

# Appendix H.5 – Heritage Impact Assessment Report – George Hunter House

*Kennedy Road Environmental Assessment between  
Steeles Avenue and Major Mackenzie Drive*





**GOLDER**

**REPORT**

**George Hunter House, 9286 Kennedy Road,  
City of Markham, Ontario**  
*Heritage Impact Assessment*

Submitted to:

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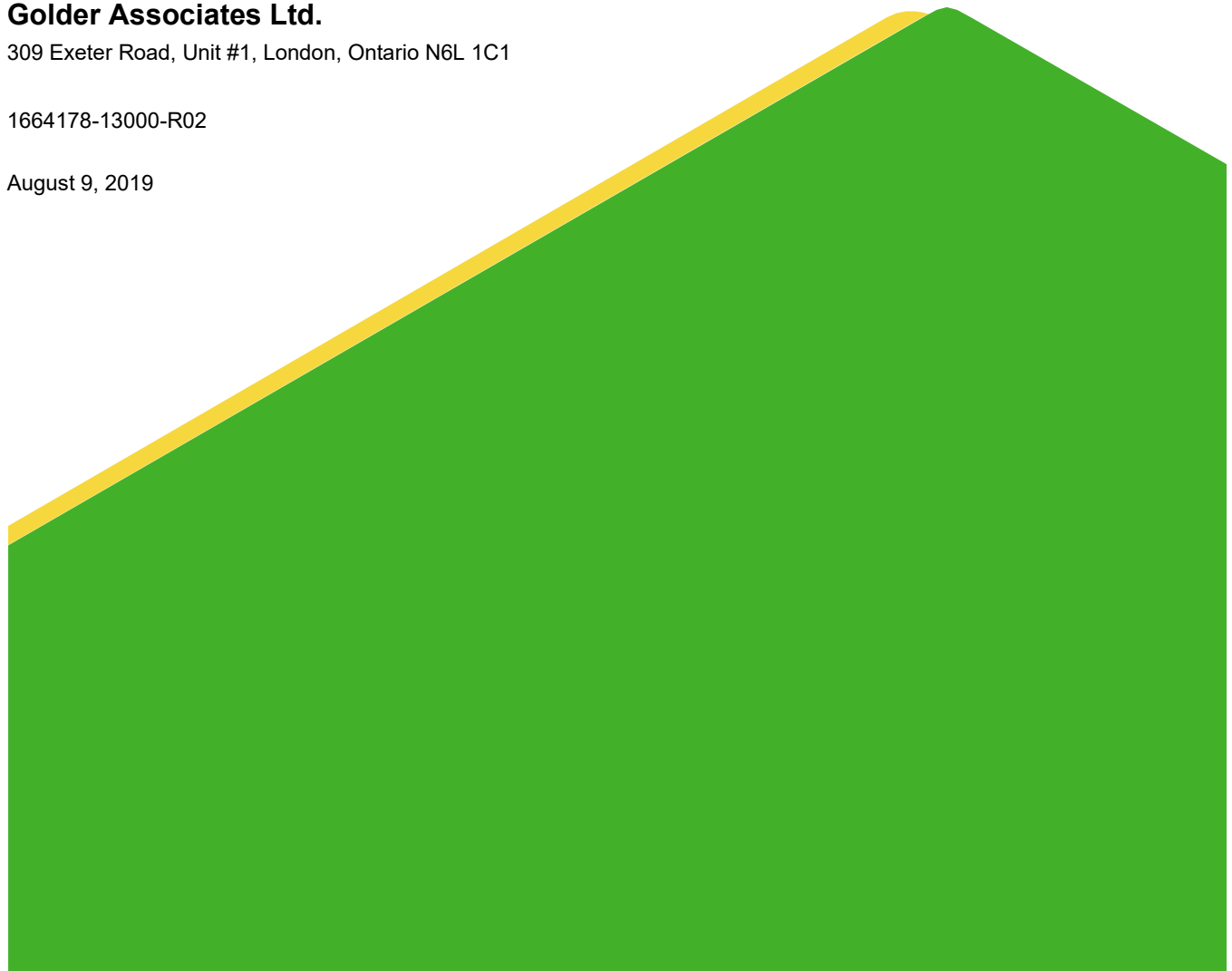
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## Executive Summary

*The Executive Summary summarizes only the key points of the report. For a complete account of the results and conclusions, as well as the limitations of this study, the reader should examine the report in full.*

In 2017, HDR Inc. (HDR) retained Golder Associates Ltd. (Golder) on behalf of the Regional Municipality of York to conduct a Cultural Heritage Assessment Report (CHAR) for the Kennedy Road Municipal Class Environmental Assessment in the City of Markham, Ontario. Within the study area, which followed the Kennedy Road right-of-way between Steeles Avenue East and Major Mackenzie Drive East, Golder identified 18 designated, listed, and inventoried properties of known or potential cultural heritage value or interest and one potential cultural heritage landscape. From these findings, Golder recommended that property specific Cultural Heritage Evaluation Reports (CHERs) or Heritage Impact Assessments (HIAs) be conducted.

Following these recommendations, HDR retained Golder in October 2018 to conduct a Heritage Impact Assessment (HIA) for 9286 Kennedy Road, at the northwest corner of the intersection of Kennedy Road and 16<sup>th</sup> Avenue. The protected heritage property is designated under Part IV of the *Ontario Heritage Act* (OHA) and includes a one-and-a-half storey timber-frame and three-bay residence constructed in a vernacular Neoclassical style. It is known locally as George Hunter House, named for the blacksmith and innkeeper who had the house built at 'Hunter's Corners' around 1860. The HIA was initiated to determine the impacts of general design options to widen Kennedy Road, which may include encroaching on the property. The Region is considering four options:

- Option 1: Avoid encroachment on 9286 Kennedy Road and George Hunter House;
- Option 2: Demolish the East Wing of George Hunter House and partially encroach on 9286 Kennedy Road;
- Option 3: Relocate George Hunter House and encroach on 9286 Kennedy Road; and,
- Option 4: Demolish all components of George Hunter House and encroach on 9286 Kennedy Road.

Following guidelines provided by the Ministry of Tourism, Culture and Sport (MTCS), the City of Markham, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA identifies the heritage policies applicable to new development and describes the property's geography, history, and built and landscape features. From this understanding of the property, the potential impacts resulting from the four options were assessed with conservation actions identified for each option.

Overall, Golder determined that:

- Option 1 will result in the least amount of adverse impact but does not address deterioration of George Hunter House and may not be feasible due to road design constraints.
- Option 2 will involve alteration of the built heritage resource; however, if structurally feasible, it provides an opportunity to rehabilitate George Hunter House as a residence or a compatible new use.
- Option 3 cannot be undertaken as George Hunter House does not have sufficient structural integrity to be relocated intact. Total dismantling and re-construction of the house may be considered but will significantly affect its authenticity and *heritage integrity* (or ability to convey its cultural heritage significance).
- Option 4 may be the only available alternative if the structure is found to be in irreparable condition.

Based on these findings, the following mitigation measures will be required for each option:

Option	Design Phase	Construction Phase	Operation Phase
1	<ul style="list-style-type: none"> <li>No mitigation measures required.</li> </ul>	<ul style="list-style-type: none"> <li>Establish site controls &amp; communication;</li> <li>Create a temporary physical barrier; and,</li> <li>Monitor for vibration impact during all adjacent construction within a 60 m radius of the house.</li> </ul>	<ul style="list-style-type: none"> <li>Create a permanent physical barrier; and,</li> <li>Conduct periodic vibration impact monitoring.</li> </ul>
2	<ul style="list-style-type: none"> <li>Conduct a feasibility study to determine if George Hunter House can be rehabilitated for a new use at its current location.</li> <li>If the feasibility study determines that rehabilitation is possible, prepare a heritage conservation plan.</li> <li>Conduct a heritage documentation report prior to the demolition of the East Wing.</li> </ul>	<ul style="list-style-type: none"> <li>Establish site controls &amp; communication;</li> <li>Create a temporary physical barrier; and,</li> <li>Monitor for vibration impact during all adjacent construction within a 60 m radius of the Main Block.</li> </ul>	<ul style="list-style-type: none"> <li>Create a permanent physical barrier; and,</li> <li>Conduct periodic vibration impact monitoring.</li> </ul>
3	<ul style="list-style-type: none"> <li>Prepare a heritage conservation plan to guide total dismantling, transport, and reconstruction at a new site.</li> </ul>	<ul style="list-style-type: none"> <li>No mitigation measures required.</li> </ul>	<ul style="list-style-type: none"> <li>No mitigation measures required.</li> </ul>
4	<ul style="list-style-type: none"> <li>Conduct a heritage documentation report; and,</li> <li>Commemorate George Hunter House through interpretive signage.</li> </ul>	<ul style="list-style-type: none"> <li>No mitigation measures required.</li> </ul>	<ul style="list-style-type: none"> <li>No mitigation measures required.</li> </ul>

## Study Limitations

Golder has prepared this report in a manner consistent with the guidelines developed by the Ministry of Tourism, Culture and Sport (MTCS) 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 by HDR Inc. (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.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder's express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder are considered its professional work product and shall remain the copyright property of Golder, who authorizes only the Client and Approved Users to make copies of the report but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder's report or other work products.

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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## **APPENDICES**

### **APPENDIX A**

Heritage Building Assessment by Fisher Environmental Ltd.

### **APPENDIX B**

George Hunter House Designation By-law 14-96

## 1.0 INTRODUCTION

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Following guidelines provided by the Ministry of Tourism, Culture and Sport (MTCS), the City of Markham, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA provides:

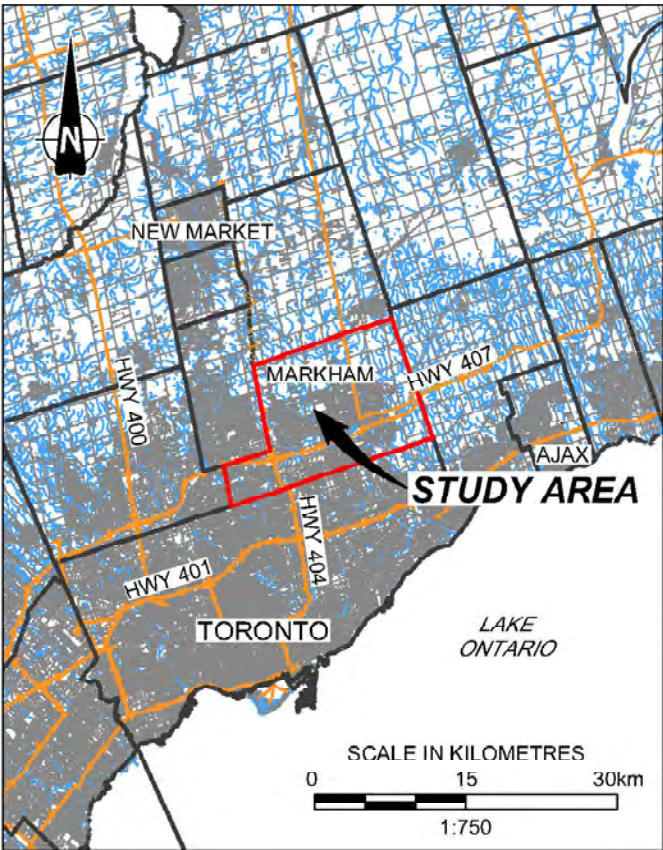
- A background on the purpose and requirements of an HIA, and the methods used to investigate cultural heritage resources;
- An overview of the property's geographic context and its documentary and structural history;
- An inventory of built and landscape elements on the property, including a statement of cultural heritage value or interest (CHVI);
- A description of the proposed development and an assessment of potential adverse impacts resulting from each proposed development option; and,
- Recommendations for future action.



