle in Markham Township. Approximately 190 German Company settlers, including some Pennsylvanians who had joined Berczy's group as they traveled, spent the winter of 1794 camping

¹ He was also known as Johann Albrecht Ulrich Moll, Wilhelm Albert Ulrich von Mollo, and Albert-Guillaume Berczy.



in the thick forests of Markham Township and suffered over the next two years, with several dying of starvation (Champion 1979:13).

Markham Township's other early settlers were French *émigrés* and Pennsylvania Dutch. The former included a group of approximately thirty aristocrats who had fled the French Revolution. In 1799 the *émigrés* had settled on lots fronting Yonge Street in Markham Township but by 1815 — with the exception of Laurent Quetton St. George, who prospered through trade connections with local First Nations and other settlers— all of the *émigrés* had returned to France (Champion 1979:26). The German or German-speaking Swiss known as the 'Pennsylvania Dutch' (a derivation of *Düütsch* or *Deutsch*) had come to America in the late 17th century and began migrating to Upper Canada at the end of the 18th century. Most settled in the eastern half of Markham Township and were Mennonites with communal, self-sufficient communities well adapted to face the hardships of early settlement in Ontario (Champion 1979:27). Other settlers in early Markham Township were primarily American or English, Irish and Scots.

Early roads in Markham Township tended to follow the natural topography rather than the survey lines. It was not until the early 20th century, with the increase in large engineering works, that many of these roads were straightened, and iron and concrete bridges were built across the Rouge River and its associated tributaries.

In 1817 there were fourteen grist and saw mills in the Township, twelve of which were on the Rouge River, and two on the Don (Champion 1979:116). Three wool dressing mills were running by 1824 and the number of grist and saw mills had increased to fifteen, and at mid-century there were twenty-seven sawmills and thirteen grist mills. The farm productivity recorded for the township in 1849 was 150,000 bushels of wheat, 11,000 bushels of barley, 7,000 bushels of rye, 145,000 bushels of oats, 45,000 bushels of peas, 55,000 bushels of potatoes, 3,000 bushels of turnips and 3,000 tons of hay. (Robinson 1885 Part II:120), while in 1881 productivity had increased to 110,050 bushels of wheat, 199,181 bushels of barley, 271,851 bushels of oats, 55,954 bushels of peas and beans, 10,280 bushels of corn, 89,671 bushels of potatoes, 122,312 bushels of turnips, 118,397 bushels of other root crops, and 10,598 tons of hay (Robinson 1885 Part II:120). During the last quarter of the 19th century, 70% of the land was under tillage, a little over 10% was under pasture, and 2% per cent was devoted to orchards. Only 10% still held forest, mainly beech, maple and basswood with some areas of pine.

The population numbered 5,698 in 1842, 6,868 in 1850, and 8,152 in 1871 (Robinson 1885 Part II:121). Only 6,375 inhabitants were listed for 1881, but this did not include those in the now incorporated villages of Markham, Richmond Hill and Stouffville. York County was abolished in 1971 and replaced by the Regional Municipality of York. The same year the northern portion of the Township of Markham was annexed into Richmond Hill (a town since 1957) and the newly formed Town of Whitchurch-Stouffville (an amalgamation of the former Township of Whitchurch and the former Village of Stouffville), while the southern portion of the Township of Markham became the Town of Markham.

4.2.2 Study Area

The hamlet at the intersection of Victoria Square Boulevard and Elgin Mills Road East was formed from the subdivision of four, 200-acre lots: the east halves of Lots 25 and 26, Concession 3, and the west halves of Lots 25 and 26, Concession 4. Originally settled by two members of Berczy's original party —Henry Pingle and Henry Schnell— and John Kennedy between 1799 and 1801, the parcels were later divided and sold in the first decades of the 19th century to a number of individuals, families, and businesses. The community grew steadily, emerging



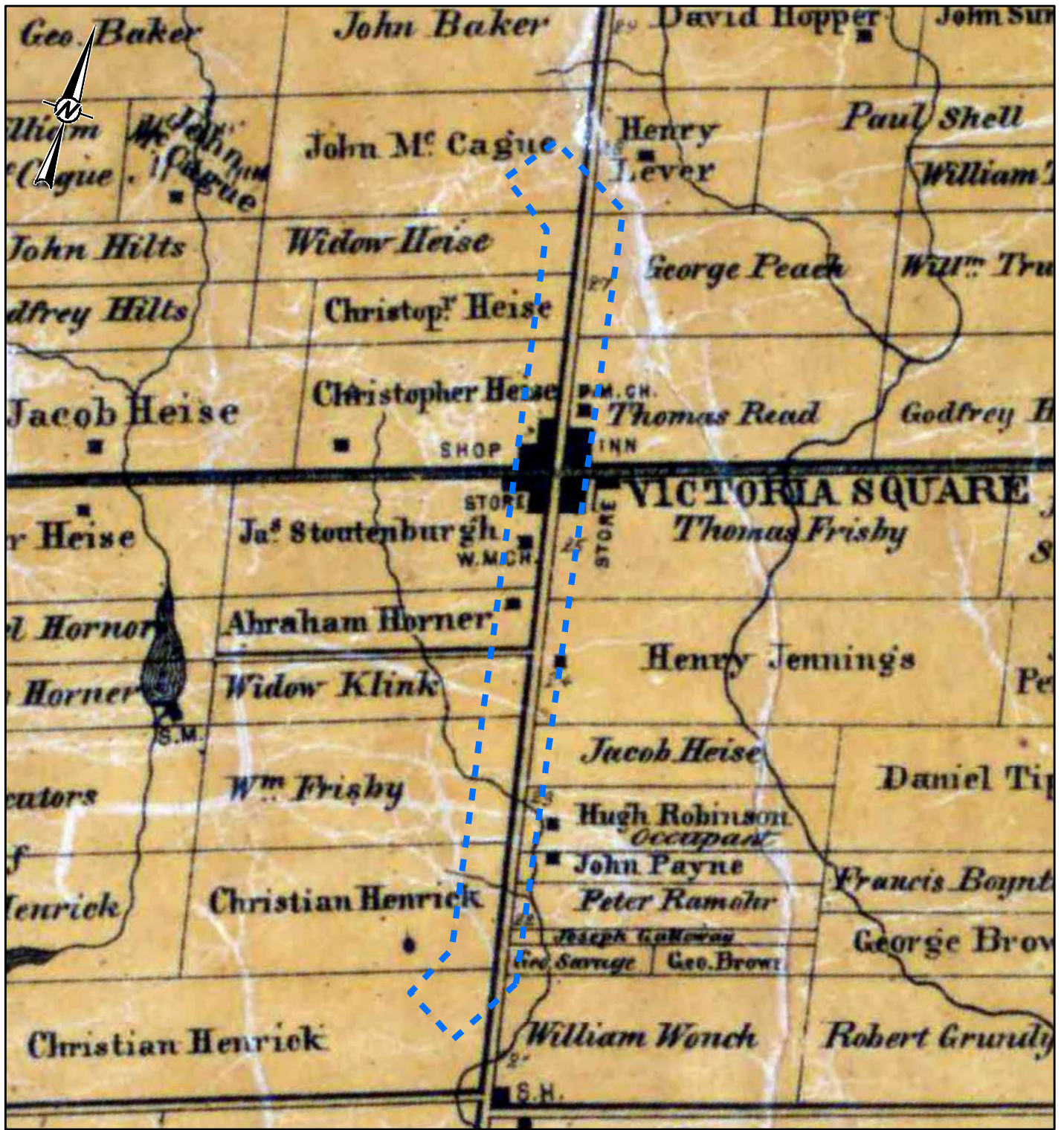
HIA-VICTORIA SQUARE, MARKHAM

possibly as a result of the Primitive and Wesleyan Methodists establishing their meeting houses at the crossroads in the 1830s and 1840s, and was encouraged at mid-century by connection via plank road to Yonge Street near Elgin Mills (Murdoch 2010:11). At this time, it may have been known as Read's Corners, after Thomas Read who resided at 3056 Elgin Mills Road but was changed to honour Queen Victoria when James Stoutenburgh opened the first post office on April 1, 1854 (Murdoch 2010:5).

Four years later the population was listed at 200 and included wheelwrights, harnessmakers, shoemakers, blacksmiths, and storekeepers, a range of occupations that would diversify even further by 1866 to include dressmakers, weavers, and carpenters. A school, Templars Lodge, Temperance Hall was added before 1875, and the Wesleyan Church (now United Church) at 10720 Victoria Square Boulevard was built to accommodate the now large congregation in 1880 (Murdoch 2010:12-13). The role of the community as a commercial, religious, and educational centre for the surrounding farming families continued into first half of the 20th century, but its decline in the 1960s, possibly a result of improved roads and increased motor vehicle use, led to the businesses and church properties being incrementally replaced by residential housing (MHBC 2014:8-16). Construction of Highway 404 in the late 1970s likely contributed to this change in land use. Nevertheless, the original core of Victoria Square has retained much of its historic character. A graphic picture of the community's incremental change through time can be seen in mapping produced between 1860 and 1917, and in air photos taken in 1958 and 1978.

In 1984, mining executive Stephen Boleslav Roman embarked on an ambitious project to build a cathedral for the Slovak Greek Catholic Church on the farmland south of Victoria Square. Roman retained British architect Donald Buttress, who had previously worked on the restoration of Westminster Abbey, to build the four-domed 'Slovak Cathedral of Transfiguration', and even successfully lobbied Pope John Paul II to consecrate the cornerstone. Buttress was also tasked with designing the surrounding community, named Cathedraltown, which was to include a piazza and lake. Roman died in 1988 and the development was taken on by his daughter, but the Cathedral and many of the planned amenities remain incomplete (Javed 2015).

Residential construction began on the land near the southeast corner of the Study Area in 2004 and was followed in 2006 and 2007 by housing built north of the cathedral and south of Victoria Square. By 2009 development was underway both northwest of Victoria Square and south of the Cathedral, and the Woodbine Avenue Bypass that skirted these new communities on the west was under construction. Housing, facilities, and schools erected in the last half-decade now completely fills the area enclosed by the Woodbine Avenue Bypass (north and south connections), as well as a 330-to-560-m wide strip of land east of Woodbine Avenue between Victoria Square and Major Mackenzie Drive East (Google Earth Historical Imagery: 2002-2016).



LEGEND

 STUDY AREA



REFERENCE(S)

1. TREMAINE'S MAP OF THE COUNTY OF YORK CANADA WEST, COMPILED AND DRAWN BY GEO. R. TREMAINE FROM ACTUAL SURVEYS TORONTO PUBLISHED BY GEO. C. TREMAINE 1860

CLIENT
HDR INC.

PROJECT
HERITAGE IMPACT ASSESSMENT, VICTORIA SQUARE
BOULEVARD, CITY OF MARKHAM, ONTARIO

TITLE
STUDY AREA IN 1860

CONSULTANT



YYYY-MM-DD 2017-05-18

DESIGNED PR

PREPARED PR

REVIEWED HC/CP

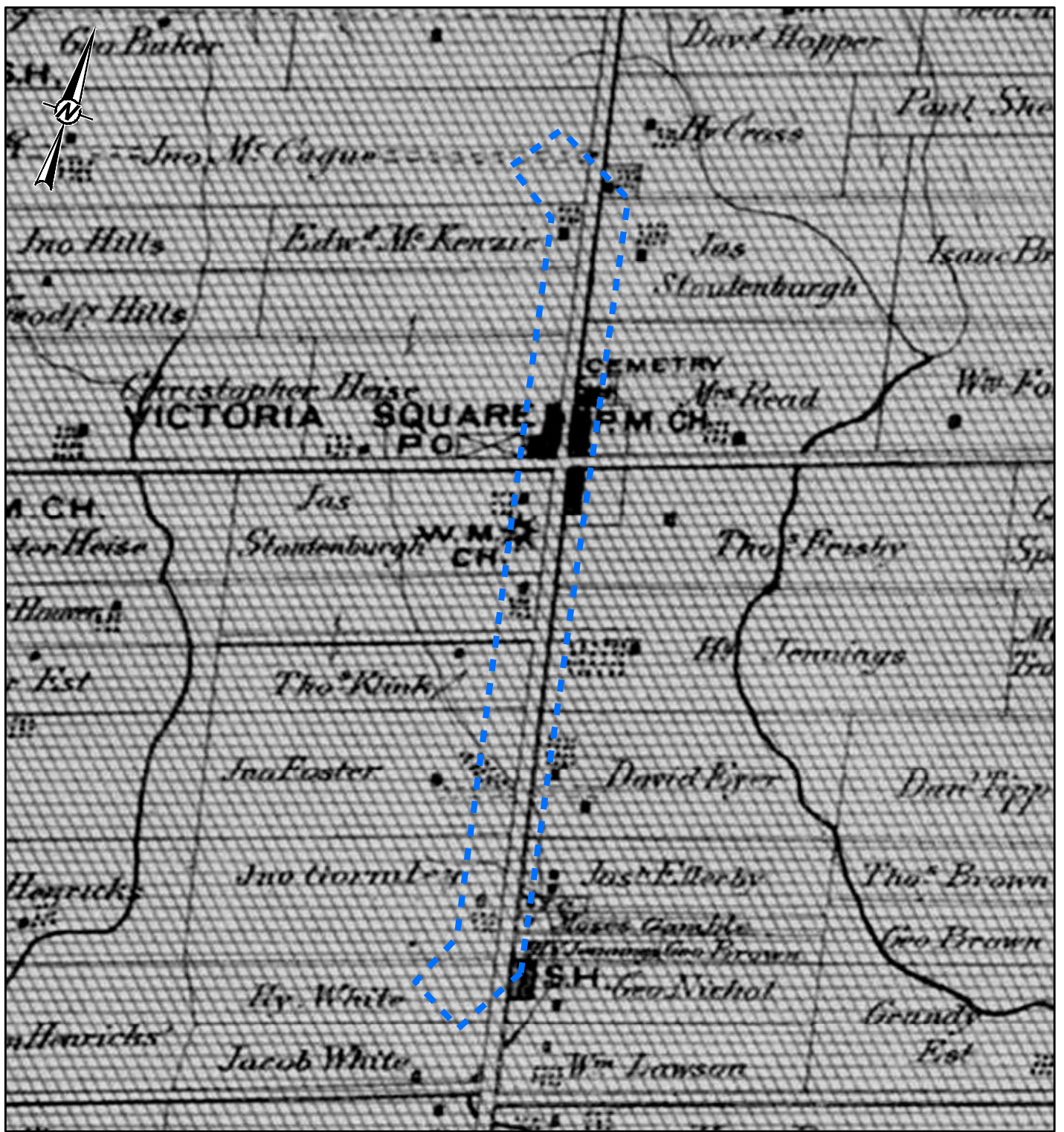
APPROVED HC/CP

PROJECT NO.
1544413

CONTROL

REV.
0

FIGURE
4



LEGEND

 STUDY AREA



REFERENCE(S)

1. MILES & CO. (1878) ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF YORK, ONT. MILES & CO., TORONTO

CLIENT
HDR INC.

PROJECT
HERITAGE IMPACT ASSESSMENT, VICTORIA SQUARE
BOULEVARD, CITY OF MARKHAM, ONTARIO

TITLE
STUDY AREA IN 1878

CONSULTANT



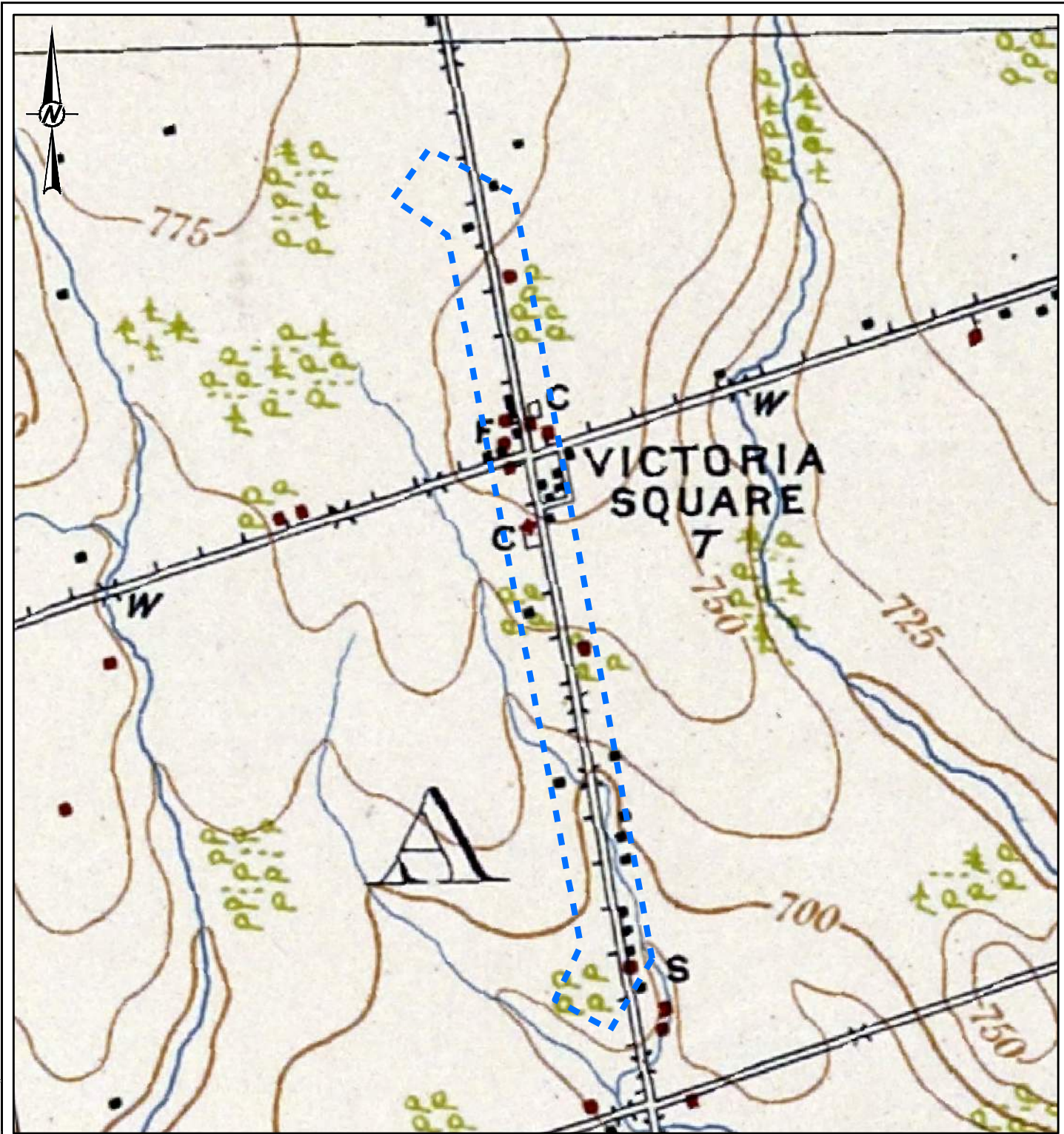
YYYY-MM-DD	2017-05-18
DESIGNED	PR
PREPARED	PR
REVIEWED	HC/CP
APPROVED	HC/CP

PROJECT NO.
1544413

CONTROL

REV.
0

FIGURE
5



LEGEND

 STUDY AREA



REFERENCE(S)

1.

CLIENT
HDR INC.

