



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: December 14, 2022

SUBJECT: Site Plan Control Application
186 Old Kennedy Road and 31 and 51 Victory Avenue
Alexander McPherson House (31 Victory Avenue)
Incorporation of Heritage Dwelling in Townhouse Development
SPC 22 247729

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 (By-law 2017-86)

Application/Proposal

- A Site Plan Control Application seeking approval for a 94 unit, 3 storey townhouse development on the lands addressed as 51 Victory Avenue and 186 Old Kennedy Road, which are under the same ownership.
- The application also proposes the relocation and incorporation of the Alexander McPherson House which is currently located on the land addressed as 31 Victory Ave., which is intended to be the site of a future school.(Appendix “D”)

Background

- In August of 2021, Heritage Markham reviewed the associated Zoning By-law amendment and Draft Plan of Subdivision applications;
- The Heritage Committee did not support these applications because the associated conceptual development proposed to leave the Alexander McPherson House stranded on the future school property with no plan for its future use, or restoration, and recommended that it be sensitively incorporated into the proposed townhouse development and restored as a detached dwelling (see Heritage Markham Extract of August 2021);

- The applicant has followed this recommendation of the Committee, and is proposing to incorporate the Alexander McPherson House into the development and submitted a restoration plan (Appendix “E”).

Staff Comment

- The Heritage House is proposed to be relocated to the eastern end of a row of townhouses (as a detached dwelling) with its orientation facing into a service lane, but visible from Aldergrove Drive to the south (the original orientation of the front of the house is to the east). A row of visitor parking (5 spaces) is proposed to the south of the Heritage House. Staff did explore orienting the front of the house to face north onto the school property, but determined it would likely have less overall visibility and be facing the rear yard area of the school;
- Amenity space would be provided on the west and east sides of the house with a small front yard facing onto the visitor parking;
- Given the site constraints and proposal townhouse layout, Heritage Section Staff is generally satisfied with the proposed location and orientation of the Alexander McPherson House from a heritage perspective, as it is proposed to be a somewhat prominent feature of the development, on an appropriately sized lot, which appears to have enough space for a potential one car garage and front and side verandas;
- Although the surrounding townhouses have a non-traditional appearance, Heritage Staff has no objection from a heritage perspective, as there is no existing historic context surrounding the McPherson House, and the contrast between the design of the McPherson House and neighbouring townhouses will act to highlight its historic character and materials;
- Staff has reviewed the restoration/conservation plan for the McPherson House and recommends that the applicant work with Heritage Staff to achieve a greater level of historical authenticity based both on physical evidence, and the architectural detailing of similar mid-19th century Markham dwellings. The final restoration plan would be presented to the Committee at a future meeting;

Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports the proposed relocation, incorporation, orientation, siting and lot for the Alexander McPherson House;

THAT Heritage Markham has no comment on the architectural design of the adjacent townhouse dwellings from a heritage perspective;

AND THAT the applicant work with Heritage Section staff to develop a more historically authentic restoration plan for the Alexander McPherson House based on physical evidence and the architectural detailing of similar mid-19th century Markham dwellings, to be brought back to the Committee for review at a future meeting.

Attachments:

