



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: February 8, 2023

SUBJECT: Committee of Adjustment - Minor Variance Application
7 Fredericton Road, Markham Village
Proposed Two-Storey Detached Dwelling
A/124/22

Property/Building Description: One-storey detached dwelling with attached garage constructed in 1955 as per MPAC records.

Use: Residential.

Heritage Status: 7 Fredericton Road 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 Markham Village Heritage Conservation District.

Application/Proposal

- The City has received a Committee of Adjustment application seeking a variance to enable the construction of a two-storey detached dwelling at 7 Fredericton Road (the “subject property”). The existing dwelling is proposed to be removed to accommodate the proposed development;
- The Minor Variance application was considered by the Committee of Adjustment at its meeting on February 1, 2023.

Requested Variance to the Zoning By-law

The applicant is seeking relief from the following amending by-law:

a) By-law 99-90, Section (vi):

To permit a maximum floor area ratio of 49.1 percent, whereas the By-law permits a maximum floor area ratio of 45 percent.

Context

- The subject property is bordered by low-rise residential properties along Fredericton Road and backs onto the Rouge Valley Park. Note that the subject property is not visible from residential properties within the Markham Village Heritage Conservation District.

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 Markham Village Heritage Conservation District (“MVHCD” or the “District”);
- While the MVHCD 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

Minor Variance Application

- Heritage Section staff have reviewed the Minor Variance application and find that the proposed dwelling enabled by the requested variance does not have an adverse visual or physical impact on the cultural heritage value of the MVHCD. This Staff position is supported by the substantial buffer provided by Rouge Valley Park and the absence of policies and guidelines within the MVHCD Plan concerning new construction on lands considered *adjacent* to the District;

Review of Future Minor Variance Application

- It is recommend that review of future Minor Variance applications on lands considered *adjacent* to *cultural heritage resources* be delegated to Heritage Section staff provided that the Ward Councillor is consulted and has no objection to the proposal. If staff or the Ward Councillor has any concerns from a heritage perspective, the matter will be forwarded to Heritage Markham for comment. It is the opinion of Staff that this approach will create efficiencies and allow for the Committee to focus its attention on more significant heritage matters.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no comment from a heritage perspective on the Minor Variance application for 7 Fredericton Road;

AND THAT Heritage Markham delegates review of future Minor Variance applications on lands considered *adjacent* to *cultural heritage resources* to Heritage Section staff provided that the Ward Councillor has no objection to the proposal from a heritage perspective.

ATTACHMENTS:

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

Appendix 'A'

Location Maps



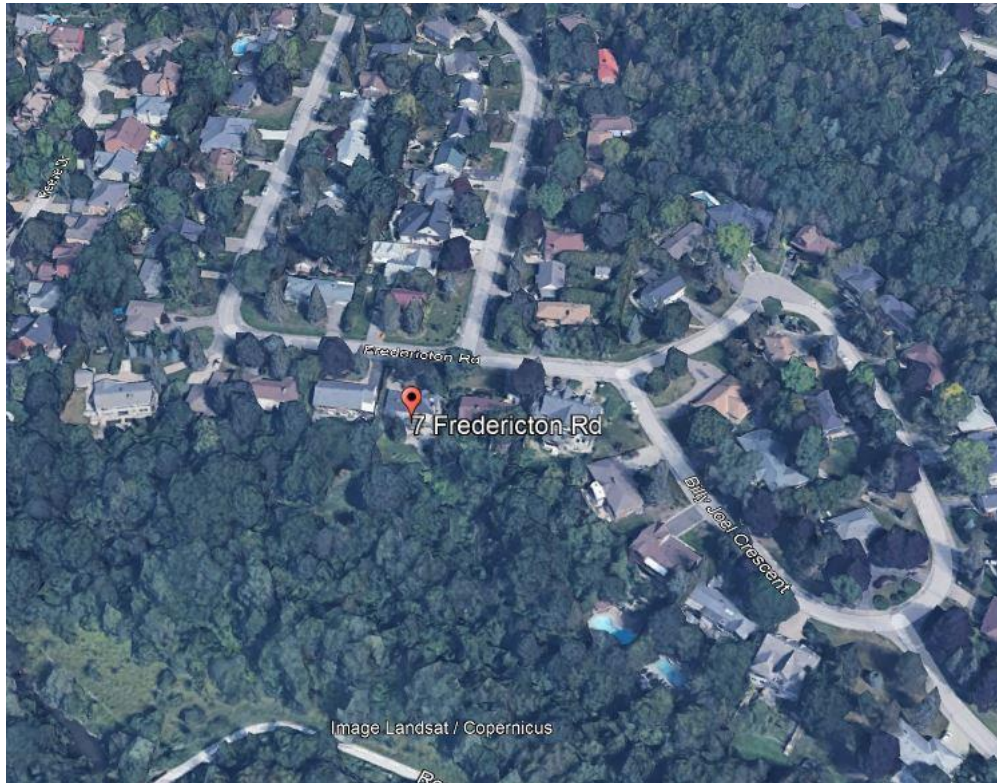
The subject property outlined in blue (Source: City of Markham)