PROJECT
HERITAGE IMPACT ASSESSMENT, VICTORIA SQUARE
BOULEVARD, CITY OF MARKHAM, ONTARIO

TITLE
TOPOGRAPHIC MAP

CONSULTANT



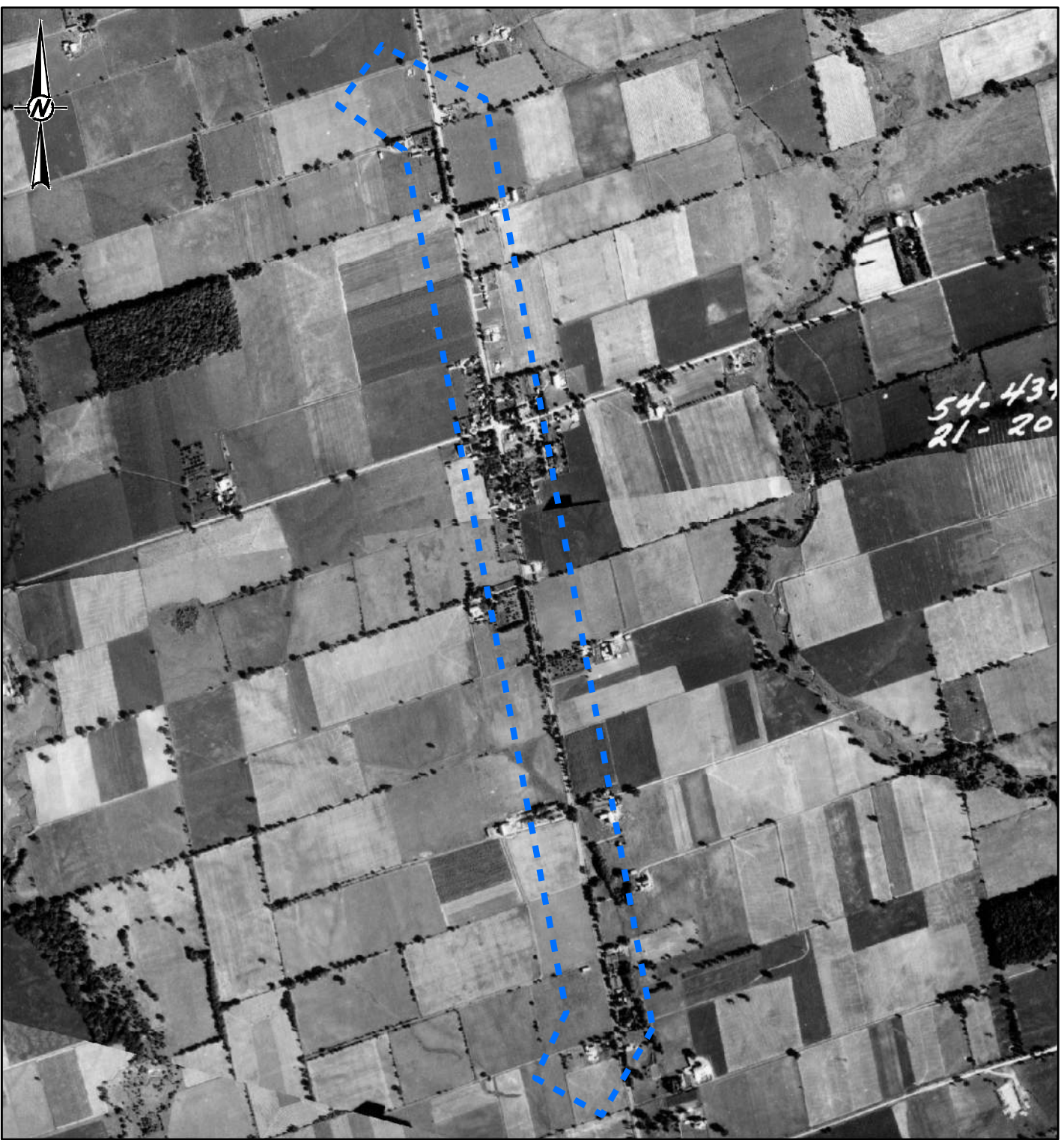
YYYY-MM-DD	2017-05-18
DESIGNED	PR
PREPARED	PR
REVIEWED	HC/CP
APPROVED	HC/CP

PROJECT NO.
1544413

CONTROL

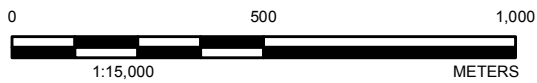
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FIGURE
6



LEGEND

 STUDY AREA



REFERENCE(S)

1.

CLIENT
HDR INC.

PROJECT
HERITAGE IMPACT ASSESSMENT, VICTORIA SQUARE
BOULEVARD, CITY OF MARKHAM, ONTARIO

TITLE
AERIAL - 1954

CONSULTANT



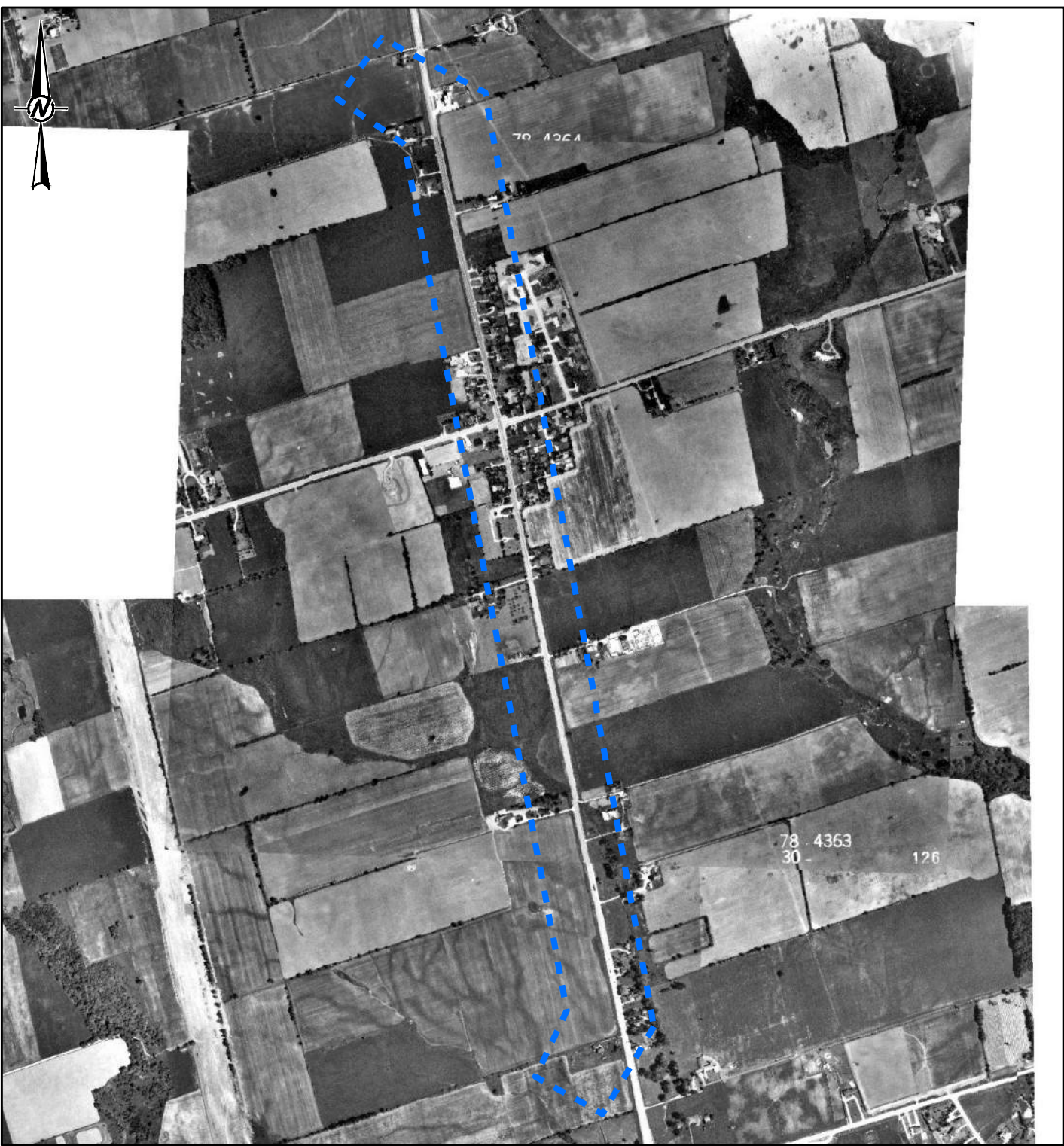
YYYY-MM-DD	2017-05-18
DESIGNED	PR
PREPARED	PR
REVIEWED	HC/CP
APPROVED	HC/CP

PROJECT NO.
1544413

CONTROL

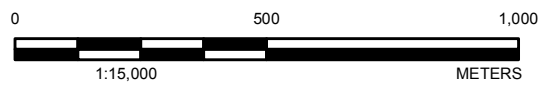
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FIGURE
7



LEGEND

 STUDY AREA




REFERENCE(S)

1.

CLIENT
HDR INC.

PROJECT
HERITAGE IMPACT ASSESSMENT, VICTORIA SQUARE
BOULEVARD, CITY OF MARKHAM, ONTARIO

TITLE
HISTORICAL IMAGERY - 1978

CONSULTANT	YYYY-MM-DD	2017-05-18
	DESIGNED	PR
	PREPARED	PR
	REVIEWED	HC/CP
	APPROVED	HC/CP

PROJECT NO. 1544413 CONTROL REV. 0 FIGURE 8

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IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: 25mm



5.0 AFFECTED ENVIRONMENT

5.1 Existing Conditions

Overall the Study Area can be characterized as a historic hamlet surrounded by suburban development, with predominately single-detached residential housing and a number of religious, institutional, and commercial properties. Victoria Square Boulevard has a rural cross section throughout, with wide gravel shoulders and shallow ditches on either side. From north-to-south, the landscape of the Study Area can be divided into three zones:

- *Woodbine Avenue Bypass (north connection) to Edward Roberts Drive*: mixed low-rise, medium-density suburban residential and agricultural to the east (Figure 9 and Figure 10);
- *Edward Roberts Drive to Reflection Road/ Rinas Avenue*: historic townscape of Victoria Square (Figure 11 to Figure 14); and,
- *Reflection Road/ Rinas Avenue to Woodbine Avenue Bypass (south connection)*: medium-density suburban residential (Figure 15 to Figure 18).

The historic, 19th century settlement pattern was residential, commercial, and institutional land use on relatively large lots centred on the crossroads of Victoria Square surrounded by farms, a pattern that survived largely intact until 1984 when construction of the Cathedral began but had been precipitated by construction of Highway 404 in the late 1970s. Since then the settlement pattern has shifted to primarily medium-density residential, with the remaining vestiges of farming land use surviving only in the most northerly portion of the Study Area. This area too is currently under development for residential housing. Subdivided farm properties survive north and south of Victoria Square, but have been surrounded by more recent development.

Although alterations at the north and south extents and the Woodbine Bypass has diminished the importance and north-south linkage of Victoria Boulevard with Gormley and Markham, much of the original road alignment of Victoria Square Boulevard is maintained. Additionally, the east-west connection with Elgin Mills Road, formerly the route of the plank road, remains intact. The rural hamlet character of Victoria Square is also maintained through the large lot sizes, limited number of modern infill structures, large trees that line the streets, and range of low-rise building types.



Figure 9: View facing east of the north connection of Woodbine Bypass and Victoria Square Boulevard.



Figure 10: View facing south of the residential development (right) and relict agricultural lands (left) between Woodbine Avenue Bypass (north connection) and Edward Roberts Drive.



Figure 11: View facing north of the streetscape north of the crossroads at Victoria Square.



Figure 12: View facing south of the crossroads at Victoria Square, within the boundaries of the proposed HCD



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Figure 13: Late 19th century and contemporary views of the 1880 United Church at 10720 Victoria Square Boulevard. The ditches as seen in the historic photo have been filled and the road was marginally widened.



Figure 14: View facing north of the south approaches to Victoria Square, within the boundaries of the proposed HCD.



Figure 15: View facing south of the residential area between Reflection Road/ Rinas Avenue and Woodbine Avenue Bypass (south connection).



Figure 16: View facing south from Betty Roman Boulevard of the Cathedral of the Transfiguration and surrounding residential development.



Figure 17: View facing north of the area between Woodbine Avenue Bypass (south connection) and Reflection Road/ Rinas Avenue.



Figure 18: View facing northeast of the south connection of Woodbine Bypass and Victoria Square Boulevard.



5.2 Identified Cultural Heritage Resources

The properties of CHVI identified through research or field investigations are presented in Table 1, and mapped in Figure 19 to Figure 22, and inventoried in APPENDIX A.

Given the number of identified resources, their spatial separation, and the varied number of construction activities proposed for each section of the Study Area, the properties with known or potential CHVI have been organized using the six 'Areas' defined in the City's RFP (see Section 6.1). Within each Area, the properties have been organized from north to south, and the associated date for listed or designated properties includes those used in the City's *Register of Property of Cultural Heritage Value or Interest* and *Victoria Square Heritage Conservation District Building and Property Inventory* (Murdoch 2010).

The boundaries of the Victoria Square cultural heritage landscape were approved by City Council when the proposed HCD was under consideration. As part of the subsequent HCD study, the cultural heritage landscape was extensively evaluated under *O.Reg 9/06*, and found to meet all criteria (MHBC 2014:27-28). The character of the Victoria Square HCD was summarized as follows:

The [Victoria Square] study area [HCD boundaries] ...contains a mix of properties with buildings dating to various periods in its evolution. Several 19th century residences associated with early settlers, farmers, blacksmiths, tradespeople or church leaders still remain in the study area. The study area has evolved over time to include more contemporary residences, a mid-century modern influenced community hall, large public park and recreational fields. Most of the 19th century buildings in the study area have been modified to some degree, but for many, the plan and massing makes it part of the rural village vernacular. Barn and drive-shed style outbuildings provide tangible links to the rural past of the community.

The lot patterns, lot sizes, mature vegetation and open spaces (including cemeteries) in combination with the building stock make Victoria Square distinctive from its surroundings. Collectively, the resources in the study area tell the story of a rural Markham community that has evolved from the early 19th century to present day (MHBC 2014:28).



HIA-VICTORIA SQUARE, MARKHAM

Table 1: Cultural Heritage Resources Identified in the Study Area.

Civic Address	Area	Resource Name	Resource Type & Summary of Heritage Attributes	Heritage Protection / Status
11030 Victoria Square Blvd.	1	'1937'	Vacant lot: Two structures have been recently demolished, and all heritage attributes may have been removed.	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> .
10978 Victoria Square Blvd.	1/2	None assigned	Built heritage resource: Single-detached, single-storey and 4-bay, wood-frame Bungalow (1900-1945) house with a L-shaped plan and medium gable roof with off-set gable.	Property of potential CHVI based on <i>O. Reg. 9/06</i> evaluation.
10975 Victoria Square Blvd.	2	George Peach House, c. 1860	Built heritage resource: Brick, single-detached, one-and-a-half storey and 3-bay, Classical Revival brick house with L-shaped plan (rear wing) and medium gable roof.	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> , designation pending.
Victoria Square	3	Victoria Square Historic Hamlet Cultural Landscape	Cultural heritage landscape: Evolved and dynamic built environment of 19 th to mid-20 th century rural village vernacular structures with distinctive lot patterns, lot sizes, mature vegetation and open space areas (MHBC 2014:28).	Inventoried in the <i>Victoria Square Heritage Conservation District Building and Property Inventory 2010</i> . No formal designation but recognized by municipality
10768 Victoria Square Blvd.	3	Herman Boyton House, c. 1912	Built heritage resource: Single-detached, two storey and 3-bay, Edwardian Classicism house with a square plan and pyramidal roof with hip dormer.	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> .
10766 Victoria Square Blvd.	3	Boynton Shop & House, 19th century	Built heritage resource: Single-detached, single storey and 2-bay wood-frame Georgian-style house with a rectangular plan and low gable roof.	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> .
3046 Elgin Mills Road	3	Mortson Bungalow, 1954	Built heritage resource: Single-detached, single-storey and five-bay Ranch style bungalow with medium gable roof and attached garage.	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> .
10762 Victoria Square Blvd.	3	Temperance Hall, c. 1875	Built heritage resource:	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> .



HIA-VICTORIA SQUARE, MARKHAM

Civic Address	Area	Resource Name	Resource Type & Summary of Heritage Attributes	Heritage Protection / Status
			Single-detached, one storey and single-bay wood-frame utilitarian hall with a rectangular plan and medium gable roof.	
10769 Victoria Square Blvd.	3	North or Read Cemetery, est. 1832	Cultural heritage landscape: Primitive Methodists cemetery with range of headstone and monument types on a small plot surrounded by a chain link fence and deciduous vegetation	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> .
10760 Victoria Square Blvd.	3	Martha Williams House, c. 1898	Built heritage resource: Single-detached, two storey and 3-bay wood-frame Georgian-style house with a T-shaped plan and medium gable roof.	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> .
10758 Victoria Square Blvd.	3	Charles Boyd Mount House, 1947	Built heritage resource: Single-detached, one storey and 3-bay wood-frame Victory Housing type structure with a square plan and medium gable roof.	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> .
10756 Victoria Square Blvd	3	John Hilts House, c.1892	Built heritage resource: Single-detached, one-and-a-half storey and 3-bay brick Georgian-style house with a T-shaped plan and medium gable roof.	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> .
10761 Victoria Square Blvd.	3	Hatton-Baker House, c. 1880	Built heritage resource: Attached irregular, one-and-a-half storey and 3-bay, Georgian-style brick house with a rectangular plan and medium gable roof joined to a much larger structure two-storeys in height and an L-shaped plan.	Protected heritage property: designated, Part IV of the OHA
10754 Victoria Square Blvd.	3	William Hatton House, c.1832	Built heritage resource: Single-detached, one-and-a-half storey and 3-bay possibly timber-frame Classical Revival with low hip roof and cornice returns.	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> .
3000 Elgin Mills Road	3	Former Heise Store Site	Cultural heritage landscape: Vacant lot in centre of the hamlet and former site of the Heise Store, built before 1860.	Inventoried in the <i>Victoria Square Heritage Conservation District Building and Property Inventory 2010</i> .



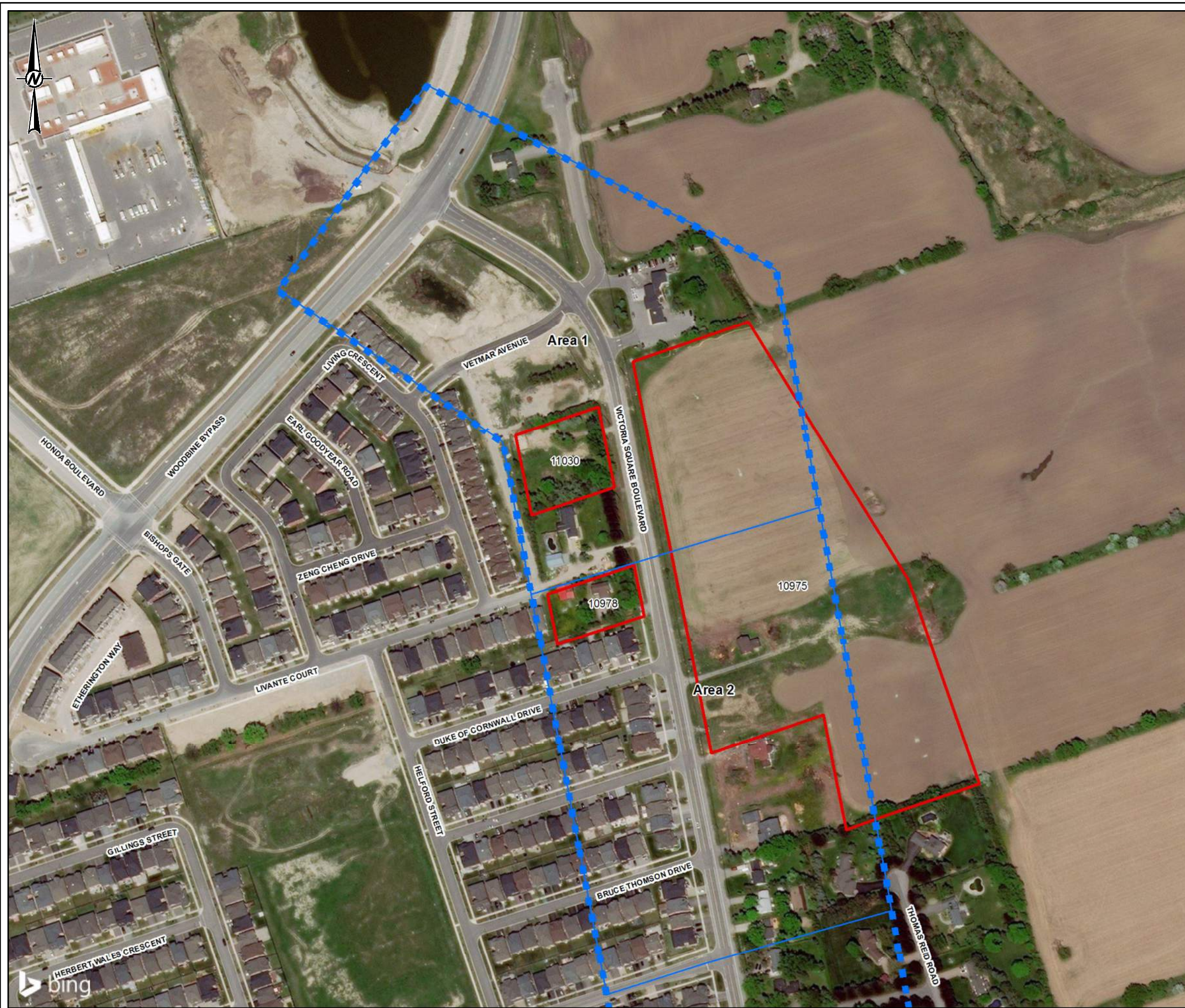
HIA-VICTORIA SQUARE, MARKHAM

Civic Address	Area	Resource Name	Resource Type & Summary of Heritage Attributes	Heritage Protection / Status
3026 Elgin Mills Road	3	Louis G. Stoutenburgh Garage (1927) & House (1926-27)	Built heritage resources: Former service station, single-detached, one storey wood-frame garage with boom town front and rear medium gable roof. Two-bay, single-detached and wood-frame outbuilding Two-bay, single-storey brick Craftsman style residence with medium gable roof with shed dormer.	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> .
3009 Elgin Mills Road	3	Sanderson Bungalow, 1954; Former Hingston Blacksmith Shop Site	Cultural heritage landscape: Associative value as site of an early blacksmith shop established by William Gillard Hingston, who was a leading figure in the hamlet during the 19th century.	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> .
10748 Victoria Square Blvd.	3	Captain James Stoutenburgh House, c.1865	Built heritage resource: Single-detached, two storey and 3-bay brick Georgian-style house with a T shaped plan and medium gable roof.	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> .
10737 Victoria Square Blvd.	3	Savage-Schell House, c.1872	Built heritage resource: Single-detached, one-and-a-half storey and 3-bay possibly timber-frame Georgian-style house with a T shaped plan and medium gable roof.	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> .
10732 Victoria Square Blvd.	3	Rolph Boynton House, 1937	Built heritage resource: Single-detached, single-storey and 2-bay brick Craftsman-style house with an irregular shaped plan and medium gable roof with hipped dormer.	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> .
10729 Victoria Square Blvd.	3	Macey-Perkins House, c.1861	Built heritage resource: Single-detached, two-storey, 3-bay and possibly timber-frame Georgian/ Neo-classical house with an irregular shaped plan and medium gable roof over the original portion.	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> .
10724 Victoria Square Blvd.	3	United Church Manse, 1936	Built heritage resource: Single-detached, two-storey, and two-bay brick United Church Manse with square-plan Edwardian Classicism style and a pyramidal roof.	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> .

