



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: October 11, 2023

SUBJECT: Committee of Adjustment – Variance Application
16 Forest Park Crescent, Thornhill
NAPA Design Group Inc.
A/128/23

Property/Building Description: Contemporary Brick Dwelling

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 applicant is requesting relief from the requirements of By-law 2237 as amended, as it relates to a front porch addition.
- Proposed Variance: a) Section 6.1: maximum coverage of 41.67 percent (3,331 square feet), whereas the by-law permits a maximum coverage of 33.33 percent (2,662 square feet);

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 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 over 150m from the northern edge of the subject property on 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 16 Forest Park Crescent and the properties within the District far exceeding 60m (See Figure 1).
- 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/128/23) for 16 Forest Park Crescent.

Figure 1 - Location Map and Distance to Heritage District Private Properties

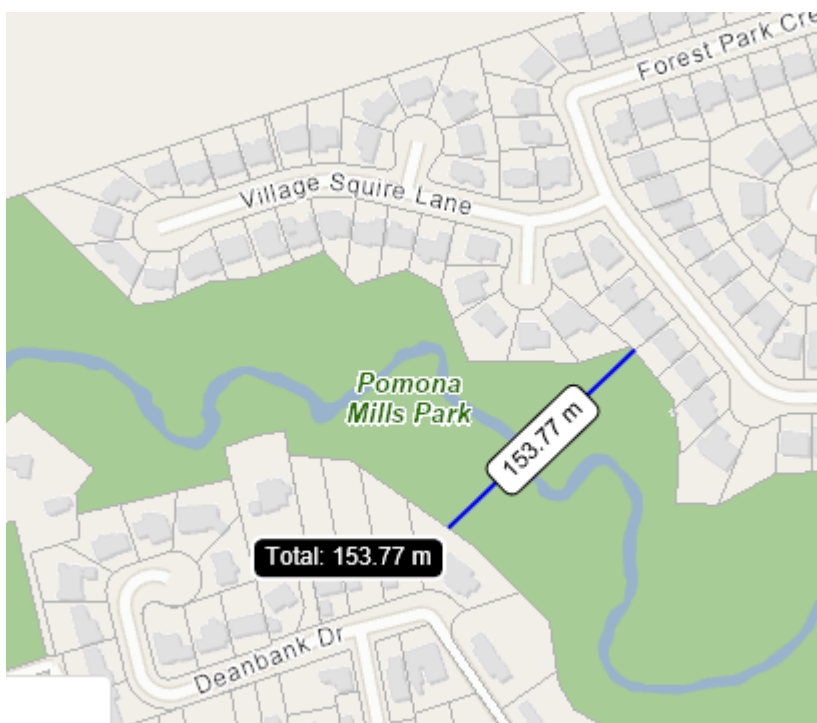
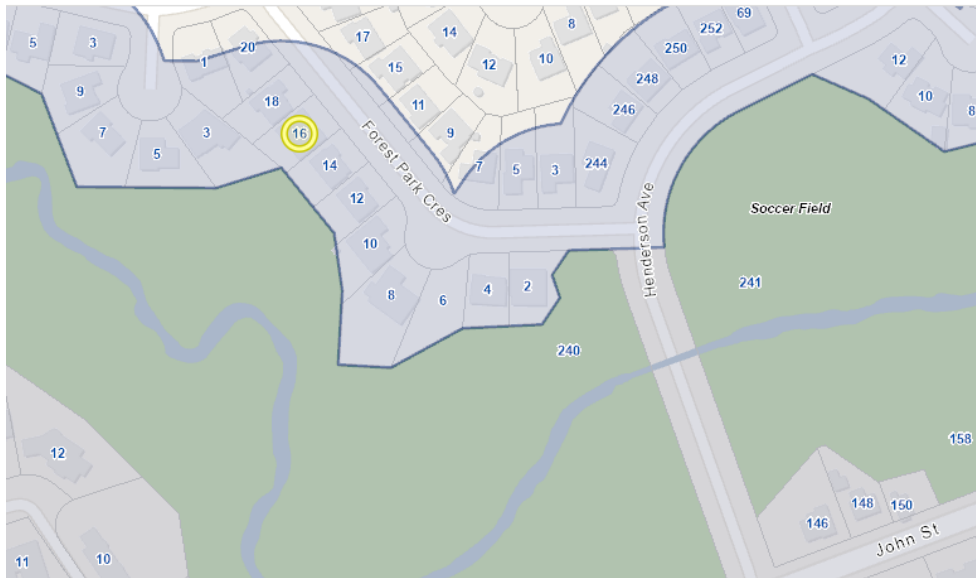


Figure 3: Ground Floor Plan and Front Elevation

Ground Floor Plan:

- EXISTING GROUND FLOOR AREA: 2,373.25 SQ.FT. (220.47 SM)
- EXISTING FRONT PORCH: 118.34 SQ.FT. (10.99 SM)
- PROP. ENTRANCE ADDITION
- EXISTING 2 GARAGE AREA: 470.70 SQ.FT. (43.73 SM)
- PROP. COVERED FRONT PORCH: 86.58 SQ.FT. (8.04 SM)

Front Elevation:

- Overall height: 17.25'
- Roof pitch: 12/12
- Central entrance door: 6'0" x 7'0"
- Side windows: 4'0" x 6'0"
- Garage doors: 8'0" x 7'0"
- Roof height: 17.25'
- Ground floor height: 8'0"
- First floor height: 8'0"
- Second floor height: 8'0"
- Third floor height: 8'0"
- Fourth floor height: 8'0"
- Overall width: 36'0"