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

Appendix 'B'

Images of the Subject Property



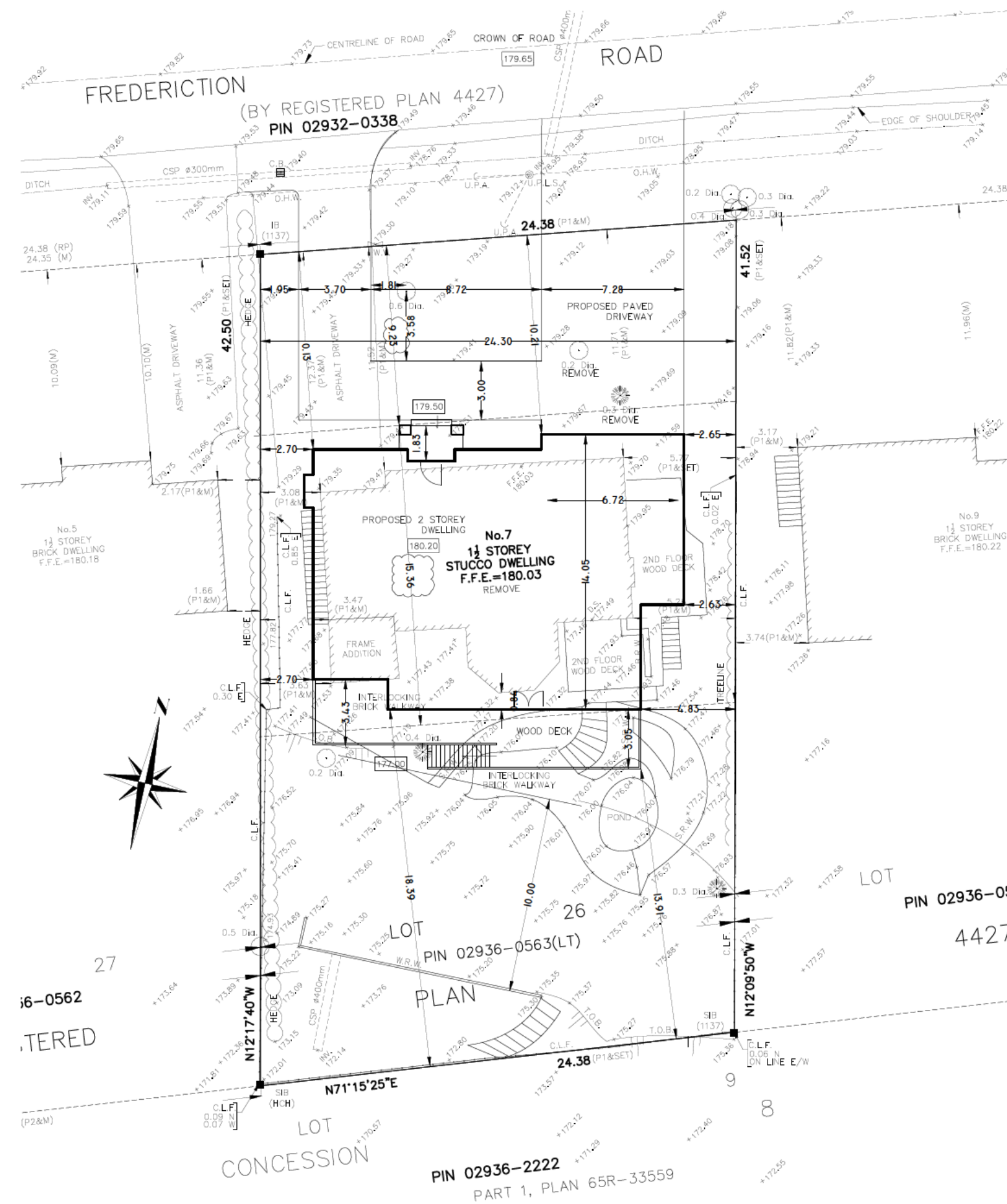
Aerial image of the subject property (Source: Google)



