



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** December 9, 2020

**SUBJECT:** Zoning By-law Amendment and Draft Plan of Subdivision Applications  
10537 Kennedy Road, (formerly 10539 Kennedy Road)  
Arthur Wegg House  
PLAN 20 129597

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**Property/Building Description:** 2 storey single detached brick dwelling constructed in 1922  
The Arthur Wegg House

**Use:** Residential (vacant)

**Heritage Status:** Designated under Part IV of the Ontario Heritage Act and subject to a Heritage Conservation Easement Agreement with the City

### **Application/Proposal**

- The City is in receipt of a Zoning By-law Amendment and Draft Plan of Subdivision applications from Kennedy MM. Markham Ltd. c/o Gatzios Planning + Development Consultants Inc. for 10537 Kennedy Road in support of an urban residential subdivision comprised of single detached dwellings and townhouses, a neighbourhood park, a school, a stormwater management facility, and a mixed use block.
- The Arthur Wegg house is proposed to be relocated closer to Kennedy Road within the same property, having the same orientation, to a location on Block 3.
- Two separate conceptual site plan options for the heritage building are provided by the developer between a block of proposed 3 storey townhouses to the north on Block 2 and a block of 4 storey townhouses to the south on Block 3;

### **Background**

- The subject property was the former location of Forsythe Family Farms,
- The owners had submitted a demolition permit application to demolish the barns and existing heritage dwelling in 2013;
- Heritage Markham had no objection to the demolition of the barns provided the applicant advertised them for relocation or salvage in the local newspapers, but recommended that

the Arthur Wegg house be designated under Part IV of the Ontario Heritage Act in order to preserve it, so it may be incorporated into any future development of the property;

- The owners removed the heritage dwelling from the demolition permit application and Council passed a By-law to designate the Arthur Wegg house. A heritage easement agreement was also secured in 2014.
- Since that time, the Arthur Wegg House has been vacant and is in a deteriorating condition.

### **Staff Comment**

- It is positive that the owner is exploring how best to incorporate the Wegg House into the future development.
- However, neither conceptual option proposed for Block 3 is supported as both require the removal of the Arthur Wegg House from its original foundation( a heritage attribute listed in the Designation By-law and contrary to the City's Official Plan policies) to be relocated from its original site to a small lot with no space for potential additions or garages, and with no suggested future use, located between significantly taller blocks of townhouses to the north and south;
- It is recommended that the Wegg House be retained on its original foundation on a larger lot at the corner of Kennedy Road and the proposed Street F in order to:
  - Improve the prominence of the Wegg House by making it a heritage entrance feature to the development;
  - Comply with the City's Official Plan policies which recommend retaining heritage structures on their original foundations;
  - Preserve existing surrounding mature vegetation;
  - Provide more space for future additions or garages to make it a more desirable building for a residence or other appropriate future use; and
  - Improve the architectural compatibility with adjacent townhouse blocks.
- The standard heritage requirements should be conditions of draft approval for the plan of subdivision and/or included in the Subdivision Agreement ensuring:
  - Retention of the heritage resource on its original site on an identified lot/block;
  - Protection of the heritage resource by keeping it occupied or properly boarded to prevent vandalism and deterioration including:
    - securing and protecting the building from damage through the requirements outlined in the City of Markham's Property Standards By-law (Part III – Heritage Buildings), and the Keep Markham Beautiful (Maintenance) By-law including Section 8 – Vacant Heritage Property;
    - erecting a "No-trespassing" sign in a visible location on the property indicating that the Heritage Building is to be preserved onsite and should not be vandalized and/or scavenged; and
    - installing a 8 ft high fence around the perimeter of the house to protect the dwelling until the completion of construction in the vicinity or the commencement of long-term occupancy of the dwelling as confirmed by City (Heritage Section) staff.

