



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: September 11, 2024

SUBJECT: **Committee of Adjustment Application**
48 Snider Drive North, Markham Village
Proposed Detached Dwelling

FILE: A/084/24

Property/Building Description: Vacant Lot

Use: Residential

Heritage Status: 48 Snider Drive is not municipally-recognized as a heritage property, 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 variances to enable construction of a two-storey detached dwelling with integrated garage at 48 Snider Drive (the “Subject Property” or the “Property”);
- The Minor Variance application is to be considered by the Committee of Adjustment (“COA”) at its meeting on September 11, 2024. Planning staff anticipate that the COA will defer consideration of the application.

Requested Variances to the Zoning By-laws

The applicant is seeking relief to permit:

- **By-law 2024-19 a) By-law 2024-19, Section 6.3.2.2(b):**
a minimum lot depth of 37.36 metres, whereas the by-law requires a minimum lot depth to be 38.23 metres;
- **By-law 2024-19, Section 6.3.2.2(c):**
a maximum main building coverage of both the first storey and any storey above the first of 33.2 percent for the second storey, whereas the by-law permits a maximum of 30 percent for the first storey and 20 percent for the second storey of the lot area;

- **By-law 2024-19, Section 6.3.2.2(e):**
a maximum distance of the main building from the established building line of 21.56 metres, whereas the by-law permits a maximum of 19.5 metres for the first storey and 14.5 metres for any storey above the first;
- **By-law 2024-19, Section 6.3.2.2(i):** a minimum combined interior side yard of 3.6 metres, whereas the by-law requires a minimum of 4 metres.
- **By-law 28-97, Section 3, Table A:**
a minimum of two parking spaces, whereas the by-law requires a minimum of three parking spaces.

Context

- The Subject Property, currently a vacant lot, is bordered by low-rise residential properties along Snider Drive which were constructed in the early 1980s (as per MPAC records). It is located within 60m of the western boundary of the Markham Village Heritage Conservation District (the “MVHCD” or the “District”).
- The Subject Property is separated from the District by the Metrolinx-owned rail corridor and by relatively contemporary dwellings along St. Goran Crescent and Bullock Drive;
- The Subject Property formerly contained a two-storey dwelling that was demolished in 2022. The property was owned by Metrolinx at the time of the dwelling’s demolition.

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 MVHCD;
- 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 OP 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”.

Administrative Policy

- In February 2023, Heritage Markham Committee approved the following change to the review of Committee of Adjustment Minor Variance applications on properties adjacent to cultural heritage resources:
 - “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”.
- If Heritage Section staff (“Staff”) or the Ward Councillor has any concerns from a heritage perspective, the matter will be forwarded to Heritage Markham for comment. This approach creates efficiencies and allows for the Committee to focus its attention on more significant heritage matters.

Staff Comment

Minor Variance Application

- Staff have reviewed the Minor Variance application and find that the proposed dwelling enabled by the requested variances does not have an adverse visual or physical impact on the cultural heritage value of the MVHCD. This Staff position is supported by the buffer provided by the rail corridor and the absence of significant cultural heritage resources along St. Goran Crescent and Bullock Drive (the closest significant resources are located at 183 and 189 Main Street North).