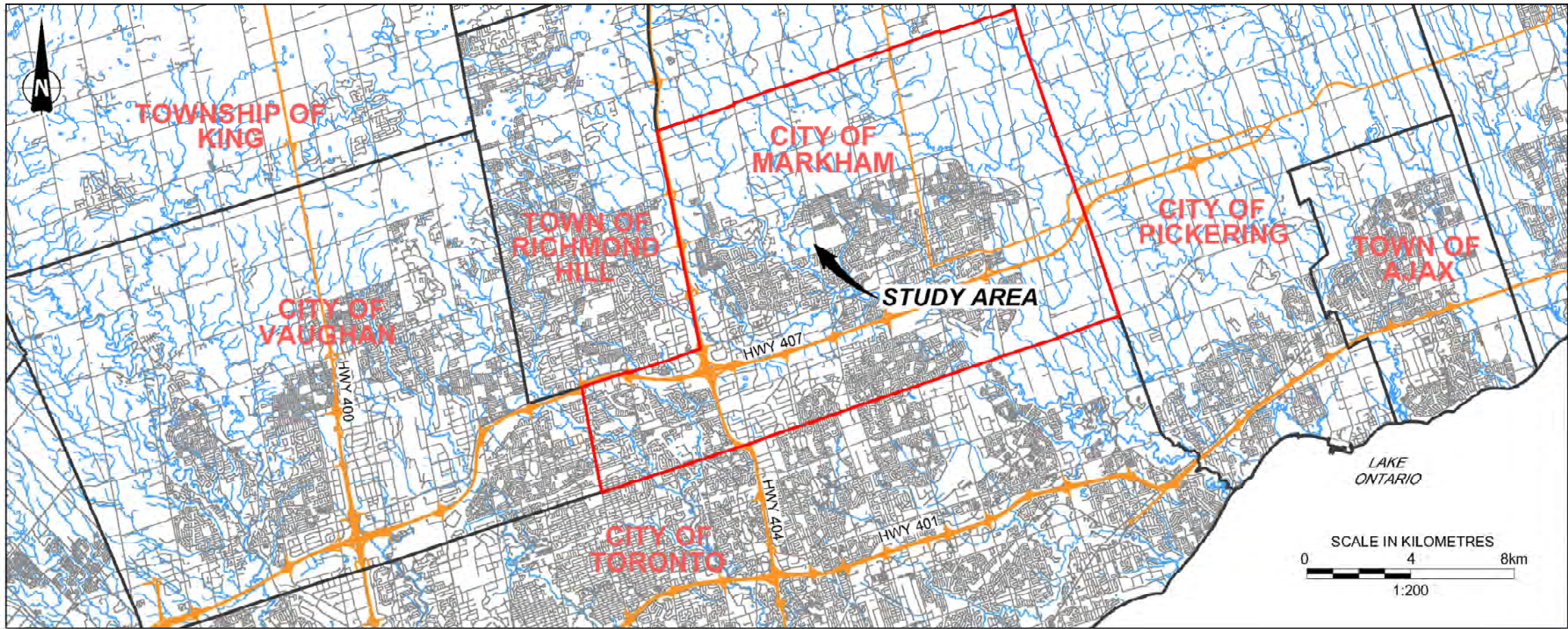
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BING AERIAL IMAGERY and OBM MAPPING



KEY PLAN



REGIONAL MAP

LEGEND

- APPROXIMATE STUDY AREA
- CITY OF MARKHAM BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- MARKHAM TOWNSHIP/MUNICIPALITY

REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2017, PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2017;  
BING AERIAL IMAGE AS OF NOVEMBER 22, 2018 (IMAGE DATE UNKNOWN);  
AND CANMAP STREETFILES V2008.4.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.  
ALL LOCATIONS ARE APPROXIMATE.

PROJECT			
HERITAGE IMPACT ASSESSMENT GEORGE HUNTER HOUSE, 9286 KENNEDY ROAD CITY OF MARKHAM, ONTARIO			
TITLE			
LOCATION MAP			
PROJECT No. 1664178		FILE No. 1664178-R03001	
SCALE AS SHOWN		REV.	
GOLDER		FIGURE 1	
CADD Z.B./DCH Nov 26/18			



## 2.0 SCOPE AND METHOD

To conduct this HIA, Golder:

- Reviewed applicable municipal heritage policies and consulted with local municipal planners responsible for heritage;
- Conducted field investigations to document the property's heritage attributes, and to understand the wider built and landscape context;
- Assessed the impact of the proposed development on any heritage attributes using provincial guidelines and municipal policies; and,
- Developed recommendations for future action based on international, federal, provincial, and municipal conservation guidance.

A variety of archival and published sources, including historic maps, land registry and census data, municipal government documents, and research articles were compiled from the Ontario Archives and other sources to create a land use history of the property.

Field investigations were conducted by Cultural Heritage Specialist Ragavan Nithiyantham on October 11, 2018 and included accessing and photographing all elements of the property and its wider context. A *Canadian Inventory of Historic Buildings Recording Form* (Parks Canada Agency 1980) was used to document the property's structures, and the setting was recorded in written notes. The interior could not be investigated due to environmental concerns.

The proposed development was assessed for adverse direct and indirect impacts using the guidance provided in the MTCS *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process* (for a detailed description of these impacts see Section 7.2). Several widely recognized provincial, national, and international manuals related to determining impacts and conservation of cultural heritage resources were also consulted for 'best practice' approaches, including:

- *The Ontario Heritage Tool Kit* (5 volumes, MTCS 2006);
- *Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* (MTCS 2017);
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010);
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003); and,
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001).

## 2.1 Record of Consultation

Table 1 summarizes the results from consultation undertaken for this HIA.

**Table 1: Results of Consultation.**

Contact	Date of Email and Response	Response
Regan Hutcheson, Manager, Heritage Planning and Heritage Districts Development, Development Services Commission, City of Markham	December 12, 2018. Golder advised on the Environmental Study results for George Hunter House and inquired on the City's knowledge of the property's condition and position on the building.	Email received: December 12 <sup>th</sup> , 2018. The City advised they would review and follow up.  Email received: December 19, 2018. The City provided comments and feedback on the preliminary options. The City advised Golder of the actions taken to date regarding the condition of George Hunter House. These actions included having the owners undertake work (i.e. removal of chimney and rear wing, main roof re-shingled) on the property and adding the property on the City's top threatened buildings list which the Property Standards/By-Enforcement Team is working to address.

## 3.0 POLICY FRAMEWORK

Cultural heritage resources are recognized, protected, and managed through several provincial and municipal planning and policy regimes, as well as guidance developed at the federal level. Although these policies have varying levels of priority, all are considered for decision-making in the cultural heritage environment.

### 3.1 Federal and International Heritage Policies

No federal heritage policies apply to the property, but many provincial and municipal policies align in approach to the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010), which was drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites (Venice Charter)*, 1979 *Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter)*, updated 2013), and 1983 *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment*. The national *Standards and Guidelines* defines three conservation 'treatments' — preservation, rehabilitation, and restoration— and outlines the process, and required and recommended actions, to meet the objectives for each treatment for a range of cultural heritage resources.

At the international level, the International Council on Monuments and Sites (ICOMOS) has developed guidance on heritage impact assessments for world heritage properties, which also provide 'best practice' approaches for all historic assets (ICOMOS 2011).

### 3.2 Provincial Legislation & Policies

#### 3.2.1 Planning Act and Provincial Policy Statement

In Ontario, the *Planning Act* 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.

Two sections of the PPS 2014 recognize the importance of identifying and evaluating built heritage and cultural heritage landscapes:

- Section 2.6.1 – 'Significant built heritage resources and significant heritage landscapes shall be conserved'; and,
- 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 this determination can either be based on the provincial criteria prescribed in *Ontario Regulation 9/06 (O. Reg. 9/06)* and *Ontario Regulation 10/06* or by 'municipal approaches that achieve or exceed the same objective'. This definition also stresses that because not all resources may be 'identified and inventoried by official sources', the significance of some resources 'can only be determined after evaluation.'

**Adjacent lands** are defined as ‘those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan’. 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.

### 3.2.2 The 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 councils 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 OHA is guided by *Ontario Regulation 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,
  - i) 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<sup>1</sup> 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 of Markham maintains a heritage register that indicates properties designated under Part IV and Part V of the *OHA*.

### 3.2.3 Provincial Heritage Conservation Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MTCS *Standards and Guidelines for the Conservation of Provincial Heritage Properties*, but this document can also be used as a 'best practice' guide for evaluating cultural heritage resources not under provincial jurisdiction. For example, the *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MTCS 2014) provides detailed explanations of the *O. Reg. 9/06* criteria and its application, while *Info Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* describes how to organize the sections of an HIA and the range of possible impacts and mitigation measures.

To advise municipalities, organizations, and individuals 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 2005) defines an HIA as:

<sup>1</sup> The *OHA* defines 'heritage attributes' slightly differently than PPS 2014; in the former, heritage attributes 'means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest'.

‘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.’

Advice on how to organize the sections of an HIA is provided in the MTCS document, although municipalities may also draft their own terms of reference. The *Heritage Resources in the Land Use Planning Process* also outlines a number of direct and indirect adverse impacts to be considered when assessing the effects of a proposed development on a cultural heritage resource, as well as mitigation options.

Determining the optimal conservation or mitigation strategy is further guided by the MTCS *Eight guiding principles in the conservation of historic properties* (2012), which encourage respect for:

- 1) Documentary evidence (restoration should not be based on conjecture);
- 2) Original location (do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably);
- 3) Historic material (follow ‘minimal intervention’ and repair or conserve building materials rather than replace them);
- 4) Original fabric (repair with like materials);
- 5) Building history (do not destroy later additions to reproduce a single period);
- 6) Reversibility (any alterations should be reversible);
- 7) Legibility (new work should be distinguishable from old); and,
- 8) Maintenance (historic places should be continually maintained).

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).

### 3.3 Municipal Heritage Policies

#### 3.3.1 City of Markham’s 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.

## 4.0 GEOGRAPHICAL AND HISTORICAL CONTEXT

### 4.1 Geographic Context

The property is within the 'Peel Plain' physiographic region, as described by Chapman and Putnam (1984:174):

*The Peel plain is a 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 asl. 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 of the area are predominantly imperfectly drained clay soils and the topography can be characterized as rolling, with general slope to the south toward Lake Ontario approximately 19 kilometres to the south.

In reference to cultural boundaries and features, the property was formerly located on Lot 16, Concession 5 in the Township of Markham, York County, later amalgamated into the Regional Municipality of York in 1971. It is approximately 0.08 km northwest from the intersection of 16<sup>th</sup> Avenue and Kennedy Road, and on a larger block bound on the north by Major Mackenzie Drive East, Warden Avenue to the west, 16<sup>th</sup> Avenue to the south and Kennedy Road to the east.

### 4.2 Historical Context

#### 4.2.1 York County

Following the Toronto Purchase of 1787, today's southern Ontario was within the old Province of Quebec and divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The Study Area was within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu'île Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships.

As was the case with most counties along the north shore of Lake Ontario, initial European settlement was by discharged soldiers and refugees displaced by the American War of Independence. The influx of new settlers created a high demand for land in the County of York, but measures were taken to acknowledge service and loyalty to the Crown. Military men and United Empire Loyalists (UEL) received title to land with little or no stipulation that it be cleared or improved, and those who received land grants were referred to as 'official' or non-resident patentees. Lots in the County of York were typically granted in 200-acre parcels but less or more could be received based on social status.

Settlers who had not served in the military or were UEL were referred to as 'unofficial' and had to meet strict conditions to attain title to lands. This included requirements to clear, fence and make fit for cultivation 10 acres of an awarded lot, cut down and remove all timber at the lot front to a width of 33 feet, and erect a house with a shingled roof and a minimum dimension of 16 by 20 feet. All of this had to be accomplished within two years. The 33-foot clearance specification was half a chain (66 feet), or the distance set aside for roads between concessions. It was further required that this 33-foot area be rendered smooth. Due to these strict regulations, and the fees incurred for clerks and officials, many were unable to receive full title to their lands and abandoned their lots (Johnson 1973:43).

The combined effect of official settlers failing to clear land, and the restrictions on unofficial settlers, resulted in large tracks of inaccessible and unimproved land being owned either by absentee landlords residing in York, or by early land holding companies who received title to additional lands for every settler they recruited to the area (Johnson 1973:43). Both carried out a form of indentured servitude that exploited new immigrants, a practice Governor Sir John Graves Simcoe attempted to end in 1796 (Johnson 1973:40-41).

