



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: March 11, 2020

SUBJECT: Variance Application
2 Alexander Hunter Place, Markham Heritage Estates
SC 17 167062

Property/Building Description: James Brander House, c.1874, a two storey red brick farmhouse in the Italianate style.

Use: Vacant residential

Heritage Status: Designated under Part IV of the Ontario Heritage Act when still on its original site at 31 Helen Avenue in Unionville.

Application/Proposal

- The applicant is seeking support from the Committee to widen the addition to the heritage house by 2 ft. which was approved by the City in 2019, in order to make the addition more accessible for a family member with special needs;
- No changes are proposed for the North or East elevations.

Background

- The applicant obtained approval for the previous design of the addition from the City in April of 2019 and a building permit in June of 2019, but the building has been sitting vacant and deteriorating since it was moved to Heritage Estates in 2015;
- Since that time, a change in who will be occupying the house in the future has created the need to revise the previously approved design of the addition to accommodate certain accessibility features;

Staff Comment

- Staff has reviewed the proposed changes and has no objection to the owner's request to widen the proposed rear addition to accommodate internal changes to make it more accessible, but recommends the following based on the revised drawings provided;

- That the relationship between the house and grade in the drawings originally approved be maintained so that there is no requirement to provide veranda railings in compliance with the Ontario Building Code;
- That the basement windows be revised to historically authentic three paned windows;
- That the entrance off the side veranda be revised to a door with a transom only and not the entrance illustrated with a single sidelight;
- That the French door illustrated on the rear addition be revised to a more historically authentic door to the satisfaction of Heritage Section staff;
- That the decorative details of the veranda be identical to the front and side veranda details of the house located at 141 Main Street Unionville which is closely related in its architectural style.
- At this point Heritage Staff is unsure if the proposed widening of the addition will require the need for a variance to the By-law. Staff would have no objection to a variance to permit the widening of the addition, as the proposed change would not negatively affect the heritage attributes of the heritage house or the historic character of Markham Heritage Estates;
- Staff also has no objection to the change in exterior siding proposed for the rear addition.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham would have no objection from a heritage perspective to a site plan application to widen the proposed rear addition by 2 feet, as shown in the drawing date stamped March 4, 2020 provided that the following revisions are made to the drawings:

- That the relationship between the house and grade in the drawings originally approved be maintained so that there is no requirement to provide veranda railings in compliance with the Ontario Building Code;
- That the basement windows be revised to historically authentic three paned windows;
- That the entrance off the side veranda be revised to a door with a transom only and not the entrance illustrated with a single sidelight;
- That the French door illustrated on the rear addition be revised to a more historically authentic door to the satisfaction of Heritage Section staff;
- That the decorative details of the veranda be identical to the front and side veranda details of the house located at 141 Main Street Unionville which is closely related in its architectural style.