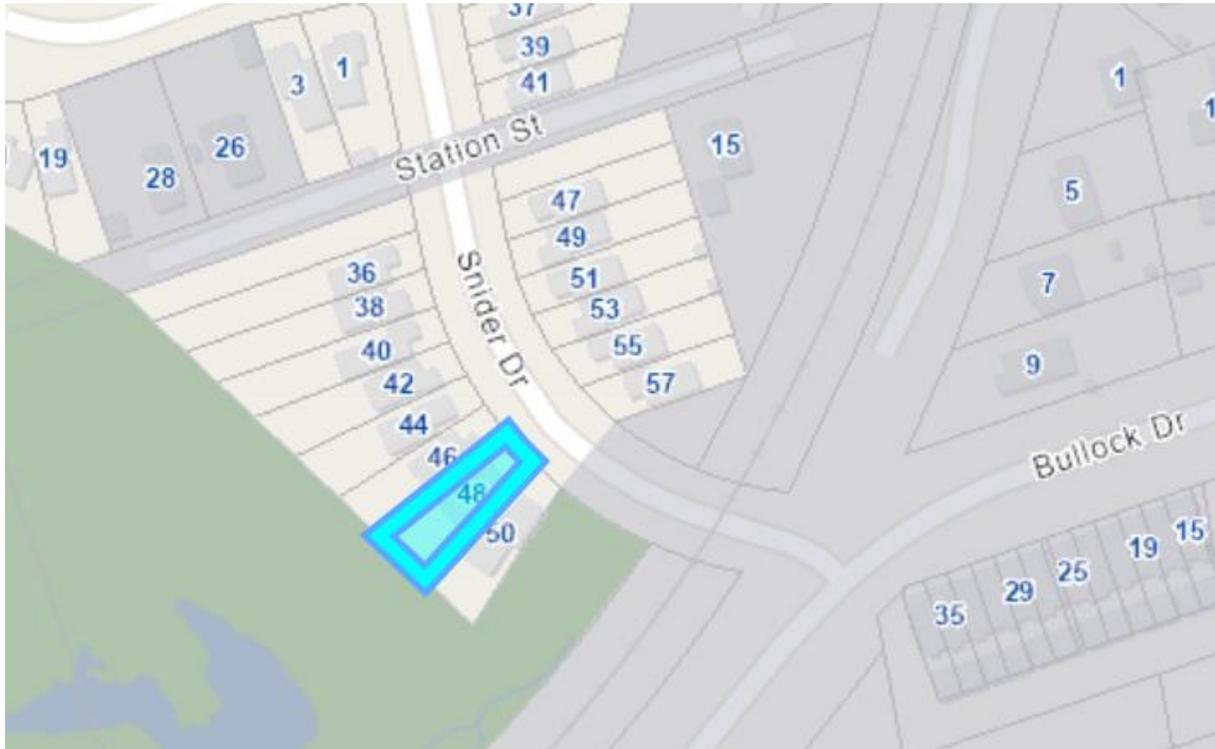
Suggested Recommendation for Heritage Markham

THAT Heritage Markham does not support nor object from a heritage perspective the Minor Variance application for 48 Snider Drive.

ATTACHMENTS:

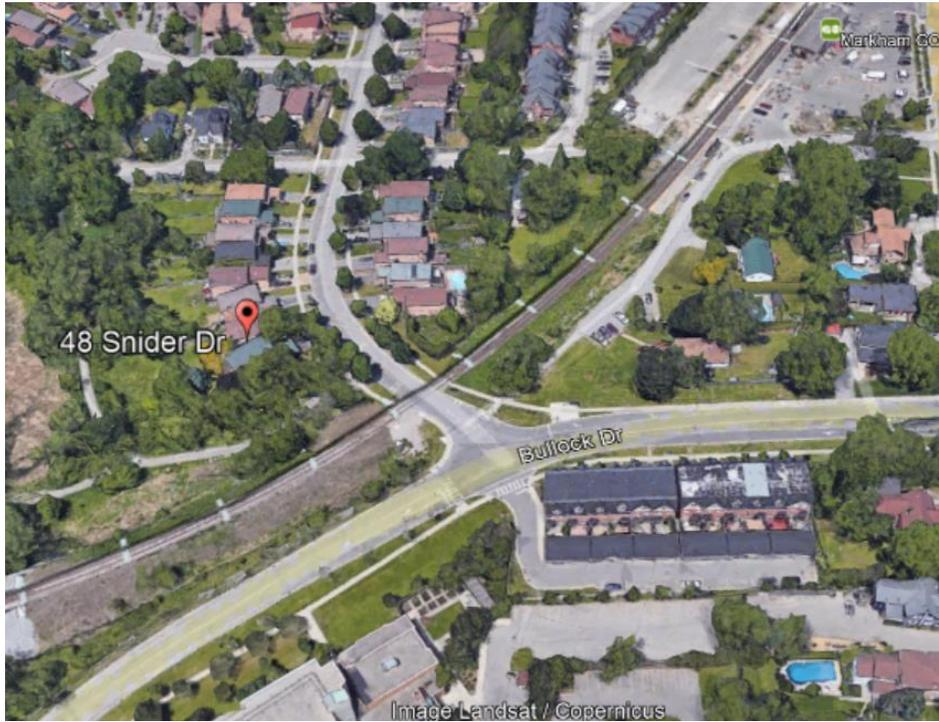
Appendix ‘A’	Location Map
Appendix ‘B’	Images of the Subject Property
Appendix ‘C’	Drawings

