

**SUBJECT:** Intention to Designate a Property under Part IV of the Ontario Heritage Act  
The Arthur Wagg House  
10539 Kennedy Road

**PREPARED BY:** Peter Wokral, Heritage Planner ext. 7955

**REVIEWED BY:** Regan Hutcheson, Manager of Heritage Planning

---

**RECOMMENDATION:**

- 1) That the report dated November 19, 2013, entitled “Intention to Designate a Property under Part IV of the *Ontario Heritage Act*, Arthur Wagg House, 10539 Kennedy Road” be received;
- 2) That as recommended by Heritage Markham, the Arthur Wagg House – 10539 Kennedy Road, be approved for designation under Part IV of the *Ontario Heritage Act* as a property of cultural heritage value or interest;
- 3) That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the *Ontario Heritage Act*;
- 4) That if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, the Clerk be authorized to place a designation by-law before Council for adoption;
- 5) That if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board;
- 6) That the application to demolish the Arthur Wagg House be denied;
- 7) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

Not Applicable

**PURPOSE:**

The purpose of this report is to recommend to Council that the “Arthur Wagg House” be designated under Part IV of the *Ontario Heritage Act*.

**BACKGROUND:**

**The property is listed on the Town of Markham Register**

The subject building is located at 10539 Kennedy Road north of Major Mackenzie Drive and is leased to the Forsythe Farms Country Market. The property is included on the Markham Register of Property of Cultural Heritage Value or Interest. The Register is the City’s inventory of non-designated properties identified as having cultural heritage value or interest, Part IV properties (individual designations) and Part V properties (district designation).

---

**The Arthur Wagg House is a good example of a modest early 20<sup>th</sup> century Edwardian Classical style farmhouse**

The Arthur Wagg house is a two storey, brick, farmhouse constructed just after the First World War. The house exhibits typical features of the Edwardian Classical Style including a medium sloped hipped roof, a dark red, pressed brick, veneer cladding, an asymmetrical arrangement of windows and doors, and a generous veranda composed of sturdy classical half columns atop brick piers and a decorative patterned brick railing. Farmhouses of this period and style reflected the growing prosperity of the local farming community and were the first built for modern conveniences such as central heating, plumbing and electricity. The house is believed to have been constructed by a prominent local builder by the name of John Miller who is credited with building many of the red brick Edwardian Classical style houses in Unionville, as well as the old arena at the Markham Fair Grounds. (See photos of the building Figure 2)

The Statement of Significance is attached as Appendix 'A'.

**The "Arthur Wagg House" is threatened by demolition**

On October 7, 2013 Heritage Section staff forwarded a letter to the owner of the property acknowledging their application to demolish the Arthur Wagg house as well as three barns on the property. In order to protect the Arthur Wagg house from demolition, so it may be integrated into any future development on the property, Heritage Section Staff recommends that the property be designated under Part IV of the *Ontario Heritage Act*. Heritage Section staff has no objection to the demolition of the barn buildings, provided that the applicant advertises the structures in the local newspapers for relocation or salvage. If the City does not pursue designation of the Arthur Wagg house under Part IV of the *Ontario Heritage Act*, the owner will be in a position to demolish all four buildings on December 5, 2013

**There is no immediate development potential for the property**

The subject property is located outside the current urban boundary, and is also outside of the Future Urban Area (2031) identified in ROPA3 and the draft new Markham Official Plan. There are no development applications to impact the heritage resources or to require their removal. Removal of the buildings therefore seems premature.

**The building has been evaluated using the City's heritage evaluation system**

The building was evaluated by Heritage Markham and staff using the City's Heritage Building Evaluation System. The Arthur Wagg House was evaluated as a Group 2 Heritage building. Group 2 buildings are those buildings of significance and worthy of preservation. Group 2 buildings are also considered worthy of designation under the Act.

**The building has been assessed using the Ministry of Culture's Designation Criteria**

The Government of Ontario on January 25, 2006 passed a regulation (O.Reg. 9/16) which prescribes criteria for determining a property's cultural heritage value or interest for the purpose of designation. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets the prescribed criteria.

