



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: January 8, 2025

SUBJECT: **Committee of Adjustment Variance Application**
25 Wilson Street, Markham Village
Proposed One-Storey Rear Addition

FILE: A/124/24

Property/Building Description: Two-storey detached dwelling with an integrated garage constructed c.1996 as per MPAC records

Use: Residential

Heritage Status: Designated under Part V of the *Ontario Heritage Act* as part of the Markham Village Heritage Conservation District (the “MVHCD”) and categorized as a Class ‘B’ property in the MVHCD Plan.

Application/Proposal

- The City has received a Minor Variance (“MNV”) Application seeking relief from the zoning by-law to enable the future construction of a one-storey rear addition (inclusive of a deck) at 25 Wilson Street (the “Subject Property” or the “Property”).

Requested Variances to the Zoning By-laws

The applicant requires the following relief from By-law 2014-19, as amended, to permit:

a) By-law 2024-19, Section 6.3.2.2(i):

a minimum combined interior side yard of 1.94 metres, a minimum interior side yard of 0.54 metres (West Side) and a minimum interior side yard of 1.40 metres (East Side), whereas the by-law requires a minimum combined interior side yard of 4 metres and a minimum interior side yard of 1.8 metres; and

b) By-law 2024-19, Section 4.8.3(a)(ii):

a deck with an interior side yard of 0.61 metres, whereas the by-law requires a minimum interior side yard of 1.8 metres.

Background

Context

- The Subject Property is located on the south side of Wilson Street between Tannery Pond Park to the west and Water Street to the east. Single-detached dwellings flank the Property while a townhouse complex and a mid-rise building are located to its south and north, respectively;
- The Subject Property was created via a consent application that was approved by the Committee of Adjustment in 1994. The neighbouring property at 25A Wilson Street was created through the same consent application (the associated dwelling was constructed in 1996);
- The Subject Property has a variable lot width ranging from approximately 9m along its front lot line to approximately 7.8m along the rear lot line. As such, the side yard setback decreases along the length of the Property from north to south.

Staff Comment

Requested Variances

- Staff have no objection to the proposed variances from a heritage perspective;
- The width of the proposed rear addition aligns with the width of the existing dwelling and is not visible from the public realm. Similarly, Staff are of the opinion that the variance for the proposed deck does not adversely affect the heritage character of the Subject Property.

Conceptual Design

- Staff have no objection from a heritage perspective to the siting, scale and proposed configuration of the proposed rear addition. A more in-depth review will occur following future submission of a Major Heritage Permit and the preparation of more detailed elevation drawings.

Next Steps

- A Committee of Adjustment hearing date has not yet been set for the MNV application. It is anticipated that the COA will consider the application early in 2025;
- As noted above, submission of a Major Heritage Permit is pending (approval of which is required in advance of Building Permit issuance). Submission typically occurs once an applicant secures COA approval of their MNV application.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the proposed variances to enable the future construction of a one-storey rear addition with a deck at 25 Wilson Street.

AND THAT future review of a Major Heritage Permit application, and any other development application required to approve the proposed development, be delegated to Heritage Section staff should the design be substantially in accordance with the drawings as appended to this memo.

ATTACHMENTS:

Appendix 'A'	Location Map and Aerial Image of the Subject Property
Appendix 'B'	Image of the Subject Property
Appendix 'C'	Drawings

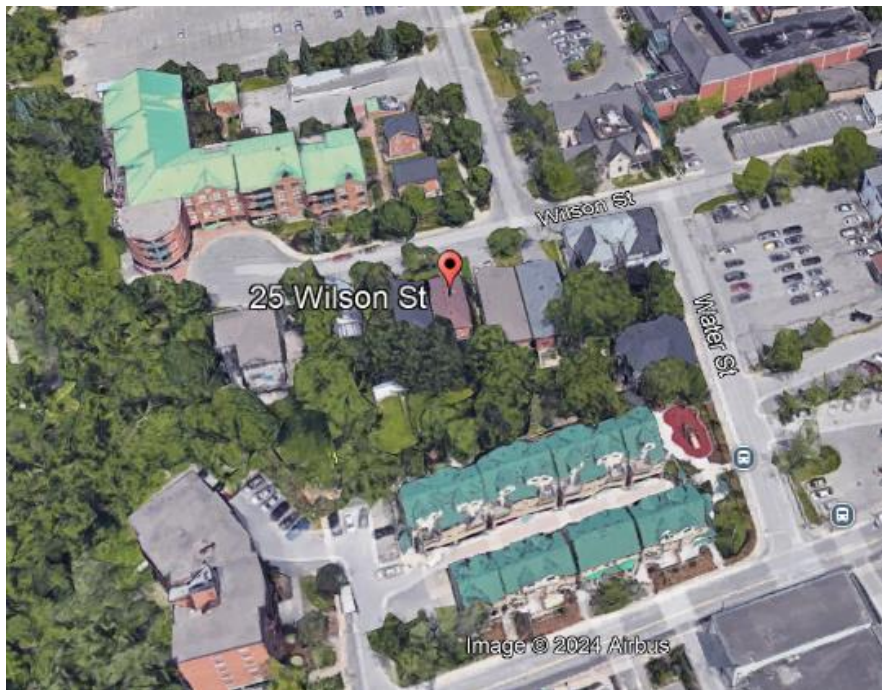
File Path: Q:\Development\Heritage\PROPERTY\WILSON\25\HM Memos and Extracts\HMJan2025variances

Appendix 'A'

Location Map and Aerial Image of the Subject Property



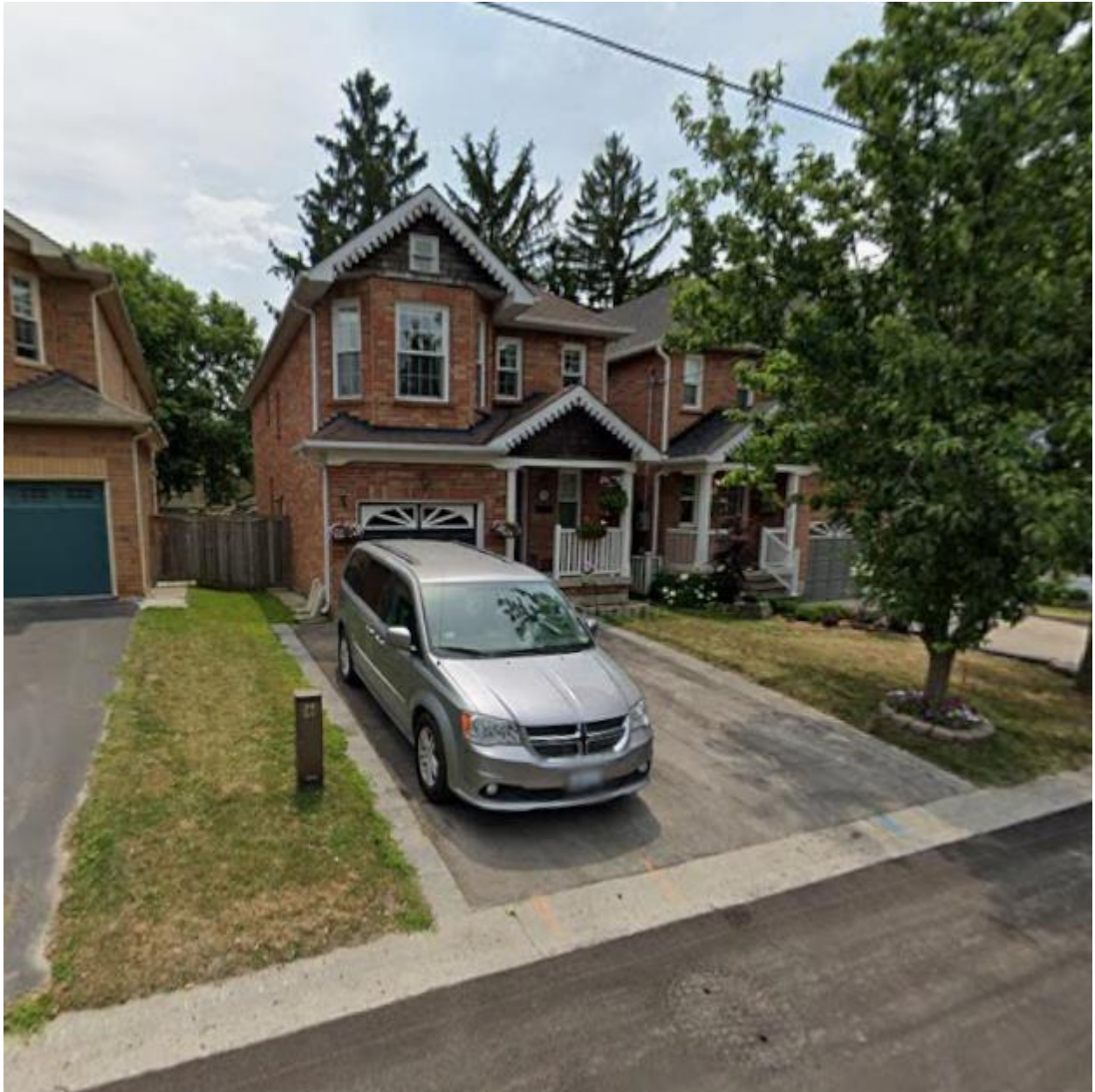
Property map showing the location of the Subject Property [outlined in blue] (Source: City of Markham)