Appendix 'A'
Location Map



*The relationship of the Subject Property (outlined in blue) to the MVHCD (shaded in purple)
(Source: City of Markham)*

Appendix 'B'
Images of the Subject Property

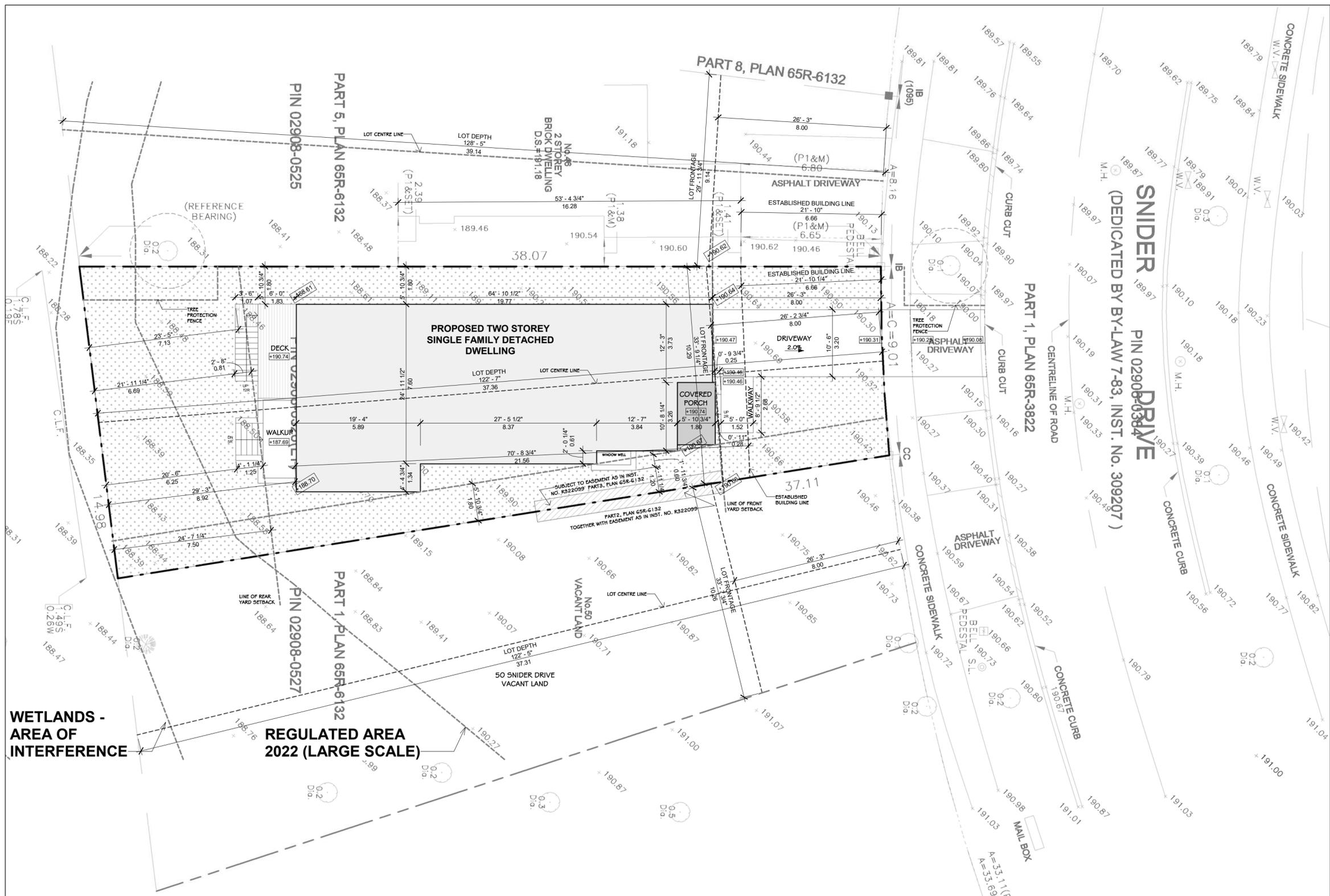


Aerial image of the Subject Property (Source: Google)



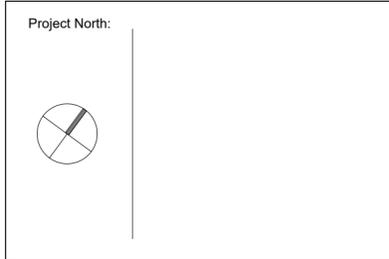
The north elevation of the dwelling formerly located on the Subject Property (Source: Google)

Appendix 'C'
Drawings



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NO.	DESCRIPTION	DATE
5	ISSUED FOR COA	JUL 22, 2024
4	ISSUED FOR ZONING REVIEW	JUN 17, 2024
3	ISSUED FOR ZONING REVIEW	MAY 24, 2024
2	ISSUED FOR ZONING REVIEW	APR 01, 2024
1	ISSUED TO TRCA	MAR 08, 2024



Architect of Record:

ARANI ARCHITECTURE

685 SHEPPARD AVE E, SUITE 511
TORONTO, ON. M2K 1B6
TEL: 416.223.3333

Project Title:

Snider Residence

Address:

**48 Snider Drive,
Markham, ON. L3P 6L6**

Drawing:

SITE PLAN

Date: JAN 10, 2024
Scale: 3/32" = 1' - 0"
Project: 2402
Drawn by: SA

Sheet No:

A0.01

AREA CALCULATION

LOT AREA	448.45 m ²	4827 ft ²
GROUND FLOOR	129.84 m ²	1398 ft ²
SECOND FLOOR	149.42 m ²	1608 ft ²
GROSS FLOOR AREA	279.27 m ²	3006 ft ²
BASEMENT (SECONDARY SUITE)	127.96 m ²	1377 ft ²
PARKING	19.58 m ²	211 ft ²

