

## FIGURE 1

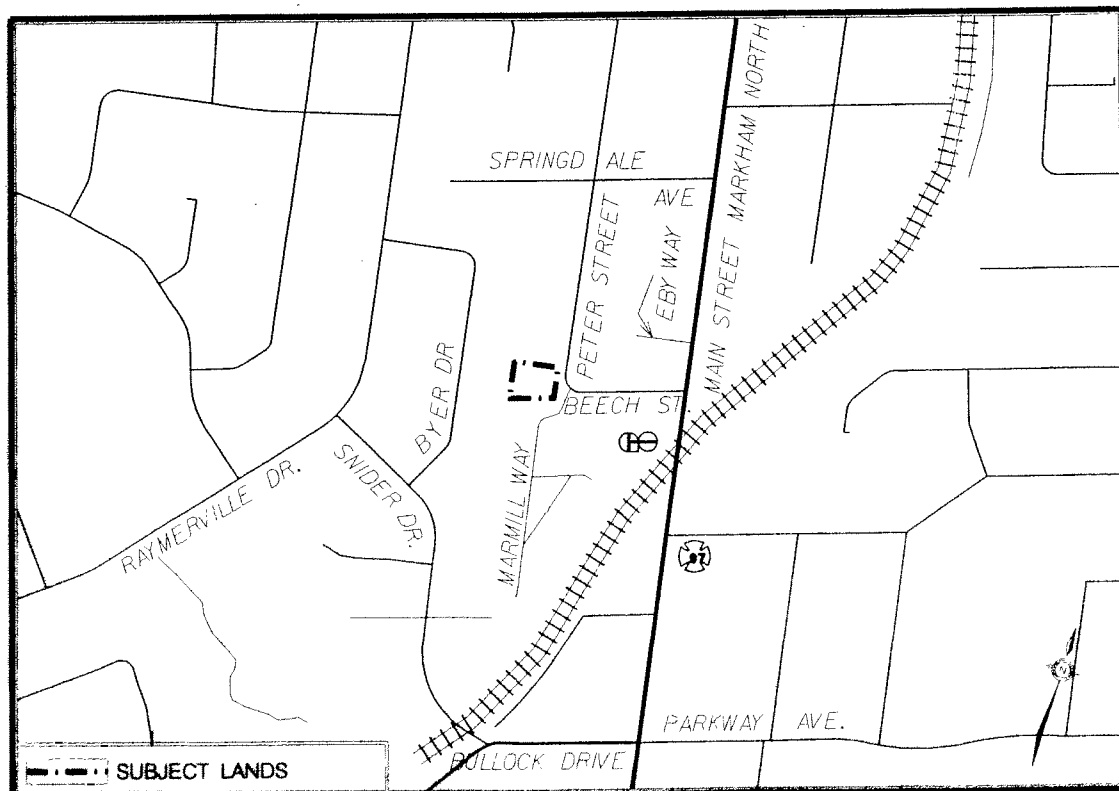
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