



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: December 14, 2022

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

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 Appendix C - 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 attached to the rear of the Sutton House,
 - constructing a new two storey accessory building at the rear of the property having three parking spaces on the ground floor and a residential unit on the second floor,

- 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; and
- introducing a pedestrian walkway along the south property boundary (See Appendix C - Conceptual Site Plan, Elevations and Renderings).
- 8 parking spaces are proposed to meet the minimum required number of parking spaces based on the formula of 1.5 parking spaces per residential unit, which includes visitor parking;
- Only a Zoning By-law Amendment application has been submitted at this time.

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 at this location;
- However, the By-law must be amended to permit the specific housing form proposed in the development, including townhouse units not having frontage on a public road and the proposed development setbacks. ARE THERE NO PARKING VARIANCES required

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 not been identified as possessing any cultural heritage significance;
- Staff supports the proposed restoration of the William Sutton House and it's renovation to a residence, which was its original use. Further comment on restoration features will be provided when future applications are submitted;
- Staff also has no objection to the creation of additional residences on the property from a heritage perspective;
- Staff notes that although the applicant has proposed the minimum number of required parking spaces, that there is no street parking spaces available on either Woodbine Avenue or Buttonville Crescent East.;
- Staff is of the opinion that the proposed modern complementary conceptual design of the townhouse residences and new two storey accessory building generally complies 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;
- Heritage Staff recommends that Heritage Markham Committee have no objection from a heritage perspective to the proposed amendments to the Zoning By-law to permit townhouses not having frontage on a public road, and necessary site specific development standards required to the implement the redevelopment of the property based on the conceptual plans.

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 restoration of the William Sutton House (subject to review of a future restoration plan) and its renovation to a residence;

AND THAT Heritage Markham has no objection from a heritage perspective to the proposed amendments to the Zoning By-law to permit the redevelopment of the property based on the conceptual plans, as presented.

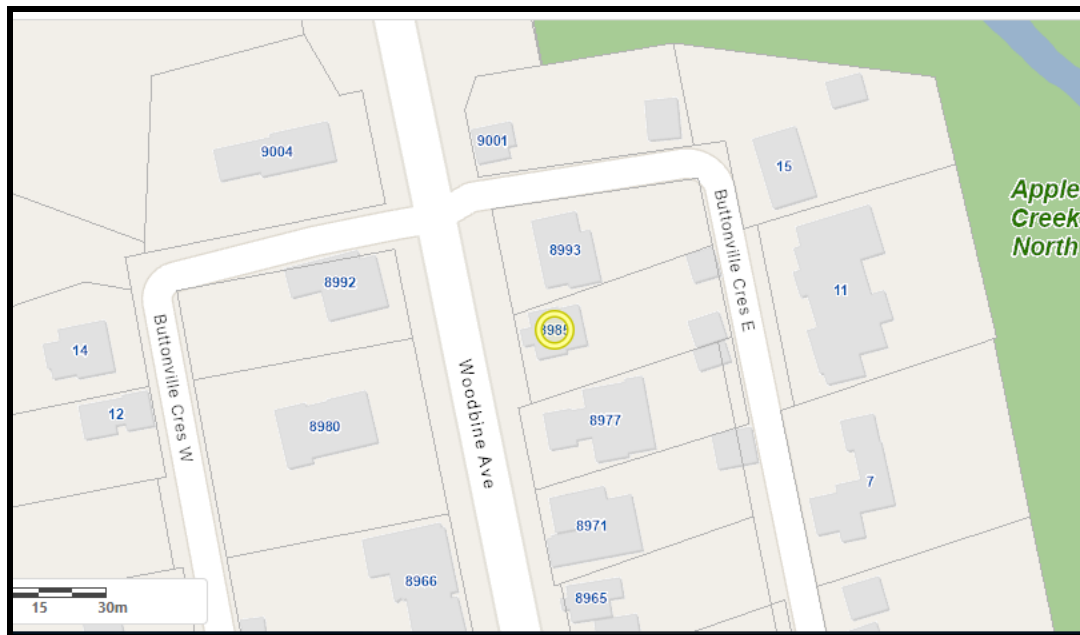
Attachments

Appendix A	Location Map and Google Streetscape View of William Sutton House 8985 Woodbine Ave.
Appendix B	Photographs – 2015 Addition and Accessory Buildings
Appendix C	Conceptual Site Plan, and Renderings of the Proposed Redevelopment of the Property

