



## MEMORANDUM

**TO:** Heritage Markham Committee

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

**DATE:** September 13, 2023

**SUBJECT:** Plan of Subdivision and Site Plan Control Application  
PLAN 18 149630 & SPC 22247729  
Alexander McPherson House (31 Victory Avenue)  
186 Old Kennedy Road and 31 and 51 Victory Avenue  
Milliken Community

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**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**

- Staff has received a revised draft plan of subdivision with a site plan illustrating the relocation of the Alexander McPherson House as recommended by Heritage Markham in December of 2022, within a proposed 94 unit, 3 storey townhouse development on the lands addressed as 51 Victory Avenue and 186 Old Kennedy Road.

### **Background**

- In August of 2021, Heritage Markham reviewed the Zoning By-law amendment and Draft Plan of Subdivision applications but did not support the applications because they did not incorporate the Alexander McPherson house within the proposed townhouse development;
- In response to the Committee's recommendation, the applicant submitted a site plan application proposing to relocate the Alexander McPherson house to a lot on the eastern boundary of the subject property, terminating the view of a short, north-south street, fronted by visitor parking;
- The proposed site plan and location for the Alexander McPherson House within the proposed development was not supported by Heritage Markham, and the Committee recommended that it be relocated to an appropriately size lot at the north west corner of 'Street B' and the east-west road one block north of Aldergrove Drive, not abutting visitor

parking, in order to increase its prominence within the townhouse development (See Appendix C-Heritage Markham Extract of December 2022);

- The applicant has since revised the Plan of Subdivision application with a site plan drawing reflecting the recommendations made by Heritage Markham in December 2022 (See Appendix D- Site Plan showing new location of Alexander McPherson house as recommended by Heritage Markham).

### **Staff Comment**

- Heritage Section Staff is satisfied that the proposed location of the Alexander McPherson House in the revised draft plan of subdivision reflects the recommendations of Heritage Markham made in December 2022 and recommends that that Heritage Markham support the revised plan of subdivision, and recommend that the accompanying site plan application be revised to reflect the new location in the plan of subdivision.
- Staff suggest that Heritage Markham reiterate its previous recommendation regarding an appropriate restoration plan for the dwelling.

### **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham supports the revised plan of subdivision application illustrating the relocation of the Alexander McPherson House to the lot located at the north west corner of Street B, and the road one block north of Aldergrove Drive, in its original orientation facing east;

THAT the accompanying site plan application be revised to reflect the revised site plan of the subdivision application;

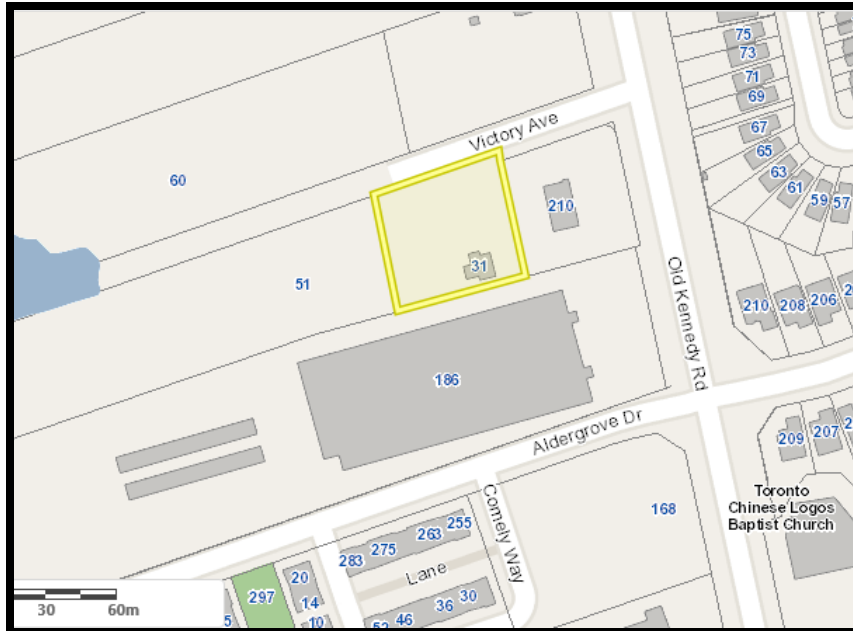
AND THAT as previously recommended, the applicant work with Heritage Section staff to develop a more historically authentic restoration plan for the Alexander McPherson House based physical evidence and the architectural detailing of similar mid-19th century Markham dwellings, to be brought back to the 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 December 2022
Appendix D-	Site Plan showing new location of Alexander McPherson house as recommended by Heritage Markham December 2022

