



## MEMORANDUM

**TO:** Heritage Markham Committee

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

**DATE:** July 13, 2022

**SUBJECT:** Zoning By-law Amendment Application  
Proposed Residential Redevelopment  
8985 Woodbine Avenue (The William Sutton House)  
Buttonville Heritage Conservation District  
PLAN 21 139043

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**Property/Building Description:** 1 ½ storey historic dwelling (The William Sutton House)  
circa 1850

**Use:** Commercial

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

### **Application/Proposal**

- The applicant has submitted a Zoning By-law amendment application to the City in support of their conceptual plans to redevelop the property for residential use;
- The applicant proposes to demolish the recently constructed two storey commercial addition to the William Sutton House approved through a 2015 Site Plan Agreement, as well as a detached one storey garage at the rear of the property (See Figure 3 Existing Rear Addition to the William Sutton House);
- The applicant proposes to develop a modern residential development by renovating the William Sutton House as a residence, constructing three, two-storey, townhouse residences to the rear, constructing a new two storey accessory building at the rear of the property having parking spaces on the ground floor and a residential unit on the second floor, and raising the existing historic one storey barn at the rear of the property onto a new foundation to create one parking space on the ground floor and storage on the second floor (See Figure 4 Conceptual Site Plan, Elevations and Renderings);
- A Site Plan Control Application has not been submitted.

### **Background**

- The existing addition to the William Sutton House was not constructed in accordance with the approved building permit and construction was never completed. The property is now vacant and suffers from a lack of maintenance;
- The existing zoning by-law permits a wide range of residential and commercial uses including townhouses and cluster houses;
- However, the By-law must be amended to permit the specific form of this proposed development.

### **Staff Comment**

- Staff has no objection to the proposed demolition of the recently constructed two storey commercial addition to the William Sutton House or the existing one storey non-heritage garage at the rear of the property as they have no cultural heritage significance;
- Staff supports the proposed renovation of the William Sutton House and it's restoration to a residence, which was its original use. Further comment on restoration features can be provided when a Site Plan Control Application is submitted;
- Staff also has no objection to the creation of additional residences on the property from a heritage perspective;
- Staff notes that the proposed modern conceptual design of the townhouse residences and new two storey accessory building do not comply with the policies and guidelines contained in the Buttonville Heritage Conservation District Plan as they apply to the design of additions to heritage buildings and new buildings;
- Given this, Heritage Staff recommends that Heritage Markham have no objection to the proposed amendment to permit townhouses not having frontage on a public road, but that Heritage Markham does not support amending the development standards of the By-law to permit the proposed design of the townhouses and new accessory building;
- It is the opinion of Staff that proposed amendments to the development standards of the By-law should only be supported if they can be tied to an architectural design that more closely complies with policies and guidelines contained the Buttonville Heritage Conservation District Plan as they apply to additions to heritage buildings and new buildings.

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

THAT Heritage Markham has no objection to the demolition of the recently constructed two storey commercial addition to the William Sutton House and the existing one storey non-heritage garage;

THAT Heritage Markham supports the proposed renovation of the William Sutton House and its restoration to a residence;

THAT Heritage Markham has no objection to amending the Zoning By-law to permit townhouses not having frontage on a public road;

THAT Heritage Markham does not support the architectural design of the proposed townhouses and new accessory building because they do not comply with the policies and guidelines contained in the Buttonville Heritage Conservation District Plan as they apply to the design of additions to heritage buildings and new buildings;

AND THAT Heritage Markham will only support amendments to the development standards of the By-law that can be tied to an architectural design that more closely complies with the policies and guidelines of the Buttonville Heritage Conservation District Plan as they pertain to additions to heritage buildings and new buildings.