File: 8985 Woodbine Ave. Buttonville Heritage Conservation District

Appendix A -Location Map and Streetview

8985 Woodbine Avenue, Buttonville Heritage Conservation District



Streetview of William Sutton House 8985 Woodbine Ave



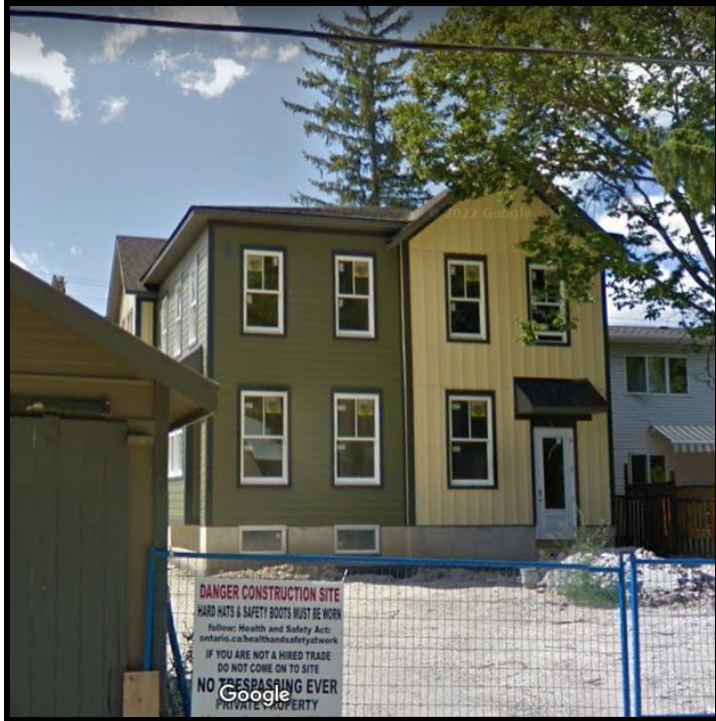
(Google, 2021)

Appendix B - Photographs

Recently Constructed Rear Addition to the William Sutton House



South Elevation



East Elevation (rear)

Accessory Buildings



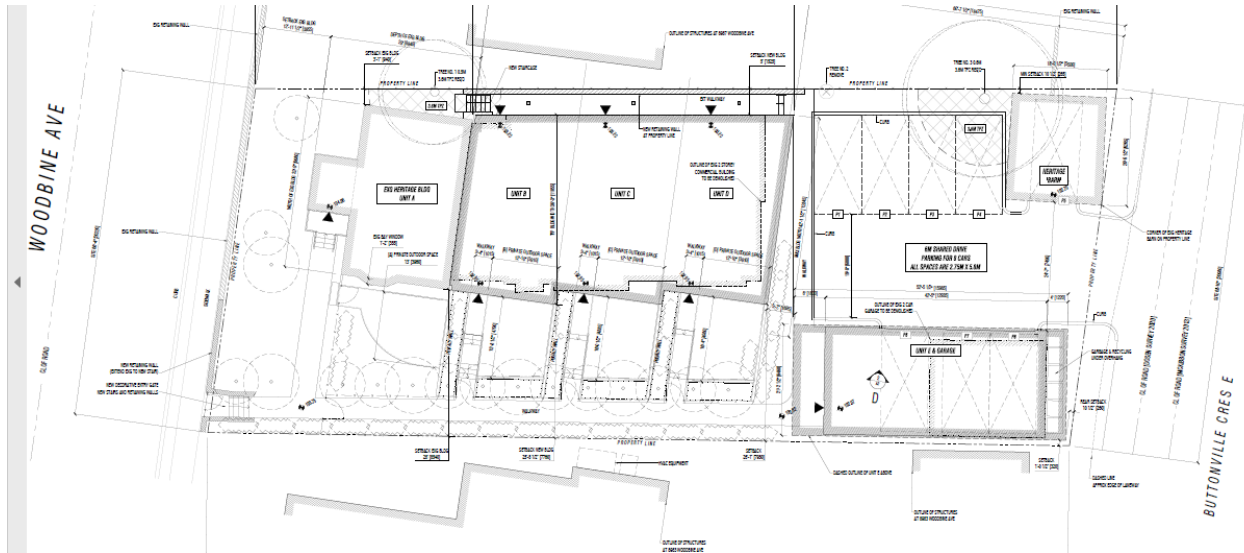
Historic Barn to be retained



Garage to be Removed

Appendix C

Conceptual Site Plan and Renderings of Proposed Redevelopment



View from Woodbine Avenue looking east – pedestrian pathway connection along south boundary



View looking south into the subject property



View looking west from Buttonville Crescent East



View of south elevations of proposed townhouse residences with pedestrian walkway in foreground