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PART TWO - DEPUTATIONS

4.1

ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION APPLICATIONS

10537 KENNEDY ROAD (FORMERLY 10539 KENNEDY ROAD)

ARTHUR WEGG HOUSE (16.11)

FILE NUMBER:

20 129597

Kennedy MM. Markham Ltd.

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

A. Crompton, Planner II, Planning and Urban Design Department

James Koutsovitis, Gatzios Planning + Development Consultants Inc.

Regan Hutcheson, Manager of Heritage Planning presented the staff memorandum on the Zoning By-Law Amendment and Draft Plan of Subdivision Applications for 10537 Kennedy Road (formerly 10539 Kennedy Road). The Applicant is now proposing to keep the heritage resource (the Arthur Wegg House) generally in its original location on a new foundation matching the proposed new grading for the subdivision. The lot for the heritage resource has also been substantially enlarged. Staff support the revised option proposed for the Arthur Wegg House.

Heritage Markham provided the following feedback on the revised option proposed for the Arthur Wegg House:

- Suggested that the preservation of the porch be planned carefully to ensure it is protected, as these types of porches can be easily damaged;
- Suggested there be more greenery around the house, and asked why there is no streetscape.

Staff and the Property Owner advised that the property's streetscape and landscaping will be looked at as part of the Site Plan approval process. The Site Plan for the property will come to the Heritage Markham Committee as a future application for review.

The Property owner noted that the type of greenery will need to be selected wisely, as some types of greenery can cause damage to the heritage resource, and a desire to retain views of the heritage resource.

- Recommendation:

That Heritage Markham supports the revised option proposed for the Arthur Wegg House which includes retaining the heritage resource near its original site (corner of Kennedy Road and future Street F), but on a new foundation and at the proposed grade of the adjacent subdivision lands;

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

And that the applicant secure and protect 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, and erect 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.

Carried