

# REPORT

## Heritage Impact Assessment

**10225-10227 Kennedy Road,  
Markham, Ontario**



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**Project # LHC0203**



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## EXECUTIVE SUMMARY

Letourneau Heritage Consulting Inc. (LHC) has been retained by Major Kennedy Developments Limited to undertake a Heritage Impact Assessment (HIA) as part of the Zoning By-law Amendment and Draft Plan of Subdivision application for the property at 10225-10227 Kennedy Road. The property is designated under Section 29, Part IV, of the *Ontario Heritage Act* (By-law 2008-22). This HIA has been prepared in compliance with the City of Markham's Heritage Impact Assessment guidelines and *Ontario Heritage Toolkit* (2006).

Based on available information, it is LHC's opinion that, with appropriate planning, design and implementation of mitigation measures, the concept of relocation of the Homer Wilson Farmhouse and J.P. Carr Cottage is an appropriate alternative to conserve the cultural heritage value and heritage attributes of the two resources.

It is, however, recommended that both the Homer Wilson Farmhouse and J.P. Carr Cottage be subject to a Designated Substances Survey and structural assessment by a qualified engineer with heritage experience to confirm the viability of relocation and in order to identify all measures required to stabilize the structures for relocation and repairs required to allow for the renovation and reuse of the structures within the new development.

As project design progresses, the siting of the cultural heritage resources and the design of the surrounding neighbourhood, will need to be reviewed for compliance with the applicable guidelines outlined in the Robinson Glen Community Design Plan related to:

- Lot fabric and siting;
- Adjacent Development;
- Interpretive Opportunities; and,
- Showcasing adaptive re-use and innovation.

It is recommended that the HIA be amended further along in design – once the locations, orientation and lot size of the Homer Wilson House and the J.P. Carr Cottage have been determined and when design of surrounding residential structures is available - in order to assess and mitigate specific impacts on the cultural heritage resources.

In order to ensure the conservation of the cultural heritage resources during relocation, a Conservation Plan is recommended to be prepared by a qualified heritage professional(s).

The heritage attributes of the Pingel Cemetery are not anticipated to experience adverse impacts as the legal limits of the cemetery fall outside of the subject property. Potential impacts to belowgrade components of the cemetery are to be considered through the archaeological assessment process in accordance with the MHSTCI's *Standards and Guidelines for Consultant Archaeologists* (2011) and applicable legislation.

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## 1 BACKGROUND

Letourneau Heritage Consulting Inc. (LHC) has been retained by Major Kennedy Developments Limited to undertake a Heritage Impact Assessment (HIA) to review potential impacts of the development of the property at 10225-10227 Kennedy Road as part of the Zoning By-law Amendment and Draft Plan of Subdivision application for the property. The subject property is designated under Section 29, Part IV of the OHA (By-Law 2008-22).

This HIA has been prepared in accordance with the City of Markham's Heritage Impact Assessment guidelines and the *Ontario Heritage Toolkit* (2006).

### 1.1 Report Limitations

The qualifications of the heritage consultants who authored this report are provided at the end of this report. All comments regarding the condition of the structure relate only to observed materials and structural components that are documented in photographs and other studies. The findings of this report do not address any structural or condition-related issues.

With respect to historical research, the purpose of this report is to obtain sufficient material to evaluate the property. The authors are fully aware that there may be additional historical information not treated here. Nevertheless, the consultants believe that the information collected, reviewed and analyzed is sufficient to conduct an assessment of potential impacts.

This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

## 2 STUDY APPROACH

### 2.1 Definitions and Abbreviations

Definitions are based upon those provided within the *City of Markham Official Plan* (2014) where applicable, as well as the *Provincial Policy Statement* (2014) and *Ontario Heritage Act* (1990).

**Adjacent Lands** means those lands contiguous to a natural heritage or hydrologic feature where it is likely that development or site alteration can reasonably be expected to have a negative impact on the feature. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches that achieve the same objective. Generally, adjacent lands are considered to be within 120m from any part of the feature or as defined in the Official Plan. With respect to cultural heritage resources, *adjacent lands* means those lands within 60 metres of a cultural heritage resource (Markham OP, 2014).

**Alter** means to change in any manner and includes to restore, renovate, repair or disturb and "alteration" has a corresponding meaning; ("transformer", "transformation") (OHA, 1990).

**Archaeological resources** includes artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act (Markham OP, 2014).

**Areas of archaeological potential** means areas with the likelihood to contain archaeological resources. Criteria for determining archaeological potential are established by the Province, but



municipal approaches that achieve the same objectives may also be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the Ontario Heritage Act (Markham OP, 2014).

**Built heritage** means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Part IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers (PPS, 2014).

**Built heritage resources** means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions (Markham OP, 2014).

**Conserved** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensure their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS, 2014).

**Conservation/Conserved** as it applies to cultural heritage resources means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained (Markham OP, 2014).

**Cultural heritage conservation** means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained (Markham OP, 2014).

**Cultural heritage landscape** means a defined geographical area of heritage significance that has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, main streets, neighbourhoods, and cemeteries (Markham OP, 2014).

**Cultural heritage resources** means built heritage resources, archaeological resources or cultural heritage landscapes that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (Markham OP, 2014).

**Development** means the creation of a new lot, a change in land use, or the construction of a building and structures requiring approval under the Planning Act, but does not include:

- a. activities that create or maintain *infrastructure* authorized under an environmental assessment process;

- b. works subject to the *Drainage Act*; or
- c. for the purposes of policy 2.1.4(a), underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a) (PPS, 2014).

**Heritage attributes** means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property (Markham OP, 2014).

**Heritage conservation plan** means a document that details how a cultural heritage resource can be conserved. The recommendations of the plan should include descriptions of repairs, stabilization and preservation activities as well as long-term conservation, monitoring and maintenance measures (Markham OP, 2014).

**Heritage impact assessment** means a study to determine if any cultural heritage resources (including those previously identified and those found as part of the site assessment or in any areas of archaeological potential) are impacted by a specific proposed development or site alteration. It can demonstrate how the resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended (Markham OP, 2014).

**MHSTCI** refers to the *Ministry of Heritage, Sport, Tourism, and Culture Industries*

**OHA** refers to the *Ontario Heritage Act*.

**Protected Heritage Property** means real property designated under parts IV, V or VI of the Ontario Heritage Act, heritage conservation easement property under Parts II or IV of the Ontario Heritage Act and property subject to a covenant or agreement between the owner and a conservation body or level of government, registered in title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or preventing its destruction, demolition or loss (Markham OP, 2014).

**Register of Property of Cultural Heritage Value or Interest** means the Markham Register of Property of Culture Interest, maintained, pursuant to the Ontario Heritage Act as an inventory of both designated and listed properties to include built heritage resources, cultural heritage landscapes, heritage conservation districts, areas with cultural heritage character and heritage cemeteries (Markham OP, 2014).

**SCHVI** refers to the Statement of Cultural Heritage Value or Interest.

**Significant archaeological resources** means First Nations or Métis archaeological resources that, in consultation with the Aboriginal community, may require protection and may include undisturbed sites of any nature, all cemeteries and ossuaries, all burials where possible, large tool stone acquisition sites with formal tools, large base camps used in multiple periods with formal tools, Late Woodland villages, historic Aboriginal villages, sacred sites (i.e. vision quest sites, rock art), fish weirs and village to ossuary connections (Markham OP, 2014).

**Significant cultural heritage resources** means cultural heritage resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or

a people. Criteria for assessing significance are provided by the Province in the form of regulations for determining cultural heritage value and interest and by Markham's Heritage Resources Evaluation System (Markham OP, 2014).

**Site alteration** means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site. Site alteration in the Oak Ridges Moraine Conservation Plan Area does not include the construction of facilities for transportation, infrastructure and utilities uses by a public body, the reconstruction, repair or maintenance of a drain approved under the Drainage Act and in existence on November 15, 2001, or the carrying out of agricultural practices on land that was being used for agricultural uses on November 15, 2001. Site alteration in the Greenbelt does not include the construction of facilities for transportation, infrastructure and utilities uses by a public body; activities or works under the Drainage Act; or the carrying out of agricultural practices on land that was being used for agricultural uses on the date the Plan came into effect (Markham OP, 2014).

## 2.2 Methodology

This HIA follows a three-step approach to understanding and planning for cultural heritage resources:

- Understanding the heritage planning regulatory framework;
- Understanding the significance of heritage resource (known and potential);
- Understanding the existing conditions of the property.

This is consistent with the recommended methodology outlined by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI)<sup>1</sup> within the 2006 publication *Heritage Property Evaluation*. The MHSTCI identifies three key steps: Historical Research, Site Analysis, and Evaluation.<sup>2</sup> This was augmented with a policy analysis to outline the provincial and local policy contexts.

Additional guidance provided by the MHSTCI's *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* informs the assessment of potential adverse impacts to be considered with any proposed development or property alteration.<sup>3</sup>

## 2.3 Site Visit

A site visit was carried out on March 3, 2020 by Christienne Uchiyama. The primary objective of the site visit was to document and gain an understanding of the property and its surrounding context.

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<sup>1</sup> Note, the original author of the publication was the Ministry of Tourism Sport and Culture (MTCS). The MTCS was the predecessor to the MHSTCI; which was renamed to the MHSTCI in 2019

<sup>2</sup> MTCS 2006. *Heritage Property Evaluation. A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities* p19.

<sup>3</sup> MHTCI 2005. *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*

## 3 POLICY AND LEGISLATION CONTEXT

### 3.1 Provincial Framework

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of The Ontario Heritage Act, the *Planning Act*, and the Provincial Policy Statement (PPS) 2014. Other provincial legislation deals with cultural heritage indirectly or in specific cases. The *Environmental Assessment Act and Environmental Protection Act* use a definition of “environment” that includes cultural heritage resources and *The Funeral, Burial and Cremation Services Act* addresses historic cemeteries and processes for identifying graves that may be prehistoric or historic. These various acts and policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable legislation and policy regarding the identification and evaluation of cultural heritage.

### 3.2 Legislative/Policy Review

*The Planning Act* is the primary document for municipal and provincial land use planning in Ontario. This Act sets the context for provincial interest in heritage. It states under Part I (2, d): The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. Details about provincial interest as it relates to land use planning and development in the province are outlined in the Provincial Policy Statement which is used under the authority of Part 1 (3).

### 3.3 The Planning Act, R.S.O. 1990, c. P.13

*The Planning Act* is the primary document for municipal and provincial land use planning in Ontario. This Act sets the context for provincial interest in heritage. It states under Part I (2, d): The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. Details about provincial interest as it relates to land use planning and development in the province are outlined in the Provincial Policy Statement which is used under the authority of Part 1 (3).

### 3.4 Provincial Policy Statement (2020)

It should be noted that an update of The Provincial Policy Statement (*PPS*) will be in effect as of May 1<sup>st</sup>, 2020 and is an important part of the Ontario Government’s *More Homes, More Choice: Ontario’s Housing Supply Action Plan*. This update may need to be considered depending on timing.

The Provincial Policy Statement (*PPS 2020*) is issued under the authority of Section 3 of *The Planning Act* (1990), providing further direction for municipalities regarding provincial requirements. The *PPS* sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the

Province, or a commission or agency of the government must be consistent with the *PPS*. The document asserts that cultural heritage and archaeological resources provide important environmental, economic and social benefits, and directly addresses cultural heritage in Section 1.7.1e and Section 2.6.

Section 1.7 of the *PPS* regards long-term economic prosperity and promotes cultural heritage as a tool for economic prosperity. The relevant subsection states that Long-term economic prosperity should be supported by:

- 1.7.1e encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. Subsections state:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources (*PPS* 2020).

The *PPS* makes the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province. In accordance with Section 3 of *The Planning Act*, a decision of the Council of a municipality, a local board, a planning board, a Minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, “shall be consistent with” this Provincial Policy Statement.

The definition of significance in the *PPS* (see Section 2.1 above) states that criteria for determining significance for cultural heritage resources are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. The *PPS* also notes that while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

### 3.5 Ontario Heritage Act, R.S.O. 1990, c. O.18

The *Ontario Heritage Act* and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning process, set minimum standards for the evaluation of heritage resources in the province and give municipalities power to identify and conserve individual properties, districts, or landscapes of “cultural heritage value or interest.” The property was designated under Part IV of the OHA through municipal By-law 2008-22

### 3.6 The Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe, 2019 came into effect on May 16, 2019.

In Section 1.2.1 (Guiding Principles), the Growth Plan states that the policies of the Plan are based on key principles. This includes the following:

- Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.

