



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** July 14, 2021

**SUBJECT:** Zoning By-law Amendment Application to permit a Secondary School  
9286 Kennedy Road  
George Hunter House  
PLAN 21 107046

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**Property/Building Description:** George Hunter House, c.1860. 1 ½ storey, frame, vernacular L-plan house

**Use:** Vacant, former dwelling

**Heritage Status:** Individually designated under Part IV Ontario Heritage Act

### **Application/Proposal**

- The City has received a Zoning Amendment application for 9286 Kennedy Road proposing to change the zoning designation from the current Rural Residential (RR1) designation, under By-law 304-87 as amended, to the Community Amenity One \*260 designation under By-law 177-96, as amended to permit the construction of a 5 storey Secondary School Building as well as associated development standards;
- The accompanying conceptual site plan and elevation drawings show the George Hunter House slightly relocated in the same general area and orientation fronting Kennedy Road, but partially enclosed within a glass curtain wall structure, to be utilized as a student lounge.

### **Background**

- The George Hunter House has remained vacant for several years, but the owner has made efforts to maintain the building and protect it from further damage so that it may be incorporated into the proposed development of the Secondary School;

### **Staff Comment**

- Heritage Section staff has no comment on the proposed By-law amendment to permit a 5 storey Secondary School on the property, but does have comment on the utilization of the George Hunter House within the new development;

- Staff supports the retention of the George Hunter House in its original location (or slightly relocated if needed due to proposed road widening requirements) and orientation fronting Kennedy Road;
- Given the lack of heritage context at the intersection of Kennedy Road and 16<sup>th</sup> Ave. (the George Hunter House is the only remaining historic building of the crossroads community of Hunter's Corner) and the owners previous efforts seeking permission to demolish this structure, Heritage Staff is supportive of this proposal to preserve the George Hunter House by partially enclosing it in a glass structure, provided that:
  - the proposed new structure is designed so that the alterations to the Hunter House are reversible,
  - the integrity of the historic structure is maintained, and
  - that a restoration plan for the George Hunter House is submitted as part of a future site plan control application that includes the retention of the existing south facing box bay window, replication of missing verandas, gable end chimneys and other missing exterior architectural details.
- The approach to conserve and protect the George Hunter House will offer future students and the public an interesting display of the juxtaposition between historic and modern architecture, and how a community such as the former Hunter's Corners evolves over time.

## **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham Committee has no comment from a heritage perspective on the proposed By-law amendment to facilitate a 5 storey Secondary School building at 9286 Kennedy Road;

THAT Heritage Markham supports retaining and relocating the George Hunter House in the same general location and orientation fronting Kenney Road;