Aerial image looking north towards the Subject Property (Source: Google Earth)

Appendix 'B'

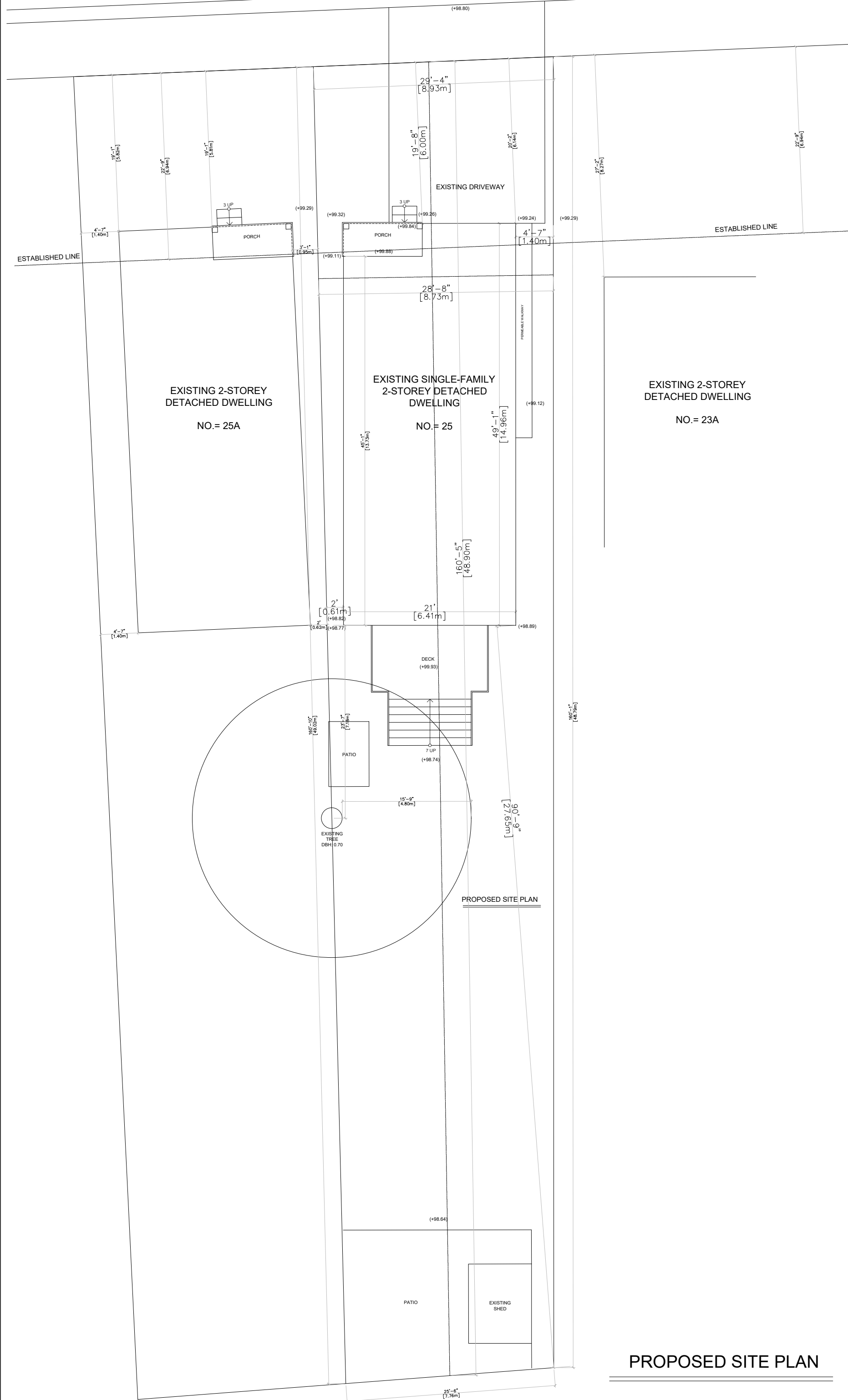
Image of the Subject Property



*The primary (north) elevation of the Subject Property as viewed from Wilson Street.
(Source: Google)*

