

**SUBJECT:** Request for Demolition – One Storey Tail of a Single Detached Heritage Dwelling  
9064 Woodbine Avenue, Buttonville Heritage Conservation District,  
Ward 2

**PREPARED BY:** Peter Wokral, Heritage Conservation Planner ext. 7955  
**REVIEWED BY:** Regan Hutcheson, Manager of Heritage Planning, ext. 2080

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**RECOMMENDATION:**

- 1) THAT the staff report entitled “Request for Demolition-One Storey Tail of a Single Detached Heritage Dwelling, 9064 Woodbine Avenue, Buttonville Heritage Conservation District”, dated November 19, 2018, be received ;
- 2) THAT Council endorse the demolition of the one storey tail of a single detached heritage dwelling located at 9064 Woodbine Avenue located within the Buttonville Heritage Conservation District, subject to the applicant obtaining site plan approval, including drawings showing how the heritage house will be made secure pending its restoration, and a financial security to help ensure protection of the heritage resource during the demolition and boarding process;
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

To recommend that Council support the proposed demolition of the one storey tail of a single detached heritage dwelling located at 9064 Woodbine Avenue, in the hamlet of Buttonville (See Location Map- Figure 1).

**BACKGROUND:**

**The Owner of the property proposes to demolish the one storey rear tail of the single detached heritage dwelling**

The owner of 9064 Woodbine Avenue wishes to demolish the one storey rear tail of the heritage dwelling in order to construct a planned two storey addition (See Appendix ‘A’ photograph of the existing heritage dwelling). The proposed restoration and addition to the existing heritage dwelling is being considered as part of a larger development proposal by Gemterra (Woodbine) Inc. to construct thirty three, 2-1/2 storey townhouses located on the four neighbouring properties to the north at 9074, 9084, 9100 and 9110 Woodbine Avenue (See Gemterra Woodbine Inc. Development Proposal Site Plan-Figure 2).

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**The property is designated under the Ontario Heritage Act**

The property at 9064 Woodbine Avenue is locally known as the “Buttonville Mill House” and is designated under both Part IV, and Part V of the *Ontario Heritage Act* (the “Act”). As such, the review by Heritage Markham is required and the approval of Council is necessary to permit the demolition of the existing one storey tail. Heritage Markham reviewed the proposed two storey addition to the existing heritage dwelling, and the proposed demolition of the rear tail of the building on August 8<sup>th</sup>, 2018 and had no objections, subject to the applicant entering into a site plan agreement indicating how the remaining portions of the house will be protected from unlawful entry, accompanied by an appropriate financial security taken to ensure the protection of the heritage resource during the demolition and boarding process.

**OPTIONS/ DISCUSSION:****The Ontario Heritage Act requires Council to consider all demolition applications for designated properties.**

Although the subject building is a designated heritage building, the existing one storey tail is not considered to possess significant cultural heritage value. However, it is located within the Buttonville Village Heritage Conservation District and according to Section 42(1) of the *Act*, an owner is required to obtain a permit from the municipality to:

1. alter any part of the property other than the interior
2. erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal.

The Act does allow Council to delegate its power to grant permits for the alteration of property situated in a heritage conservation district to an employee or official of the municipality. Markham Council has approved such a by-law delegating its power for the approval of alterations to the Manager of Heritage Planning. However, upon consultation with Legal staff, it has been determined that the delegation of the authority to approve “alterations” to staff does not include the authority to consider applications for demolition or removal which are addressed under Part IV and V of the Act. No delegation provisions apply in such circumstances.

Therefore, all applications for demolition of buildings and structures within heritage conservation districts whether of cultural heritage value or not, must be considered by Council.

**The proposed demolition of the one storey tail can be supported**

A review of the proposed new addition to the existing heritage dwelling and the existing one storey tail by the Heritage Markham Committee, and Heritage Section Staff has determined that the one storey tail has no significant cultural heritage value that would warrant its retention, and prevent its demolition. Heritage Staff has received a site plan application and drawings from the applicant illustrating the proposed addition and how the heritage resource will be protected, and has prepared a letter site plan agreement to be signed by the applicant (See Appendix ‘C’ - elevations of the proposed addition to the existing heritage dwelling).

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

None

**HUMAN RESOURCES CONSIDERATIONS**

Not Applicable

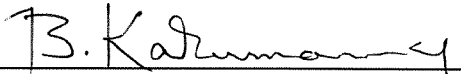
**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Not Applicable

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The demolition request was reviewed and supported by Heritage Markham, Council's advisory committee on heritage matters (See Appendix 'B' Extract from Heritage Markham Meeting of August 2018).

