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Planning and Urban Design

February 5, 2025

[REDACTED]
[REDACTED]
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RECEIVED
2025/02/05
(YYYY/MM/DD)
Ontario Heritage Trust

**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE
ONTARIO HERITAGE ACT, JOHN DONER/TOLL HOUSE, 3693 ELGIN MILLS ROAD EAST**

To [REDACTED]

This will confirm that at a meeting held on January 28, 2025, Markham City Council adopted By-law 2025-10 to designate the John Doner/Toll 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 will occur on February 13, 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 2025-10

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
“JOHN DONER/TOLL HOUSE”
3693 ELGIN MILLS ROAD EAST

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 John Doner/Toll House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on September 25, 2024, has caused to be served on the owners of the lands and premises at:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

and upon the Ontario Heritage Trust, notice of intention to designate the John Doner/Toll House, 3693 Elgin Mills Road 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:

“John Doner/Toll House”
3693 Elgin Mills Road 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 28, 2025.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE ‘A’ TO BY-LAW 2024-10

In the City of Markham in the Regional Municipality of York, the property municipally known as 3693 Elgin Mills Road East, Markham, Ontario, and legally described as follows:

PART LOT 25 CONCESSION 4, PART 1, 64R5956; MARKHAM

PIN: 03053-0160

SCHEDULE 'B' TO BY-LAW 2024-10

STATEMENT OF SIGNIFICANCE

John Doner/Toll House

3693 Elgin Mills Road East
c.1843, with Later Alterations and Additions

The John Doner/Toll 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 John Doner/Toll House is a one-and-a-half storey frame dwelling located on the south side of Elgin Mills Road East, west of Warden Avenue.

Design Value and Physical Value

The John Doner/Toll House has design and physical value as a unique example of an evolved nineteenth century dwelling in the Gothic Revival style with twentieth century alterations that paid tribute to the architecture of old Ontario without strictly copying its traditional forms and details. This approach to renovating and adding to historic structures was an outgrowth of interest in “Canadiana” which occurred around the time of Canada’s Centennial in 1967. The late Thornhill-based architect B. Napier Simpson Jr. was a leading proponent of this architectural movement which also included the construction of completely new structures in historical styles and period-appropriate materials based on vernacular architecture of the nineteenth century. The evolved dwelling has been altered in the course of a series of remodeling projects that have been undertaken by different owners. The building’s architectural value is chiefly in its current historically-inspired design that recalls a period in Canada’s history when there was an awakening of pride in the country’s past and a desire to celebrate that in the design of custom residences, most often in a rural setting.

Historical Value and Associative Value

The John Doner/Toll House has historical value and associative value, representing the theme of industry, innovation and economic development as the c.1843 home of John Doner, a prominent carpenter-builder in early nineteenth century Markham Township, and for its traditional association with Tollgate No. 2 on the Markham and Elgin Mills Plank Road (1850-1868), which stood near this location. John Doner, a member of Markham’s Pennsylvania German Tunker community, was a self-taught carpenter-builder credited with constructing about 350 buildings in Markham Township and vicinity including houses, barns, and mills. He was active from c.1840 until he moved to Simcoe County in 1862. In 1843, the year he married Euphemia Schell, John Doner purchased a small property from his father-in-law, John F. Schell, on the eastern part of Markham Township Lot 25, Concession 4 where he constructed a frame house. By 1850, Toll Gate No. 2 of the Markham and Elgin Mills Plank Road was located in the vicinity of the Doner residence. The plank road connected Yonge Street with the Eighth Concession (now known as Highway 48) and was in use until the late 1860s. It was an example of an innovative approach to improving Ontario’s roads that ultimately proved to be impractical due to the cost of maintaining a wooden road surface.

Contextual Value

The John Doner/Toll House is of contextual value because it is physically, functionally, visually and historically linked to its surroundings where it marks the historic location of Tollgate No. 2 on the Markham and Elgin Mills Plank Road, and is a building that marks the historic location of Schell’s Corners.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the John Doner/Toll House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design and physical value as a unique example of an evolved nineteenth century dwelling in the Gothic Revival style with later alterations that paid tribute to the architecture of old Ontario without strictly copying its traditional forms and details:

- Irregular plan;
- One-and-a-half storey height;
- Fieldstone foundation;
- Wood board and batten siding;
- Medium-pitched gable roof with projecting, open eaves and wood bargeboards in the north-facing gable;
- Fieldstone fireplace chimneys;
- Hip-roofed front veranda supported on slender colonette-style posts with fretwork spandrels;
- West side veranda with a flat roof and wood balustrade supported on slender colonette-style posts with fretwork spandrels;
- Casement windows under the front veranda;
- Flat-headed window openings framed with louvered shutters, containing 4/4 and 6/6 paned single-hung windows.

Heritage attributes that convey the property's historical value and associative value, representing the theme of industry, innovation and economic development as the c.1843 home of John Doner, a prominent carpenter-builder in early nineteenth century Markham Township, and for its traditional association with Tollgate No. 2 on the Markham and Elgin Mills Plank Road, 1850-1868, which stood near this location:

- The dwelling is a tangible reminder of prolific carpenter-builder John Doner who resided here with his family from 1843 to 1862, and of the Markham and Elgin Mills Plank Road and Toll Gate No. 2.

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

- The location of the building on its original site, near the crossroads historically known as Schell's Corners, and near the historic location of Toll Gate No. 2 on the Markham and Elgin Mills Plank Road.

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

- Accessory buildings.