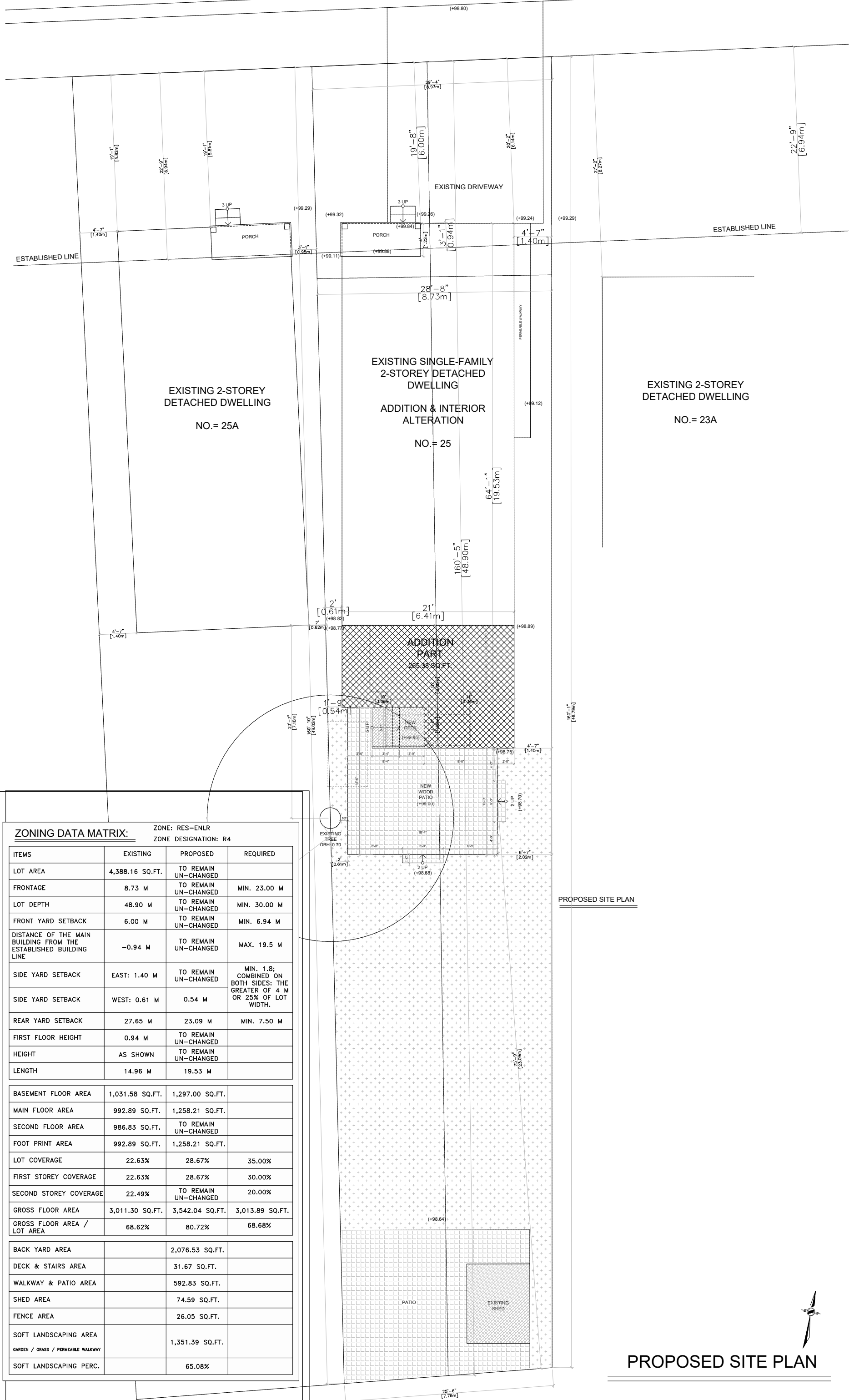
Appendix 'C'
Drawings

WILSON STREET



PROPOSED SITE PLAN

WILSON STREET

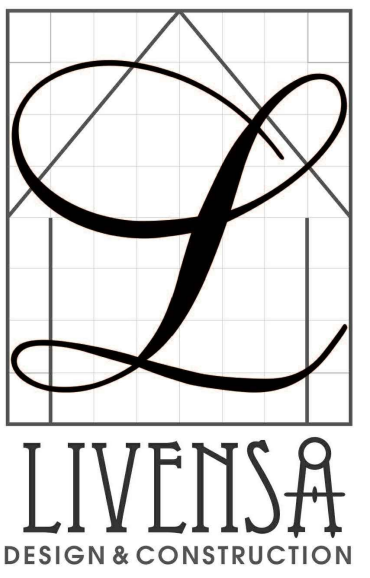


PROPOSED SITE PLAN

ZONING DATA MATRIX:

ITEMS	EXISTING	PROPOSED	REQUIRED
LOT AREA	4,388.16 SQ.FT.	TO REMAIN UN-CHANGED	
FRONTAGE	8.73 M	TO REMAIN UN-CHANGED	MIN. 23.00 M
LOT DEPTH	48.90 M	TO REMAIN UN-CHANGED	MIN. 30.00 M
FRONT YARD SETBACK	6.00 M	TO REMAIN UN-CHANGED	MIN. 6.94 M
DISTANCE OF THE MAIN BUILDING FROM THE ESTABLISHED BUILDING LINE	-0.94 M	TO REMAIN UN-CHANGED	MAX. 19.5 M
SIDE YARD SETBACK	EAST: 1.40 M UN-CHANGED	TO REMAIN UN-CHANGED	MIN. 1.8; COMBINED ON BOTH SIDES; THE GREATER OF 4 M OR 25% OF LOT WIDTH.
SIDE YARD SETBACK	WEST: 0.61 M	0.54 M	
REAR YARD SETBACK	27.65 M	23.09 M	MIN. 7.50 M
FIRST FLOOR HEIGHT	0.94 M	TO REMAIN UN-CHANGED	
HEIGHT	AS SHOWN	TO REMAIN UN-CHANGED	
LENGTH	14.96 M	19.53 M	

BASEMENT FLOOR AREA	1,031.58 SQ.FT.	1,297.00 SQ.FT.	
MAIN FLOOR AREA	992.89 SQ.FT.	1,258.21 SQ.FT.	
SECOND FLOOR AREA	986.83 SQ.FT.	TO REMAIN UN-CHANGED	
FOOT PRINT AREA	992.89 SQ.FT.	1,258.21 SQ.FT.	
LOT COVERAGE	22.63%	28.67%	35.00%
FIRST STOREY COVERAGE	22.63%	28.67%	30.00%
SECOND STOREY COVERAGE	22.49%	TO REMAIN UN-CHANGED	20.00%
GROSS FLOOR AREA	3,011.30 SQ.FT.	3,542.04 SQ.FT.	3,013.89 SQ.FT.
GROSS FLOOR AREA / LOT AREA	68.62%	80.72%	68.68%
BACK YARD AREA		2,076.53 SQ.FT.	
DECK & STAIRS AREA		31.67 SQ.FT.	
WALKWAY & PATIO AREA		592.83 SQ.FT.	
SHED AREA		74.59 SQ.FT.	
FENCE AREA		26.05 SQ.FT.	
SOFT LANDSCAPING AREA		1,351.39 SQ.FT.	
SOFT LANDSCAPING PERC.		65.08%	



THE UNDERSIGNED HAS DEVELOPED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A REGISTERED PROFESSIONAL ENGINEER UNDER DIVISION C-3.3.1.1 OF THE 2006 O.B.C. (OR 217.5.1 OF THE 1997 O.B.C.)

NAME AND BCIN: NAFISEH ZANGIABADI 43395

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.3.1.1 OF THE 2006 O.B.C. (OR 217.5.1 OF THE 1997 O.B.C.)

NAME AND BCIN: LIVENSA DESIGN INC 44961

N. Zangiabadi

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

PROJECT ADDRESS: **25 WILSON STREET**
L3P 1M9
MARKHAM
ONTARIO, CANADA

TITLE: **EXISTING & PROPOSED SITE PLANS**

DATE: 2024, AUGUST 13th

SCALE: **3/32"=1'-0"** PAPER SIZE: 24X18 DRAWINGS: **A1**

VERSION NO. V1 SUBJECT: ADDITION TO THE BASEMENT AND MAIN FLOOR AT THE REAR OF A DETACHED 2-STORY SINGLE-FAMILY DWELLING ISSUED FOR: PLANNING / DEVELOPMENT APPLICATION

