



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Evan Manning, Senior Heritage Planner

**DATE:** February 8, 2023

**SUBJECT:** Official Plan and Zoning By-law Amendment Applications  
7128, 7170 & 7186 Highway 7 East  
High-Rise Mixed-use Development  
20 119576 PLAN

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**Property/Building Description:** One-and-a-half storey detached dwelling with attached garage and two ancillary buildings constructed in 1870, 1900 and 1950, as per MPAC records.

**Use:** Residential.

**Heritage Status:** 7170 Highway 7 East (the “Francies Pike House”) is designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement

### **Application/Proposal**

- The City has received second-cycle submission materials related to concurrent Official Plan and Zoning By-law Amendment (OPA/ZBA) applications for the properties municipally-known as 7128, 7170 & 7186 Highway 7 East (the “subject lands”) to accommodate three residential buildings ranging in height from 18 to 24-storeys. Two blocks of 4-storey townhouses are also proposed in addition to below-grade parking and a 813 square metre public park;
- The Francis Pike House, municipally-known as 7170 Highway 7 East, is proposed to be relocated from its current position bordering Highway 7 East, and will front onto Arthur Bonner Avenue and be adjacent to a public park;
- The proposed use of the heritage building has not been clearly defined by the applicant with the submitted Planning Justification report stating that “*the heritage building will accommodate accessory uses to the residential buildings, forming a common element of a future condominium*”.

### **Heritage Markham**

- Heritage Markham previously considered the OPA/ZBA applications at its meeting on November 11, 2020 (refer to the meeting extract in Appendix ‘D’);

- In response to comments provided by City staff on the initial OPA/ZBA submission, the applicant revised the proposed site plan to illustrate, among other items, a new location for the Francis Pike House adjacent to a proposed municipally-owned park. As originally proposed, the heritage building was to be located between two high-rise buildings near the centre of the subject lands and was slated to contain daycare space (refer to Appendix ‘C’ for the original and revised site plans).

### **Context**

- The subject lands are located on the north side of Highway 7 East and are bordered by Cornell Centre Blvd to the west, Arthur Bonner Avenue to the north, and William Forster Road to the east. The subject lands contain the Francis Pike House and associated ancillary buildings as well as two low-rise dwellings dating from the mid-twentieth century (neither are municipally-identified as heritage resources nor are they considered by Heritage Section staff to be significant heritage resources worthy of protection or retention).

### **Heritage Policy**

- Section 4.5.3.3 of the 2014 Official Plan (OP) notes it is the policy of Council “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 or physical impact on the heritage attributes of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource”;
- Section 4.5.3.4 of the OP directs the municipality 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 of the OP directs the municipality “to require, 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*”;
- Section 4.5.3.11 of the OP indicates that the municipality will review applications for *development approval* and *site alteration on adjacent lands* to an individually designated property or a heritage conservation district to require mitigative measures and/or alternative development approaches in order to conserve the *heritage attributes* affected. This review may include measures to ensure compatibility with the characteristics, context and appearance of the *heritage attributes* affected;
- Section 4.5.3.13 of the OP states that the municipality should “consider the following options in order of priority, for relocation of a *cultural heritage resource* in its entirety, where it has been demonstrated that retention of the resource in its original location is neither appropriate nor viable:
  - a) within the area of development, preferably on the development site or former property; or

b) to a sympathetic site within Markham which may include a heritage conservation district or hamlet.

### **Staff Comment**

- Staff have no objection from a heritage perspective to the proposed siting of the Francis Pike House as illustrated in the appended revised site plan. While the heritage building will be relocated and reoriented from its original position fronting Highway 7, the proposed location remains within the historic boundaries of the original property, and will also provide improved visibility and a place of prominence relative its originally proposed location. As such, it is the opinion of Staff that the relevant OP policy concerning relocation of *cultural heritage resources* has been satisfied. Further, removal of the existing ancillary buildings or the proposed siting of the heritage building within the proposed development does not adversely impact the property's heritage attributes as identified in the appended designation by-law;
- As a condition of development approval associated with a future Site Plan Control or Major Heritage Permit application, Heritage Section staff will recommend submission of a Conservation Plan to detail an appropriate restoration scope for the Francis Pike House (note that the property is already subject to a Heritage Easement Agreement);
- Heritage Section staff will continue to work with the applicant to determine an appropriate use for the Francis Pike House given the absence of clear direction from the applicant in this regard (other than as an accessory use to adjacent residential units). The draft zoning by-law indicates that "Non-residential uses are permitted only in the heritage building" and the list of permitted non-residential uses include: *Art galleries, Business Offices, Child Care Centres, Commercial Schools, Financial Institutions, Libraries, Medical Offices, Museums, Personal Service Shops, Private Schools, Restaurants, Retail Stores and Take Out Restaurants*. Given there is no parking immediately associated with the heritage building site, it is suggested that the non-residential uses in the draft by-law be re-examined.

