



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: June 9, 2021

SUBJECT: Notice of Intention to Demolish/Demolition Permit Application
DP 21 120197
Alexander McPherson House
31 Victory Avenue
Milliken Community

Property/Building Description: Alexander McPherson House, c. 1840 one and one half storey frame farmhouse, Georgian architectural tradition

Use: Vacant

Heritage Status: Designated under Part IV of the Ontario Heritage Act

Application/Proposal

- Staff has received an email stating the owner's intention to demolish the Alexander McPherson House and accompanying engineer's report prepared by Ojdrovic Engineering.

Background

- On the recommendation of Heritage Staff and Heritage Markham, Council designated the Alexander McPherson House in 2017 in response to the receipt of a demolition permit application by the previous owner;
- The previous owner withdrew their demolition permit application and did not object to the designation of the house, but did not pursue their proposed redevelopment of the property and sold the property to the current owner. The current owner is proposing to construct a 95 townhouse development on the adjacent land at 186 Old Kennedy Road and has indicated that the property occupied by the McPherson House is to be conveyed to the School Board and therefore the house needs to be demolished;
- The owner also believes that the McPherson House needs to be demolished due to its deteriorated physical condition despite the Engineering Report stating the following:

Despite all of deficiencies, it is our professional opinion, that it would be possible to proceed with a conservation project to preserve this building. It is our opinion that the repairs to the wood framing system to bring it to its almost original state would be possible. The real questions is at what price and how much of the fabric of value would remain.

- Once an owner has indicated their intention to demolish a building designated under Part IV of the Heritage Act, the municipality has 90 days to obtain a decision from Council on the application;
- Staff requires the input of Heritage Markham regarding the proposed demolition in order to draft a report for Council.

Staff Comment

- Despite the current physical condition of the McPherson House and Engineering Report, Staff does not support the demolition of the McPherson House and recommends that the demolition permit DP 21 120197 be denied, and that the McPherson House be appropriately incorporated and restored as a dwelling within the proposed townhouse development.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham does not support the proposed demolition of the McPherson House and recommends that it be appropriately incorporated as a dwelling within the proposed townhouse development.

File: 31 Victory Ave. Milliken

The Alexander McPherson House
31 Victory Ave. Milliken



The Alexander McPherson House
31 Victory Avenue, Milliken



Proposed Site Plan