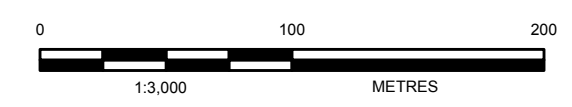


HIA-VICTORIA SQUARE, MARKHAM

Civic Address	Area	Resource Name	Resource Type & Summary of Heritage Attributes	Heritage Protection / Status
10720 Victoria Square Blvd.	3	United Church, 1880, Wesleyan Chapel, 1845, & Cemetery	<p>Built heritage resources:</p> <p>Large Gothic Revival brick church with bell tower built in red brick and local stone in 1880;</p> <p>Single-storey, three-bay Classical possibly timber-frame Revival Wesleyan chapel built in 1845 with clapboard cladding, a central door and symmetrical placement of six-over-six windows; and,</p> <p>Single-storey wood-frame shed with medium gable roof, double garage doors and vertical aluminium cladding.</p> <p>Cultural heritage landscape:</p> <p>Large cemetery with a variety of headstone and monument designs that dates to the earliest establishment of Victoria Square.</p>	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> .
2929 Elgin Mills Road	3	Community Hall, 1966	<p>Built heritage resource:</p> <p>Long, single-detached metal-clad hall</p>	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> .
10350 Victoria Square Blvd.	5	Cathedral of the Transfiguration, 1984	<p>Built heritage resource:</p> <p>Single-detached, cruciform-plan and five-bay eastern Orthodox/ Byzantine Revival church with a domed and arched roof, and three towers capped with 'onion' domes that rises over 14 storeys</p>	Listed on the City's <i>Register of Property of Cultural Heritage Value or Interest</i> .
10165 Victoria Square Blvd.	6	Barn	<p>Built heritage resource:</p> <p>Single-detached, one-and-a-half storey, 'two-bay barn' (Ennals 1972:259) possibly timber-frame with medium gable roof.</p>	Property of potential CHVI based on <i>O. Reg. 9/06</i> evaluation.
10137 Victoria Square Blvd.	6	Victoria Square Schoolhouse S.S. #6, 1877	<p>Built heritage resource:</p> <p>Attached irregular one storey and 2-bay Gothic Revival institutional building medium gable roof with later two-storey addition.</p>	Protected heritage property: Designated, Part IV of the <i>OHA</i>



- LEGEND**
- Study Area
 - Study Area Subsection
 - Properties of CHVI



- REFERENCE(S)**
1. BASEDATA MNRF 2016
 2. IMAGERY: © 2017 DIGITALGLOBE IMAGE COURTESY OF USGS EARTHSTAR GEOGRAPHICS
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CLIENT
HDR INC.

PROJECT
HERITAGE IMPACT ASSESSMENT, VICTORIA SQUARE BOULEVARD, CITY OF MARKHAM, ONTARIO

TITLE
HERITAGE PROPERTIES STUDY AREA'S 1-2

CONSULTANT	YYYY-MM-DD	2017-05-18
DESIGNED	SFC	
PREPARED	SFC	
REVIEWED	HC/CP	
APPROVED	HC/CP	





PROJECT NO. 1544413 CONTROL 001 REV. 0 FIGURE 19

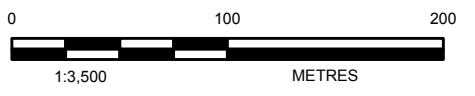
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25mm IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM:



LEGEND

-  Study Area
-  Study Area Subsection
-  Properties of CHVI
-  Victoria Square Heritage Conservation District (Proposed)



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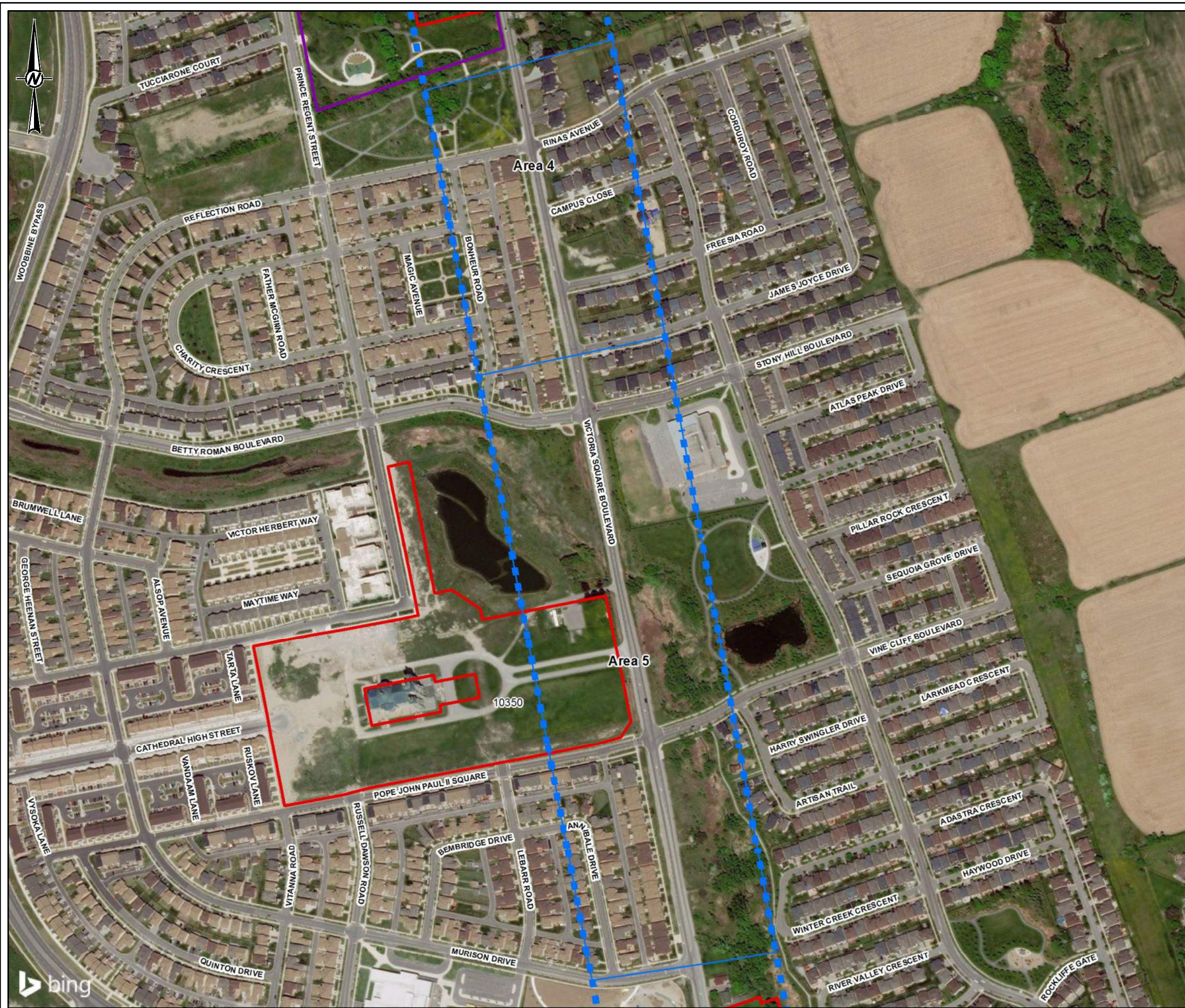
PROJECT
HERITAGE IMPACT ASSESSMENT, VICTORIA SQUARE BOULEVARD, CITY OF MARKHAM, ONTARIO

TITLE
HERITAGE PROPERTIES STUDY AREA 3

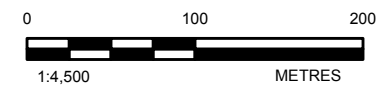
CONSULTANT	YYYY-MM-DD	2017-05-18
	DESIGNED	SFC
	PREPARED	SFC
	REVIEWED	HC/CP
	APPROVED	HC/CP

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26mm IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM:



- LEGEND**
- Study Area
 - Study Area Subsection
 - Properties of CHVI
 - Victoria Square Heritage Conservation District (Proposed)



- REFERENCE(S)**
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CLIENT
HDR INC.

PROJECT
HERITAGE IMPACT ASSESSMENT, VICTORIA SQUARE
BOULEVARD, CITY OF MARKHAM, ONTARIO

TITLE
HERITAGE PROPERTIES STUDY AREA'S 4-5

CONSULTANT	YYYY-MM-DD	2017-05-18
DESIGNED	SFC	
PREPARED	SFC	
REVIEWED	HC/CP	
APPROVED	HC/CP	



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LEGEND

- Study Area
- Study Area Subsection
- Properties of CHVI

REFERENCE(S)

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CLIENT
HDR INC.

PROJECT
HERITAGE IMPACT ASSESSMENT, VICTORIA SQUARE BOULEVARD, CITY OF MARKHAM, ONTARIO

TITLE
HERITAGE PROPERTIES STUDY AREA 6

CONSULTANT	YYYY-MM-DD	2017-05-18
DESIGNED	SFC	
PREPARED	SFC	
REVIEWED	HC/CP	
APPROVED	HC/CP	



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6.0 IMPACT ASSESSMENT

6.1 Description of Proposed Undertaking

The City is proposing a series of infrastructure improvements for the Study Area, which in general will include minor road widening, installing curbs and gutters, multi-use paths, streetscape amenities, and storm water systems. Designs for this work are to differ within the six 'Areas' delineated along Victoria Square Boulevard. From north to south, these areas are North Gateway (Area 1), Residential Main Street (Area 2), Hamlet and Cultural Heritage (Area 3), Residential Main Street (Area 4), Cathedral Precinct (Area 5), and South Gateway (Area 6). The preferred concept as determined through the Class EA study are illustrated in APPENDIX B and described below:

- **Area 1: North Gateway** (Existing 23-m ROW):
 - Two-lane road and left turning lane (10.5-m wide); and
 - Protected multi-use path (3.0-m wide).
- **Area 2: Residential Main Street** (Existing 27-30 m ROW):
 - Three-lane road (10.5-m wide);
 - On-street parking on one side (2.4-m wide);
 - Enhanced treed boulevard on one side (2.9-m wide);
 - Protected multi-use path (3.0-m wide);
 - Street illumination;
 - Street furniture (bench, bike rack, waste receptacle, transit shelters, etc.); and
 - Accessibility enhancement.
- **Area 3: Hamlet and Cultural Heritage** (Existing 20-28 m ROW):
 - Two-lane road (7-m wide);
 - Protected multi-use path (2.4 to 3.0-m wide);
 - Roadway illumination;
 - Street furniture (bench, bike rack, waste receptacle, transit shelters, flower baskets, etc.);
 - Moderate landscaping opportunities; and
 - Accessibility enhancement.
- **Area 4: Residential Main Street** (Existing 30 m ROW):
 - Three-lane road (10.5-m wide);
 - On-street parking on west side (2.4-m wide);



- Enhanced treed boulevard on east side (2.9-m wide);
 - Protected multi-use path (3.0-m wide);
 - Roadway illumination;
 - Street furniture (bench, bike rack, waste receptacle, transit shelters, etc.); and
 - Accessibility enhancement.
- **Area 5: Cathedral Precinct** (Existing 32-36 m ROW):
- Three-lane road (10.5-m wide);
 - On-street parking on west side (2.4-m wide);
 - Enhanced treed boulevards;
 - Protected multi-use path (3.0-m wide);
 - Roadway illumination;
 - Street furniture (bench, bike rack, waste receptacle, transit shelters, etc.); and
 - Accessibility enhancement.
- **Area 6: South Gateway** (Existing 26 m ROW):
- Two-lane road and left turning lane (10.5-m wide); and
 - Protected multi-use path (3.0-m wide).

6.2 Impact Assessment & Recommended Mitigation

When determining the effects a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MTCS *Heritage Resources in the Land Use Planning Process* advises that the following direct and indirect adverse impacts be considered:

- Direct impacts:
 - *Destruction* of any, or part of any, significant heritage attributes, or features; and
 - *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance.
- Indirect impacts:
 - *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
 - *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship;
 - *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features; or



- A *change in land use* such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

Other potential direct impacts associated with the undertaking have also been considered. Historic structures, particularly those built in masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. There is no standard approach or threshold for assessing construction or traffic vibration impact to historic buildings but precondition surveys, regular monitoring of the structures for visible signs of vibration damage and/or separation of construction or traffic from a historic building by approximately 60 metres are generally accepted procedures to mitigate potential negative impacts (Carman *et al.* 2012:31). Like any structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

The residual effects of the undertaking post construction, as outlined in the MTCS *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments*, were also evaluated. These are:

- Magnitude (amount of physical alteration or destruction);
- Severity (irreversibility or reversibility of impact);
- Duration (length of time an impact persists);
- Frequency (number of times an impact can be expected); and
- Range (spatial distribution: widespread or site-specific).

An assessment of potential risks resulting from the proposed Project on cultural heritage resources, protected heritage properties, or properties of CHVI in the Study Area are presented in Table 2. For resources or properties where an impact has been identified, conservation measures are recommended.

No cultural heritage resources were identified in **Area 4**.



HIA-VICTORIA SQUARE, MARKHAM

Table 2: Impact Assessment & Conservation Recommendations

Property of Known or Potential CHVI	Area	Risk of Adverse Impact to Heritage Property or Attributes during Construction	Risk of Adverse Impact or Residual Effect during Operation	Conservation or Mitigation Measures Recommended
11030 Victoria Square Blvd. '1937'	1	No risk for direct or indirect impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The heritage attributes of the property appear to have been removed.	No risk for direct or indirect impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	No conservation or mitigation measures required.
10978 Victoria Square Blvd. Bungalow	2	Low to no risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The heritage attributes of the property are setback approximately 20 m from the ROW and screened by vegetation. There is no risk of indirect impact to heritage attributes since the Project does not represent a substantial change to the setting from those of existing conditions.	Low to no risk for direct or indirect impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	No conservation or mitigation measures required.
10975 Victoria Square Blvd. George Peach House, c. 1860	2	Low to no risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The heritage attributes of the property are setback from the ROW and the building was relocated to a newly constructed foundation. There is no risk of indirect impact to heritage attributes since the Project does not represent a substantial change to the setting from those of existing conditions.	Low to no risk for direct or indirect impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	No conservation or mitigation measures required.
Victoria Square Victoria Square Historic Hamlet Cultural Landscape	3	Medium to high risk for direct and indirect impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: Victoria Square is recognized for its mature vegetation and open spaces, as well as the building stock lining its streets. The Project could potentially impact these values by reducing mature trees and introducing signage and road marking that obscures or disrupts significant views and vistas. Risk of impact to Victoria Square Boulevard and Elgin Mills Road as cultural heritage resources is considered low since their profiles have been altered from the historic configuration (see Figure 13), and the road will remain two-lanes wide.	Medium to high risk for direct and indirect impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	MEASURES REQUIRED DURING CONSTRUCTION & OPERATION: Signage & Road Marking: Design for directional signage and road marking should respect the heritage character of the hamlet. Placement and size of signage should not obstruct streetscape views or those of properties of CHVI, nor should signage and road marking contribute to visual clutter. Tree retention: Existing mature trees should be retained and maintained as much as possible.
10768 Victoria Square Blvd. Herman Boyton House, c. 1912	3	High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The heritage attributes of the property are within 10 m of the ROW.	High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	MEASURES REQUIRED DURING CONSTRUCTION & OPERATION: Site plan control & communication: The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during construction and subsequent operation. Create a physical buffer: Temporary fencing should be erected at a 10 m distance from the house to ensure that all excavation, installation and associated vehicle traffic during construction or subsequent operational work will not impact the heritage attributes of the property. Monitor for vibration impact: Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.



HIA-VICTORIA SQUARE, MARKHAM

Property of Known or Potential CHVI	Area	Risk of Adverse Impact to Heritage Property or Attributes during Construction	Risk of Adverse Impact or Residual Effect during Operation	Conservation or Mitigation Measures Recommended
10766 Victoria Square Blvd. Boynton Shop & House, 19th century	3	High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The heritage attributes of the property are within 10 m of the ROW.	High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	MEASURES REQUIRED DURING CONSTRUCTION & OPERATION: Site plan control & communication: The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during construction and subsequent operation. Create a physical buffer: Temporary fencing should be erected at a 10 m distance from the house to ensure that all excavation, installation and associated vehicle traffic during construction or subsequent operational work will not impact the heritage attributes of the property. Monitor for vibration impact: Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
3046 Elgin Mills Road Mortson Bungalow, 1954	3	No risk for direct or indirect impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The heritage attributes of the property are situated at the far southeast of the property on Elgin Street.	No risk for direct or indirect impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	No conservation or mitigation measures required.
10762 Victoria Square Blvd. Temperance Hall, c. 1875	3	High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The heritage attributes of the property are within 10 m of the ROW.	High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	MEASURES REQUIRED DURING CONSTRUCTION & OPERATION: Site plan control & communication: The property and specifically the footprint of the Hall should be clearly marked on project mapping and communicated to all project personnel for avoidance during construction and subsequent operation. Create a physical buffer: Temporary fencing should be erected at a 10 m distance from the house to ensure that all excavation, installation and associated vehicle traffic during construction or subsequent operational work will not impact the heritage attributes of the property. Monitor for vibration impact: Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.