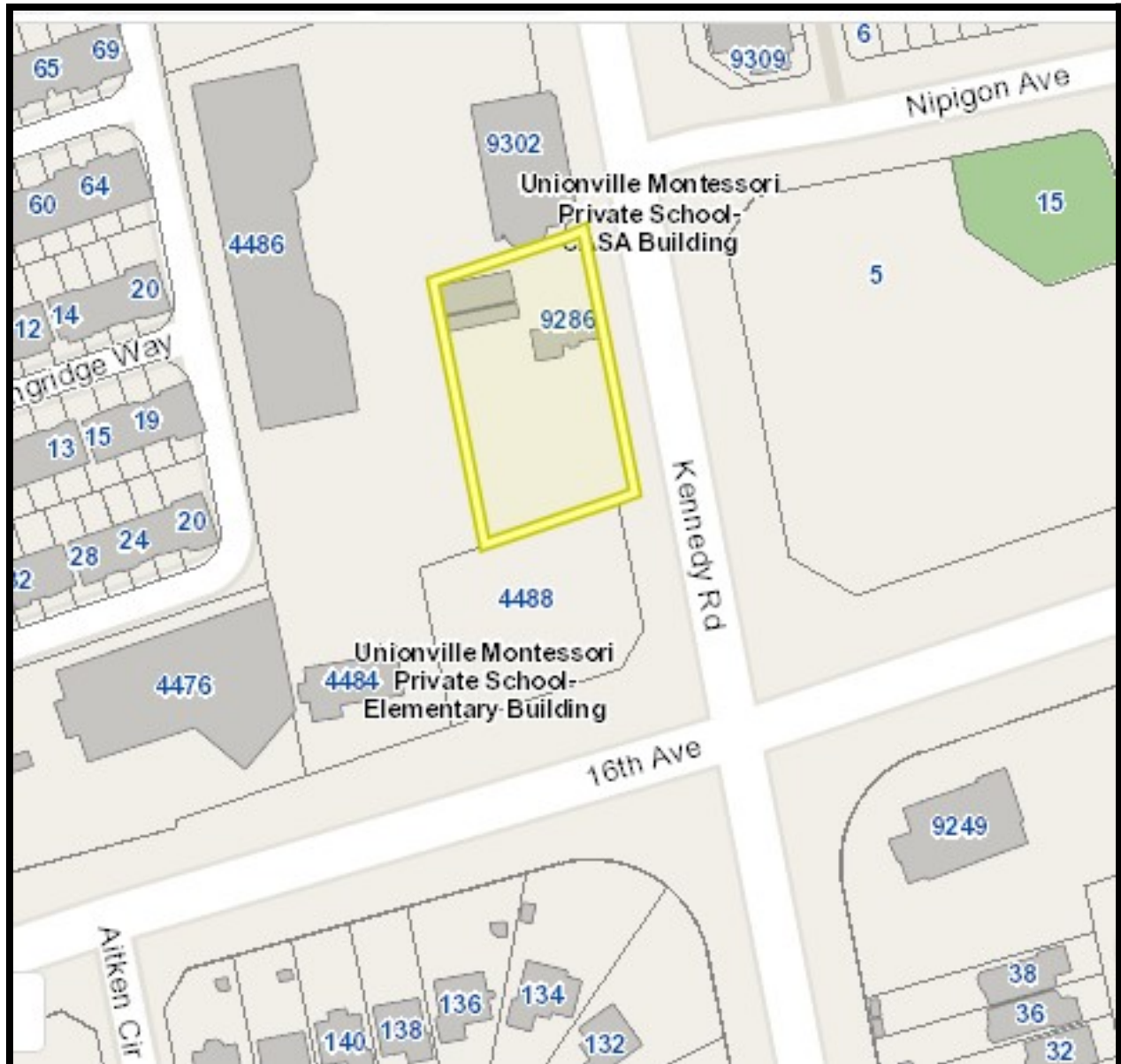
THAT Heritage Markham supports the proposed concept of partially enclosing of the George Hunter House behind a glass curtain wall structure provided the structural integrity of the Hunter House is maintained and the alteration is designed to be reversible;

AND THAT the applicant prepare a more thorough restoration plan for the George Hunter House which includes the retention of the existing south facing box bay window replication of historic verandas, gable end chimneys and other missing architectural details.

File:

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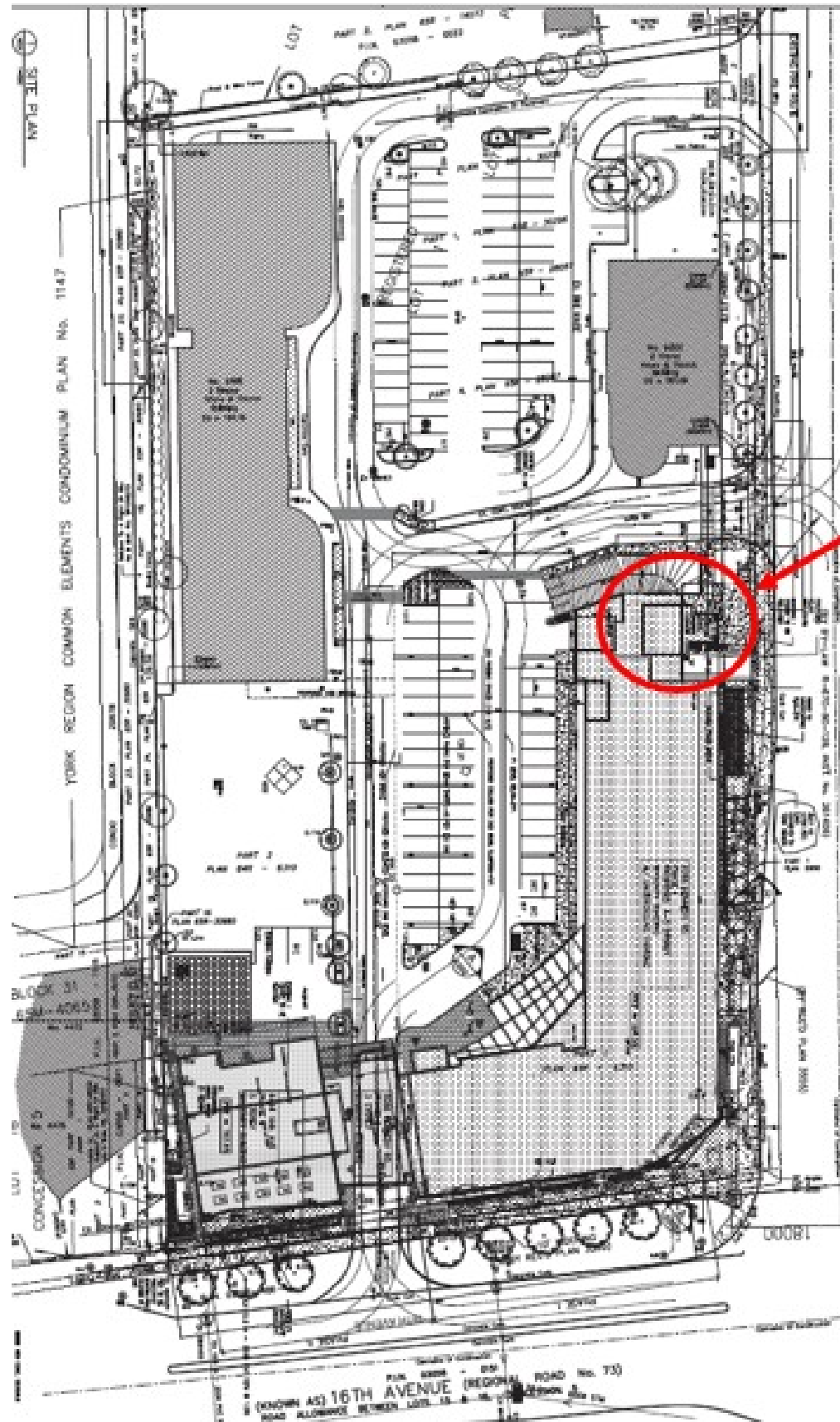
## 9286 Kennedy Road, The George Hunter House



