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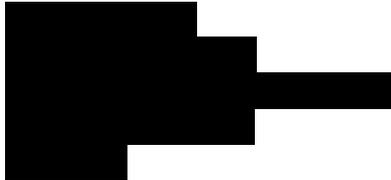
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Planning and Urban Design

October 15, 2025



RECEIVED
2025/11/05
(YYYY/MM/DD)
Ontario Heritage Trust

RE: ADOPTION OF AMENDING BY-LAW, GEORGE COWIE HOUSE, 5933 14th AVENUE

To [REDACTED]:

This will confirm that at a meeting held on October 8, 2025, Markham City Council adopted By-law 2025-73 to amend the designation by-law for the George Cowie House pursuant to the Ontario Heritage Act.

As per the requirements of the Ontario Heritage Act, the following information is to be served on the owner of the property:

- i. A copy of the by-law; and
- ii. Notice that the owner may appeal the amending by-law to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication of notice of the by-law, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Note that digital publication of the statutory notice will occur on October 22, 2025.

Please find attached the Designation By-law. Should you have any questions concerning the by-law or its implications, please contact Evan Manning, Senior Heritage Planner, at emanning@markham.ca

Kimberley Kitteringham
City Clerk

C: Ontario Heritage Trust

Attachment: Designation By-law



By-law 2025-73

TO AMEND BY-LAW 2008-190, BEING A BY-LAW TO DESIGNATE
THE GEORGE R. COWIE HOUSE, 5933 14TH AVENUE

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 as amended (the “OHA”), authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS Council for the Corporation of the City of Markham (the “City”) enacted By-law 2008-190 designating “The George R. Cowie House” at 5933 14th Avenue (the “Property”) under Part IV of the OHA as having historic or architectural value or interest; and

WHEREAS Council enacted By-law 2021-48 to amend the legal description in Schedule “A” of By-law 2008-190; and

WHEREAS section 30.1 of the OHA authorizes the Council of a municipality to amend designation by-laws that do not require the public notice of the proposed amendment, and where only the property owner can object to the notice of proposed amendment and/or appeal the amending bylaw passed by council; and

WHEREAS in accordance with the requirements of subsections 30.1(3) and 30.1(4) of the OHA, the City served owner of the Property with notice of the proposed amendments to revise By-law 2008-190 and received no objections; and

WHEREAS Schedule “A” of By-law 2021-48 contains a legal description that requires an amendment; and

WHEREAS Schedule “B” of By-law 2008-190 contains Reasons for Designation – Statement of Significance that requires an amendment;

NOW THEREFORE the Council of The Corporation of the City of Markham ENACTS as follows:

1. That Schedule “A” of By-law 2021-48 providing the legal description of the Property be deleted and replaced with Schedule “A” attached hereto.
2. That By-law 2008-190 be deleted from the title of the properties described in Schedule “B” attached hereto.

3. That Schedule “B” of By-law 2008-190 providing the Reasons for Designation – Statement of Significance be deleted and replaced with Schedule “C” attached hereto.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 8TH DAY OF OCTOBER, 2025.

KIMBERLEY KITTERINGHAM
CITY CLERK

FRANK SCARPITTI
MAYOR

**SCHEDULE “A” TO
BY-LAW 2025-73**

In the City of Markham in the Regional Municipality of York, the property municipally known as 5933 14th Avenue, Markham, Ontario, and legally described as follows:

