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February 8, 2024

Saint Germain Foundation of Toronto  
234 Steeles Avenue East  
Thornhill, Ontario  
L3T 1A6

**RE: DESIGNATION OF A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT,  
IRVING WOOD FORD HOUSE, 234 STEELES AVENUE EAST**

To whom it may concern:

This will confirm that at a meeting held on January 31, 2024, Markham City Council approved By-law 2024-7 to designate the Irving Wood Ford 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, on any person who previously objected to the intention to designate the property and on the Ontario Heritage Trust:

- i. A copy of the by-law; and
- ii. Notice that any person who objects to the by-law may appeal 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 occurred on February 8, 2024.

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](mailto:emanning@markham.ca)

Kimberley Kitteringham  
City Clerk

C. Ontario Heritage Trust

Attachment: Designation By-law

**Received**

FEB 14 2024

Ontario Heritage Trust



## By-law 2024-7

A by-law to designate a property as being of  
Cultural Heritage Value or Interest  
"Irving Wood Ford House"

WHEREAS Pursuant to Part IV, Section 29, of the Ontario Heritage Act (the "Act"), the Council of a Municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of Cultural Heritage Value or Interest;

WHEREAS the property described in Schedule "A" to this By-law (the "Property") contains the cultural heritage resource known as the Irving Wood Ford House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on October 18, 2023, has caused to be served on the owners of the lands and premises at:

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234 Steeles Avenue East  
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L3T 1A6

and upon the Ontario Heritage Trust, notice of intention to designate the Irving Wood Ford House, 234 Steeles Avenue East, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act;

AND WHEREAS Council has described the Property, set out the Statement of Cultural Heritage Value or Interest for the Property, and described the heritage attributes of the Property in Schedule "B" to this By-law, which forms part of this By-law;

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

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value or interest:  
  
"Irving Wood Ford House"  
234 Steeles Avenue East  
City of Markham  
The Regional Municipality of York
2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed January 31, 2024.

Kimberley Kitteringham  
City Clerk

Frank Scarpitti  
Mayor

**SCHEDULE ‘A’ TO  
BY-LAW 2024-7**

In the City of Markham in the Regional Municipality of York, the property municipally known as 234 Steeles Avenue East, Markham, Ontario, and legally described as follows:

CON 1 PT LT26 REG COM PL 10327 PT LT64 RS65R17378 PTS 1 2 & 7,  
MARKHAM

PIN: 030180280

# SCHEDULE 'B' TO BY-LAW 2024-7

## STATEMENT OF SIGNIFICANCE

### Irving Wood Ford House

234 Steeles Avenue East  
c.1940

The Irving Wood Ford 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 Irving Wood Ford House is a one-and-a-half storey stone and half-timbered dwelling located on the north side of Steeles Avenue East immediately to the west of Bayview Avenue. The house is oriented south-east on the property.

#### **Design Value and Physical Value**

The Irving Wood Ford House has design value and physical value as a locally rare example of a suburban estate house in the Tudor Revival style, one of the preferred architectural styles of the affluent within early twentieth century Toronto. In Markham, very few estate houses were constructed, and this is the only one rendered in the Elizabethan mode of the Tudor Revival style which features false half-timbering. The style was generally based on old English manor houses, embodying the social status of the English gentry, thereby appealing to the predominately anglo business elites of Toronto and surrounding areas in the early to mid-twentieth century. It has also been referred to as "Tudorbethan" and "Stockbroker Tudor."

#### **Historical Value and Associative Value**

The Irving Wood Ford House has historical value and associative value as part of a series of suburban estates in Markham Township connected to "Millionaire's Valley," a suburban enclave built by Toronto's business elite in the early twentieth century. The house was designed by Toronto architect Harold Savage for T. Eaton Company executive Irving Wood Ford in 1940. This fine residence was built in an architectural style identified with the business elite of Toronto. Generally located north of Lawrence Avenue along Bayview Avenue, this affluent area took advantage of the picturesque setting of the Don Valley and its proximity to Toronto. Described by the media in its heyday as "Millionaires' Valley" or "Millionaires' Row", this community mainly developed in the 1920s and 1930s. In 1964, the Ford residence was sold to real estate developer Edmund Peachey, who primarily worked in the residential sector, but is best remembered for developing the innovative Valhalla Inn in South Etobicoke in 1963. The property was sold to the St. Germain Foundation in 1993.

#### **Contextual Value**

The Irving Wood Ford House has contextual value as it is physically, functionally, visually and historically linked to its site overlooking the valley of the Little Don River, where it has stood since 1940, and for being historically linked to the development of "Millionaire's Valley" which includes the properties within Markham historically known as Aldebarron (1937) and the George McCullagh estate (1937), located at 7070 and 7750 Bayview Avenue, respectively.

#### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Irving Wood Ford 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 locally rare example of a suburban estate house in the Tudor Revival style:*

- Irregular plan;
- Limestone and granite facing of the ground floor;
- Stucco and wood false half timbering along the second storey;
- Steeply-pitched hipped roof, double front-facing gables, and flat-roofed dormers;
- Simple wood bargeboards and stout kingposts of front-facing gables;
- Two heavy, stone-clad chimneys;
- Plank front door with decorative strap hinges and small rectangular window;
- Shallow box bay window on the front wall, and hip-roofed canted bay window on the east wall;
- Flat-headed window openings in triple, double or single multi-paned units;
- Two octagonal accent windows at main entrance, one on the south-east wall and one on the east wall;
- Flat-headed garage door openings with two multi-panelled wood doors.

*Heritage attributes that convey the property's historical value and associative value, representing the development of suburban estates in Markham Township as part of "Millionaire's Valley":*

- The dwelling is a tangible reminder of an early phase of suburban growth within Markham and helps make legible the historical development of Bayview Avenue.

*Heritage attributes that convey the property's contextual value because it is physically, functionally, visually or historically linked to its surroundings:*

- The orientation of building facing south-east, on the edge of the valley of the Little Don River, where it has stood since 1940.

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

- Recent windows within original window openings;
- Chapel addition constructed in 1994.