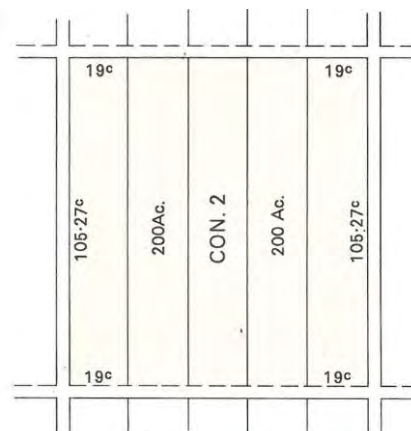
Not surprisingly, the system had also hampered population growth. In many cases immigrants chose to move further north to counties where land was being freely granted. For example, in 1805 the population of Whitby Township was just 104 and Pickering Township only 96, while the population in the Township of Markham numbered 889 (Johnson 1973: 45).

Following the War of 1812, a new set of land grants was offered to veterans. Unlike the early military grants, these new grants were limited to 100 acres and each family was provided with provisions for a year and farm implements. Unofficial settlers, however, were still subject to improvement conditions, which included clearing farmland and building county roads (Johnson 1973). Nevertheless, settlement in York County grew slowly.

In 1849 the County of York was subdivided to form the counties of York, Ontario, and Peel, although these continued to be governed as a single unit until January 1, 1854 (Miles and Co. 1878). York County was to include ten townships —Georgina, North Gwillimbury, East Gwillimbury, King, Whitchurch, Vaughan, Markham, Etobicoke, North York, and Scarboro. In 1971, the County of York was replaced by the Regional Municipality of York, and in 2016 boasted a population of 1,109,909 (Statistics Canada 2016).

#### 4.2.2 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). 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 2). In Markham Township, the concession lines were oriented south to north, with the side roads crossing from west to east (McIlwraith 1999:54).



**Figure 2: 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 east. 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 Berczy<sup>2</sup> (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 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 17<sup>th</sup> century and began migrating to Upper Canada at the end of the 18<sup>th</sup> 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 20<sup>th</sup> 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

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<sup>2</sup> He was also known as Johann Albrecht Ulrich Moll, Wilhelm Albert Ulrich von Mollo, and Albert-Guillaume Berczy.



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 19<sup>th</sup> 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 City of Markham.

### 4.2.3 9286 Kennedy Road, George Hunter House

The property is legally described as PLAN 3555 E PT LOT 2 in the City of Markham with a civic address of 9286 Kennedy Road. The property is designated through City of Markham By-law 14-96 enabled under Part IV of the *Ontario Heritage Act* and is described on the City's *Register* as 'George Hunter House, a vernacular residence with Neoclassical style influences constructed circa 1860'. Much of the information provided below is excerpted from the designating By-law 14-96.

Lot 16, Concession 5 was drawn by Marcus Rumohr in 1794 and he received the patent in 1803. William Berczy, the founder of Markham, was granted the Crown Patent in 1804. He sold the property to Peter Ernst the same year, and subsequently sold it to Martin Holder. In 1807, during Holder's ownership, militia across the County of York met at Holder's house to discuss rising tensions with the United States (City of Markham 1998).

Holder sold the east half of Lot 16, Concession 5 to Francis Schmidt, another original Berczy settler. Schmidt accompanied Berczy and Sommerfeldt to the Queenston land negotiations of 1794 and was one of those sent by Berczy in May of 1795 to clear the mouth of the Rouge River. The Schmidt family lived on Lot 14, Concession 3 until 1804 when they sold to the Honourable Robert Baldwin and moved to part of Lot 16, Concession 5 which Schmidt had purchased in 1808. Andrew Smith, Francis's son and who had anglicized his last name, married Elizabeth Stiver and farmed the east half of the property (Figure 3). Though the Smith family continued to be active on Lot 16, Concession 5, in 1836 and 1838, Francis sold 3 acres to George Hunter who would retain the land until his death in 1869.

George Hunter was born in 1806 in Scarborough, Yorkshire and immigrated to Canada in 1830, possibly with his brother John (City of Markham 1998). The 1837 *Commercial Directory* lists George Hunter on Lot 14, Concession 6, while the 1846/47 *Directory* lists him at Lot 15, Concession 7. In the 1838 deed that transferred a 2-acre parcel on Lot 16, Concession 5 from Francis Schmidt to George Hunter describes the latter as an 'Innkeeper'; however, in the 1851 and 1861 Census he is identified as a blacksmith. It is unclear whether the house that stands today used for both as a residence or an inn, but it became the nucleus of a small community at the intersection known as 'Hunter's Corners'. Until the mid 1800s, Hunters Corners area was the focal point of settlement in the area but was superseded by Unionville to the south with the arrival of the Toronto and Nipissing Railway.

Although Tremaine's 1860 map identifies the property as being owned by Andrew Smith, in the 1861 assessment roll it is George Hunter's son-in-law, Aaron Bell, who is listed as tenant of a ¼ acre parcel of the original George Hunter's lot. The census describes Bell's residence as a one-storey frame dwelling, which could be the first

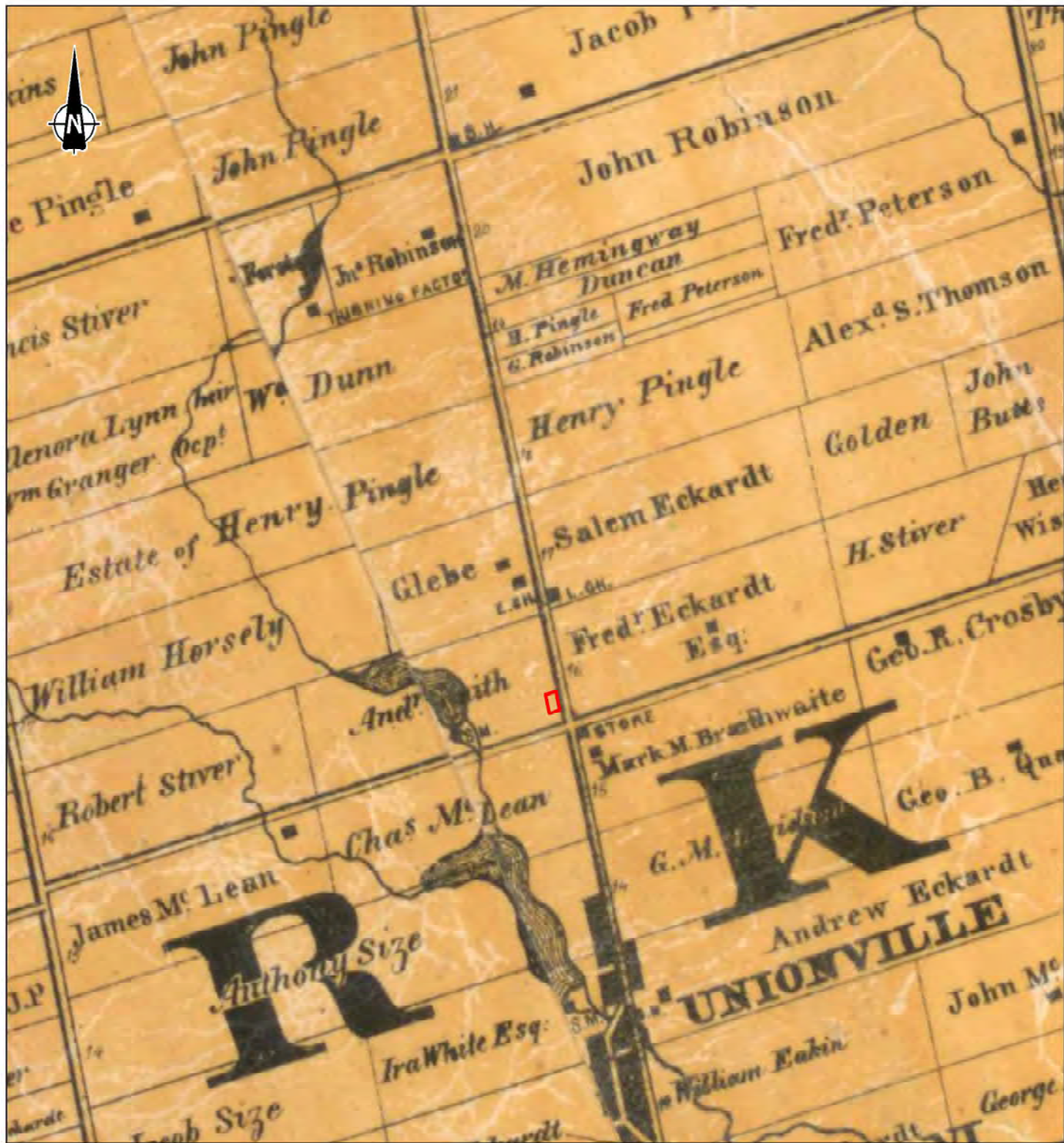
structure Hunter erected on the property, or a newly constructed residence. In 1871, the property was sold to Moses Gamble Jr., the fourth son of Moses Gamble Sr. who had travelled with his father to Whitchurch Township from Lancaster County, Pennsylvania in 1797.

The 1878 map by Miles & Co. does not identify the property owner but shows the property had been subdivided. Topographical maps from the 20<sup>th</sup> century show moderate growth along Kennedy Road, but by 2000 George Hunter House had become one of the last tangible remainders of the former settlement of Hunters Corners (City of Markham 1998). (Figure 4).



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25mm  
Original Format is Tabloid 279mm x 432mm  
Nov 26, 2018 - 10:39am  
Drawing File: 1664178-R03003.dwg

TREMAINE'S 1860 MAP



HISTORICAL ATLAS 1878



**LEGEND**

APPROXIMATE STUDY AREA

**REFERENCE**

DRAWING BASED ON TREMAINE, GEORGE R., 1860, TREMAINE'S MAP OF THE COUNTY OF YORK. GEORGE C. TREMAINE, TORONTO; AND MILES & CO., 1878, ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF YORK. MILES & CO., TORONTO

**NOTES**

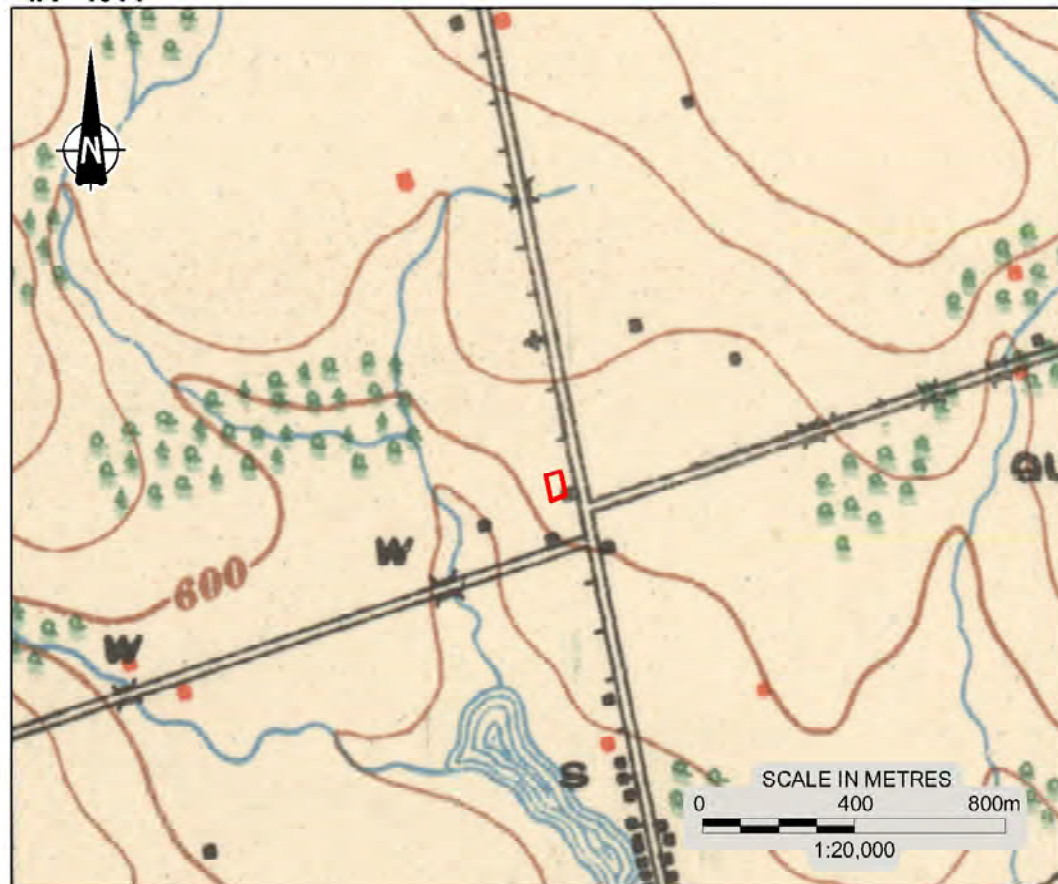
THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.  
ALL LOCATIONS ARE APPROXIMATE.