- Provision of a legal survey of the Heritage Building to facilitate the registration of the designation by-law and Heritage Easement Agreement on the created/proposed lot;
- Provision of a \$250,000 Letter of Credit to ensure the preservation and restoration of the existing heritage building and the implementation of all heritage requirements;
- Execution of a Site Plan Agreement with the City for the heritage building including detailed elevations outlining the proposed restoration plan prepared by a qualified architect with demonstrated experience in heritage restoration projects;
- Implementation of the exterior restoration of the heritage building and ensure basic standards of occupancy within two years;
- Provision of a marketing plan to promote the features and availability of the heritage house;
- Commemoration of the heritage house through the acquisition and installation of a Markham Remembered interpretive plaque

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### **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham does not support either conceptual site plan proposed for the Arthur Wegg House;

THAT the plan for 10537 Kennedy Road be revised to retain the Arthur Wegg on its original foundation at the corner of Kennedy Rd and the proposed Street F in order to :

- Improve the prominence of the Wegg House by making it a heritage entrance feature to the development;
- Comply with the City's Official Plan policies which recommend retaining heritage structures on their original foundations;
- Preserve existing surrounding mature vegetation;
- Provide more space for future additions or garages to make it a more desirable building for a residence or other appropriate future use;
- Improve the architectural compatibility with adjacent townhouse blocks

AND THAT the City's standard heritage requirements be conditions of draft approval for the plan of subdivision and/or included in the Subdivision Agreement.

File: 10537 Kennedy Road

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10537 Kennedy Road  
The Arthur Wegg House



10537 Kennedy Road  
The Arthur Wegg House

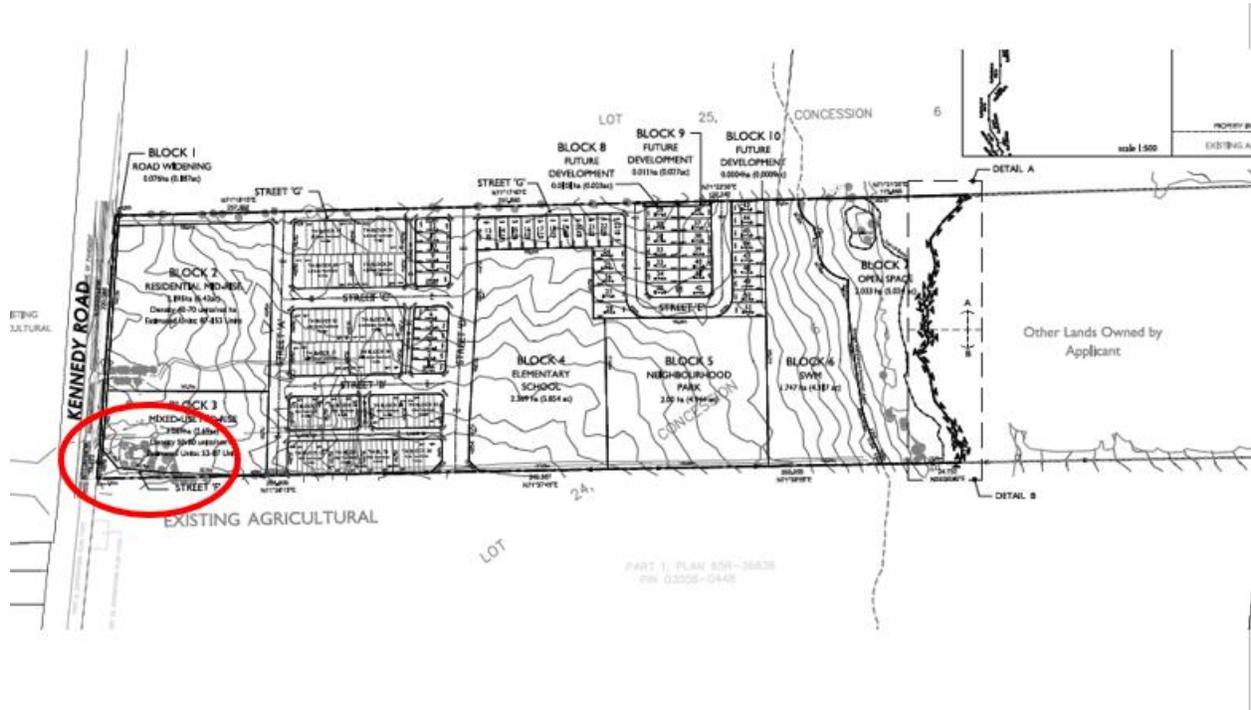


Above: The Arthur Wegg House shown in Google Street View in 2009  
Below: City of Markham Photo c.2014

