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ONTARIO HERITAGE TRUST

DEC 17 2021

RECEIVED

December 16, 2021

Via Registered Mail

Southshore Investments Inc.  
152 Ramona Blvd  
Markham, Ontario L3P 2K8  
[REDACTED], RH Carter Architects Inc.  
5040 Dundas Street West  
Toronto, Ontario M9A 1B8

**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE  
ONTARIO HERITAGE ACT:  
Bewell Bungalow, 4592 Highway 7 East**

Dear [REDACTED]

This will confirm that at a meeting held on November 23, 2021, Markham Council adopted the following resolution:

**8.4 REPORT NO. 40 - DEVELOPMENT SERVICES COMMITTEE  
(NOVEMBER 22, 2021)**

**8.4.1 RECOMMENDATION REPORT INTENTION TO DESIGNATE A  
PROPERTY UNDER PART IV SECTION 29 OF THE ONTARIO  
HERITAGE ACT BEWELL BUNGALOW - 4592 HIGHWAY 7  
EAST (WARD 3) (10.0)**

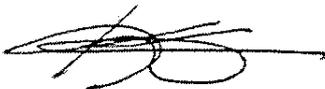
1. That the report dated November 22, 2021, titled "Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act, Bewell Bungalow, 4592 Highway 7 East, Ward 3", be received; and,
2. That as recommended by the Heritage Markham Committee, and required as a condition of development approval, the Bewell Bungalow be approved for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest; and,
3. That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act; and,

4. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption; and,
5. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the matter return to Council for further consideration; and,
6. That if the intention to designate proceeds and there are any appeals of the designation by-law, the Clerk be directed to refer the proposed designation to the Ontario Land Tribunal (OLT); and,
7. That if the designation is referred to the OLT, Council authorize the City Solicitor and appropriate staff to attend any hearing held by the OLT in support of Council's decision to designate the property; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Please find attached the Statement of Significance which summarizes the cultural heritage value or interest of the property and provides a description of the heritage attributes of the property. Notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper.

Should you have any questions regarding the Statement of Significance or the implications of heritage designation, please contact Regan Hutcheson, Manager, Heritage Planning at [rhutcheson@markham.ca](mailto:rhutcheson@markham.ca).

Yours truly,



Kimberley Kitteringham, City Clerk

- c. Jim Leonard, Ontario Heritage Trust  
Regan Hutcheson, Manager, Heritage Planning, City of Markham

Attachment: Statement of Significance



RESOLUTION OF COUNCIL MEETING NO. 18 DATED NOVEMBER 23, 2021

8.4 **REPORT NO. 40 - DEVELOPMENT SERVICES COMMITTEE (NOVEMBER 22, 2021)**

8.4.1 RECOMMENDATION REPORT INTENTION TO DESIGNATE A PROPERTY UNDER PART IV SECTION 29 OF THE ONTARIO HERITAGE ACT BEWELL BUNGALOW - 4592 HIGHWAY 7 EAST (WARD 3) (10.0)

1. That the report dated November 22, 2021, titled "Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act, Bewell Bungalow, 4592 Highway 7 East, Ward 3", be received; and,
2. That as recommended by the Heritage Markham Committee, and required as a condition of development approval, the Bewell Bungalow be approved for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest; and,
3. That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act; and,
4. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption; and,
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6. That if the intention to designate proceeds and there are any appeals of the designation by-law, the Clerk be directed to refer the proposed designation to the Ontario Land Tribunal (OLT); and,
7. That if the designation is referred to the OLT, Council authorize the City Solicitor and appropriate staff to attend any hearing held by the OLT in support of Council's decision to designate the property; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Kimberley Kitteringham  
City Clerk

ONTARIO HERITAGE TRUST

DEC 17 2021

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Cc: A. Prasad  
B. Karumanchery  
R. Blake  
R. Hutcherson  
E. Manning

B. Patel  
M. Courchesne

## STATEMENT OF SIGNIFICANCE

### Bewell Bungalow 4592 Highway 7 East

The Bewell Bungalow 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 following Statement of Significance.

#### **Description of Property**

The Bewell Bungalow is a one-and-a-half storey brick dwelling converted to commercial use located on the north side of Highway 7 East. The property, municipally-known as 4592 Highway 7 East, is situated within a series of commercial plazas located between Main Street Unionville to the west, and Kennedy Road to the east.

#### **Design or Physical Value**

The Bewell Bungalow is of design or physical value as a good example of an Arts and Crafts style dwelling. The building is compact and rectangular in form with a minimum of ornamentation, reflecting the stylistic influence of Arts and Crafts architecture on residential design in the late-nineteenth and early twentieth centuries. The guiding principles of the movement were a belief in craftsmanship, simplicity, utility, and a restrained, subdued beauty. The building's clarity in form, structural authenticity, and use of natural materials, such as brick masonry, are all indicative of these principles.

#### **Historical or Associative Value**

The Bewell Bungalow has historical or associative value as a property within a former cluster of suburban lots sold by W. F. Elliott in the early 1920s. This house was built for Edward and Margaret Bewell on a one acre lot purchased in 1922. A very similar house at 106 Main Street Unionville was constructed in 1920, which suggests that the same builder was responsible for its construction. The vintage of the house is significant as it is representative of a phase of growth in Unionville in which there are relatively few extant examples.

#### **Contextual Value**

The Bewell Bungalow has contextual value as a remnant of early twentieth century suburban development along Highway 7, at the south end of the village of Unionville. The property is of significance as it is one of only two former residential properties remaining on Highway 7 between Main Street Unionville and Kennedy Road. As such, it is revealing of both the urban footprint of Unionville prior to the arrival of post-war suburban growth, and the former residential character of Highway 7.

## **Significant Architectural Attributes**

Character-defining attributes that embody the cultural heritage value of the Bewell Bungalow are organized by their respective Ontario Regulation 9/06 criteria below:

*Heritage attributes that convey the property's design value as a representative example of an Arts and Crafts dwelling:*

- Overall form of the one storey, rectangular-plan building;
- Truncated hipped roof with hipped-roofed dormers on the front and rear slopes;
- Full-width front veranda, supported by four brick columns resting on brick piers with concrete caps;
- Brick balustrade with a checkerboard pattern, capped with concrete copings.  
Brick skirting in the same checkerboard pattern
- Red-orange brick masonry;
- Variable-sized, flat-headed window openings with wooden sash-style windows and storms with upper sash containing divided panes in varying numbers depending on window size;
- Wooden storm windows;
- Masonry lintels and lugsills; and
- Small square windows with no pane divisions on the west and east elevations;

Note that the exterior paint colour, wall mounted signage boxes, existing front and rear doors, skylights, and electrical light fixtures flanking the front entrance are not original to the property, and are not considered to contain significant cultural heritage value. As such, they have not been identified as heritage attributes.

*Heritage attributes that convey the property's historical and contextual value as a fragment of Unionville's early twentieth century growth include:*

- The dwelling's setback from Highway 7 which, despite past road widening, helps communicate the former residential use of the property, and the historic character of Highway 7 more broadly; and
- The unobstructed visibility of the dwelling's south (primary), east and west elevations from Highway 7 reflecting its original condition when constructed.