PROJECT		HERITAGE IMPACT ASSESSMENT GEORGE HUNTER HOUSE, 9286 KENNEDY ROAD CITY OF MARKHAM, ONTARIO			
TITLE		PORTION OF TREMAINE'S 1860 MAP OF THE COUNTY OF YORK AND 1878 ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF YORK, MILES & CO.			
PROJECT NO.		1064178	FILE NO.		1064178-R03003
DATE		2.8	DATE		N.T.S.
BY		Nov 26/18	BY		
GOLDER				FIGURE 3	



Client: HDR Inc.  
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Drafter file: 1864178-R03004.dwg

4A - 1914



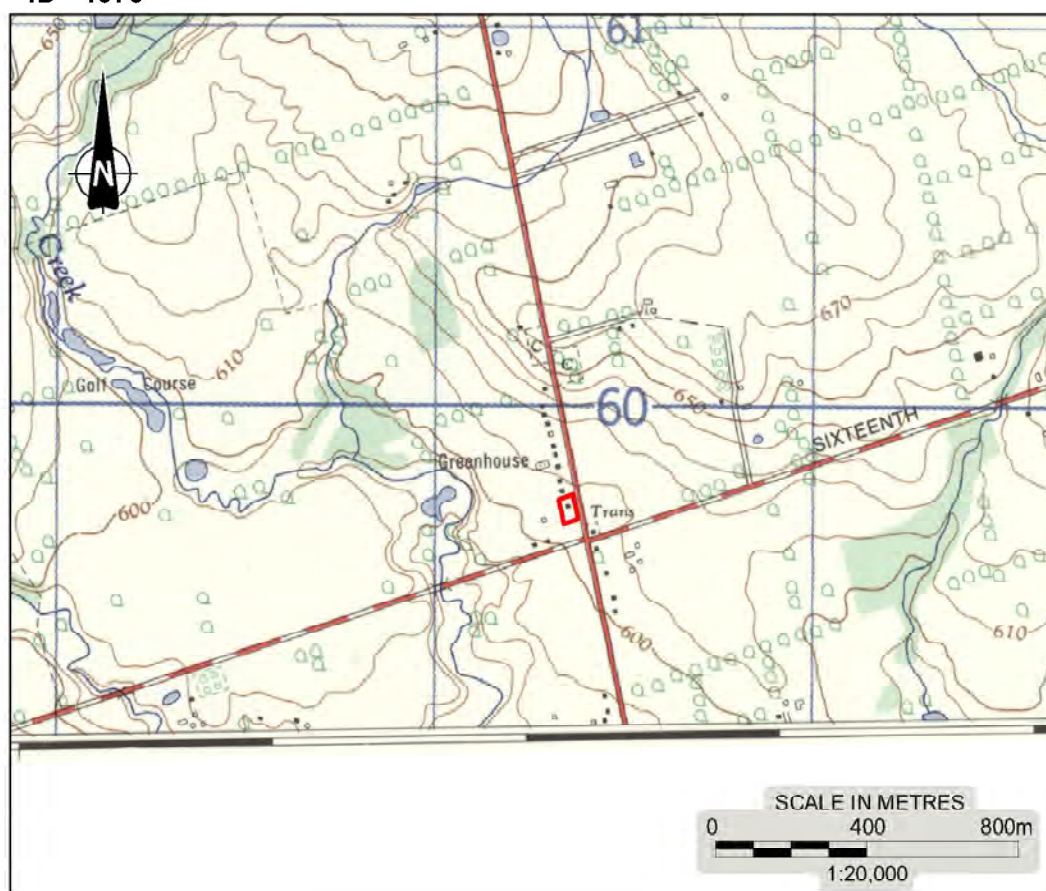
4B - 1936



4C - 1943



4D - 1973



#### LEGEND


 APPROXIMATE STUDY AREA

#### REFERENCE

DRAWING BASED ON DEPARTMENT OF NATIONAL DEFENCE, 1914, 1936 AND 1943, MARKHAM, SHEET 30 M/14. SCALE 1:63,360;  
DEPARTMENT OF ENERGY, MINES AND RESOURCES, 1973, MARKHAM, SHEET 30 M/14F. SCALE 1:50,000;

#### NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.  
ALL LOCATIONS ARE APPROXIMATE.

PROJECT		HERITAGE IMPACT ASSESSMENT GEORGE HUNTER HOUSE, 9286 KENNEDY ROAD CITY OF MARKHAM, ONTARIO	
TITLE		1914, 1936, 1943 AND 1973 TOPOGRAPHICAL MAPS	
	PROJECT No.	1664178	FILE No.
	SCALE	AS SHOWN	REV.
	DATE	2/8	Nov 28/18
	BY		
		FIGURE 4	



## 5.0 EXISTING CONDITIONS

### 5.1 Setting

The setting can be characterized as residential, but the property is still designated as RR1: Agriculture. Late 20<sup>th</sup> to early 21<sup>st</sup> century residential developments surround the property, with open space including the York Downs Golf and Country Club to the west. Traffic on this portion of Kennedy Road is two lanes in each direction with a centre turning lane (Figure 5). On the west side of Kennedy Road, the sidewalk is near the street while on the east side, a large grass median with new street trees provides a buffer between the roadway and sidewalk (Figure 6). A creek leading to Toogood Pond runs north-south approximately 0.25 km west of the property.

The property's topography is relatively flat (approximately 187 m above sea level) rising slightly towards the foundations of the house. Some mature vegetation to the west separates the house from the neighbouring Unionville Montessori Private School property. Parking lots associated with the school are located to the south, west and northwest of the house.

Gravel parking is immediately south of the property and separated from the street by wood fencing. A cedar hedge separates the property from the street to the north. The minimal setback from the street provides clear views into and outward from the property (Figure 7).



Figure 5: Kennedy Road facing north from the 16th Avenue intersection.



**Figure 6: Kennedy Road facing south. George Hunter House visible to the right.**



**Figure 7: George Hunter House, facing south along Kennedy Road.**



## 5.2 Built Environment: George Hunter House

George Hunter House is a single-detached, storey-and-a-half, and three-bay residence. It is composed of a central Main Block with south bay, an East Wing with Southeast Porch, and a West Wing with Northwest Porch.

The style of the house is difficult to define but it may be a vernacular expression of the Neoclassicism architectural fashion popular in Ontario between 1800 and 1860 (Blumenson 1990:13). It was clearly built in a number of stages, but its earliest core is the three-bay façade of the Main Block that faces Kennedy Road. Most of alterations are thought to have been initiated during the 19<sup>th</sup> century, with the East Wing added around 1880.

The exterior of the house is described in further detail below. As mentioned above, the interior could not be investigated due to environmental concerns.



Figure 8: North façade of George Hunter House.



**Figure 9: North and west façades.**



**Figure 10: West façade.**





**Figure 11: West and south façades.**



**Figure 12: South and east façades.**

### 5.2.1 Main Block

The Main Block sits on a stone foundation with a full basement. All façades are clad in either vertical or horizontal plank siding that has been painted white, and the medium gable roof has asphalt shingles with metal-clad projecting eaves, plain fascia and soffit.

The fenestration is asymmetrical with all windows being tall, flat headed, and lacking a sill and decorative features. All openings have been blinded with plywood sheet, although one is partially uncovered, revealing a three-over-six fixed sash wood window (Figure 13). On the south end wall the Main Block has a three-sided, hip-roof bay (Figure 14).



Figure 13: Fixed sash three-over-six wood window revealed underneath the plywood hoarding.





**Figure 14: Three-sided, hip-roof bay on the south end wall.**

### 5.2.2 East Wing

The East Wing has the same vertical wood plank siding of the Main Block. The medium gable roof has asphalt shingles with boxed eaves, metal projecting eaves and verges, moulded fascia and a plain soffit (Figure 15). The fenestration, which is asymmetrically placed, is blind.



Figure 15: East end wall and gable of the East Wing.

### 5.2.3 Southeast Porch

The siding of the Southeast Porch is also vertical wood plank, although most of it has been covered with white plywood. The main entrance on the south façade has been blinded but is single-leaf with a set of straight concrete steps (Figure 16).



Figure 16: South façade of the Southwest Porch.

### 5.2.4 West Wing

The West Wing stands on a concrete or concrete-parged stone foundation (Figure 17). It has a medium gable roof with asphalt shingles and projecting eaves and verges, as well as a small section at the southwest corner with a shed roof. A single-leaf, wood-plank door is on the south façade (Figure 18), but otherwise all openings have been blinded with plywood.





**Figure 17: Concrete foundation of the west extension.**



**Figure 18: South façade of the West Wing.**



### 5.2.5 Northwest Porch

A small porch with shed roof covers the north connection of the Main Block and West Wing. It has a small window on the north façade and is largely covered with plywood (Figure 19).



Figure 19: North and west walls of the Northwest Porch (centre).

### 5.2.6 Physical Condition

A Heritage Building Assessment conducted in May 2015 by Fisher Environmental Ltd. discovered several critical issues (see APPENDIX A). In summary, the report found that:

- The foundation is in poor condition due to settling and water penetration;
- The basement shows evidence of water, rot, wood worms, cracks and missing supporting members;
- The west portion of the building is in poor shape with ceiling and flooring collapsed;
- The outside siding is in reasonable condition although there is evidence of mould growth underneath; and,
- The roof largely consists of plywood and is in poor condition.

## 6.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Although George Hunter House was protected in 1998 through By-law 14-96 (APPENDIX B), its recognition predates the 2005 amendments to the *Ontario Heritage Act*, which prescribe that a 'Statement of Cultural Heritage Value or Interest' (SCHVI) be prepared that includes:

- An adequate description of the property so that it may be readily ascertained;
- A statement explaining the cultural heritage value or interest of the property; and,
- A description of the heritage attributes of the property.

To address this, the following SCHVI is proposed below that uses much of the information provided in the original designating by-law.

### 6.1 Description of Property – 9286 Kennedy Road

George Hunter House is located at 9286 Kennedy Road in the City of Markham, northwest of the intersection of Kennedy Road and 16<sup>th</sup> Avenue. The house is surrounded by late 20<sup>th</sup> century and early 21<sup>st</sup> century residential and institutional development, and one of the last remaining remnants of the former settlement of Hunter's Corners.

### 6.2 Statement of Cultural Heritage Value or Interest

The property is of cultural heritage value or interest (CHVI) for George Hunter House, a storey-and-a-half wood frame residence constructed circa 1860. Its design or physical value is evident in its unique vernacular expression of the Neoclassical style later expanded with wings and porches. The property has historical or associative value for its link to George Hunter, an English emigrant innkeeper and blacksmith whose businesses formed the core of the former settlement of Hunter's Corners. Contextually, George Hunter House has value as one of the last tangible reminders of the 19<sup>th</sup> century settlement of Hunter's Corners, and it retains a visual prominence and clear views to the former community.

### 6.3 Description of Heritage Attributes

Key attributes that reflect the design or physical value of George Hunter House include its:

- Unique and modest vernacular expression of the Neoclassical design;
- The storey-and-a-half, and three-bay Main Block massing later expanded through construction of the East and West Wings;
- Timber-frame construction with vertical board siding;
- Asymmetrical fenestration; and,
- Medium gable roofs with plain eaves and verges.

Key attributes that reflect the contextual value of George Hunter House include its:

- Prominence on Kennedy Road; and,
- Visual connections to the former community of Hunter's Corners at the intersection of Kennedy Road and 16<sup>th</sup> Avenue.