Within Section 4.1 Context, the Plan notes that the area covered by the Greater Growth Plan “contains a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources” (38). It notes that this also contains important cultural heritage resources. As this Section states:

The GGH also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live (39).

Section 4.2.7 (Cultural Heritage Resources) states:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
3. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
4. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.

5. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.

Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.

### 3.7 City of Markham Official Plan

Markham's Official Plan (OP) was adopted by Council in December and approved by York Region in June 2014. Markham identifies its cultural heritage as a significant consideration in its future planning, stating in Section 1.2:

Markham has a wealth of *cultural heritage resources* within its boundaries. While having been inhabited for over 11,000 years by Aboriginal peoples including ancestors of the Huron-Wendat, Iroquois (Haudensaunee) and Anishnabeck Mississauga people, Markham also has a strong rural and colonial heritage, originating as an agricultural community served by the distinct villages of Unionville, Markham, Milliken and Thornhill. Remnants of this history remain to this day. Recognizing and preserving this cultural heritage is an important element of the City's identity.

The OP lays out its cultural heritage policies in Section 4.5 Cultural Heritage Resources, although cultural heritage conservation policies are integrated within policies throughout the OP.

Section 4.5 of the OP identifies cultural heritage resources as a fragile and non-renewable resource and lays out general policy for its conservation. Of particular relevance to the current assessment, Section 4.5.1.1 states that it is the policy of Council:

4.5.1.1 To promote conservation of Markham's *cultural heritage resources* by:

- a) identifying cultural heritage resources and maintaining a *Register of Property of Cultural Heritage Value or Interest*;
- b) recognizing the significance of these resources by designating individual properties, groups of properties, or a geographical area of historical significance under the Ontario Heritage Act;
- c) adopting and implementing policies and programs for the protection of these resources including:
  - i. requirements for heritage impact assessments and conservation plans, heritage conservation easements and heritage permits;
  - ii. reviewing any application for development approval, building permit or demolition permit that directly affects a cultural heritage resource itself and adjacent lands to ensure new development, site alteration and additions are contextually appropriate and maintain the integrity of any cultural heritage resources; and
  - iii. facilitating the rehabilitation, renovation and/or restoration of cultural heritage resources so that they remain in active use;

- d) participating in the management of these resources through acquisition, disposition, purchase, lease donation or other forms of involvement such as the review of development approvals, development incentives and property standards; and
- e) promoting stewardship of these resources by offering financial support and educational and commemorative programs, and fostering public and private partnerships.

Additional relevant policies related to protection options include:

4.5.3.1 To protect and conserve cultural heritage resources generally in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Venice Charter, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features as opposed to removal or replacement will be the core principle for all conservation projects.

4.5.3.2 To give immediate consideration to the designation of any significant cultural heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, inappropriate alterations or other potentially adverse impacts.

4.5.3.3 To use secondary plans, zoning by-laws, subdivision and site plan control agreements, signage by-laws, and other municipal controls, to ensure that development that directly affects a cultural heritage resource itself and adjacent lands, is designed, sited or regulated so as to protect and mitigate any negative visual and physical impact on the heritage attributes of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource.

4.5.3.4 To impose conditions of approval on development containing a cultural heritage resource itself and adjacent lands to ensure the continued protection of the cultural heritage resources.

Section 4.5.3.5 lays out the requirement “where considered appropriate, the preparation of a *heritage impact assessment* or a *heritage conservation plan*, prepared by a qualified heritage conservation professional, for any proposed alteration, construction or development that directly affects a *cultural heritage resource* itself and *adjacent lands* to ensure that there will be no adverse impacts caused to the resource or its *heritage attributes*.” Policies related to provisions for Heritage Conservation Easements are outlined in Section 4.5.3.6.

Section 4.5.3.7 Heritage Permits applies to properties within a heritage conservation district (HCD) and individually designated properties.

Policies related to retention, relocation, and demolition are laid out in Sections 4.5.3.12, 4.5.3.13, and 4.5.3.15, respectively. Sections 4.5.3.12 and 4.5.3.13 are subject to appeal. These policies identify retention *in situ* and retaining three-dimensional integrity as the preferred, overarching, conservation strategy. Relocation is to be considered “where it has been



demonstrated that retention of the resource in its original location is neither appropriate nor viable". Relocation within the area of development is preferred, with a sympathetic site with Markham identified as an option where that is not possible.

OP policies related to demolition are, as follows:

4.5.3.15 To avoid the demolition of properties of significant cultural heritage resources as listed in the Register of Property of Cultural Heritage Value or Interest by:

- a) encouraging the conservation, and where appropriate, the restoration of these properties; and
- b) developing minimum standards for the maintenance of heritage attributes in a heritage property standards by-law.

4.5.3.16 That any proposal or permit to alter or demolish an individually designated property and any property within a heritage conservation district will be subject to the approval requirements of the Ontario Heritage Act in addition to Markham's municipal permit requirements.

4.5.3.17 To require, where a significant cultural heritage resource is to be demolished, the proponent to undertake, where appropriate, one or more of the following mitigation measures, at the expense of the proponent prior to demolition:

- a) documentation of the features that will be lost in the form of a photographic record and/or measured drawings;
- b) advertising the availability of the resource for salvage or relocation;
- c) preservation and display of components or fragments of the former resource's features or landscaping;
- d) marking the traces of former locations, shapes and circulation lines; and
- e) displaying graphic and textual descriptions of the site's history and former use, buildings and structures.

### **3.8 North Markham Future Urban Area**

The City of Markham is in the process of developing a comprehensive plan for the future land-use of Northern Markham. This area encompasses 1,288 hectares of land (Figure 1).<sup>4</sup> The City has commissioned two reports; *Future Urban Area Conceptual Master Plan, Volume 1: Community Structure Plan and Key Policy Direction*; and *Future Urban Area Conceptual Master Plan, Volume 2: Transportation, Water and Wastewater Master Plan, Class Environmental Assessment Study (Phase 1 and 2)*. Within these plans, of concern for cultural heritage are Sections 2.2.2 and Section 4.2 respectively.<sup>5</sup>

<sup>4</sup> City of Markham 2020. North Markham Future Urban Area. Accessed from <https://www.markham.ca/wps/portal/home/about/city-hall/city-projects-initiatives/current/north-markham-future-urban-area/07-north-markham-future-urban-area>

<sup>5</sup> Ibid.

Section 2.2.2 and Section 4.2 states:

Markham's *Register of Property of Cultural Heritage Value or Interest* identified 28 buildings of cultural heritage interest within the FUA lands (see Appendix B). Of the 28 properties, seven are designated for protection under the Ontario Heritage Act.

The remaining 21 properties of cultural value or interest have been given a preliminary evaluation rating by Markham Heritage staff, based on examination of existing photographs and documentation contained in the *Register* and property files, as well as examination of historic maps, deed abstracts and census data. The preliminary evaluation assigned a Group "1" or Group "2" rating to most of the remaining 21 properties. A Group "1" rating, assigned to five properties, indicates buildings of major significance to the City and is worthy of designation under the Ontario Heritage Act. A Group "2" rating, assigned to 11 properties, indicates buildings of significance and worthy preservation. A Group "3" rating, indicating buildings considered noteworthy, was assigned to one property, and three have been assigned a combination Group "2" / "3" rating. One property has not yet been assigned a Group rating. The majority of the 21 non-designated properties will require in-depth research before a final evaluation using Markham's heritage building evaluation system can be undertaken.

Potential archaeological resources within the FUA lands were also evaluated based on mapping provided by York Region. The mapping indicates that although the majority of the FUA lands have potential for archaeological resources given their proximity to watercourses, there are no known archaeological sites within the FUA lands that need to be considered in the CMP. Further archaeological assessments will be undertaken at the secondary plan or plan of subdivision stages.<sup>6</sup>

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<sup>6</sup> Ibid. *Future Urban Area Conceptual Master Plan, Volume 1: Community Structure Plan and Key Policy Direction* p8 and *Future Urban Area Conceptual Master Plan, Volume 2: Transportation, Water and Wastewater Master Plan, Class Environmental Assessment Study (Phase 1 and 2)* p24

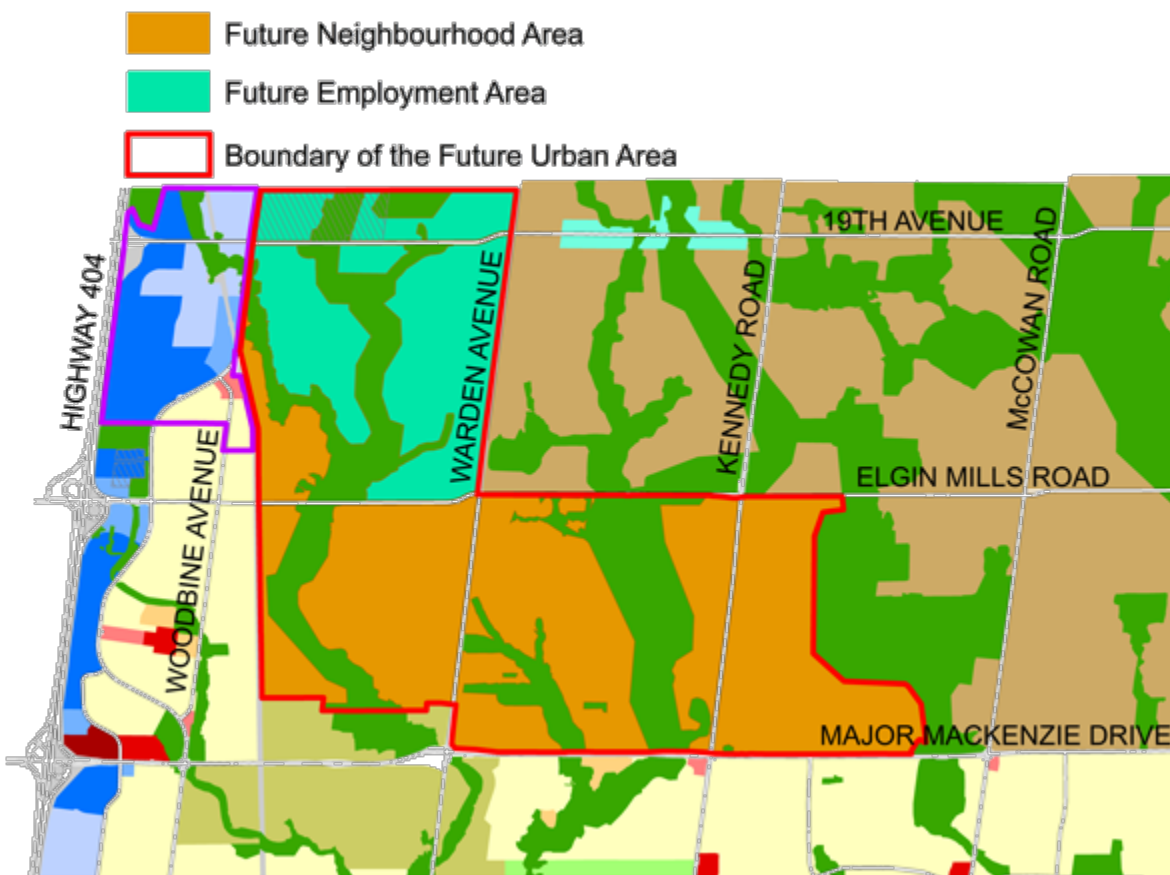


Figure 1: Markham's Future Urban Area (City of Markham 2020).

### 3.9 Robinson Glen Secondary Plan

The Robinson Glen Secondary Plan, OPA 26 was approved by Council in November 2018 and by the Regional Committee of the Whole in June 2019. OPA 26 includes the following policy regarding cultural heritage resources among the guiding principles of the Secondary Plan:

It is the policy of Council:

#### 2.1.3 Building Compact Complete Communities

- g) To recognize, protect and conserve, and incorporate *cultural heritage resources* into new development opportunities within the community.