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

THAT Heritage Markham has no comment from a heritage perspective on the Official Plan application for 7128, 7170 & 7186 Highway 7 East, but suggests that the non-residential uses identified in the zoning by-law amendment be re-examined and that none of the identified development standards would impede the placement of the heritage building at its proposed location (i.e. setbacks)

AND THAT Heritage Markham delegates review of a future Site Plan Control application or Major Heritage Permit application for 7128, 7170 & 7186 Highway 7 East to Heritage Section staff provided that the submitted drawings are substantially in accordance with the material appended to this memo.

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ATTACHMENTS:

- Appendix 'A'        Location Map
- Appendix 'B'        Images of the Heritage Property
- Appendix 'C'        Initial Site Plan and Revised Site Plan
- Appendix 'D'        Heritage Markham Extract
- Appendix 'E'        By-law 2015-30

# Appendix 'A'

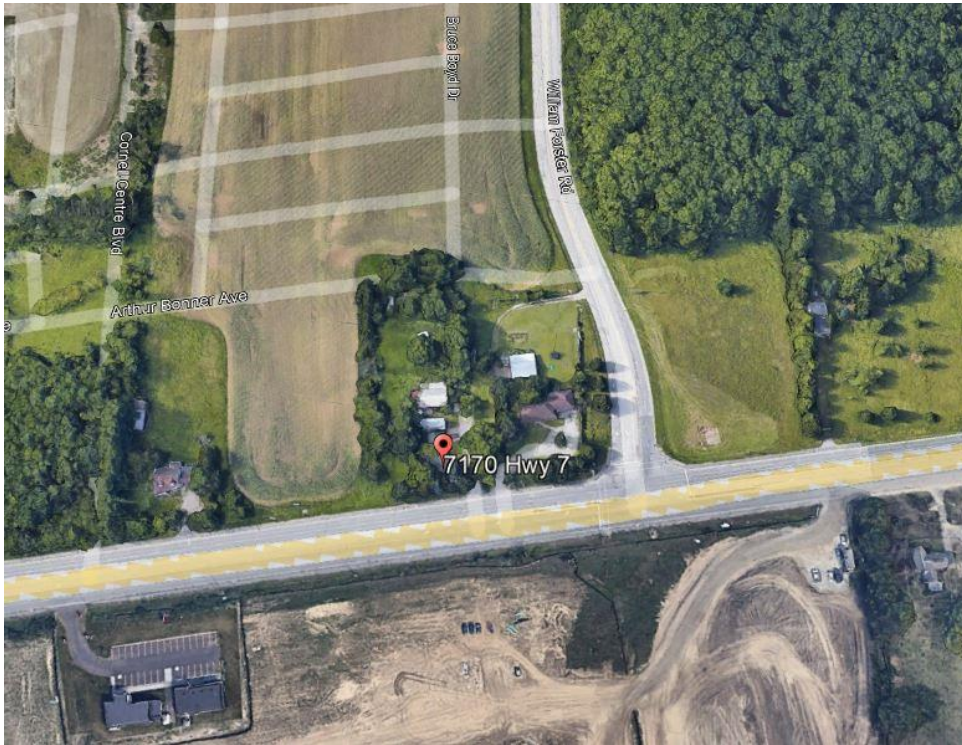
## Location Map



*The heritage property outlined in blue (Source: City of Markham)*

## Appendix 'B'

### *Images of the Heritage Property*



*Aerial image of the heritage property (Source: Google)*



*The south (primary) elevation of the heritage building (Source: Google)*



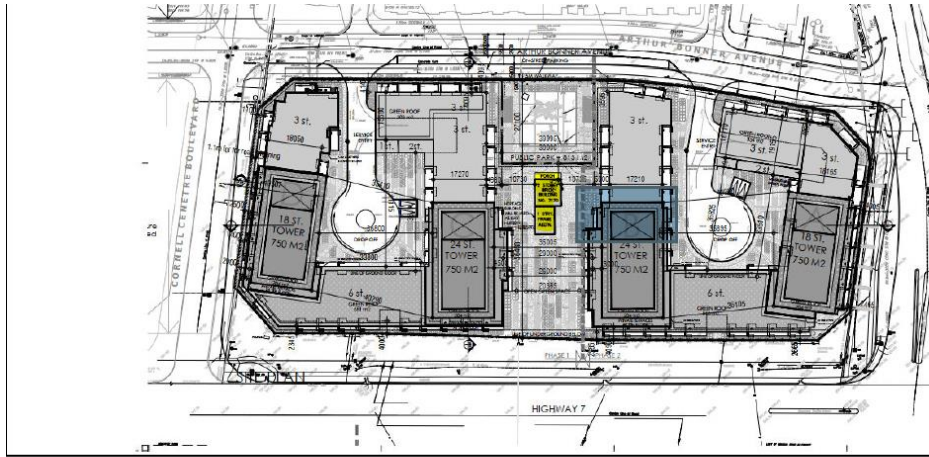
*The south (primary) elevation of the heritage building (Source: Heritage Section Photo Collection, c. 2004)*



*The east elevation of the heritage building (Source: Heritage Section Photo Collection, c. 2004)*