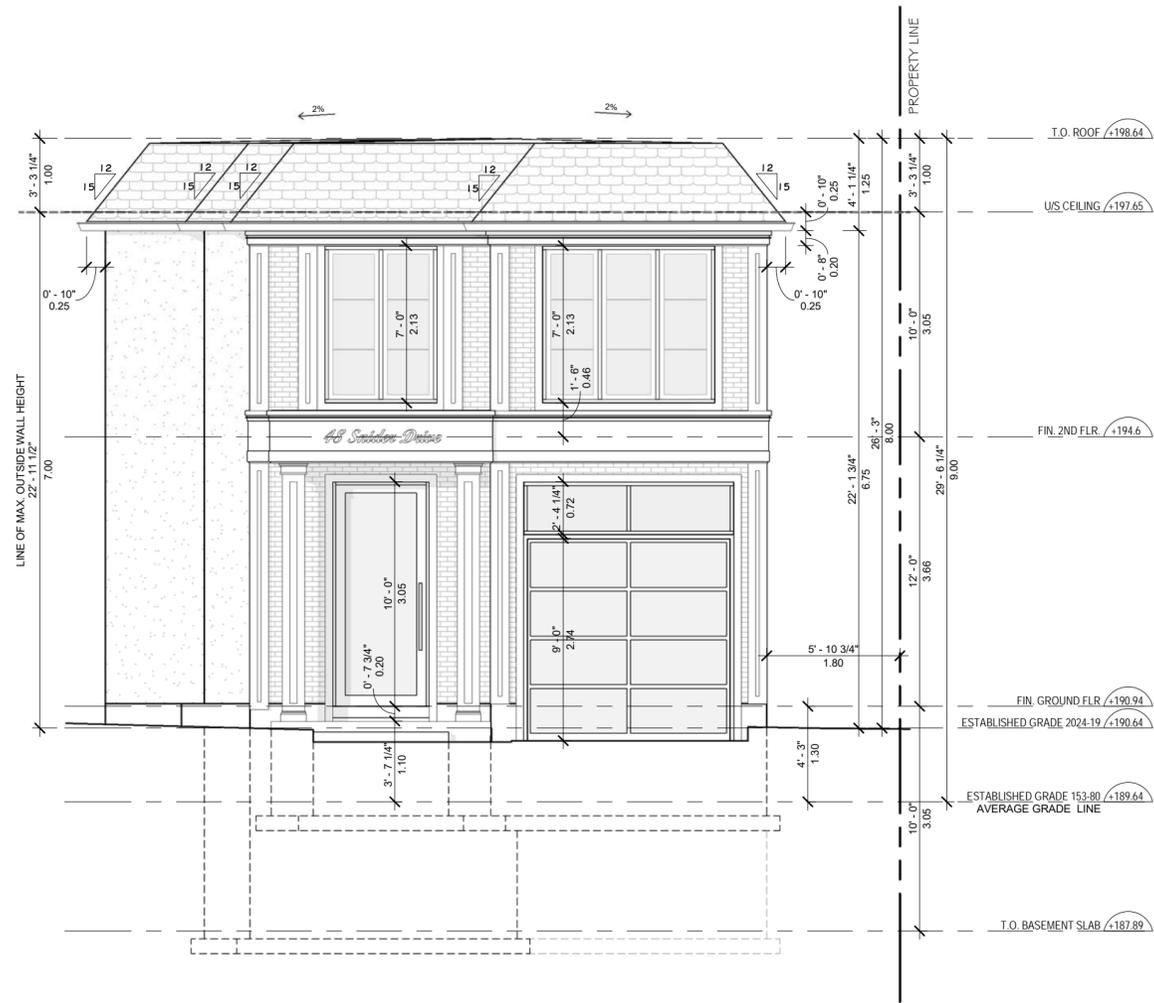
ZONING BY-LAW 153-80
ZONING LABEL:
RSD3 - THIRD DENSITY - SINGLE FAMILY RESIDENTIAL

	BY-LAW	PROPOSED
FRONT YARD SETBACK	8.00 m	8.00 m
SIDE YARD (NORTH) SETBACK	1.80 m	1.80 m
SIDE YARD (SOUTH) SETBACK	1.80 m	1.80 m
LOT COVERAGE (154.76 SQ.M.)	33.33 %	34.51 %*
ESTABLISHED GRADE	+189.64	-
BUILDING HEIGHT	10.70 m	9.00 m

ZONING BY-LAW 2024-19
ZONING LABEL:
RES-ENLR - RESIDENTIAL ESTABLISHED NEIGHBOURHOOD LOW RISE

	BY-LAW	PROPOSED
FRONT YARD SETBACK	7.50 m	8.00 m
SIDE YARD (NORTH) SETBACK	1.80 m	1.80 m
SIDE YARD (SOUTH) SETBACK	1.80 m	1.80 m
COMBINED SIDE YARD SETBACKS	4.00 m	3.60 m*
REAR YARD SETBACK	7.50 m	8.92 m
GROUND FLOOR COVERAGE (149.42 SQ.M.)	30 %	33.32 % *
SECOND FLOOR COVERAGE (149.42 SQ.M.)	20 %	33.32 % *
LOT COVERAGE (154.76 SQ.M.)	35 %	34.51 % *
ESTABLISHED GRADE	+190.64	-
AVERAGE GRADE LEVEL	+189.64	-
OUTSIDE WALL HEIGHT	7.00 m	6.75 m
LOT DEPTH	38.23 m	37.36 m *
LOT FRONTAGE	9.70 m	10.29 m