Further, section 5.0 of the Secondary Plan includes the following direction regarding the integration of cultural heritage resources:

The Robinson Glen community is being planned and designed as a healthy and compact community, with neighbourhoods that contain a variety of housing types, a range of parks and open space and required community facilities such as schools, and where cultural heritage resources are integrated as appropriate.

Section 5.4 of the Secondary Plan identifies seven residential properties within the Robinson Glen Secondary Plan Area which are designated or listed on the municipal *Register of Property of Cultural Heritage Value of Interest*, as well as the Pingle Farm Cemetery. This section provides further direction for cultural heritage resources within the Secondary Plan, in accordance with the policies of Section of the OP. These policies include:

5.4.1 That consideration of cultural heritage resources within the Robinson Glen Secondary Plan Area shall be consistent with Section 4.5 of the Official Plan, and the policies of this Secondary Plan.

5.4.2 That the cultural heritage resources contained in the City's Register of Property of Cultural Heritage Value or Interest within the Robinson Glen Planning Area are identified in Appendix 2 – Cultural Heritage Resources.

5.4.3 That the retention and/or relocation of cultural heritage resources where required by Section 4.5 of the Official Plan will be considered in accordance with Section 4.5.3.12 and 4.5.3.13 of the Official Plan, and reflected in the Community Design Plan required in Section 6.2 of this Secondary Plan.

5.4.4 To ensure that development of a significant cultural heritage resource itself, or development on adjacent lands is designed, sited or regulated so as to protect and mitigate any negative visual and physical impact on the heritage attributes of the resource, according to policy

4.5.3.11 of the Official Plan, including considerations such as scale, massing, height, building orientation and location relative to the resource. The strategy for integrating cultural heritage resources where required shall be outlined in the Community Design Plan.

5.4.5 To impose the following conditions of approval on development or site alteration containing a cultural heritage resource in addition to those provided in Section 4.5 of the Official Plan, where it has been determined appropriate subject to the policies in Section 4.5 of the Official Plan to retain a cultural heritage resource:

- a) securement of satisfactory financial and/or other guarantees to restore a culture heritage resource or reconstruct any cultural heritage resources damaged or demolished as a result of new development;
- b) obtaining site plan control approval and a site plan agreement for the cultural heritage resource including the implementation of a restoration plan for the heritage building;
- c) requiring provisions in offers of purchase and sale which give notice of the cultural heritage resource on the property; and
- d) requiring the commemoration of the cultural heritage resource through the provision and installation of an interpretive plaque, in a publicly visible location on the property (i.e., Markham Remembered Plaque).

### 3.10 Robinson Glen Community Design Plan

On November 19, 2018, the City received recommendations for the Robinson Glen Community Design Plan (Ward 6).<sup>7</sup> The purpose of the design plan is to guide future development within the boundaries of the Robinson Glen Community.<sup>8</sup> Of interest in the design plan are Section 1.2.3 and Section 5.3.4.

Section 1.2.3 identified eight CHRs within the Robinson Glen Community. Three of the CHRs are identified as being within the subject property. The Homer Wilson Farmhouse, the J.P. Carr Cottage, and the Pingle Farm Cemetery.<sup>9</sup> However, it should be noted that the legal limits of the Pingle Farm Cemetery are outside of the boundaries of the subject property.

Section 5.3.4 states:

In order to sensitively integrate the existing cultural heritage resources and to mitigate any negative impacts associated with new development, the guidelines on the following pages should be considered. Cultural heritage resources often experience challenges relating to insulation, building heating and cooling, and energy consumption related to proposed preservation measures. Potential preservation and design solutions should consider the sustainability objectives of the FUA (identified in Section 2.0).<sup>10</sup>

The design plan provides the following guidelines for the integration of existing cultural heritage resources into new development:

#### **Lot Fabric & Siting**

- Lot layout, grading, road networks, and required infrastructure should have regard for existing cultural heritage resources, as to ensure a compatible context and interface for cultural heritage resources;
- Incorporate cultural heritage resources on lots that are of a sufficient size and shape to accommodate the anticipated use of the property, existing structures of significance, potential future additions, a garage or parking lot (if commercial), tree preservation, landscaping, and/or the provision of rear yard amenity space;
- Site heritage structures on prominent lots with a high degree of public visibility such as corner lots, focal lots, or lots adjacent to parks or open spaces to display and celebrate the resource; and
- Integrate cultural heritage resources into the street and block pattern to respect and retain the historic relationship between the front entrance and the street

<sup>7</sup> City of Markham 2018. Development Services Committee Minutes. Accessed from <https://pub-markham.escrimemeetings.com/Meeting.aspx?Id=8503b1be-036a-4505-a919-9ec2ca104276&Agenda=Agenda&lang=English>

<sup>8</sup> MBTW Group 2018. Robinson Glen Block Community Design Plan: Markham Future Urban Area

<sup>9</sup> Ibid. p8-9

<sup>10</sup> Ibid. p86

### **Tree Preservation and Landscape works**

- Preserve and integrate significant vegetation, mature trees, and hedges in landscaping works for heritage properties, where feasible;
- Design hard surface treatments for driveways, front walkways, and patios with authentic materials such as flagstone, pea gravel, or random tumbled paving;
- Design fencing styles to be appropriate to the period of the house. High decorative fencing and noise attenuation fencing should be avoided in both front and side yards; and
- Incorporate plant species for reclaimed heritage landscapes that are appropriate to the period of the house. Refer to the heritage species list in the City's Trees for Tomorrow Streetscape Manual (2009).

### **Adjacent Development**

All new development adjacent to or incorporating a cultural heritage resource should, from an urban design perspective, be respectful of the resource having regard for scale, massing, shadows, setbacks, complementary building materials, and design features. Refer to Section 4.5.8 (page 72) of this document for more detailed guidelines for lots abutting cultural heritage resources.

### **Interpretive Opportunities**

- Where possible, celebrate existing cultural heritage resources through the installation of an interpretive plaque in a publicly visible location on the property (i.e. the Markham Remembered Program);
- Where applicable, commemorate any cultural heritage resource which may be lost as part of redevelopment activity through the introduction of one or more special development features such as retention of a specific feature from the former resource, a decorative wall or monument, or installation of an interpretive plaque;
- Where applicable, integrate remnant materials (i.e. salvaged fieldstone, barn materials, and other features as appropriate) into various park components such as signage, seatwalls, and shade structures, to commemorate the area's former agricultural heritage; and
- Where possible, honour the legacy of original or early landowners by utilizing their names for municipal street, trails, and park names.

### **Showcase Adaptive Re-use and Innovation**

- Where the original use is no longer practical, adapt the cultural heritage resources to new uses to maximize use of the embodied energy and showcase innovation; and

- While cultural heritage resources can be challenging structures to retrofit, due to their prominence within the community, these properties can be excellent platforms to showcase innovative, low carbon design solutions to the public such as, but not limited to, rainwater harvesting, permeable surfaces, landscaping for shade, and urban agriculture. Other low carbon features such as green roofs or solar panels are appropriate for new additions and accessory structures on sites.

## 4 INTRODUCTION TO THE DEVELOPMENT SITE

### 4.1 Property Location

The subject property is located at 10225-10227 Kennedy Road. The subject property is located east of Kennedy Road and north of Major Mackenzie Drive in the City of Markham, Ontario (Figure 2). The property is an approximately 61.8-hectare rectangular lot. The legal description is: Concession 6, Pt Lot 22, 65R19262 Pt 1. The property is accessed by a driveway located along the east side of Kennedy Road. There are currently two dwellings, one barn, and three silos on the subject property (Figure 3).

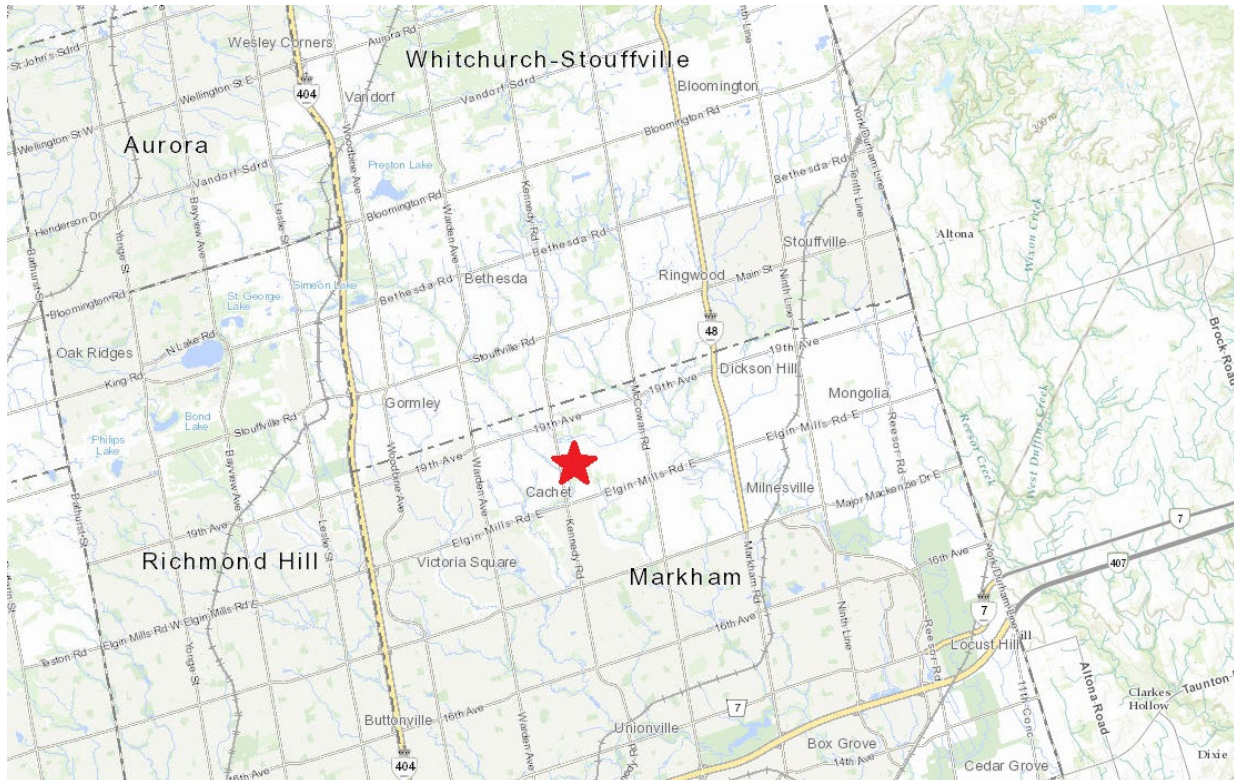


Figure 2: Location of 10225-10227 Kennedy Road (YorkMaps).





Figure 3: 10225-10227 Kennedy Road, current conditions (Navigate Markham 2020).

#### 4.2 Surrounding Context

The nearest major intersection is Major Mackenzie Drive and Kennedy Road (Figure 4). Observed land use in and around the area is primarily agricultural (Figure 5 and Figure 6). The core of downtown Markham is located less than 10 km southeast of the subject property. To the west of the property lies the Angus Glen Golf Club. Kennedy Road, in the vicinity of the property, is a two-lane road with opposing traffic, bounded by hydro poles along the west.



Figure 4: Intersection of Major Mackenzie Drive and Kennedy Road, looking north (CU 2020).



Figure 5: View of farm fields, looking north (CU 2020).



Figure 6: View of farm fields, west of Kennedy Road, looking south (CU 2020).


### 4.3 Existing Heritage Designation

The subject property is designated under Section 29, Part IV of the OHA. The designation was approved by Council on February 12, 2008, under By-law 2008-22.<sup>11</sup>

### 4.4 Adjacent Heritage Properties

The following table provides a list of adjacent heritage resources.<sup>12</sup> Applicable designation By-Laws are included as Appendix A of this HIA.

Table 1: List of adjacent heritage resources

Address	Heritage Recognition	Image
<p><b>10228 Kennedy Road (George H. Pingle House)</b></p>	<p>Listed on City of Markham Heritage Register.</p>	 <p>(Image source: City of Markham Heritage Register)</p>
<p><b>10411 Kennedy Road (George Henry Sommerfeldt Sr. House)</b></p>	<p>Part IV Section 29 of the OHA, By-Law 2003-157</p>	 <p>(Image Source: City of Markham Heritage Register)</p>

<sup>11</sup> The Corporation of the Town of Markham 2008. By-law 2008-22. A by-law to designate a property as being of historic and/or architectural value or interest: Homer Wilson Farmhouse, J.P. Carr Cottage and Pingel Farm Cemetery.