## 7.0 IMPACT ASSESSMENT

### 7.1 Proposed Development

A detailed design has not yet been developed for this section of Kennedy Road, but in general will involve widening to accommodate an additional lane in both directions. To inform decision-making, four options were considered:

- Option 1: Avoid encroachment on 9286 Kennedy Road and George Hunter House;
- Option 2: Demolish the East Wing of George Hunter House and partially encroach on 9286 Kennedy Road;
- Option 3: Relocate George Hunter House and encroach on 9286 Kennedy Road; and,
- Option 4: Demolish all components of George Hunter House and encroach on 9286 Kennedy Road.

### 7.2 Impact Assessment

To determine 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; and,
  - 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 impacts associated with the proposed development may also be 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 vehicular traffic in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001: 3-6).

Although the MTCS *Heritage Resources in the Land Use Planning Process* identifies types of impact, it does not advise on how to describe its nature or extent. For this the MTCS *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1990:8) provides criteria of:

- Magnitude (amount of physical alteration or destruction that can be expected)

- Severity (the irreversibility or reversibility of an impact)
- Duration (the length of time an adverse impact persists)
- Frequency (the number of times an impact can be expected)
- Range (the spatial distribution, widespread or site specific, of an adverse impact)
- Diversity (the number of different kinds of activities to affect a heritage resource)

Since the MTCS *Guideline* guidance, nor any other Canadian source of guidance, does not include advice to describe magnitude, the ranking provided in the UK Highways Agency *Design Manual for Roads and Bridges* [DMRB]: *Volume 11*, HA 208/07 (2007: A6/11) is used here. Despite its title, the DMRB provides a general methodology for measuring the nature and extent of impact to cultural resources in urban and rural contexts and is the only assessment method to be published by a UK government department (Bond & Worthing 2016:167). Similar ranking systems have been adopted by agencies across the world, such as the International Council on Monuments and Sites (ICOMOS 2011), the Irish Environmental Protection Agency (reproduced in Kalman 2014:286), and New Zealand Transport Agency (2015).

The DMRB impact assessment ranking is:

- Major
  - Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
- Moderate
  - Change to many key historic building elements, such that the resource is significantly modified.
  - Changes to the setting of an historic building, such that it is significantly modified.
- Minor
  - Change to key historic building elements, such that the asset is slightly different.
  - Change to the setting of an historic building, such that it is noticeably changed.
- Negligible
  - Slight changes to historic building elements or setting that hardly affect it.
- No impact
  - No change to fabric or setting.

An assessment of impacts resulting from the proposed development on the property's heritage attributes is presented in Table 2. Conservation measures are recommended where an impact is identified.



**Table 2: Assessment of direct and indirect adverse impacts resulting from the proposed options to develop the property.**

Proposed Option	Analysis of impact	Mitigations Required (Yes/ No)
<b><i>Option 1: Avoid encroachment on 9286 Kennedy Road and George Hunter House</i></b>	<p>Since the property and George Hunter House will be avoided under this option, the effects of the road construction will be limited to indirect impacts to the setting that are irreversible, permanent, frequent and site-specific, but will have a negligible effect overall. Views to and from Hunter's Corners will not be blocked or restricted, and the house will retain its prominence in the streetscape.</p> <p>However, during the construction phase, heavy equipment work within 60 m of the structure could result in infrequent, site-specific vibration impacts ranging in severity from minor and reversible to major and irreversible. The building is also at potential risk of partial or total loss if a construction vehicle accidentally collides with it. These impacts can be mitigating through site controls and vibration monitoring.</p> <p>During the operation phase of the widened road, there is potential that the house will be frequently impacted by continuous low-level vibration from heavy vehicles such as busses. Due to its minimal setback, the house is also at risk of partial or total loss if a vehicle accidentally leaves the road and collides with the building.</p> <p>Although this option will retain all the property's heritage attributes intact, it will not arrest the current level of deterioration and vacancy. It is also recognized that this option may not be feasible to ensure road safety and operability.</p>	<p><u>Detailed Design Phase</u></p> <p>■ No</p> <p><u>Construction Phase</u></p> <p>■ Yes, see Section 8.0</p> <p><u>Operation Phase</u></p> <p>■ Yes, see Section 8.0</p>
<b><i>Option 2: Demolish the East Wing of George Hunter House and partially encroach on 9286 Kennedy Road</i></b>	<p>This option will directly impact George Hunter House as encroachment for the road construction will require demolition of the East Wing and Southeast Porch. This will have an overall major effect that is irreversible, permanent, will occur once, and is site-specific since it will involve destruction of heritage attributes representing the evolution of the house through the 19<sup>th</sup> century, and alteration of the Main Block and Rear Wing of the built heritage resource. The encroachment may also require removal of the surrounding trees and low wood post fence, but these are recent additions to the property and not identified as heritage attributes.</p>	<p><u>Detailed Design Phase</u></p> <p>■ Yes, see Section 8.0</p> <p><u>Construction Phase</u></p> <p>■ Yes, see Section 8.0</p> <p><u>Operation Phase</u></p> <p>■ Yes, see Section 8.0</p>

Proposed Option	Analysis of impact	Mitigations Required (Yes/ No)
	<p>This option will also directly impact the property, resulting in an overall minor adverse effect that is irreversible, permanent, frequent and site-specific. Through encroachment, the boundaries of the protected heritage property will be altered; however, views to and from Hunter's Corners will not be blocked or restricted, and the house will retain some prominence in the streetscape.</p> <p>This option will result in major change to George Hunter House that will reduce its <i>heritage integrity</i>. In a heritage conservation context, the concept of integrity is linked not with structural condition, but rather to the literal definition of 'wholeness' or 'honesty' of a place. The US National Park Service (1995:44) define integrity as 'the ability of a property to convey its significance', while other guidance suggests that integrity instead be measured by understanding how much of the asset is 'complete' or changed from its original or 'valued subsequent configuration' (Historic England 2008:45; Kalman 2014:203). It is also counter to the MTCS guiding principle of 'respect for building history'. Nevertheless, partial demolition provides an opportunity to rehabilitate the structure as a residence or a new compatible use. As outlined in the Canada's Historic Places <i>Standards &amp; Guidelines</i> rehabilitation and adaptive re-use can 'revitalize' a historic place and would ensure that the Main Block—the heritage attribute with the highest level of importance—and West Wing are retained and conserved. Demolishing the East Wing will also need to be carefully managed to avoid structural damage to the Main Block.</p> <p>During the construction phase, heavy equipment work within 60 m of the rehabilitated structure could result in infrequent, site-specific vibration impacts ranging in severity from minor and reversible to major and irreversible. The building is also at potential risk of partial or total loss if a construction vehicle accidentally collides with it. These impacts can be mitigating through site controls and vibration monitoring.</p> <p>During the operation phase of the widened road, there is potential that the Main Block will be frequently impacted by continuous low-level vibration from heavy vehicles such as</p>	

Proposed Option	Analysis of impact	Mitigations Required (Yes/ No)
	busses. The Main Block will also have minimal setback, putting it at potential risk of partial or total loss if a vehicle accidentally leaves the road and collides with the building.	
<b>Option 3: Relocate George Hunter House and encroach on 9286 Kennedy Road</b>	<p>Undertaking the option to move the house elsewhere on the property or to another nearby lot would result in direct and indirect impacts to the built heritage resource and protected heritage property that are irreversible, permanent, will occur once, are widespread, and overall represent a major change. Historical connections to the Hunter property may be lost, and the house could no longer be prominent on the streetscape and visually connected to Hunter's Corners.</p> <p>Nevertheless, relocation would retain the building's heritage attributes and present an opportunity for rehabilitation and adaptive reuse. It is not a 'minimal intervention' approach as advocated by the Canada's Historic Places <i>Standards &amp; Guidelines</i> nor follows the MTCS guiding principle of 'respect for original location' but would conserve the structure with 'progressive authenticity', one representing 'successive adaptation of historic places over time' (Jerome 2008:4). Depending on the site selected, vibration and potential collision impacts that may occur during the road construction or operation will be avoided.</p> <p>A structural engineering report conducted by HDR with a limited scope to determine if the structure could be relocated found that it cannot be lifted and moved intact. Any relocation effort will therefore require total dismantling and reconstruction, further adversely impacting the structure's <i>heritage integrity</i> (see definition above under Option 2).</p>	<p>■ No – this option was determined to be not feasible.</p>
<b>Option 4: Demolish all components of George Hunter House and</b>	Full demolition and encroachment would result in destruction and alteration of a protected heritage property and all its heritage attributes. This irreversible, permanent, widespread, and single occurrence represent a major adverse change to the property's setting and built heritage resource, as well as the streetscape and tangible reminders of Hunter's Corners. Through demolition, a tangible example of mid 19 <sup>th</sup> century	<p><u>Detailed Design Phase</u></p> <p>■ Yes, see Section 8.0</p> <p><u>Construction Phase</u></p>

Proposed Option	Analysis of impact	Mitigations Required (Yes/ No)
<b><i>encroach on 9286 Kennedy Road.</i></b>	<p>architecture would also be lost, resulting in further attrition of the City's heritage property building stock.</p> <p>Although the designation is tied to the real property, the property's heritage attributes are primarily linked to George Hunter House; once this built heritage resource is removed, no subsequent mitigations would be required.</p>	<p>■ No</p> <p><u>Operation Phase</u></p> <p>■ No</p>

## 8.0 CONSIDERATION OF ALTERNATIVES & RECOMMENDATIONS

Each option requires specific mitigation measures at the design, construction, and operation phases, which are outlined in the following sub-sections.

### 8.1 Option 1 Mitigation Measures

If this option is deemed feasible during the detailed design phase, the following mitigation measures should be implemented during the construction phase:

- **Establish site controls & 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 design, construction and subsequent operation.
- **Create a physical barrier.**
  - Temporary fencing should be erected at the east lot line to ensure that all excavation, installation and associated vehicle traffic during construction or subsequent operational work will not encroach on the protected heritage property.
  - Precast concrete traffic barriers should also be placed around the East Wing to prevent accidental collision with construction vehicles.
- **Monitor for vibration impact during all adjacent construction within a 60 m radius of the house.**
  - 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.

During the operation phase, the following mitigation measures should be implemented:

- **Create a physical barrier.**
  - Permanent, inconspicuous bollards should be placed on the east lot line near the East Wing to prevent vehicles colliding with the structure.
- **Conduct periodic vibration impact monitoring.**
  - Periodic inspections (quarterly to yearly) should be conducted to determine if the house is being impacted by vibrations caused during operation of the road. This can employ low cost methods such as periodic visual inspection for cracking in the foundation, then establishing measurement points when

cracks are found. If cracking is discovered, the periodic inspections should increase in frequency, and may require further study and interventions.

## 8.2 Option 2 Mitigation Measures

If Option 1 is not feasible due to road design constraints, the first action for Option 2 is to:

- **Conduct a feasibility study to determine if George Hunter House can be rehabilitated for a new use at its current location.**
  - Since a thorough structural assessment has not been conducted for George Hunter House, there is no certainty that it can be rehabilitated for an existing or new use. The results of this study will determine further action, or selection of other options.

If the feasibility study determines that rehabilitation is possible, during the design phase the following mitigation measures should be implemented:

- **Prepare a heritage conservation plan.**
  - A heritage conservation plan will outline the preferred and secondary conservation treatments (i.e. preservation, rehabilitation or restoration) for the property as a whole, guide recording and demolition of the East Wing and Southwest Porch, and identify the required actions and trades required for each conservation treatment. It will also provide an implementation schedule and recommendations for long-term sustainability of the property.
  - The heritage conservation plan will serve as additional documentation for demolition and heritage permits issued by the City.
- **Conduct a heritage documentation report for the East Wing.**
  - Through a detailed heritage documentation report the East Wing of George Hunter House would be recorded in digital photographs, measured drawings, and written notes. Often called 'preservation by record', a heritage documentation report prior to demolition of the East Wing would assist in ensuring the construction, architecture, evolution and history of George Hunter House is recorded.
  - The heritage documentation report will serve as additional documentation for demolition and heritage permits issued by the City.

Once the partial demolition is complete and rehabilitation of the Main Block and West Wing is underway, during the road construction and operation phases the same actions listed under Option 1 should be carried out. However, under Option 2, the permanent and inconspicuous bollards should be placed on the new east lot line near the Main Block.

