

February 23rd, 2023

145 John Street

Via Email: ealigood@markham.ca

Thornhill, ON

L3T 1Y6

Development Services Committee

City of Markham

Attn: City Clerk

Markham Civic Centre

101 Town Centre Boulevard

Markham, Ontario, L3R 9W3

Re: Meeting Date: February 28th, 2023
Item 9.3: Minor Heritage Permit Application – Front Yard Landscape Alterations
145 John Street, Thornhill Heritage Conservation District (Ward 1)

Dear Committee

We are the owners and residents of 145 John Street and have lived there for over ten years.

We are writing with respect to the above item before you for your consideration.

We respectfully request that the Committee vote to approve our Heritage permit application.

We have improved our property to meet our family's needs:

- We have used high quality, visually pleasing, natural, permeable pavers;
- We have created an area to turn our cars around so we can access busy John Street in a safe manner;
- We have created a safe play area for our children to enjoy ball hockey and basketball;
- We have retained all the old existing trees in the yard;
- We have mitigated the loss of lawn by adding additional plantings;
- We have retained and added to the landscaped screening along the John Street frontage with year round coniferous plantings; and
- We have provided snow storage.

We propose to eventually add transparent wrought iron gates as many of the other properties in our neighbourhood have done for the further safety of our children and security due to recent increasing car thefts in our neighbourhood. (Actually, one of the entry piers to our property was hit by a car a few years ago resulting in only one remaining.)

With respect to the street character on John Street, other than a glimpse into the property at the driveway from John Street, the front yard is not visible from the street. The exposure along John Street remains almost exactly as it was before the improvements. The effect on the street character is unchanged.

We have attached a more detailed sketch of our front yard showing the functional uses – driveway, walkway, turn around space, snow storage, existing trees and additional plantings. We also include street photos of the original and current street frontage exposure – the latter of which was not included in the City staff's report to you – for a clearer picture of the conditions.

Finally, we have shown the improvements to our neighbours who have no objection to them and attached are letters and a petition in support. We do note that some of the persons who filed written objections to the Heritage Permit do not live in the neighbourhood.

In closing, we enjoy our home and wish to make it as comfortable for our family's enjoyment. We feel the improvements do not detract from and are largely in keeping with the neighbourhood character as they are largely not visible.

However, in the spirit of neighbourly co-operation; in keeping with comments of the heritage committee and overriding our concerns for our children's safety and our security, and should the Committee see fit, we would be prepared to remove the preliminary gate posts structure at this time. Any future gate installation will be applied for under a separate Heritage Permit.

We respectfully urge the Committee to approve our Heritage permit.

Thank you in advance for your kind attention in this matter.

Yours truly,



Homeira Shahsavand &
Russol Heydari

Attachments:

