



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Heritage Planner

DATE: February 9, 2022

SUBJECT: Committee of Adjustment Variance Application
18 Forest Park Crescent, Thornhill
A/184/21

Property/Building Description: Two-storey detached dwelling constructed in 1976 as per MPAC records.

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 a Committee of Adjustment application seeking variances to facilitate the demolition of the existing non-heritage house at 18 Forest Park Crescent (the “subject property” or the “property”) and construction of a new two-storey, 415.53m² (4472.73 ft²) detached dwelling.

Requested Variances to the Zoning By-laws

- **Amending By-law 101-90, Section 1.2 (i):** a building height of 10.84 metres, whereas the by-law permits a maximum building height of 9.80 metres;
- **b) By-law 2237, Section 6.1:** a front yard setback of 21.5 feet, whereas the By-law requires a minimum front yard setback of 27 feet;
- **c) Amending By-law 101-90, Section 1.2 (vii):** a floor area ratio of 58.3 percent (4,478 square feet), whereas the By-law permits a maximum floor area ratio of 50 percent (3,839 square feet);
- **d) By-law 2237, Section 6.1:** a lot coverage of 38.3 percent (3,014 square feet), whereas the By-law permits a maximum lot coverage of 33 1/3 percent (2,616 square feet);
- **e) Amending By-law 101-90, Section 1.2 (vi):** a building depth of 21.94 metres, whereas the By-law requires 16.80 metres.

Background

- The subject property is located on the west side of Forest Park Crescent between Henderson Avenue to the southeast, and Village Squire Lane to the northwest. The property backs onto a property containing a detached dwelling at 3 Park Brook Place. The subject property is visually buffered from residential properties within the Thornhill Heritage Conservation District (the “THCD” or the “District”) by the well-treed Ponomo Mills Park. None of the abutting residential properties are municipally-recognized as heritage resources.

Heritage Policy

- The subject property is located *adjacent* (within 60m of a *cultural heritage resource*), as defined within the 2014 Official Plan (OP), to THCD. At its closest point, the southern edge of the subject property is approximately 15m from the northern boundary of the District within Ponomo Mills Park. The closest dwelling within the District is approximately 153m from the southern edge of the subject property at 12 Deanbank Drive (See Figure 1).
- 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;
- Section 4.5.3.3 of the OP notes it is the policy of Council “to ensure that development that directly affects a *cultural heritage resource* itself and *adjacent lands*, is designed, sited or regulated so as to protect and mitigate any negative visual or physical impact on the heritage attributes of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource”.
- Section 4.5.3.11 of the OP indicates that the municipality will review applications for *development approval* and *site alteration on adjacent lands* to an individually designated property or a heritage conservation district to require mitigative measures and/or alternative development approaches in order to conserve the *heritage attributes* affected. This review may include measures to ensure compatibility with the characteristics, context and appearance of the *heritage attributes* affected”.

Staff Comment

- The subject property, although considered *adjacent* to the THCD as defined in the 2014 OP, fronts a different street from the nearest adjacent designated properties on Deanbank Drive, with the distance between 18 Forest Park Crescent and the vast majority of the properties within the District far exceeding 60m (See Figure 2). Note also that the dwellings located on Deanbank Drive are relatively contemporary in vintage, and as such are not considered to be significant heritage resources within the District.
- Heritage Section staff, therefore, do not believe that this minor variance application has any negative visual or physical impact on the heritage attributes of the THCD, and recommend that Heritage Markham provide no comment from a heritage perspective on the application. This Staff position is also supported by the absence of policies and

guidelines within the THCD Plan concerning new construction on lands considered adjacent to the District.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no comment from a heritage perspective on the variance application (A/184/21) for 18 Forest Park Crescent.