PRIOR APPROVALS

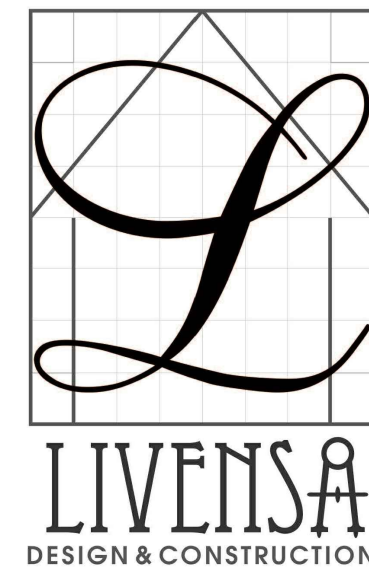
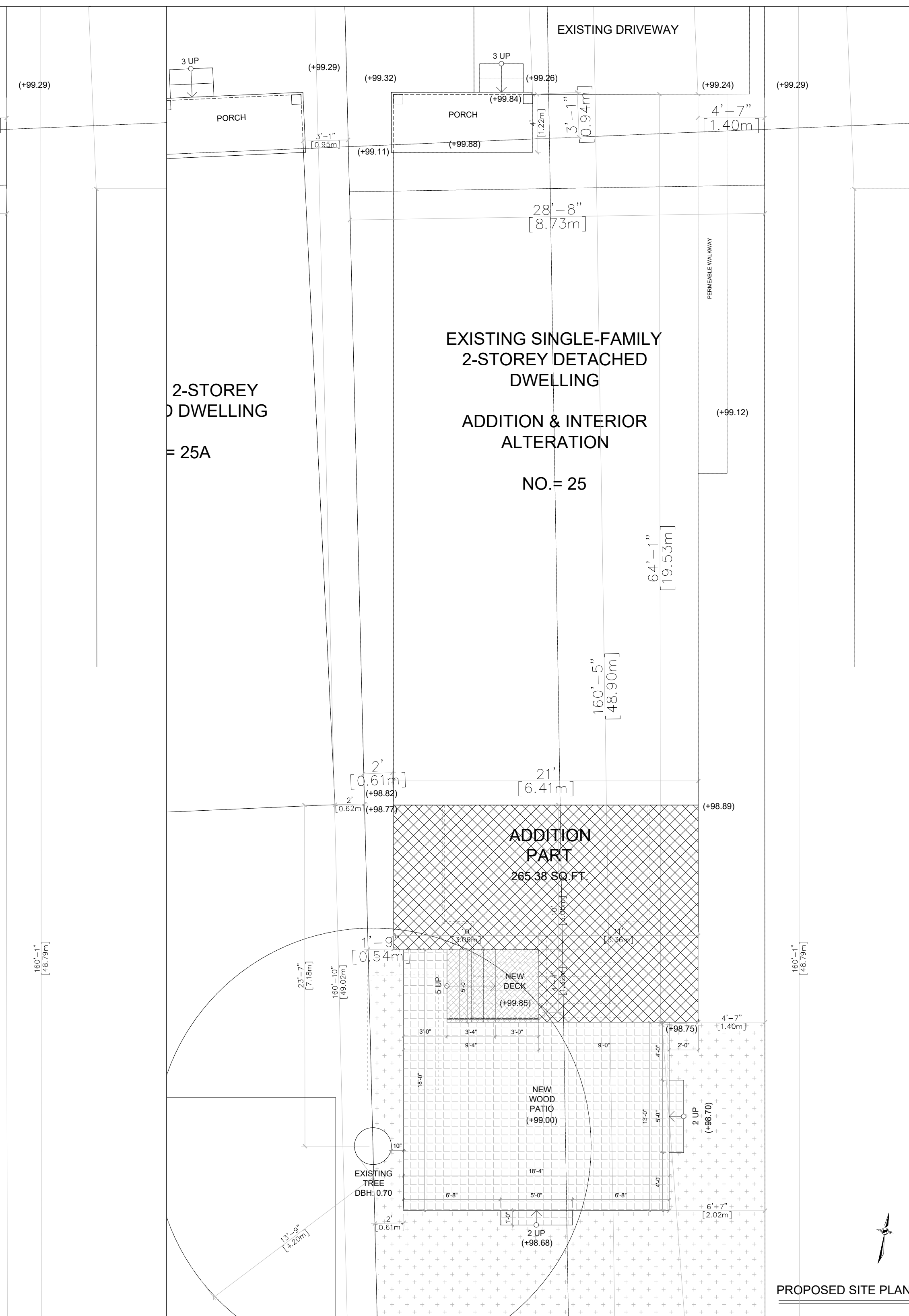
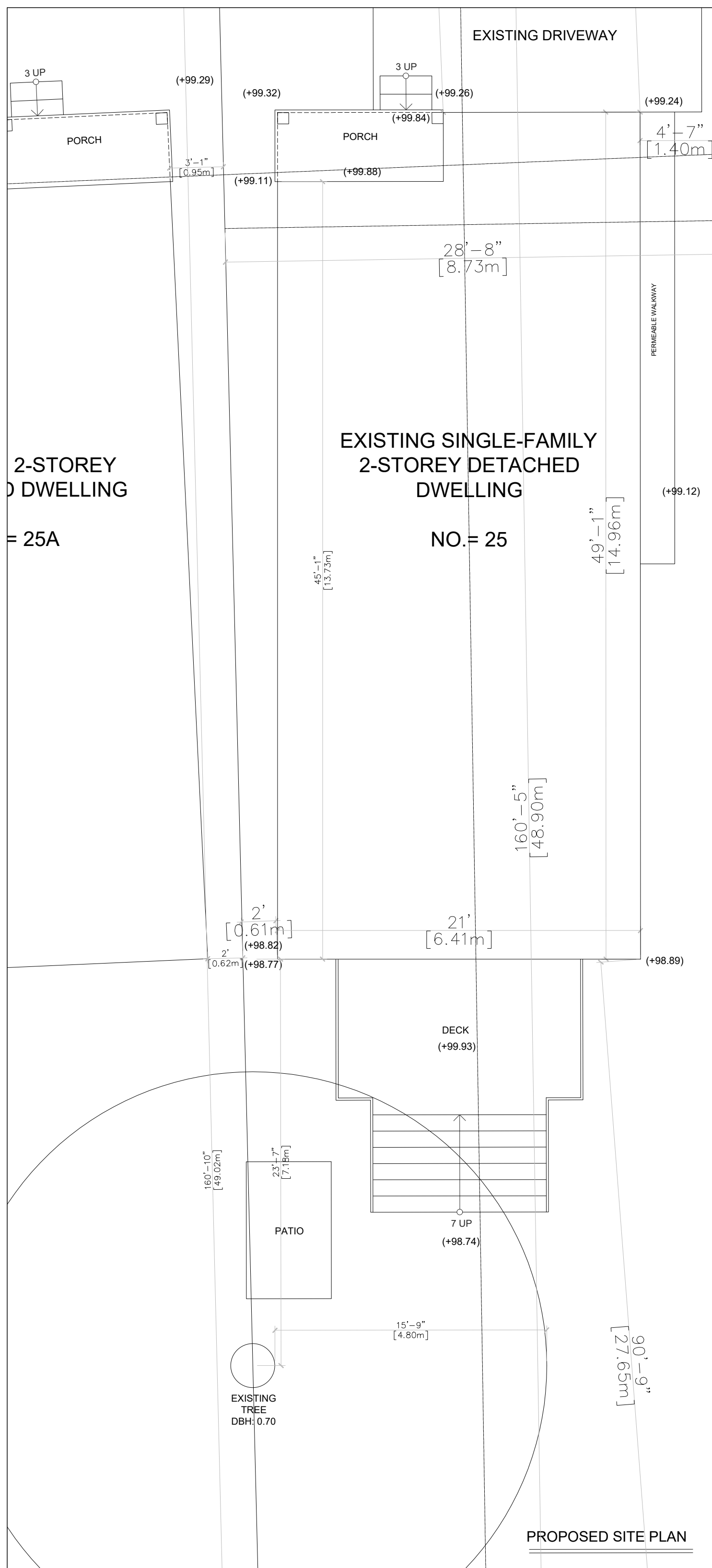
NO.	DATE	ISSUED NO.	SUBJECT	ISSUED BY
1				