Site Sketch

Street photo - 2017

Street photo - 2021

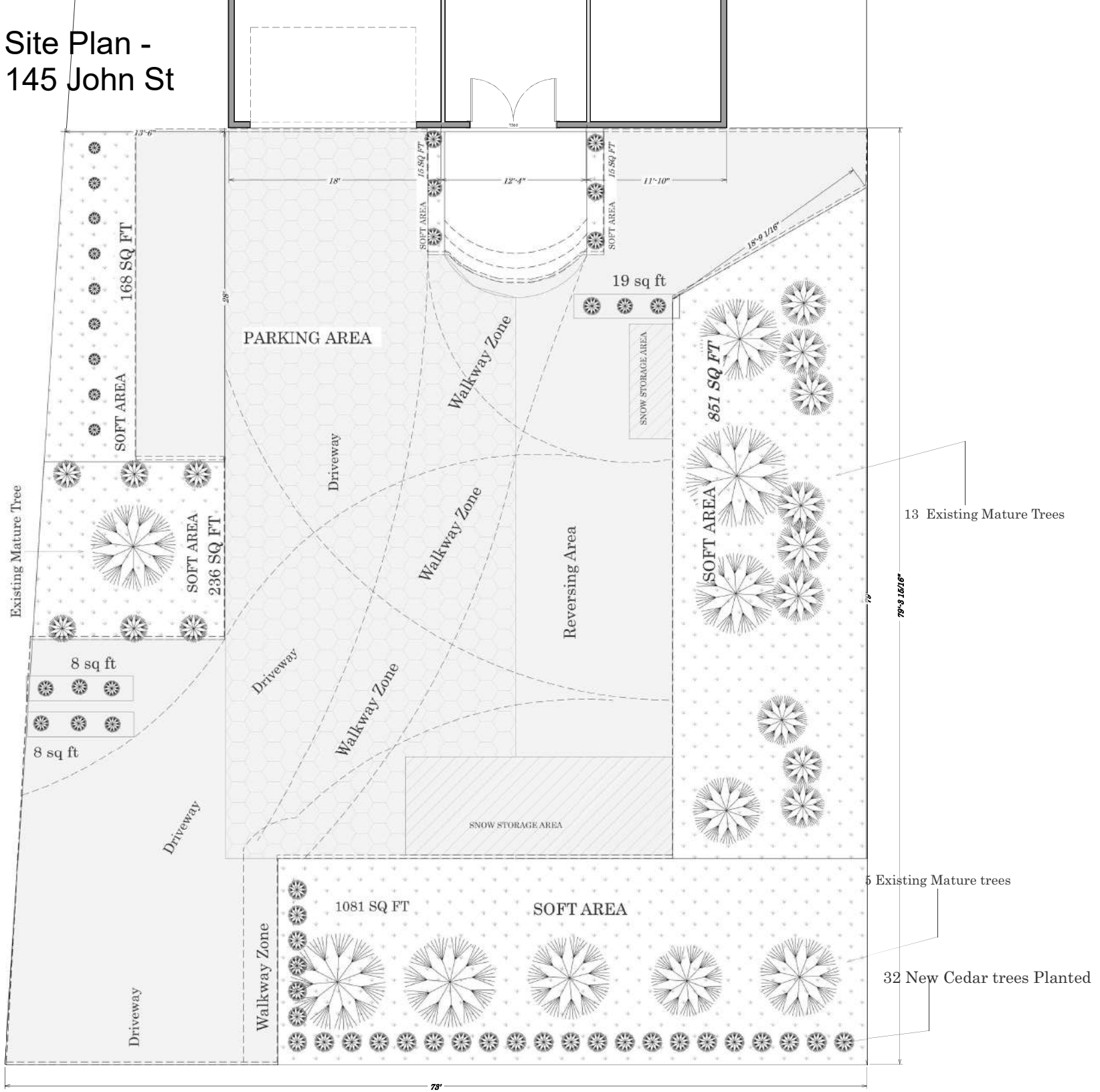
Street Photo - 2023

Letter of support from Thornhill Conservation District Ratepayers Association

Letter from Residents

Petition in Support from Residents

Site Plan - 145 John St





Street photo 2017



Street photo 2021



Street photo February 2023

Thornhill Conservation District Ratepayers Association
125 John Steet
Thornhill Ontario
L3T 1Y3

February 23, 2023

Development Services Committee
City of Markham
Attn: City Clerk
Markham Civic Centre
101 Town Centre Boulevard
Markham, Ontario, L3R 9W3

Re: Meeting Date: February 28th, 2023
Item 9.3: Minor Heritage Permit Application – Front Yard Landscape Alterations
145 John Street, Thornhill Heritage Conservation District (Ward 1)

Dear Committee Members

My name is David Jordon, I am the President of the Thornhill Conservation District Ratepayers Association. (TCDRA). TCDRA represents our members that are all located within the boundary of the Thornhill Conservation District. From time to time issues arise that pit a member against Heritage Staff and Heritage Committee over a purported infraction.

Currently we have a matter at 145 John Street. The owner/applicant made an improvement to their front yard by using interlock pavers on their driveway and areas beyond the driveway. Prior to the installation they had contacted the City and were told they did not need a permit but needed to retain 40% softscaping. The applicant did retain the 40% by softscaping along the north and west side and a portion of the east side of their front yard. This measure also provided a natural soft area for the existing mature trees on the property. Regardless of their efforts to comply with the City Bylaws and their efforts to advise Heritage Markham of their intentions the applicant found themselves in trouble with Heritage Markham as the District document does not support this kind of “hard” landscaping in the front yard. They applied for a Heritage Permit and were denied by Committee on February 8th. Committee has supported the Staff recommendation to remove the hardscaping and replace it with sod.