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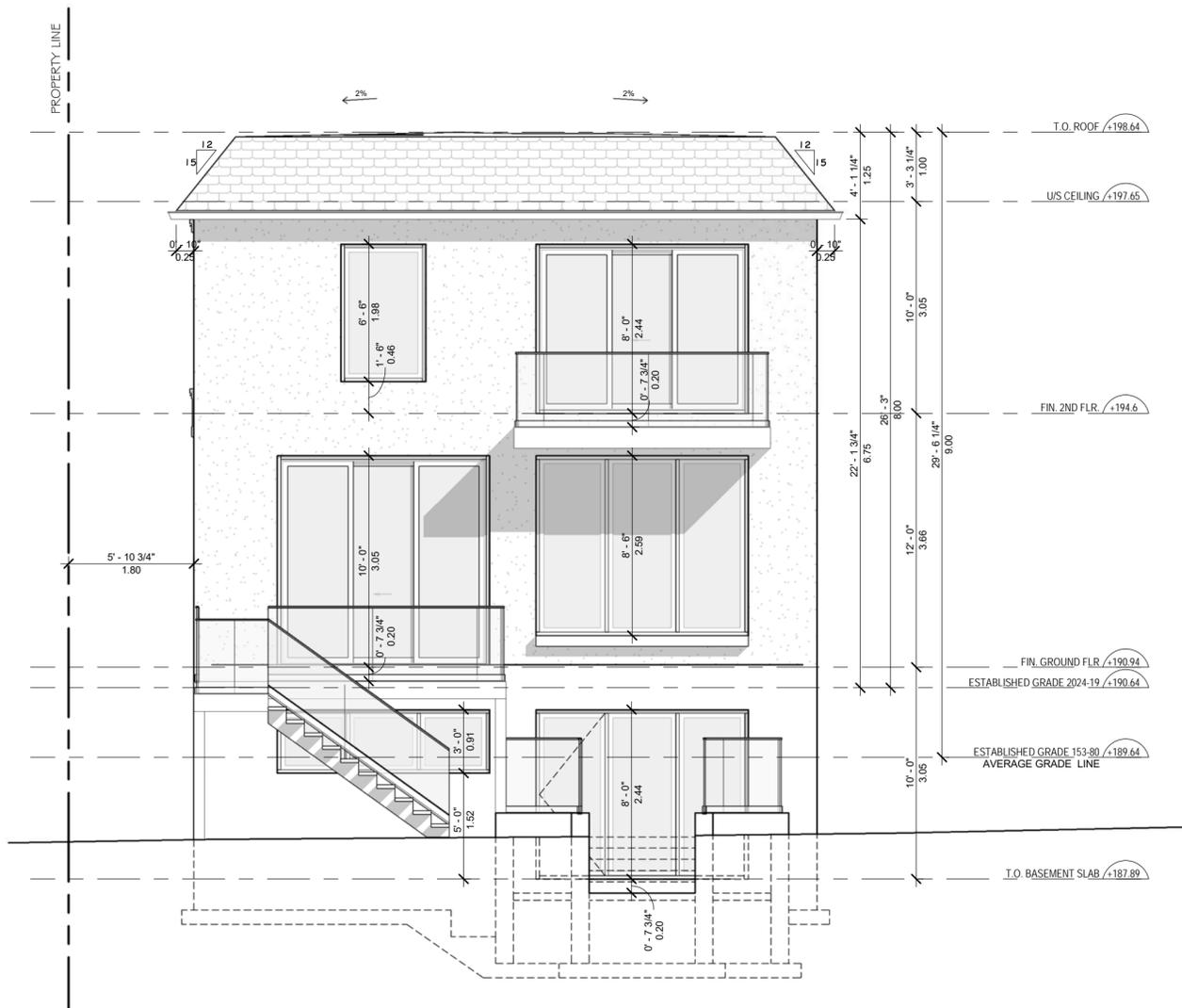
Address:
 48 Snider Drive,
 Markham, ON. L3P 6L6