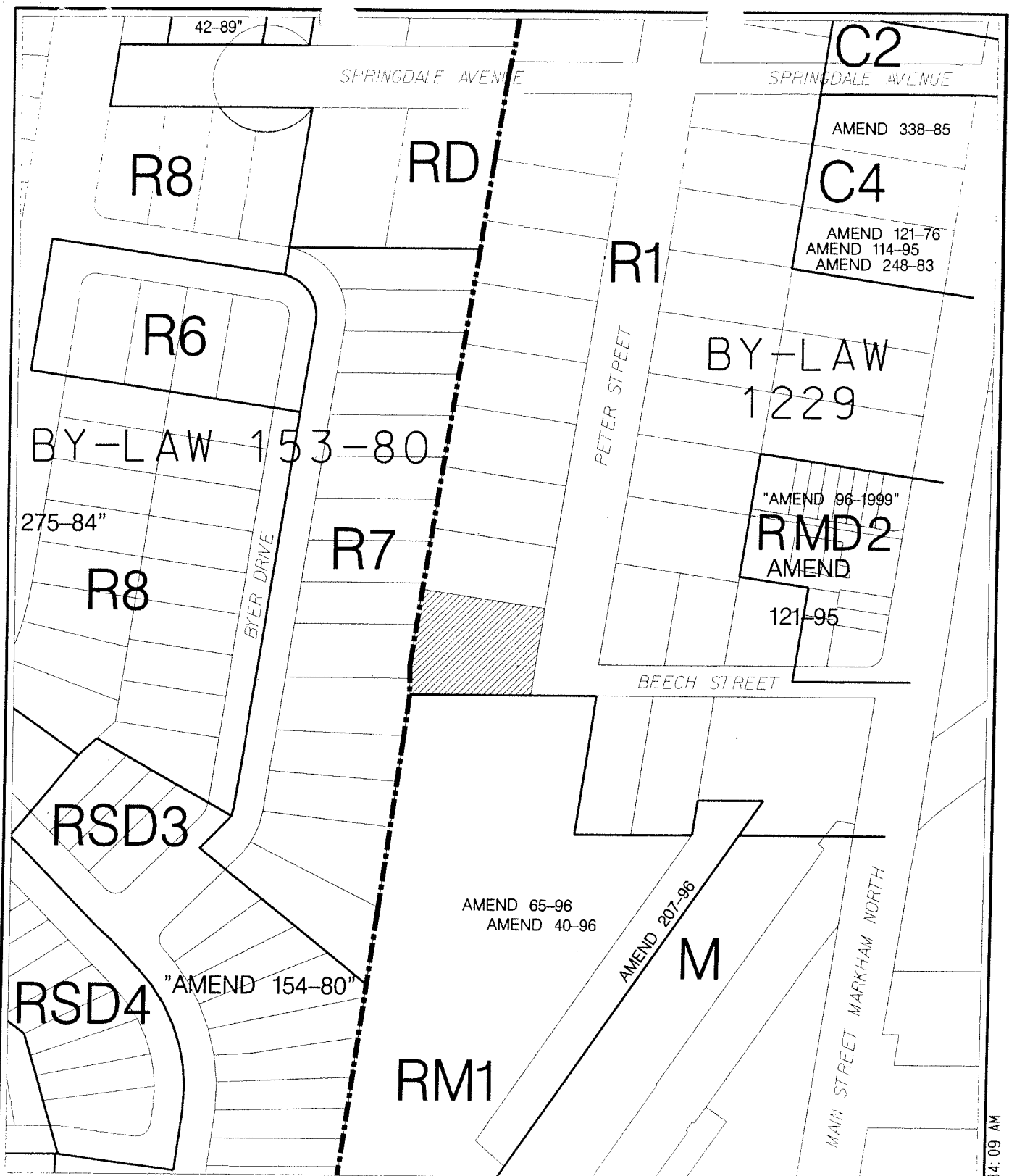
### APPLICANT and AGENT