HIA-VICTORIA SQUARE, MARKHAM

Property of Known or Potential CHVI	Area	Risk of Adverse Impact to Heritage Property or Attributes during Construction	Risk of Adverse Impact or Residual Effect during Operation	Conservation or Mitigation Measures Recommended
10769 Victoria Square Blvd. North or Read Cemetery, est. 1832	3	<p>Medium risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: Some heritage attributes of the property (headstones) are within a 60-m potential vibration impact zone (see Carman <i>et al.</i> 2012:31).</p>	<p>Medium risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread.</p>	<p>MEASURES REQUIRED DURING CONSTRUCTION & OPERATION: Site plan control & communication: The property should be clearly marked on project mapping and communicated to all project personnel for avoidance during construction and subsequent operation. Create a physical buffer: Temporary fencing should be erected at the property line to ensure that all excavation, installation and associated vehicle traffic during construction or subsequent operational work will not impact the heritage attributes of the property. Monitor for vibration impact: Continuous ground vibration monitoring should be carried out at the property boundary using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.</p>
10760 Victoria Square Blvd. Martha Williams House, c. 1898	3	<p>High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The heritage attributes of the property are within 10 m of the ROW.</p>	<p>High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread.</p>	<p>MEASURES REQUIRED DURING CONSTRUCTION & OPERATION: Site plan control & communication: The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during construction and subsequent operation. Create a physical buffer: Temporary fencing should be erected at a 10 m distance from the house to ensure that all excavation, installation and associated vehicle traffic during construction or subsequent operational work will not impact the heritage attributes of the property. Monitor for vibration impact: Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.</p>



HIA-VICTORIA SQUARE, MARKHAM

Property of Known or Potential CHVI	Area	Risk of Adverse Impact to Heritage Property or Attributes during Construction	Risk of Adverse Impact or Residual Effect during Operation	Conservation or Mitigation Measures Recommended
<p>10758 Victoria Square Blvd. Charles Boyd Mount House, 1947</p>	<p>3</p>	<p>High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The heritage attributes of the property are within 10 m of the ROW.</p>	<p>High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread.</p>	<p>MEASURES REQUIRED DURING CONSTRUCTION & OPERATION: Site plan control & communication: The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during construction and subsequent operation. Create a physical buffer: Temporary fencing should be erected at a 10 m distance from the house to ensure that all excavation, installation and associated vehicle traffic during construction or subsequent operational work will not impact the heritage attributes of the property. Monitor for vibration impact: Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.</p>
<p>10756 Victoria Square Blvd John Hilts House, c.1892</p>	<p>3</p>	<p>High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The heritage attributes of the property are within 10 m of the ROW.</p>	<p>High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread.</p>	<p>MEASURES REQUIRED DURING CONSTRUCTION & OPERATION: Site plan control & communication: The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during construction and subsequent operation. Create a physical buffer: Temporary fencing should be erected at a 10 m distance from the house to ensure that all excavation, installation and associated vehicle traffic during construction or subsequent operational work will not impact the heritage attributes of the property. Monitor for vibration impact: Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.</p>



HIA-VICTORIA SQUARE, MARKHAM

Property of Known or Potential CHVI	Area	Risk of Adverse Impact to Heritage Property or Attributes during Construction	Risk of Adverse Impact or Residual Effect during Operation	Conservation or Mitigation Measures Recommended
10761 Victoria Square Blvd. Hatton-Baker House, c. 1880	3	High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The heritage attributes of the property are within 10 m of the ROW.	High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	MEASURES REQUIRED DURING CONSTRUCTION & OPERATION: Site plan control & communication: The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during construction and subsequent operation. Create a physical buffer: Temporary fencing should be erected at a 10 m distance from the house to ensure that all excavation, installation and associated vehicle traffic during construction or subsequent operational work will not impact the heritage attributes of the property. Monitor for vibration impact: Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
10754 Victoria Square Blvd. William Hatton House, c.1832	3	High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The heritage attributes of the property are within 10 m of the ROW.	High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	MEASURES REQUIRED DURING CONSTRUCTION & OPERATION: Site plan control & communication: The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during construction and subsequent operation. Create a physical buffer: Temporary fencing should be erected at a 10 m distance from the house to ensure that all excavation, installation and associated vehicle traffic during construction or subsequent operational work will not impact the heritage attributes of the property. Monitor for vibration impact: Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
3000 Elgin Mills Road Former Heise Store Site	3	No risk for direct or indirect impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: There are no standing buildings on the property and its CHVI is related to its location at the centre of Victoria Square.	No risk for direct or indirect impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	No conservation or mitigation measures required.



HIA-VICTORIA SQUARE, MARKHAM

Property of Known or Potential CHVI	Area	Risk of Adverse Impact to Heritage Property or Attributes during Construction	Risk of Adverse Impact or Residual Effect during Operation	Conservation or Mitigation Measures Recommended
3026 Elgin Mills Road Louis G. Stoutenburgh Garage (1927) & House (1926-27)	3	High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: One of the property's heritage attributes (the garage with boomtown front) is within 10 m of the ROW.	High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	DURING CONSTRUCTION & OPERATION: Site plan control & communication: The footprint of the garage should be clearly marked on project mapping and communicated to all project personnel for avoidance during construction and subsequent operation. Create a physical buffer: Temporary fencing should be erected at a 10 m distance from the house to ensure that all excavation, installation and associated vehicle traffic during construction or subsequent operational work will not impact the heritage attributes of the property. Monitor for vibration impact: Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
3009 Elgin Mills Road Sanderson Bungalow, 1954; Former Hingston Blacksmith Shop Site	3	No risk for direct or indirect impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The standing buildings on the property do not contribute to the CHVI of the property as a central location at the centre of Victoria Square and one associated with the Hingston Blacksmith Shop.	No risk for direct or indirect impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	No conservation or mitigation measures required.
10748 Victoria Square Blvd. Captain James Stoutenburgh House, c.1865	3	Medium risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The house is over 10 m from ROW but within a 60-m potential vibration impact zone (see Carman <i>et al.</i> 2012:31).	Medium risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	MEASURES REQUIRED DURING CONSTRUCTION & OPERATION: Site plan control & communication: The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during construction and subsequent operation. Create a physical buffer: Temporary fencing should be erected at the property line to ensure that all excavation, installation and associated vehicle traffic during construction or subsequent operational work will not impact the heritage attributes of the property. Monitor for vibration impact: Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.



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Property of Known or Potential CHVI	Area	Risk of Adverse Impact to Heritage Property or Attributes during Construction	Risk of Adverse Impact or Residual Effect during Operation	Conservation or Mitigation Measures Recommended
10737 Victoria Square Blvd. Savage-Schell House, c.1872	3	High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The heritage attributes of the property are within 10 m of the ROW.	High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	MEASURES REQUIRED DURING CONSTRUCTION & OPERATION: Site plan control & communication: The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during construction and subsequent operation. Create a physical buffer: Temporary fencing should be erected at a 10 m distance from the house to ensure that all excavation, installation and associated vehicle traffic during construction or subsequent operational work will not impact the heritage attributes of the property. Monitor for vibration impact: Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
10732 Victoria Square Blvd. Rolph Boynton House, 1937	3	Medium risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The house is over 10 m from ROW but within a 60-m potential vibration impact zone (see Carman <i>et al.</i> 2012:31).	Medium risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	MEASURES REQUIRED DURING CONSTRUCTION & OPERATION: Site plan control & communication: The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during construction and subsequent operation. Create a physical buffer: Temporary fencing should be erected at the property line to ensure that all excavation, installation and associated vehicle traffic during construction or subsequent operational work will not impact the heritage attributes of the property. Monitor for vibration impact: Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.



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Property of Known or Potential CHVI	Area	Risk of Adverse Impact to Heritage Property or Attributes during Construction	Risk of Adverse Impact or Residual Effect during Operation	Conservation or Mitigation Measures Recommended
<p>10729 Victoria Square Blvd. Macey-Perkins House, c.1861</p>	<p>3</p>	<p>Medium risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The house is over 10 m from ROW but within a 60-m potential vibration impact zone (see Carman <i>et al.</i> 2012:31).</p>	<p>Medium risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread.</p>	<p>MEASURES REQUIRED DURING CONSTRUCTION & OPERATION: Site plan control & communication: The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during construction and subsequent operation. Create a physical buffer: Temporary fencing should be erected at the property line to ensure that all excavation, installation and associated vehicle traffic during construction or subsequent operational work will not impact the heritage attributes of the property. Monitor for vibration impact: Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.</p>
<p>10724 Victoria Square Blvd. United Church Manse, 1936</p>	<p>3</p>	<p>High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The heritage attributes of the property are within 10 m of the ROW.</p>	<p>High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread.</p>	<p>MEASURES REQUIRED DURING CONSTRUCTION & OPERATION: Site plan control & communication: The property and specifically the footprint of the house should be clearly marked on project mapping and communicated to all project personnel for avoidance during construction and subsequent operation. Create a physical buffer: Temporary fencing should be erected at a 10 m distance from the house to ensure that all excavation, installation and associated vehicle traffic during construction or subsequent operational work will not impact the heritage attributes of the property. Monitor for vibration impact: Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.</p>



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Property of Known or Potential CHVI	Area	Risk of Adverse Impact to Heritage Property or Attributes during Construction	Risk of Adverse Impact or Residual Effect during Operation	Conservation or Mitigation Measures Recommended
10720 Victoria Square Blvd. United Church, 1880, Wesleyan Chapel, 1845, & Cemetery	3	High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The heritage attributes of the church and graveyard are within 10 m of the ROW.	High risk for direct impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	DURING CONSTRUCTION & OPERATION: Site plan control & communication: The property and specifically the footprint of the United Church should be clearly marked on project mapping and communicated to all project personnel for avoidance during construction and subsequent operation. Create a physical buffer: Temporary fencing should be erected at a 10 m distance from the Church and on the property line near the graveyard to ensure that all excavation, installation and associated vehicle traffic during construction or subsequent operational work will not impact the heritage attributes of the property. Monitor for vibration impact: Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
2929 Elgin Mills Road Community Hall, 1966	3	No risk for direct or indirect impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The heritage attributes of the property are situated at the far northwest of the property on Elgin Street.	No risk for direct or indirect impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	No conservation or mitigation measures required.
10350 Victoria Square Blvd. Cathedral of the Transfiguration, 1984	5	No risk for direct or indirect impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The heritage attributes of the property are situated approximately 230 m from the ROW. There is no risk of indirect impact to heritage attributes since the Project does not represent a substantial change to the setting from those of existing conditions.	No risk for direct or indirect impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	No conservation or mitigation measures required.
10165 Victoria Square Blvd. Barn	6	No risk for direct or indirect impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: The heritage attributes of the property are situated approximately 40 m from the ROW. There is no risk of indirect impact to heritage attributes since the Project does not represent a substantial change to the setting from those of existing conditions.	No risk for direct or indirect impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	No conservation or mitigation measures required.
10137 Victoria Square Blvd. Victoria Square Schoolhouse S.S. #6, 1877	6	No risk for direct or indirect impact to heritage attributes that is irreversible, short term, infrequent, and widespread. Rationale: Only minor development is proposed for the area fronting the property. There is no risk of indirect impact to heritage attributes since the Project does not represent a substantial change to the setting from those of existing conditions.	No risk for direct or indirect impact to heritage attributes that is irreversible, short term, infrequent, and widespread.	No conservation or mitigation measures required.



6.3 Beneficial Impacts

Despite the potential risk for adverse effects, the following benefits of the proposed undertaking have also been identified:

- Combined, the new curbs, treed boulevards, new roadway illumination, street furniture, and on-street parking, will serve as barriers protecting the Study Area's heritage attributes from motor vehicle collisions, especially those 19th century structures that were built close to the ROW.
- New multi-use paths and street furniture will encourage use and pedestrian traffic in the Study Area and possibly result in increased interest in, and appreciation for, the Study Area's heritage attributes.
- The multi-use paths proposed for Victoria Square Boulevard are a modern reinstatement of historic paths that once paralleled the road.

7.0 SUMMARY STATEMENT

This HIA identified two (2) protected heritage properties and twenty-four (24) properties of potential cultural heritage value or interest in the Study Area. Of these, seventeen (17) are predicted to be at risk of impact during construction and operation. In Section 6.2 of this CHAR, Golder has recommended a series of actions including site plan control and communication, creating a physical buffer, and vibration monitoring to ensure that the heritage attributes of both properties will not be adversely impacted by construction of the Project and during subsequent operations. Additionally, Golder recommends that the final project design should:

- ***Minimize or avoid encroachment on properties of CHVI identified in this report and establish as much distance as practicable between Project components and the identified properties.***



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Report Signature Page

We trust that this report meets your current needs. If you have any questions, or if we may be of further assistance, please contact the undersigned.

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APPENDIX A

Properties of Known and Potential CHVI



GENERAL NOTE: The evaluation for cultural heritage value or interest (CHVI) of properties in the Study Area used all three criteria prescribed under *O. Reg 9/06*. However, only the applicable criteria for each property is included and described under the 'CHVI' section in following inventory sheets. Additionally, evaluation for historical or associative value was cursory unless supporting data could be readily accessed through web searches, or was presented in municipal documents and the *Victoria Square Heritage Conservation District Building and Property Inventory* (Murdoch 2010). In all aerial images, north is orientated to the top of the page.



AREA 1

11030 Victoria Square (1937)



Current conditions (imagery courtesy Bing ©2017 DigitalGlobe ©2017 Microsoft Corporation)

Description

The only description in the City's *Register of Property of Cultural Heritage Value or Interest* for this property is '1937' under 'Year Built'. Two structures are present in the City's GIS data, but no structures are visible on the property in 2016 aerial imagery, and none could be seen from public rights of way.

CHVI

3) Contextual value.

The property has contextual value for its connection to the historic community of Victoria Square, and supports its character by representing the expansion of the hamlet in the first half of the twentieth century.

Heritage Attributes

■ None identified.

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest*.



AREA 2

10978 Victoria Square Boulevard



View facing northwest



View facing north. The red-painted secondary structure can be seen at far left.

Description

The residence at 10978 Victoria Square Boulevard is a single-detached, single-storey and 4-bay, Bungalow (1900-1945) house with a L-shaped plan and medium gable roof with off-set gable. The principal façade has asymmetrical fenestration of wide, multi-paned windows and an off-centre façade door. Other elements of the structure are a large and wide brick chimney on the principal façade, a combination of brick and clapboard cladding without corner boards. The front entrance has an open porch. A single-storey secondary structure with red-painted board and batten cladding, asymmetrical fenestration, and low gable roof is located west of the house.

CHVI

1) Design or physical value.

With its large and imposing external chimney, single-storey massing, and large multi-paned windows, the residence has design or physical value as a representative example of the Bungalow style.

3) Contextual value.

The property has contextual value for its connection to the historic community of Victoria Square, and supports its character by representing the expansion of the hamlet in the first half of the twentieth century. It also supports the mixed residential, institutional and commercial character of the hamlet.

Heritage Attributes

- Large external chimney on the principal façade;
- One storey height with L-shaped plan;



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- Medium gable roof with off-centre gable;
- Large, multi-paned windows;
- Setback from Victoria Square Boulevard; and
- Small secondary structure with low gable roof and board-and-batten cladding.

Recognition

Potential cultural heritage resource based on CHVI evaluation.



10975 Victoria Square Boulevard (George Peach House, c. 1860)



View facing northeast

Description

George Peach House is a brick, single-detached, one-and-a-half storey and 3-bay, Classical Revival red brick house with L-shaped plan (rear wing) and medium gable roof. The principal façade has symmetrical fenestration of tall windows and a centre façade door. Other elements of the structure are end wall chimneys, a transom and sidelights, and quoins, voussoirs, and decorative belt course created in buff brick. There are no secondary structures. The house is believed to have been constructed circa 1860.

CHVI

1) Design or physical value.

The George Peach House has design value as a representative example of a mid-nineteenth century farmhouse designed with elements of the Georgian architectural tradition and the Classic Revival style. Its T-shaped plan with a rear kitchen wing, patterned brickwork, one and a half storey height and symmetry in the placement of openings is characteristic of its period of construction. Brickwork on the west wall has a Flemish bond pattern, an indication of superior craftsmanship. Markings on the west wall indicate the former presence of a full-width front veranda.

2) Historical or associative value.

The property has historical and associative value as the former home of George Peach, an English-born farmer, and his wife Isabella Loadman. The Peach family immigrated to Canada about 1830. By the mid-1850s, George and Isabella Peach were well enough established to purchase a farm from King's College and build a fine brick



farmhouse circa 1860. The family played a significant role in the local Primitive Methodist Church at Victoria Square, and George Peach was an occasional lay preacher at Peach's meeting house, near the crossroads community of Cashel.

3) Contextual value.

The George Peach House has contextual value as a farmhouse located within the former farming community that surrounded the historic crossroads community of Victoria Square (City of Markham 2014).

Heritage Attributes

- T-shaped plan outline of the original house;
- One and a half storey height;
- Brick walls with a red brick body decorated with quoins and arches over door and window openings in white brick;
- Gable roof with wide, overhanging eaves with eave returns and wood cornice mouldings;
- Gable end chimneys on the main block and rear kitchen wing;
- Front entrance with transom light, multi-paned sidelights, and panelled wood door;
- Six over six paned wood windows; and
- Evidence on the west wall of the former existence of a full-width front veranda (City of Markham 2014).

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest* (will be designated once relocation is complete).



AREA 3

10768 Victoria Square Boulevard (Herman Boynton House, c.1912)



View of Herman Boynton House facing northwest



View of Herman Boynton House facing west



View of shop southwest of Herman Boynton House

Description

Herman Boynton House is a single-detached, two storey and 3-bay, Edwardian Classicism house with a square plan and pyramidal roof with hip dormer. The construction is probably wood frame and is covered in mock Tudor timber and stucco cladding. The principal façade has symmetrical fenestration of tall, one-over-one pane windows and a centre door that opens onto a front platform. Another element of the structure is a tall chimney on the interior of the north façade.

Southwest of the house is single-storey shop with a variety of medium gable, low gable, shed, and flat roof forms. It is also covered in a mix of horizontal vinyl siding and stucco. A third structure in the northwest corner of the property could not be seen from public rights of way.



CHVI

1) Design or physical value.

Boynton House has design or physical value as a representative example of the Edwardian Classicism style.

3) Contextual value.

The property has contextual for its connection to the historic community of Victoria Square, and since it supports the historic mixed residential, institutional and commercial character of the hamlet. It is also a potential landmark since it acts as a gateway structure for the historic hamlet when approaching from the north (Murdoch 2010:129).

Heritage Attributes

- Two-storey Edwardian Classicism house with a square plan, pyramidal roof with hip dormer, and symmetrical fenestration of Boynton House; and
- The greater setback of Boynton House from the road as compared to 19th century structures in the hamlet.

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest*.



10766 Victoria Square Boulevard (Boynton Shop & House, 19th century)



View facing northwest



View facing south

Description

Boynton Shop & House is a single-detached, single storey and 2-bay, Georgian-style house with a rectangular plan and low gable roof. The construction is probably wood frame and it is clad in vinyl siding with corner boards. The principal façade has two symmetrically placed tall, one-over-one pane windows but no entrance; this is instead located on the south façade of the rear wing. Other elements of the structure are the single, asymmetrically placed windows on the end walls, and a relatively large exterior chimney on the west end wall of the rear wing. There is no secondary structure on the property.

CHVI

3) Contextual value.

The property has contextual value for its connection to the historic community of Victoria Square, and since it supports the historic mixed residential, institutional and commercial character of the hamlet.

Heritage Attributes

- Single storey massing, rectangular plan with rear wing;
- Symmetrical fenestration but a side entrance; and
- Minimal setback from the road.

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest*.



3046 Elgin Mills Road (Mortson Bungalow, 1954)



Current conditions (imagery courtesy Bing ©2017 DigitalGlobe ©2017 Microsoft Corporation)

Description

Although the northwest extent of 3046 Elgin Mills Road fronts onto Victoria Square Boulevard, the heritage attributes of this property are located in the southeast portion of the property and would not be impacted by the proposed undertaking.

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest*.



10762 Victoria Square Boulevard (Temperance Hall, c.1875)



Above: View facing southwest

Description

The Temperance Hall is a single-detached, one storey and single-bay utilitarian hall with a rectangular plan and medium gable roof. The construction is probably wood frame and has a mock Tudor timber and stucco cladding. The principal façade has a central, double-leaf door with transom and fenestration on the side walls are symmetrical with tall windows now blocked. Other elements of the structure are a tall chimney at the west gable. There are no secondary structures.

CHVI

1) Design or physical value.

The Hall has design or physical value as a rare surviving example of a third-quarter 19th century Temperance hall.

2) Historic or associative value.

The property has historic or associative value for its direct association with the Temperance movement and as a public meeting place.

3) Contextual value.

The property has contextual value for its connection to the historic community of Victoria Square, and since it supports the historic mixed residential, institutional and commercial character of the hamlet.



Heritage Attributes

- Long rectangular plan oriented with the gable facing the street;
- Large, double leaf entrance with transom; and
- Minimal setback from the road.

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest*.



10769 Victoria Square Boulevard (North or Read Cemetery, est. 1832)



View facing southeast



View facing northeast

Description

The North or Read Cemetery was established by the Primitive Methodists in 1832 and has a range of headstone and monument types. The small plot is surrounded by a chain link fence and deciduous vegetation, and is bounded by residential properties on all sides.

CHVI

2) Historic or associative value.

The property has historic or associative value for its direct association with the Methodist denomination in Ontario, and the importance of the hamlet of Victoria Square as a local centre for religious worship.

3) Contextual value.

The property has contextual value as one of a number of religious properties in the hamlet, for its connection to the earliest settlement and establishment of Victoria Square, and since it supports the historic mixed residential, institutional and commercial character of the community.

Heritage Attributes

- Range of headstone and monument types; and
- Small lot size and location near the centre of the hamlet.

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest*.



10760 Victoria Square Boulevard (Martha Williams House, c.1898)



View facing northwest



View facing north

Description

Martha Williams House is a single-detached, two storey and 3-bay, Georgian-style house with a T-shaped plan and medium gable roof. The construction is probably wood frame and has horizontal aluminium cladding without corner boards. The principal façade has symmetrical fenestration of tall, one-over-one or casement windows and the centre door is covered by covered porch. Other elements of the structure are a two storey rear wing with skirt roof and a connected garage. A secondary structure is located west of the house but could not be seen from public rights of way.

CHVI

3) Contextual value.

The property has contextual value for its connection to the historic community of Victoria Square and supports the historic mixed residential, institutional and commercial character of the hamlet.