Drawing:
EAST ELEVATION

Date: JAN 10, 2024
 Scale: 3/16" = 1' - 0"
 Project: 2402
 Drawn by: SA

Sheet No:

A3.01



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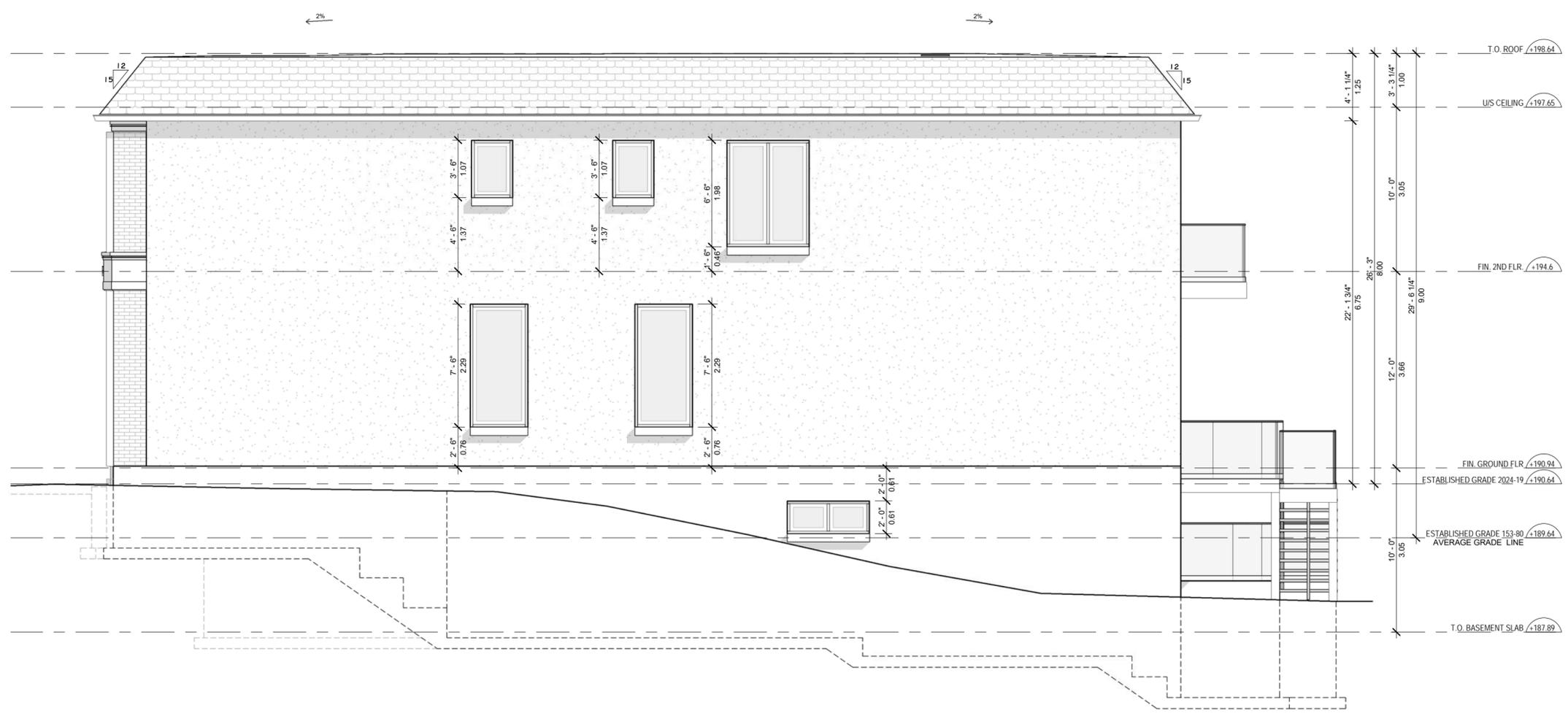
Drawing:

WEST ELEVATION

Date: JAN 10, 2024
 Scale: 3/16" = 1' - 0"
 Project: 2402
 Drawn by: SA

Sheet No:

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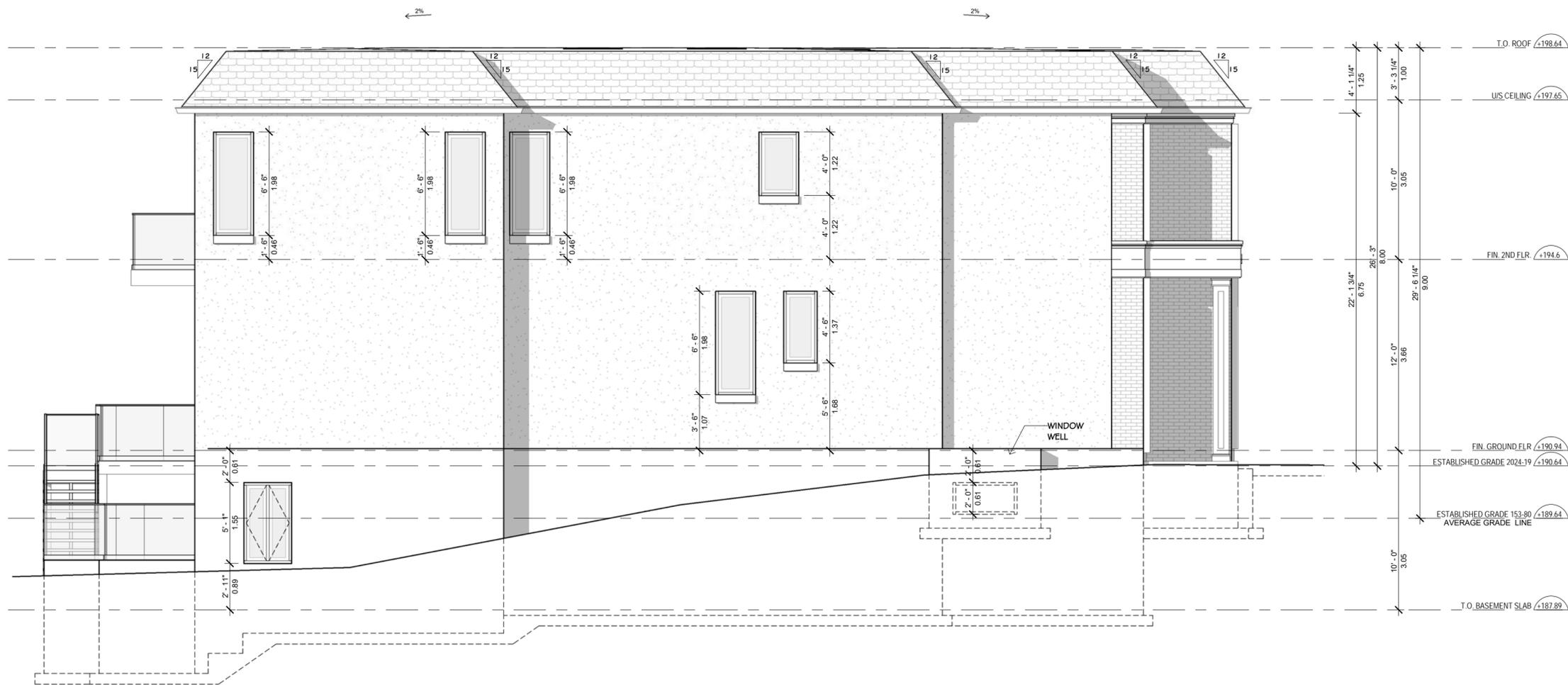
Drawing:

NORTH ELEVATION

Date: JAN 10, 2024
 Scale: 3/16" = 1' - 0"
 Project: 2402
 Drawn by: SA

Sheet No:

A3.03



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Drawing:

SOUTH ELEVATION

Date: JAN 10, 2024
 Scale: 3/16" = 1' - 0"
 Project: 2402
 Drawn by: SA

Sheet No:

A3.04