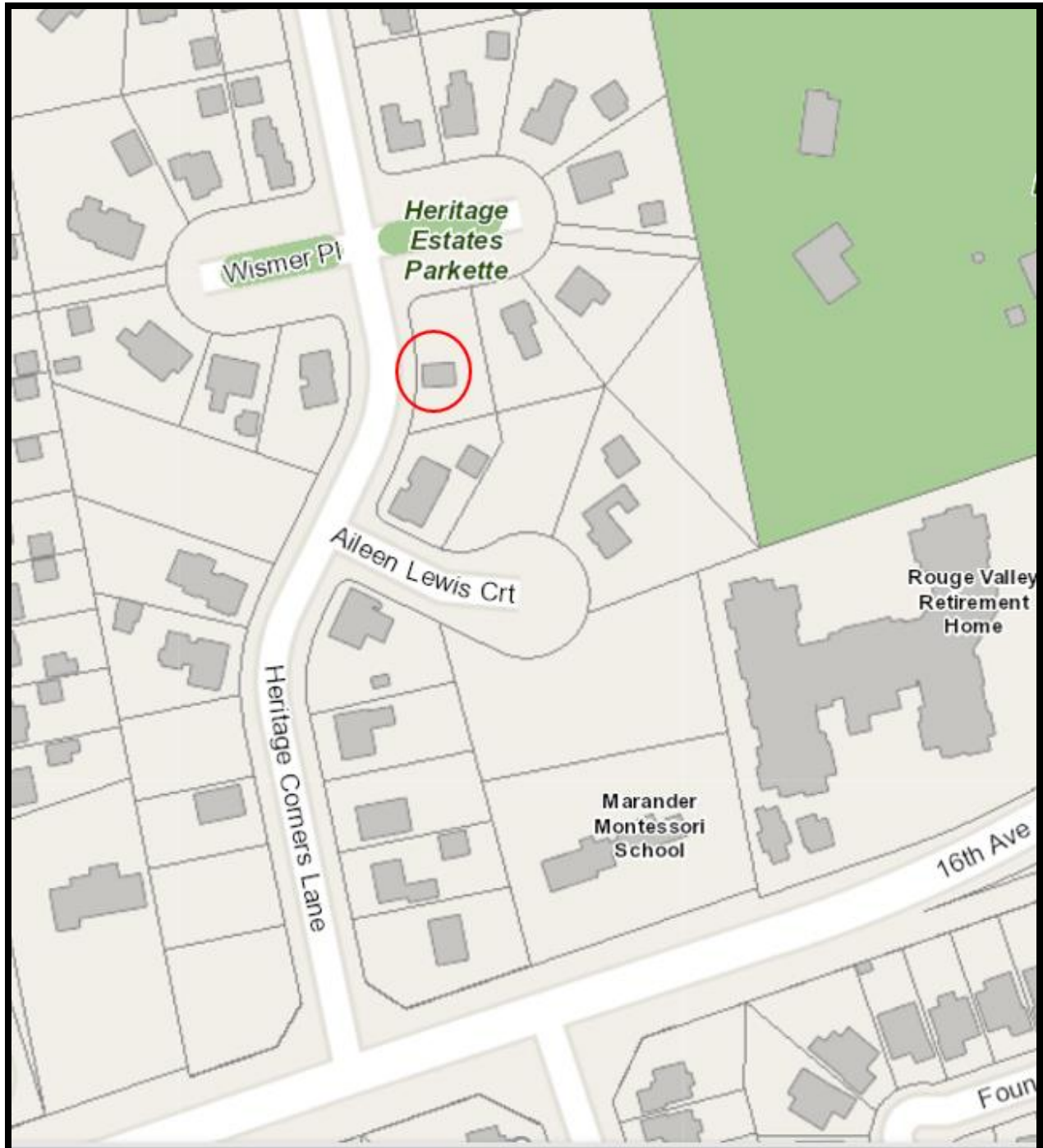
THAT Heritage Markham has no objection to any variance to the By-law required to permit the proposed 2 ft. widening of the addition as illustrated in the drawing date stamped March 4, 2020;

THAT final review of any development application in order to approve the revised addition as illustrated in the drawings date stamped March 4, 2020 be delegated to the City, (Heritage Section) staff;

THAT the applicant enter into a Site Plan agreement containing the standard conditions regarding materials, colours, windows etc.