9286 Kennedy Road, The George Hunter House



## Proposed Conceptual Site Plan

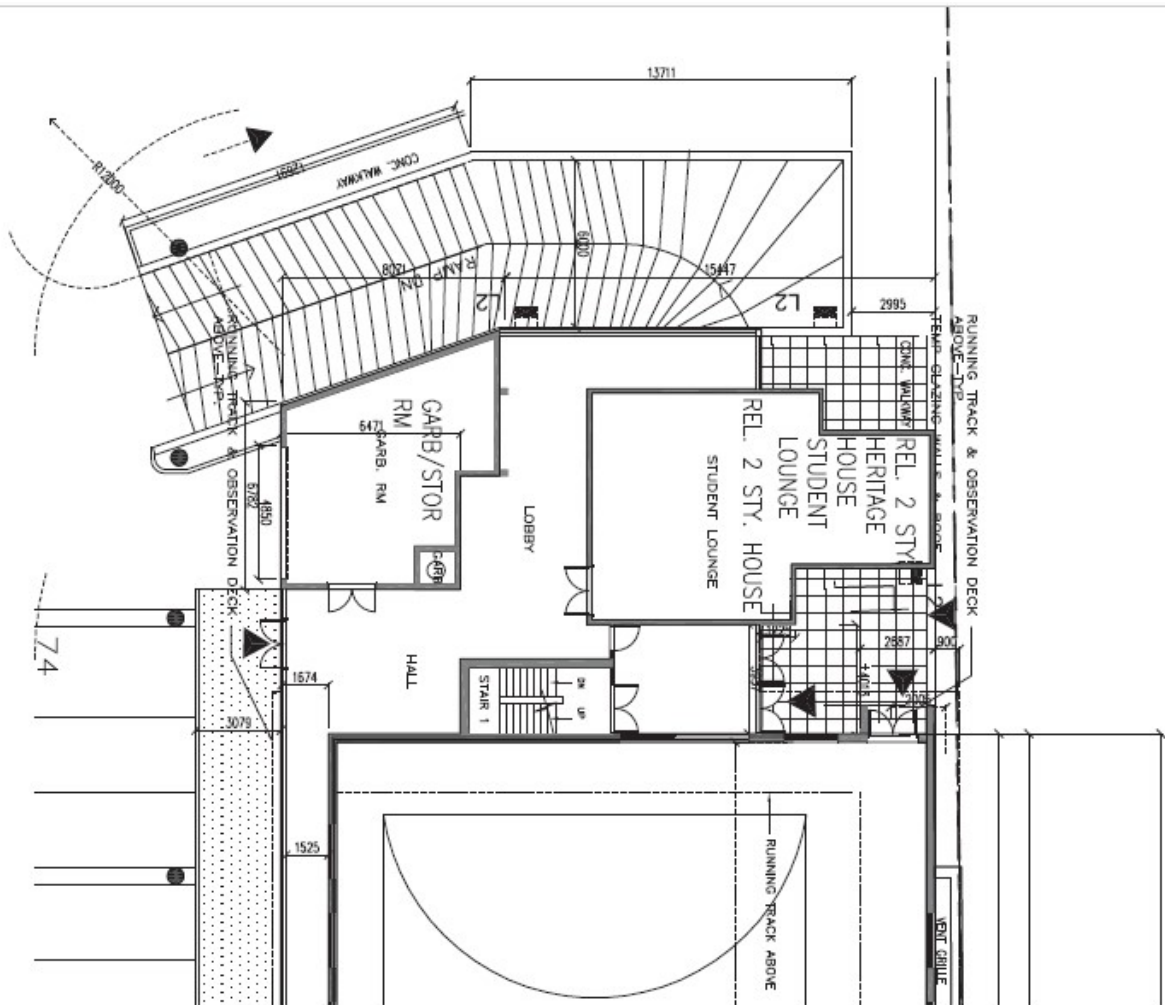


The George Hunter House

