



MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: March 12, 2025

SUBJECT: Major Heritage Permit Application
Proposed 2-Storey Rear Addition and Garage
33 Colborne St., Thornhill
HE 25 110515

Property/Building Description: 1-1/2 storey frame house constructed c. 1900

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and identified as a Class A building or historic buildings that define the historic character of the district

Application/Proposal

- The owners of the property have submitted a Major Heritage Permit application reflecting their desire to construct a rear 2-storey addition to the existing house as well as new garage.

Background

- The property is located in the sensitive “core” area of the Thornhill Heritage Conservation District and has several mature trees.
- The application proposes the removal of 5 existing trees due to a combination of the proximity to the proposed addition and poor health, but also proposes replanting 3 native hardwood trees. The most significant tree proposed to be removed is a large Silver Maple tree (Tree 12 that is identified as being in declining health in the attached Tree Assessment and Preservation Plan)

Staff Comment

- Although the proposed project requires some tree removal, the location of the proposed new garage and addition is intended to protect other significant vegetation including 2 large Norway Spruce trees located immediately behind the existing garage;
- Heritage Staff are of the opinion that the proposed rear addition and garage have been sensitively designed to be compatible with the scale, forms, material, architectural detailing and massing of the existing house;
- Although it is preferable to have a proposed new garage setback further from the street, staff note the proposed location of the garage is intended to preserve existing

significant healthy spruce trees, reflects an existing setback condition that contributes to the varied and unique streetscape of Colborne St. and that that garage still appears subordinate to the house in terms of its scale and massing.

- For these reasons, staff recommends that final review of the application and any necessary development applications required to permit the proposed addition and new garage be delegated to the Heritage Section staff.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports the design of the proposed 2 storey addition and new garage at 33 Colborne St from a heritage perspective, and delegates any further Heritage Markham review of any development application required for approval to the Heritage Section staff.

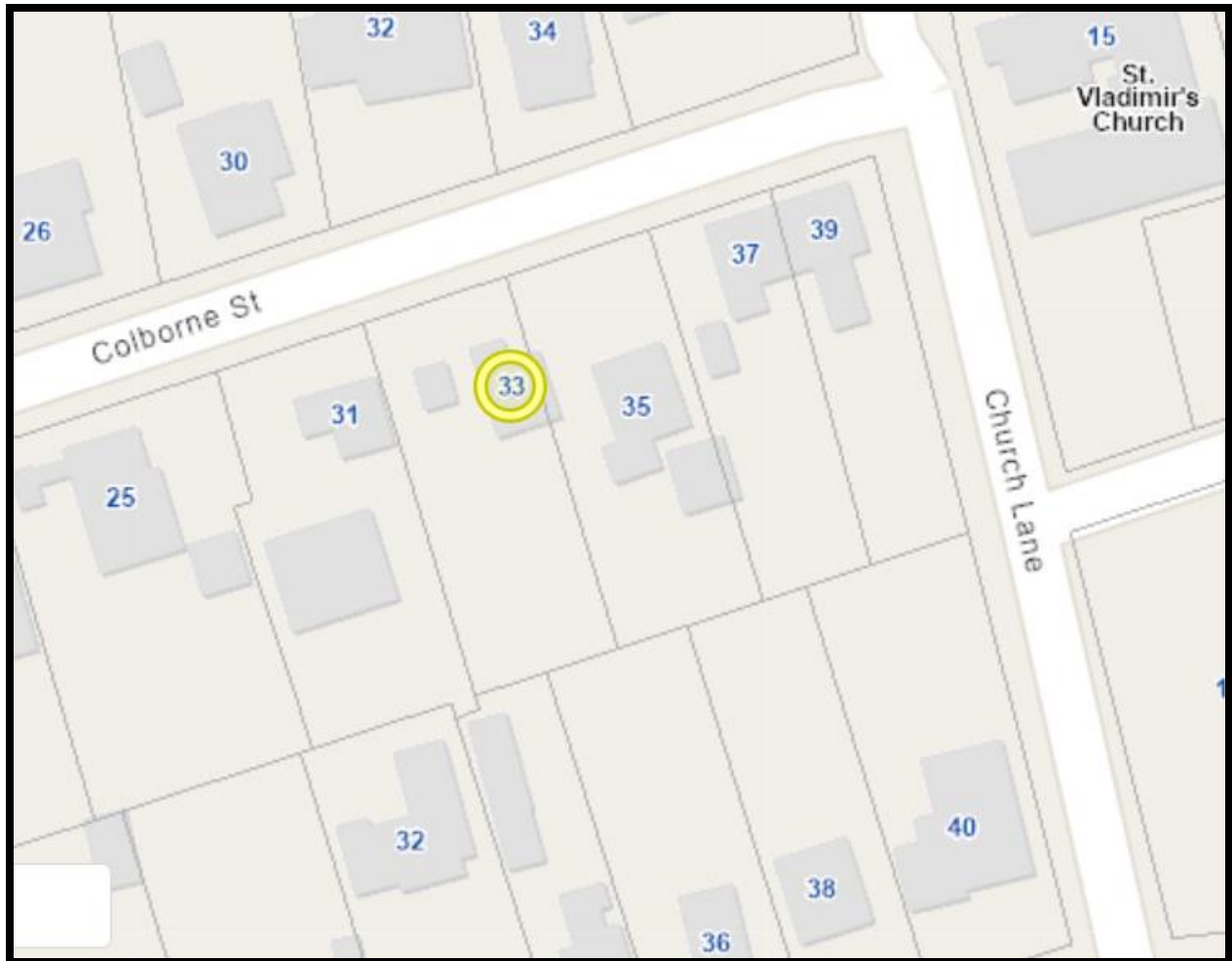
File: 33 Colborne St.

