



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Heritage Planner

DATE: June 9, 2021

SUBJECT: Committee of Adjustment Variance Application
4 Marie Court, Thornhill
Proposed New Dwelling
A/050/21

Property/Building Description: Two-storey single detached dwelling constructed in 1968.
Use: Residential
Heritage Status: The subject property is not municipally-recognized as a heritage resource, although it is considered adjacent, as defined in the City of Markham Official Plan (2014), to the Thornhill Heritage Conservation District.

Application/Proposal

- The City has received an application to the Committee of Adjustment requesting a variance to permit construction of a new 380.30 m² residential dwelling.
- The proposed residential dwelling requires variances to permit:
 - A maximum flat roof building height of 9.12 m, whereas By-law 101-90 permits a building height of 8.0 m;
 - A minimum front yard setback of 20 ft, whereas By-law 101-90 requires a setback of 27 ft;
 - A second 3.7 m wide driveway with a main building setback of 6.1 m from the streetline, whereas By-law 28-97 requires the main building to be setback a minimum of 8.0 m from the streetline; and
 - A maximum floor area ratio of (52.3 percent) 4093 ft², whereas By-law 101-90 permits a maximum floor area ratio of (50 percent) 3907 ft²;

Background

- The subject property is located on the west side of Marie Court, south of John Street and east of Yonge Street. There is an existing two-storey single detached dwelling, which according to assessment records, was constructed in 1968. The subject property is located within an established residential neighbourhood comprised of a mix of one and two-

storey detached dwellings. Mature vegetation exists across the property. The subject property is partially located within TRCA's Regulated Area as its rear portion is within and adjacent to a regulatory floodplain associated with the Don River Watershed.

Heritage Policy

- The subject property is located adjacent, as defined within the 2014 Official Plan, to the Thornhill Heritage Conservation District (THCD). The subject property is contiguous with one property contained within the THCD at 2 Marie Court while also diagonally across the street from a second property within the District at 35 John Street. The THCD Plan categorizes both 2 Marie Court and 35 John Street as 'Class C' properties within the District. The qualities of Class C properties, as described in the THCD Plan, are as follows:
 - *They are buildings/properties primarily post 1939;*
 - *They include buildings/properties that are sympathetic to the District by virtue of their scale or design qualities;*
 - *They include buildings/properties not sympathetic to historic character of the District.*
- While the THCD Plan does not contain policies or guidelines concerning new construction adjacent to the District, Section 4.5.1.1 of the 2014 Official Plan directs Staff to review any application for development approval on lands adjacent to cultural heritage resources to maintain the integrity of those resources. This review includes minor variance applications.

