



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: November 11, 2020

SUBJECT: Official Plan and Zoning By-law Amendment Applications
Springhill Homes Inc.
7170 Highway 7
Retention of Francis Pike House in a High Rise Development
File: Plan 20 119576

Property/Building Description: Francis Pike House, 1 ½ storey brick house, c.1875.
Use: Residential
Heritage Status: Individually Designated under Part IV of the Ontario Heritage Act; Heritage Easement Agreement

Application/Proposal

- The property is located on the north side of Highway 7, south side of Arthur Bonner Avenue, east side of Cornell Centre Boulevard and west side of William Forster Road. See map.
- Surrounding land uses include townhouses and stacked townhouses to the north and northwest and a woodlot to the northeast. Vacant lands located to the east and west are anticipated for future high rise development in accordance with the Cornell Secondary Plan. Vacant lands to the south, across Highway 7, are proposed to be developed as a commercial shopping centre as per an active site plan application.
- Official Plan and Zoning By-law amendments are proposed to permit development of the subject site with two residential apartment buildings, comprising four high rise towers linked by two 'U' shaped podiums (2 towers per building). The proposed apartment buildings are entirely residential and will contain a total of 977 apartment units.
- The concept plan proposes a transition with the low rise residential to the north by limiting building heights to three-storey podiums along the Arthur Bonner Avenue frontage. The height of the podiums increase to six storeys, towards the Highway 7 frontage, with the four 18 to 24 storey towers (two towers per building), situated above and also oriented towards Highway 7.
- The proposed development includes three levels of underground parking, a centrally located 813 m² terra firma public park fronting on Arthur Bonner Avenue, and preservation of the Francis Pike House. The concept plan indicates the Francis Pike House is to be used as a day care.
- A site plan control application has not been submitted only a concept plan.

Background

- This development block was originally part of a draft approved subdivision for an alternative development that would have relocated the Francis Pike House from Highway 7 to a Park block at the north end of the original larger development plan. Heritage conditions and clauses that related to preservation of this heritage home and relocation elsewhere on the plan were prepared.
- The opportunity to relocate the heritage home further north is no longer available, as the north portions of the plan were severed and developed by another developer (Kymberville Capital Inc.) with townhouses and stacked townhouses.
- The Francis Pike House remains in its current location and is proposed to be re-sited as per these applications for a high rise development

Staff Comment

- **Development Context** in which the Francis Pike is to be located:
 - Official Plan - contemplates apartment buildings, and multiple unit buildings (stacked townhouses). Apartment buildings are required to be mixed use, in which residential uses on the ground floor cannot exceed 45% of the total gross ground floor area. The contemplated built form is minimum building heights of 4 storeys to 8 storeys, maximum building heights of 12 storeys.
 - **The proposed Official Plan amendment requests increased building heights up to 24 storeys, and permission to have an entirely residential building without requiring any ground floor commercial uses.**
 - Zoning – currently permits apartment dwellings and a number of non-residential uses within the first and second floors of a multi-storey building. The current zoning permits buildings with a height range of eight to twelve storeys.
 - **The proposed zoning by-law amendment requests permission for increased building heights up to 24 storeys, site specific reduced parking standards and building setbacks, and to not require non-residential uses on the ground level of an apartment building.**
 - Whether 12 storeys or 24 storeys, the Francis Pike House at 1 ½ storeys will be located within a development comprised of much higher buildings with lower heights (3 storeys) proposed for the northern portion of the site (along Arthur Bonner Ave).
- **Heritage Building Comments** on the proposed location/use:
 - Positive Features – all components of the heritage building are proposed to be retained (veranda, main building and rear addition; the building remains on its original development lands; its new location is adjacent to the park space (enhanced visibility) and the lower 3 storey portions of the development; and a use is proposed (day care centre). The heritage building would be a central feature.
 - Negative Features – the orientation of the building is reversed (now north facing) and there does not appear to be a drop off or road access to the day care centre use. Views from Hwy 7 would be of the rear addition.
 - Other – if through re-design, the heritage building is required to move to another location, a corner lot on either side street could be explored with appropriate land for child drop off/parking
- It is suggested that Heritage Markham have no comment on the requested amendments to the Official Plan and zoning by-law from a heritage perspective, and that the positive and

negative features related to proposed location and use of the Francis Pike House be provided to the applicant for consideration. Heritage Markham Committee will have the opportunity to provide additional comment on the cultural heritage resource when reviewing a future site plan control application, which should include a restoration plan for the exterior of the building.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham Committee has no comment from a heritage perspective on the Official Plan and zoning by-law amendments (File Plan 20 119576);