# Appendix 'C'

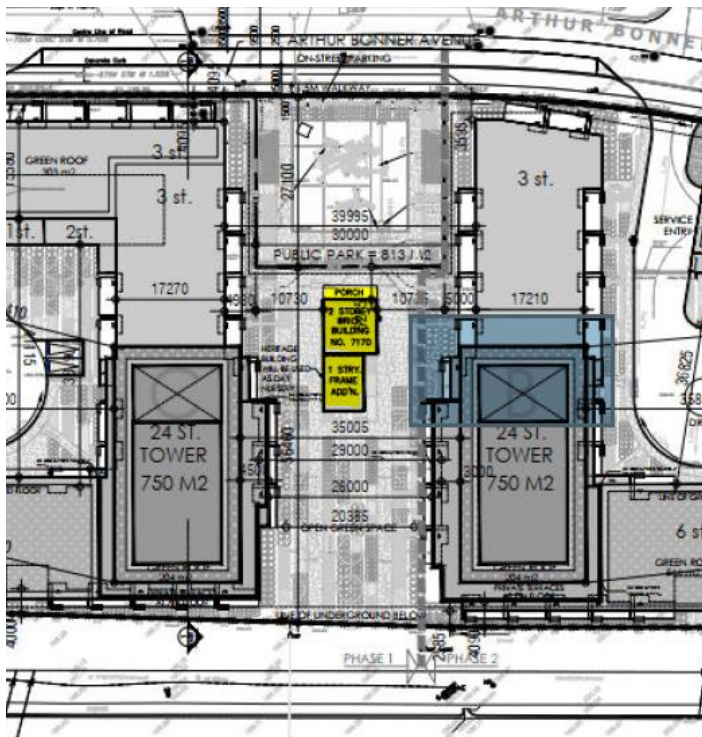
## Initial and Revised Site Plan



### CONCEPTUAL SITE PLAN

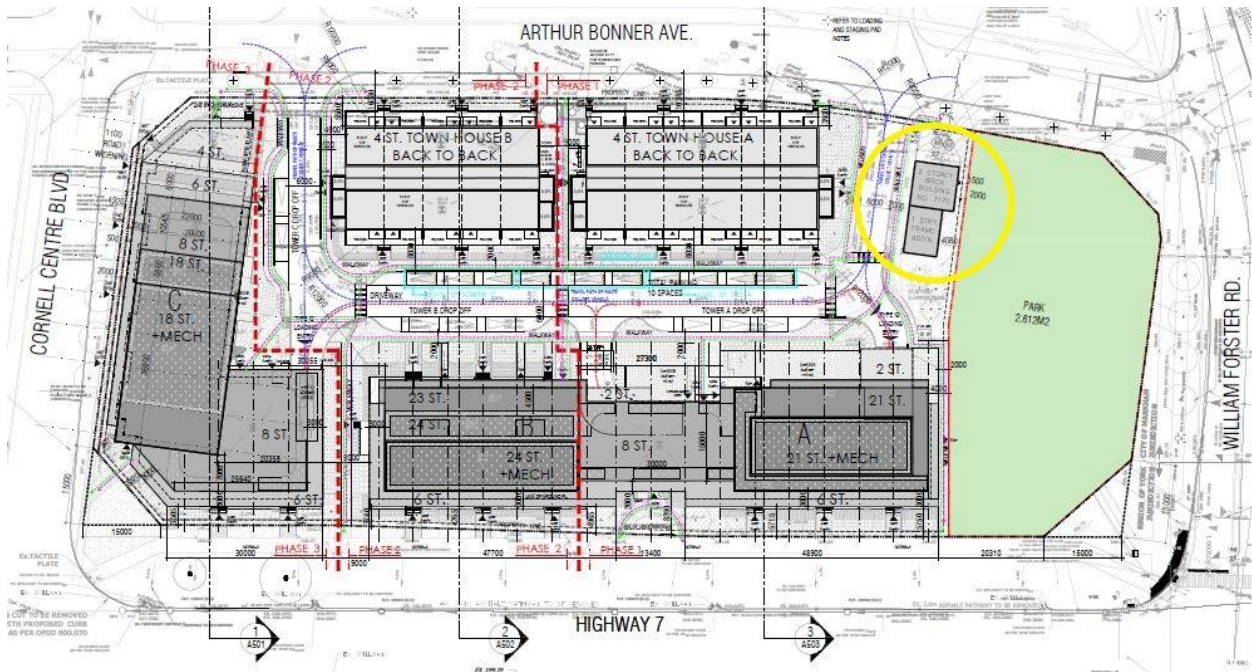
APPLICANT: Springhill Homes Inc. (Ignazio Giardina) c/o Walker, Nott, Dragicevic Associates Limited (Shannon Siguoin)  
7128 Highway 7 East

FILE No. PLAN 20 119576

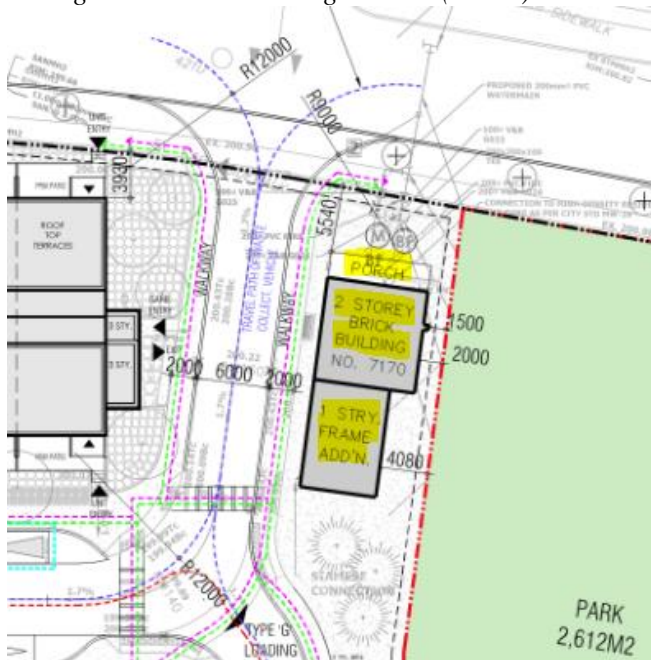


Original site plan with the relocated heritage building highlighted in yellow (Source: G+C Architects)





Revised site plan with the relocated heritage building circled in yellow (Source: G+C Architects)  
 Enlarged Area with Heritage House (below)



## **Appendix ‘D’**

### *Heritage Markham Extract*

## HERITAGE MARKHAM EXTRACT

DATE: November 11, 2020

TO: R. Hutcheson, Manager of Heritage Planning  
Stephen Corr, Senior Planner, East

EXTRACT CONTAINING ITEM #6.3 OF THE TENTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON NOVEMBER 11, 2020.