OTHER ENGINEER / DESIGNER

FIELD	NAME	ENG. NO.	DATE

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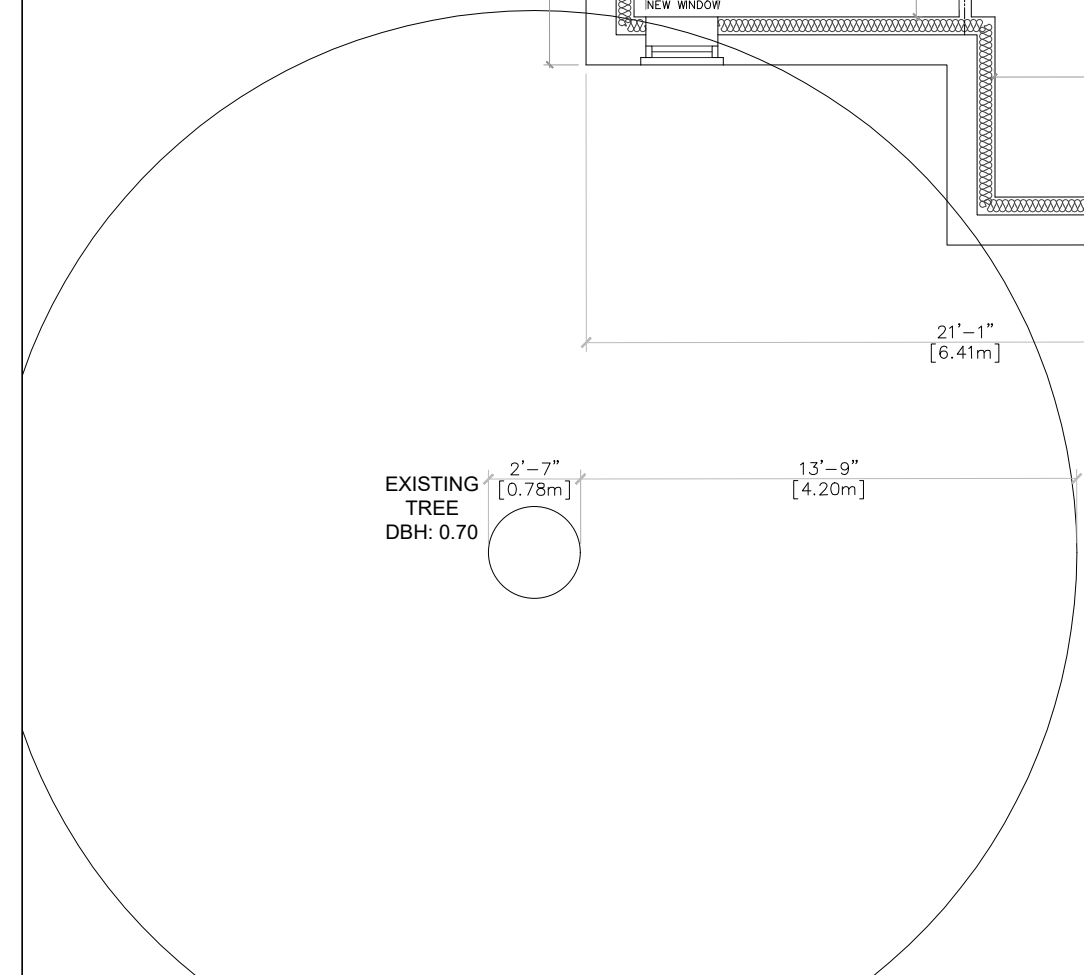
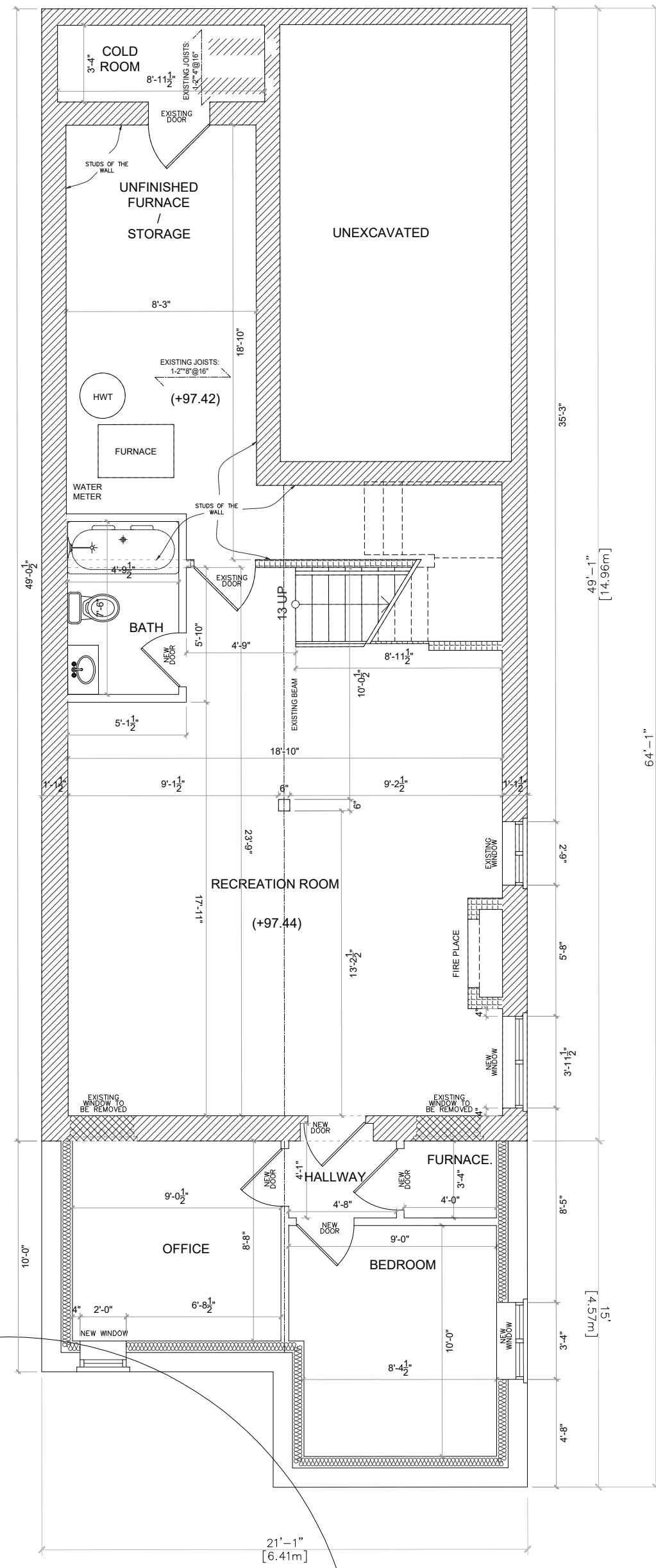
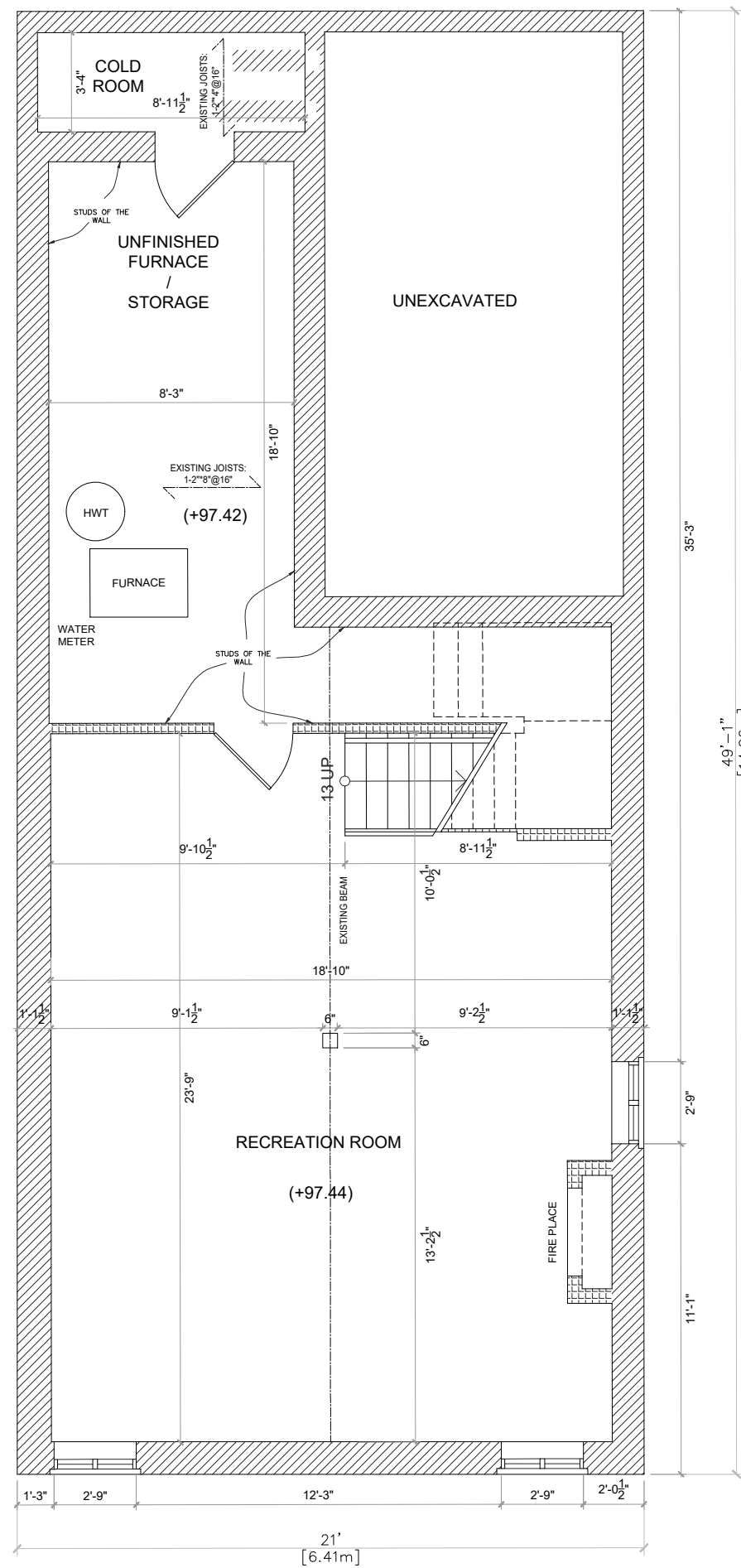
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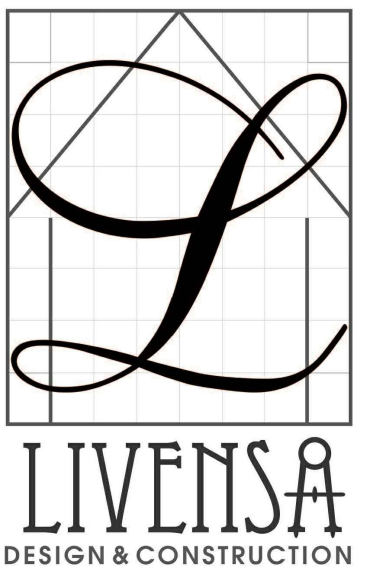
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- EXISTING EXTERIOR WALLS
- NEW EXTERIOR WALLS
- EXISTING INTERIOR WALLS
- NEW INTERIOR WALLS
- DEMOLISHED WALLS
- TO BE CLOSED OFF