Staff Comment

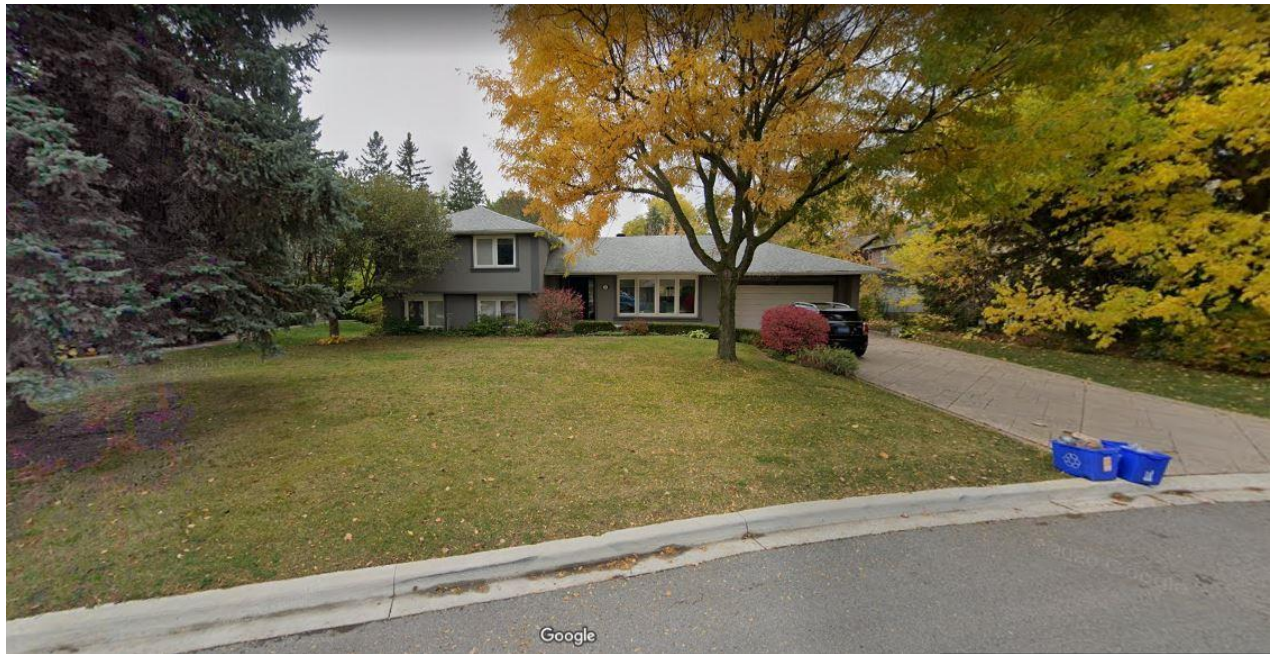
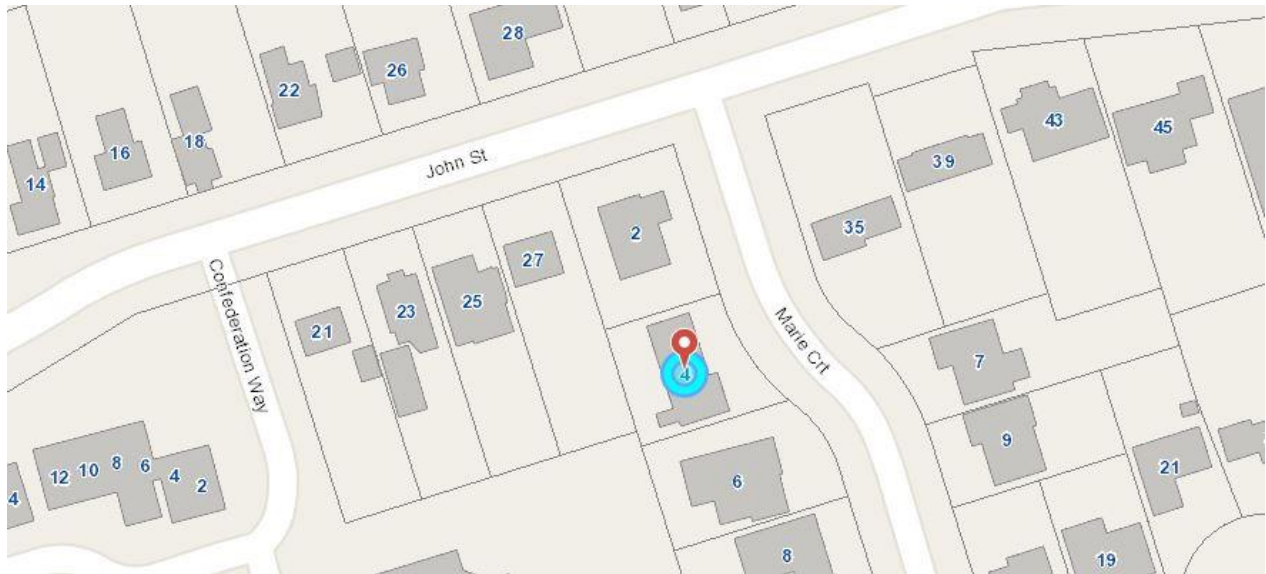
- The subject property, although adjacent to the THCD, is buffered from the more traditional and significant heritage resources within the District by the Class C properties at 2 Marie Court and 35 John Street. Given the absence of policies and guidelines within the THCD Plan concerning new construction adjacent to the District, and given the separation from more significant properties in the District (i.e. Class A or B) provided by the aforementioned properties, no adverse impact on the described cultural heritage value of the THCD is anticipated.
- Heritage section staff, therefore, have no objection to the requested variances from a heritage perspective.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the requested variances to permit a new detached residential dwelling at 4 Marie Court.