Mr. Jim Boylan, Ms. Deborah Boylan  
2 Peter Street  
Markham, ON L3P 2A4  
905-472-1110 (T)

Mr. Ben Quan  
QX4 Investments Limited  
17 Bauer Crescent  
Markham, ON L3R 4H3  
416-564-0351 (C)  
905-477-2005 (T)  
905-479-4517 (F)

### LOCATION MAP





# AREA CONTEXT/ZONING

APPLICANT: D. BOYLAN  
2 PETER STREET MARKHAM

FILE No: ZA08117730(RH)

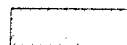


DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: RH

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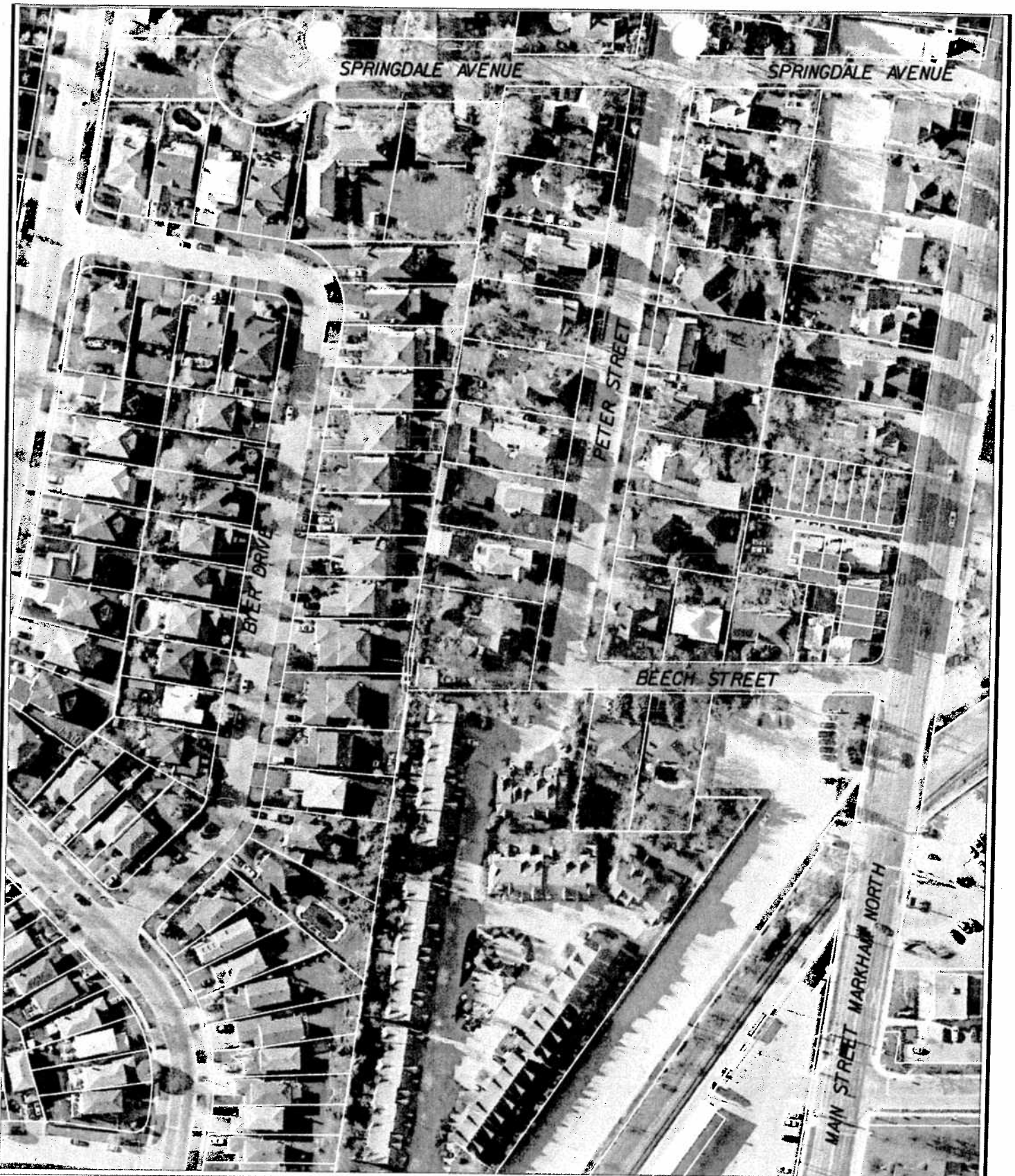


SUBJECT LANDS

DATE: 08/07/08

FIGURE No.2

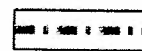
za08117730.dgn 07/08/2008 11:34:09 AM



# AIR PHOTO 2007

APPLICANT: D. BOYLAN  
2 PETER STREET MARKHAM

FILE No: ZA08117730(RH)

 SUBJECT LANDS

DATE: 08/07/08



DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: RH

SCALE 1:

FIGURE No.3



# PROPOSED SITE PLAN

APPLICANT: D. BOYLAN  
2 PETER STREET MARKHAM

FILE No: ZA08117730(RH)