Appendix A- Location Map

Appendix B- Photograph of the Alexander McPherson House

Appendix C- Heritage Markham Extract of August 2021

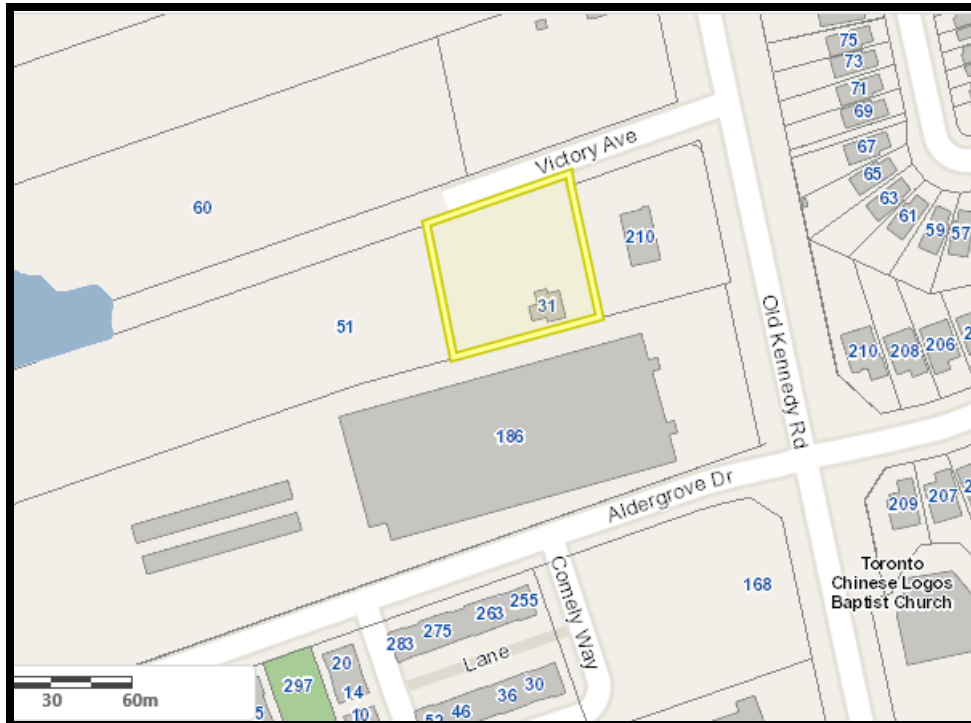
Appendix D- Proposed Site Plan

Appendix E- Proposed Elevations from Restoration Plan

Appendix F- Proposed Elevations of Adjacent Townhouse Dwellings

File: 31 Victory Ave. Milliken

Appendix A- Location Map



Appendix B- Photograph of the Alexander McPherson House



Appendix C- Heritage Markham Extract of August 2021

DATE: September 8, 2021

TO: R. Hutcheson, Manager, Heritage Planning
P. Wokral, Senior Heritage Planner
S. Bordone, Senior Planner

EXTRACT CONTAINING ITEM #6.2 OF THE EIGHTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON AUGUST 11, 2021.

6.2 PROPOSED ZONING BY-LAW AMENDMENT

DRAFT PLAN OF SUBDIVISION APPLICATIONS
ALEXANDER MCPHERSON HOUSE (31 VICTORY AVENUE)
186 OLD KENNEDY ROAD
31 AND 51 VICTORY AVENUE (MILLIKEN COMMUNITY) (16.11)

FILE NUMBERS:

ZA 18 149630

SU 18 149630

Extracts:

R. Hutcheson, Manager, Heritage Planning
P. Wokral, Senior Heritage Planner
S. Bordone, Senior Planner

Note: this agenda item was dealt with after item 6.3 on the agenda.

Peter Wokral, Senior Heritage Planner, addressed the Committee and provided a summary of the staff memorandum. Mr. Wokral advised that the condition of the McPherson House continues to worsen, despite Council previously acknowledging that the building was of heritage significance and should be protected and expected to see it incorporated in the proposed new development.

Councillor Reid McAlpine noted that efforts should be made to preserve the McPherson House through this development application as the school property will not likely be developed for some time and would likely not have a use for the dwelling. He indicated that a solution may include reconfiguring the school site or moving the dwelling slightly.

Recommendation:

THAT Heritage Markham does not support the proposed Zoning By-law amendment and Draft Plan of Subdivision applications (ZA 18 149630 & SU 18 149630) from a heritage perspective as the development proposal does not incorporate the Alexander McPherson House;

THAT the development proposal for 186 Old Kennedy Road be revised to sensitively incorporate and restore the Alexander McPherson House as a detached dwelling;

THAT as a condition of approval for the Draft Plan of Subdivision which includes the Alexander McPherson House, the City should secure the standard heritage requirements including:

- Secure a Heritage Easement Agreement for the cultural heritage resource;
- Obtain a Conservation/Restoration Plan for the cultural heritage resources on the property including both maintenance and restoration requirements as part of a Site Plan Agreement, with implementation secured through a financial security;
- Secure commitments from the owners to undertake necessary maintenance on the existing cultural heritage resource, and the proper boarding if it is to continue to be left vacant.
- Secure a Markham Remembered plaque to highlight and celebrate the identified cultural heritage resource;

AND THAT the Alexander McPherson house be brought into compliance with both the City's Property Standards and Keep Markham Beautiful By-laws **immediately**.

Carried

VICTOR AVENUE ASSIGNED BY EY-LAW No. 45-88, DIST. No. R400162
PART 3, PLAN 55R-10819 PIN 02953-0050

THE CORPORATION OF TOWN OF MA
S/T RIGHT OF WAY MA 57319 PIN 02953

PIN 02953-0019

EXISTING ALEXANDER WOFFORD
TO BE RELOCATED

NEW LOCATION FOR
ALEXANDER WOFFORD

THE ALAN WOLF STRIP OF LAND ALONG THE
ALEXANDER DRIVE WILL BE CONVEYED TO THE CITY



Architectural drawings of a two-story house, including a front elevation and a side elevation. The drawings include callouts for materials and construction details, and a legend on the right side.

Legend:

- 10. ACCESS STEPS (WOOD) AND RAMP (CONCRETE) LANDSCAPE AT R
- 11. REFINISHED WOOD
- 12. NEW UNPAINTED WOOD
- 13. NEW UNPAINTED WOOD
- 14. NEW UNPAINTED WOOD
- 15. NEW UNPAINTED WOOD

Notes:

- NOTE: COLOURS TO BE DETERMINED BY THE HOMEOWNER.
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Appendix F- Proposed Elevations of Adjacent Townhouse Dwellings



① BLOCK M FRONT ELEVATION-TYPE TA
1:75



① BLOCK M REAR ELEVATION-TYPE TA
1:75