We as a community through TCDRA do NOT agree with the Heritage Committee and support the applicant and their home improvement for the following reasons;

1. Safety

John Street now carries 15000 cars a day. With the coming high density projects this will only get worse. Many homeowners have adjusted their landscaping to provide what is called a

hammerhead to turn their car around so they can exit their property driving forward, not in reverse. Others have installed circular driveways. In this case the applicant is in one of the worst locations on John Street and MUST, for safety reasons have this option. Heritage Staff has agreed with this. Heritage Committee has advised that this would likely be approved, but as it stands now the recommendation from Heritage Staff is to remove the hardscaping in areas other than the driveway and restore it with sod. If the hammerhead is approved the remaining hardscaped area will be negligible and it would serve little purpose to remove it and install sod that would not likely survive. (See site plan in package)

Car theft has also been prevalent on John Street. Gates have been approved for this exact reason and to prevent trespassers. In this case there is a well documented concern about the neighbour across the street at 146 John Street, (this home has a model city and model trains running the entire expanse of the yard which for some reason has not been opposed by Heritage Markham). There have also been car thefts literally across the street from the applicants home at 166 John Street

2. Precedent

Some of the complainants have mentioned that this would set a precedent. This is not the case as there are many existing properties including Class A heritage homes that have significant hardscaping. I have enclosed a few pictures so you can visualize what I am saying. The applicants application does NOT set a precedent. It actually is very similar to many other properties with the exception that in the applicants case they have adhered to the City Bylaw and provided the required softscaped areas to protect the existing mature trees that exist on their property. For some reason Heritage Staff and Committee seem to selectively oppose some installations and not oppose others.

3. Incomplete Heritage Staff Report

The Thornhill Heritage District is a hybrid district. The area was expanded in the mid 1980's and captured many homes that are now classified as Class C, (no heritage value). In fact the majority of the homes in the Thornhill Heritage District are Class C homes and as such our association believes that Heritage Staff must apply the district guidelines with this in mind. For the most part the Thornhill District Guidelines are intended to protect and preserve our Class A Heritage homes and to protect the "heritage flavour" of the defined district. Our association supports that wholeheartedly. Heritage Committee is made up of nine volunteers and three Councillors. None of the current volunteers live in the Thornhill Conservation District and they would, as such, depend heavily on the Heritage Staff Report. The one thing that was omitted from the Heritage Staff report was a simple picture of the applicants home from directly across the street. I have included it and you will see that in this case there is absolutely zero effect on the heritage area due to the hard scape application because it is not visible.