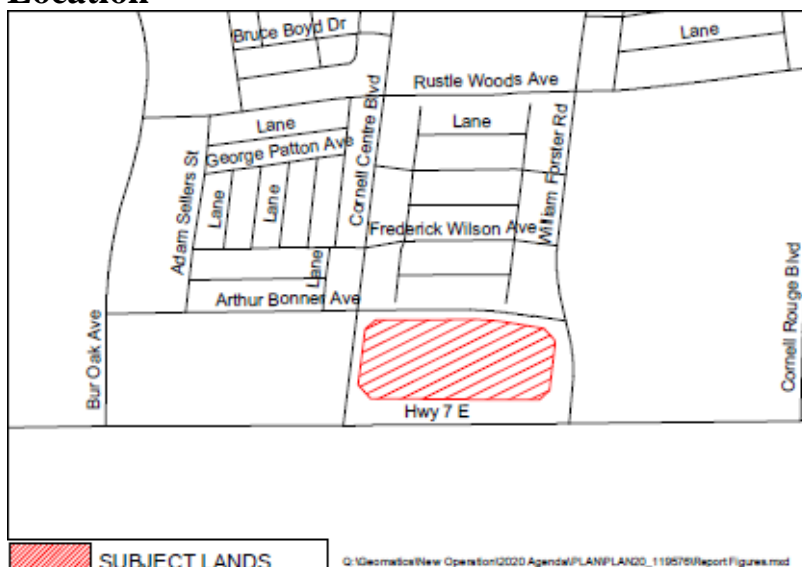
That the following constructive comments are provided from a heritage perspective for consideration in response to the conceptual site plan regarding the placement and use of the Francis Pike House:

- Positive Features – all components of the heritage building are proposed to be retained (veranda, main building and rear addition; the building remains on its original development lands; its new location is adjacent to the park space (enhanced visibility) and the lower 3 storey portions of the development; and a use is proposed (day care centre). The heritage building would be a central feature.
- Negative Features – the orientation of the building is reversed (now north facing) and there does not appear to be a drop off or road access to the day care centre use. Views from Hwy 7 would be of the rear addition.
- Other – if through re-design, the heritage building is required to move to another location, a corner lot on either side street could be explored with appropriate land for child drop off/parking.

And that Heritage Markham Committee be forwarded the future Site Plan Control Application which should contain an exterior restoration plan and landscape plan for the Francis Pike House.