18 Forest Park Crescent *Property Maps*

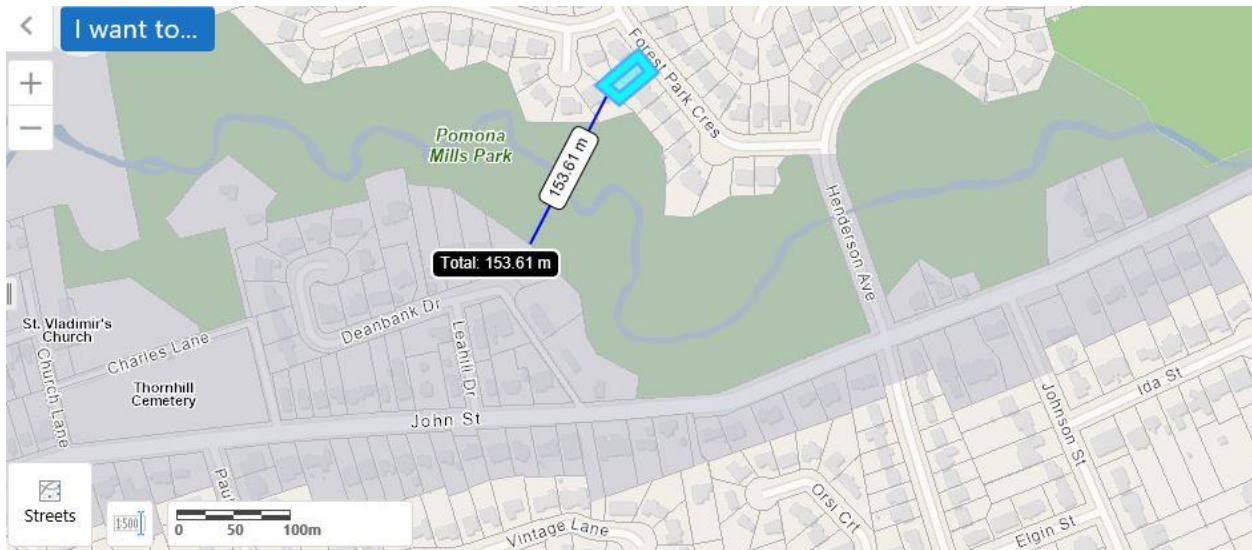


Figure 1: Distance from the northern edge of the subject property (outlined in blue) to the closest heritage resource within the THCD (shaded in purple) at 12 Deanbank Drive.

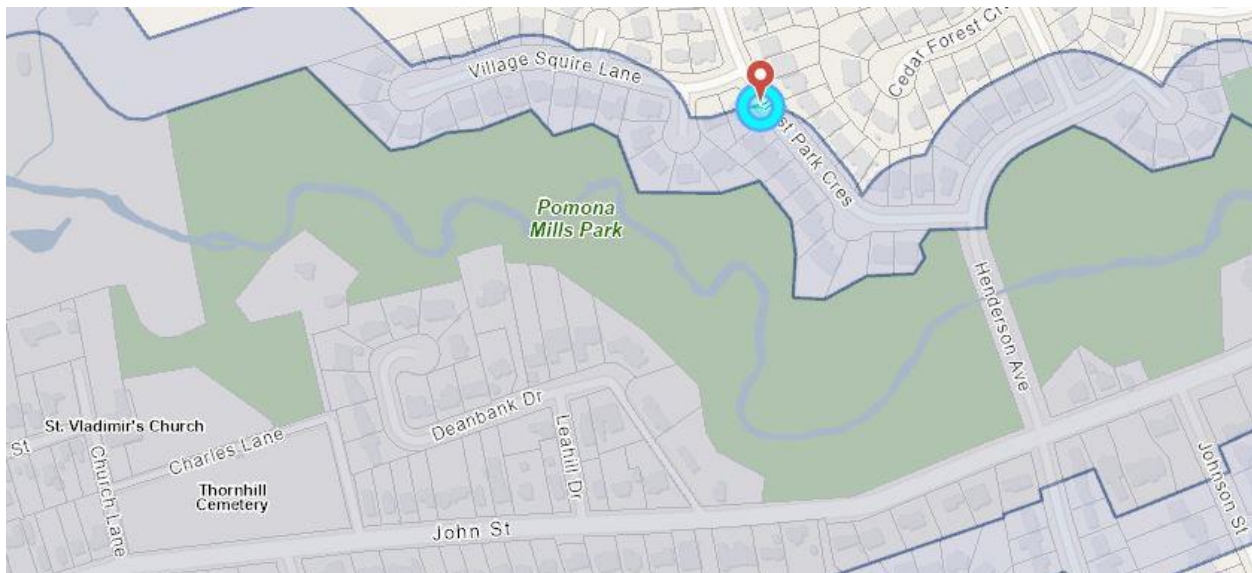


Figure 2: 60m buffer (shaded in purple) surrounding the THCD.