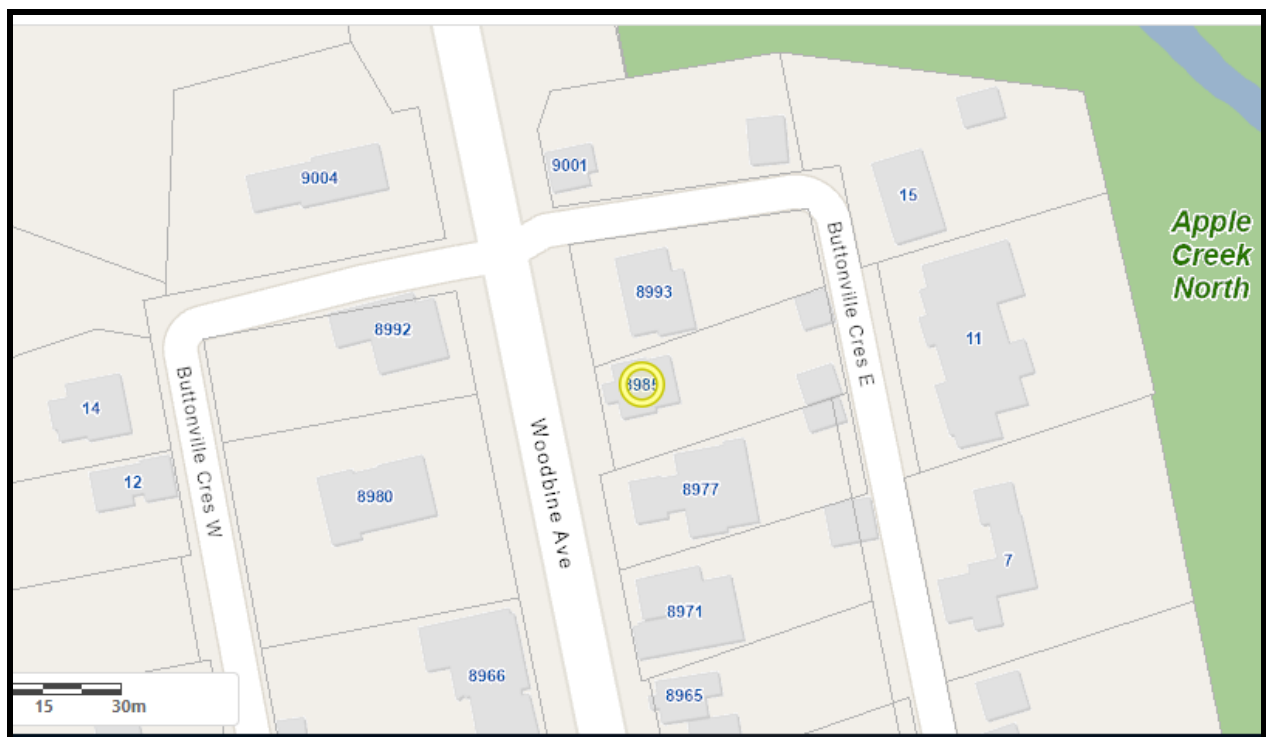
### **Attachments**

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| Attachment 1 | Location Map   |
| Attachment 2 | Google Streetscape View of William Sutton House 8985 Woodbine Ave.                           |
| Attachment 3 | Photographs of Recently Constructed Rear Addition to the William Sutton House                |
| Attachment 4 | Conceptual Site Plan, Elevation and Renderings of the Proposed Redevelopment of the Property |

