



ADDENDUM MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: November 9, 2022

SUBJECT: Minor Variance Application
9 Marie Court, Thornhill
22 258197 MNV

Property/Building Description: Two-storey dwelling with attached garage constructed in 1969 as per MPAC records

Use: Residential

Heritage Status: 9 Marie Court 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 a variance to enable a second storey addition above the garage and an extension of the front porch at 9 Marie Court (the “subject property” or the “property”). The primary (west) elevation of the dwelling is also proposed to be substantially reconfigured;
- The Minor Variance application is scheduled to be considered by the Committee of Adjustment at its meeting on November 23, 2022.

Requested Variances to the Zoning By-law

a) By-law 2237, Section 6.1:

A minimum north side yard setback of 1.23 metres, whereas the By-law requires a minimum side yard setback of 1.80 metres.

Context

- The subject property is bound by low-rise residential properties in all directions with the nearest Part V-designated properties located at 35, 39 and 43 John Street (7 Marie Court separates the subject property from the southern boundary of the Thornhill Heritage Conservation District);

- At its closest point, the subject property is located approximately 19 metres from the rear property lines of 35 and 39 John Street, and 13 metres from the rear property line of 43 John Street;
- Note that the subject property is not visible from John Street.

Heritage Policy

- The subject property is not municipally-recognized as a *cultural heritage resource*. It is, however, located *adjacent* (within 60m of a *cultural heritage resource*), as defined within the 2014 Official Plan (OP), to the Thornhill Heritage Conservation District (“THCD” or 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;
- 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

- Heritage Section staff have reviewed the Minor Variance application, including the submitted conceptual drawings, and find that the proposed alterations enabled by the requested variance do not have an adverse visual or physical impact on *adjacent* heritage properties, or on the cultural heritage value of the THCD.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no comment from a heritage perspective on the Minor Variance application for 9 Marie Court.

ATTACHMENTS:

Appendix ‘A’	Location Maps
Appendix ‘B’	Images of the Subject Property
Appendix ‘C’	Drawings

Appendix ‘A’

Location Maps



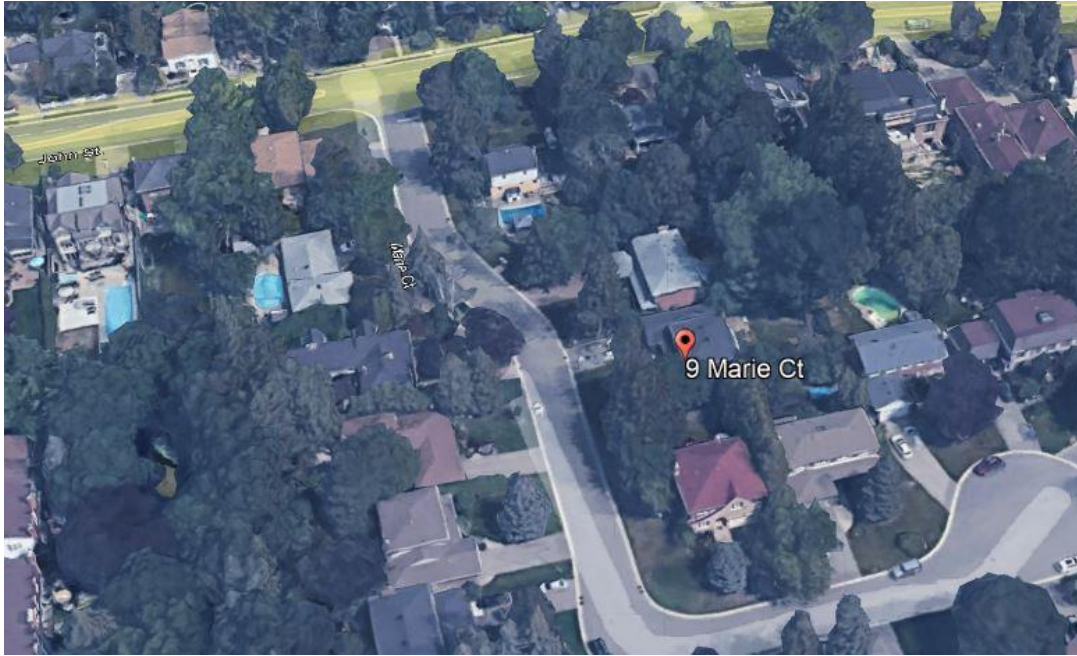
The subject property outlined in blue (Source: City of Markham)



The relationship of the subject property, outlined in blue, to the THCD, and the 60m buffer from the boundary of the District (Source: City of Markham)

