

SUBJECT: **Recommendation Report**
Demolition of Non-Heritage Portions of a Property
Designated under Part IV of the Ontario Heritage Act
10225 Kennedy Road
Robinson Glen Secondary Plan Area, Ward 6

PREPARED BY: George Duncan, CAHP, Senior Heritage Planner, ext. 2296

REVIEWED BY: Regan Hutcheson, MCIP, RPP, CAHP
Manager of Heritage Planning, ext. 2080

RECOMMENDATION:

- 1) That the report titled “Recommendation Report, Demolition of Non-Heritage Portions of a Property Designated Under Part IV of the Ontario Heritage Act, 10225 Kennedy Road, Robinson Glen Secondary Plan Area, Ward 6, File No. 19 102709 DP”, dated April 21, 2020, be received;
- 2) That Council endorse the demolition of the non-heritage portions of the dwelling known as the Homer Wilson Farmhouse;
- 3) That the non-heritage portions of the building be carefully removed with manual demolition of selected areas adjoining the heritage building, to ensure no accidental damage by machine operation occurs;
- 4) That a plan or description of how any openings (windows and doors) in the heritage building are to be secured once the non-heritage portions of the building have been removed be provided by the applicant, prior to the issuance of the demolition permit, to the satisfaction of the Manager of Heritage Planning;
- 5) That any issues with openings, roofing, rain gutters/downspouts, soffits and fascia be addressed to ensure that the heritage building remains in stable condition until its future restoration occurs;
- 6) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

To recommend that Council support the application for demolition of the non-heritage portions of the vacant dwelling at 10225 Kennedy Road known as the Homer Wilson Farmhouse, within the Robinson Glen Secondary Plan Area, to address property standards issues.

BACKGROUND:**The Homer Wilson Farmhouse is a designated cultural heritage resource**

The subject property, owned by Fieldgate Developments, is located within the Robinson Glen Secondary Plan area of the North Markham Planning District. The property is designated under Part IV of the Ontario Heritage Act, By-law 2008-22. The Homer Wilson Farmhouse, c.1900, is one of three protected cultural heritage features at 10225 Kennedy Road, which also includes the Pingle Farm Cemetery and the J. P. Carr Cottage (Figure 2).

The property is vacant pending future development

The Homer Wilson Farmhouse is currently in a vacant state, awaiting its incorporation into future development, in accordance with the Markham Official Plan 2014 and Secondary Plan policies.

A demolition permit application has been submitted for the removal of non-heritage portions of the Homer Wilson Farmhouse

In 2019, By-law Enforcement staff conducted a series of inspections on properties where vacant heritage buildings are located. This action was initiated after Council passed amendments to the Property Standards By-Law and Keep Markham Beautiful By-Law with special provisions regarding the treatment of heritage buildings. The subject property was inspected and it was found that the frame additions to the rear wing of the heritage building were in very poor condition.

The property owner advised staff that due to the deteriorated condition of the additions, and their non-heritage status, their intention is to remove them rather than repair them. They have applied for a demolition permit for the removal of selected portions of the vacant dwelling (illustrated in Figure 3).

OPTIONS/ DISCUSSION:**The Ontario Heritage Act requires Council to consider all demolition applications for designated properties**

Although the portions of the building intended to be demolished are not considered to possess cultural heritage value, as a property designated under Part IV of the Ontario Heritage Act, according to Section 34 (1) of the Act, an owner is required to obtain a permit from the municipality to:

1. alter any part of the property other than the interior
2. erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal.

The Act allows a municipality to delegate its power to grant permits for the alteration of an individually-designated property to an employee or official of the municipality. Council has approved such a by-law delegating its power for the approval of alterations to the Manager of Heritage Planning. However, the City's Legal staff, has determined that the delegation authority does not include applications for demolition or removal. Therefore, all applications for demolition of designated buildings or parts of buildings, whether of cultural heritage value or not, must be considered by Council.

Staff has no objection to the proposed demolition of the non-heritage portions of the Homer Wilson Farmhouse

Staff supports the proposed removal of the non-heritage portions of the vacant Homer Wilson Farmhouse in response to property standards issues. No parts of the building proposed to be demolished are included in the Statement of Significance.

Heritage Markham reviewed the application at its meeting of March 11, 2020

The Heritage Markham Committee reviewed the application for partial demolition at its meeting of March 11, 2020 and had no objection to the removal of the non-heritage portions of the Homer Wilson Farmhouse, subject to conditions relating to the method of removal, securing of any opening exposed after removal, and repairs to the heritage building to ensure it is kept in a stabilized state pending future restoration. These conditions have been incorporated into the recommendations in this Staff Report.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

None

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not Applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

The demolition request was reviewed by Heritage Markham, Council's advisory committee on heritage matters.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director, Planning & Urban Design

Arvin Prasad, MPA, RPP, MCIP
Commissioner, Development Services

ATTACHMENTS:

Figure 1: Applicant & Location Map

Figure 2: Building Photograph

Figure 3: Diagram Showing Portions of the Building to be Removed

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FIGURE 1

APPLICANT NAME & LOCATION MAP

APPLICANT/OWNERS: Fieldgate Developments

LOCATION MAP



FIGURE 2
BUILDING PHOTOGRAPH



J. P. Carr Cottage (left), Homer Wilson Farmhouse (centre)
Additions to be Removed (right – white siding)

FIGURE 3

Portions of Building to be Removed/Demolished