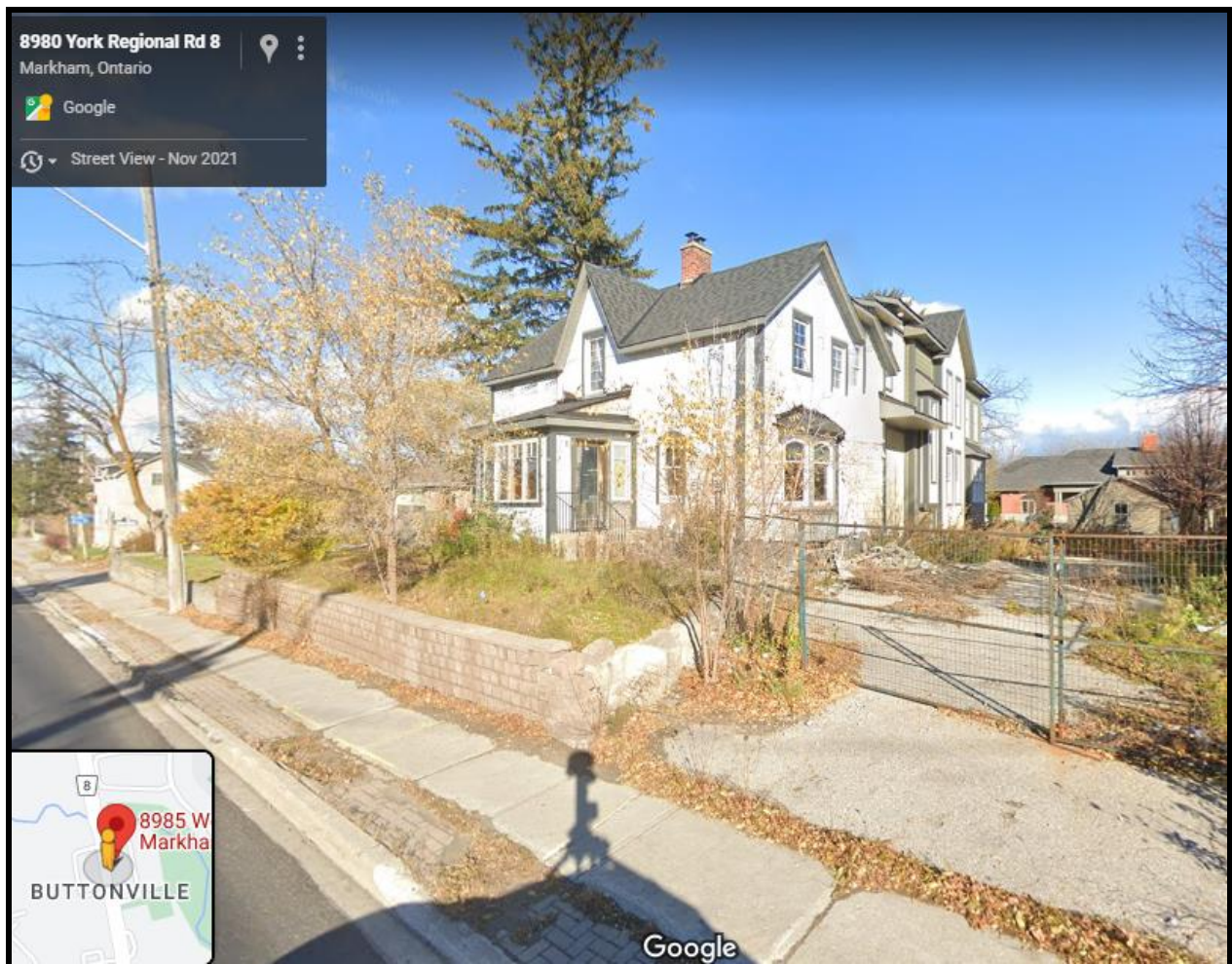
File: 8985 Woodbine Ave. Buttonville Heritage Conservation District

## Attachment 1-Location Map

8985 Woodbine Avenue, Buttonville Heritage Conservation District



**Attachment 2** - Streetview of William Sutton House 8985 Woodbine Ave.



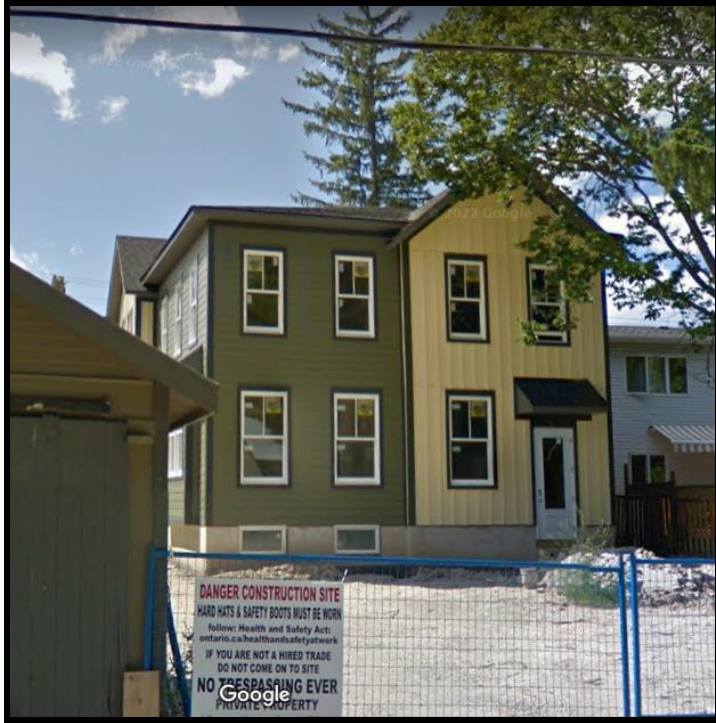
(Google, 2021)