Part of Block 271, 65M-4686, designated as Part 7, 65R-

Part of PIN - 02940-1945

**SCHEDULE “B” TO
BY-LAW 2025-73
LANDS TO BE DELETED**

PIN	Address	Description
02940-1734 (LT)	121 JINNAH AVENUE, MARKHAM	LOT 60, PLAN 65M4686; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3524599; CITY OF MARKHAM
02940-1735 (LT)	123 JINNAH AVENUE, MARKHAM	LOT 61, PLAN 65M4686; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3652521; CITY OF MARKHAM
02940-1736 (LT)	125 JINNAH AVENUE, MARKHAM	LOT 62, PLAN 65M4686; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3506531; CITY OF MARKHAM
02940-1737 (LT)	127 JINNAH AVENUE, MARKHAM	LOT 63, PLAN 65M4686; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3506402; CITY OF MARKHAM
02940-1738 (LT)	129 JINNAH AVENUE, MARKHAM	LOT 64, PLAN 65M4686; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3508810; CITY OF MARKHAM
02940-1739 (LT)	131 JINNAH AVE, MARKHAM	LOT 65, PLAN 65M4686; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3508726; CITY OF MARKHAM
02940-1740 (LT)	133 JINNAH AVENUE, MARKHAM	LOT 66, PLAN 65M4686; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3508870; CITY OF MARKHAM
02940-1741 (LT)	135 JINNAH AVENUE, MARKHAM	LOT 67, PLAN 65M4686; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3533213; CITY OF MARKHAM
02940-1742 (LT)	137 JINNAH AVENUE, MARKHAM	LOT 68, PLAN 65M4686; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3648176; CITY OF MARKHAM
02940-1744 (LT)	122 JINNAH AVENUE, MARKHAM	LOT 70, PLAN 65M4686; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3601179; CITY OF MARKHAM
02940-1746 (LT)	14 LEPP DRIVE, MARKHAM	LOT 72, PLAN 65M4686; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3589748; CITY OF MARKHAM
02940-1747 (LT)	16 LEPP DRIVE, MARKHAM	LOT 73, PLAN 65M4686; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3586956; CITY OF MARKHAM

02940-1748 (LT)	18 LEPP DRIVE, MARKHAM	LOT 74, PLAN 65M4686; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3677580; CITY OF MARKHAM
02940-1749 (LT)	20 LEPP DRIVE, MARKHAM	LOT 75, PLAN 65M4686; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3592747; CITY OF MARKHAM
02940-1750 (LT)	22 LEPP DRIVE, MARKHAM	LOT 76, PLAN 65M4686; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3607538; CITY OF MARKHAM
02940-1751 (LT)	24 LEPP DRIVE, MARKHAM	LOT 77, PLAN 65M4686; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3587309; CITY OF MARKHAM
02940-1752 (LT)	26 LEPP DRIVE, MARKHAM	LOT 78, PLAN 65M4686; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3609990; CITY OF MARKHAM
02940-1753 (LT)	28 LEPP DRIVE, MARKHAM	LOT 79, PLAN 65M4686; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3589981; CITY OF MARKHAM
02940-1754 (LT)	30 LEPP DRIVE, MARKHAM	LOT 80, PLAN 65M4686; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3595430; CITY OF MARKHAM
02940-1755 (LT)	32 LEPP DRIVE, MARKHAM	LOT 81, PLAN 65M4686; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3695205; CITY OF MARKHAM
02940-1929 (LT)		BLOCK 255, PLAN 65M4686; CITY OF MARKHAM
02940-1930 (LT)		BLOCK 256, PLAN 65M4686; CITY OF MARKHAM
02940-1931 (LT)		BLOCK 257, PLAN 65M4686; CITY OF MARKHAM
02940-1932 (LT)		BLOCK 258, PLAN 65M4686; CITY OF MARKHAM
02940-1933 (LT)		BLOCK 259, PLAN 65M4686; CITY OF MARKHAM
02940-1934 (LT)		BLOCK 260, PLAN 65M4686; CITY OF MARKHAM

02940-1945 (LT)		PART OF BLOCK 271, PLAN 65M4686; DESIGNATED AS PARTS 1 TO 6, 65R; CITY OF MARKHAM
02940-1946 (LT)		BLOCK 272, PLAN 65M4686; CITY OF MARKHAM
02940-1947 (LT)		BLOCK 273, PLAN 65M4686; CITY OF MARKHAM
02940-1953 (LT)		BLOCK 279, PLAN 65M4686; CITY OF MARKHAM
02940-1956 (LT)		BLOCK 282, PLAN 65M4686; CITY OF MARKHAM
02940-1957 (LT)		RESERVE BLOCK 283, PLAN 65M4686; CITY OF MARKHAM
02940-1965 (LT)		LEPP DRIVE, PLAN 65M4686; CITY OF MARKHAM
02940-1966 (LT)		JOHANN DRIVE, PLAN 65M4686; CITY OF MARKHAM
02940-1967 (LT)		MUMBAI DRIVE, PLAN 65M4686; CITY OF MARKHAM
02940-1971 (LT)		JINNAH AVENUE, PLAN 65M4686; CITY OF MARKHAM
02940-2054 (LT)	189 MUMBAI DRIVE, MARKHAM	PART BLOCK 253 PLAN 65M4686 PART 1, 65R40343; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3687316; CITY OF MARKHAM
02940-2055 (LT)	191 MUMBAI DRIVE, MARKHAM	PART BLOCK 253 PLAN 65M4686 PART 2, 65R40343; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3687239; CITY OF MARKHAM
02940-2056 (LT)	193 MUMBAI DRIVE, MARKHAM	PART BLOCK 253 PLAN 65M4686 PART 3, 65R40343; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3687108; CITY OF MARKHAM
02940-2057 (LT)	195 MUMBAI DRIVE, MARKHAM	PART BLOCK 253 PLAN 65M4686 PART 4, 65R40343; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3687333; CITY OF MARKHAM