**RECOMMENDED BY:**



Biju Karumanchery, RPP, MCIP  
Director, Planning and Urban Design



Arvin Prasad, MPA, RPP, MCIP,  
Commissioner of Development  
Services

**ATTACHMENTS:**

Appendix 'A'	Photo of the existing heritage dwelling and rear one storey tail
Appendix 'B'	Heritage Markham Extract, August 8 <sup>th</sup> , 2018

## FIGURE 1

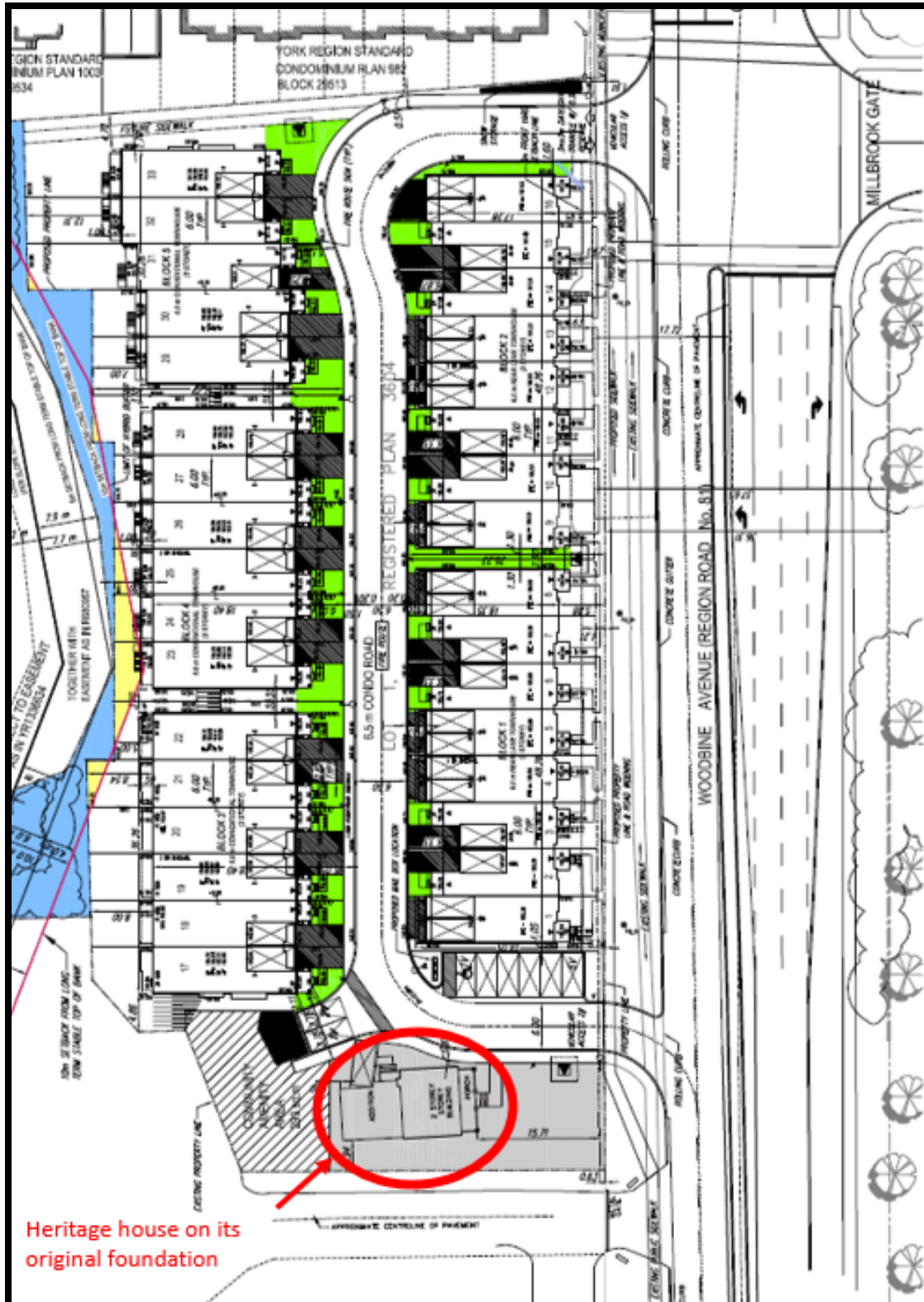
**FILE PATH:** Q:\Development\Heritage\PROPERTY\WOODBINE\9064\Demo Report November 2018.doc

**APPLICANT:** Gemterra (Woodbine) Inc.

## LOCATION MAP



Figure 2- Gemterra (Woodbine) Inc. Development Proposal Site Plan





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Appendix 'A'

Photograph of the Existing Heritage Dwelling at 9064 Woodbine Avenue showing the one storey rear tail



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APPENDIX 'B'

Heritage Markham Extract of August 8<sup>th</sup>, 2018

HERITAGE MARKHAM  
EXTRACT

DATE: August 8, 2018

TO: R. Hutcheson, Manager of Heritage Planning

EXTRACT CONTAINING ITEM #14 OF THE EIGHT HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON AUGUST 8, 2018

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**14. Demolition Permit Application - Partial**

**9064 Woodbine Ave.**

**Buttonville Heritage Conservation District**

**Rear Tail Addition (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Memo

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and summarized the details outlined in the memo. The applicant wished to demolish the rear addition prior to obtaining redevelopment approvals. Mr. Hutcheson noted that the Committee previously had no objection to the design of the proposed rear addition to the heritage dwelling, but wanted to ensure the Committee was properly informed that the current rear one storey addition is identified as one of the significant heritage attributes of the property.

Recommendation:

That Heritage Markham has no objection to the issuance of the demolition permit for removal of the rear tail addition at 9064 Woodbine Avenue subject to staff being satisfied with the manner in which the removal is to be undertaken, and that the owner obtain Minor Site Plan Approval (to address the demolition process and how the main residential building will be made secure) and a financial security to protect the heritage resource during the demolition and boarding process.

CARRIED

## APPENDIX 'C'

### Elevations of the proposed two storey addition to the existing heritage dwelling