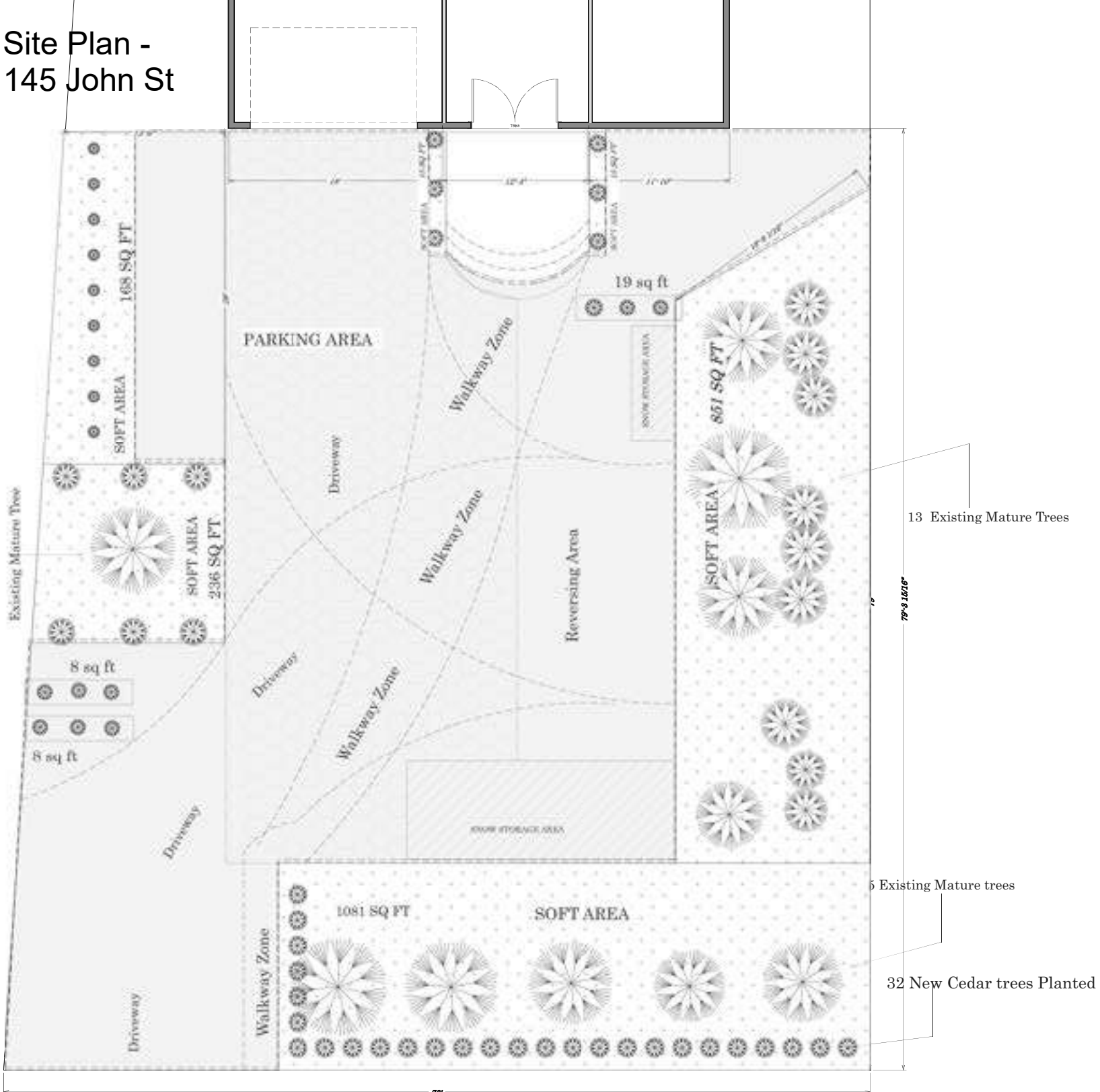
Our Ward Councillor, Keith Irish supports the applicant. We intend to speak at the Development Service Committee meeting on the 28th of February in support of the applicant and in

opposition to the Heritage Staff position and the decision made by Heritage Committee on February 8th.

Regards,

David Jordon
President
Thornhill Conservation District Ratepayers Association.
(905) 764-0804

Site Plan - 145 John St





145 John St- Street view



148 John St class A



107 John St



49 John St

Date: FEB 7 2023

Name: GAIL CARSON

Address: 166 JOHN ST
THORNHILL ONT

Phone: 647-987-7579

I have been asked by my neighbours Homeira Shahsavaand and her husband Russol Heydari to support their recent front yard improvement that includes the interlock pavers, the preservation of the large landscaped areas on the north and west side of the property and the significant number of trees they have planted.

I am in full support of their property improvement.

Signature: 

Printed Name: GAIL CARSON

Additional Comments: ANY IMPROVEMENTS TO ONE'S PROPERTY IS A POSITIVE.

I WALK BY THIS HOUSE TWICE A DAY AND NOTICE COMMUNITY IMPROVEMENTS

Date: Jan 17, 23

Name: Shakiba & Masood Mashadi

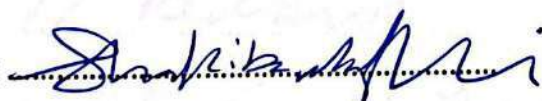
Address: 149 John Street

Thornhill, ON L3T 1Y6

Phone: 416-665-1510

I have been asked by my neighbours Homeira Shahsavaand and her husband Russol Heydari to support their recent front yard improvement that includes the interlock pavers, the preservation of the large landscaped areas on the north and west side of the property and the significant number of trees they have planted.

I am in full support of their property improvement.

Signature: 

Printed Name: Shakiba Mashadi

Additional Comments: We are in full support of this endeavor.

Date: Jun 17/23

Name: BERNIE REDDICK

Address: 151 JOHN ST

Phone: 416-543-9563

I have been asked by my neighbours Homeira Shamsavaand and her husband Russol Heydari to support their recent front yard improvement that includes the interlock pavers, the preservation of the large landscaped areas on the north and west side of the property and the significant number of trees they have planted.