Appendix 'B'

Images of the Subject Property



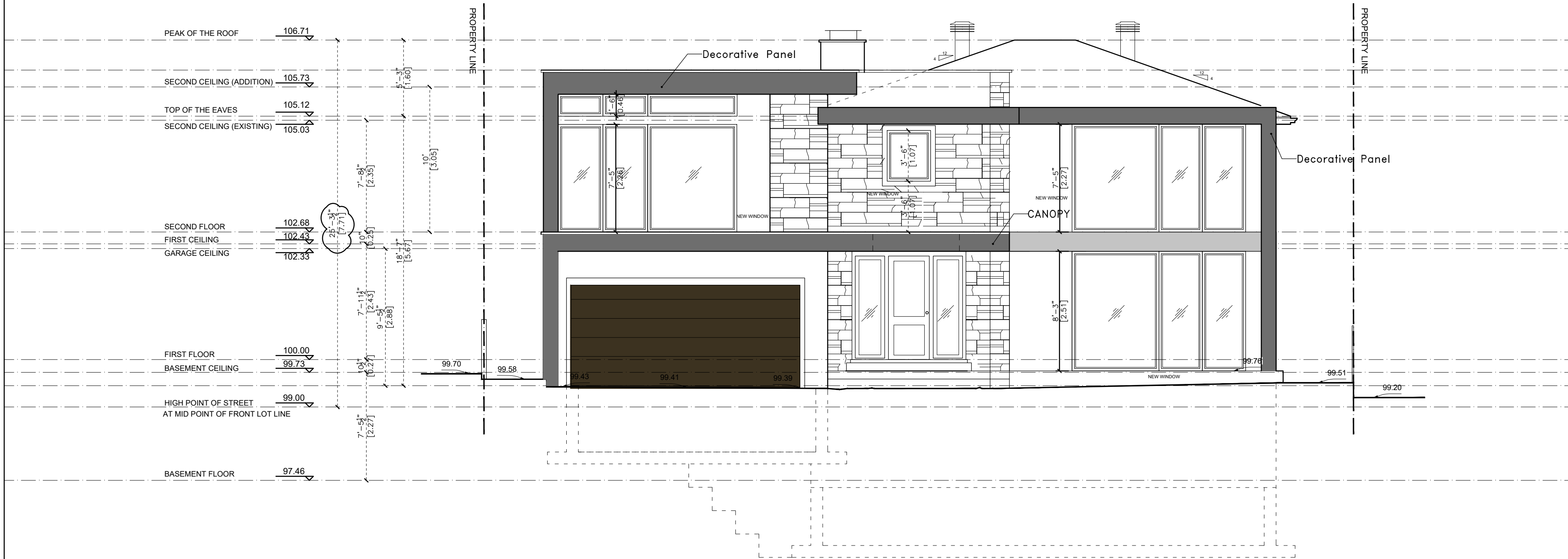
Aerial Image of the subject property (Source: Google)



The primary (west) elevation of the subject property as seen from Marie Court (Source: Google)

Appendix ‘C’

Drawings



PROPOSED MAIN ELEVATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND WAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. REGISTRATION INFORMATION: REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-1, 3.2.4.1. OF THE 2006 O.B.C. (OR 2.17.5.1. OF THE 1997 O.B.C.) OF THE 1997 O.B.C. (OR 2.17.5.1. OF THE 1997 O.B.C.)

NAME AND BCIN:
NAFISEH ZANGIABADI 43395

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NAME AND BCIN:
NAFISS DESIGN INC 44961

E-MAIL: info@livensia.com Cell Number: (647) 637 3010
Address: 30 Apple Orchard Path, Thornhill, Ontario, L3T 3B6

STRUCTURAL DESIGN	
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ISSUED FOR:

PERMIT SUBMISSION	2022, JUN. 6th
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PAPER SIZE	18X24
DATE	2022, JUNE 6th