File: 2 Alexander Hunter Place

2 Alexander Hunter Place, Markham Heritage Estates

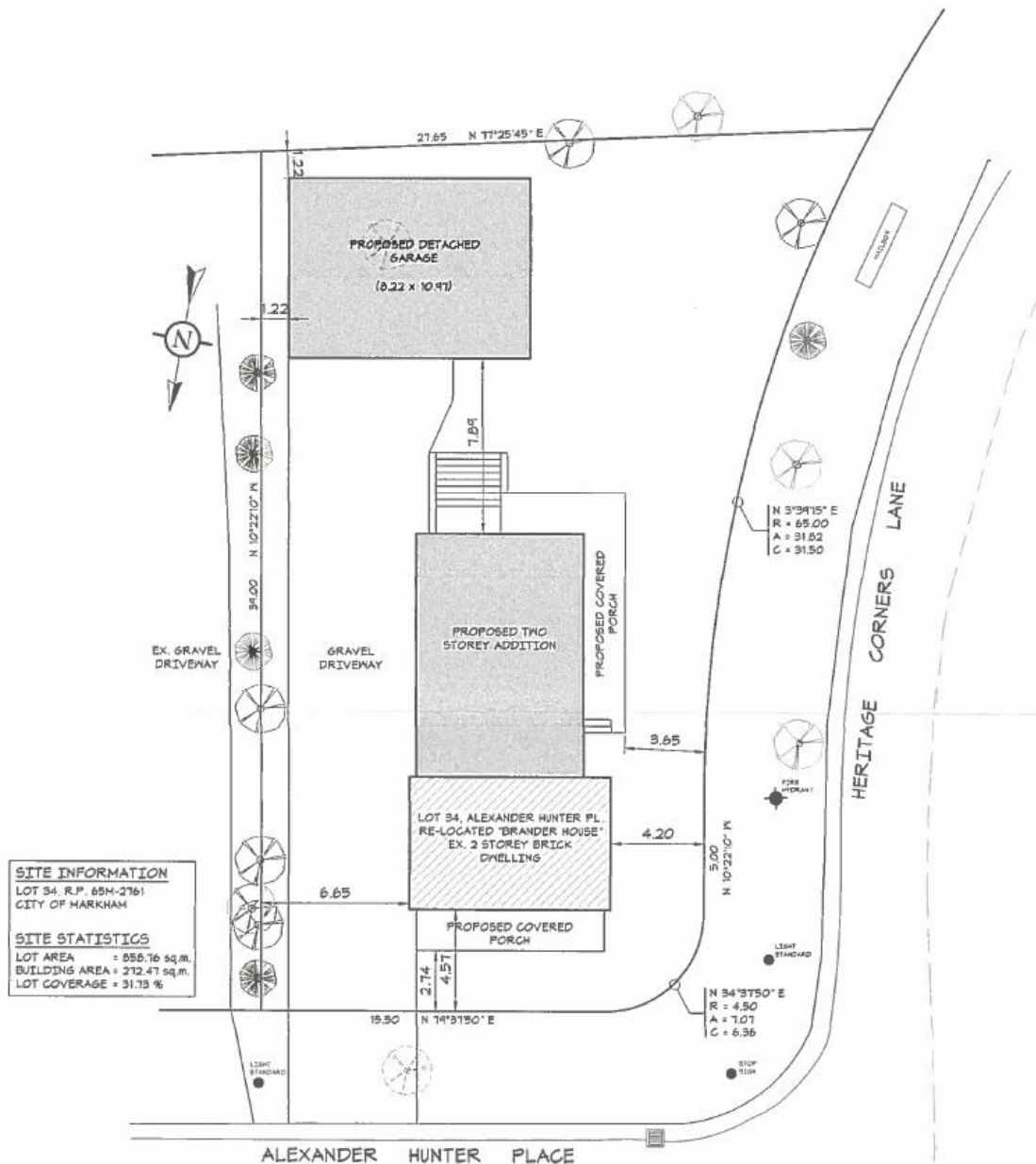


2 Alexander Hunter Place, Markham Heritage Estates



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Site Plan as approved by the City in 2019