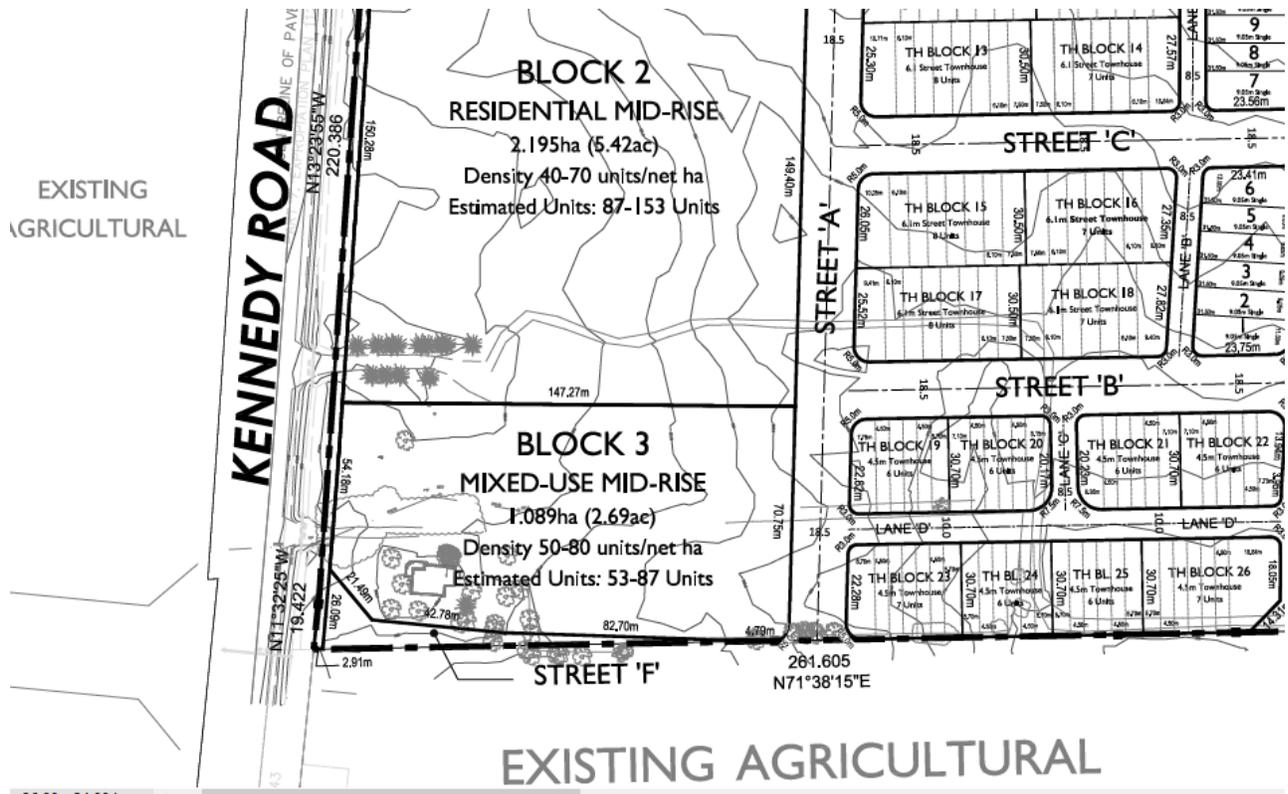


# Conceptual Site Plan and Draft Plan of Subdivision

Detail



Detail of above





### Conceptual Option B for Block 3