I am in full support of their property improvement.

Signature: B Reddick

Printed Name: BERNIE REDDICK

Additional Comments:

Date: JAN 17/23

Name: MURRAY & NEILA BERGMAN

Address: 215 HENDERSON AVE

THORN HILLS, ON L3T 2L8

Phone: 905 889-1334

I have been asked by my neighbours Homeira Shahsavaand and her husband Russol Heydari to support their recent front yard improvement that includes the interlock pavers, the preservation of the large landscaped areas on the north and west side of the property and the significant number of trees they have planted.

I am in full support of their property improvement.

Signature: Neila Bergman

Printed Name: NEILA BERGMAN

Additional Comments:

Date: JAN 17 23


Name: WALTER & ALLISON DUNCAN

Address: 213 HENDERSON AVE
THORNHILL ONT L3T 2L8

Phone: 905 889 6779

I have been asked by my neighbours Homeira Shahsavaand and her husband Russol Heydari to support their recent front yard improvement that includes the interlock pavers, the preservation of the large landscaped areas on the north and west side of the property and the significant number of trees they have planted.

I am in full support of their property improvement.

Signature: 

Printed Name: W. DUNCAN

Additional Comments:

Date: JAN 17 / 23

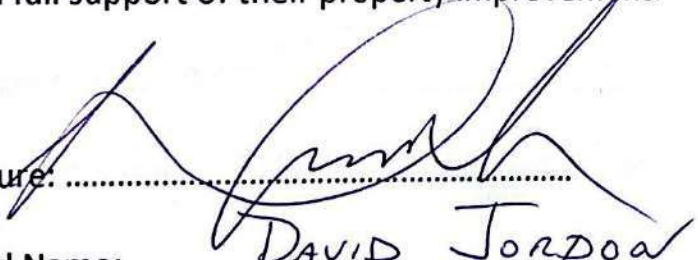
Name: DAVID JORDON

Address: 125 JOHN STREET, THORNILL

Phone: 647 836-0804

I have been asked by my neighbours Homeira Shahsavaand and her husband Russol Heydari to support their recent front yard improvement that includes the interlock pavers, the preservation of the large landscaped areas on the north and west side of the property and the significant number of trees they have planted.

I am in full support of their property improvement.

Signature: 
Printed Name: DAVID JORDON

Additional Comments:

Date: Jan, 17, 2023


Name: Hossein Heidari & Zhila Heidari

Address: 172 John St,

Phone: 647 870 4535

I have been asked by my neighbours Homeira Shamsavaand and her husband Russol Heydari to support their recent front yard improvement that includes the interlock pavers, the preservation of the large landscaped areas on the north and west side of the property and the significant number of trees they have planted.

I am in full support of their property improvement.

Signature: 

Printed Name: Zhila Heidari & Hossein Heidari

Additional Comments:

Date: February 7, 2023

Name: Nancy Kostelac

Address: 79 John Street

Phone: 905-707-0023

I have been asked by my neighbours Homeira Shamsavaand and her husband Russol Heydari to support their recent front yard improvement that includes the interlock pavers, the preservation of the large landscaped areas on the north and west side of the property and the significant number of trees they have planted.

I am in full support of their property improvement.

Signature: Nancy Kostelac

Printed Name: Nancy Kostelac

Additional Comments:

SUPPORT PETITION

I support the hardscape treatment at 145 John Street and believe that there is no detrimental effect of this treatment on the Thornhill Heritage District.

Name	Address	Email	Phone
Sameh Bourssoun	159 John Street	Sherine@ hotmail.com hot.mail.com	647-779-6582
Sherine	159 John		647-700-7231
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DAVID JORDAN	125 JOHN ST	dave.jordaneros@gmail.com	905 764 0804
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Sahar Nazam	109 John St	saez@gmail.com	416 494 3743
FRANK GORDON	99 JOHN ST	10056010@gmail.com	416 818 8550
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Reveed	85 John St	reveed@mtm.ca	416-558-1137
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Liu Liu	27 John St.		289-522-2205
Bernie Reddish	151 John		416 543 9563
Shakeba Mashadi	149 John St.	acct@TQ	416-7866707

Flooring.ca

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M. Depinau	65 JOHNS		416-564-3352
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Heather Burlew	16 John St	burleware@hotmail.com	-11