18 Forest Park Crescent
Photograph



Figure 3: East (primary) elevation of the exiting dwelling

18 Forest Park Crescent

Site Information

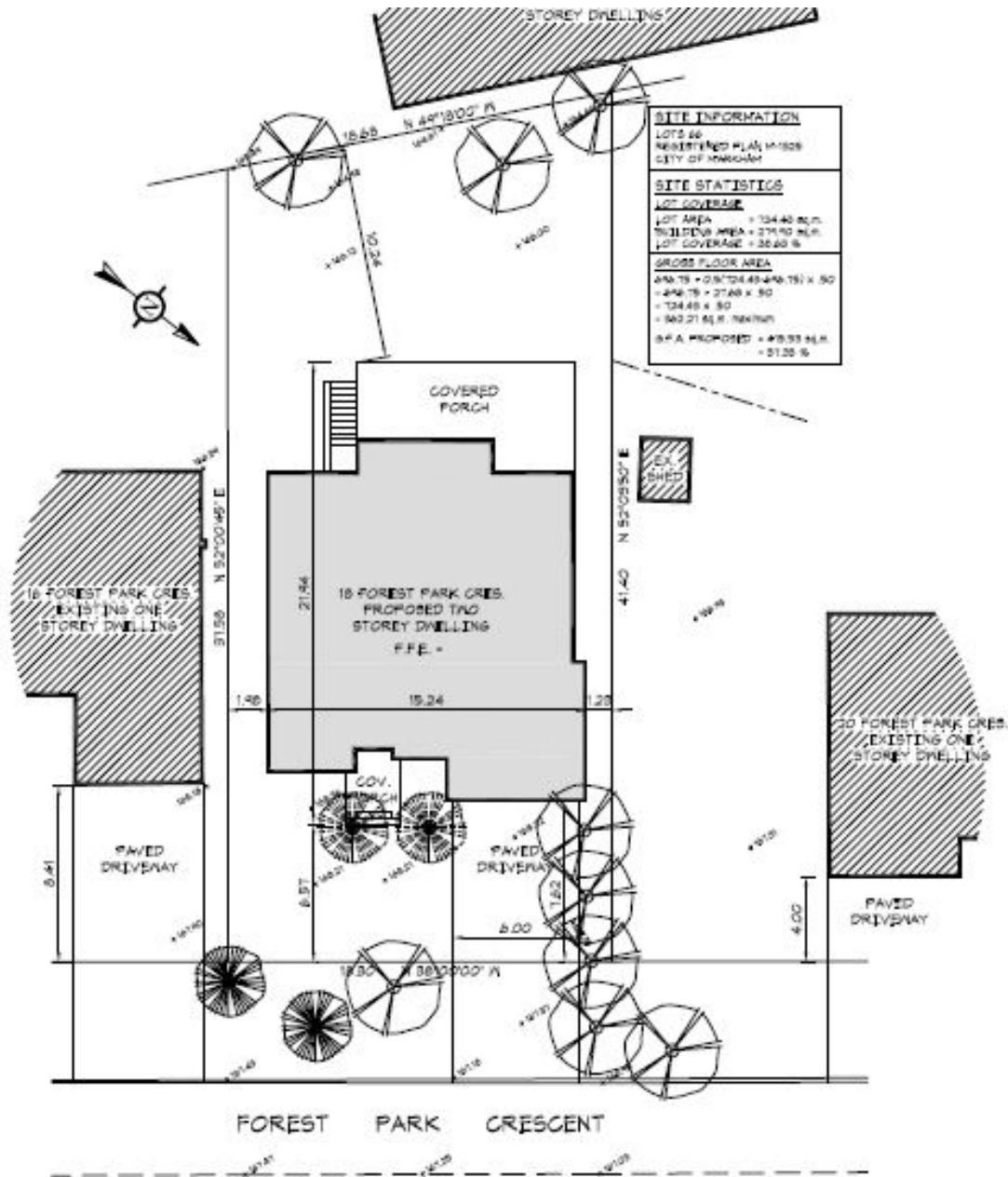


Figure 4: Proposed site plan

SITE INFORMATION

LOTS 66
REGISTERED PLAN M-1325
CITY OF MARKHAM

SITE STATISTICS

LOT COVERAGE

LOT AREA = 724.43 sq.m.
BUILDING AREA = 279.90 sq.m.
LOT COVERAGE = 38.63 %

GROSS FLOOR AREA

$696.75 + 0.5(724.43 - 696.75) \times .50$
 $= 696.75 + 27.68 \times .50$
 $= 724.43 \times .50$
 $= 362.21 \text{ sq.m. maximum}$

G.F.A. PROPOSED = 415.53 sq.m.
= 57.35 %

Figure 5: Site Statistics

18 Forest Park Crescent

Proposed Building Elevations



Figure 6: Proposed east (above) and west (below) elevations of the new dwelling.