<sup>12</sup> Refer to “adjacent lands” in Section 2.1

Address	Heritage Recognition	Image
<p><b>10379 Kennedy Road (Sommerfeldt Homestead)</b></p>	<p>Part IV Section 29 of the OHA, By-Law 2003-158</p>	 <p>(Image Source: City of Markham Heritage Register)</p>
<p><b>4638 Major Mackenzie Drive (Pingle-Brown House)</b></p>	<p>Listed on City of Markham Heritage Register.</p>	 <p>(CU 2019)</p>
<p><b>10192 McCowan Road</b></p>	<p>Listed on City of Markham Heritage Register.</p>	 <p>(Image source: Google Earth Pro, 2020)</p>

## 5 RESEARCH AND ANALYSIS

### 5.1 Natural History and Early Indigenous Land Use

The pre-European contact (pre-contact) history of this area is long and diverse. Archaeologists generally divide the chronology of pre-contact land use in Southern Ontario into three primary periods based on characteristics of settlement patterns and material culture: Paleo; Archaic; and, Woodland.

The cultural history of southern Ontario began around 11,000 years ago, following the retreat of the Wisconsin glacier. During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was similar to the modern sub-arctic; and vegetation was dominated by spruce and pine forests. The initial occupants of the province, distinctive in the archaeological record for their stone tool assemblage, were nomadic big-game hunters (i.e., caribou, mastodon and mammoth) living in small groups and travelling over vast areas of land, possibly migrating hundreds of kilometers in a single year.<sup>13</sup>

During the Archaic archaeological period (8000-1000 BCE) the occupants of southern Ontario continued to be migratory in nature, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. The stone tool assemblage was refined during this period and grew to include polished or ground stone tool technologies. Evidence from Archaic archaeological sites point to long distance trade for exotic items and increased ceremonialism with respect to burial customs towards the end of the period.<sup>14</sup>

More notably, during the latter part of the Middle Archaic archaeological period (6000-4500 BCE) a Laurentian Archaic archaeological culture appeared in southeastern Ontario, northern New York and Vermont, and western Quebec. The Laurentian Archaic archaeological culture appeared around 6000-5500 BCE and lasted for more than a thousand years. This period is associated with the Canadian biotic province, which was characterised by a unique species community based in mixed deciduous-coniferous forest. A diversity of tool types can be found in Laurentian Archaic sites, including broad bladed projectile points, various chipped stone artifacts, and a range of ground and polished stone tools such as semi-lunar knives, adzes, gouges, and un-grooved axes. A variety of bone tools including needles, barbed harpoons, fish hooks, and bi-pointed gorges along with associated faunal remains provides evidence of specialised fishing and hunting practices.<sup>15</sup> The appearance of copper by the Middle Archaic is indicative of an extensive trade network, while less extensive territories were utilized for subsistence.

The Woodland period in southern Ontario (1000 BCE–CE 1650) represents a marked change in subsistence patterns, burial customs and tool technologies, as well as the introduction of pottery

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<sup>13</sup> Chris Ellis and D. Brian Deller, "Paleo-Indians," in *The Archaeology of Southern Ontario to A.D. 1650*. Edited by Chris J. Ellis and Neal Ferris. Occasional publication of the London Chapter, Ontario Archaeological Society, No. 5 (1990): 37.

<sup>14</sup> Chris Ellis *et. al.*, "The Archaic," in *The Archaeology of Southern Ontario to A.D. 1650*. Edited by Chris J. Ellis and Neal Ferris. Occasional publication of the London Chapter, Ontario Archaeological Society, No. 5 (1990): 65-124.

<sup>15</sup> Norman Clermont, "The Archaic Occupation of the Ottawa Valley," in Pilon ed., *La préhistoire de l'Outaouais/Ottawa Valley Prehistory*. Outaouais Historical Society. pp. 47-53. 1999: pp 47-49.

making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE–CE 500) and Late Woodland (500-1650 CE). During the Early and Middle Woodland, communities grew in size and were organized at a band level. Subsistence patterns continued to be focused on foraging and hunting. There is evidence for incipient horticulture in the Middle Woodland as well as the development of long-distance trade networks.<sup>16</sup>

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agriculturally based communities around 500–1000 CE. It was during this period that corn (maize) cultivation was introduced into southern Ontario. The Late Woodland period is divided into three distinct stages: Early Iroquoian (1000–1300 CE); Middle Iroquoian (1300–1400 CE); and Late Iroquoian (1400–1650 CE). The Late Woodland is generally characterized by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. These village communities were commonly organized at the tribal level.<sup>17</sup> By the 1500s, Iroquoian communities in southern Ontario – and northeastern North America, more widely – were politically organized into tribal confederacies. South of Lake Ontario, the Five Nations Iroquois Confederacy comprised the Mohawk, Oneida, Onondaga, Cayuga, and Seneca, while Iroquoian communities in southern Ontario were generally organized into the Petun, Huron and Attawandaron (or Neutral) Confederacies

The Late Woodland period (ca. 500-1650 CE) is marked by the establishment of larger village sites, sometimes containing dozens of longhouses and fortified with palisade walls. Agriculture increased during this period, as did regional warfare

The subject property currently lies within the Johnson-Butler Purchase. This treaty is also known as the ‘Gunshot Treaty’ and was entered into in 1787.<sup>18</sup> The Treaty contained no exact description of the land covered and was meant to cover land as far as one can hear a gunshot from the shoreline.<sup>19</sup> An approximately 52,000 km<sup>2</sup> territory was subsequently covered by the Williams Treaties, which were signed by seven Anishinaabe Nations and Crown representatives in 1923, to address lands that had not been surrendered.<sup>20</sup> However, Clause 2 of the treaty, where the current subject property lies, is not under dispute by any First Nations group

## 5.2 Survey and Early Settlement

In 1792, Markham Township was laid out by surveyors and named after Archbishop William Markham of York.<sup>21</sup> The original survey laid out the area in ten concessions running north-

<sup>16</sup> Michael Spence *et. al.*, “Cultural Complexes of the Early and Middle Woodland Periods,” in *The Archaeology of Southern Ontario to A.D. 1650*. (1990): 125-169.

<sup>17</sup> William Fox, “The Middle Woodland to Late Woodland Transition,” in *The Archaeology of Southern Ontario to A.D. 1650*. (1990): 171-188 and David Smith, “Iroquoian Societies in Southern Ontario: Introduction and Historical Overview,” in *The Archaeology of Southern Ontario to A.D. 1650*. (1990): 279-290.

<sup>18</sup> Ontario.ca 2019. Map of Ontario Treaties and Reserves. Johnson-Butler Purchase. Accessed from <https://www.ontario.ca/page/map-ontario-treaties-and-reserves#t4>

<sup>19</sup> Ibid.

<sup>20</sup> William Treaties First Nations, *Maps of our Treaties*. 2018 <https://williamstreatiesfirstnations.ca/maps-of-our-treaties/> and Indigenous and Northern Affairs Canada (INAC), *Treaty Research Report, The Williams Treaties (1923)*. 2018 Accessed online at <https://www.aadnc-andc.gc.ca/eng/1100100029000/1100100029002>

<sup>21</sup> Rayburn A. 1997. *Place Names of Ontario*. Toronto: University of Toronto Press.

south from Yonge Street to Pickering Town Line. The earliest European settlement in the area is attributed to William Berczy, who brought a group of 64 families from Hamburg, Germany to Markham Township in 1794. Berczy negotiated 64,000 acres (as the German Company) to be divided among these settlers; about two-thirds of whom remained after the first few years.<sup>22</sup>

The hamlet of Reesorville (later referred to as Mannheim) was founded around Lot 11, Concession 8; which was acquired by Joseph Reesor in the first decade of the 19<sup>th</sup> century. Reesor was among a large group of Pennsylvania-Germans who arrived in Markham around this time. The hamlet's first post office, with mail arriving three times a week from York, was opened in 1828 and the name of Markham was adopted.<sup>23</sup>

In 1846, William H. Smith's Canadian Gazetteer described the area as follows:

[Markham] is the second township in the province, in point of cultivation and amount of ratable property. It is well settled, and contains many excellent and well cultivated farms. The land is generally rolling and the timber a mixture of hardwood and pine. The village of Markham is situated in the south-east of the township; and the villages of Richmond Hill and Thornhill are partly in the township being situated on the Yonge Street Road. There are eleven grist and twenty-four saw mills in the township. Population in 1842, 5,698. Ratable property in the township, £86,577.

The Toronto and Nipissing Railway Company completed its Scarborough-Uxbridge line in 1871 with stations at Markham and Unionville and Markham was incorporated as a village in 1873, when its population numbered 954.<sup>24</sup> The population of Markham had risen to 1,110 by 1891.<sup>25</sup> Through the 20<sup>th</sup> century, the City of Markham developed as both an industrial centre and bedroom community to nearby Toronto. When the Regional Municipality of York was established in 1971, a large portion of the former Township of Markham, including the subject property, was incorporated into the Town of Markham.<sup>26</sup>

### 5.3 10225-10227 Kennedy Road

The subject property is located within Lot 22, Concession 6 of the historic Markham Township, York County. The Crown patent for the entirety of Lot 22 was granted to Joachin Pingle<sup>27</sup> in 1805.<sup>28</sup> Joachin and his wife, Anna Margareta Pingle, had one daughter, named Elizabeth.<sup>29</sup> The couple were originally from the Holstein region of Switzerland and immigrated to North

<sup>22</sup> Committee for the History of Markham Township, *Markham, 1793-1900*. Markham, Ont.: Markham Historical Society. 1979: 11-12.

<sup>23</sup> Mary Byers, Jan Kennedy and Margaret McBurney. *Rural Roots: Pre-Confederation Buildings of the York Region of Ontario*. 1976.

<sup>24</sup> Main Street Markham, *History of Main Street Markham*.

[https://www.mainstreetmarkham.com/history\\_of\\_main\\_street\\_markham.php](https://www.mainstreetmarkham.com/history_of_main_street_markham.php)

<sup>25</sup> Ibid.

<sup>26</sup> Ibid.

<sup>27</sup> Naming variations include: Joachim, Jacob Sr., and/or Pingel

<sup>28</sup> Land Registry Office [LRO 65]. Land Title Abstract. York Region (65), Markham, Book 125 Concession 6; Lot 15 to 22. Instrument No. Patent

<sup>29</sup> Ancestry.ca. Find A Grave. Jacob [Joachim] Pingle. Accessed from [https://search.ancestry.ca/cgi-bin/sse.dll?indiv=1&dbid=60527&h=149296250&tid=&pid=&usePUB=true&\\_phsrc=JKL66&\\_phstart=succ\\_essSource](https://search.ancestry.ca/cgi-bin/sse.dll?indiv=1&dbid=60527&h=149296250&tid=&pid=&usePUB=true&_phsrc=JKL66&_phstart=succ_essSource)

America in 1792.<sup>30</sup> In 1794, they arrived in Canada West and settled in Markham Township.<sup>31</sup> In 1815, Joachin transferred all 200-acres<sup>32</sup> to Joachin Jr. and in 1822, Joachin Sr. passed away.<sup>33</sup> Joachin Jr. operated a farm<sup>3435</sup> on Lot 22, and in 1859 sold it to William Pingle for £500.<sup>36</sup> In 1860, William sold 50 acres to another Pingle, Jacob Pingle, for \$3110.<sup>37</sup>

In 1878 William bought the 150-acre parcel from Jacob Pingle for \$10,000.<sup>38</sup> The only portion that was not sold was the family cemetery, which was also excluded from future transactions. In 1878 James Dymond purchased the 150-acre parcel.<sup>39</sup> In 1888, Samuel Wilson purchased the property for \$10,000<sup>40</sup> and operated the property as tenant housing.<sup>41</sup> In 1894, Samuel sold the parcel to his son Homer for \$2100.<sup>42</sup>

Homer Wilson, was born in 1867, to Samuel and Mary Jane Wilson. He married Elizabeth Ann Lundy in February 1890. His occupation was listed on the Register of Marriages as a farmer.<sup>43</sup> It is likely that Homer Wilson constructed the extant two-storey brick farmhouse following his purchase of the property. The 1911 Nominal Census lists Homer Wilson as owning and farming the property. Also living with Wilson and his wife, Elizabeth, was their son, William Samuel (aged 20) and a labourer, Lukis [sic] Donald.<sup>44</sup> Homer owned the property until 1919, when he and his wife, sold it to William Hay for \$18,500.<sup>45</sup> The Wilsons retired on the east half of Lot 35, Concession 3.<sup>46</sup> It is unknown if the Hays inhabited the lot, but in 1925, John Preston (J.P.) Carr purchased the parcel for \$19,000.<sup>47</sup> Carr built a second one-and-a-half-storey residence (J.P.