02940-2058 (LT)	197 MUMBAI DRIVE, MARKHAM	PART BLOCK 253 PLAN 65M4686 PART 5, 65R40343; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3701649; CITY OF MARKHAM
02940-2059 (LT)	199 MUMBAI DRIVE, MARKHAM	PART BLOCK 253 PLAN 65M4686 PART 6, 65R40343; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3689915; CITY OF MARKHAM
02940-2060 (LT)	201 MUMBAI DRIVE, MARKHAM	PART BLOCK 253 PLAN 65M4686 PART 7, 65R40343; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3696482; CITY OF MARKHAM
02940-2061 (LT)	203 MUMBAI DRIVE, MARKHAM	PART BLOCK 253 PLAN 65M4686 PART 8, 65R40343; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3689674; CITY OF MARKHAM
02940-2062 (LT)	70 JOHANN DRIVE, MARKHAM	PART BLOCK 254 PLAN 65M4686 PART 1, 65R40339; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3706732; CITY OF MARKHAM
02940-2063 (LT)	68 JOHANN DRIVE, MARKHAM	PART BLOCK 254 PLAN 65M4686 PART 2, 65R40339; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3706721; CITY OF MARKHAM
02940-2064 (LT)	66 JOHANN DRIVE, MARKHAM	PART BLOCK 254 PLAN 65M4686 PART 3, 65R40339; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3715314; CITY OF MARKHAM
02940-2065 (LT)	64 JOHANN DRIVE, MARKHAM	PART BLOCK 254 PLAN 65M4686 PART 4, 65R40339; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3715353; CITY OF MARKHAM
02940-2066 (LT)	62 JOHANN DRIVE, MARKHAM	PART BLOCK 254 PLAN 65M4686 PART 5, 65R40339; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3715328; CITY OF MARKHAM
02940-2067 (LT)	60 JOHANN DRIVE, MARKHAM	PART BLOCK 254 PLAN 65M4686 PART 6, 65R40339; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3717646; CITY OF MARKHAM
02940-2068 (LT)	58 JOHANN DRIVE, MARKHAM	PART BLOCK 254 PLAN 65M4686 PART 7, 65R40339; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3717810; CITY OF MARKHAM
02940-2069 (LT)	56 JOHANN DRIVE, MARKHAM	PART BLOCK 254 PLAN 65M4686 PART 8, 65R40339; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3730347; CITY OF MARKHAM
02940-2092 (LT)	47 JOHANN DRIVE, MARKHAM	PART OF BLOCK 261, PLAN 65M4686 DESIGNATED AS PART 1 ON 65R40897; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3706887; CITY OF MARKHAM