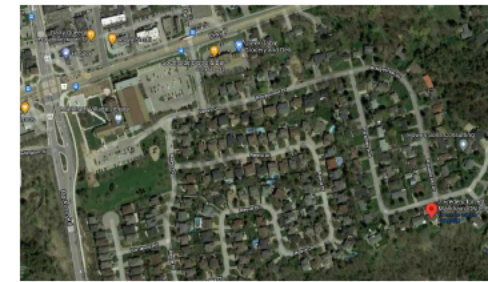
The primary (north) elevation of the subject property (Source: Google)

Appendix ‘C’

Drawings



SITE PLAN 1:250



KEY MAP

STATISTICS:

SITE AREA	PROPOSED	REQUIRED
NET LOT AREA	1019.58 M2(10975 SQFT)	613.16 M2(6600 SQFT) MIN.
BUILDING AREA	816.39 M2(8787.5 SQFT.)	613.16 M2(6600 SQFT) MIN.
COVERAGE	238.22 M2(2564 SQFT)	
BUILDING STOREY	23.36 %	35% MAX.
GROSS FLOOR AREA	2	2
NET FLOOR AREA RATIO(FAR)	400.51 M2(4311.1 SQFT.)	367.38 M2(3954 SQFT)
BUILDING HEIGHT FROM CROWN OF ROAD	49.06%	45% MAX.
FRONT YARD AREA	9.80 M	9.8 M
FRONT YARD SOFT LANDSCAPE AREA	251.95 M2	
FRONT YARD LANDSCAPE RATIO	116.47 M2	40% MIN.
BACK YARD AREA	469.24 M2	
BACK YARD SOFT LANDSCAPE AREA	419.46 M2	
BACK YARD LANDSCAPE RATIO	89.39%	

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PROJECT INFORMATION
PODIUMPROS
PROJECT NUMBER: 2105
DRAWN BY: CL
CHECKED BY: TB
DATE: JUN.2022
SCALE: 1:250

PROJECT
7 FREDERICTON ST.
RESIDENCE
MARKHAM,
ON L3P 3C1

CLIENT INFORMATION
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NO.	ISSUED/REVISED	DATE
1	CITY COMMENTS	AUG.02/22

DRAWING TITLE
SITE PLAN

DRAWING NO.
A1.1



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PROJECT INFORMATION

PODIUMPROS
PROJECT NUMBER: 2105
DRAWN BY: CL
CHECKED BY: TB
DATE: MAY.2022
SCALE: 1/8"=1'-0"