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<sup>30</sup> Ibid.

<sup>31</sup> Ibid.

<sup>32</sup> LRO 65. Instrument No. 3058

<sup>33</sup> Ancestry.ca. Find A Grave. Jacob [Joachim] Pingle. Accessed from [https://search.ancestry.ca/cgi-bin/sse.dll?indiv=1&dbid=60527&h=149296250&tid=&pid=&usePUB=true&\\_phsrc=JKL66&\\_phstart=succ](https://search.ancestry.ca/cgi-bin/sse.dll?indiv=1&dbid=60527&h=149296250&tid=&pid=&usePUB=true&_phsrc=JKL66&_phstart=succ)

<sup>34</sup> A 1851 agricultural census identified Jacob Pingle owned 200 acres of Lot 22, Concession 6. Of the 200-acres, 150-acres were under cultivation. The cultivation included: 119-acres of crops, 15-acres of pasture, 6-acres of orchards. Additionally, 60-acres were still under wood.

<sup>35</sup> Ancestry.ca Year: 1851; Census Place: Markham, York County, Canada West (Ontario); Schedule: A; Roll: C\_11759; Page: 199; Line: 11.

<sup>36</sup> Ibid. Instrument No. 75898, 81033

<sup>37</sup> Ibid. Instrument No. 81034

<sup>38</sup> Ibid. Instrument No. 3003, 91154

<sup>39</sup> Ibid. Instrument No. 3051

<sup>40</sup> Ibid. Instrument No. 6152, 3050

<sup>41</sup> The Corporation of the Town of Markham 2008. By-law 2008-22. A by-law to designate a property as being of historic and/or architectural value or interest: Homer Wilson Farmhouse, J.P. Carr Cottage and Pingel Farm Cemetery.

<sup>42</sup> LRO 65. Instrument No. 7795

<sup>43</sup> Archives of Ontario; Toronto, Ontario, Canada; Registrations of Marriages, 1869-1928; Reel: 69; item 013626.

<sup>44</sup> Library and Archives Canada. Census of Canada, 1911. Ottawa, Ontario, Canada: Library and Archives Canada, 2007. <http://www.bac-lac.gc.ca/eng/census/1911/Pages/about-census.aspx>. Series RG31-C-1. Statistics Canada Fonds. Microfilm reels T-20326 to T-20460. Census Place: 10 - Markham, York Centre, Ontario; Page: 7; Family No: 65.

<sup>45</sup> LRO 65. Instrument No. 15172

<sup>46</sup> Library and Archives Canada; Ottawa, Ontario, Canada; Voters Lists, Federal Elections, 1935-1980; 1935.

<sup>47</sup> Ibid. Instrument No. 17426



Carr Cottage) on the property around 1950. In 1956, Carr sold his property to Albert Carr for \$25,000.<sup>48</sup> Today, the property is owned by Major Kennedy Developments Limited.

#### 5.4 Property Morphology

Analysis of the design value or physical value of the property considered common components and layout of typical 19th century to early 20th century southern Ontario farmstead design. In addition to the farmhouse and barn, typical farmstead components which generally comprised the “nerve centre of the operating farm”<sup>49</sup> included: “silos, smoke-houses, wells, corn cribs, sheds, driveways, utility lines, windmills, and tree-line windbreaks.”<sup>50</sup> A well and pump, cistern, and privy would also have been found in the vicinity of the house. The house, with its most attractive, public face to the road, shielded more utilitarian features from public view. The kitchen was generally located to the rear of the house and acted as the access to and from the farm’s activity areas. The farm yard served a number of purposes. It provided a space for a number of the farm’s activities (e.g., washing, vegetable or ornamental gardening) and formed a buffer between the house and farming activities.

The subject property lies within Lot 22, Concession 6 of historic Markham Township. The 1860 illustrated atlas of York County by Tremaine shows William Pingle as the owner of the 200-acre lot (Figure 7). A one-storey frame house, listed in the 1851 Nominal Census, likely occupied the property at this time.<sup>51</sup> By 1861, William had altered the house by adding a half-storey.<sup>52</sup>

The 1878 illustrated atlas depicts the James Dymond’s farmstead, less the 50-acre Pingle property in the southeast corner (Figure 8). In addition to the farmhouse, the atlas depicts an orchard and formal laneway.

It is likely that the extant two-storey brick farmhouse was constructed by Homer Wilson around the turn of the century and that this is the brick structure depicted on the 1914 topographic map. Topographic maps from 1914 to 1943 do not depict significant changes to the property or the surrounding area (Figure 9).

An air photo from 1954 depicts the recently constructed J.P. Carr Cottage to the west of the two-storey c. 1900 brick farmhouse, as well as a cluster of outbuildings to the east of the residences (Figure 10). The 1963 topographic map depicts this cluster of outbuildings and the 1973 topographic map includes a “silo” (Figure 11).

The Pingle family cemetery is not identified on any of the topographic maps or historic atlases; although the obelisk is visible on mid- to late-20<sup>th</sup> century aerial images.

Aerial images from the mid- to late-20<sup>th</sup> century provide evidence of the morphology of the structures beyond that depicted in the topographic maps (Figure 10). By 1954, only a small number of orchard trees from the 1878 atlas map remain. The c. 1900 two-storey brick farmhouse and tail are visible as is the c. 1950 cottage. The cluster of outbuildings appears to

<sup>48</sup> Ibid. Instrument No. 39505 and 38527

<sup>49</sup> McIlwraith, (1999): 243.

<sup>50</sup> McIlwraith, (1999): 243.

<sup>51</sup> Ancestry.ca. Census Place: *Markham, York County, Canada West (Ontario)*; Roll: *C\_11759*; Page: 157; Line: 8

<sup>52</sup> Ancestry.ca. Library and Archives Canada; Ottawa, Ontario, Canada; *Census Returns For 1861*; Roll: *C-1088-1089*

have included a bank barn with two silos and an extension, and several smaller, rectangular barns and sheds. By 1970, a second extension had been constructed off the east end of the barn and a low hedge or fence appears to have shown west of the cottage. A new silo had also been added to the southwest of the outbuilding complex (Figure 10). Two new silos and a new, rectangular shed were added sometime before 1978. The 1978 air photo also appears to show the two covered porches along the north and south of the tail. Significant changes between 1978 and 1988 include the construction of the two frame additions – one two-storey, and one one-storey - off the tail of the brick farmhouse, extension of the 1970s shed, and the addition of a fourth silo at the southwest corner of the outbuilding complex (Figure 10). The outbuilding complex continued to be altered gradually until the majority of outbuildings were completely removed between 2005 and 2007. Presently, only the Homer Wilson Farmhouse, the J.P. Carr Cottage and the 1970s shed and silos remain and the overall property is not legible as an intact 19<sup>th</sup> or early 20<sup>th</sup> century agricultural landscape (Figure 12).

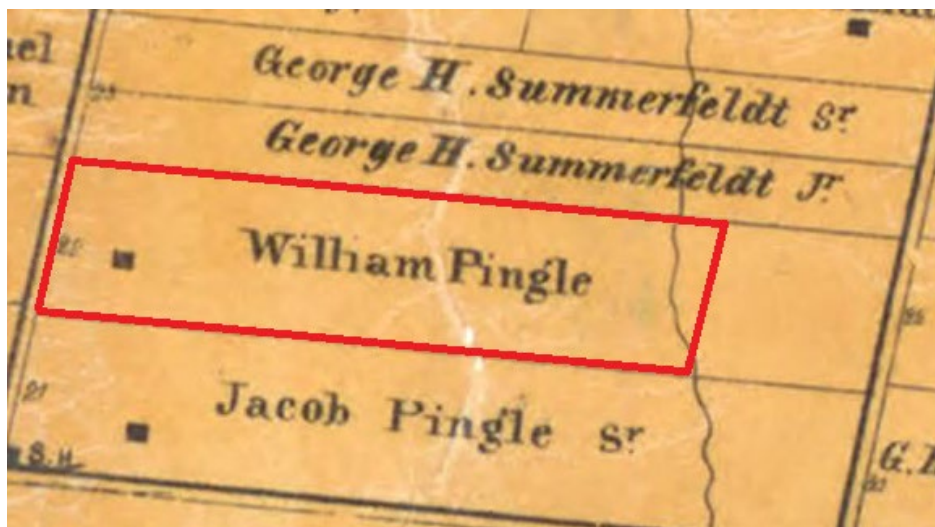


Figure 7: 1860 Tremain illustrated atlas of York County.

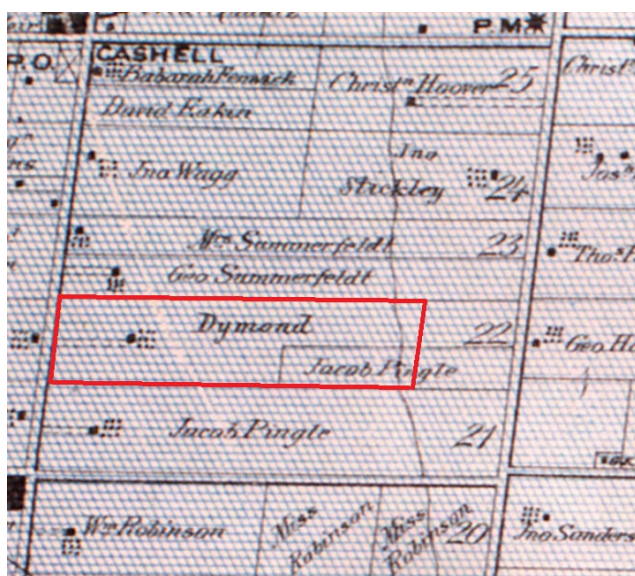
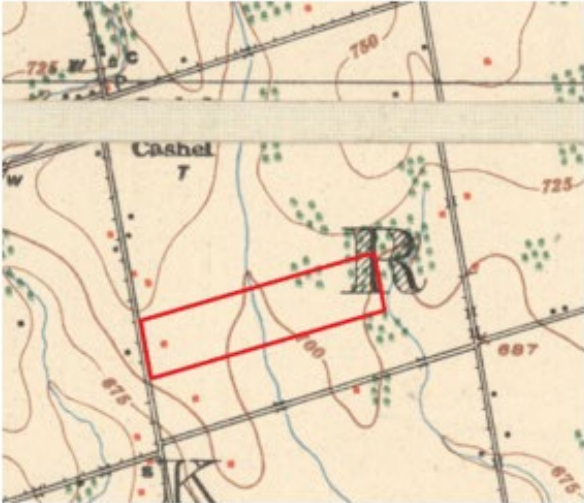
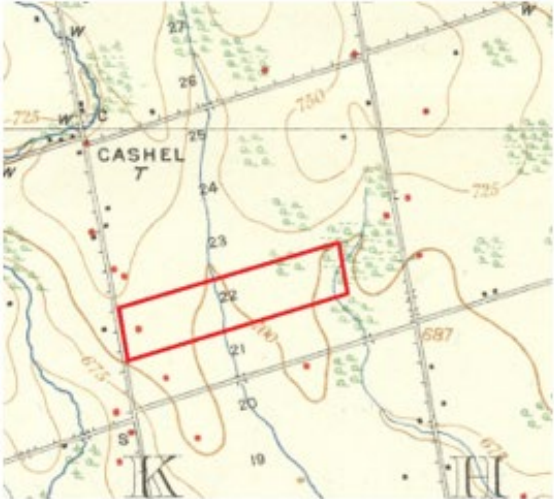


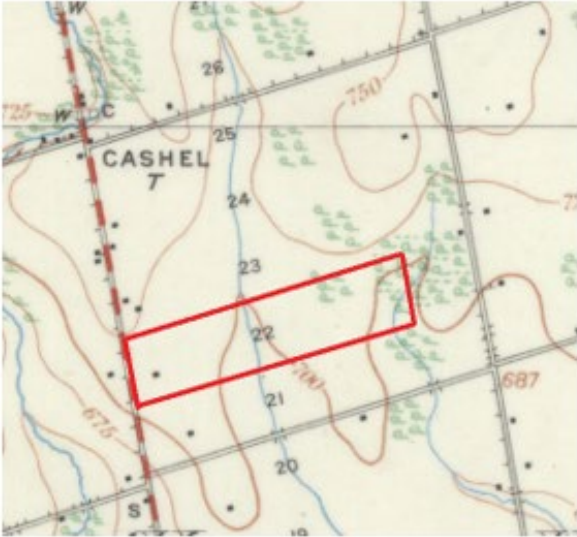
Figure 8: 1878 Miles & Co. illustrated atlas of Markham Township.