Plans endorsed in principle subject to compliance with conditions set out in

Memorandum dated: Oct. 4, 2019

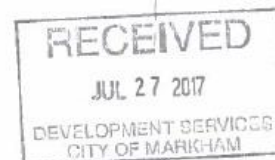
Date: Oct 10, 2019

Signature: [Signature]
 Senior Development Manager

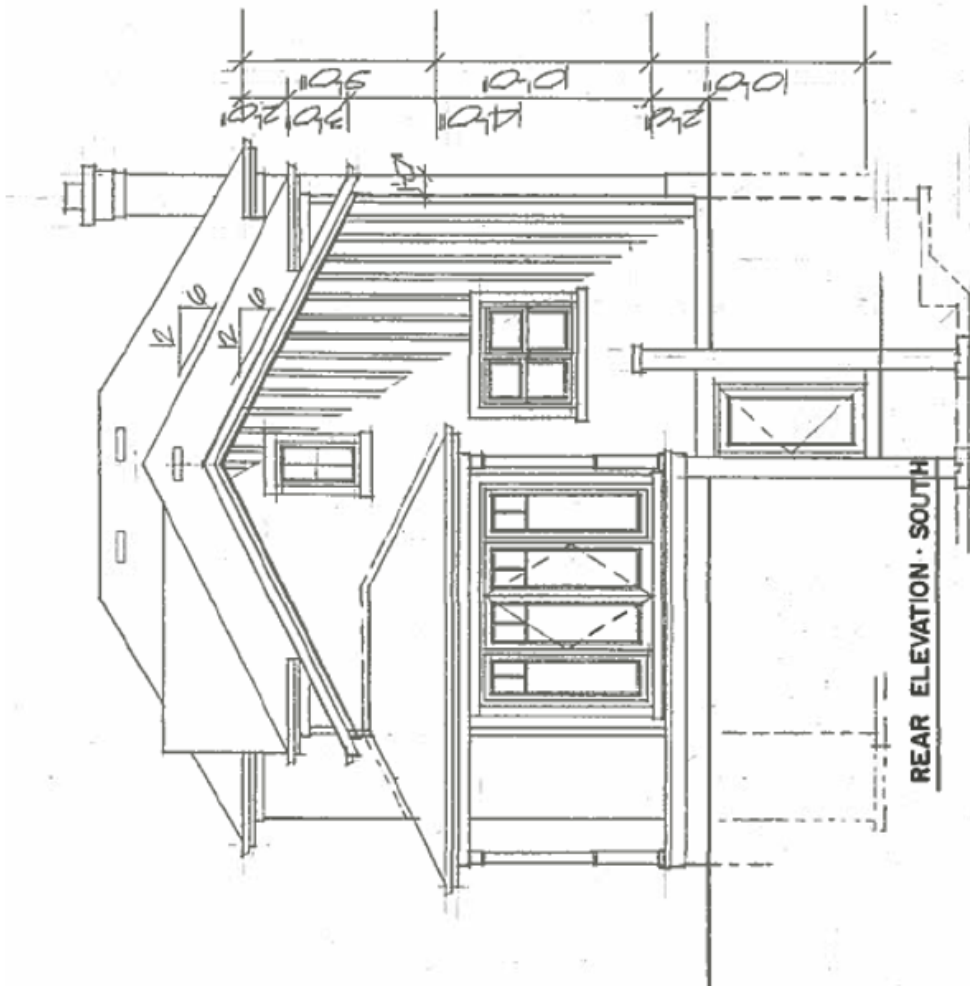
Plans approved in accordance with site plan agreement dated: April 25, 2019

Date: April 30, 2019

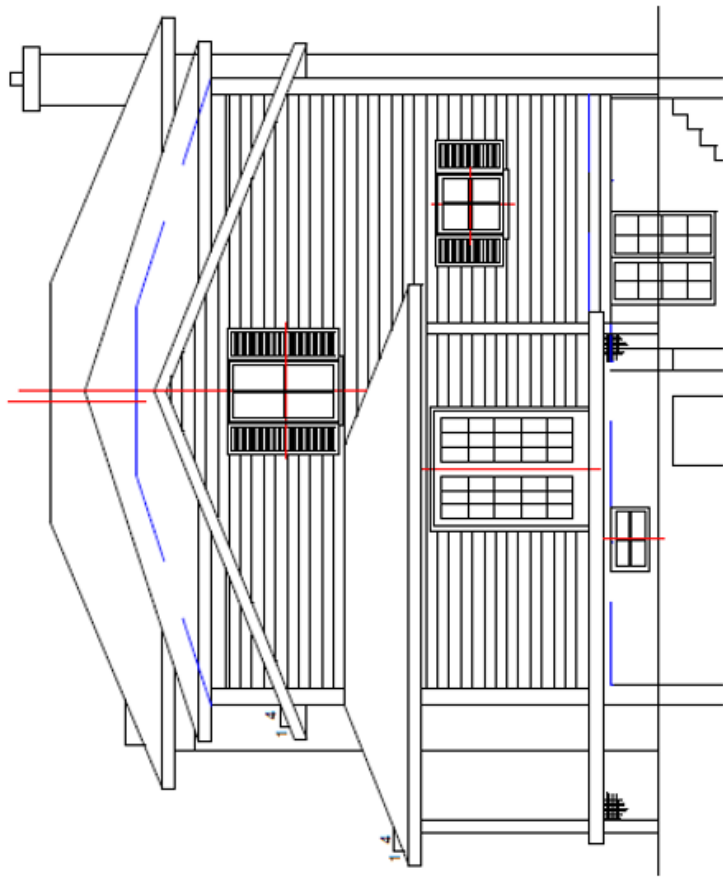
Signature: [Signature]
 Director of Planning and Urban Design