Heritage Attributes

- Two storey residence built circa 1898;
- Symmetrical fenestration on the original portion with only single tall windows centrally located on the end walls and gable; and
- Placement close to the road with no setback (now encroaches).

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest*.



10758 Victoria Square Boulevard (Charles Boyd Mount House, 1947)



View facing west



View facing northwest

Description

Charles Boyd Mount House is a single-detached, one storey and 3-bay, Victory Housing type structure with a square plan and medium gable roof. The construction is probably wood frame and is clad in horizontal vinyl siding with corner boards. The principal façade has asymmetrical fenestration with a large picture window in a combined bay and porch, and a tall, double pane window near the corner. The centre door is covered by an extension of the bay roof. Other elements of the structure are an external chimney, and side entrance with open porch. A secondary structure is located southwest of the house and has a medium gable roof, a garage door, and horizontal vinyl siding.

CHVI

3) Contextual value.

The property has contextual value for its connection to the historic community of Victoria Square and supports the historic mixed residential, institutional and commercial character of the hamlet.

Heritage Attributes

- Single storey residence built in 1947; and
- Greater setback than adjacent 19th century structures.

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest*.



10756 Victoria Square Boulevard (John Hilts House, c.1892)



Above: View facing northwest



View facing southwest

Description

John Hilts House is a single-detached, one-and-a-half storey and 3-bay, Georgian-style house with a T-shaped plan and medium gable roof. The construction is in red brick. The principal façade has symmetrical fenestration of tall, two-over-two pane windows and the centre door is covered by closed porch. The ghost outline of a verandah can be seen in the principal façade wall. Other elements of the structure are a single window on the ground level of the end wall but two in the gable, and an external chimney. A secondary structure is flush with the northwest corner of the house and has a medium gable roof, a large sliding door garage door, and horizontal vinyl siding.

CHVI

3) Contextual value.

The property has contextual value for its connection to the historic community of Victoria Square and supports the historic mixed residential, institutional and commercial character of the hamlet.

Heritage Attributes

- One-and-a-half storey massing;
- Evidence of a verandah with bell-cast roof;
- Symmetrical fenestration with voussoirs and tall, two-over-two windows; and
- Placement close to the road with no setback (now encroaches).

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest*.



10761 Victoria Square Boulevard (Hatton-Baker House, c.1850)



View facing east



View facing northeast



View of original portion facing east

Description

Hatton-Baker House was a single-detached, one-and-a-half storey and 3-bay, Georgian-style house with a rectangular plan and medium gable roof that has since been joined to a much larger structure two-storeys in height and an L-shaped plan. The construction of the original section is buff brick with red brick used for the voussoirs, quoins, and repeating pattern at the top of the principal façade wall. The principal façade has symmetrical fenestration of tall, two-over-two pane windows and a centre door. The principal façade of the more recent section has symmetrical fenestration including an oculus, a central door with open porch, and a series of gables. It is clad in red-painted vertical wood board with a buff coloured belt course at 1/3 height on the wall. Another elements of the property is a courtyard formed by the L-plan of the new section. There are no secondary structures.



CHVI

1) Design or physical value.

The house is 'a representative and early example of a tradesman's house in the vernacular Georgian tradition'.

2) Historical or associative value.

The house is 'associated with William Hatton, an important early citizen in Victoria Square who was the first leader of the local Primitive Methodist congregation, and Jacob Baker, a member of an early family of Pennsylvania-German settlers'.

3) Contextual value.

The property has contextual value because 'Hatton-Baker House is one of a number of buildings that define the character of the historic crossroads community of Victoria Square' and because 'the house is one of a number of heritage buildings that remain from the time when Victoria Square was a rural cross-roads community' (City of Markham 2011:2-3).

Heritage Attributes

- 'The form and volume of the original building, with its rectangular plan and 1 ½-storey height;
- Fieldstone foundation;
- Patterned brick veneer;
- Three-bay front;
- Original front door opening;
- Original wood window openings with their wood, 2/2 windows, projecting wood window sills, and wood brick mouldings;
- Low-pitched [sic] gable roof with overhanging eaves; and
- Reconstructed gable-end chimneys' (City of Markham 2011: Appendix A).

Recognition

Designated under Part IV of the *Ontario Heritage Act*.



10754 Victoria Square Boulevard (William Hatton House, c.1832)



View facing west



View facing southwest

Description

William Hatton House is a single-detached, one-and-a-half storey and 3-bay Classical Revival with low hip roof and cornice returns. It has an irregular shaped plan and saltbox and gable roof over the rear addition. The construction is probably wood frame over a stone foundation although today the walls are covered in tan stucco and only concrete can be seen at the foundation. The principal façade has symmetrical fenestration of tall, six-over-six pane double hung windows and a centre door. Other elements of the structure are the asymmetrical windows placement of windows on the end walls and an unsupported gable hood over an entrance to the rear wing. A secondary structure is located northwest of the house and has a medium gable roof, a garage door, and horizontal vinyl siding.

CHVI

- 1) Design or physical value.

The house has design or physical value as an early example of vernacular housing in Ontario.

- 2) Historic or associative value.

The property has historic or associative value as one of the earliest surviving structures in the hamlet of Victoria Square (built circa 1832).

- 3) Contextual value.

The property has contextual value for its connection to the historic community of Victoria Square, and since it supports the historic mixed residential, institutional and commercial character of the hamlet.

Heritage Attributes

- Small-scale, one-and-a-half massing;
- Symmetrical fenestration with tall, six-over-six windows;



HIA-VICTORIA SQUARE MARKHAM

- Low gable roof with cornice returns; and
- Placement close to the road with no setback (now encroaches).

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest*.



3000 Elgin Mills Road (Former Heise Store Site)



Above: View facing north

Description

The vacant lot at the northwest corner of Victoria Square Boulevard and Elgin Mills Road was once the site of the Heise Store, built before 1860.

CHVI

3) Contextual value.

The property has contextual value as an important and highly visible lot in the centre of the community, for its connection to the early commercial history of Victoria Square.

Heritage Attributes

- Small lot at an important crossroads location.

Recognition

Inventoried and within the proposed Victoria Square HCD.



3026 Elgin Mills Road (Louis G. Stoutenburgh Garage [1927] & House [1926-27])



View of garage facing northwest



Garage, secondary structure and house at 3026 Elgin Mills Road

Description

The former Louis G. Stoutenburgh property includes three structures: the former service station garage, a house, and a secondary structure. At the far west of the property is the garage, which is a single-detached, one storey and 2-bay functional building with a rectangular plan, and a boom town front with rear medium gable roof. The construction is probably wood frame and has aluminium siding with corner boards. The principal façade has symmetrical placement of a garage door and single leaf door, and the blind windows on the other facades are also symmetrically arranged.

The house is east of the garage and is a 2-bay, single-storey Craftsman style residence with rectangular plan, and medium gable roof with shed dormer. The off-centre front entrance is covered by an open porch with gable roof that is perpendicular to the main roof. Construction is in brick over a stone foundation.

A secondary structure is located between the two buildings and is has a gable roof, two garage doors and is clad in vinyl siding.

CHVI

- 1) Design or physical value.

The garage and house have design or physical value as a representative examples of commercial and residential structures, respectively, built during the first half of the 20th century.

- 2) Historic or associative value.

The property has historic or associative value as the historic site of an early inn and tavern on the Elgin Mills plank road (Murdoch 2010:43), and later as a site of a service centre in operation during the first half of the 19th century.

- 3) Contextual value.



The property has contextual value as an important lot in the centre of the community, for its connection to the early commercial history of Victoria Square, and since it supports the historic mixed residential, institutional and commercial character of the hamlet.

Heritage Attributes

- Former service station garage with boomtown front;
- Single-storey Craftsman house with an open front porch and gable roof with shed dormer; and
- Location at the crossroads of Elgin Mills and Victoria Square Boulevard.

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest*.



3009 Elgin Mills Road (Sanderson Bungalow, 1954; Former Hingston Blacksmith Shop Site)



View facing northeast



View facing south

Description

The Sanderson Bungalow is a single-detached, one storey and 2-bay post-war vernacular house with a L-shaped plan and medium hip roof. The construction is probably wood frame and has vinyl siding cladding without corner boards. The principal façade has symmetrical window fenestration but the main entrance is on the east side. Other elements of the structure are basement windows and another side entrance onto Victoria Square Boulevard. A secondary structure is located east of the house and has a low gable roof, a garage door, and horizontal siding.

CHVI

2) Historic or associative value.

The property has historic value as the site of an early blacksmith shop established by William Gillard Hingston, who was a leading figure in the hamlet during the 19th century.

3) Contextual value.

The property has contextual value as an important lot in the centre of the community, for its connection to the early commercial history of Victoria Square, and since it supports the historic mixed residential, institutional and commercial character of the hamlet.

Heritage Attributes

- Lot at the crossroads of Elgin Mills and Victoria Square Boulevard (the Sanderson Bungalow is not a heritage attribute of the property).

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest*.



10748 Victoria Square Boulevard (Captain James Stoutenburgh House, c.1865)



View facing south



View facing west



Left: View facing south

Description

Captain James Stoutenburgh House is a single-detached, two storey and 3-bay, Georgian-style house with a T-shaped plan and medium gable roof. The construction of the original portion and second storey rear wing is in light-red brick while the single-storey rear wing is clad in clapboard. The principal façade has symmetrical fenestration of tall, 10-pane casement windows and the centre door is double-leaf and glazed, and has a large transom. An open verandah with circular pillars extends to the height of the eaves. Other elements of the structure are quoins, radiating voussoirs, a pointed Gothic window in the gables, two belt courses of buff-coloured brick, and repeating dichromatic patterns at the top of the second-storey wall and gable of the two-storey wing. Two secondary structures are located southwest of the house but these could not be seen from public rights of way.

CHVI

- 1) Design or physical value.



The house has design or physical value as a well-executed and prominent example of the Georgian /Neo-classical style, although it may have been originally designed as a Gothic Revival house (Murdoch 2014:98). The dichromatic and Flemish bond masonry displays a high degree of craftsmanship and artistic merit

2) Historic or associative value.

The house and property is associated with Captain James Stoutenburgh, a member of the founding Stoutenburgh family, but also a militia captain, the area's license inspector, and Victoria Square's first postmaster.

3) Contextual value.

The property and residence has contextual value for its prominent architecture and central location at the cross-roads of Victoria Square, and could be considered a landmark. It also supports the historic mixed residential, institutional and commercial character of the hamlet.

Heritage Attributes

- Two storey massing;
- High quality Flemish bond masonry construction;
- Symmetrical fenestration with large and tall windows and a large central entranceway;
- Two storey rear wing with later one-storey wood frame wing;
- Pointed Gothic windows in the gables;
- Quoins, radiating voussoirs, Gothic window surrounds, belt courses, and repeating patterns at the top of the second-storey wall, all executed in buff brick; and
- Prominent position with minimal setback to the crossroad of Victoria Square, and façades that front onto Victoria Square and Elgin Mills Road.

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest*.



10737 Victoria Square Boulevard (Savage-Schell House, c.1872) (formerly 10747 Woodbine Avenue)



View facing southeast



View facing north



View facing south. The secondary structure can be seen at left

Description

Savage-Schell House is a single-detached, one-and-a-half storey and 3-bay, Georgian-style house with a T-shaped plan and medium gable roof. The construction is probably wood frame and has clapboard cladding without corner boards. The principal façade has symmetrical fenestration of tall, six-over-six pane windows and the centre door is covered by an unsupported hood. Other elements of the structure are tall and narrow one-over-one windows on the gables and a rear wing. A secondary structure is located southeast of the house and has a medium gable roof, a garage door, and vertical cladding.

CHVI

- 1) Design or physical value.



The house has design or physical value as a late and vernacular expression of the Georgian style in massing, orientation and fenestration.

3) Contextual value.

The property has contextual value for its connection to the historic community of Victoria Square and supports the historic mixed residential, institutional and commercial character of the hamlet.

Heritage Attributes

- One-and-a-half storey height and massing;
- Symmetrical fenestration with a central door and six-over-six windows;
- Tall and narrow gable windows;
- Rear wing; and
- Minimal setback.

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest*.



10732 Victoria Square Boulevard (Rolph Boynton House, 1937)



View facing west

Description

Rolph Boynton House is a single-detached, single-storey and 2-bay, Craftsman-style house with an irregular-shaped plan and medium gable roof with hipped dormer. Construction is in mottled brick over a stone or concrete foundation. The principal façade has symmetrical fenestration of combined tall, 3-pane windows and the centre door is covered by an off-centre open porch with pediment and columns. Other elements of the structure are the prominent stone or concrete lugsills and rear wings. A secondary structure is located west of the house but could not be seen from public rights of way.

CHVI

1) Design or physical value.

The house has design or physical value as a representative example of the Craftsman style in massing, orientation and fenestration.

3) Contextual value.

The property has contextual value for its connection to the historic community of Victoria Square and supports the historic mixed residential, institutional and commercial character of the hamlet.

Heritage Attributes

- Two storey height; and
- Symmetrical fenestration with porch over the central door.

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest*.



10729 Victoria Square Boulevard (Macey-Perkins House, c.1861)



View facing southeast. The secondary structure can be seen at left.



View facing northeast.

Description

Macey-Perkins House is a single-detached, two-storey and 3-bay, Georgian/ Neo-classical house with an irregular-shaped plan and medium gable roof over the original portion. The cladding is board and batten with belt course located at the top of the first storey. The principal façade has symmetrical fenestration of tall, six-over-six and one-over-one double hung windows and a centre door. Other elements of the structure are the three wings added to the southeast corner, one with a number of large windows and a saltbox roof. The front entrance has an open porch. A single-storey secondary structure with medium gable roof is located northwest of the house.

CHVI

1) Design or physical value.

Despite its cladding, the house has design or physical value as a representative example of Neoclassical massing, gable roof, and symmetrical fenestration.

3) Contextual value.

The property has contextual value for its connection to the historic community of Victoria Square.

Heritage Attributes

- Two storey height; and
- Symmetrical fenestration with porch over the central door.

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest*.



10724 Victoria Square Boulevard (United Church Manse, 1936)



View facing west

Description

The single-detached, two-storey, and two-bay United Church Manse was built in red brick in the square-plan Edwardian Classicism style with a pyramidal roof. A single-storey wing with shed roof and clapboard cladding has been added to the south façade. The principal façade has symmetrical fenestration with an off-centre door covered by an open porch with square columns and pediment roof, and tall and combined three-over-one windows. There are no secondary structures.

CHVI

1) Design or physical value

The manse has design or physical value as a well-executed, representative example of the Edwardian Classicism style.

2) Historic or associative value.

The property has historic or associative value for its direct association with the United Church denomination in Ontario, and the continuing importance of the hamlet of Victoria Square as a local centre for religious worship.

3) Contextual value.

The property has contextual value as part of the religious property, structures and cemetery at 10720 Victoria Square Boulevard, for its connection to the historic community of Victoria Square, and since it supports the historic mixed residential, institutional and commercial character of the hamlet.



Heritage Attributes

- Two storey massing, square plan with central chimney, and pyramidal roof;
- Symmetrical fenestration with tall, three-over-one windows; and
- Off-centre entrance covered by a pedimented open porch built in a combination of wood and brick.

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest*.



10720 Victoria Square Boulevard (United Church, 1880, Wesleyan Chapel, 1845, & Cemetery)



View of the United Church facing southwest



View of the cemetery, facing west



View of the Wesleyan Chapel, facing west



View of the shed, facing west

Description

The property includes three structures: a large Gothic Revival church with bell tower built in red brick and local stone in 1880; a single-storey, three-bay Classical Revival Wesleyan chapel built in 1845 with clapboard cladding, a central door and symmetrical placement of six-over-six windows; and a single-storey shed with medium gable roof, double garage doors and vertical aluminium cladding. The property also includes a large cemetery with a variety of headstone and monument designs that dates to the earliest establishment of Victoria Square.

CHVI

- 1) Design or physical value.



The Wesleyan Chapel has design value as an early example of a Methodist meeting house built in the Classical Revival style, while the United Church is a representative example of a Gothic Revival church built in a well-executed combination of brick and local stone. The headstones in the cemetery also have design and physical value for their range of styles and ornamentation.

2) Historic or associative value.

The property has historic or associative value for its direct association with the Methodist denominations in Ontario, and the establishment of the hamlet of Victoria Square as a local centre for religious worship.

3) Contextual value.

Headstones from the initial settlement of Victoria Square, combined with the early chapel and later church, speak to the importance of the property as a central place in the historic and contemporary community of Victoria Square, and the church, cemetery, and chapel serve as local landmarks.

Heritage Attributes

- Large Gothic Revival church built in a combination of brick and local stone, and with:
 - A tall bell tower decorated with corbel tables and topped with square pinnacles;
 - Buttresses and gabled parapet;
 - A large quatrefoil window above the central door;
 - Close association with a cemetery; and
 - Minimal setback from the road.
- Single-storey, wood frame Classical Revival chapel with:
 - Clapboard cladding with corner boards;
 - Tall six-over-six windows; and
 - Cornice returns at the gable.
- Cemetery with headstones dating from the earliest establishment of Victoria Square

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest*.



2929 Elgin Mills Road (Community Hall, 1966)



Current conditions (imagery courtesy Bing ©2017 DigitalGlobe ©2017 Microsoft Corporation)

Description

Although the southeast extent of 2929 Elgin Mills Road fronts onto Victoria Square Boulevard, the heritage attributes of this property are located in the northern portion of the property and would not be impacted by the proposed undertaking.

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest*.



AREA 5

10724 Victoria Square Boulevard (Cathedral of the Transfiguration, 1984)



View facing west



View facing northeast



View facing southeast

Description

The Cathedral of the Transfiguration is a single-detached, cruciform-plan and five-bay eastern Orthodox/ Byzantine Revival church with a domed and arched roof, and three towers capped with 'onion' domes that rises over 14 storeys. The construction is ashlar stone. The principal façade has symmetrical fenestration of tall, round-headed windows and the central entrance is arched, with mosaics of Jesus above. Other elements of the structure are the numerous buttresses and oculi and varying levels of roof. A secondary structure is an office trailer located near the northeast corner of the property.

CHVI

- 1) Design or physical value.



The Cathedral has design or physical value as a unique example of an eastern Orthodox-style Cathedral in North America.

2) Historic or associative value.

The property has associative value for its direct association with David Buttress, a noted architect who had served as Surveyor of Fabric at Westminster Abbey, and Stephen Boleslav Roman, a mining executive who conceived and funded the project until his death in 1988. The Cathedral is also associated with Pope John Paul II, who consecrated the cornerstone in 1984.

3) Contextual value.

The property has contextual value for defining the character of Cathedral town and as a significant landmark for the surrounding area.

Heritage Attributes

- Three tall towers topped with onion domes clad in copper;
- Immense massing and height;
- Domed and arched roofs over a cruciform plan;
- Ashlar stone construction with numerous buttresses;
- Exterior mosaics and ornamentation;
- Tall, round headed windows and oculi; and
- Varying roof levels with corbelled cornices.

Recognition

Listed on the City's *Register of Property of Cultural Heritage Value or Interest*.



AREA 6

10165 Victoria Square Boulevard (Barn)



View facing east



View facing northeast

Description

The barn at 10165 Victoria Square Boulevard is a single-detached, one-and-a-half storey, 'two-bay barn' (Ennals 1972:259) with a rectangular plan and medium gable roof. The construction is probably timber frame and has corrugated metal siding on the west and north façades, and board-and-batten on the south façade. The west façade also has two square windows near each corner. There are no other permanent structures on the property.

CHVI

1) Design or physical value.

The barn has design or physical value as a two-bay barn example which, like other rural farm buildings in southern Ontario, are becoming increasingly rare.

3) Contextual value.

The property has contextual value as a tangible relict of the former rural agricultural land use of the area.

Heritage Attributes

- Rectangular two-bay form; and
- Board-and-batten cladding.

Recognition

Potential cultural heritage resource based on CHVI evaluation.



10137 Victoria Square Boulevard (Victoria Square Schoolhouse S.S.#6, 1877)



View facing east



View facing southeast



View facing east

Description

There are two structures on the property: the Victoria Square Schoolhouse and a two-storey gable roofed building. The original section of the schoolhouse was built in 1877 and is a one storey and 2-bay, Gothic Revival institutional building with a rectangular plan and medium gable roof. The construction is probably wood frame and it is clad in vertical board on the west façade and board-and-batten on the north and south façades. The principal façade has two symmetrically placed doors with labels above, and fenestration on the other sides is 12-over-12 windows topped by labels. Other elements of the structure are a small bell tower near the west gable, and a large, two-storey rear wing with off-set gable on the north façade, unsupported hoods over the entrances, asymmetrical fenestration, and stucco cladding.