1914



1922



1930



1943

Figure 9: Topographic maps from 1914-1943 (OCUL 2020).



1954



1970

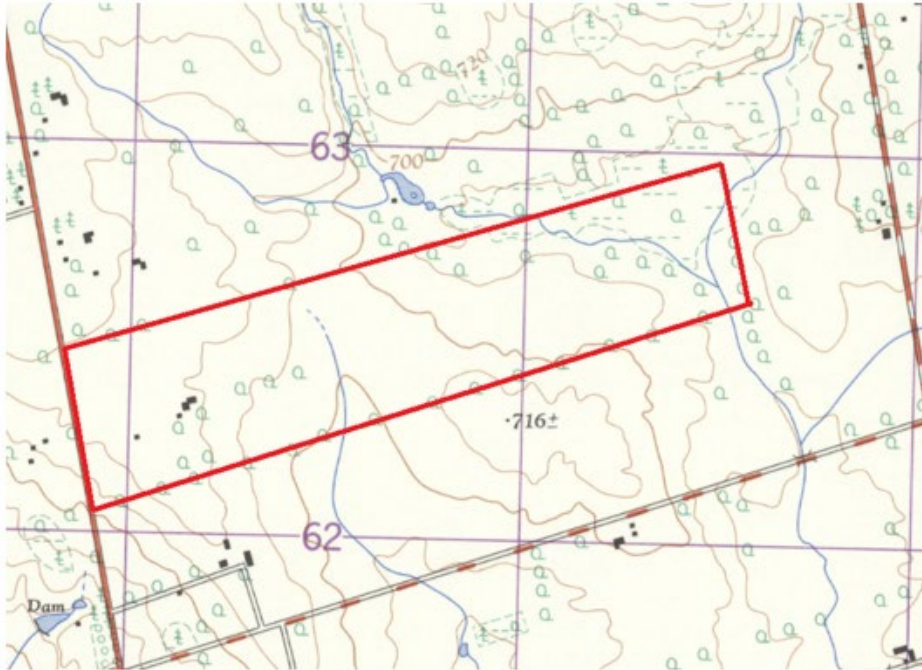


1978

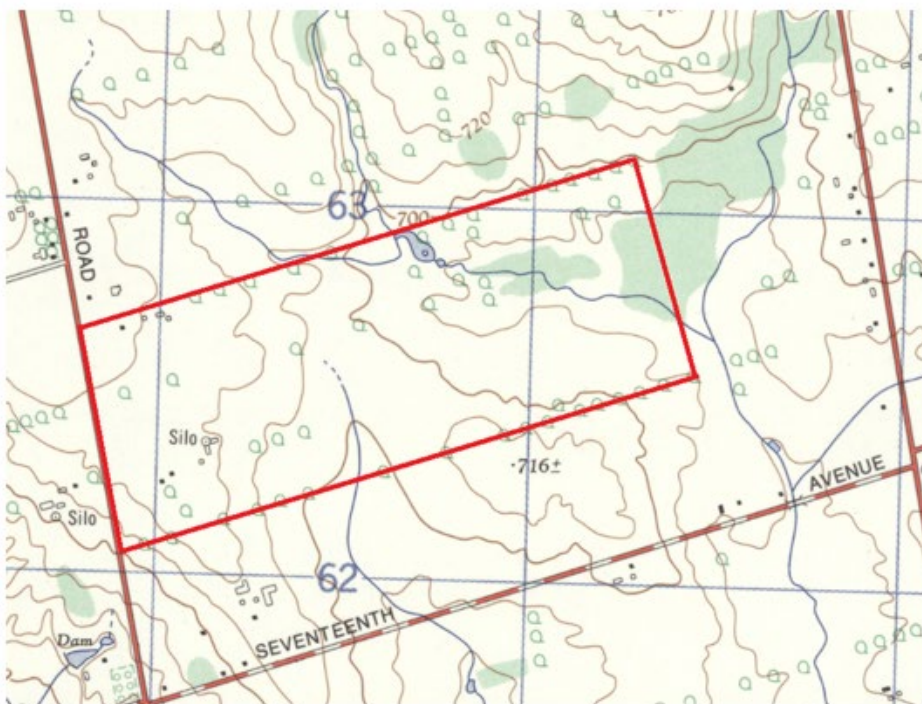


1988

Figure 10: Aerial imagery from 1954-2019 (YorkMaps 2020).



1963



1973

Figure 11: Topographic maps from 1963-1973 (OCUL 2020).



1999



2005



2007



2012



2019

Figure 12: Aerial imagery from 1999-2019 (YorkMaps 2020).

## 6 STATEMENT OF SIGNIFICANCE

A Statement of Cultural Heritage Value and Interest (SCHVI) is outlined in By-law 2008-22, which designates the subject property under Section 29, Part IV of the OHA. The document identifies the subject property as having Historical, Architectural, and Contextual Value, as follows:

The Homer Wilson Farmhouse, J.P. Carr Cottage and Pingel Farm Cemetery are recommended for the designation under Part IV of the Ontario Heritage Act as a property having cultural heritage value and interests, as described in the following Statement of Significance:

**Historical Value:** Joachim and Anna Maria Pingel, who came from Holstein on the German-Danish border, were part of the original Berczy settler group of families. They arrived in Philadelphia with William Berczy aboard the Catherina in 1792, and journeyed to Markham Township in 1794. The family homestead was on this property, Lot 22, Concession 6. Although none of the buildings associated with the Pingels remain standing on the property, a small farm cemetery containing the remains of Joachim, Anna Maria, and their daughter Elizabeth is located close to the Kennedy Road frontage. In 1881, the former Pingel farm was purchased by Samuel and Mary Wilson of Thornhill, who rented the land to tenants. Their son Homer Wilson took over the farm in 1890, becoming the owner in 1894. About 1900, he built a new brick farmhouse on the property. In 1926, John Preston (J.P.) Carr, a former employee of Eaton's department store, purchased the Wilson farm. When J.P. Carr retired from farming, he and his wife Florance moved into a frame cottage located in the front yard of the farmhouse. The cottage was built by Percy Stiver of Unionville in 1950. The main farmhouse was then occupied by their son Albert and his wife Ruther (Harper).

**Architectural Value:**

Homer Wilson Farmhouse: is a good example of Classic Ontario Farmhouse, a common vernacular type of dwelling that was built throughout the province from the 1860s into the early 1900s. This distinctive Ontario form is characterized by a T-shaped plan, symmetrical 3 bay front, and steep centre gable. Decorative wood bargeboards and full-width verandahs as seen on this example, are typical features associated with this style, whereas the full two storey height is uncommon. Although the front and north side verandas were later enclosed, their unusual tapered wood support posts and decorative fretwork trim remain intact. The decorative woodwork is attributed to the Harrington Planing Mill nearby Unionville. The large front and north side windows, with their coloured glass transoms [sic] lights, are an interesting indication of the transition of late Victorian house forms into their simpler Edwardian styles of the early 20<sup>th</sup> century.

J.P. Carr Cottage: is a late example of an Arts and Crafts Bungalow Cottage, a house form generally associated with the first quarter of the 20<sup>th</sup> century. Technically, the house is not a true bungalow as there is a half storey within the broad gable roof. The cutaway porch is an architectural feature associated with the style, but rare in Markham. The arrangement of door and window openings and dormer windows follows a pleasing Arts and Crafts sense of asymmetry. The J.P. Carr Cottage, built in 1950, indicates the conservative tastes of both its owner and builder, and is illustrative of the persistence of early architectural styles well past their main period of popularity.

Pingel Farm Cemetery: is marked by a white marble obelisk-style monument on the Kennedy Road frontage, just north of existing farm lane. This style of monument, a Victorian type, probably replaced earlier, possibly individual grave markers, some time prior to 1866, the last year the property was owner (sic) by the Pingel family.

**Contextual Value:** The Homer Wilson Farmhouse, J.P. Carr Cottage and Pingel Farm Cemetery illustrate three periods of occupancy by different families in a farm setting. The Pingel Cemetery is a highly visible local landmark and a reminder of Markham's founding Berczy settlers. The relationship between the brick farmhouse and farm cottage reflects the traditional social hierarchy of father to son and their obligations to each other. Unlike today when elderly parents are sequestered to retirement homes, farm families often took responsibility for the housing needs of older generations on the same farm property.

### **Significant Architectural Attributes:**

#### Homer Wilson Farmhouse

- T-shaped plan;
- 2 storey form;
- Fieldstone foundation;
- Red brick exterior finish;
- Cross gable roof with projecting eaves and wood soffits and fascias;
- Slate roof with pressed metal acroteria;
- Decorative wood bargeboards in the gables;
- Wood 1/1 sash style windows, with their associated projecting sills and radiating voussoirs;
- Wood picture windows with coloured glass transom lights, and their associated projecting sills and radiating voussoirs;
- Glazed and panelled exterior doors;
- West(front) and north verandahs with tapered wood posts on panelled wood pedestals, decorative brackets and turned spandrel detail.



### J.P. Carr Cottage

- Rectangular plan and open cutaway porch with wood railing;
- 1 ½ storey form;
- Gable roof with projecting eaves, wood soffits and fascias, shed dormer and bay window pediment;
- Window openings, including canted bay window, and their associated wood sills and trim;
- Wide wood clapboard siding;
- Wood front door.

### Pingel Cemetery

- White marble obelisk-style monument, with its stone base, stone pedestal and stone shaft;
- Pingel family graves.

## 7 ASSESSMENT OF EXISTING CONDITION

### 7.1 Homer Wilson Farmhouse

The c. 1900 main residence is a late example of a Classic Ontario Farmhouse; a ubiquitous vernacular design constructed in Ontario from the 1860s to the early 20<sup>th</sup> century. This two-storey brick example includes a number of features that are representative of the style, including its T-shaped plan, three-bay façade with central front entrance and gable peak, and side gables (Figure 13 to Figure 16). Decorative bargeboard is found along the overhanging eaves and at gable peaks as well as along the north and front verandahs which were enclosed c. 1978-1988; however, the condition of the extant fretwork and tapered supports on the verandahs varies (Figure 17).

The Homer Wilson Farmhouse appears to be in relatively good condition; however, a significant amount of water infiltration and damage was noted during the site visit due to the poor condition of the late 20<sup>th</sup> century additions, which are failing (Figure 18 to Figure 20). The two rear additions and the southern verandah were constructed between 1978 and 1988 and are wood frame with a poured concrete foundation, and clad in vinyl (Figure 18). An application for the partial demolition of these additions, which are not heritage attributes, was submitted and reviewed by City of Markham Heritage Planning Staff. The application was reviewed by Heritage Markham at its March 11, 2020 meeting and no objections were raised. Heritage Markham recommended the approval of the application, subject to the following conditions:

- That the non-heritage portions of the building be carefully removed with manual demolition of selected area adjoining the heritage building, to ensure no accidental damage by machine operations occurs; and,
- That a plan or description of how any openings (windows, doors, etc.) in the heritage building are to be secured once the non-heritage portions of the building are removed be provided to the satisfaction of the Manager of Heritage Planning; and further,
- That any issues with openings, roofing, rain gutters/downspouts, soffits and fascia be repaired to ensure that the heritage building remains in stable condition until its future restoration.