### **Attachment 3- Photographs**

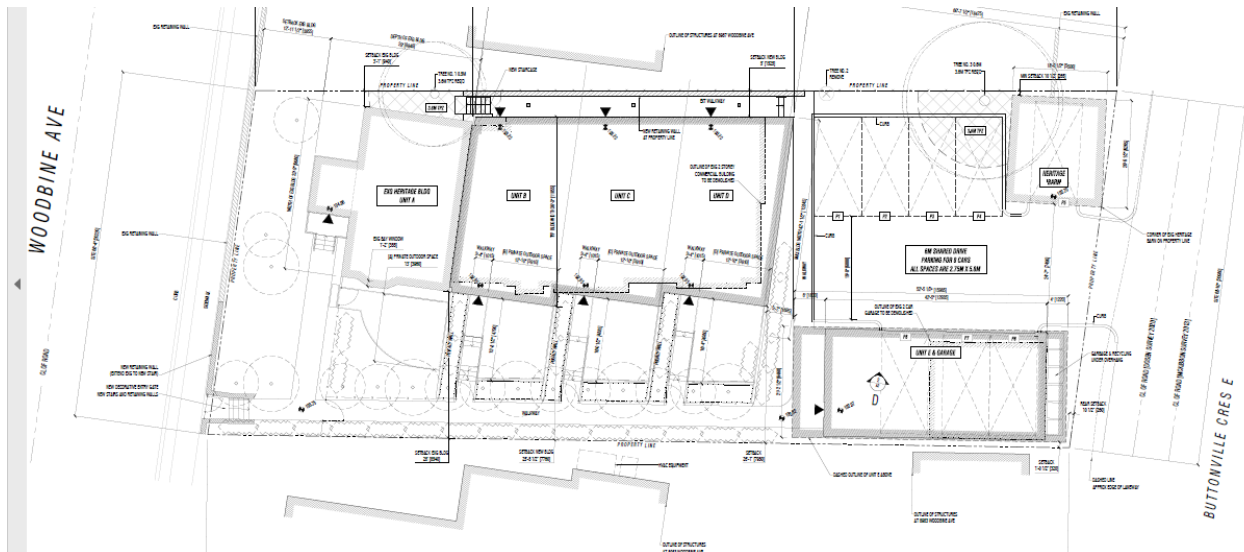
Recently Constructed Rear Addition to the William Sutton House