The purpose of the regulation is to provide an objective basis for the determination and evaluation of resources of cultural heritage value. The prescribed criteria help ensure the effective, comprehensive and consistent determination of value or interest by all Ontario municipalities. The criteria are essentially a test against which properties can be judged; the stronger the characteristics of the property compared to the standard, the greater the property's cultural heritage value. The property may be designated if it meets one or more of the criteria.

The subject property has cultural heritage value or interest as it meets the following criteria:

- The property has design value or physical value because it:
  - Is a relatively intact and original example of an early 20<sup>th</sup> Century Edwardian Classical farmhouse;
- The property has historical value or associative value because it:
  - Has direct associations with the agricultural past of Markham and the crossroad community of Cashel;
  - Yields, or has the potential to yield, information that contributes to a better understanding of a the agricultural community and the evolution of the agricultural community in Markham.

#### **Heritage Markham has recommended designation**

The designation process under the Ontario Heritage Act requires a municipal council to consult with its municipal heritage committee when properties are considered for designation. The historical research and heritage attributes related to this heritage resource were reviewed by Heritage Markham on November 13, 2013 and the committee has recommended that the property be designated as a property of cultural heritage value or interest. (See Appendix 'B')

#### **OPTIONS/ DISCUSSION:**

##### **The preservation of the heritage resource is consistent with City policies**

The City of Markham's Official Plan contains Cultural Heritage policies related to the protection and preservation of heritage resources and how they are to be treated within the development process. The designation of this resource will ensure that its heritage attributes are addressed and protected.

##### **Provincial planning policies support designation**

The Ontario Government's current Provincial Policy Statement which was issued under Section 3 of the Planning Act and came into effect March 2005 includes cultural heritage policies. These policies indicate that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Designation provides a mechanism to achieve the necessary protection. The policies further indicate that development and site alteration may be permitted on adjacent lands to protected heritage property where the

---

proposed development has been evaluated and it has been demonstrated that the heritage attributes of the resource will be conserved.

**The owner is aware of the intention to designate**

The owner is aware of the City's intent to designate the Arthur Wagg House under Part IV of the *Ontario Heritage Act*, and to integrate this heritage resource into any future development of the property.

**Designation acknowledges the importance of the heritage resource**

Designation signifies to both the owner and the broader community that the property contains a significant resource that is important to the community. Designation doesn't restrict the use of the property. However, it does require the owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not Applicable

**HUMAN RESOURCES CONSIDERATIONS**

Not Applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Heritage designation aligns with the strategic priorities of Managed Growth and Environment. Designation recognizes, promotes and protects heritage resources, which strengthens the sense of community. The preservation of heritage buildings is environmentally sustainable because it conserves embodied energy, diverts sound construction materials from entering landfill sites, and reduces the need to produce and transport new construction materials.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Acceptance of this recommendation to designate the property located at 10539 Kennedy Road under Part IV of the *Ontario Heritage Act* will require the Clerk's Department to initiate the following actions:

- publish and serve on the property owner, the Ontario Heritage Trust and the public through newspaper advertisement, Council's notice of intention to designate the property as per the requirements of the Act: and
- prepare the designation by-law for the property

**RECOMMENDED BY:**



Rino Mostacci, M.C.I.P., R.P.P.  
Director of Planning & Urban Design



Jim Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

Figure 1 – Owner/Agent and Location Map

Figure 2 - Building Photographs

Appendix 'A' – Statement of Significance/ Reasons for Designation

Appendix 'B' -Heritage Markham Extract

Q:\Development\Heritage\PROPERTY\KENNEDY\10539\Designation Report 2013.doc

**FIGURE 1**

OWNERS: Kennedy MM Markham Ltd.  
2700 Dufferin St.  
Suite 34  
Toronto ON, M6E 4J3

MAP:

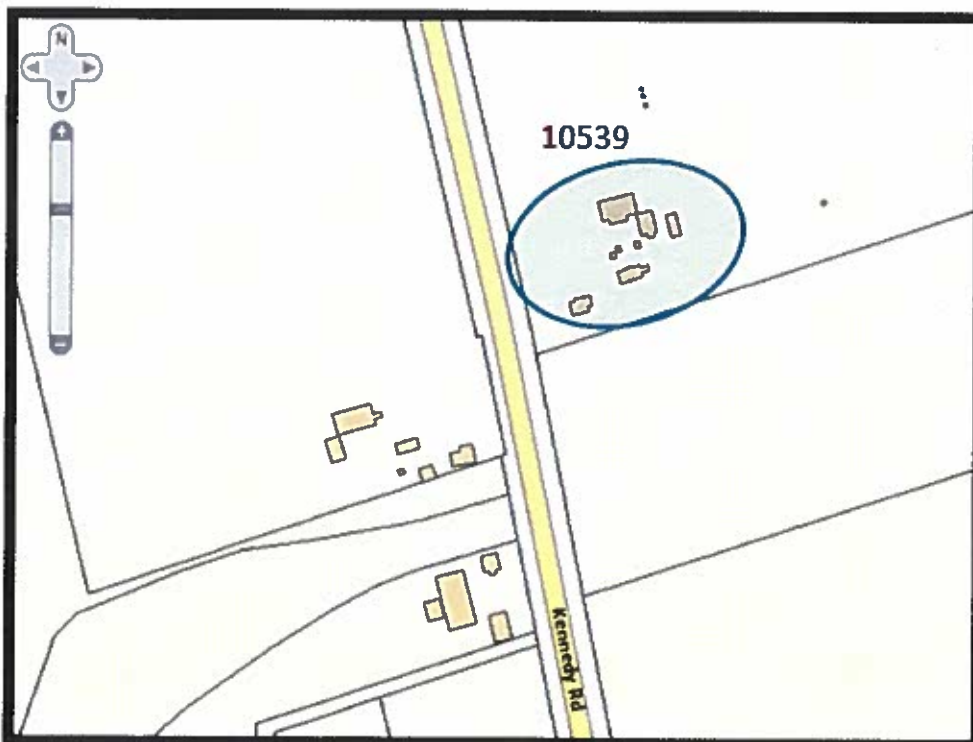
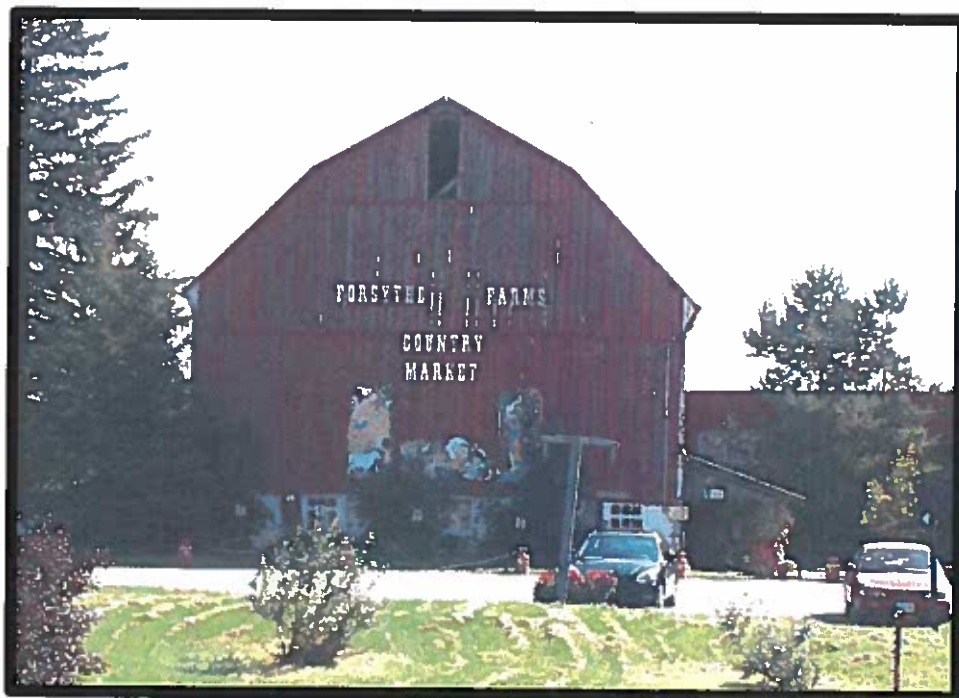


Figure 2



The Arthur Wagg House



## APPENDIX A

### Statement of Significance

#### Arthur Wagg Farmhouse

10539 Kennedy Road

c.1922

The Arthur Wagg Farmhouse 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 Arthur Wagg Farmhouse is located on the east side of Kennedy Road, in a rural setting north of Unionville. The farmhouse is south of a barn complex on the same property, associated with the Forsythe Family Farms Country Market.