--- SUBJECT LANDS

DATE: 08/07/08



DEVELOPMENT SERVICES COMMISSION

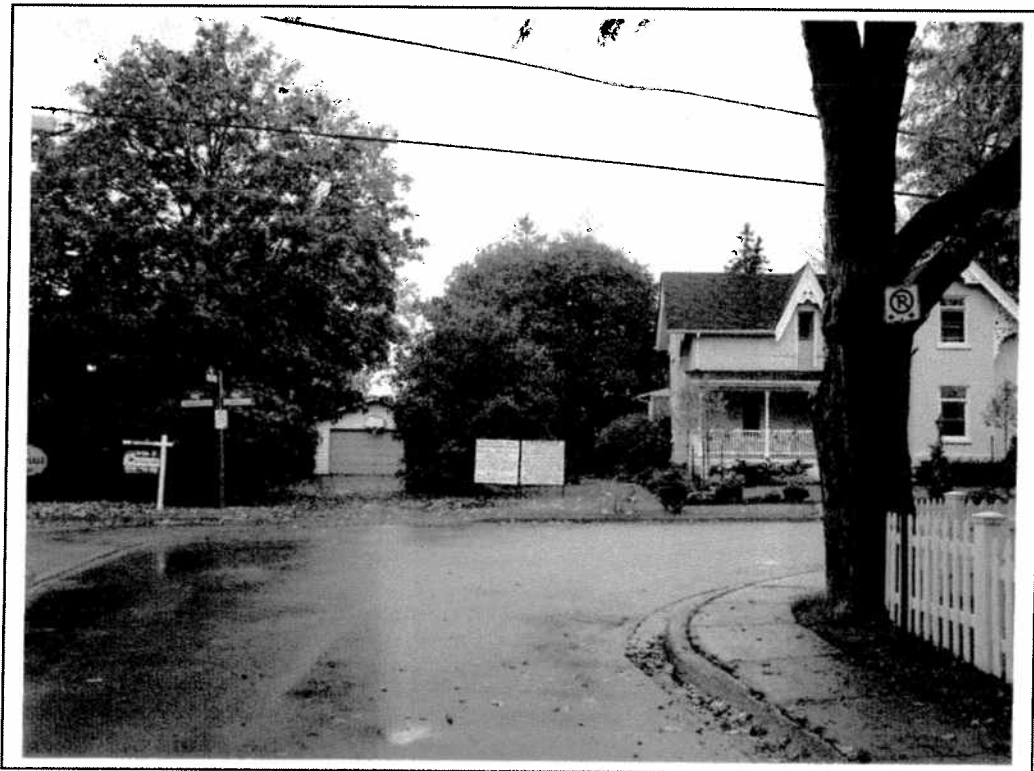
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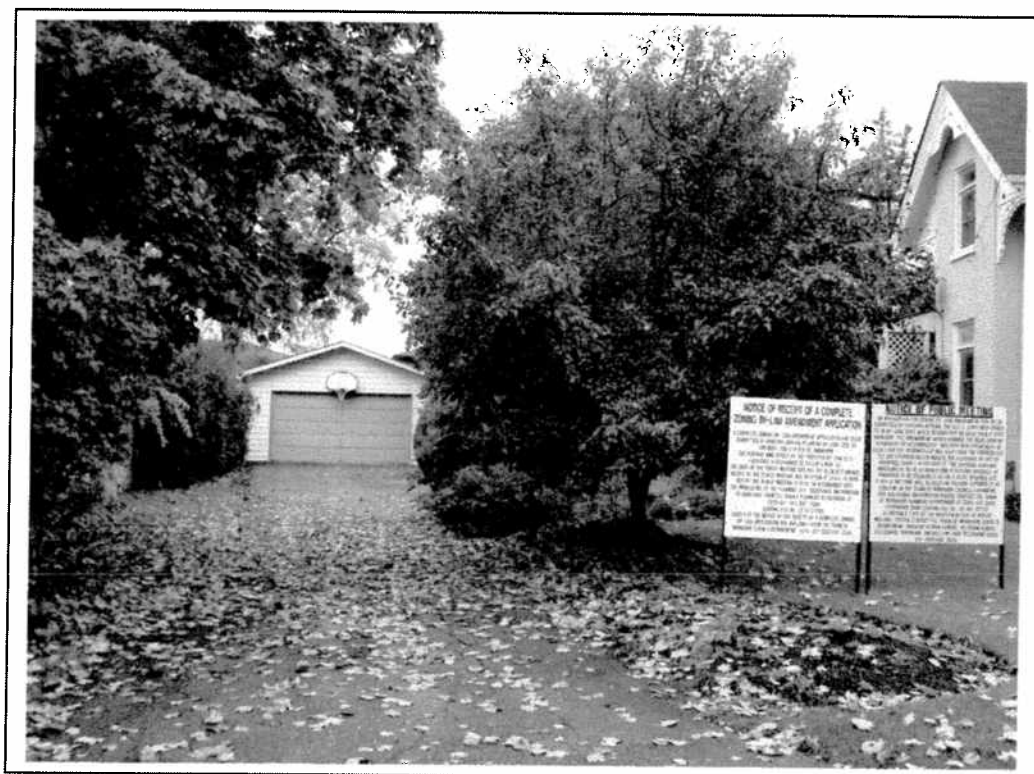
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SCALE: 1:

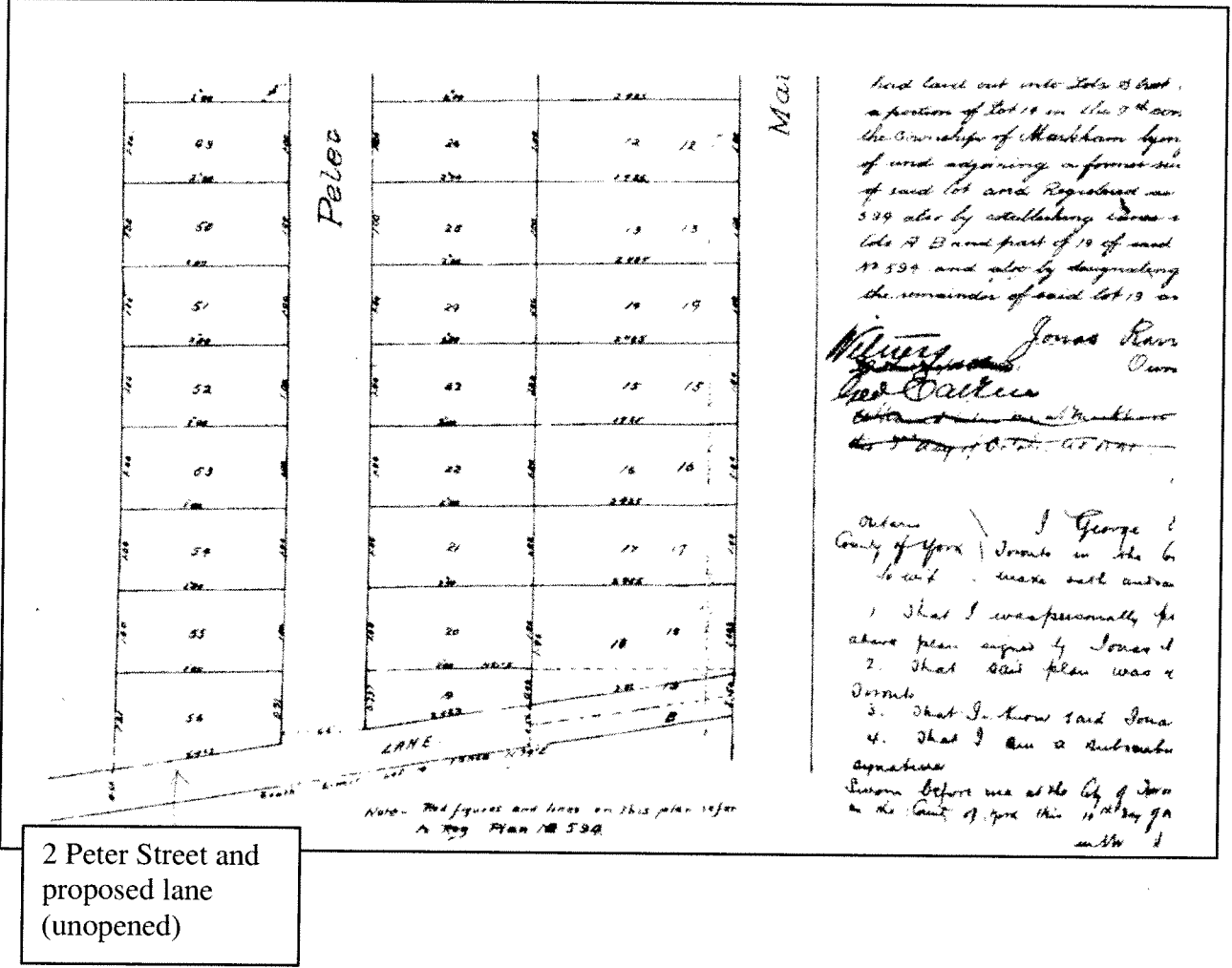
FIGURE No.4

za08117730.dgn 10/11/2008 3:06:17 PM

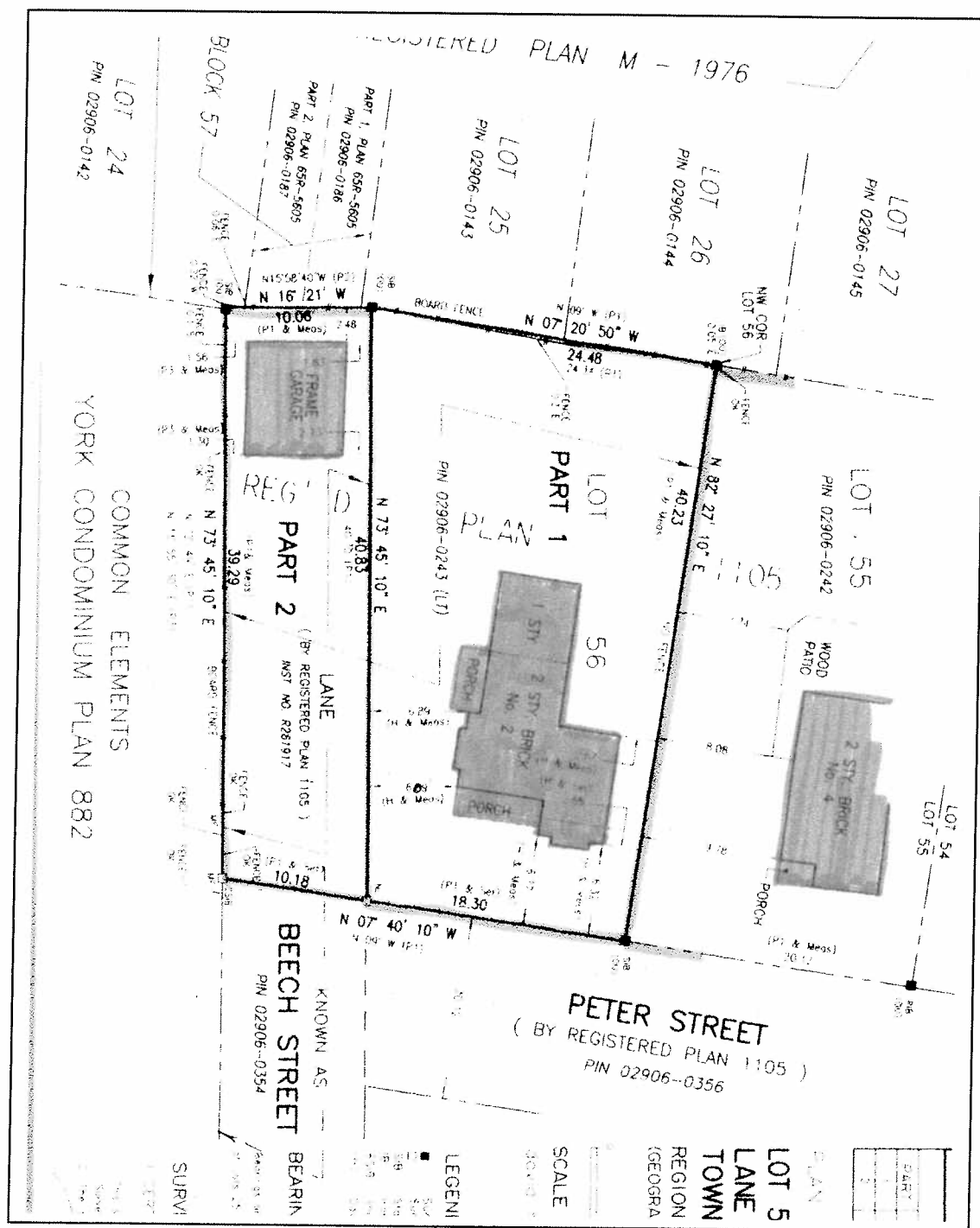