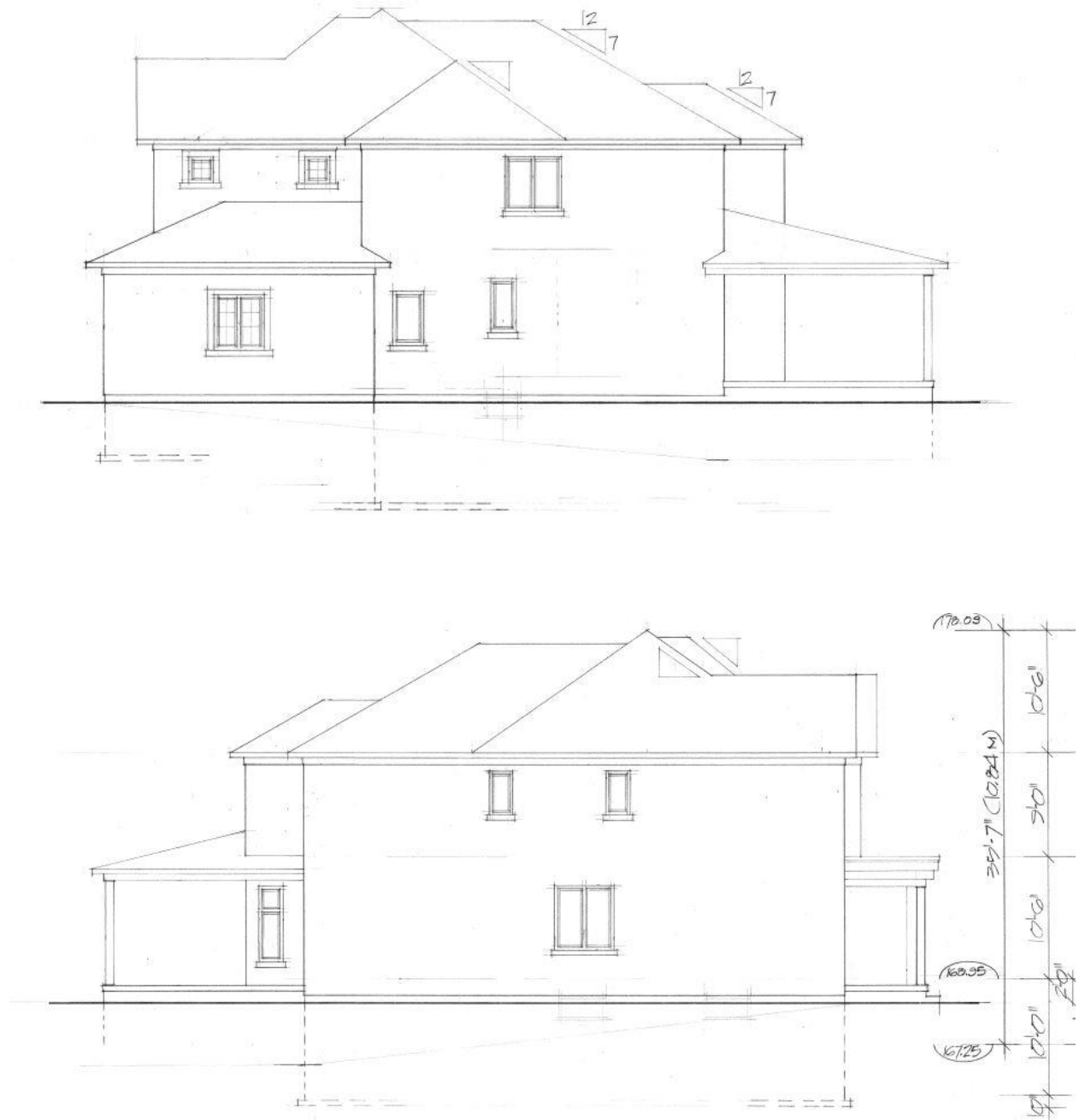


Figure 6: Proposed north (above) and south (below) elevations of the new dwelling.