PROJECT

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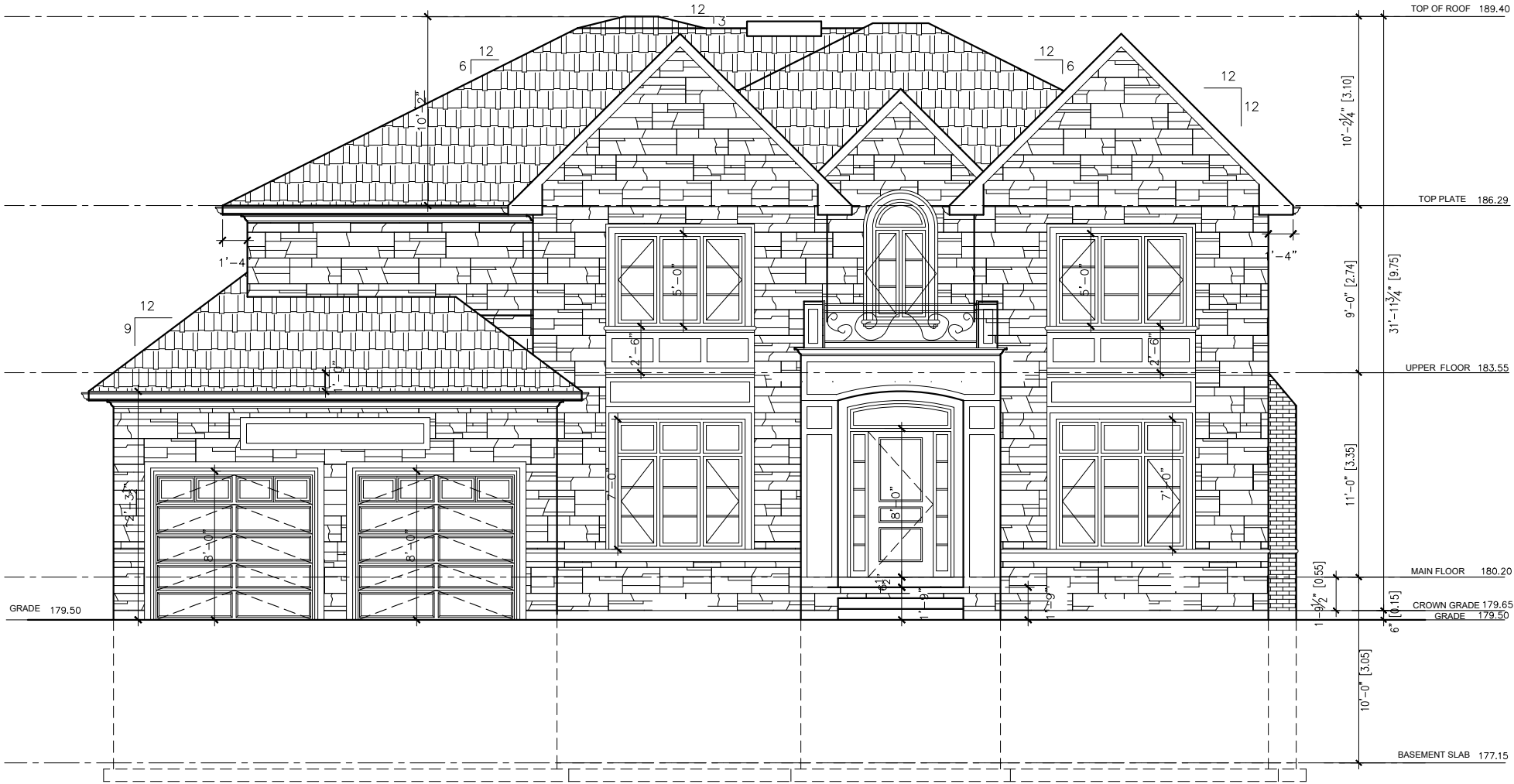
NO.	ISSUED/REVISED	DATE
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DRAWING TITLE

FRONT ELEVATION

DRAWING NO.

A3.1



FRONT ELEVATION
3/16=1'

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PROJECT INFORMATION	
PODIUMPROS	
PROJECT NUMBER:	2105
DRAWN BY:	CL
CHECKED BY:	TB
DATE:	MAY, 2022
SCALE:	1/8"=1'-0"
DRAWING TITLE	
REAR ELEVATION	

PROJECT

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DRAWING NO. A3.2

NO.	ISSUED/REVISED	DATE
3		
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1		





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PROJECT INFORMATION

PODIUMPROS

PROJECT NUMBER: 2105

DRAWN BY: CL

CHECKED BY: TB

DATE: MAY.2022

SCALE: 1/8"=1'-0"