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

### HERITAGE MARKHAM EXTRACT

Date: December 23, 2022

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

EXTRACT CONTAINING ITEM # 6.1 OF THE TWELFTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON DECEMBER 14, 2022

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#### **6.1 SITE PLAN CONTROL APPLICATION**

##### **PROPOSED ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION**

**ALEXANDER MCPHERSON HOUSE (31 VICTORY AVENUE) 186  
OLD KENNEDY ROAD AND 31 AND 51 VICTORY AVENUE,  
MILLIKEN COMMUNITY (16.11)**

FILE NUMBER:  
SPC 22 247729

Peter Wokral, Senior Heritage Planner, advised that development applications have been submitted to the City seeking approval for a 94 unit townhouse complex on the lands addressed as 51 Victory Avenue, and 186 Old Kennedy Road. The Applicant is proposing to relocate and incorporate the Alexander McPherson House, which is currently located on the land addressed as 31 Victory Avenue, into the proposed development. Relocation of the Part IV-designated heritage building is required to accommodate the future construction of a new public school.

Evelin Ellison made a deputation advising that she did not feel comfortable with the modern design of the townhouses, and lack of adequate landscaping. Ms. Ellison suggested that the heritage house should have a better interface with the roadway.

The Committee discussed the following relative to the location of the Alexander McPherson House within the proposed plan of subdivision:

- Expressed concern regarding the visitors parking spaces being placed in front of the heritage house;
- Expressed concern regarding the proposed location of the heritage house as it would not be prominent enough and only be primarily visible to the people living in the adjacent townhouses;

- Expressed concern about adjacency and shadowing from the future higher density development to the east;
- Contemplated where the house would be best located to maximize visibility, and livability;
- Suggested that the eastward orientation of house should remain as it currently exists, if possible.

Mr. Wokral noted that staff did not see much value in requiring the townhouses to have a heritage design, as the proposed development is not located in a heritage area, and mixing modern home designs with heritage resources can also be a successful combination that highlights the heritage resource. Mr. Wokral advised that staff are also supportive of the integration of the heritage house into the townhouse complex as a stand-alone detached dwelling, but acknowledged that the current siting has its challenges.

Recommendation:

**THAT Heritage Markham recommends that the Alexander McPherson House be moved to a suitable lot large enough to incorporate an appropriate amenity space, and detached garage, located at the north west corner of Street 'B' one block north of Aldergrove Drive.**

**THAT Heritage Markham recommends that visitor parking not be located adjacent to the lot occupied by the Alexander McPherson House; and,**

**THAT Heritage Markham recommends that the Alexander McPherson House be positioned in its existing eastward orientation if possible; and,**

**That Heritage Markham recommends that the Alexander McPherson House be located such that there are sufficient setbacks on all 4 sides of the cultural heritage resource to give it the prominence it deserves; and,**

