

HERITAGE MARKHAM EXTRACT

DATE: August 12, 2020

TO: R. Hutcheson, Manager of Heritage Planning
D. Brutto, Senior Planner, North District

EXTRACT CONTAINING ITEM #6.1 OF THE SEVENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON AUGUST 12, 2020.

6.1 APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

**4551 ELGIN MILLS DEVELOPMENTS LTD., MAJOR KENNEDY
DEVELOPMENTS LTD., AND MAJOR KENNEDY SOUTH
DEVELOPMENTS LTD.**

CULTURAL HERITAGE RESOURCES

10225-10227 KENNEDY ROAD

4638 MAJOR MACKENZIE DRIVE (16.11)

File Number: PLAN 20 113780

Extracts:

R. Hutcheson, Manager of Heritage Planning

D. Brutto, Senior Planner, North District

Regan Hutcheson presented the staff memorandum regarding the Applications for a Draft Plan of Sub-Division and Zoning By-Law Amendment for 4551 Elgin Mills Development LTD, Major Kennedy Development LTD, and Major Kennedy South Developments LTD, Cultural Heritage Resources 10225-10227 Kennedy Road, and 4638 Major Mackenzie Drive.

Emily Grant, from Malone Given Parsons provided a presentation on the applications. Also in attendance were Chris Uchiyama, Letourneau Heritage Consulting Inc. providing information on the heritage impact assessment reports that were filed and Joseph Ho, WSP providing comment on grading matters.

Ms. Grant spoke in support of relocating the two Kennedy Road heritage resources within the subdivision to a more prominent location, but not retaining the Pingle Brown house due to its perceived lack of cultural heritage significance. She also noted that the Pingle burial area was not on her client's lands, but on the regional right-of-way and appeared to be owned by the City of Markham.

Committee provided the following feedback on the Applications:

- Suggested that the Applicant provide more options with respect to the heritage homes on the property (i.e. an option where the heritage homes remain in their current locations);
- Suggested the heritage homes on the property tell a story of this area of Markham;
- Suggested that the Pingle Cemetery be sensitively addressed as part of the plan of subdivision work notwithstanding ownership, but the issue of Kennedy Road widening needs to be considered as well;
- Suggested considering a parkette/linear connection with trees where the heritage homes and cemetery are located, which could include a pathway that connects the heritage assets, and secondary school;
- Noted that relocation should only be considered when the original location is not viable;
- Preference is to retain the heritage homes in their existing locations and any significant adjacent vegetation;
- Suggested adjusting the grading around the heritage homes so that they can remain where they are currently located (Mr. Ho had indicated that the heritage houses are currently about 2m higher than the proposed new grade for this area);
- Suggested that the house proposed for demolition (Pingle Brown) does have value to the community.

Recommendation:

1. That Heritage Markham does not support the proposed Zoning Amendment and Draft Plan of Subdivision applications at this time as they do not appropriately address the retention of the identified cultural heritage resources as per the cultural heritage policies of the City's Official Plan, the Robinson Glen Secondary Plan and the Community Design Plan, and encourages the applicant to continue to work with staff and the Committee; and,

2. That Heritage Markham recommends that the Homer Wilson House and J.P Carr Cottage, and Pingle-Brown House be retained on their original sites on appropriately sized lots and remain connected from a contextual perspective, and that the standard heritage conditions of approval be secured (i.e. heritage easement agreement, site plan approval/restoration plan, Markham Remembered plaques, etc); and,

3. That Heritage Markham recommends the Pingle Cemetery area be sensitively integrated with adjacent development in a respectful manner to protect and preserve its integrity including the requirement for appropriate fencing, landscaping and a Markham Remembered plaque; and,
4. That the Applicant report-back to the Heritage Markham Committee with an option where the heritage assets remain in their existing locations.

Carried

HERITAGE MARKHAM EXTRACT

DATE: September 15, 2021

TO: R. Hutcheson, Manager, Heritage Planning
E. Manning, Heritage Planner

EXTRACT CONTAINING ITEM #6.1 OF THE NINTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON SEPTEMBER 8, 2021.

6.1 PROPOSED ZONING BY-LAW AMENDMENT

DRAFT PLAN OF SUBDIVISION APPLICATIONS 10225-10227 KENNEDY ROAD 4638 MAJOR MACKENZIE DRIVE EAST (16.11)

FILE NUMBER:
PLAN 20 113780

Extracts:

R.Hutcheson, Manager, Heritage Planning
E. Manning, Heritage Planner

Evan Manning, Heritage Planner, addressed the Committee and provided a summary of the staff memorandum. He noted that the application was brought before the Committee on August 12, 2020 and that revisions were requested. A Cultural Heritage Impact Assessment Addendum Report (CHIA) has been produced by the applicant's heritage consultant, which outlines a relocation strategy for the Homer Wilson Farmhouse and J. P. Carr Cottage northwest of their current locations while retaining the contextual relationship of the buildings to each other as well as Kennedy Road and the Pingle Cemetery. Mr. Manning noted that the cultural heritage resource, Pingle-Brown House, at 4638 Major Mackenzie Drive East was further reviewed by Heritage Section staff. Two site visits were undertaken and it was the consensus of staff that the property had minimal cultural heritage value due to the number and extent of alterations which had occurred. The applicant's heritage consultant came to the same conclusion.

The Committee provided the following feedback:

- A. Expressed concern that insufficient attention is being paid to the Pingle Cemetery in the proposed development plan.

B. Commented that priority should be given to the Pingle Cemetery and that sufficient distance should be placed between the cemetery and the proposed street.

C. Commented that ownership of the land containing the 3 graves is currently unknown.

Staff advised that the ownership of Pingle Cemetery lands is still being explored. Staff is awaiting confirmation from the Legal Department whether further investigation into the current land ownership is possible.

Recommendations:

THAT Heritage Markham supports the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications at this time as they appropriately address the retention of the relevant identified cultural heritage resources;

THAT Heritage Markham recommends that the Homer Wilson House and J.P Carr Cottage be relocated to the location illustrated in the appended conceptual drawings, and that the standard heritage conditions of approval be secured (i.e. heritage easement agreement, site plan approval/restoration plan, Markham Remembered plaques, etc);

THAT Heritage Markham recommends the Pingle Cemetery area be sensitively integrated with adjacent development in a respectful manner to protect and preserve its integrity including the requirement for appropriate fencing, landscaping and a Markham Remembered plaque;

THAT Heritage Markham supports the recommendation of the CHIA report which would allow the Pingle Brown House to be deconstructed and documented during demolition to provide an opportunity to learn more about the mid-nineteenth century construction methods and materials and allow the possible salvage of building components, and that these findings would be provided to the municipality;

AND THAT final review of the Draft Plan of Subdivision and Zoning By-law Amendment, and any other development application required to approve the proposed development, be delegated to Heritage Section staff should the siting of the retained heritage resources be generally consistent with the conceptual drawings appended to this memo.

Carried