The application for partial demolition was approved by the Development Services Committee on April 21, 2020.

#### 7.1.1 Homer Wilson Farmhouse, Interior

Although a number of early 20<sup>th</sup> century features (e.g., window and door casings, some baseboards, a small number of grates, and the balustrade of the central staircase) remain, the interior of the structure has been altered. Despite evidence of moisture damage (i.e., peeling paint and wall paper), these remaining features, including the brick fireplace, appear to be in moderately good condition. The large kitchen, in particular appears to have been substantially altered and it is possible that structural elements have been removed or damaged, leading to a significant slope in the floor. This appears to be further exacerbated by water infiltration from the failing c.1970s addition along the south of the tail.

General conditions of the interior are shown in Figure 19 through Figure 24.



Figure 13: Locations of structures (Base image source: YorkMaps.ca; 2019).



Figure 14: View front façade (CU 2020).



Figure 15: North elevation (CU 2020).



Figure 16: South elevation showing chimney, brickwork, and additions (CU 2020).



Figure 17: Detail of woodwork along north porch (CU 2020).



Figure 18: Two rear additions, constructed between 1978 and 1988 (CU 2020).



Figure 19: Interior, two-storey addition (CU 2020).



Figure 20: One-storey addition (CU 2020).



Figure 21: Detail of wooden staircase (CU 2020).



Figure 22: Typical view of upper floor room (CU 2020).



Figure 23: Metal ventilation grate (CU 2020).





Figure 24: View of first floor, including fireplace (looking west towards kitchen and southern addition) (CU 2020).



Figure 25: View of kitchen (CU 2020).

## 7.2 J.P. Carr Cottage

The J.P. Carr Cottage, built c.1950, is a one-and-a-half-storey residential structure with a side gable roof (Figure 26 and Figure 27). The dwelling sits on a concrete foundation and is clad in wood siding. Openings primarily consist of 1/1 sash with painted green wooden casings and are vinyl. The primary entrance is located on the west elevation via the asymmetrically placed cutaway porch.

The J.P. Carr Cottage is described in Schedule B of By-law 2008-22 as a late example of an Arts and Crafts Bungalow Cottage – a style associated with the first quarter of the 20<sup>th</sup> century.

The Arts and Craft style was not so much a style as a movement which emerged as early as the late Victorian era in England.<sup>53</sup> Proponents of the movement, such as, William Morris, Phillip Webb, and John Ruskin argued that machine-made products were an “architectural deceit.”<sup>54</sup> Ruskin went further and published two books that argued for man-made buildings, decorations, and decorative objects.<sup>55</sup> At the turn of the century, the Arts and Crafts movement arrived on Canadian shores. Two architects, Eden Smith and Percy Nobbs are often credited with the movement within Canada.<sup>56</sup> The Arts and Crafts movement in Canada was short lived but had a lasting influence on future design. The majority of these buildings were built in the 1920s and 1930s.<sup>57</sup> The movement tried to reconcile the rightness of place and a sense of belonging, similar to the earlier vernacular styles found across Canada.<sup>58</sup> The movement’s ideals were, environment, form, and function. Viewed from the exterior, one should already have a sense of purpose of the room. From the interior, views should interact with the open space of expansive gardens and well-manicured lawns; giving one, a picturesque landscape. The form, massing, height, and design elements applied in Arts and Crafts designs were unique, which gave the movement its “stylistic” merit. When boiled down to certain aspects: irregular massing, uneven proportions, steep gabled roofs, unconventional chimney placement, contrast between window casements and sills, and offset entrances can be said to define this movement.<sup>59</sup> However, the aforementioned elements may not necessarily be present in this type of house either. The movement generally took advantage of older styles intermixed with local traditions, and took into account the surrounding landscape when designing an Arts and Crafts house.<sup>60</sup> The influence of this movement was widespread and affected not only houses, but barracks, administration buildings, churches, and messes.<sup>61</sup>

As stated in the designation By-law, the J.P. Carr Cottage does include attributes that are in the spirit of the Arts and Crafts movement. The asymmetrical placement of openings and cutaway porch follow in this vein. However, the age of construction and lack of interplay between landscape/environment and built form are inconsistent with the movement. The J.P Carr House

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<sup>53</sup> Kalman, H. (1994). p619

<sup>54</sup> Ibid.

<sup>55</sup> Ibid.

<sup>56</sup> Ibid.

<sup>57</sup> Ricketts, Maitland, and Hucker 2011. A Guide to Canadian Architectural Styles. University of Toronto Press: North York

<sup>58</sup> Ibid. p140

<sup>59</sup> Kalman, H. (1994). p624

<sup>60</sup> Ibid. p622-625

<sup>61</sup> Ibid. p141

was built in around 1950, in a rural farm context, as a secondary residence for the growing family and its placement and design do not appear to be influenced by its landscape.

The interior of the one-and-a-half-storey frame cottage is consistent with vernacular mid-20<sup>st</sup> century design. The large open lower floor has wide openings, composite floors, moulded baseboards, and plain painted ceilings (Figure 28 and Figure 29). The upper level is accessed via a central staircase. Upper floor interior design is consistent with the lower floor (Figure 30). Evidence of water damage, including mould, peeling paint and wall paper, and swollen floorboards, was noted throughout. The unfinished basement is poured concrete (Figure 31). The foundation walls are concrete, the floor joists are milled wood. Evidence of flooding events is visible on the concrete walls.



Figure 26: View of cottage, rear/east elevation (CU 2020).



Figure 27: Front façade, cutaway porch on the left (CU 2020).



Figure 28: View of interior detailing (CU 2020).



Figure 29: Interior detailing, exposed wooden frame of dwelling (CU 2020).



Figure 30: View of upper floor (CU 2020).



Figure 31: View of basement (CU 2020).

## **8 DESCRIPTION AND EXAMINATION OF PROPOSED DEVELOPMENT/SITE ALTERATIONS**

The draft plan of subdivision proposes a mix of single detached houses, townhouses, and decked townhouses connected by 24.5 m and 18.5 m wide streets (Figure 32). The plan also allocates 10.36 ha for a secondary school/park, 2.55 ha for an elementary school, and 2.06 ha for a neighbourhood park. Details regarding siting of the cultural heritage resources and design of the surrounding new structures is not yet available.

The current location of the heritage resources is shown in Figure 33, in the location of Blocks 894 to 905; a 1.41-hectare area comprising 161 units of back to back townhouses. The Homer Wilson Farmstead and J.P. Carr. Cottage are currently planned to be retained and relocated to within the residential development; however, the exact locations have not yet been determined.

The Pingel Cemetery is proposed to be left untouched; depicted as “Detail A” of the plan.

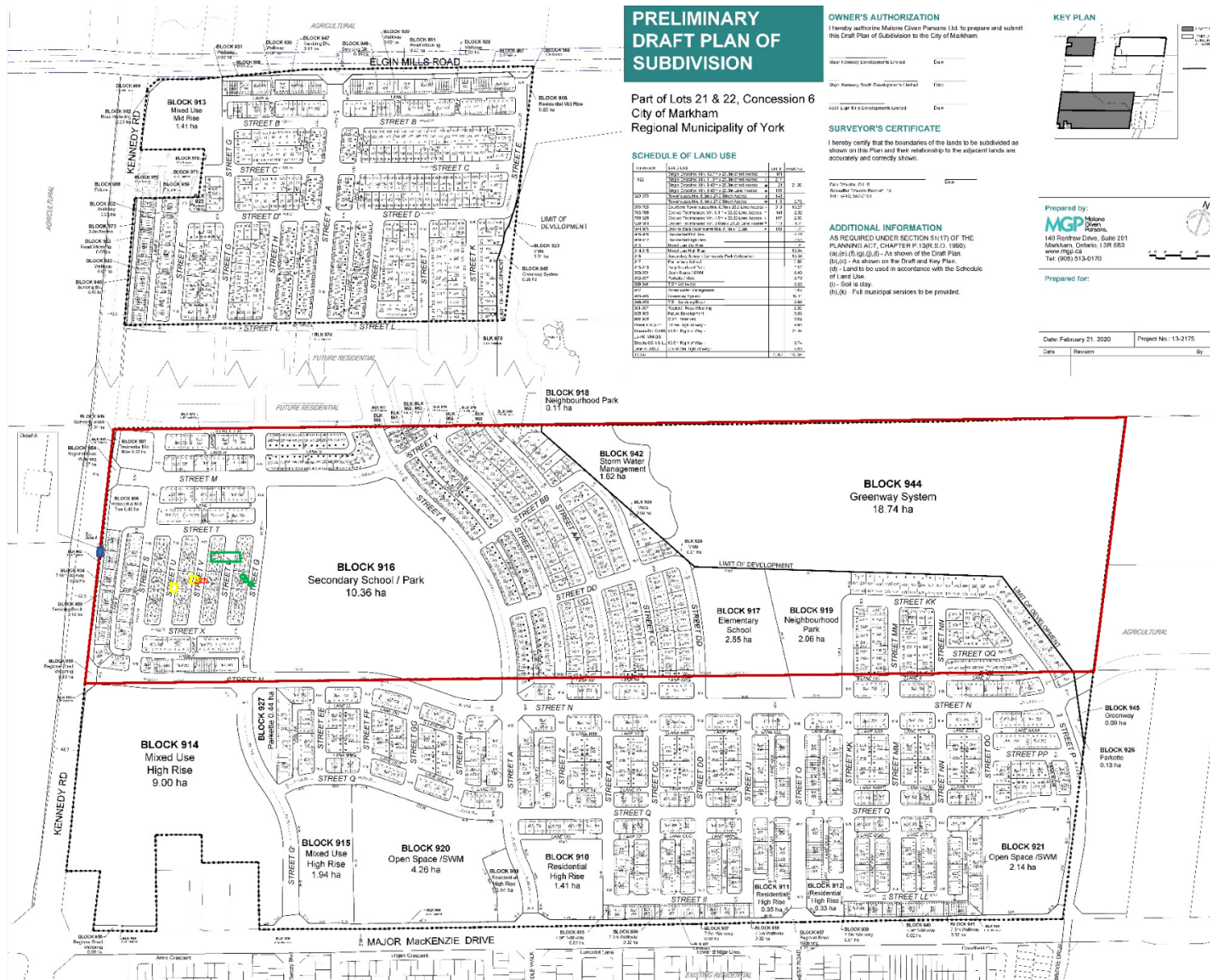


Figure 32: Preliminary draft plan of subdivision with structures from Figure 13 overlaid.