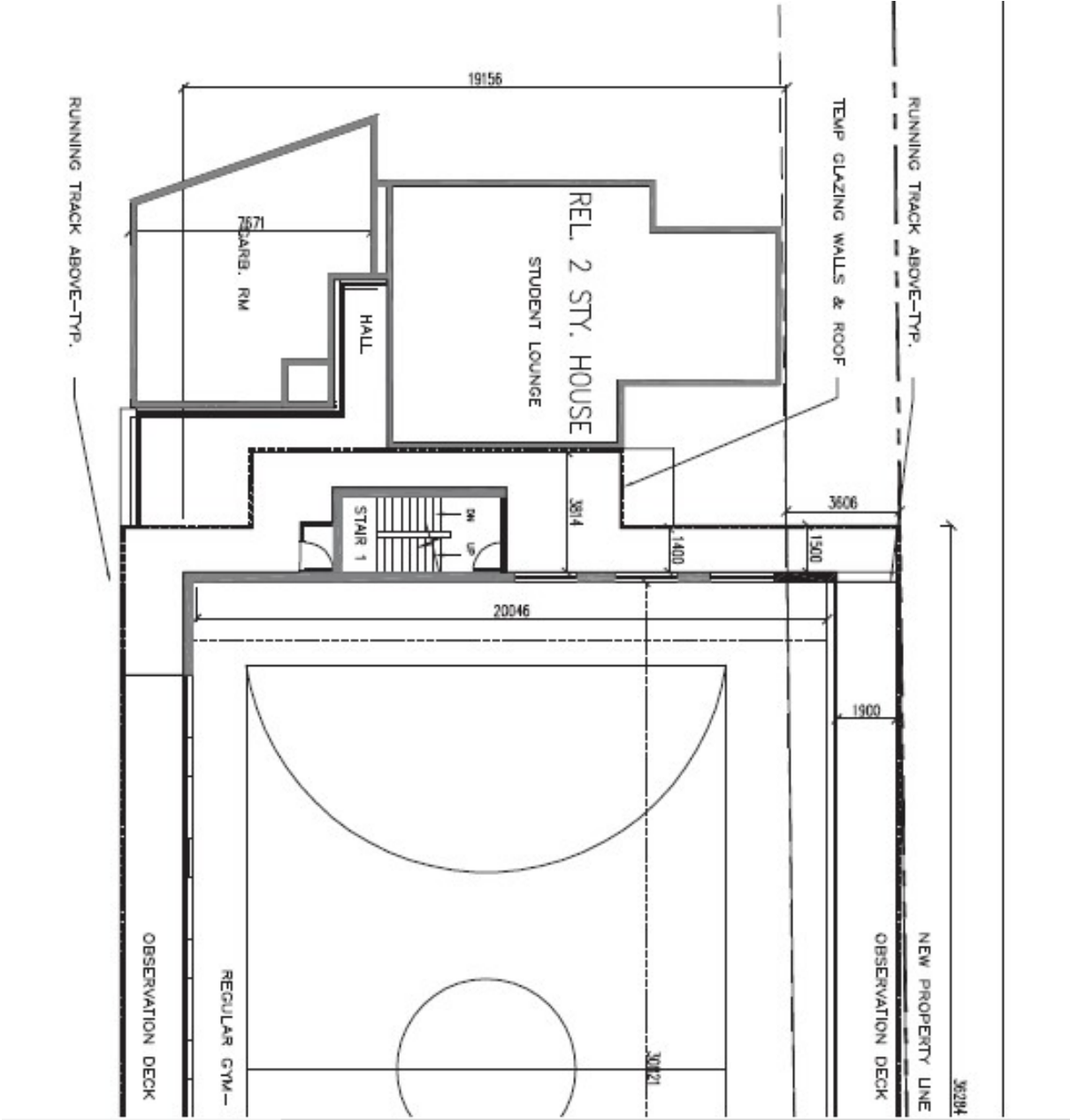


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# Proposed Ground Floor Plan