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Location



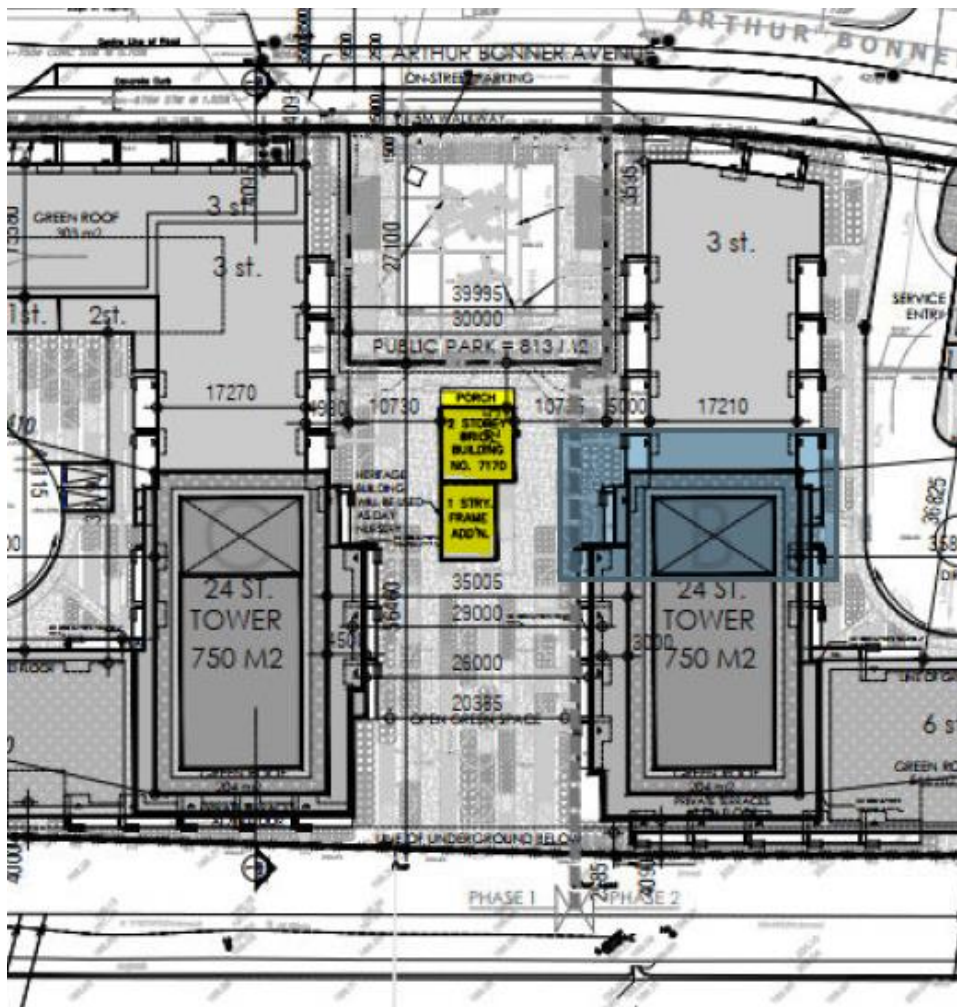
Aerial Photograph



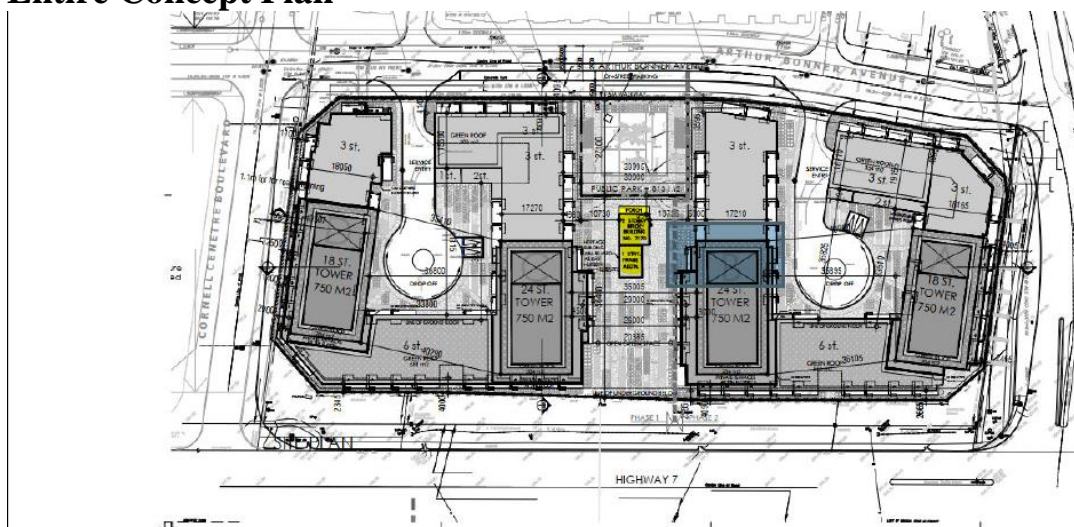
Francis Pike House – front elevation



Central Portion of Concept Plan (no site plan application at this time)



Entire Concept Plan



CONCEPTUAL SITE PLAN

APPLICANT: Springhill Homes Inc. (Ignazio Giardina) c/o Walker, Nott,
Dragicevic Associates Limited (Shannon Siguoin)
7128 Highway 7 East

FILE No. PLAN 20 119576



Conceptual Elevation
Looking Northeast from Highway 7



VIEW LOOKING NORTH EAST TOWARDS PHASE 1 AND 2