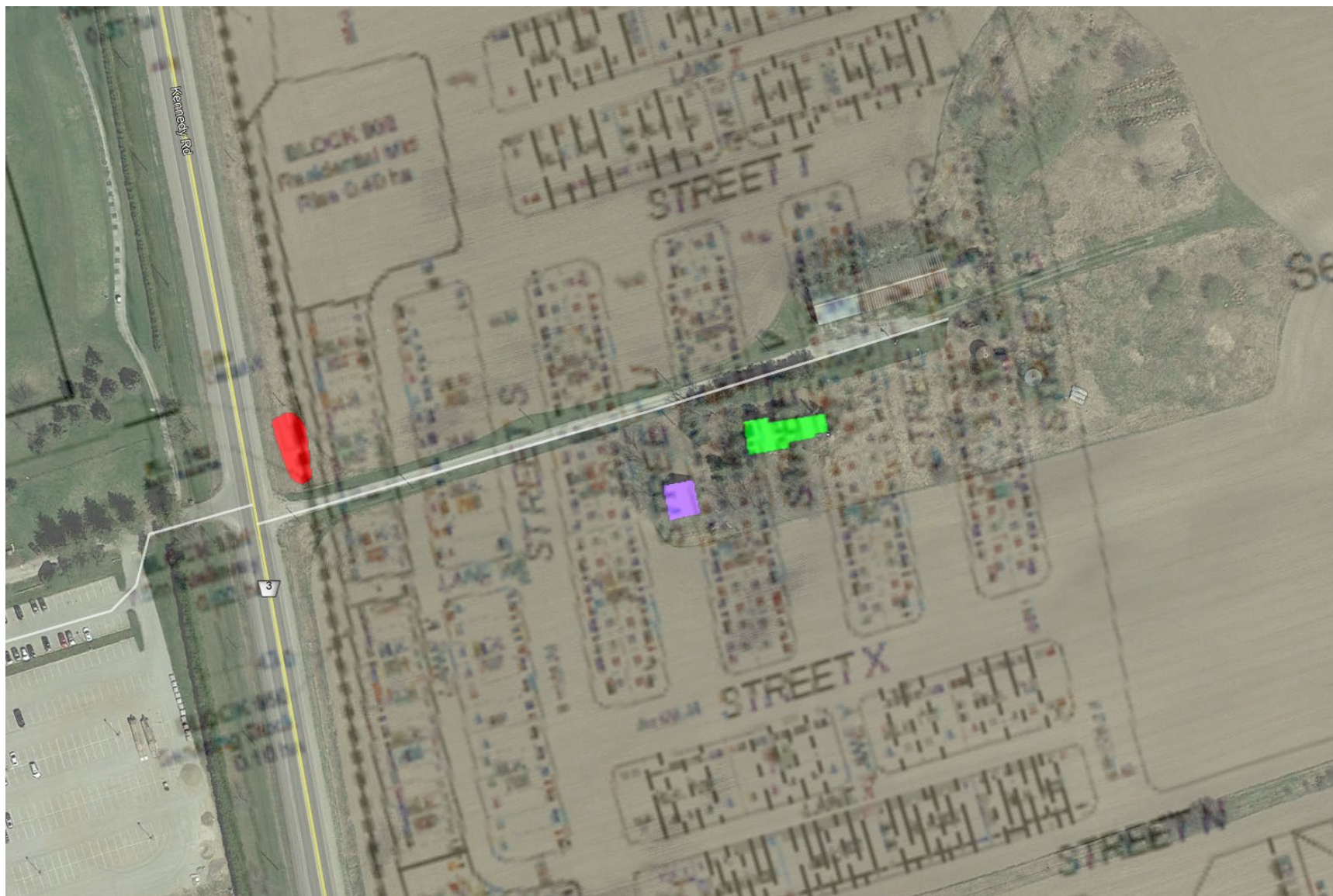


Figure 33: Detail of plan of subdivision over cultural heritage resources (Red: Pingel Cemetery, Purple: J.P. Carr Cottage, Green: Homer Wilson Farmstead).



## 8.1 Impact Assessment

The following section provides an assessment of potential impacts of the proposed plan of subdivision on the heritage attributes of 10225-10227 Kennedy Road.

The MHSTCI document *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* outlines potential negative impacts to be considered with any proposed development or property alteration. The impacts include, but are not limited to:

**Destruction** of any part of any significant heritage attribute or features;

**Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;

**Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;

**Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;

**Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;

**A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and

**Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

Table 2 provides an overview of potential impacts on the cultural heritage value and heritage attributes of 10225-10227 Kennedy Road, without mitigation measures, based on the current plan of subdivision.

### 8.1.1 Adjacent Properties

In addition to the potential negative impacts listed in Table 2, the potential for indirect adverse impacts related to construction vibrations was identified. The negative effects of traffic and construction vibrations on heritage structures has been demonstrated for structures within a 40 m setback from construction or roadworks. This is, in part, due to the use of masonry and brick as construction materials, but it is also due to an increased number of variables to consider over the longer ages of heritage buildings (e.g., previous damage or repairs).<sup>62</sup> Given the distance of the key resources and heritage attributes associated with adjacent properties (Table 1), no indirect impacts are anticipated.

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<sup>62</sup> Chad Randl, "Protecting a Historic Structure during Adjacent Construction," *Temporary Protection Number 3, Preservation Tech Notes*. US Department of the Interior National Park Service Cultural Resources. July 2001; M. Crispino and M. D'Apuzzo, "Measurement and Prediction of Traffic-induced Vibrations in a Heritage Building," *Journal of Sound and Vibration*. 246(2). 2001: pp. 319-335.; Patricia Ellis, "Effects of Traffic Vibration on Historic Buildings," *The Science of the Total Environment*. 59, 1987: pp. 37-45; J.H. Rainer, "Effect of Vibrations on Historic Buildings," *The Association for Preservation Technology Bulletin*. XIV, No. 1. 1982: pp. 2-10; J.F. Wiss. "Construction Vibrations; State-of-the-Art," *Journal of Geotechnical Engineering Division*. 107. 1981: pp. 167-181.

Table 2: Summary of Potential of Impacts

Impact	Potential Adverse Impact (Y/N)	Discussion	Mitigation Measures
Destruction of any part of any significant heritage attribute or features;	Y	<p>The current proposed development does not seek to demolish any significant heritage attributes of the Homer Wilson Farmhouse. The c.1978-1988 additions are proposed to be removed prior to this work and consideration of those impacts has not been included in this HIA. However, without proper mitigation measures, the relocation of the structure and subsequent construction activities in the vicinity of the structure may result in unintended impacts on the building.</p> <p>The proposed plan does not currently seek to demolish J.P. Carr Cottage. However, without proper mitigation measures, the relocation of the structure and subsequent construction activities in the vicinity of the structure may result in unintended impacts on the building.</p> <p>The Pingle family cemetery is proposed to be left intact and not disturbed (see note below related to land disturbances).</p>	<p>In order to mitigate potential impacts on the Homer Wilson Farmhouse and the J.P. Carr Cottage, a Designated Substance Survey and Structural Assessment by a qualified engineer with heritage experience should be undertaken in order to confirm the viability of relocation and to identify required interventions to stabilize the structures in the immediate-term in advance of relocation and to identify required interventions to allow for the re-use of the structures as project design progressed.</p> <p>A Conservation Plan should be prepared by a qualified cultural heritage professional(s) for the relocation of the resources. The Conservation Plan should be informed by a Condition Assessment, undertaken by a qualified engineer with experience working with and relocating heritage structures. The Conservation Plan should include guidance for short-, medium-, and long-term conservation of the structures including a detailed “moving plan”. The moving plan must include guidance regarding activities required to stabilize the structures prior to, during, and following relocation.</p>

Impact	Potential Adverse Impact (Y/N)	Discussion	Mitigation Measures
Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance;	Y	The proposed development does not currently seek to alter the heritage resources located on the subject property; however, this will require reassessment. The scale and massing of the J.P. Carr Cottage, in particular, may result in limitation on the range of potential uses. In the event that an addition is proposed, the design will require assessment for potential impacts.	<p>When considering additions to either of the structures, a project-specific HIA should be undertaken to review the design of the addition, consider alternatives, and provide applicable mitigation measures. The HIA should be commenced early in the design phase to allow for flexibility in the design to address concerns related to adverse impacts on heritage attributes.</p> <p>The design of structures on adjacent properties, should be undertaken in compliance with the design guidelines outlined in Section 4.5.8 of the Community Design Plan.</p>
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;	N	Based on LHC's current understanding of the Plan of Subdivision, the potential for shadows to alter the appearance of heritage attributes of the Homer Wilson Farmhouse and J.P. Carr Cottage is not anticipated; however, this will need to be considered further along in project planning when the locations of resources are better understood as well as the structures or features that will be located adjacent to them.	This should be re-evaluated once the new locations have been identified.
Isolation of a heritage attribute from its surrounding	N	Based on LHC's current understanding of the Plan of Subdivision, isolation is not anticipated; however, this will need to be reassessed further	This should be re-evaluated once the new locations have been identified.

Impact	Potential Adverse Impact (Y/N)	Discussion	Mitigation Measures
environment, context, or a significant relationship;		along in project planning when the locations of resources are better understood.	
Direct or indirect obstruction of significant views or vistas within, from, or built and natural features;	N	<p>No significant views or vistas are identified as heritage attributes.</p> <p>Based on LHC's current understanding of the Plan of Subdivision, obstruction of views is not anticipated; however, the potential for obstruction of views of the cultural heritage resources, generally, will need to be reassessed further along in project planning when the locations of resources are better understood.</p>	This should be re-evaluated once the new locations have been identified.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;	N	The proposed development does not seek to change the associated with the cultural heritage value of the heritage resources; however, new uses should be evaluated for their appropriateness when being considered.	N/A

Impact	Potential Adverse Impact (Y/N)	Discussion	Mitigation Measures
Land disturbances such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.	N	<p>It should be noted that a Stages 1, 2, 3 Archaeological Assessment has been undertaken (This Land Archaeology, 2012). Potential impacts to below-grade components of the cemetery must be addressed according to the MHSTCI's <i>Standards and Guidelines for Consultant Archaeologists</i> (2011) and applicable legislation and will not be addressed in this HIA.</p> <p>As the legal limits of the cemetery and its listed attributes are outside of the subject property and no project activities are planned within the legal boundaries of the cemetery, no potential impacts have been identified.</p>	N/A

## 9 RECOMMENDATIONS AND NEXT STEPS

Based on available information, it is LHC's opinion that, with appropriate planning, design and implementation of mitigation measures, the concept of relocation of the Homer Wilson Farmhouse and J.P. Carr Cottage is an appropriate alternative to conserve the cultural heritage value and heritage attributes of the two resources.

It is, however, recommended that both the Homer Wilson Farmhouse and J.P. Carr Cottage be subject to a Designated Substances Survey and structural assessment by a qualified engineer with heritage experience to confirm the viability of relocation and in order to identify all measures required to stabilize the structures for relocation and repairs required to allow for the renovation and reuse of the structures within the new development.

As project design progresses, the siting of the cultural heritage resources and the design of the surrounding neighbourhood, will need to be reviewed for compliance with the applicable guidelines outlined in the Robinson Glen Community Design Plan related to:

- Lot fabric and siting;
- Adjacent Development;
- Interpretive Opportunities; and,
- Showcasing adaptive re-use and innovation.

With respect to tree preservation and landscape works, no landscape features have been identified as heritage attributes (either in the Statement of Significance outlined in the designation by-law, nor through the subsequent analysis undertaken within this HIA).

It is recommended that the HIA be amended further along in design – once the locations, orientation and lot size of the Homer Wilson House and the J.P. Carr Cottage have been determined and when design of surrounding residential structures is available - in order to assess and mitigate specific impacts on the cultural heritage resources.

In order to ensure the conservation of the cultural heritage resources during relocation, a Conservation Plan is recommended to be prepared by a qualified heritage professional(s).

The heritage attributes of the Pingel Cemetery are not anticipated to experience adverse impacts as the legal limits of the cemetery fall outside of the subject property. Potential impacts to belowgrade components of the cemetery are to be considered through the archaeological assessment process in accordance with the MHSTCI's *Standards and Guidelines for Consultant Archaeologists* (2011) and applicable legislation.

## 10 RIGHT OF USE

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In addition, this assessment is subject to the following limitations and understandings:

- The review of the policy/legislation was limited to that information directly related to cultural heritage management; it is not a comprehensive planning review.
- Soundscapes, cultural identity, and sense of place analysis were not integrated into this report.

## 11 SIGNATURE



Christienne Uchiyama, MA, CAHP  
Principal, Manager Heritage Consulting Services  
Letourneau Heritage Consulting Inc.

## 12 QUALIFICATIONS

### **Christienne Uchiyama, MA CAHP - Principal and Manager – Heritage Consulting Services**

Christienne Uchiyama MA CAHP is Principal and Manager – Heritage Consulting Services with Letourneau Heritage Consulting. She is a Heritage Consultant and Professional Archaeologist (P376) with more than a decade of experience working on heritage aspects of planning and development projects. She is a member in good standing of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Since 2003 Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 100 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

### **Colin Yu, M.A**

Colin Yu is a Cultural Heritage Specialist and Archaeologist with Letourneau Heritage Consulting Inc. He holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. He has a special interest in identifying socioeconomic factors of 19th century Euro-Canadian settlers through quantitative and qualitative ceramic analysis.

Colin has worked in the heritage industry for over five years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Ministry of Heritage, Sport, Tourism, and Culture Industries. Since 2019 he has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over two dozen cultural heritage technical reports for development proposals and include cultural heritage evaluation reports, heritage impact statements, and archaeological assessments. Colin has worked with both small and large proponents and understands the needs of each group. He specializes in built heritage, historic research, and identifying cultural heritage value and/or interest through O. Reg. 9/06 under the *Ontario Heritage Act*.



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