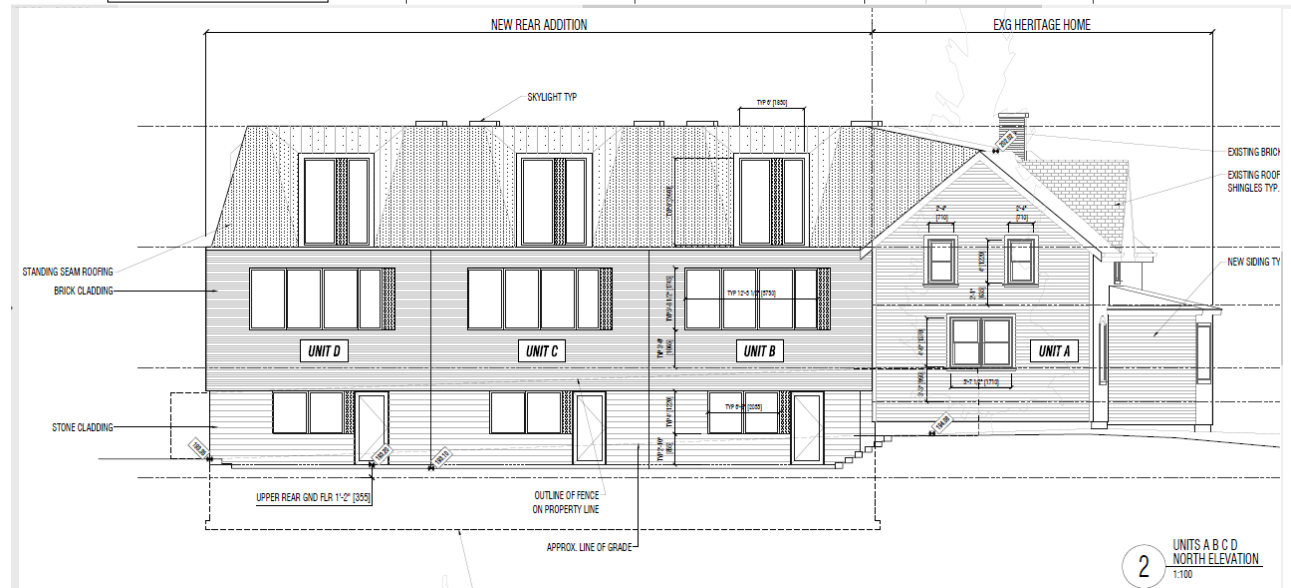
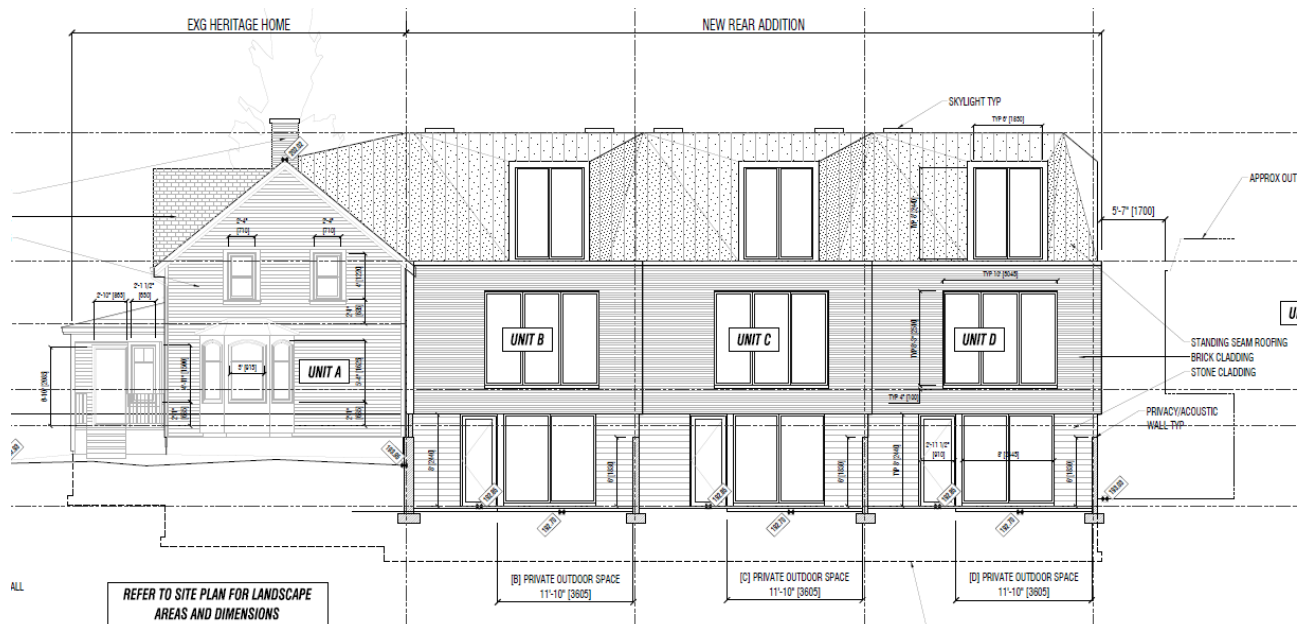