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MARKHAM
ONTARIO, CANADA**

TITLE: **EXISTING & PROPOSED
BASEMENT FLOOR PLANS**

DATE: 2024, AUGUST 13th

SCALE: **3/16"=1'-0"** PAPER SIZE: 24X18 DRAWINGS: **A3**

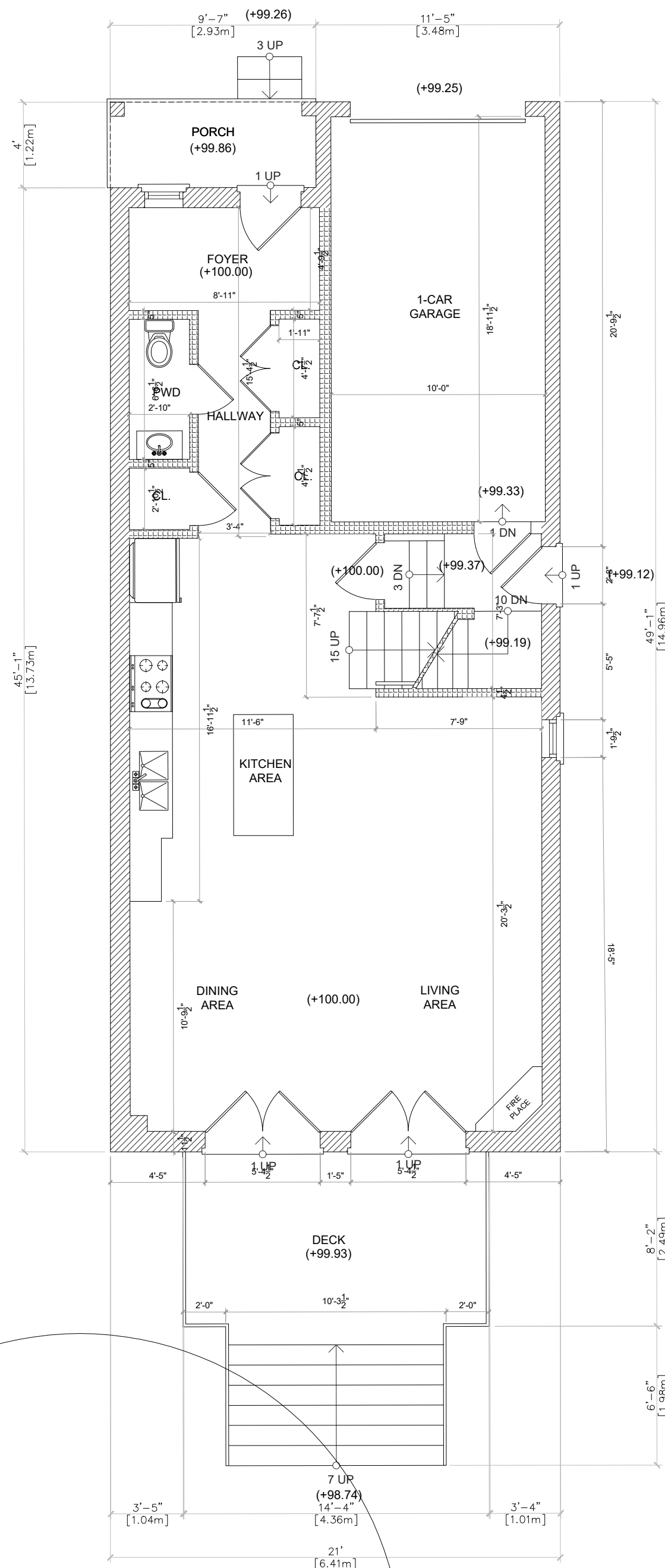
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PRIOR APPROVALS			
NO.	DATE	ISSUED NO.	SUBJECT
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OTHER ENGINEER / DESIGNER			
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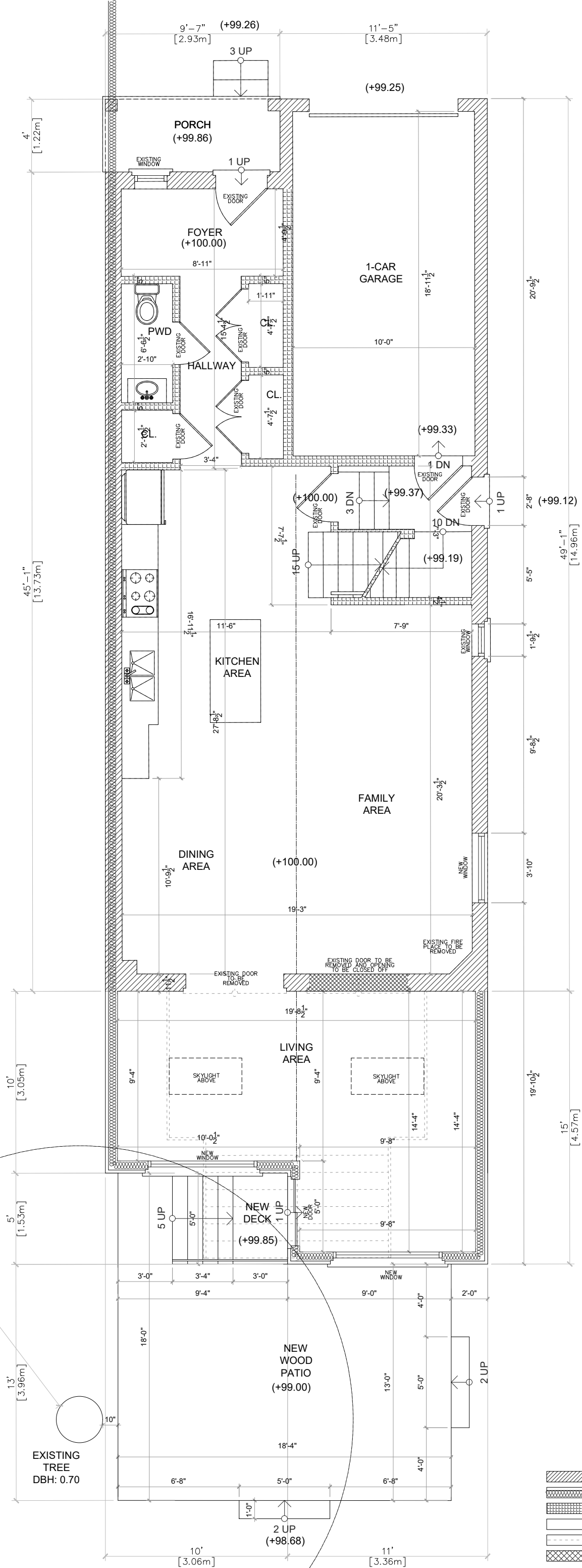
PROPOSED BASEMENT FLOOR PLAN



EXISTING TREE
DBH: 0.70

EXISTING MAIN FLOOR PLAN

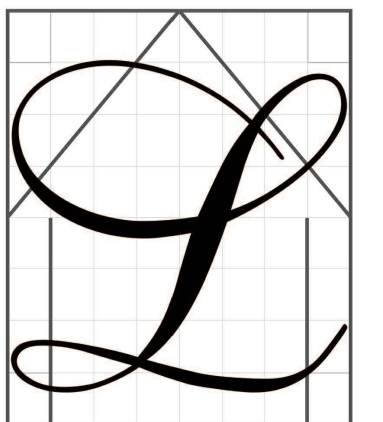
- EXISTING EXTERIOR WALLS
- EXISTING INTERIOR WALLS



EXISTING TREE
DBH: 0.70

PROPOSED MAIN FLOOR PLAN

- EXISTING EXTERIOR WALLS
- NEW EXTERIOR WALLS
- EXISTING INTERIOR WALLS
- NEW INTERIOR WALLS
- DEMOLISHED WALLS
- TO BE CLOSED OFF



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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A REGISTERED PROFESSIONAL ENGINEER UNDER DIVISION 2.2.1.1 OF THE 2006 O.B.C. (OR 2.17.5.1 OF THE 1997 O.B.C.)