PROJECT ADDRESS:	9 MARIE COURT MARKHAM ONTARIO, CANADA
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TITLE	PROPOSED MAIN ELEVATION
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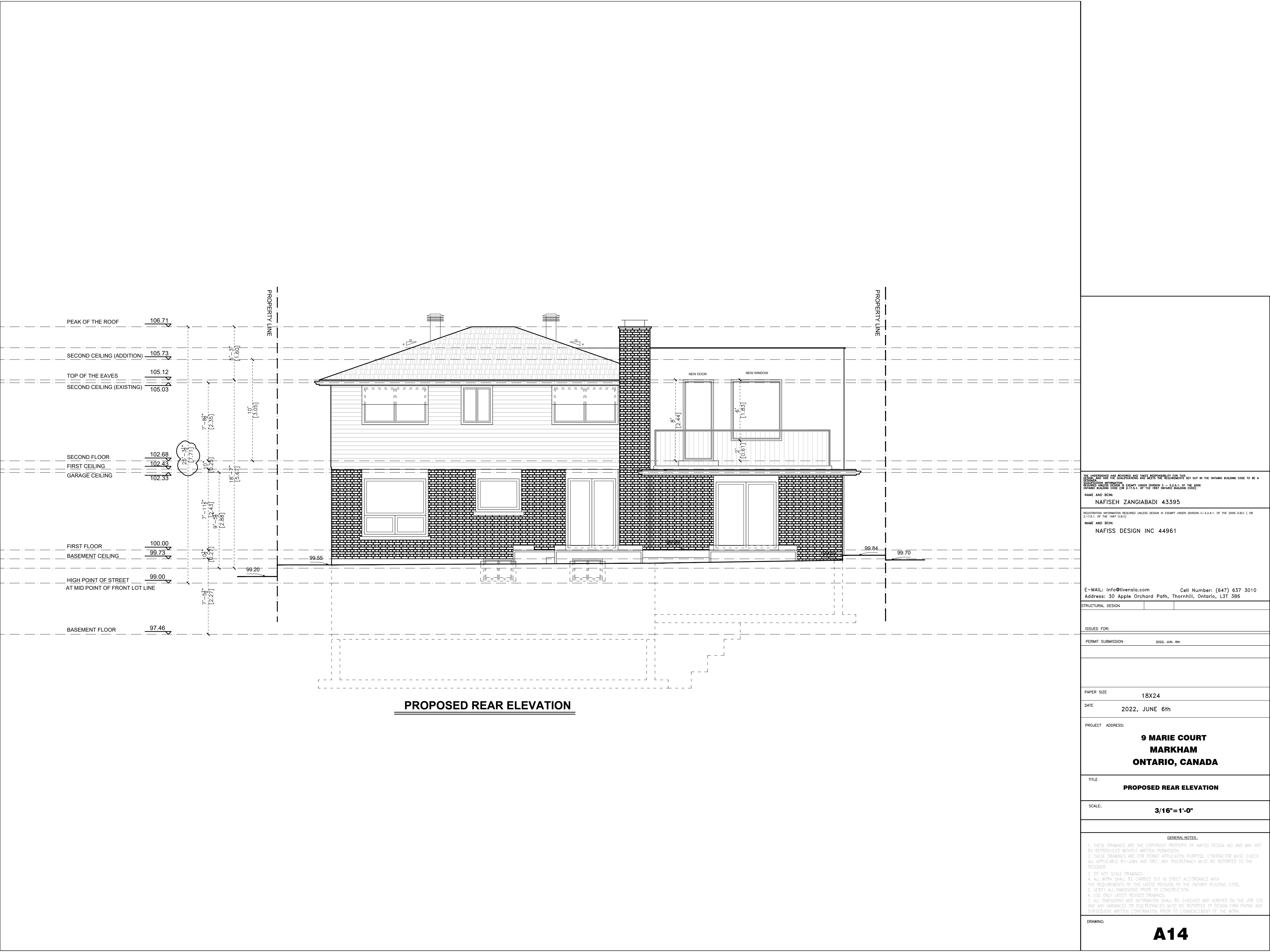
SCALE:	3/16"=1'-0"
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GENERAL NOTES:

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DRAWING:

A13



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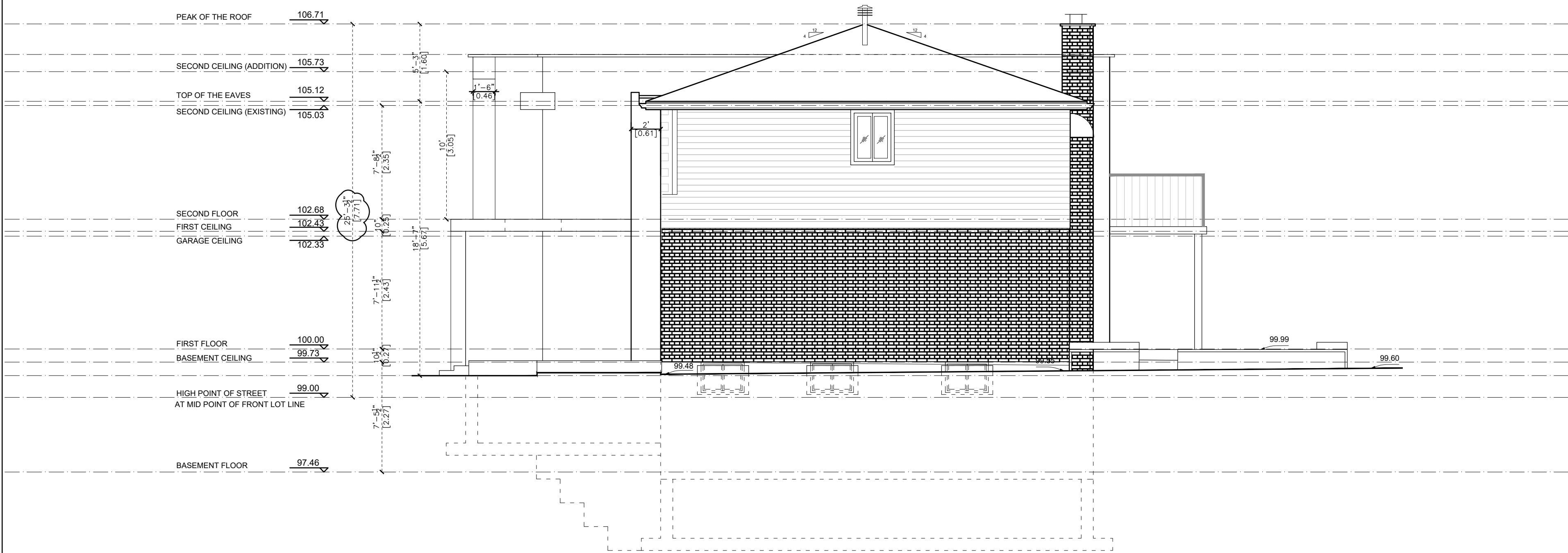
PROJECT ADDRESS:
**9 MARIE COURT
MARKHAM
ONTARIO, CANADA**

TITLE
PROPOSED REAR ELEVATION

SCALE:
3/16"=1'-0"

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PROPOSED SIDE ELEVATION

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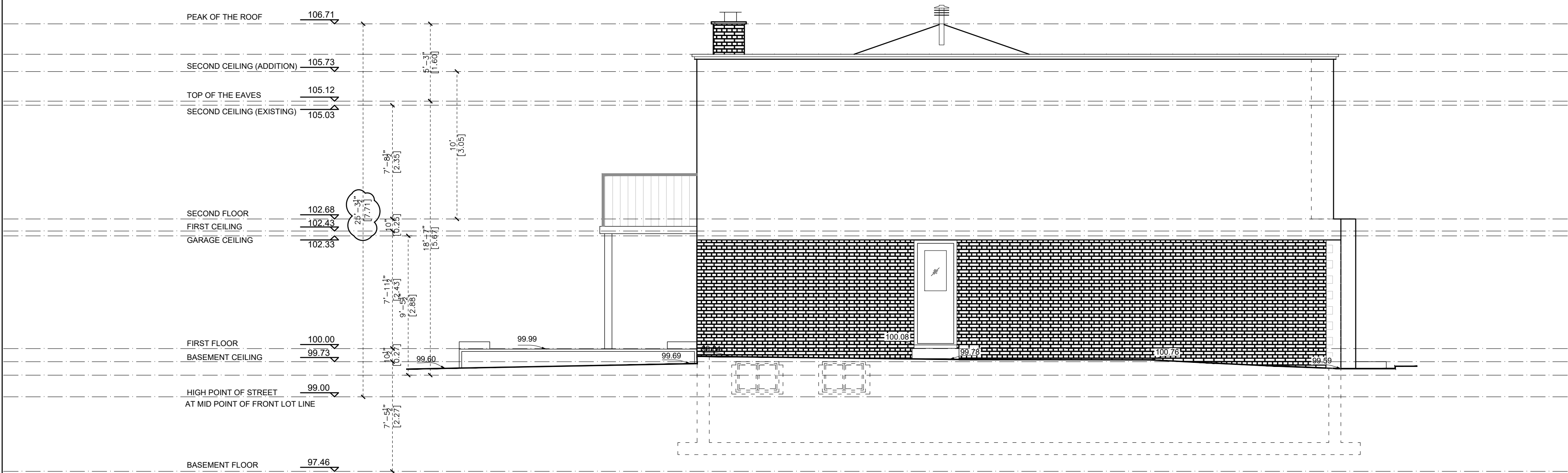
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MARKHAM
ONTARIO, CANADA**

TITLE
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3/16"=1'-0"

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TITLE

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