#### **Design and Physical Value**

The Arthur Wagg Farmhouse has design and physical value as a typical example of the modest, simply detailed farmhouses built in Markham in the first quarter of the 20<sup>th</sup> century. Its architectural detailing reflects the Edwardian Classicism that was popular from the 1910s through the 1920s. The house was constructed in a modified form of an American Foursquare, with its functional, compact shape ornamented with a corner porch. The red pressed brick cladding and two storey form of the house, with a broad hipped roof, is representative of up-to-date farm residences that were locally built in the early part of the 20<sup>th</sup> century.

#### **Historical and Associative Value**

The property has historical and associative value as the former farmhouse of Arthur Wagg and his family. Arthur Wagg was the son of English immigrants William and Mary Wagg, who came to Markham in the 1860s. The house is believed to have been constructed c.1922 by John Miller, a prominent local builder who is credited with building many of the red brick houses in Unionville and vicinity, and the old arena at the Markham Fairgrounds. Since 1986, the property has been the location of Forsythe Family Farms Country Market, a community landmark.

#### **Contextual Value**

The Arthur Wagg Farmhouse has contextual value as one of a number of older buildings clustered around the historic crossroads community of Cashel. It is a tangible reminder of the community's past as a prosperous agricultural area. The house illustrates the trend of farm improvement over time, and is a good example of an early 20<sup>th</sup> century farmhouse exhibiting features typical of Edwardian Classicism in Southern Ontario.

### **Significant Architectural Attributes**

Character-defining attributes that embody the cultural heritage value of the Arthur Wagg House include:

- L-plan shape;
- Red brick walls with segmental brick arches over window openings;
- Masonry foundation;
- Medium pitched hipped roof with wide overhanging boxed eaves;
- Hipped-roofed corner porch with closed gable at the corner, supported on wooden Tuscan columns on brick piers with concrete caps, and brick railing with basket-weave brick pattern, capped with concrete coping, and skirted with basket-weave brickwork;
- Corner stairs of front porch, with brick sidewalls with concrete coping;
- One over one single hung windows with concrete sills.



## HERITAGE MARKHAM EXTRACT

DATE: November 15, 2013  
TO: R. Hutcheson, Manager of Heritage Planning  
Hamish Wei, Forest Hill Homes, Applicant

### EXTRACT CONTAINING ITEM #3 OF THE ELEVENTH HERITAGE MARKHAM COMMITTEE MEETING HELD ON NOVEMBER 13, 2013

---

3. BUILDING PERMIT APPLICATION  
10539 KENNEDY ROAD  
DEMOLITION PERMIT (16.11)  
FILE NUMBER: DP 13 132 439  
Extracts: R. Hutcheson, Manager of Heritage Planning
- 

The Committee received the notes from the Architectural Review Sub-Committee held on November 6, 2013.

Hamish Wei, applicant, did not attend the meeting.

The Manger of Heritage Planning provided an update on the Building Permit and Demolition Permit applications for 10539 Kennedy Road. Photographs of the buildings were displayed and the significant heritage features were identified. The Committee discussed the value of the dwelling, preservation issues, material salvage opportunities, and the educational value of the farm operation that previously existed.

It was suggested that the owner be requested to keep the heat on and secure the dwelling as best as possible, perhaps the demolition of the barns could be contingent on preservation of the dwelling.

#### HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham does not support the demolition of the existing heritage house at 10539 Kennedy Road and recommends its designation under Part IV of the Ontario Heritage Act; and,

That Heritage Markham requests the applicant to withdraw the demolition permit application for the existing heritage house; and,

That Heritage Markham has no objection to the demolition of the existing barns at 10539 Kennedy Road, provided the applicant advertises the barns in the local newspapers for relocation or salvage as per the City's established policies; and further,

That the owner be requested to heat and secure the dwelling from the elements as a condition of the Demolition Permit, and that Heritage Section and By-law Enforcement staff monitor the preservation efforts.

CARRIED