02940-2093 (LT)		PART OF BLOCK 261, PLAN 65M4686 DESIGNATED AS PARTS 2 AND 12 ON 65R40897; SUBJECT TO AN EASEMENT OVER PART 12, 65R40897 IN FAVOUR OF PARTS 3
02940-2094 (LT)		PART OF BLOCK 261, PLAN 65M4686 DESIGNATED AS PARTS 3 AND 13 ON 65R40897; SUBJECT TO AN EASEMENT OVER PART 13, 65R40897 IN FAVOUR OF PARTS 2
02940-2095 (LT)		PART OF BLOCK 261, PLAN 65M4686 DESIGNATED AS PARTS 4 AND 14 ON 65R40897; SUBJECT TO AN EASEMENT OVER PART 14, 65R40897 IN FAVOUR OF PARTS 3
02940-2096 (LT)		PART OF BLOCK 261, PLAN 65M4686 DESIGNATED AS PARTS 5 AND 15 ON 65R40897; SUBJECT TO AN EASEMENT OVER PART 15, 65R40897 IN FAVOUR OF PARTS 4
02940-2097 (LT)	57 JOHANN DRIVE, MARKHAM	PART OF BLOCK 261, PLAN 65M4686 DESIGNATED AS PART 6 ON 65R40897; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3702353; CITY OF MARKHAM
02940-2098 (LT)	59 JOHANN DRIVE, MARKHAM	PART OF BLOCK 262, PLAN 65M4686 DESIGNATED AS PART 7 ON 65R40897; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3729788; CITY OF MARKHAM
02940-2099 (LT)	61 JOHANN DRIVE, MARKHAM	PART OF BLOCK 262, PLAN 65M4686 DESIGNATED AS PART 8 ON 65R40897; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3738663; CITY OF MARKHAM
02940-2100 (LT)		PART OF BLOCK 262, PLAN 65M4686 DESIGNATED AS PARTS 9 AND 16 ON 65R40897; SUBJECT TO AN EASEMENT OVER PART 16, 65R40897 IN FAVOUR OF PARTS
02940-2101 (LT)	65 JOHANN DRIVE, MARKHAM	PART OF BLOCK 262, PLAN 65M4686 DESIGNATED AS PARTS 10 AND 17 ON 65R40897; SUBJECT TO AN EASEMENT OVER PART 17, 65R40897 IN FAVOUR OF PARTS
02940-2102 (LT)	67 JOHANN DRIVE, MARKHAM	PART OF BLOCK 262, PLAN 65M4686 DESIGNATED AS PART 11 ON 65R40897; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR3745877; CITY OF MARKHAM

SCHEDULE “C” TO BY-LAW 2025-73

STATEMENT OF SIGNIFICANCE

George R. Cowie House

5933 14th Avenue
c.1925

The George R. Cowie House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

The George R. Cowie House is a two-and-a-half-storey red brick farmhouse located on the south side of Fourteenth Avenue to the west of Markham Road. The property is situated within the Armadale community of Markham.

Design Value and Physical Value

The George R. Cowie House has design and physical value as a representative example of Edwardian Classicism, a popular architectural style from the 1910s through to the 1920s. The former farmhouse was constructed in the form of an American Foursquare with its functional, basically cubic shape ornamented with a spacious wrap-around verandah featuring a curved corner and gables centred on its north and east sides. The red pressed brick masonry and two-and-a-half storey form of the house, with a broad hipped roof and gabled attic dormers, are typical of farm residences that were locally built in the early part of the 20th century.

Historical Value and Associative Value

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

Contextual Value

The George R. Cowie House has contextual value as one of a small number of extant heritage buildings that are important in defining, maintaining and supporting the character and extent of the historic community of Armadale. The property is also historically linked to its surroundings as a tangible reminder of the community's prosperous agricultural past.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of The George R. Cowie House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design value and physical value as a representative example of Edwardian Classicism expressed in the form of an American Foursquare:

- Two-and-a-half storey height;
- Fieldstone foundation;
- Red brick masonry with stone lintels over openings;
- Medium pitched hipped roof with gabled dormers and wide, boxed eaves;
- Curved wrap-around verandah with its closed concrete balustrade, tapered wood columns, wood lintel, and decorative gables;
- Flat-arched one over one wood sash windows with projecting stone sills.

Heritage attributes that convey the property's historical value and associative value as a remnant of the historic community of Armadale, helping make legible the once dominant land-use and economic activity within the former Markham Township:

- The dwelling is a tangible reminder of the prosperous agricultural community found within early twentieth century Markham Township, and of the trend whereby farmhouses were improved and expanded in response to strengthened economic conditions.

Heritage attributes that convey the property's contextual value as a building that is important in defining, maintaining and supporting the character and extent of the historic hamlet of Armadale:

- The location of the building on its historic parcel, facing north, within the former hamlet of Almira, where it has stood since c.1925. Its continued presence helps maintain legibility of the historic community.

Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:

- One-storey rear addition.