## 8.3 Option 3 Mitigation Measures

Currently Option 3 is not under consideration, but if total dismantling and relocation is pursued, the following mitigation measure will be required:

- **Prepare a heritage conservation plan.**
  - A heritage conservation plan will aid in identifying a suitable new site, guide the recording, dismantling, transport, and reconstruction of the house, then outline the preferred and secondary conservation

treatments (i.e. preservation, rehabilitation or restoration) for the new property as a whole. It will identify the required actions and trades required for each conservation treatment and provide an implementation schedule and recommendations to ensure the property's long-term sustainability.

- The heritage conservation plan will serve as additional documentation for demolition and heritage permits issued by the City.

## 8.4 Option 4 Mitigation Measures

The feasibility study recommended under Option 2 may determine that the house is in too poor condition to repair or rehabilitate and represents a risk to public safety. If this occurs, the following mitigation measure will be required:

### ■ Conduct a heritage documentation report.

- Through a detailed heritage documentation report all the property's heritage attributes would be recorded in digital photographs, measured drawings, and written notes. Often called 'preservation by record', heritage documentation prior to demolition is the least desirable conservation option yet is appropriate in cases where the structural or heritage integrity of a structure is poor, and it is prohibitively expensive or impractical to stabilize to a safe level. It may also be an option when there is a large stock of other surviving or more representative examples. Through detailed investigations, the construction, architecture and history of the property would become an example for comparative studies and inform both future heritage assessments and academic study of the area.
- The heritage documentation report will serve as additional documentation for demolition and heritage permits issued by the City. To initiate a demolition request for a property individually designated under the *Ontario Heritage Act*, all procedures outlined in Section 34 of the *Act* must be followed. A demolition application must be reviewed by Heritage Markham and its recommendation addressed by Markham Council within 90 days of the official receipt letter's date. In some cases, staff and Council will negotiate alternative solutions and if no agreement can be reached, Council can refuse to approve demolition or removal.

### ■ Commemorate George Hunter House through interpretive signage.

- Although the built heritage resource would be removed, a reminder of its history and significance can be retained through an interpretive panel. The placement and design of this panel can take many forms as appropriate to the setting but at a minimum should clearly express the significance of the property to the City of Markham as outlined in the SCHVI.

## 9.0 SUMMARY STATEMENT & CONSERVATION RECOMMENDATIONS

In 2017, HDR retained Golder on behalf of the Regional Municipality of York to conduct a CHAR for the Kennedy Road Municipal Class Environmental Assessment in the City of Markham, Ontario. Within the study area, which followed the Kennedy Road right-of-way between Steeles Avenue East and Major Mackenzie Drive East, Golder identified 18 designated, listed, and inventoried properties of known or potential cultural heritage value or interest and one potential cultural heritage landscape. From these findings, Golder recommended that property specific CHERs or HIAs be conducted.

Following these recommendations, HDR retained Golder in October 2018 to conduct a HIA for 9286 Kennedy Road, at the northwest corner of the intersection of Kennedy Road and 16<sup>th</sup> Avenue. The protected heritage property is designated under Part IV of the *OHA* and includes a one-and-a-half storey timber-frame and three-bay residence constructed in a vernacular Neoclassical style. It is known locally as George Hunter House, named for the blacksmith and innkeeper who had the house built at 'Hunter's Corners' around 1860. The HIA was initiated to determine the impacts of general design options to widen Kennedy Road, which may include encroaching on the property. The Region is considering four options:

- Option 1: Avoid encroachment on 9286 Kennedy Road and George Hunter House;
- Option 2: Demolish the East Wing of George Hunter House and partially encroach on 9286 Kennedy Road;
- Option 3: Relocate George Hunter House and encroach on 9286 Kennedy Road; and,
- Option 4: Demolish all components of George Hunter House and encroach on 9286 Kennedy Road.

Following guidelines provided by the MTCS, the City of Markham, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA identifies the heritage policies applicable to new development and describes the property's geography, history, and built and landscape features. From this understanding of the property, the potential impacts resulting from the four options were assessed with conservation actions identified for each option.

Overall, Golder determined that:

- Option 1 will result in the least amount of adverse impact but does not address deterioration of George Hunter House and may not be feasible due to road design constraints.
- Option 2 will involve alteration of the built heritage resource; however, if structurally feasible, it provides an opportunity to rehabilitate George Hunter House as a residence or a compatible new use.
- Option 3 cannot be undertaken as George Hunter House does not have sufficient structural integrity to be relocated intact. Total dismantling and re-construction of the house may be considered but will significantly affect its authenticity and *heritage integrity* (or ability to convey its cultural heritage significance).
- Option 4 may be the only available alternative if the structure is found to be in irreparable condition.



Based on these findings, the following mitigation measures will be required for each option:

Option	Design Phase	Construction Phase	Operation Phase
1	<ul style="list-style-type: none"> <li>No mitigation measures required.</li> </ul>	<ul style="list-style-type: none"> <li>Establish site controls &amp; communication;</li> <li>Create a temporary physical barrier; and,</li> <li>Monitor for vibration impact during all adjacent construction within a 60 m radius of the house.</li> </ul>	<ul style="list-style-type: none"> <li>Create a permanent physical barrier; and,</li> <li>Conduct periodic vibration impact monitoring.</li> </ul>
2	<ul style="list-style-type: none"> <li>Conduct a feasibility study to determine if George Hunter House can be rehabilitated for a new use at its current location.</li> <li>If the feasibility study determines that rehabilitation is possible, prepare a heritage conservation plan.</li> <li>Conduct a heritage documentation report prior to the demolition of the East Wing.</li> </ul>	<ul style="list-style-type: none"> <li>Establish site controls &amp; communication;</li> <li>Create a temporary physical barrier; and,</li> <li>Monitor for vibration impact during all adjacent construction within a 60 m radius of the Main Block.</li> </ul>	<ul style="list-style-type: none"> <li>Create a permanent physical barrier; and,</li> <li>Conduct periodic vibration impact monitoring.</li> </ul>
3	<ul style="list-style-type: none"> <li>Prepare a heritage conservation plan to guide total dismantling, transport, and reconstruction at a new site.</li> </ul>	<ul style="list-style-type: none"> <li>No mitigation measures required.</li> </ul>	<ul style="list-style-type: none"> <li>No mitigation measures required.</li> </ul>
4	<ul style="list-style-type: none"> <li>Conduct a heritage documentation report; and,</li> <li>Commemorate George Hunter House through interpretive signage.</li> </ul>	<ul style="list-style-type: none"> <li>No mitigation measures required.</li> </ul>	<ul style="list-style-type: none"> <li>No mitigation measures required.</li> </ul>

## Signature Page

This Report was authored under a Subconsultant Agreement between HDR and Golder for the Regional Municipality of York's ("Owner") projects. The Report is provided to HDR and Regional Municipality of York for their use, utilizing their judgment, in fulfilling a portion of HDR's particular scope of work. No other party may rely upon this report, or any portion thereof, without Golder's express written consent and any reliance of the reports by others will be at that user's sole risk and liability, notwithstanding that they may have received this Report through an appropriate user. In addition, Golder shall not be liable for any use of the Report for any purpose other than that for which the same was originally prepared or provided by Golder, or any improper use of this Report, or to any party other than HDR.

### **GOLDER ASSOCIATES LTD.**

Henry Cary, Ph.D., CAHP, RPA  
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**APPENDIX A**

Heritage Building Assessment by  
Fisher Environmental Ltd.



May 5, 2015

1038715 Ontario Limited  
O/A Unionville Montessori School  
4486 16<sup>th</sup> Avenue  
Unionville, Ontario, L3R 0M1

Attn: Al Remtulla

Re: Heritage Building Assessment for 9286 Kennedy Road, Markham, Ontario.

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Dear Mr. Remtulla:

Fisher Environmental Limited (Fisher) conducted a Heritage Building Assessment for the two-storey building, with a partial basement, located at 9286 Kennedy Road, Markham, Ontario, herein referred to as the "Site". Legal description of the property is Part of Lot 16, Concession 5, Town of Markham, Regional Municipality of York.

This letter was commissioned by Mr. Al Remtulla, who is the current property owner. The heritage building inspection was conducted by Mr. David Fisher of Fisher Environmental Ltd. on April 16, 2015. During the Site visit, the assessor has been accompanied by Mr. Remtulla. Various samples were collected for laboratory analysis and selected photographs taken during the inspection are included as attachments to this report.

Research has determined that this building was originally built in 1860, with some extensions added over the years. The purpose of the inspection was to visually examine and assess the present condition of the building, which has been left vacant and boarded up for over 20 years.

### **Basement**

The central portion, mainly the oldest portion of the building, sits on foundation which was constructed over 100 years consisting of field stone and fill. The foundation is also in very poor shape and sometimes in an estimated 50 years ago it was repaired with block. The rest of the foundation is in very poor condition due to settling and significant water penetration.

The basement is seven feet high with main floor supporting members showing rot, wood worm attack, cracks, and missing supporting members which were added with 1.5" pipes. These pipes are no longer supporting and the floor is ready to collapse.

It is evident that some 30-40 years ago, attempts were made to support the main floor studs by aligning 2" x 8" studs of the main support. With time and shifting of the building, the supports are not anymore structurally supporting the building.

Ten centimeters of standing water is present in the basement. The furnace oil aboveground storage tank (AST) is located in the north-east corner of the basement. The AST is expected to be corroded since oil sheen was observed on the standing water in the basement.

### **Main Floor**

The western portion of the building, which was added on after the original building, is in extremely poor shape due to very significant interior deterioration with the entire ceiling and flooring collapsed. Further, mould growth and animal damage has totally destroyed this portion of the building. The south-eastern portion of the building is sitting on a crawlspace. The floor in this area is supported by a plywood sheet, which has totally deteriorated due to water damage.

The main floor original studs are rotted to the point that sometime in the past, additional side beams have been added to support the building due to lack of support. Cracks of the supporting members are also showing deterioration as well as lacking anchoring with the foundation. Six supporting beams are cracked and no support is present.

The stairs are loose and missing several landings. The main floor walls are covered with stucco which has significantly deteriorated due to water and animal damage. Pigeon nests are also evident. The presence of pigeon guano poses additional toxicity to this building.

### **Second Floor**

The second floor walls are still in fair shape but due to underlying lack of support, this building is in total state of disrepair. Much of the roof surface is visible from the second floor. The roof plywood is approximately 80% covered with black mould.

### **Exterior**

The roof was once covered with asphalt shingles, however almost 80% is bare and exposes cracked plywood with significant holes allowing ingress of rain. The outside siding wood boards are in a reasonable state when examining from the outside, due to several layers of paint. From the underside of these boards, there is evidence of significant mould growth.

The foundation wall in north-east corner of the building has collapsed and exposes the basement. It is clear that the outside shell of the building is supported by main floor ceiling studs with little support extending to foundation. The brick chimney has a 2" gap from the wall.

### **Laboratory Analysis**

Sampling was conducted of building materials which were suspected to contain asbestos. Three samples were collected and submitted to Fisher Environmental Laboratories for Polarised Light Microscopy (PLM) analysis, as outlined in NIOSH Method 9002. The results of PLM analysis are summarized in Table 1, below.

**Table 1 - Summary of Bulk Asbestos Sample Analysis (Polarised Light Microscopy)**

Sample No.	Sample Location	Sample Description	Asbestos Content (% by Weight/Type)
15-1593-01	First Floor	Ceiling Tiles	None Detected
15-1593-02	First Floor	Wall Stucco	None Detected
15-1593-03	Basement	Pipe Insulation	<b>25-50% Chrysotile</b>

Ontario Regulation 278/05 ("O. Reg. 278/05") defines an "asbestos-containing" material as that with an asbestos content equal to or greater than 0.5% by weight. Laboratory analysis by PLM method determined the pipe insulation to contain Chrysotile asbestos.

Sampling was conducted of paint finishes which were suspected to contain lead. Two visually distinct paint finishes were observed, and one bulk sample was collected of each type. Samples were submitted to Fisher Environmental Laboratories for analysis by ICP (Inductively Coupled Plasma) analysis, as outlined in NIOSH 7300. The results of ICP analysis are summarized in Table 2, below.