4 Marie Court, Thornhill

Property Map and Primary Elevation of the Existing Dwelling



4 Marie Court, Thornhill

Location within the THCD indicated in orange



4 Marie Court, Thornhill

Adjacent Class C property within the THCD at 2 Marie Court



4 Marie Court, Thornhill

Adjacent Class C property within the THCD at 35 John Street



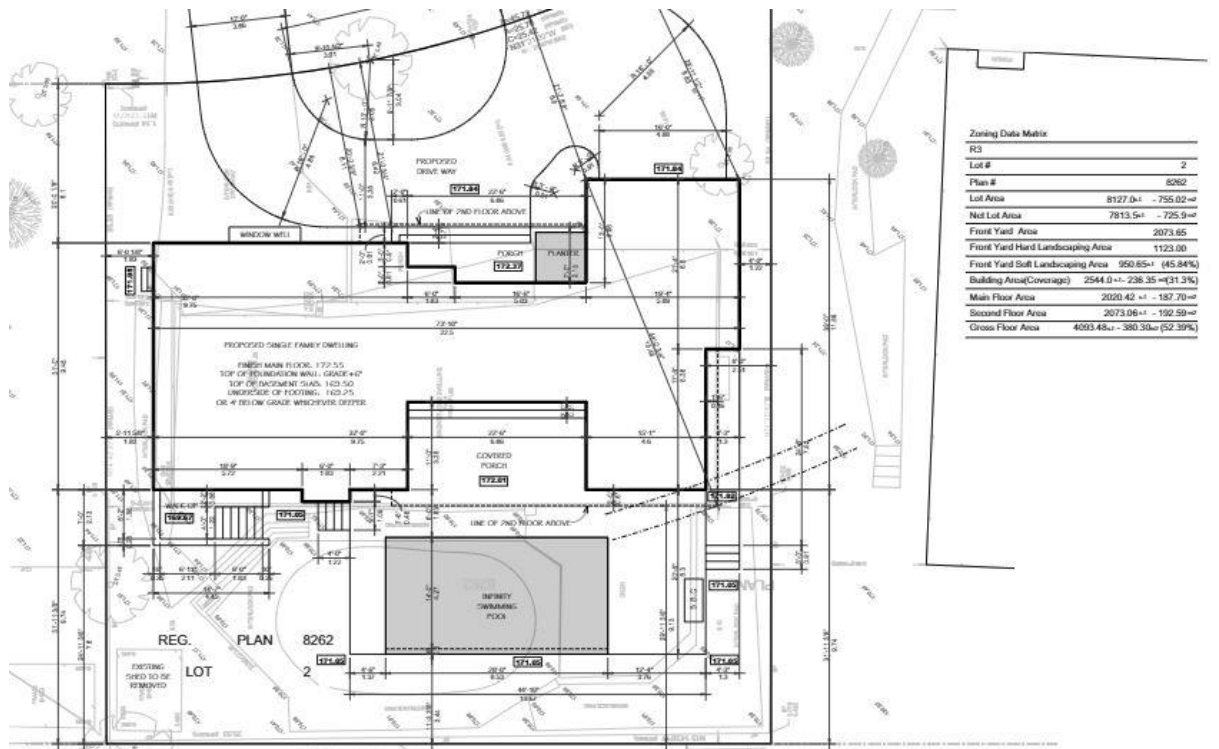
As seen from 4 Marie Court (south and east elevations)



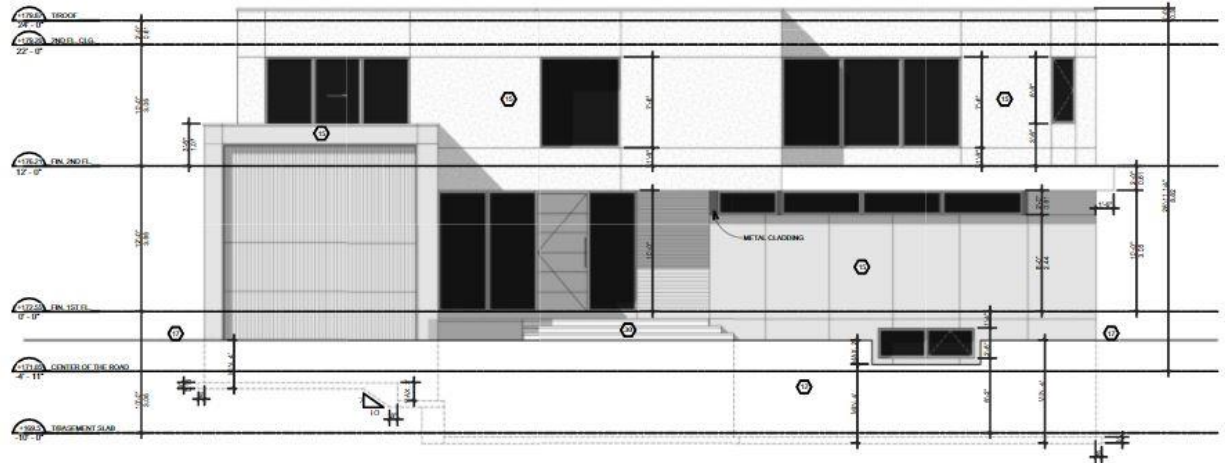
As seen from John Street (north – primary elevation)