The other structure on the property is oriented perpendicular to the school to the north and has symmetrical fenestration, an overhanging second storey over the gable entrance, a belt course at the top of the first level, and stucco cladding.



CHVI

1) Design or physical value.

The Victoria School has design or physical value as a representative example of a rural Gothic Revival schoolhouse built during the fourth quarter of the 19th century.

2) Historic or associative value.

The property has historic or associative value for its direct association with rural education in Ontario during the 19th century.

3) Contextual value.

The property has contextual value as a central institution for the surrounding agricultural communities and a relic of the area's rural past and dispersed and small population. It retains this institutional purpose and its location near the corner of the Woodbine Avenue Bypass and Victoria Square Boulevard make it a potential landmark.

Heritage Attributes

- Original, single-storey, Victoria Schoolhouse;
 - Bell tower;
 - Gable oculus (now vent);
 - Door and window labels;
 - 12-over-12 tall windows; and
 - Two separate doors (that possibly originally served to reinforce gender separation) on the west principal façade.

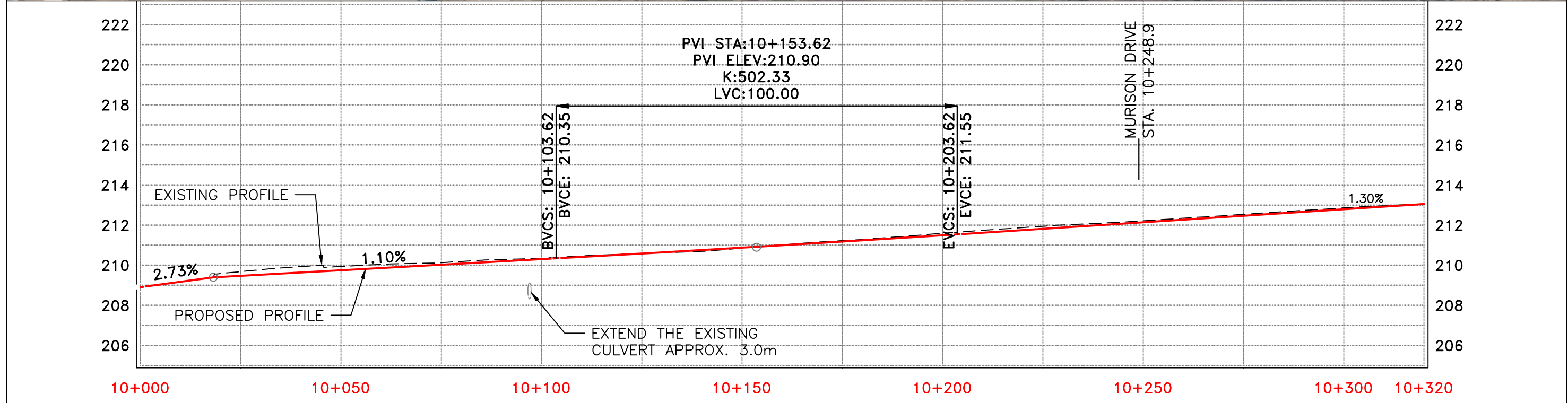
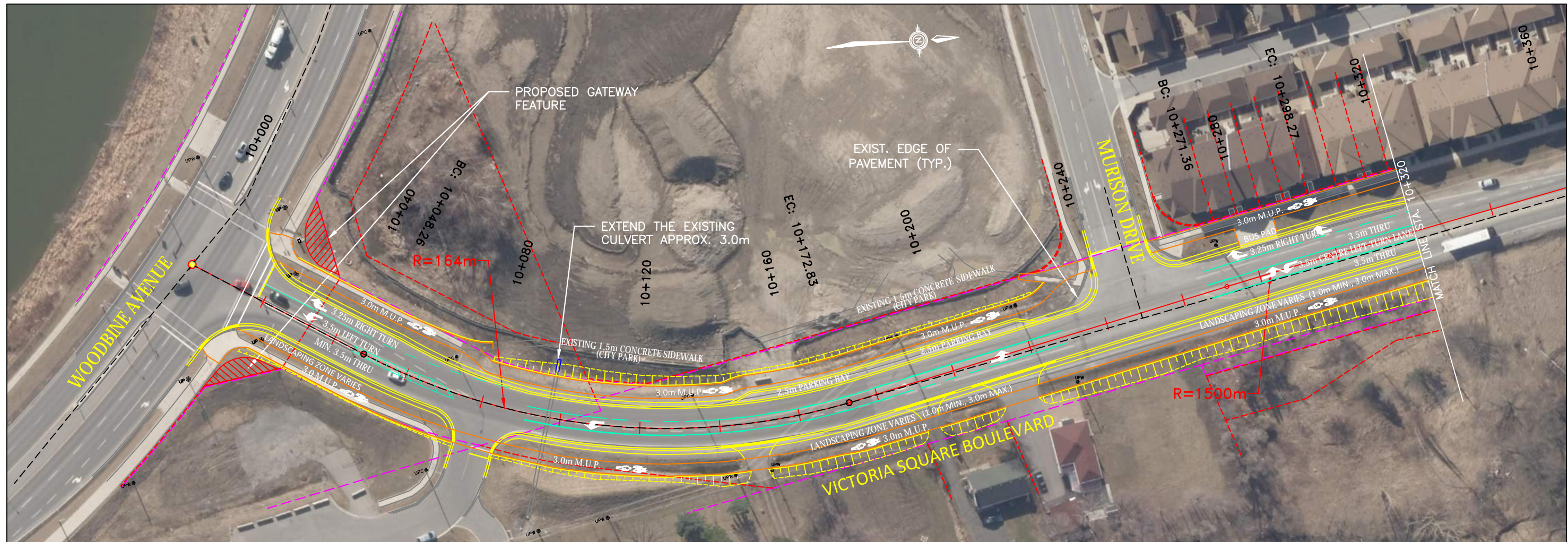
Recognition

Designated under Part IV of the *Ontario Heritage Act*.



APPENDIX B

Preliminary Design



LEGEND (PLAN)	
	PROPOSED MULTI-USE PATH
	EXISTING R.O.W
	LOT LINES
	EXISTING CL ALIGNMENT
	PROPOSED CL ALIGNMENT
	PROPOSED CURB
	PROPOSED PAVEMENT MARKING
	EXISTING UTILITY POLES
	EXISTING CULVERT
	PROPOSED CULVERT
	EXISTING CHAIN LINK FENCE

LEGEND (PROFILE)	
	EXISTING PROFILE
	PROPOSED PROFILE
	EXISTING CULVERT
	PROPOSED CULVERT

SCALES

Horizontal 1:1000

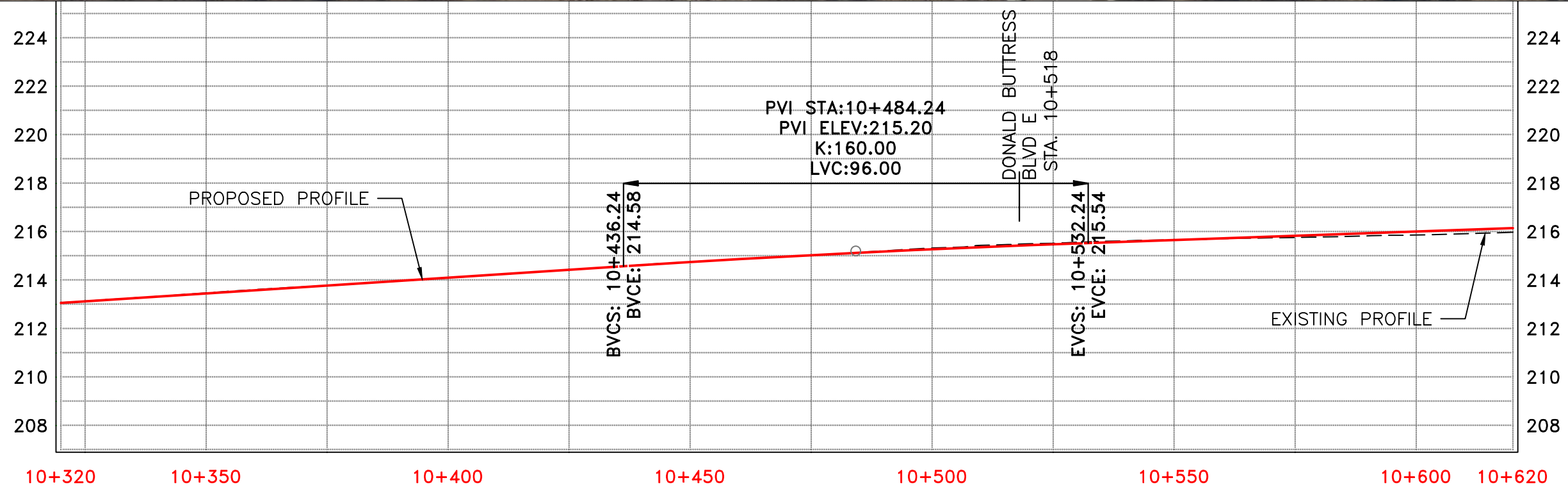
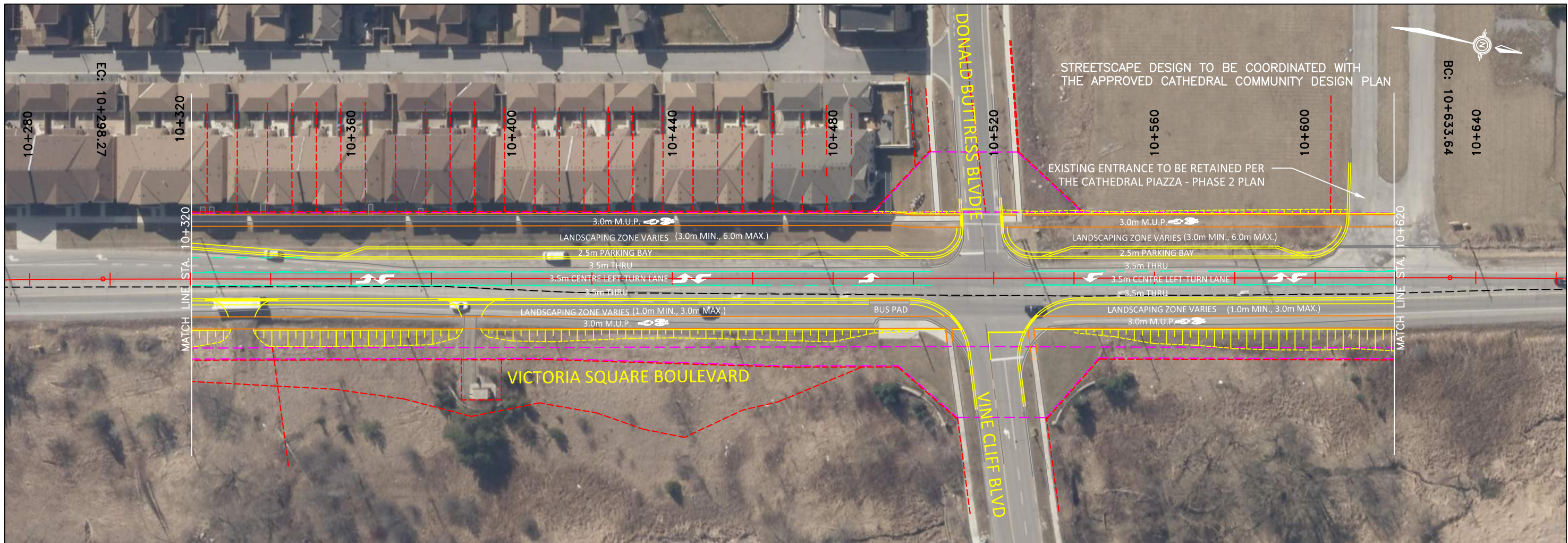
Vertical 1:200



VICTORIA SQUARE BOULEVARD
 CLASS ENVIRONMENTAL ASSESSMENT
 PLAN AND PROFILE
 STA. 10+000 TO STA. 10+320

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DATE	DEC. 2017

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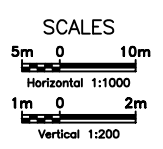
LEGEND (PLAN)

- PROPOSED MULTI-USE PATH
- EXISTING R.O.W
- LOT LINES
- EXISTING CL ALIGNMENT
- PROPOSED CL ALIGNMENT
- PROPOSED CURB

- PROPOSED PAVEMENT MARKING
- GRADING
- EXISTING UTILITY POLES
- EXISTING CULVERT
- PROPOSED CULVERT
- EXISTING CHAIN LINK FENCE

LEGEND (PROFILE)

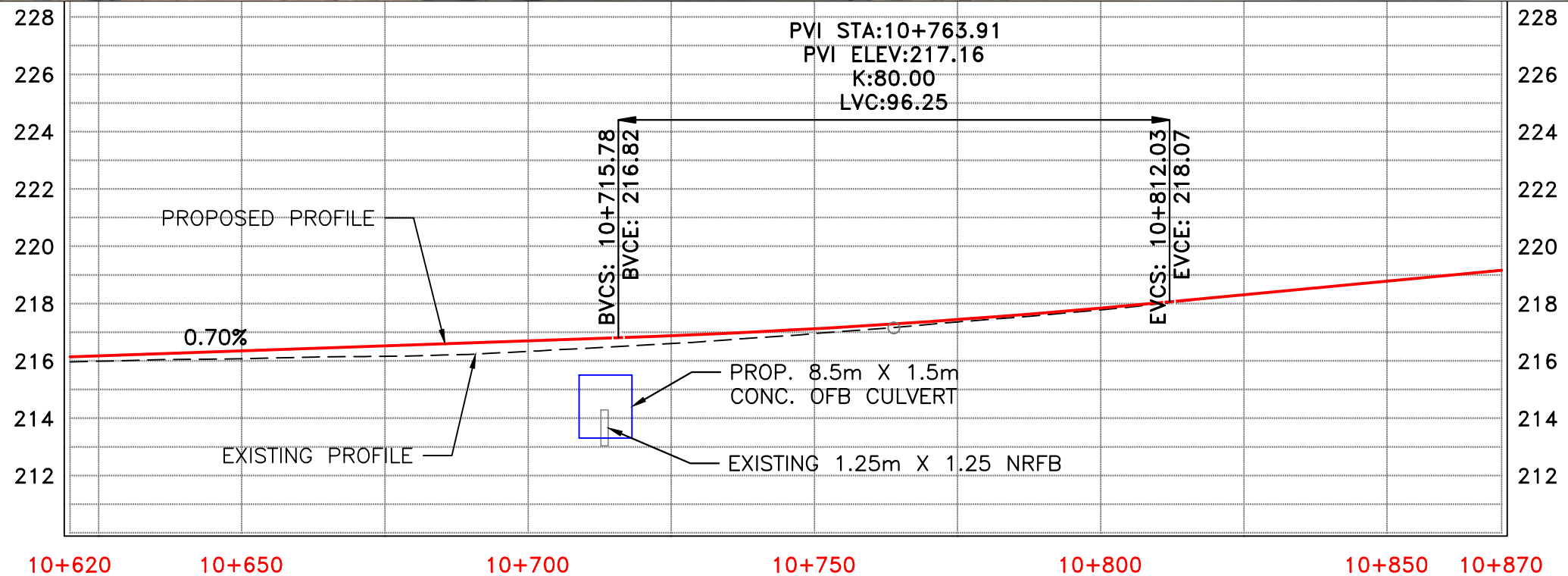
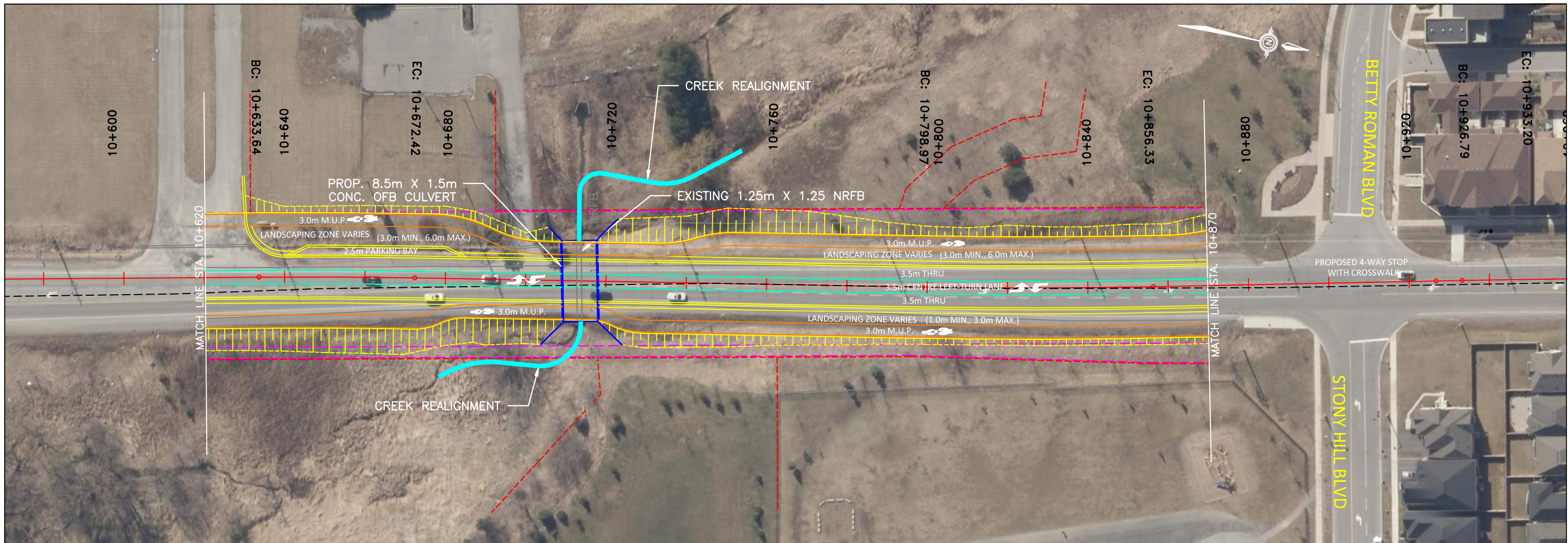
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- PROPOSED PROFILE
- EXISTING CULVERT
- PROPOSED CULVERT



VICTORIA SQUARE BOULEVARD
CLASS ENVIRONMENTAL ASSESSMENT
PLAN AND PROFILE
STA. 10+320 TO STA. 10+620

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DATE.
DEC. 2017

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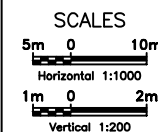
LEGEND (PLAN)

- PROPOSED MULTI-USE PATH
- EXISTING R.O.W
- LOT LINES
- EXISTING CL ALIGNMENT
- PROPOSED CL ALIGNMENT
- PROPOSED CURB

- PROPOSED PAVEMENT MARKING
- GRADING
- EXISTING UTILITY POLES
- EXISTING CULVERT
- PROPOSED CULVERT
- EXISTING CHAIN LINK FENCE