**Table 2 - Summary of Lead Paint Sample Analysis**

Sample No.	Sample Location	Sample Description	Lead Content (ppm and % by Weight)
15-1593-05	First Floor	Beige	<b>2,455 ppm (0.246%)</b>
15-1593-06	Second Floor	Off White	<b>2,759 ppm (0.276%)</b>

Ontario Ministry of Labour (MOL) has not prescribed criteria defining an analyzed sample of bulk material as "lead-containing". However, Fisher believes that a lead content below 0.1% by weight (1,000 ug/g or 1000 ppm) represents a concentration in which the lead content is not the limiting hazard for construction hygiene purposes. Expect elevated concentrations of lead (greater than 0.1% lead) to be detected in all paint finishes.

A bulk sample was collected of the wood trim material suspected to be impacted by fungal amplification on the main floor. These samples were submitted to Fisher Environmental



Laboratories for analysis by direct microscopic examination. The results of laboratory sample analysis are summarized in Table 3, below.

**Table 3 - Summary of Bulk Fungal Sample Analysis**

Sample No.	Sample Location	Sample Description	Mould Identified	Mould Growth Result
15-1593-4	First Floor	Bulk Sample – Wood Trim	Aspergillus Stachybotry Paecilomyces Alternaria Chaetonium	Moderate Abundant Moderate Few Few

Based on the results of bulk sample analysis, fungal contamination is confirmed. Fisher notes the presence of abundant Stachybotrys in the submitted sample. The presence of this spore type is typically indicative of cellulose based building materials which have been impacted by elevated moisture content.

In addition, air sampling for fungal spores was conducted by means of a Buck BioAire portable sampling pump. The sampling pump is calibrated to collect 15 litres of air per minute in a five minute sampling period for a total air volume of 75 litres, using “Allergenco-D” cassettes. Slides inside the cassette treated with a light adhesive trap spores and are analysed by direct microscopic examination. Spore trap results are reported as the number of spores found per cubic meter of air as well as the type(s) of mould identified. The cassettes collect and provide results on both viable and non-viable particles in the air at the time of sampling. Air samples are analysed by EMC Scientific Inc. in Mississauga and the laboratory analysis report for air sampling (EMC Report No.52651) is included as an attachment.

Health Canada recommends that indoor varieties of airborne mould spores be qualitatively and quantitatively similar to those varieties found outdoors. The presence of one or more fungal spores indoors that are not found outdoors suggests the presence of an amplifier in the building.

Three air samples for fungal spores were collected within the building and one reference (blank) sample from the building exterior. Analytical results of the air sampling indicated significant qualitative differences between indoor and outdoor air. As well as the total quantified mould spore levels inside the building exceeded outdoor levels of 680 spores/m<sup>3</sup>. Further, quantified levels exceeded outdoor levels for several individual spore types in all three indoor samples.

Pigeon and raccoon guano is present inside the building, but no analysis was carried out.

Visual sheen was observed on the standing water in the basement. Two water samples were collected. Samples were submitted to Fisher Environmental Laboratories for percentage free product analysis. The results of analysis are summarized in Table 4, below.

**Table 4 - Summary of Percentage Free Product Sample Analysis**

Sample No.	Sample Location	Sample Description	Free Product (%)
15-1593-07	Basement	Near the heating oil AST	0.75%
15-1593-08	Basement	10 feet away from the AST	0.72%

### **Conclusions and Recommendations**

The building structure is presently in a non-recoverable state due to significant presence of wood rot, mould growth and water damage which produces no support for the interior walls. In addition, analysis has indicated the presence of asbestos and lead containing materials on-site. Various animal habitat and feces are noted throughout the interior of the building.

The basement has been flooded for many years and over 10cm of standing water was noted. Due to the constant standing water there is significant amount of toxic mould growth in the building. The AST in the basement appears to have leaked and visual fuel contamination of the standing water is present.

The brick chimney has shifted from the building wall and should be removed as it poses a safety concern. The building is structurally unsafe and this structure is beyond salvage. It is in our opinion that this building should be condemned. **Cautionary note, this building is in dangerous states of disrepair with additional toxic materials present which should warn all parties against entering the premises without full face safety masks.**

Sincerely,

A circular professional engineer stamp for D.A. Fisher, Province of Ontario. The stamp is divided into two halves by a horizontal line. The top half contains the text "LICENSED PROFESSIONAL ENGINEER" and the bottom half contains "PROVINCE OF ONTARIO". In the center, the name "D.A. FISHER" is printed. To the left of the stamp is a handwritten signature in blue ink.

Dave Fisher, B.A.Sc., C. Chem., P. Eng.,

Attachment: Certificates of Analysis – Fisher Environmental Laboratories Job # 15-1593  
Certificates of Analysis – EMC Scientific Report No.52651  
Site Photos (Interior and Exterior)



# FISHER ENVIRONMENTAL LABORATORIES

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**Client:** Unionville Montessori  
**Address:** 4486 16th Ave  
Unionville, ON  
L3R 0M1  
**Tel.:**  
**E-mail:**  
**Attn:**

**F.E. Job #:** 15-1593  
**Project Name:** Heritage Assessment  
**Project ID:** FE-P-15-7267  
**Date Sampled:** 22-Apr-15  
**Date Received:** 22-Apr-15  
**Date Reported:** 30-Apr-15  
**Location:** 9286 Kennedy Road  
Markham, ON

## Certificate of Analysis

<b>Analysis Requested:</b>	Asbestos, Lead, Mould, Oil Content
<b>Sample Description:</b>	6 Solid and 2 Liquid Samples

Client Sample ID	Lab Sample ID	Sample Matrix	Fibre Type	Asbestos Content
Ceiling Tiles Composite	15-1593-01	Ceiling Tile		Not Detected
Wall Stucco & Cement	15-1593-02	Stucco & Cement		Not Detected
Basement Pipe Wrapping	15-1593-03	Wrapping Insulation	Chrysotile	25-50%

Fisher Environmental Laboratories (Lab ID #: 2745) is accredited by CALA (Canadian Association for Laboratory Accreditation Inc.) for asbestos analysis by PLM.

### ANALYTICAL METHOD:

Asbestos has been done in accordance with normal professional standard using the following Fisher Environmental Lab Method: Asbestos by PLM (Polarized Light Microscope) F-26, Rev.2.2.

## Certificate of Analysis

<b>Analysis Requested:</b>	Asbestos, Lead, Mould, Oil Content
<b>Sample Description:</b>	6 Solid and 2 Liquid Samples

Client Sample ID	Lab Sample ID	Mold Identified, in Rank Order	Mold Growth
Main Floor East Wall Wood Chips	15-1593-04	<i>Aspergillus</i> <i>Stachybotry</i> <i>Paecilomyces</i> <i>Alternaria</i> <i>Chaetonium</i>	Moderate Abundant Moderate Few Few

**Note:**

1. Mould growth is subjectively assessed with description terms none, sparse, moderate and abundant.
2. The presence of spores is assessed as following: a few spores (<10 spores average per microscopic field at 400X), some spores (10-100 spores average per microscopic field at 400X), many spores (>100 spores average per microscopic field at 400X).
3. The presence of a few spores generally represents settled spores on the surface of the sample rather than indicating mould growth.

## Certificate of Analysis

<b>Analysis Requested:</b>	Asbestos, Lead, Mould, Oil Content
<b>Sample Description:</b>	6 Solid and 2 Liquid Samples

Client Sample ID	Lab Sample ID	Sample Matrix	Lead (ppm)	Comments
1st Floor Paint Chips	15-1593-05	Paint	2,455	
2nd Floor Paint Chips	15-1593-06	Paint	2,759	

## QA/QC Report

Parameter	Blank	RL	LCS	AR	Duplicate	AR
	(ppm)		Recovery (%)		RPD (%)	
Lead	<10	10	114	80-120	0.0	0-30

**LEGEND:**

RL - Reporting Limit

LCS - Laboratory Control Sample

AR - Acceptable Range

RPD - Relative Percent Difference

**ANALYTICAL METHODS:**

Metals (Lead) - Method # F-1, Rev. 4.5, Standard Operation Procedure for determination of Metals by the Inductively Coupled Plasma- Optical. Method used by Fisher Environmental Lab complies with the Standard Methods for the Examination of Water and Wastewater, 20th Ed 3120-B.



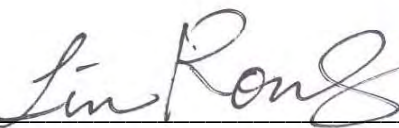
## Certificate of Analysis

<b>Analysis Requested:</b>	Asbestos, Lead, Mould, Oil Content
<b>Sample Description:</b>	6 Solid and 2 Liquid Samples

Liquid Sample #7 from Basement Floor, collected near the oil AST, contains 0.75% free products (Oil).

Liquid Sample #8 from Basement Floor, 10 feet away from oil AST, contains 0.72% free products (Oil).

Authorized by:



Roger Lin, Ph. D., C. Chem.  
Laboratory Manager



To:

**David Fisher**  
Fisher Environmental Ltd.  
400 Esna Park Drive, Unit #15  
Markham, Ontario  
L3R 3K2

**EMC LAB REPORT NUMBER:** 52651

**Job/Project Name:** 9286 Kennedy

**Job/Project No:**

**No. of Samples:** 4

**Sample Type:** Air-O-Cell

**Date Received:** Apr 20/15

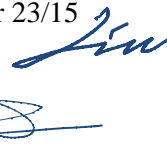
**Analysis Method(s):** Fungal Spore Counting

**Date Analyzed:** Apr 23/15

**Date Reported:** Apr 23/15

**Analyst:** Weizhong Liu, Ph.D., Mycologist

**Reviewed By:** Lalita Sarlashkar, Ph.D., Microbiologist



Client's Sample ID	1			2			3			4					
EMC Lab Sample No.	237043			237044			237045			237046					
Sampling Date	Apr 16/15			Apr 16/15			Apr 16/15			Apr 16/15					
Description/Location	Basement			Side entrance			Partial basement			Blank					
Air Volume (m <sup>3</sup> )	0.075			0.075			0.075			0.075					
Fungal Spores	raw ct.	%	spores/m <sup>3</sup>	raw ct.	%	spores/m <sup>3</sup>	raw ct.	%	spores/m <sup>3</sup>	raw ct.	%	spores/m <sup>3</sup>	raw ct.	%	spores/m <sup>3</sup>
<i>Alternaria</i>	2	0	27	5	4	67	1	0	13						
<i>Arthrrium</i>															
Ascospores	4	1	53	1	1	13	9	3	120	6	12	80			
<i>Aspergillus/Penicillium</i> type	90	19	1200	24	17	320	6	2	80	2	4	27			
Basidiospores	12	3	160	5	4	67	10	3	133	1	2	13			
<i>Cercospora</i>															
<i>Chaetomium</i>	14	3	187	12	9	160	6	2	80						
<i>Cladosporium</i>	189	40	2520	72	52	960	47	14	627	31	61	413			
Colorless	14	3	187	17	12	227	11	3	147	11	22	147			
<i>Curvularia</i>															
<i>Drechslera/Bipolaris</i> group															
<i>Epicoccum</i>	3	1	40	1	1	13	1	0	13						
<i>Fusarium</i>															
<i>Oidium</i>															
<i>Petriella</i> -like	139	30	1853				254	73	3387						
<i>Pithomyces</i>															
Rusts															
Smuts, <i>Periconia</i> , Myxomycetes	1	0	13	2	1	27	1	0	13						
<i>Stachybotrys</i>							1	0	13						
<i>Ulocladium</i>															
Unidentified spores															
Number of spores/sample	468			139			347			51					
Fungal fragments (0-3 +)	0+			0+			0+			0+					
Non-fungal material (0-3 +)	3+			2+			3+			2+					
<b>TOTAL SPORES/M<sup>3</sup></b>	<b>6,240</b>			<b>1,853</b>			<b>4,627</b>			<b>680</b>					

Note:

- Aspergillus/Penicillium* type spores may include those of *Acremonium*, *Paecilomyces*, *Trichoderma* and others.
- A scale of 0 + to 3 + (indicating increasing amount) is used to rate abundance of fungal fragments and non-fungal material, with 3+ indicating the most abundance.
- The presence of a large amount of dust debris may obscure some spores to be counted. Spore counts from samples with 3 + non-fungal material and/or 3 + fungal material may be treated as under-counts.
- Unidentified spores are those lacking distinguishable characteristics for correct identification. Colorless are colorless spores lacking distinguishable characteristics.
- These results are only related to the sample(s) analyzed.