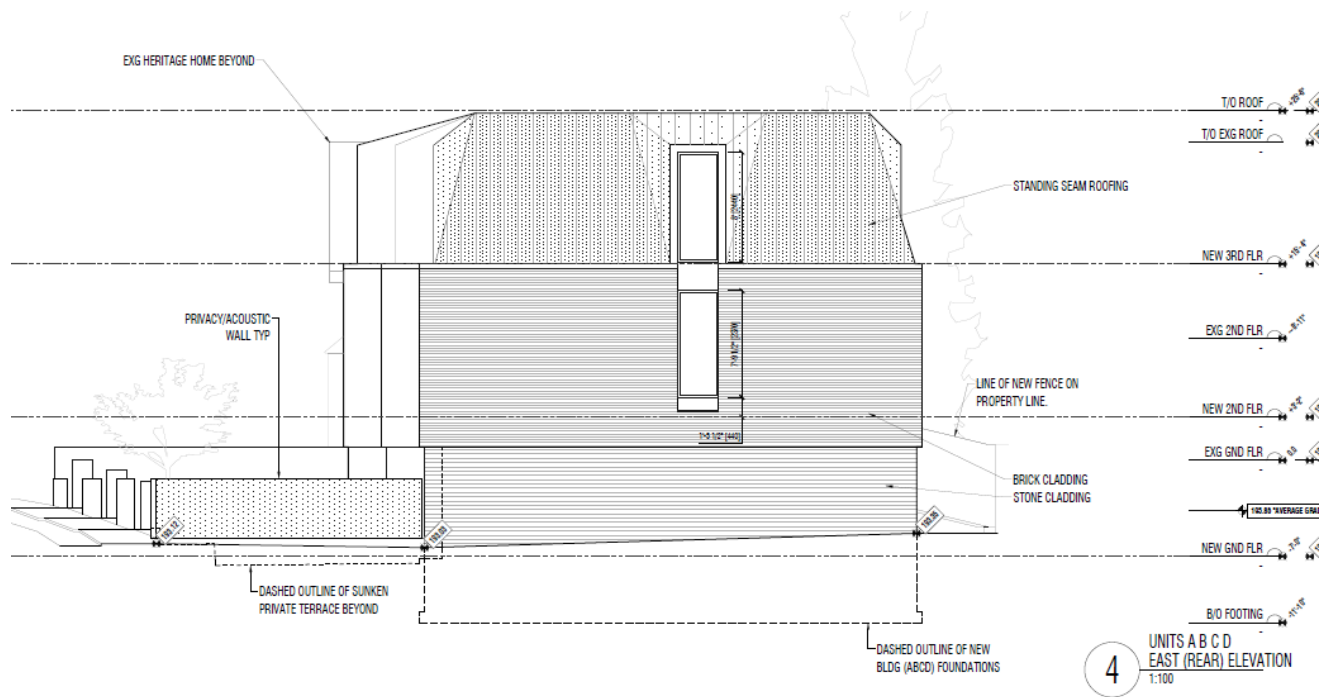
## Attachment 4

### Conceptual Site Plan, Elevations and Renderings of Proposed Redevelopment

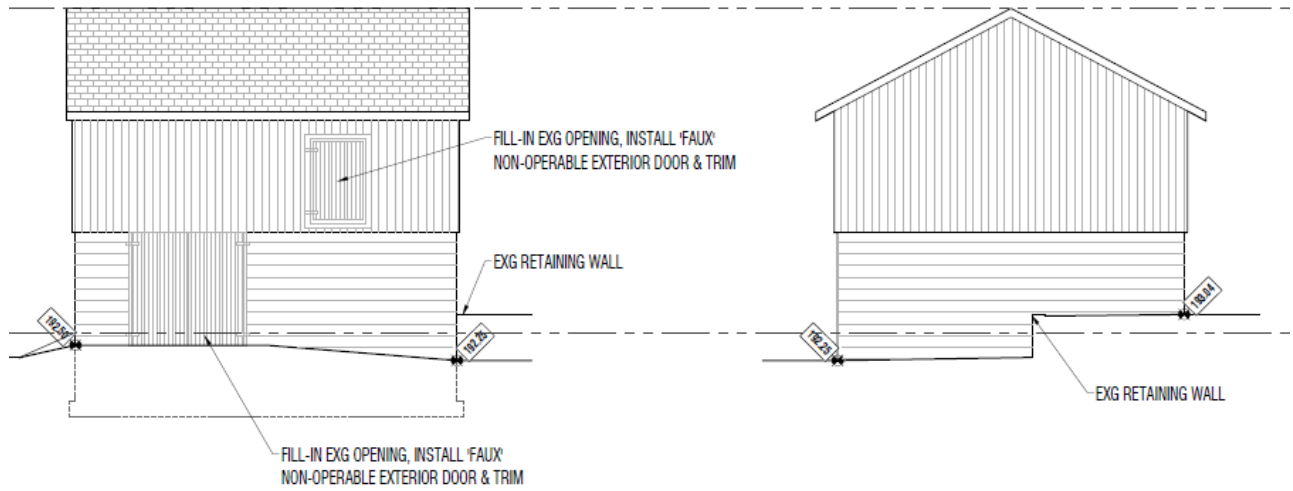












3 HERITAGE BARN  
EAST (BUTTONVILLE CRES) ELEVATION  
1:100

2 HERITAGE BARN  
NORTH ELEVATION  
1:100



Proposed Development at 8985 Woodbine Ave  
Concept Rendering



**Proposed Development at 8985 Woodbine Ave**  
Concept Rendering



**Proposed Development at 8985 Woodbine Ave**  
Concept Rendering





**Proposed Development at 8985 Woodbine Ave**  
Concept Rendering