Q:\Development\Heritage\PROPERTY\COLBORNE\33\Proposed Addition 2025\Heritage Markham\HM Memo March 2025.doc

Attachments:

- A - Location Map
- B - Photograph of the Existing Dwelling
- C - Existing Site Plan
- D - Tree Assessment and Preservation Plan
- E - Photos of Tree 12
- F - Proposed Site Plan and Elevations

Attachment A - Location Map



Attachment B - Photograph of the Existing House



COLBORNE STREET
(Formerly COLBOURNE STREET By Registered Plan 71)
(Named By By-Law No. 2014-120, Registered As 192943426)
P.L.N. 03025-0815

1.5 Storey Frame Dwelling No. 31
RP=178.23

10.35m EXISTING Frame Garage

EXISTING 2 Storey Frame Dwelling No. 13
RP=180.68

EXISTING 1 Storey Frame Siding

1.5 Storey Frame Dwelling No. 35
RP=178.37

1 Storey Frame

LOT 7

LOT 8

LOT 9

COLBORNE STREET

PLAN 71

LOT 7 OF JOHN STREET

LOT 8 OF JOHN STREET

LOT 9 OF JOHN STREET

P.L.N. 03025-0557

P.L.N. 03025-0559

P.L.N. 03025-0539

P.L.N. 03025-0815

10.35m EXISTING Frame Garage

EXISTING 2 Storey Frame Dwelling No. 13
RP=180.68

EXISTING 1 Storey Frame Siding

1.5 Storey Frame Dwelling No. 35
RP=178.37

1 Storey Frame

LOT 7

LOT 8

LOT 9

COLBORNE STREET

PLAN 71

LOT 7 OF JOHN STREET

LOT 8 OF JOHN STREET

LOT 9 OF JOHN STREET

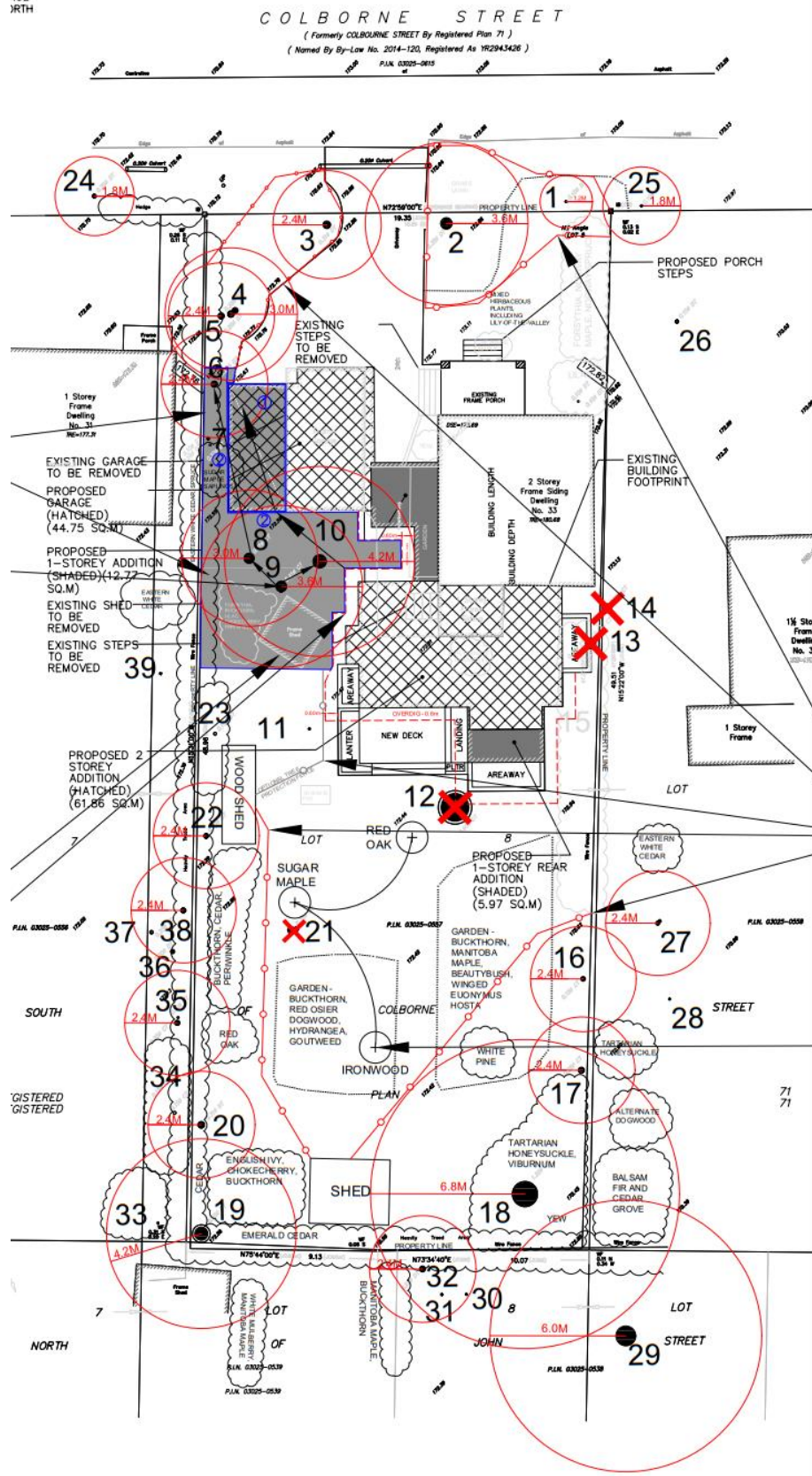
P.L.N. 03025-0557

P.L.N. 03025-0559

P.L.N. 03025-0539

P.L.N. 03025-0815

P.L.N. 03025-0675

TUE
MTH

Attachment E - Photographs of Tree 12

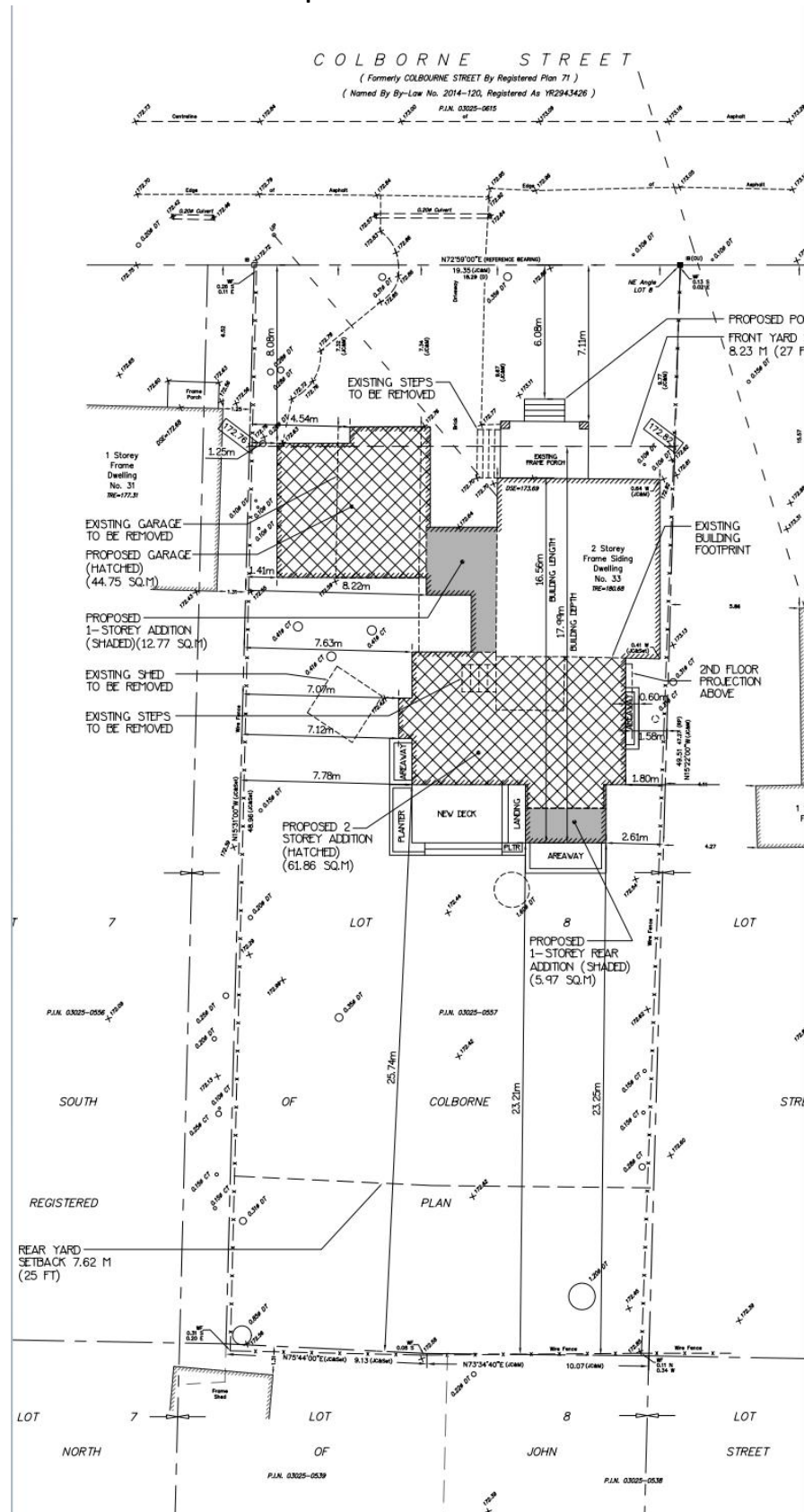


Figure 28: Tree 12 is showing advanced rot in the main stem with concrete installed within the stem juncture. This tree is proposed for removal due to construction and poor condition.