Historic Subdivision Plan 1891



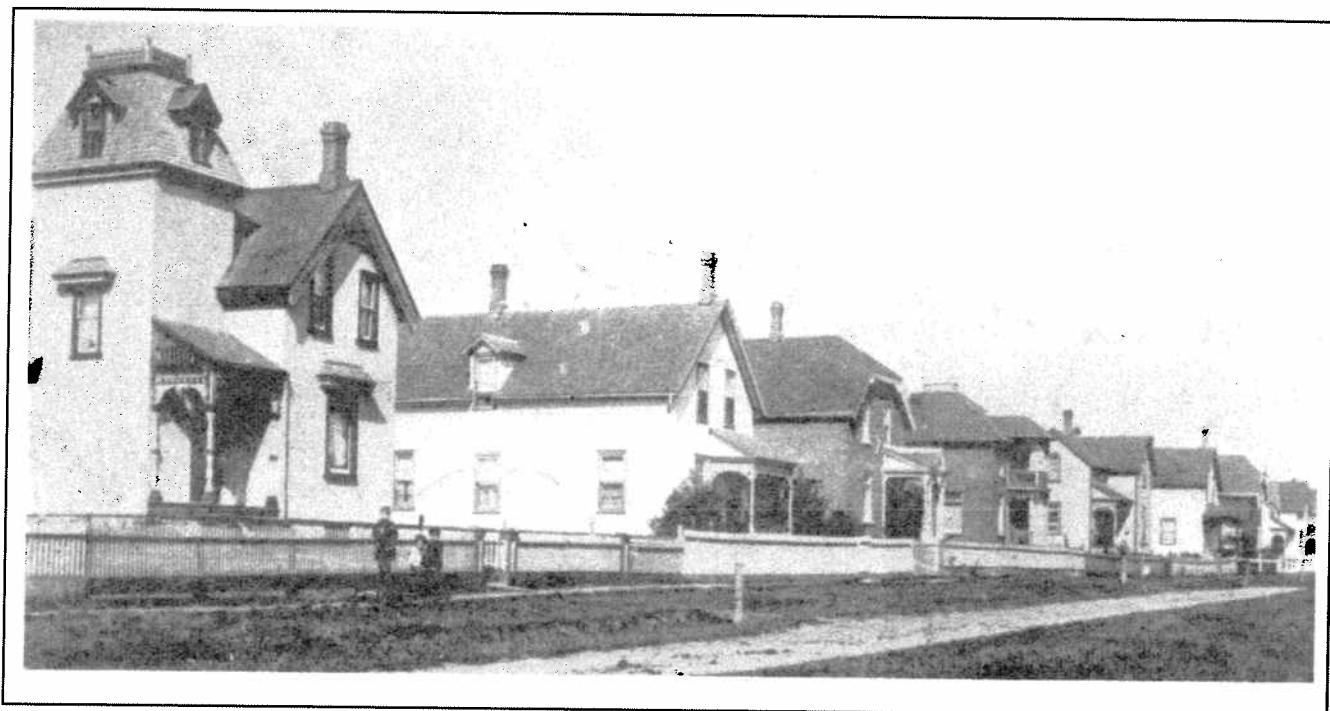






## Historic Peter Street

APPENDIX D



**DEVELOPMENT SERVICES PUBLIC MEETING  
OCTOBER 21, 2008  
EXTRACT**

To: Manager of Administration  
Manager, Heritage Planning (R. Hutcheson)