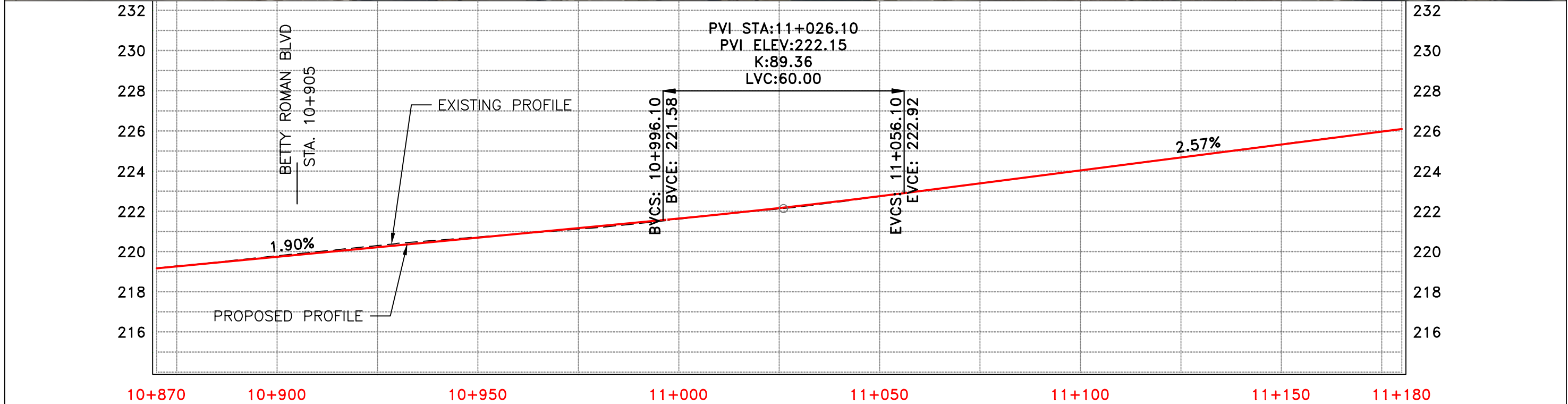
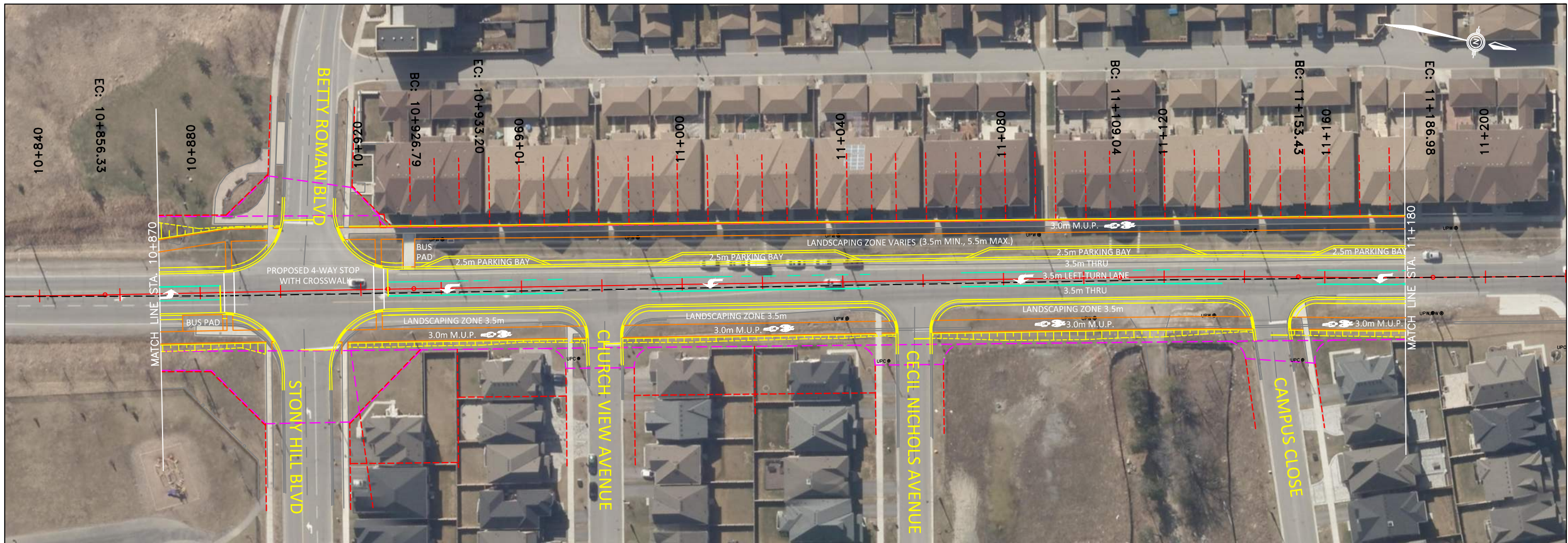
LEGEND (PROFILE)

- EXISTING PROFILE
- PROPOSED PROFILE
- EXISTING CULVERT
- PROPOSED CULVERT



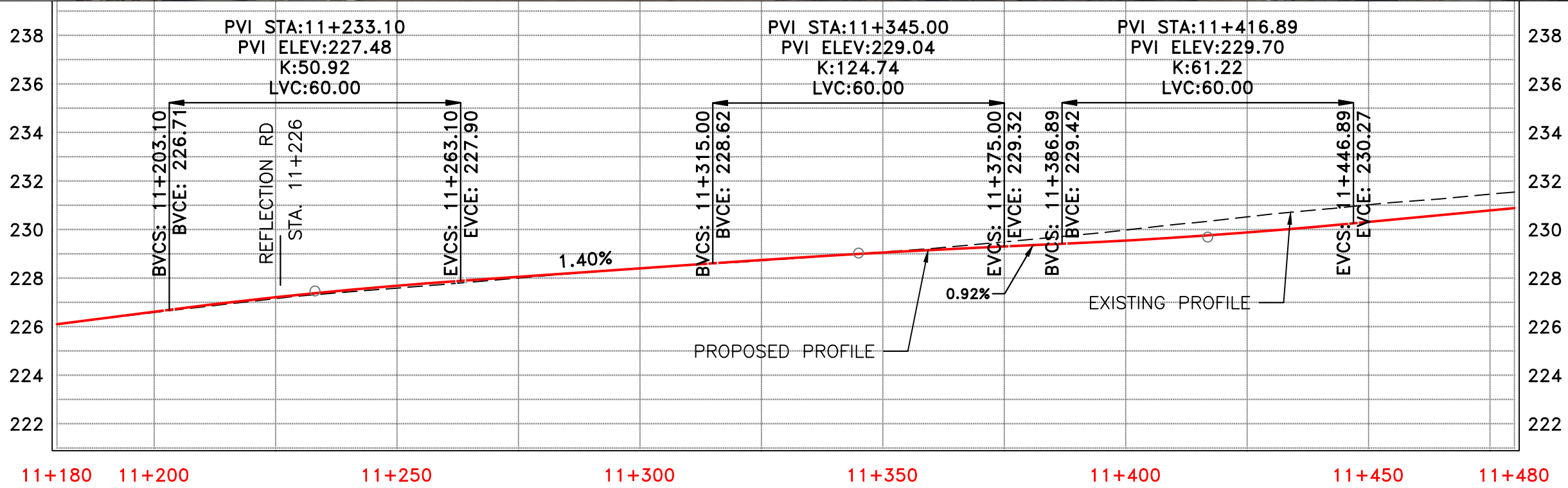
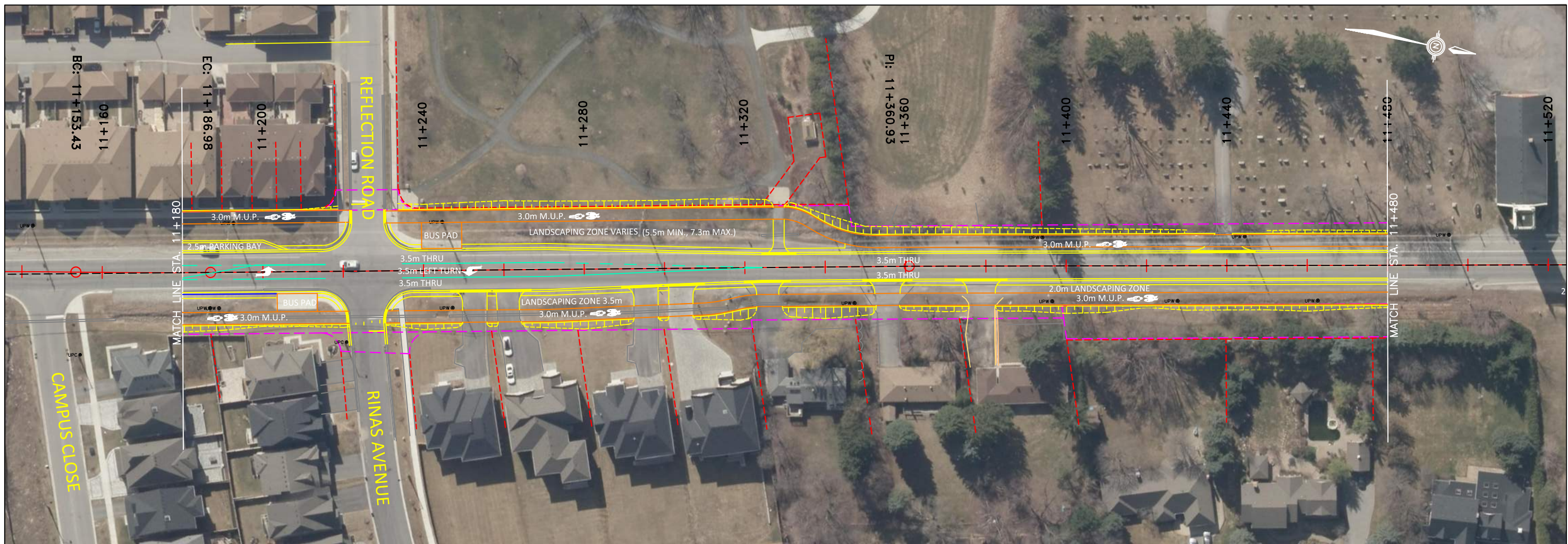
VICTORIA SQUARE BOULEVARD
CLASS ENVIRONMENTAL ASSESSMENT
PLAN AND PROFILE
STA. 10+620 TO STA. 10+870

SHEET.NO
03
DATE
DEC. 2017



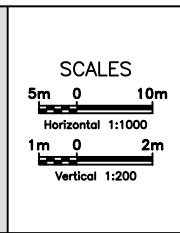
LEGEND (PLAN) 		LEGEND (PROFILE) 		SCALES 		VICTORIA SQUARE BOULEVARD CLASS ENVIRONMENTAL ASSESSMENT PLAN AND PROFILE STA. 10+870 TO STA. 11+180	SHEET NO 04 DATE DEC. 2017
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 PLOTDATE: Dec 10, 2017 9:17am
 PLOTTED BY: MSVANDIAN



LEGEND (PLAN)	
	PROPOSED MULTI-USE PATH
	EXISTING R.O.W
	LOT LINES
	EXISTING CL ALIGNMENT
	PROPOSED CL ALIGNMENT
	PROPOSED CURB
	PROPOSED PAVEMENT MARKING
	EXISTING UTILITY POLES
	EXISTING CULVERT
	PROPOSED CULVERT
	EXISTING CHAIN LINK FENCE

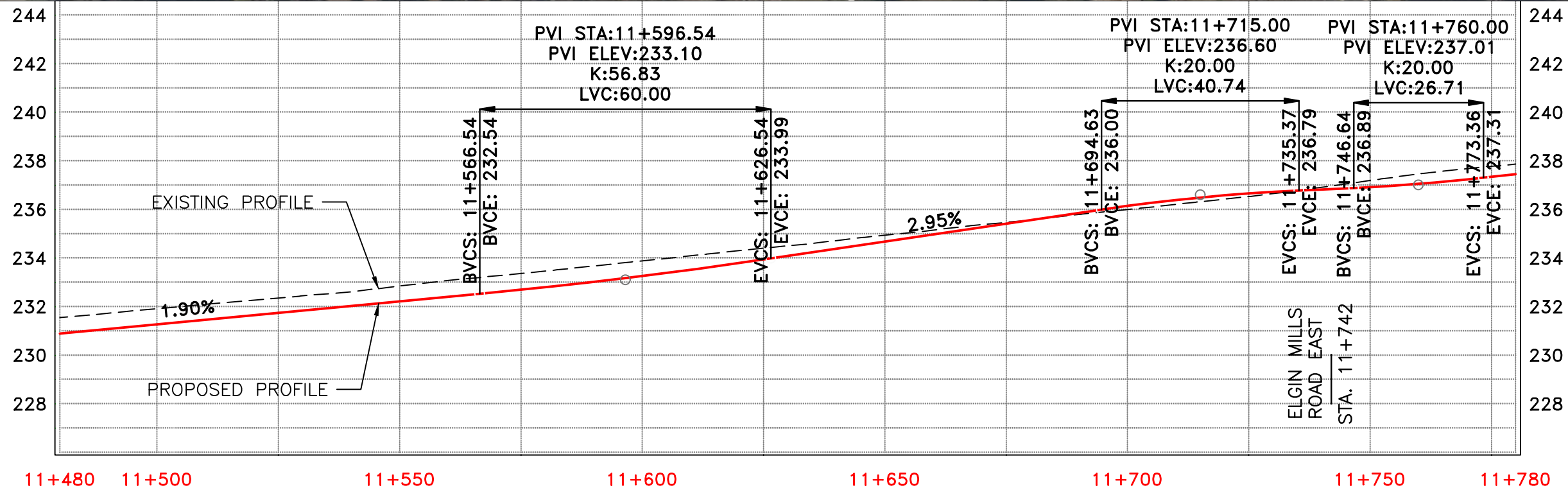
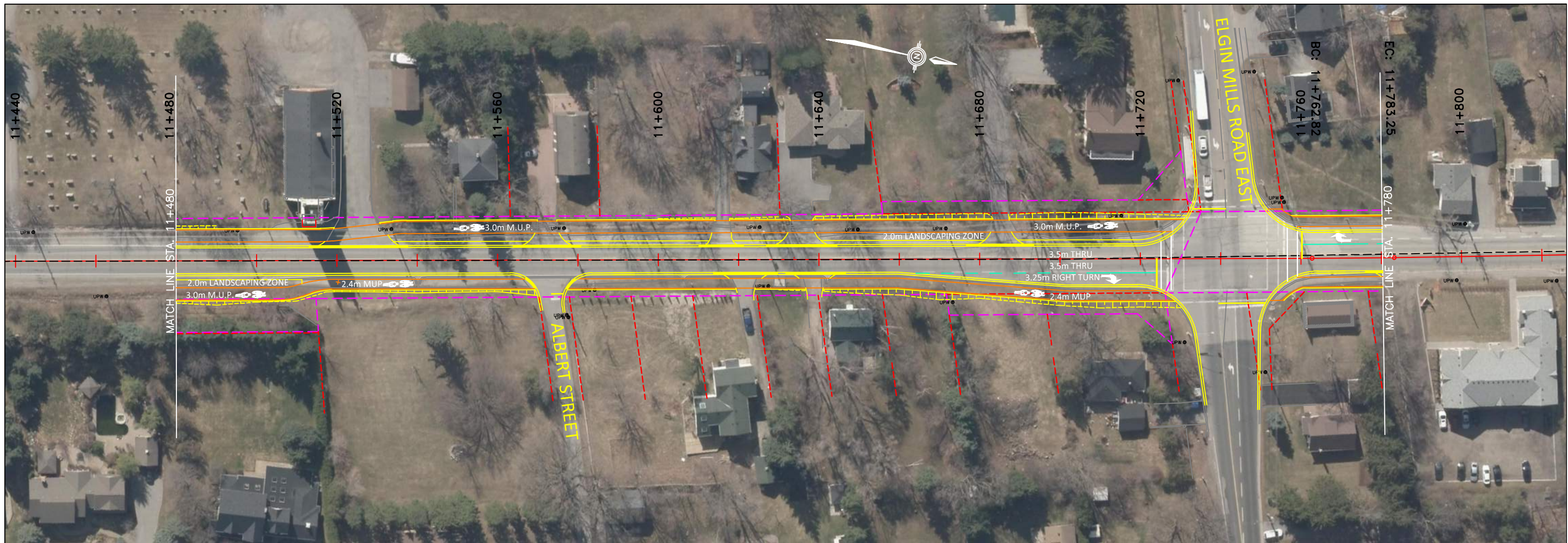
LEGEND (PROFILE)	
	EXISTING PROFILE
	PROPOSED PROFILE
	EXISTING CULVERT
	PROPOSED CULVERT



VICTORIA SQUARE BOULEVARD
CLASS ENVIRONMENTAL ASSESSMENT
PLAN AND PROFILE
STA. 11+180 TO STA. 11+480

SHEET.NO	05
DATE	DEC. 2017

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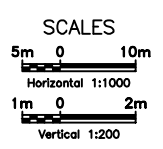
LEGEND (PLAN)

- PROPOSED MULTI-USE PATH
- EXISTING R.O.W
- LOT LINES
- EXISTING CL ALIGNMENT
- PROPOSED CL ALIGNMENT
- PROPOSED CURB

- PROPOSED PAVEMENT MARKING
- GRADING
- EXISTING UTILITY POLES
- EXISTING CULVERT
- PROPOSED CULVERT
- EXISTING CHAIN LINK FENCE

LEGEND (PROFILE)

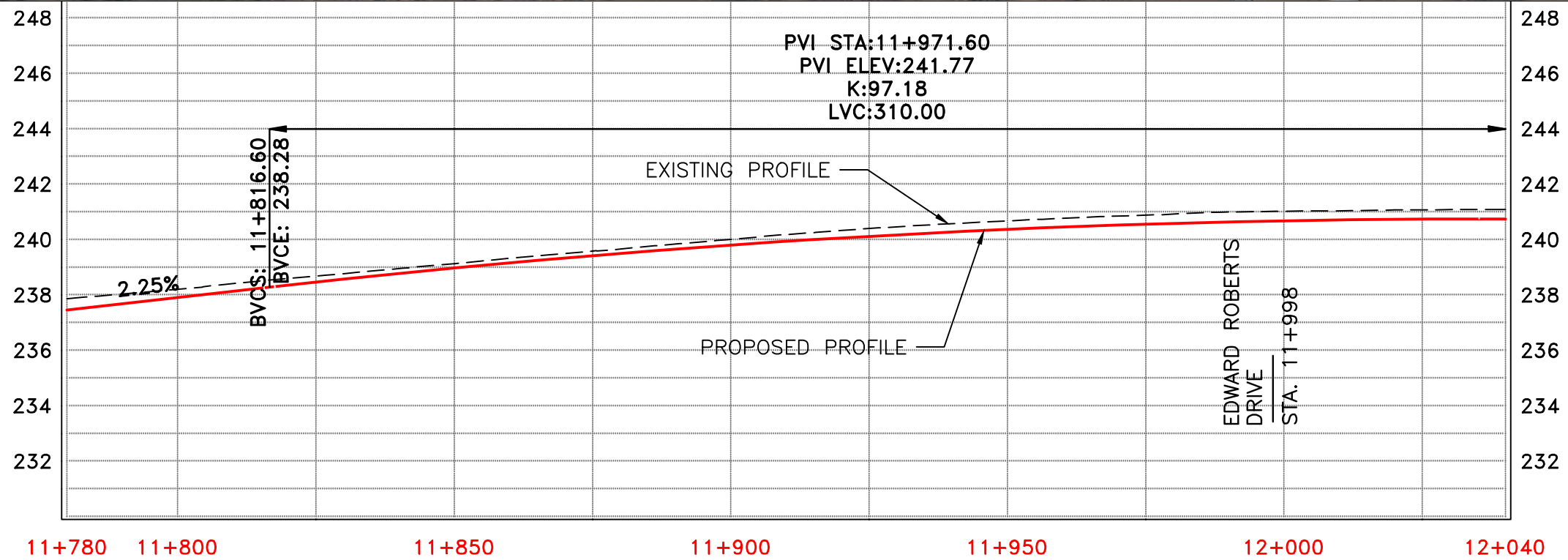
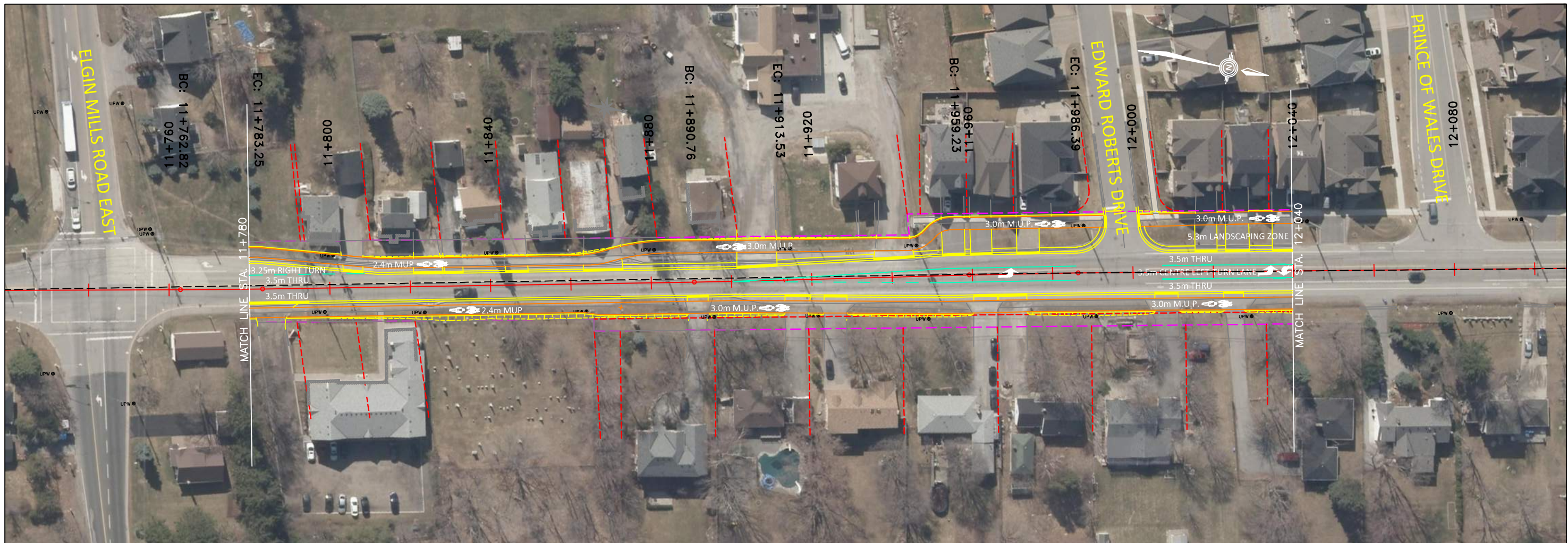
- EXISTING PROFILE
- PROPOSED PROFILE
- EXISTING CULVERT
- PROPOSED CULVERT