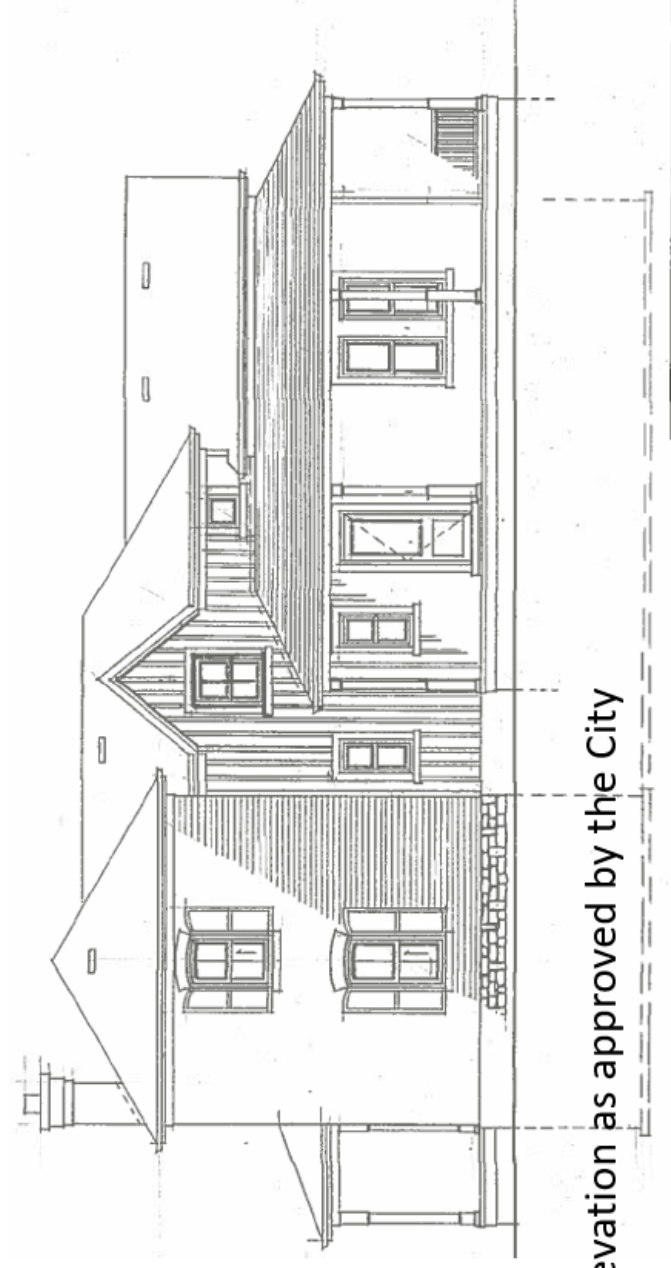


South Elevation of Addition
as approved by City



South Elevation of Addition 2 ft.
wider as proposed by owner
March 4, 2020





West Elevation as approved by the City

West Elevation as proposed by the owner March 4, 2020