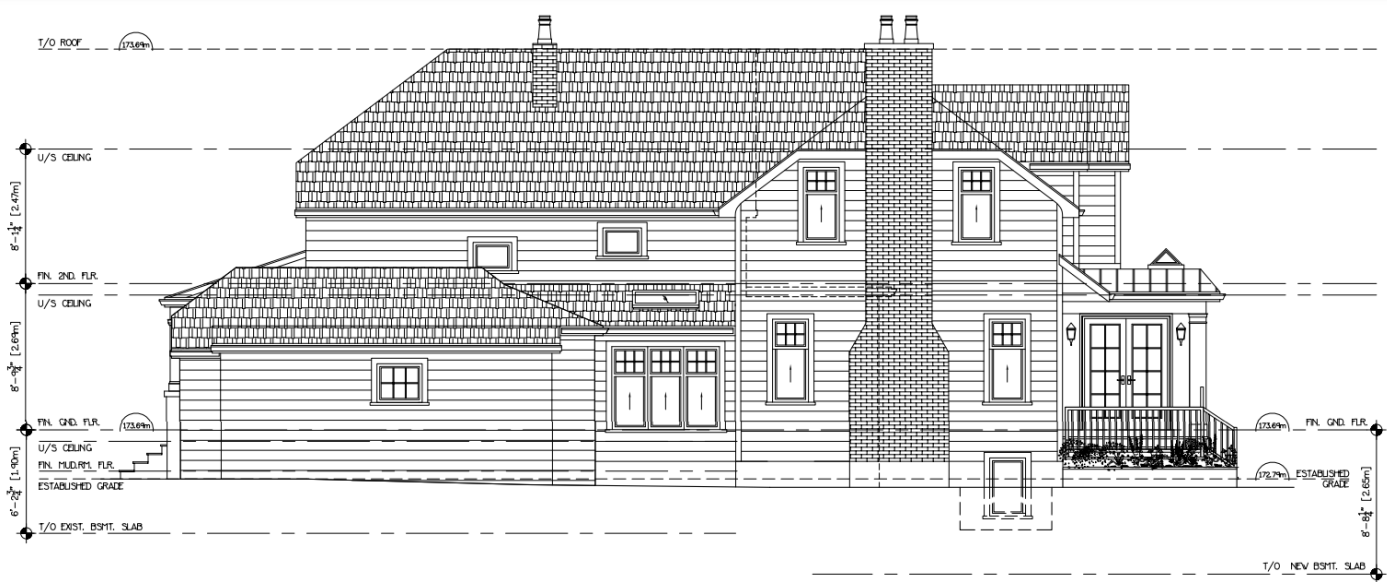
Figure 29: The owner provided pictures of fungal fruiting bodies developing on the main stem of tree 12 in spring 2024.