PROJECT

7 FREDERICTON RD.
RESIDENCE
MARKHAM, ON L3P 3C1

CLIENT INFORMATION

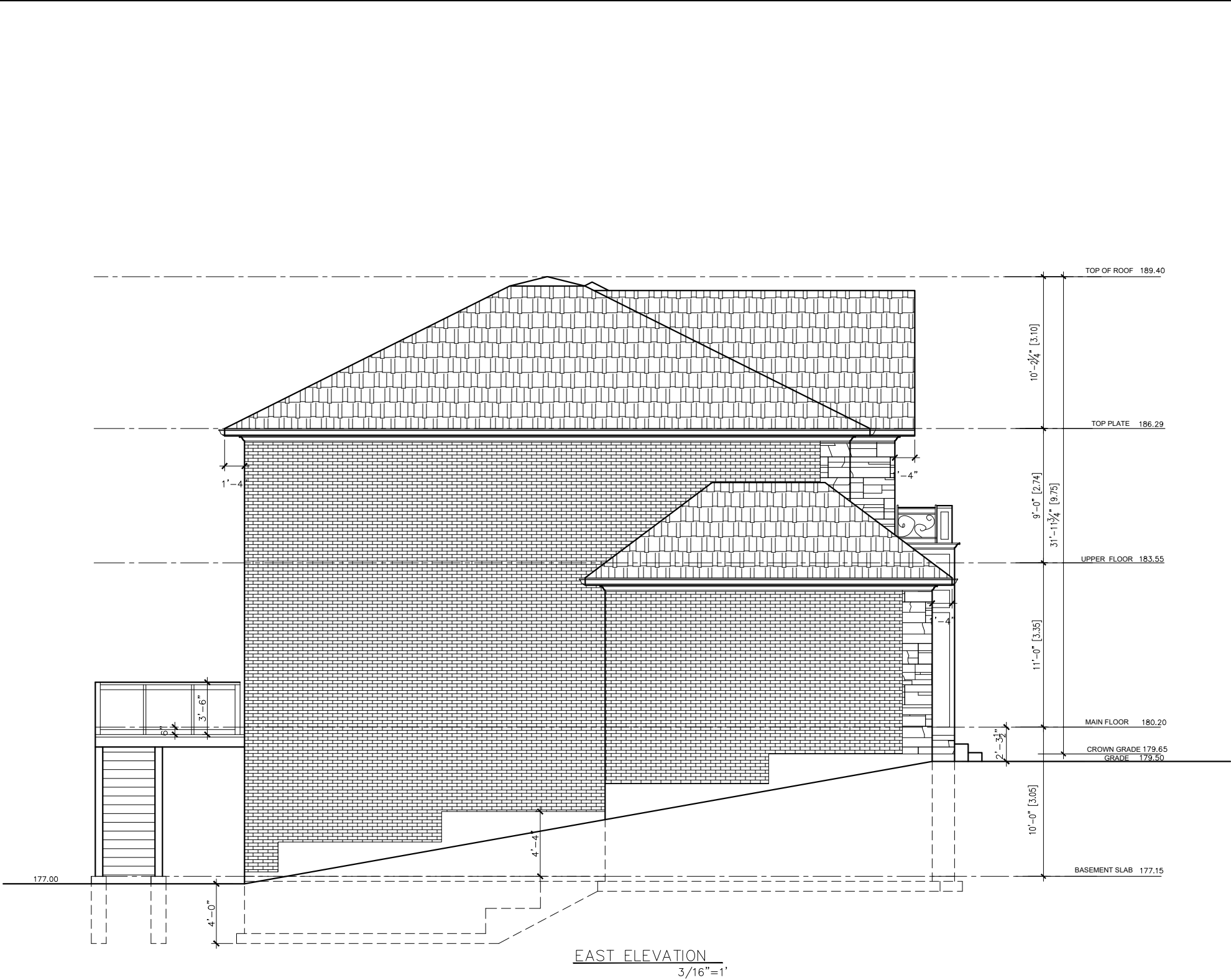
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DRAWING NO.