4 Marie Court, Thornhill

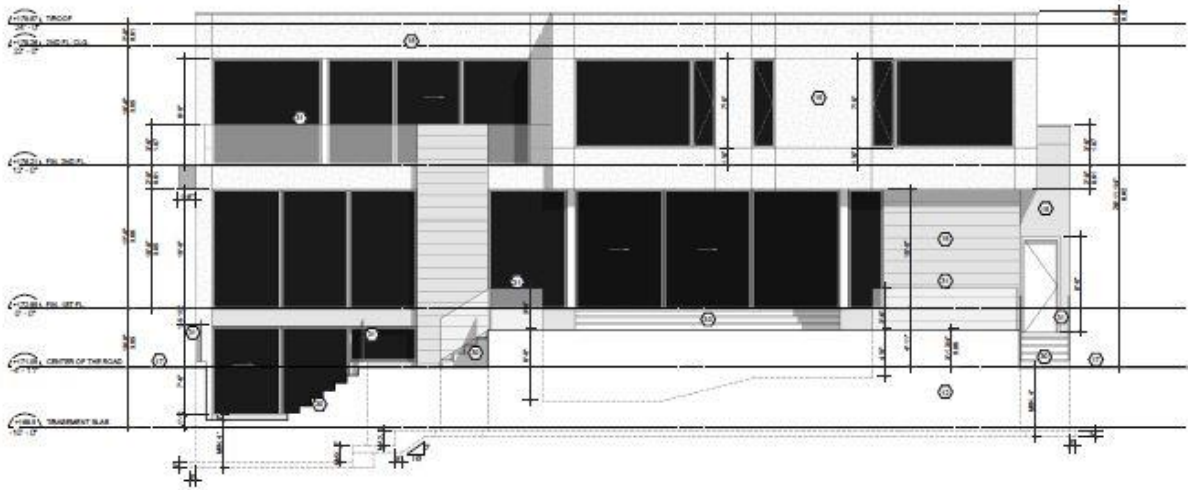
Proposed Site Plan



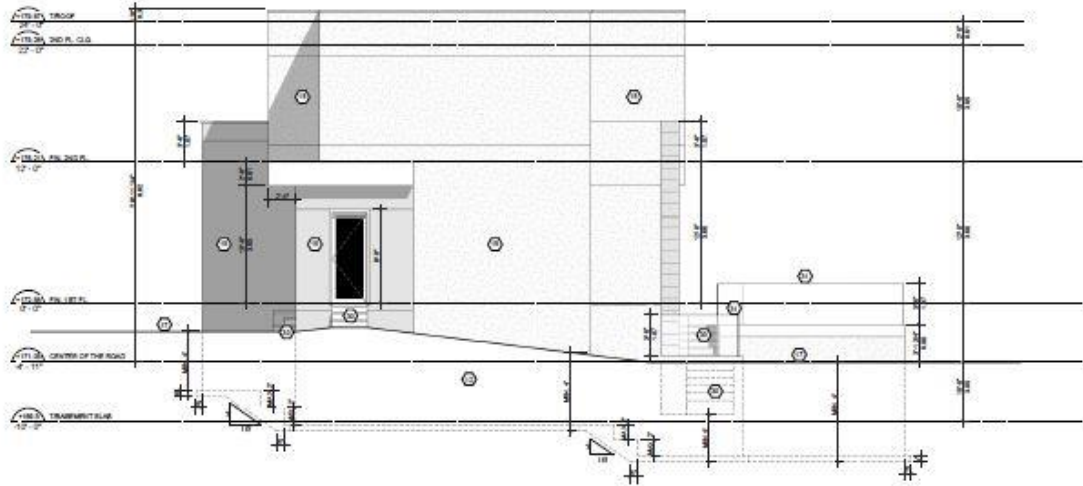
4 Marie Court, Thornhill
Proposed East (primary) Elevation



4 Marie Court, Thornhill
Proposed West (Rear) Elevation



4 Marie Court, Thornhill
Proposed North Elevation



4 Marie Court, Thornhill
Proposed South Elevation