VICTORIA SQUARE BOULEVARD
 CLASS ENVIRONMENTAL ASSESSMENT
 PLAN AND PROFILE
 STA. 11+480 TO STA. 11+780

SHEET.NO
 06
 DATE.
 DEC. 2017

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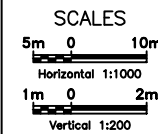
LEGEND (PLAN)

- PROPOSED MULTI-USE PATH
- EXISTING R.O.W
- LOT LINES
- EXISTING CL ALIGNMENT
- PROPOSED CL ALIGNMENT
- PROPOSED CURB

- PROPOSED PAVEMENT MARKING
- GRADING
- EXISTING UTILITY POLES
- EXISTING CULVERT
- PROPOSED CULVERT
- EXISTING CHAIN LINK FENCE

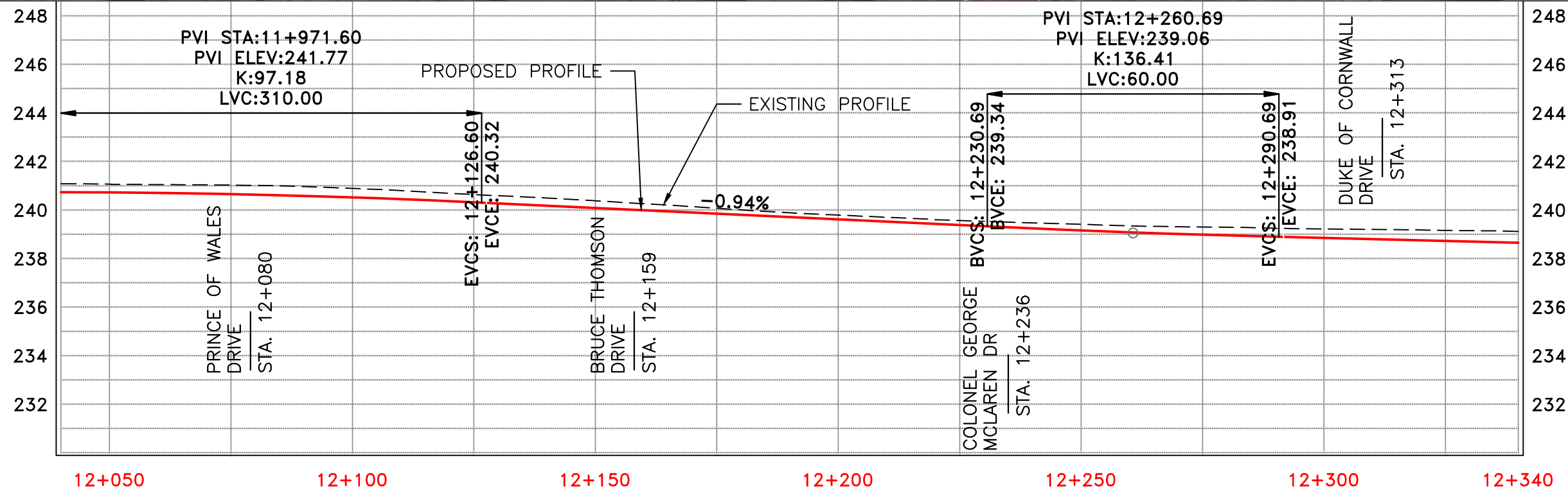
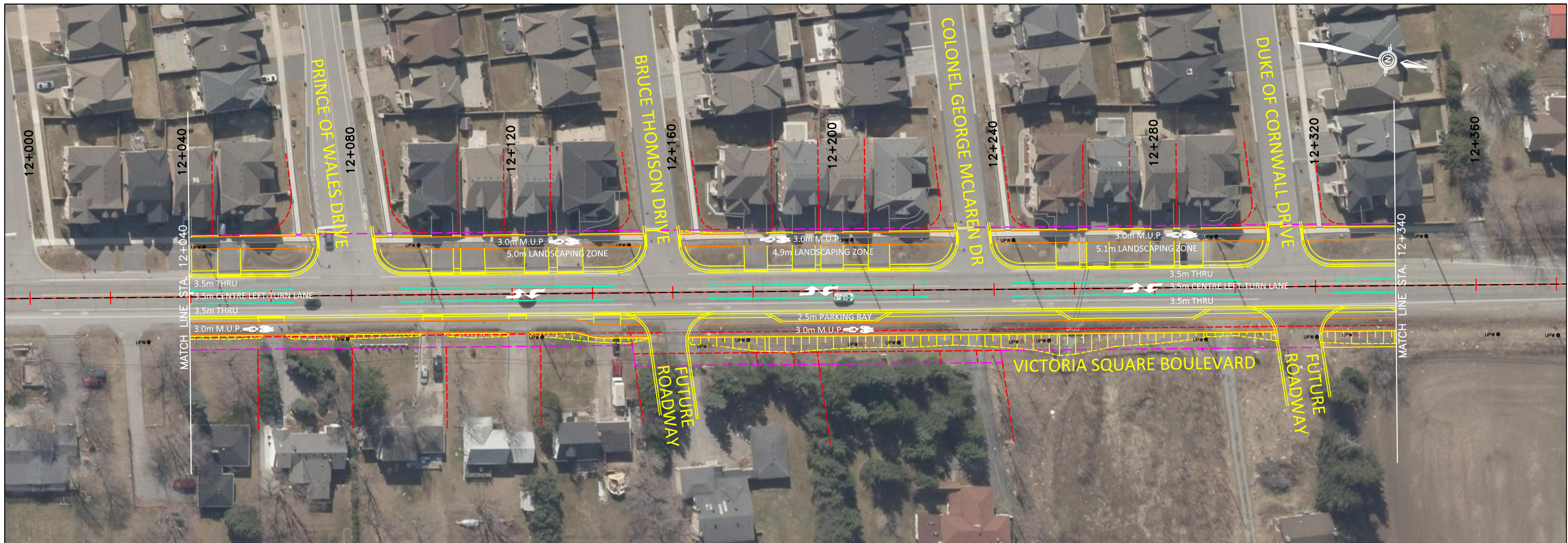
LEGEND (PROFILE)

- EXISTING PROFILE
- PROPOSED PROFILE
- EXISTING CULVERT
- PROPOSED CULVERT



VICTORIA SQUARE BOULEVARD
CLASS ENVIRONMENTAL ASSESSMENT
PLAN AND PROFILE
STA. 11+780 TO STA. 12+040

SHEET.NO
07
DATE.
DEC. 2017



LEGEND (PLAN)

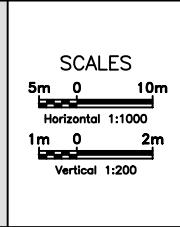
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	EXISTING R.O.W		EXISTING UTILITY POLES
	LOT LINES		EXISTING CULVERT
	EXISTING CL ALIGNMENT		PROPOSED CULVERT
	PROPOSED CL ALIGNMENT		EXISTING CHAIN LINK FENCE
	PROPOSED CURB		

LEGEND (PROFILE)

	EXISTING PROFILE
	PROPOSED PROFILE
	EXISTING CULVERT
	PROPOSED CULVERT

LEGEND (PROFILE)

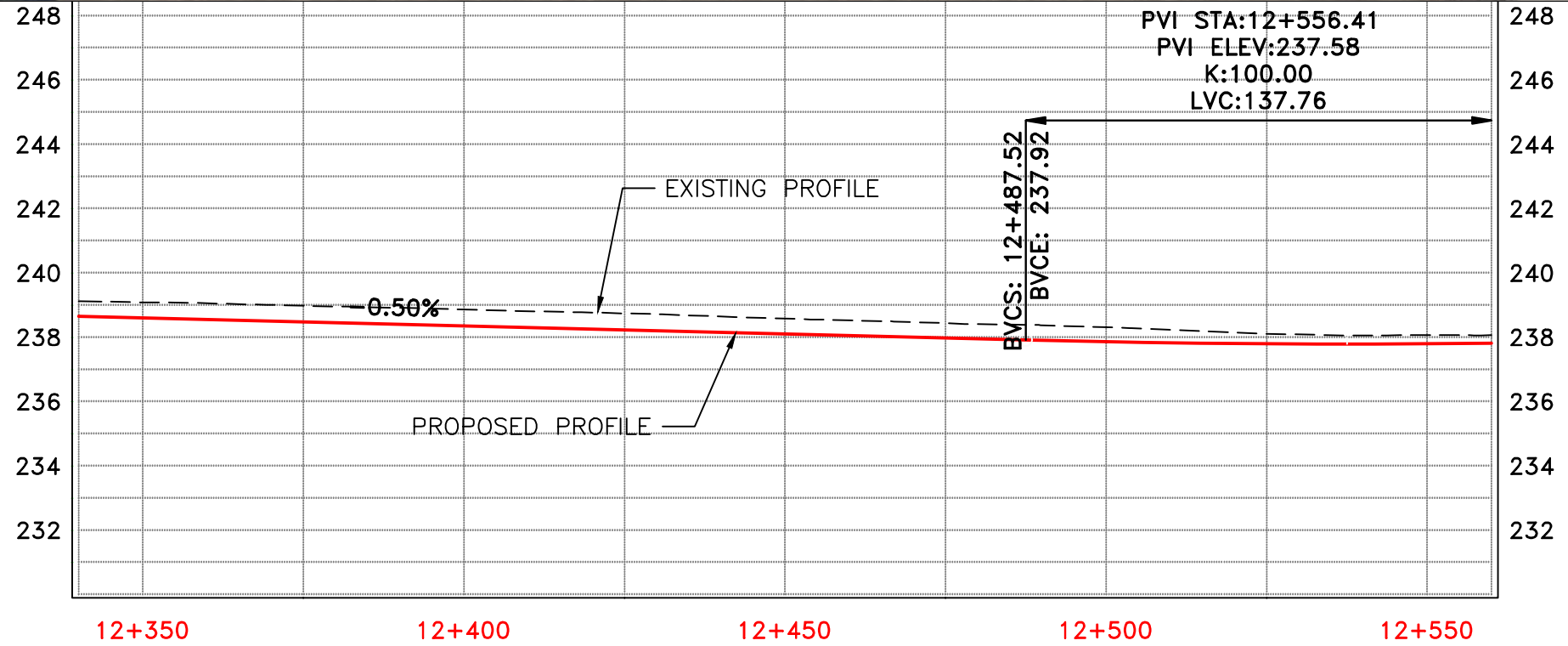
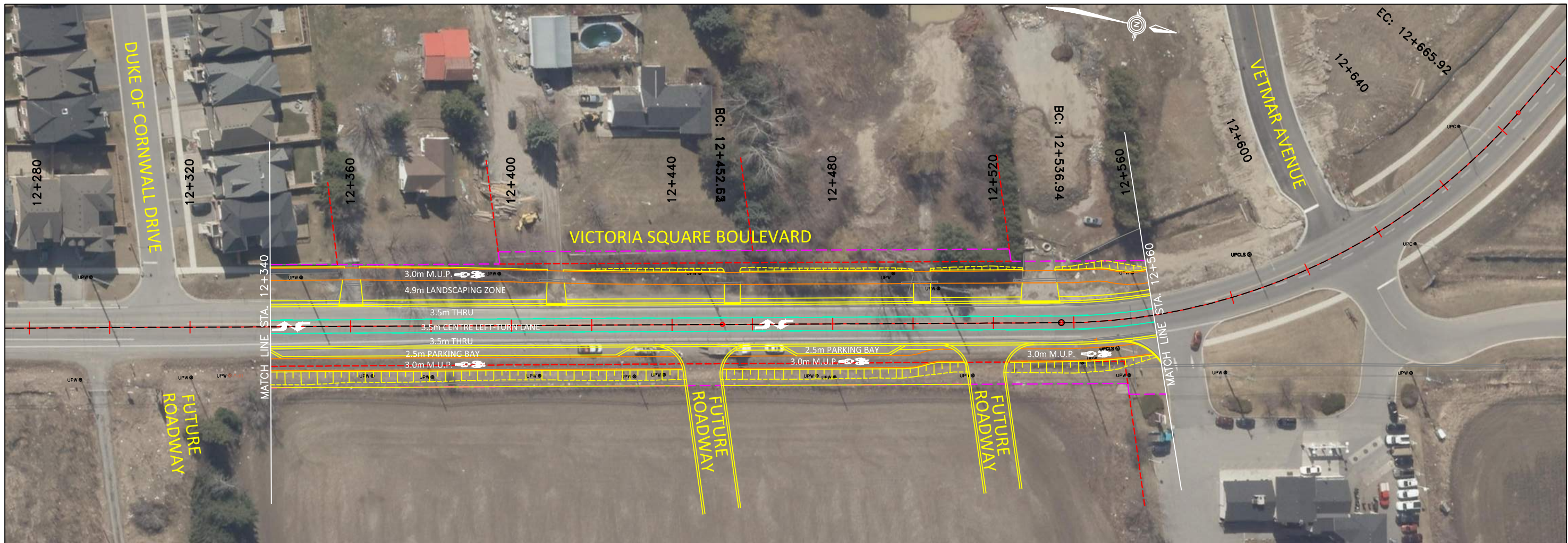
	EXISTING PROFILE
	PROPOSED PROFILE
	EXISTING CULVERT
	PROPOSED CULVERT



VICTORIA SQUARE BOULEVARD
 CLASS ENVIRONMENTAL ASSESSMENT
 PLAN AND PROFILE
 STA. 12+040 TO STA. 12+340

SHEET NO	08
DATE	DEC. 2017

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LEGEND (PLAN)

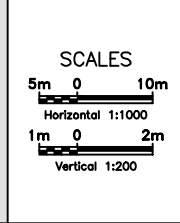
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	EXISTING R.O.W
	LOT LINES
	EXISTING CL ALIGNMENT
	PROPOSED CL ALIGNMENT
	PROPOSED CURB

LEGEND (PROFILE)

	PROPOSED PAVEMENT MARKING
	GRADING
	EXISTING UTILITY POLES
	EXISTING CULVERT
	PROPOSED CULVERT
	EXISTING CHAIN LINK FENCE

LEGEND (PROFILE)

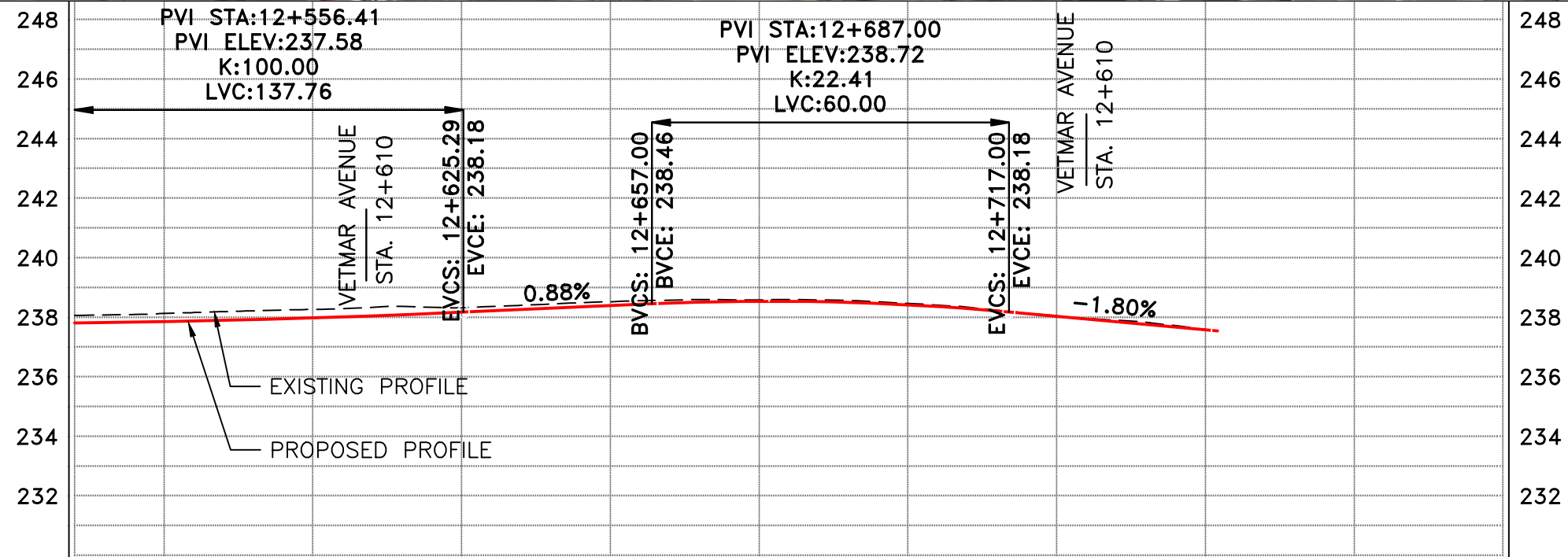
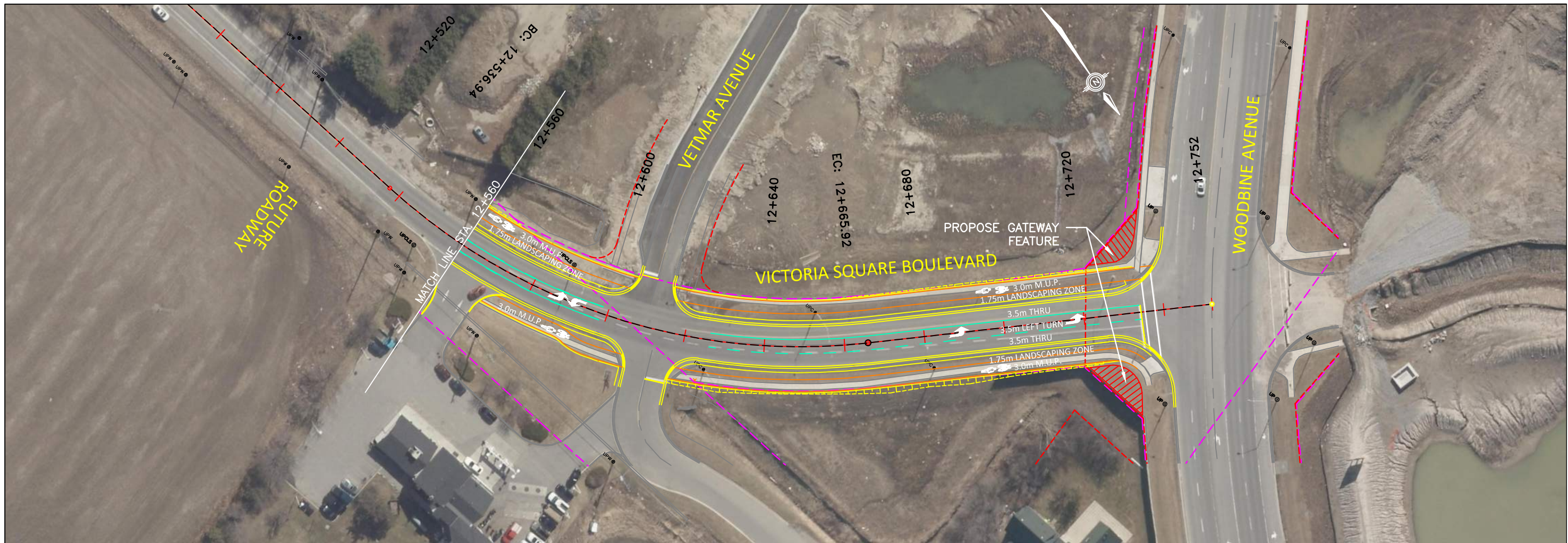
	EXISTING PROFILE
	PROPOSED PROFILE
	EXISTING CULVERT
	PROPOSED CULVERT



VICTORIA SQUARE BOULEVARD
 CLASS ENVIRONMENTAL ASSESSMENT
 PLAN AND PROFILE
 STA. 12+340 TO STA. 12+560

SHEET.NO	09
DATE.	DEC. 2017

FILENAME: C:\pwworking\pitt\d2027666\10028093-01C-PP09.dwg
 PLOTDATE: Dec 12, 2017 - 10:15am
 PLOTTED BY: MSVANDIAN



12+560 12+600 12+650 12+700 12+750 12+800

LEGEND (PLAN) 		LEGEND (PROFILE) 		SCALES 		VICTORIA SQUARE BOULEVARD CLASS ENVIRONMENTAL ASSESSMENT PLAN AND PROFILE STA. 12+560 TO STA. 12+800	SHEET.NO 10 DATE. DEC. 2017
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 PLOTDATE: Dec 12, 2017 - 10:14am
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