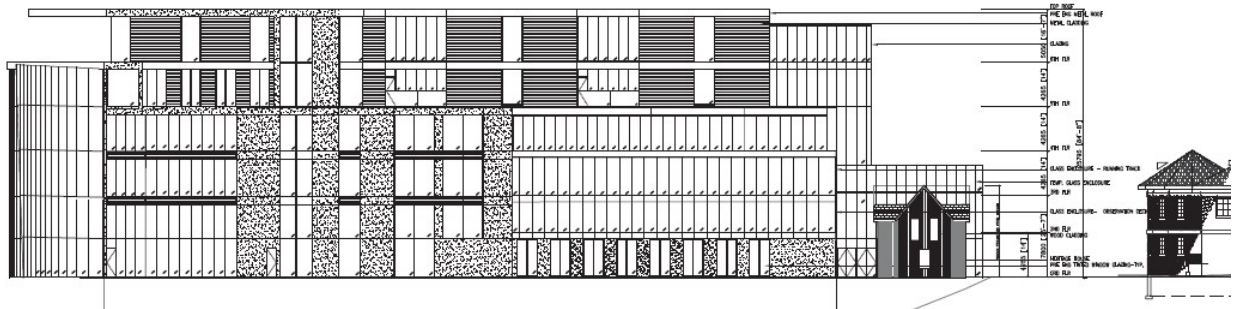


Proposed Second Floor Plan

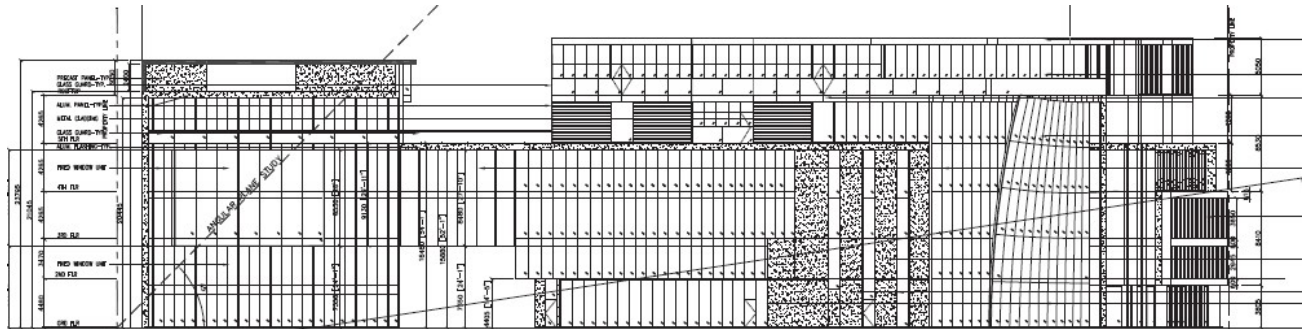




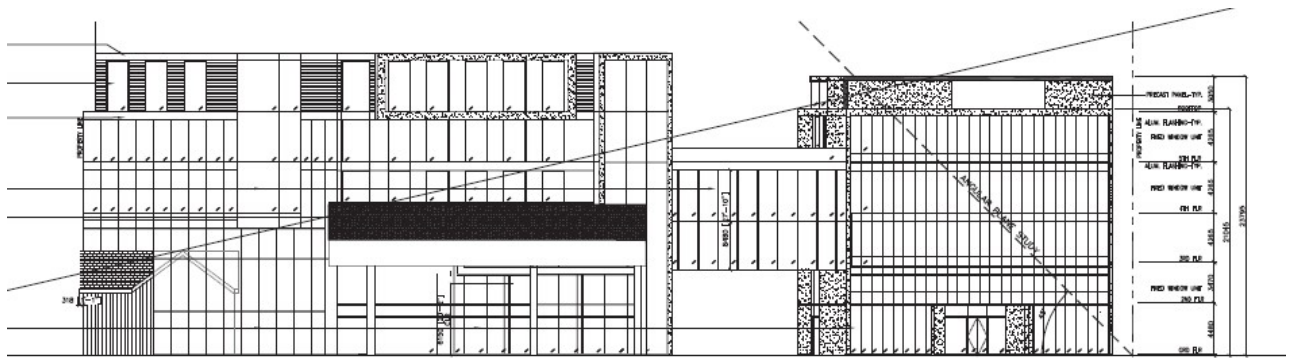
## Proposed Elevations



East Elevation



### South Elevation



### North Elevation