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### **6.3 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS**

#### **SPRINGHILL HOMES INC.**

#### **RETENTION OF FRANCIS PIKE HOUSE IN A HIGH RISE DEVELOPMENT 7170 HIGHWAY 7 (16.11)**

FILE NUMBER:

PLAN 20 119576

#### Extracts:

R.Hutcheson, Manager, Heritage Planning  
Stephen Corr, Senior Planner, East

Regan Hutcheson, Senior Manager of Heritage Planning presented the attached memorandum and supporting material for the retention of the Francis Pike House in a high-rise development. The developer is proposing to restore the heritage house on its original site, incorporate it into the high-rise development, and use it as a daycare.

Staff suggested that Heritage Markham have no comment from a heritage perspective on the Official Plan and zoning by-law amendments, but noted the buildings’ original orientation would be reversed and, no longer be facing Highway 7.

Committee provided the following feedback on the proposal for the retention of the Francis Pike House in a high-rise development:

- Suggested it may be more appropriate to locate the house on a corner of the development parcel or closer to Arthur Bonner Street;

- Some Members were against the Heritage House being located between two high-rise buildings, and others felt it was a unique way of featuring it in the development;
- Committee felt that the heritage resource would be maintained by the Condominium Corporation if it remained in the proposed location;
- Suggested the house should be put in a location where it is more compatible with the surrounding area;
- Noted it may be difficult to access the heritage house in its proposed location if it is being used as a daycare.

Recommendation:

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

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. **In its proposed location, the building would be lost relative to any public presence. If this overall development plan stays more or less the same, Heritage Markham suggests that the house be moved closer to Arthur Bonner Avenue.**
- 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.

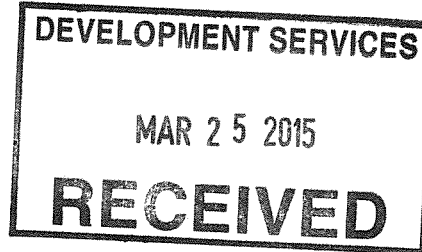
**Carried**

**Appendix 'E'**  
*By-law 2015-30*



March 25, 2015

Springhill Homes Inc.  
35 West Pearce Street, Unit 9  
Richmond Hill, ON L4B 3A9



Re: By-law 2015-30 - To designate certain property as being of Cultural Heritage Value or Interest (The Francis Pike House – 7170 Highway 7)

This will advise that Council at its meeting held on March 10, 2015, passed By-law 2015-30, which designated the "Francis Pike House", 7170 Highway 7, as being of cultural heritage value or interest.

A copy of the by-law, with the pertinent registration data, is attached for your information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kimberley Kitteringham'.

Kimberley Kitteringham  
City Clerk

Encl.

cc: The Ontario Heritage Trust  
R. Hutcheson, Manager, Heritage Planning



March 25, 2015

Sal Crimi  
S.C. Land Management Corporation  
40 Vogell Road, Unit 14  
Richmond Hill, ON L4B 3N6

Dear Sal Crimi:

Re: By-law 2015-30 - To designate certain property as being of  
Cultural Heritage Value or Interest (The Francis Pike House – 7170  
Highway 7)

This will advise that Council at its meeting held on March 10, 2015, passed By-law 2015-30, which designated the "Francis Pike House", 7170 Highway 7, as being of cultural heritage value or interest.

A copy of the by-law, with the pertinent registration data, is attached for your information.

Sincerely,

A handwritten signature in black ink, appearing to be 'Kimberley Kitteringham', written over a horizontal line.

Kimberley Kitteringham  
City Clerk

Encl.

cc: The Ontario Heritage Trust  
R. Hutcheson, Manager, Heritage Planning

**Properties**

PIN 03064 - 7636 LT  
 Description PT LT 11 CON 9 MARKHAM PT 8 65R35099; CITY OF MARKHAM  
 Address 7170 HIGHWAY 7  
 MARKHAM

**Applicant(s)**

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF MARKHAM  
 Address for Service 101 Town Centre Boulevard  
 Markham, ON  
 L3R 9W3

This document is being authorized by a municipal corporation The Corporation of the City of Markham by Frank Scarpitti, Mayor and Kimberley Kitteringham, City Clerk.