A3.3

NO.	ISSUED/REVISED	DATE
3		
2		
1		



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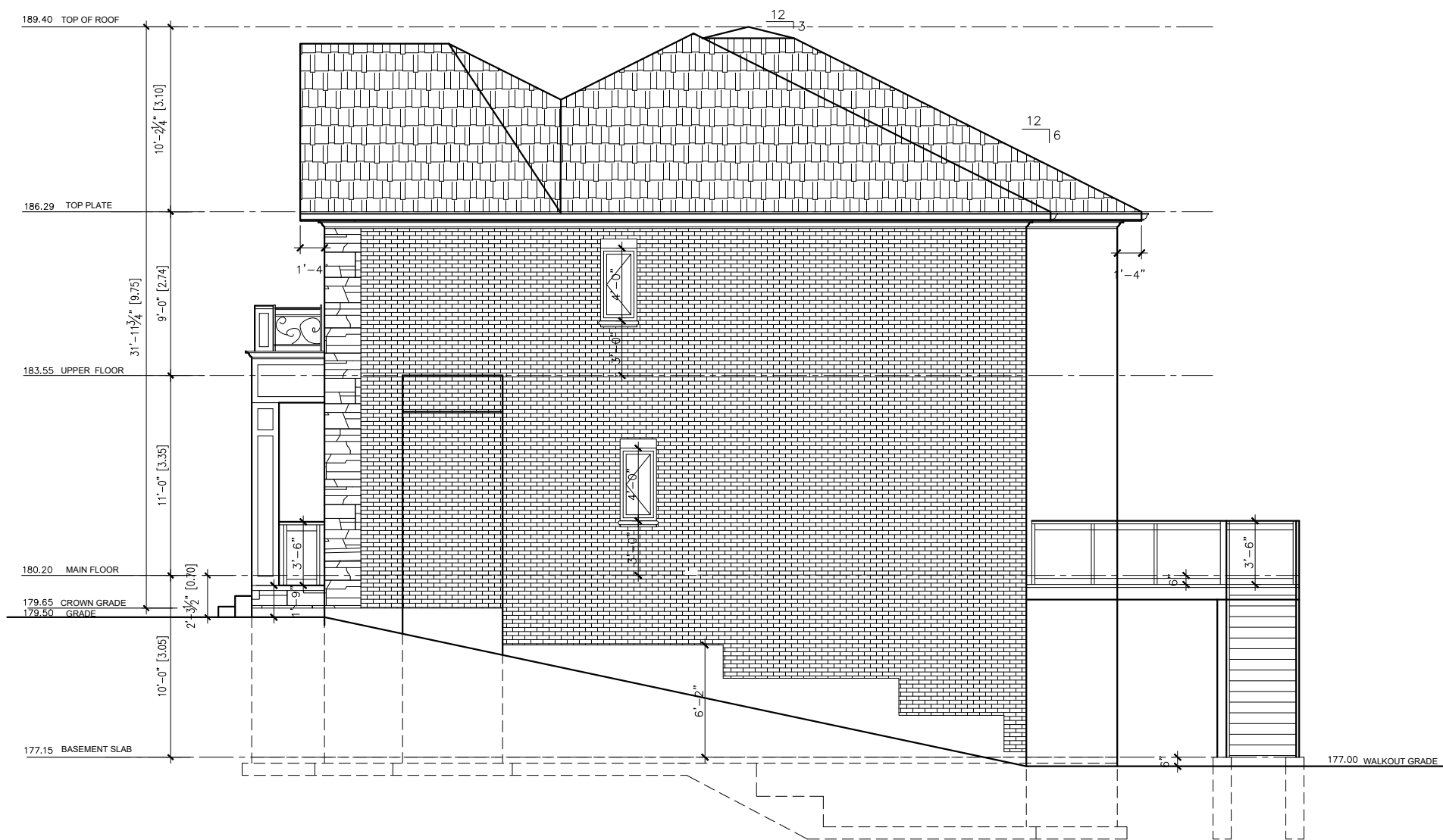
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CHECKED BY:	TB
DATE:	MAY, 2022
SCALE:	1/8"=1'-0"
DRAWING TITLE	
WEST ELEVATION	

PROJECT
7 FREDERICTON RD.
RESIDENCE
MARKHAM, ON L3P 3C1

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NO.	ISSUED/REVISED	DATE
3		
2		
1		



WEST ELEVATION
3/16"=1'