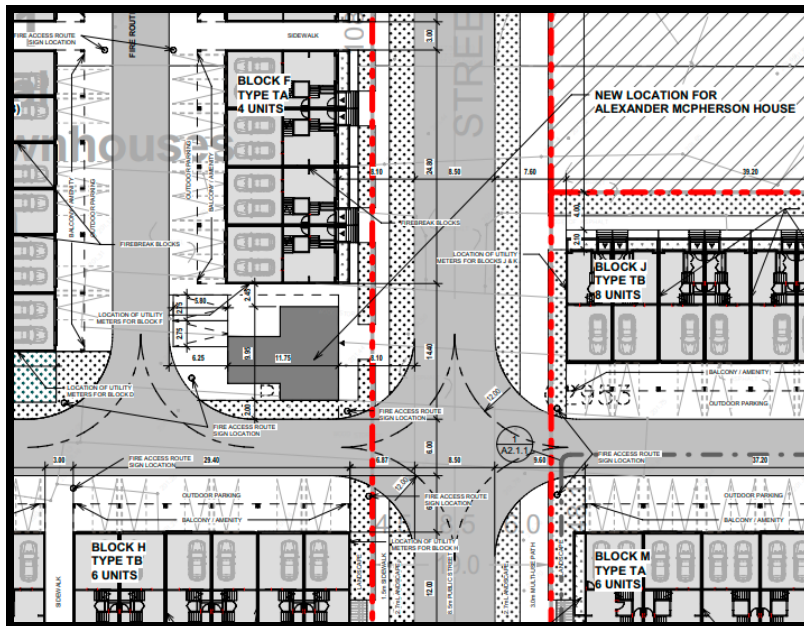
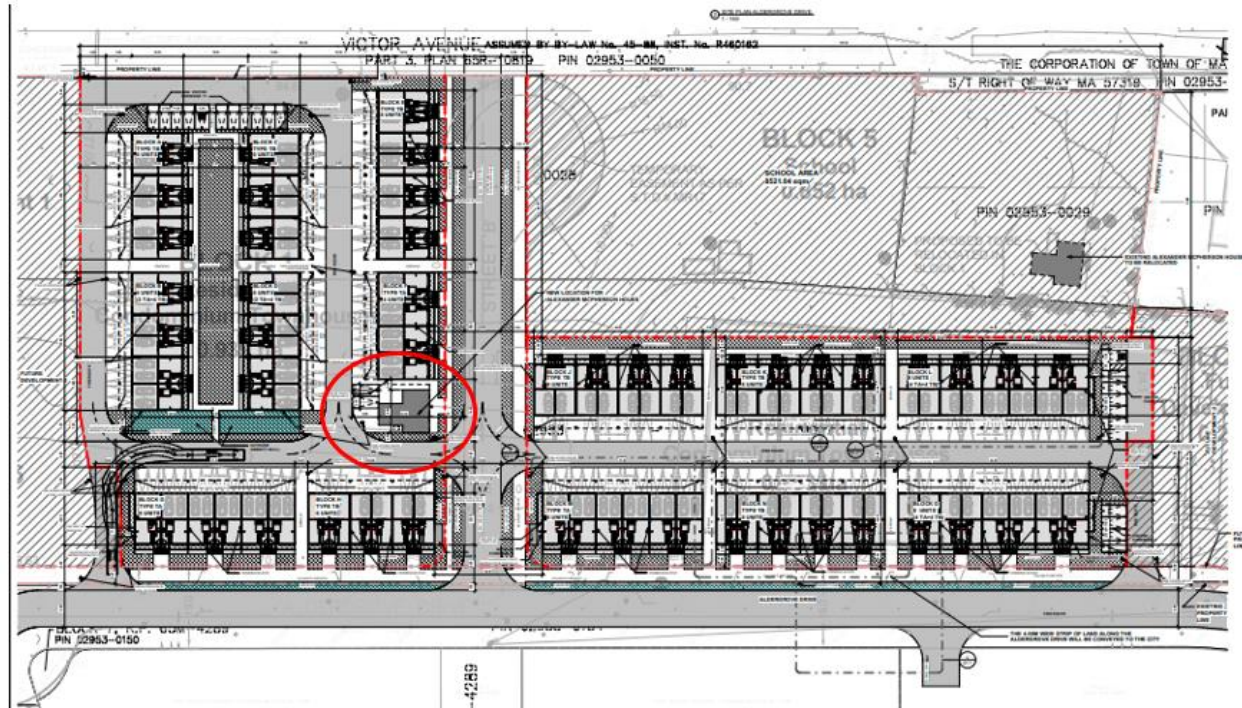
**THAT Heritage Markham has no comment on the architectural design of the adjacent townhouse dwellings from a heritage perspective;**

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

Carried

## Appendix D- Site Plan showing new location of Alexander McPherson house

(as recommended by Heritage Markham December 2022)



Close-up showing proposed lot