Basement floor with 4" of water



Original beam supported by 2" beams on each side



Original beam supported by 2" beams on each side



Original beam supported by 2" beams on each side



Beams with mould growth



Loose beam supported by 1.5" pipe



Basement floor detail



Basement wall detail



Beam supported by pipe



Furnace asbestos detail



Beam supported by pipe



Basement pipe supports





Beam lacking support



Pipe without support



Cracked beam



Cracked beam detail



Cut beam, no support



Basment floor





Pipe, no support



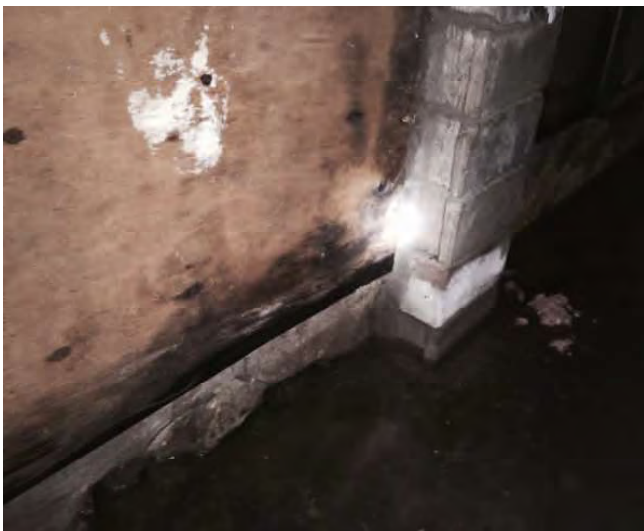
Furnace detail, crooked pipe support



Cracked beam



Beam lacking support



Basement wall detail



Basement wall detail



Unsupported beam detail



Basement floor detail



Rotten beam detail



Asbestos detail



West extension detail



West extension detail





West extension detail



Main floor ceiling



Main floor room



Main floor room



Plaster wall on main floor



Main floor wall



Main floor wall detail - mould



Main floor wall detail - mould



Main floor ceiling detail



Main floor ceiling detail



Main floor ceiling detail



Main floor wall detail





Main floor stairs



Second floor ceiling detail



Second floor detail



Second floor detail



Second floor wall detail



Second floor wall detail





Second floor - mould detail



Second floor - west extension



Second floor - west extension



Second floor - west extension



Eastern view of the house



Fascia boards detail





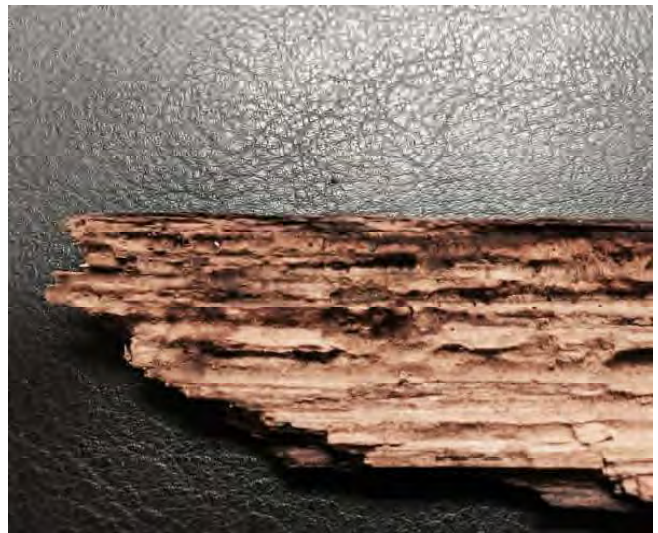
Wood worm attack of the beam



Mould and wood worm attack of the beam



Roof detail



Wood worm attack of the beam detail



Roof detail



Outside unsupported basement

**APPENDIX B**

George Hunter House Designation  
By-law 14-96

May 26, 1998

Winnitex Investment Ltd.  
1070 - 401 West Georgia Street  
Vancouver, B. C.  
V6B 5A1

Dear Sirs:

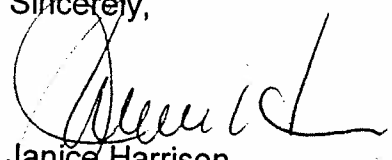
Re: By-law 14-96 - To Designate a Certain Property  
as being of Historic and/or Architectural Value  
or Interest (The George Hunter House -  
9286 Kennedy Road) File: 16.11.3

During the past few weeks, we have been reviewing a number of our old heritage files, and discovered that your file had not been totally finalized.

We now wish to advise that Council, at its meeting held February 13, 1996 passed By-law 14-96 to designate "The George Hunter House", 9286 Kennedy Road, as being of historic and/or architectural value or interest. A copy of the by-law, with the pertinent registration data, is attached for your information.

You should have been informed of this immediately following the meeting of Council, and we apologize for the delay.

Sincerely,

  
Janice Harrison  
Manager, Secretariat Services

JH/jik

Encl.

c: The Ontario Heritage Foundation  
Mr. Regan Hutcheson, Senior Planner, Heritage and Conservation

# Document General

Form 4 - Land Registration Reform Act, 1984

**D**

673344

Number.....  
**CERTIFICATE OF REGISTRATION**

1996 FEB 20 A 11:49

YORK REGION  
No. 65  
NEWMARKET

*Land Registrar*

New Property Identifiers

Executions

Additional:  
See  
Schedule ☐

Additional:  
See  
Schedule ☐

(1) Registry ☒

Land Titles ☐

(2) Page 1 of 5 pages

(3) Property  
Identifier(s)

Block

Property

Additional:  
See  
Schedule ☐

(4) Nature of Document

BY-LAW NO. 14-96

(5) Consideration

NIL

Dollars \$

(6) Description

Part of Lot 16, Concession 5  
Town of Markham, Regional Municipality  
of York

and more particularly described in  
Instrument No. 481815

(7) This  
Document  
Contains:

(a) Redescription  
New Easement  
Plan/Sketch ☐

(b) Schedule for:

Description ☒

Additional  
Parties ☐

Other ☒

(8) This Document provides as follows:

CERTIFIED COPY OF BY-LAW ATTACHED

(9) This Document relates to Instrument number(s)

481815

Continued on Schedule ☒

10) Party(ies) (Set out Status or Interest)  
Name(s)

Signature(s)

Date of Signature  
Y M D

THE CORPORATION OF THE TOWN OF MARKHAM

BY ITS AGENT

*Cathy Wyatt*  
CATHY WYATT

1996 02 19

1) Address  
for Service 101 Town Centre Blvd., Markham, Ontario, L3R 9W3

2) Party(ies) (Set out Status or Interest)  
Name(s)

Signature(s)

Date of Signature  
Y M D

Address  
for Service

3) Mailing Address of Property

not assigned

(15) Document Prepared by:

Town of Markham (Legal)  
101 Town Centre Blvd.  
Markham, Ontario  
L3R 9W3

Fees and Tax

Registration Fee

Total

FOR OFFICE USE ONLY

FOR OFFICE USE ONLY

# MARKHAM

## BY - LAW

14-96

A by-law to designate a certain  
property as being of Historic and/or  
Architectural value or interest

WHEREAS Section 29, Subsection 6 of the Ontario Heritage Act, Chapter 0.18,  
R.S.O. 1990 authorizes the Council of a municipality to enact by-laws to designate a  
real property, including all the buildings and structures thereon, to be of historic  
and/or architectural value or interest;

AND WHEREAS the Council of The Corporation of the Town of Markham has  
caused to be served on the owners of the lands and premises as outlined hereunder:

Winnitex Investment Ltd.  
401 West Georgia Street  
Vancouver, B.C.  
V6B 5A1

and upon the Ontario Heritage Foundation, notice of intention to designate the  
George Hunter House, 9286 Kennedy Road, Markham and has caused such notice of  
intention to be published in a newspaper having a general circulation in the  
municipality once for each of three consecutive weeks;

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

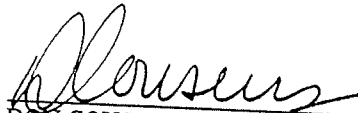
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN  
OF MARKHAM HEREBY ENACTS AS FOLLOWS:



1. THAT the following real property, being the George Hunter House, 9286 Kennedy Road, Markham, more particularly described as outlined in Schedule 'A' attached is hereby designated as being of historic and/or architectural value or interest;
2. THAT the Town Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described herein in the Land Registry Office.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
13TH DAY OF FEBRUARY, 1996.

  
BOB PANIZZA, TOWN CLERK

  
DON COUSENS, MAYOR

BMISTEMP 535

## **SCHEDULE 'A' TO BY-LAW 14-96**

In the Town of Markham in the Regional Municipality of York formerly in the geographic Township of Markham in the County of York, being Part of Lot 16, Concession 5 and composed of the following:

COMMENCING at a point in the Easterly limit of the said Lot distant one hundred and forty-one feet eight inches (141' 8") measured northerly therealong from the south-east angle thereof;

THENCE Northerly along the said easterly limit two hundred and twenty-three feet five inches (223' 5") more or less, to a point therein distant one hundred feet (100') measured southerly therealong from the north-east angle thereof;

THENCE Westerly parallel to the northerly limit of the said Lot a distance of one hundred and thirty-two feet (132');

THENCE Southerly parallel to the easterly limit of the said Lot, two hundred and twenty-three feet five inches (223' 5") more or less, to a point in a line drawn parallel to the southerly limit of the said Lot from the place of beginning;

THENCE Easterly along the said last mentioned line one hundred and thirty-two feet (132') to the place of beginning.

As set out in Instrument No. 481815.

## SCHEDULE 'B' TO BY-LAW 14-96

### STATEMENT OF REASONS FOR DESIGNATION

The George Hunter House is recommended for designation under Part IV of the Ontario Heritage Act because of its historical, contextual and architectural significance.

#### Historical Reasons

The George Hunter House was constructed c. 1860 on land he purchased from Francis Schmidt in 1836 and 1838.

Prior to the construction of the house, the property was owned and occupied by the families of Marcus Rumohr, Peter Ernst, Martin Holder and Francis Schmidt (Smith), all of whom were original Berczy settlers.

In 1807 during the ownership of Martin Holder a gathering of all militia in the County of York took place as a result of rising tensions with the United States.

George Hunter was born in 1806 in Scarborough, Yorkshire, England and emigrated to Canada in 1830. It is believed that he came to Canada with his brother John Hunter who is listed as residing with George. George Hunter originally worked as an innkeeper, but once he was able to acquire property, he practised the trade of a blacksmith.

George Hunter engaged in the trade of a Blacksmith on the property and soon a village emerged around him. It was called Hunter's Corners in his honour. With the arrival of the railway and later the building of Highway 7, the economic heart of the settlement moved southward over the years and became the village of Unionville.

#### Architectural Reasons

The George Hunter House provides an example of a 2 Storey Vernacular home with influences of the Neo-classical style. Though the house exists on its original location, the complex form of the house indicates that it was built in a number of stages, most of which took place in the 19th century.

It is believed that the house was originally a rectangular frame house with a 3 bay facade and 6/6 windows which faced onto the present Kennedy Road. As the village declined and structures were removed, it is believed that an addition was built c. 1880 to the east of the house and the main facade of the house now faced towards 16th Avenue.

Although the building has been clad in aluminium siding, it is believed that the original appearance of the building remains largely intact beneath it. This is seen in evidence at the foundation of a wooden vertical board siding and the fact that most of the original window openings and sash remain intact, as do the muntin bars in the only remaining original 6/6 window.

The basic form of the house with its hipped form and traditional window placement on the main facades contribute to the significance of the building within the surrounding area and serve as an indicator of the integrity of the architecture beneath the aluminium siding and asphalt shingle cladding. The original stone foundation is clearly visible on some walls of the house.

#### Contextual Reasons

The George Hunter House is of contextual significance as one of the last reminders of the former settlement of Hunters Corners. This hamlet, named for George Hunter and his brother John, was the location of the earliest settlement connected to Unionville village. Settlement in the area was begun by Philip Eckhart, one of the Berczy settlers who arrived in Markham Township in 1794. The original Eckhart log home continues to stand as Markham's oldest building, across Kennedy Road from the George Hunter House on Lot 16, Concession 6.



**[golder.com](http://golder.com)**