This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on the Municipality By-Law No. 2015-30 dated 2015/03/10.

Schedule: See Schedules

**Signed By**

Cathy I. Wyatt	101 Town Centre Blvd. Markham L3R 9W3	acting for Applicant(s)	Signed	2015 03 20
Tel 905-477-7000				
Fax 905-479-7764				

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

THE CORPORATION OF THE CITY OF MARKHAM	101 Town Centre Blvd. Markham L3R 9W3	2015 03 20
Tel 905-477-7000		
Fax 905-479-7764		

**Fees/Taxes/Payment**

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

**File Number**

Applicant Client File Number : 15 0411 DG 0012



## By-law 2015-30

A by-law to designate a property as being of  
Cultural Heritage Value or Interest  
The Francis Pike House

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WHEREAS Pursuant to Part IV of the Ontario Heritage Act, the Council of a Municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of Cultural Heritage Value or Interest;

AND WHEREAS the Council of the Corporation of the City of Markham has caused to be served on the owners of the lands and premises at:

Springhill Homes Inc.  
35 West Pearce Street, Unit 9  
Richmond Hill, ON L4B 3A9

and upon the Ontario Heritage Trust, notice of intention to designate the Francis Pike House, 7170 Highway 7, and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and forming part of this by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value or interest:

The Francis Pike House  
7170 Highway 7  
City of Markham  
The Regional Municipality of York

2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the properties described in Schedule "A" attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed on March 10, 2015.

"Kimberley Kitteringham"

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

"Frank Scarpitti"

\_\_\_\_\_  
Frank Scarpitti  
Mayor



## **SCHEDULE 'B TO BY-LAW 2015-30**

### **Francis Pike House c.1875 7170 Highway 7**

The Francis Pike House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in following Statement of Significance.

#### **Description of Property**

The Francis Pike House is a one and a half storey brick farmhouse located on the north side of Highway 7, east of Ninth Line. The property is situated within the Cornell community of the City of Markham.

#### **Historical or Associative Value**

The Francis Pike House has historical and associative value as the former home of Francis Pike, the son of a U.S. army officer and possibly a nephew of Colonel Zebulon Pike who was killed in action against the Town of York during the War of 1812. Francis Pike emigrated from Pennsylvania to Canada in 1824. He married Elizabeth Strickler and established a farm at Dickson Hill. Like many other families that came to Markham from Pennsylvania, the Pikes were Mennonites. In later years they moved to a 10 acre property east of Markham Village and built a brick farmhouse that still stands at 7170 Highway 7.

#### **Design or Physical Value**

The house at 7170 Highway 7 is a representative example of a vernacular farmhouse of the 1870s, clad in patterned brick and retaining its original hipped roof front veranda with slender square posts and fretwork brackets. Corner quoins, a brick frieze on the front wall, and raised "eyebrow" arches over door and window openings are typical decorative brick elements of the period. The symmetry of the façade and form of the building are indicative of the persistence of the design influence of the Georgian architectural tradition well into the 19<sup>th</sup> century.

#### **Contextual Value**

The Francis Pike House is one of a group of heritage buildings that remain from the area's history as an agricultural community that existed between Markham Village and the hamlet of Locust Hill until relatively recent times, when the area was transformed from farmland into the New Urbanism community of Cornell.

#### **Significant Architectural Attributes**

Exterior character-defining attributes that embody the heritage value of the Francis Pike House include:

- Overall T-shaped form of the building, including the one storey brick rear kitchen wing;
- Fieldstone foundation;
- Brick walls with buff brick accents on a red brick body;
- Raised brick "eyebrow" arches over door and window openings;
- Gable roof with projecting eaves and wood shingle moulds and fascia;
- Segmentally-headed 2 pane over 2 pane wood sash windows and their associated wood frames and projecting wood sills;
- Wood front door with 4 panelled design;
- Front veranda with hipped roof, slender square wood posts and fretwork brackets.