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**1. ZONING BY-LAW AMENDMENT  
APPLICATION TO REDUCE MINIMUM  
LOT FRONTAGE REQUIREMENT  
2 PETER STREET (D. BOYLAN)  
(ZA 08 117730) (10.5)**

Staff advised the subject of the Public Meeting this date was to consider an application submitted by Deborah Boylan for a Zoning By-law Amendment to reduce minimum lot frontage requirements at 2 Peter Street and facilitate a future severance of the land(ZA 08 117730).

The Committee Clerk advised that 146 notices were mailed on October 1, 2008, and a Public Meeting sign was posted on September 30, 2008. Three written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, history on previous applications filed and withdrawn in 2005 and outstanding issues.

Ms. Donna Wigmore, 17 Peter Street, addressed the Committee regarding the zoning application for 2 Peter Street and spoke in opposition to the proposal. She stated that this proposal would take away from the street's distinctive heritage character.

Ms. Heather Westin, 24 Peter Street, addressed the Committee regarding the zoning application for 2 Peter Street expressing her opposition to the proposal. She believes the uniqueness of Peter Street would be lost if this proposal is approved.

Ms. Cathy Fullarton, 9 Peter Street, addressed the Committee regarding the zoning application for 2 Peter Street and requested that Committee deny the application. She feels that this proposal will have a negative impact on a distinctive neighbourhood.

Mr. Neil Olorenshaw, 16 Peter Street, delivered a PowerPoint presentation with respect to the zoning application for 2 Peter Street advising he is opposed to the proposal. He stated that the proposal would destroy the street's uniqueness; the proposed heritage house to be relocated on the lot is inappropriate for this street; the proposal is not consistent with the Heritage District concept and the proposal does not bring any benefit to the neighbourhood.

Ms. Dianne More, Markham Village Conservancy, addressed the Committee regarding the zoning application for 2 Peter Street and spoke in opposition to the proposal. She believes that the integrity of Peter Street would be lost if this proposal is approved.

Mr. Gary Wharton, 1 Peter Street, addressed the Committee regarding the zoning application for 2 Peter Street expressing his objection to the proposal.

Mr. Erick Wheeler, 33 Peter Street, addressed the Committee with respect to the zoning application for 2 Peter Street stating he strongly objects to the proposed zoning by-law amendment. He also indicated that there is a discrepancy between the 2007 air photo and site plan of the property.

Staff advised that the site plan is based on a land survey from the Association of Ontario Land Surveyors (AOLS) and there may be some shadowing on the air photo. Staff will look at the discrepancy in more detail.

Mr. Ben Quan, representing the applicant, addressed the Committee regarding the zoning application for 2 Peter Street requesting that the zoning by-law amendment be sent directly to Council for enactment with a Holding Provision. He provided the Committee with some history on the application and advised that two Public Information meetings were held to discuss the residents concerns.

Staff confirmed that this area is not a recommended area for intensification. The Committee requested that the staff recommendation report address the front yard set back issue.

**Moved by Councillor A. Chiu**  
**Seconded by Councillor D. Horchik**

**That the correspondence from Rutherford Spaggon, Eric & Johanne Brown and Glen Baron, be received.**

**CARRIED**

Moved by Councillor J. Virgilio  
Seconded by Regional Councillor T. Wong

That the Development Services Commission Memo dated August 6, 2008 entitled "Delegation of authority to CAO to call a Public Meeting, Zoning By-law Amendment application to reduce Minimum Lot Frontage requirement, 2 Peter Street, Markham" be received; and,

Item #1  
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That the Record of the Public Meeting held on October 7, 2008, with respect to the proposed amendment to By-law 1229, as amended, received; and further,

That the application by Deborah Boylan for 2 Peter Street to amend By-law 1229, as amended, be referred back to staff for a report and recommendation.

**CARRIED**