Attachment F - Proposed Site Plan and Elevation

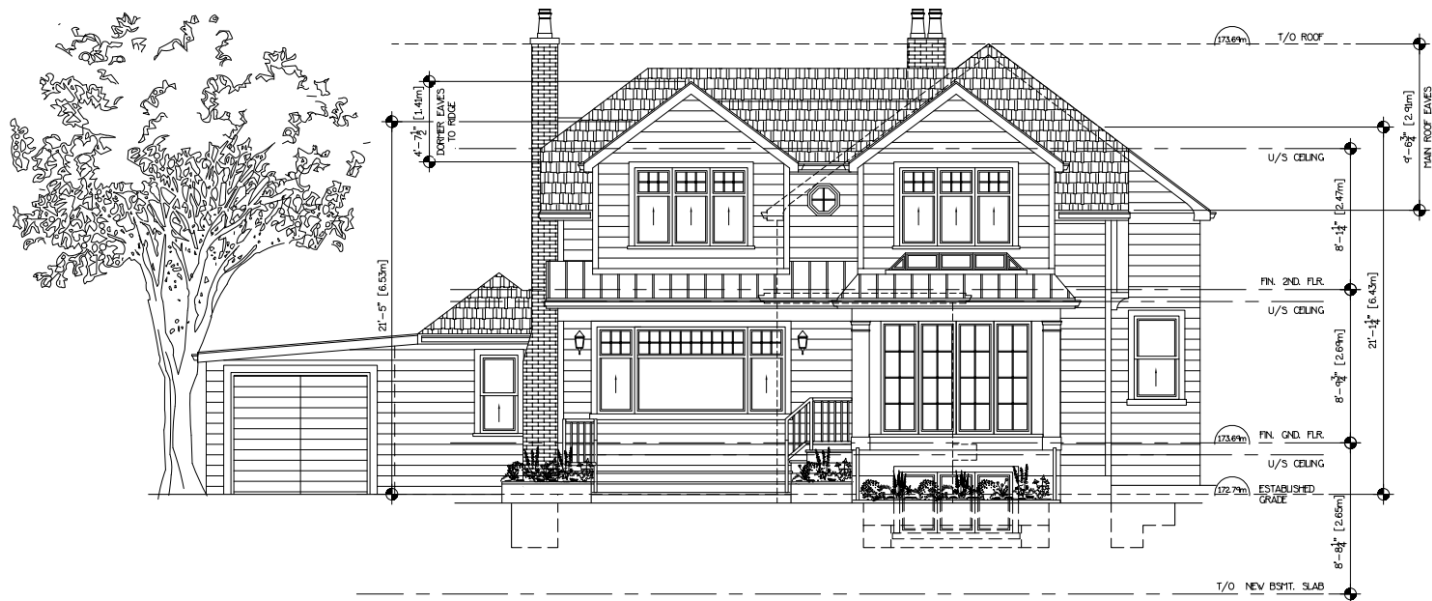




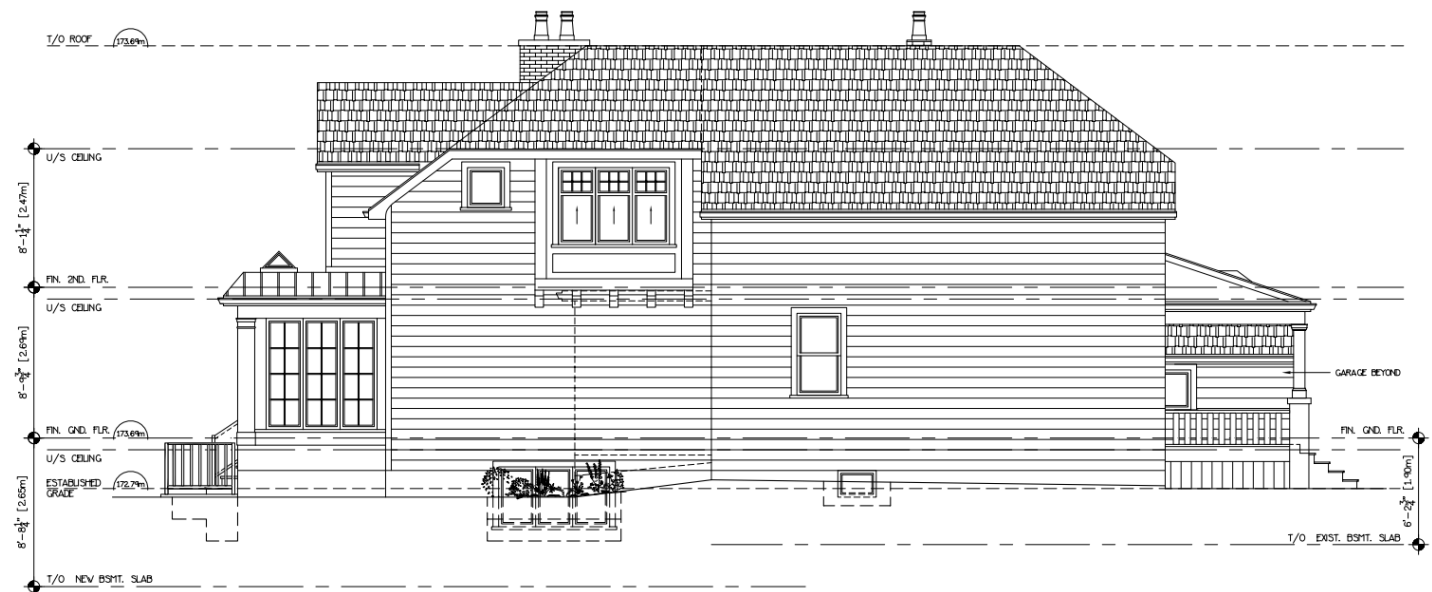
1 PROPOSED NORTH ELEVATION
A06



2 PROPOSED WEST ELEVATION
A07



2 PROPOSED SOUTH ELEVATION
A06



1 PROPOSED EAST ELEVATION
A07