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PROJECT ADDRESS: **25 WILSON STREET**
L3P 1M9
MARKHAM
ONTARIO, CANADA

TITLE: **EXISTING & PROPOSED MAIN FLOOR PLANS**

DATE: 2024, AUGUST 13th

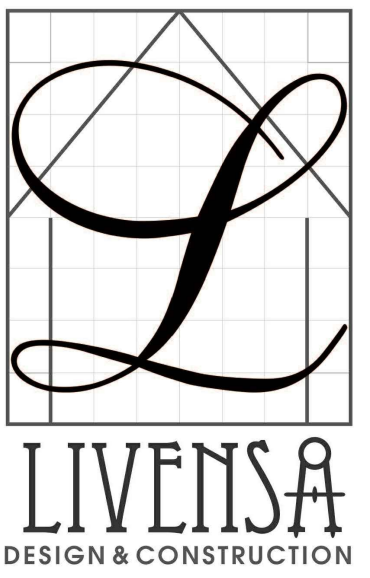
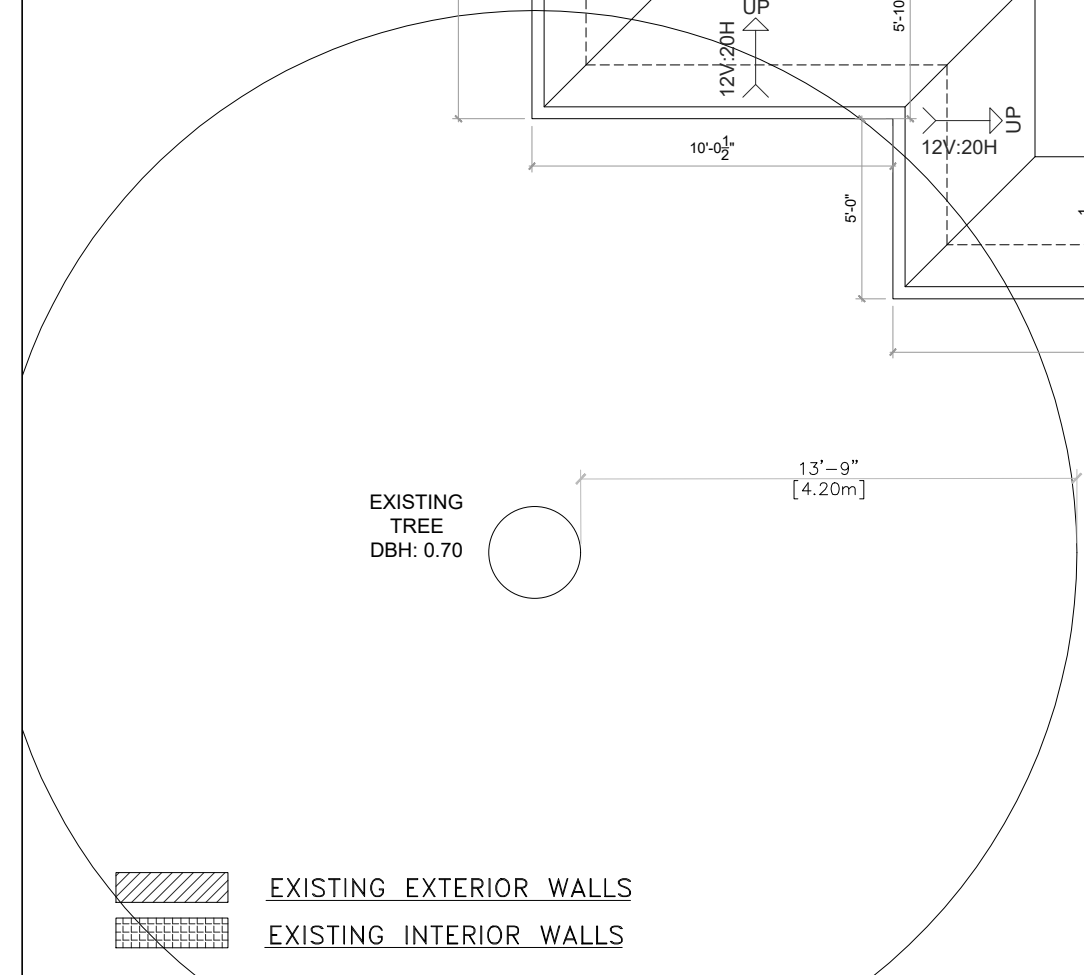
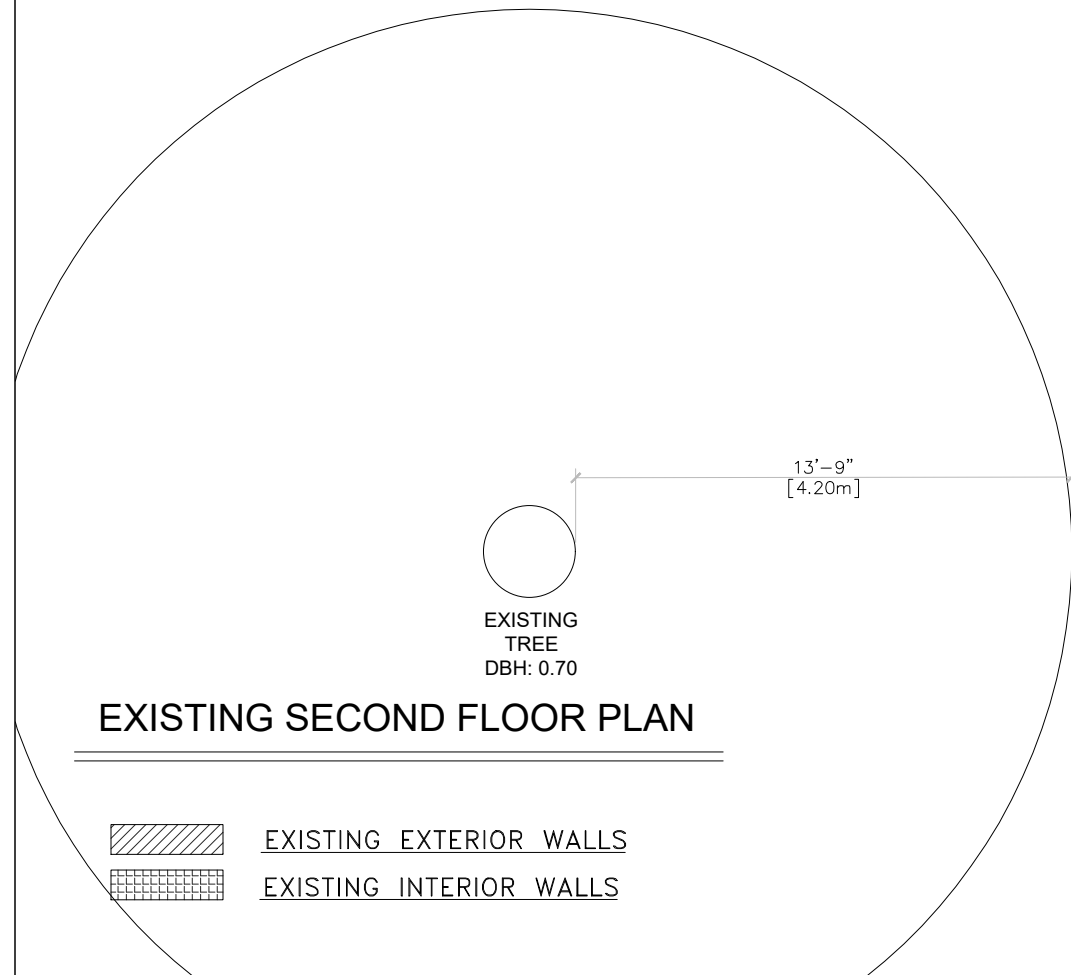
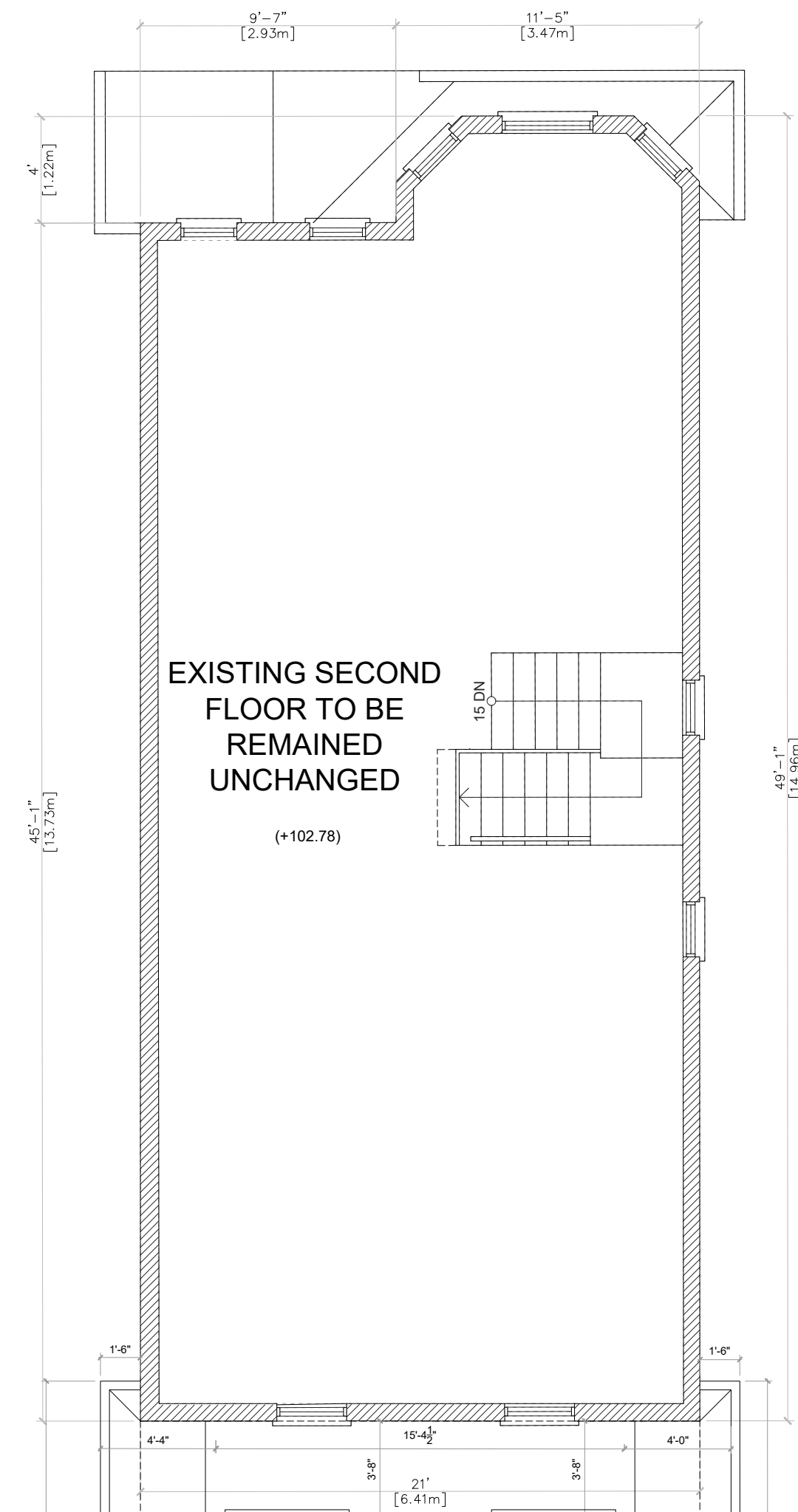
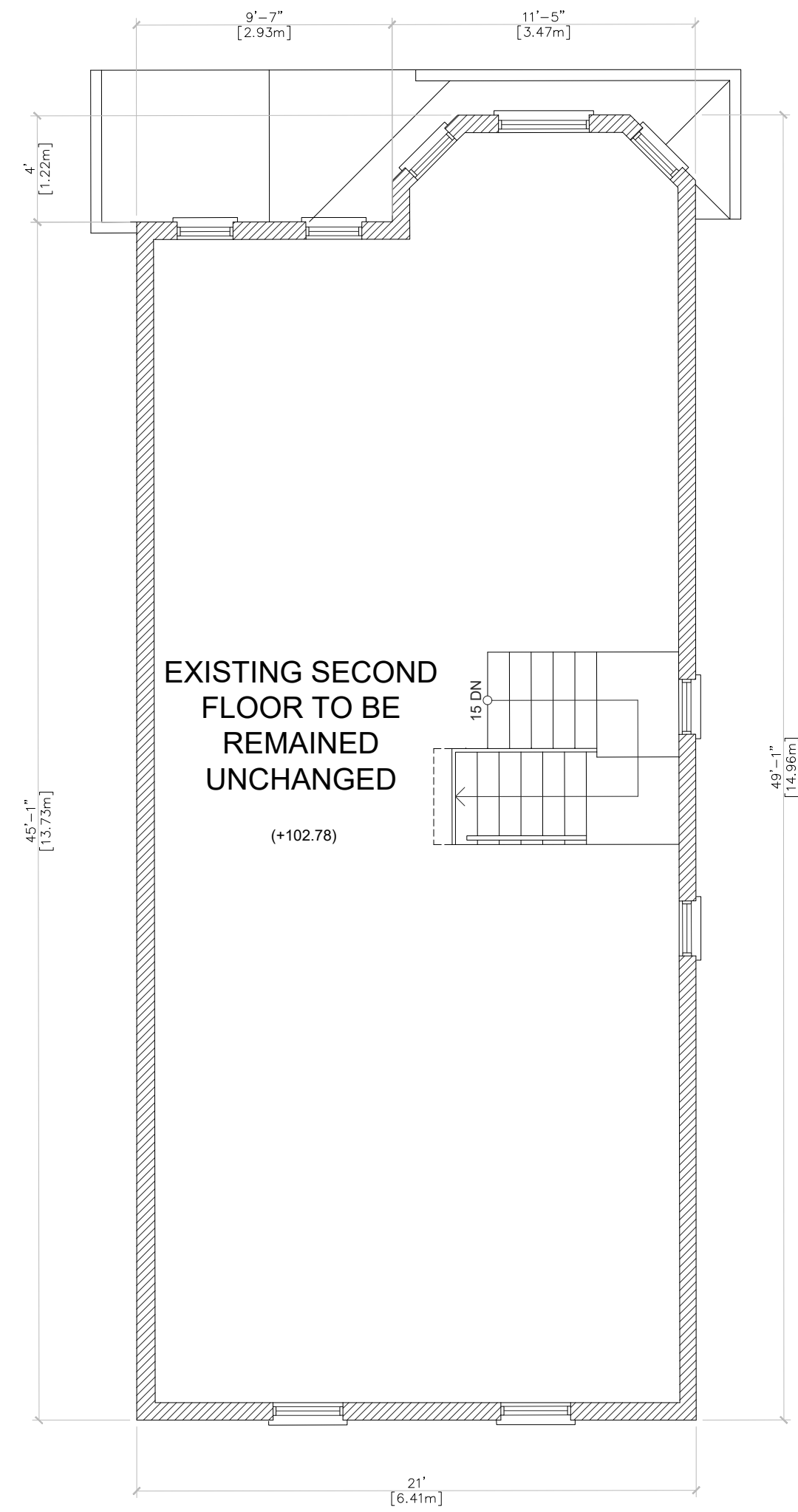
SCALE:	PAPER SIZE	DRAWINGS:
3/16"=1'-0"	24X18	A4

CURRENT SUBMISSION		
VERSION NO.	SUBJECT	ISSUED FOR
V1	ADDITION TO THE BASEMENT AND MAIN FLOOR AT THE REAR OF A DETACHED 2-STORY SINGLE-FAMILY DWELLING	PLANNING / DEVELOPMENT APPLICATION

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OTHER ENGINEER / DESIGNER			
FIELD	NAME	ENG. NO.	DATE

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MARKHAM
ONTARIO, CANADA**

TITLE: **EXISTING & PROPOSED
SECOND FLOOR PLANS**

DATE: 2024, AUGUST 13th

SCALE:	PAPER SIZE	DRAWINGS:
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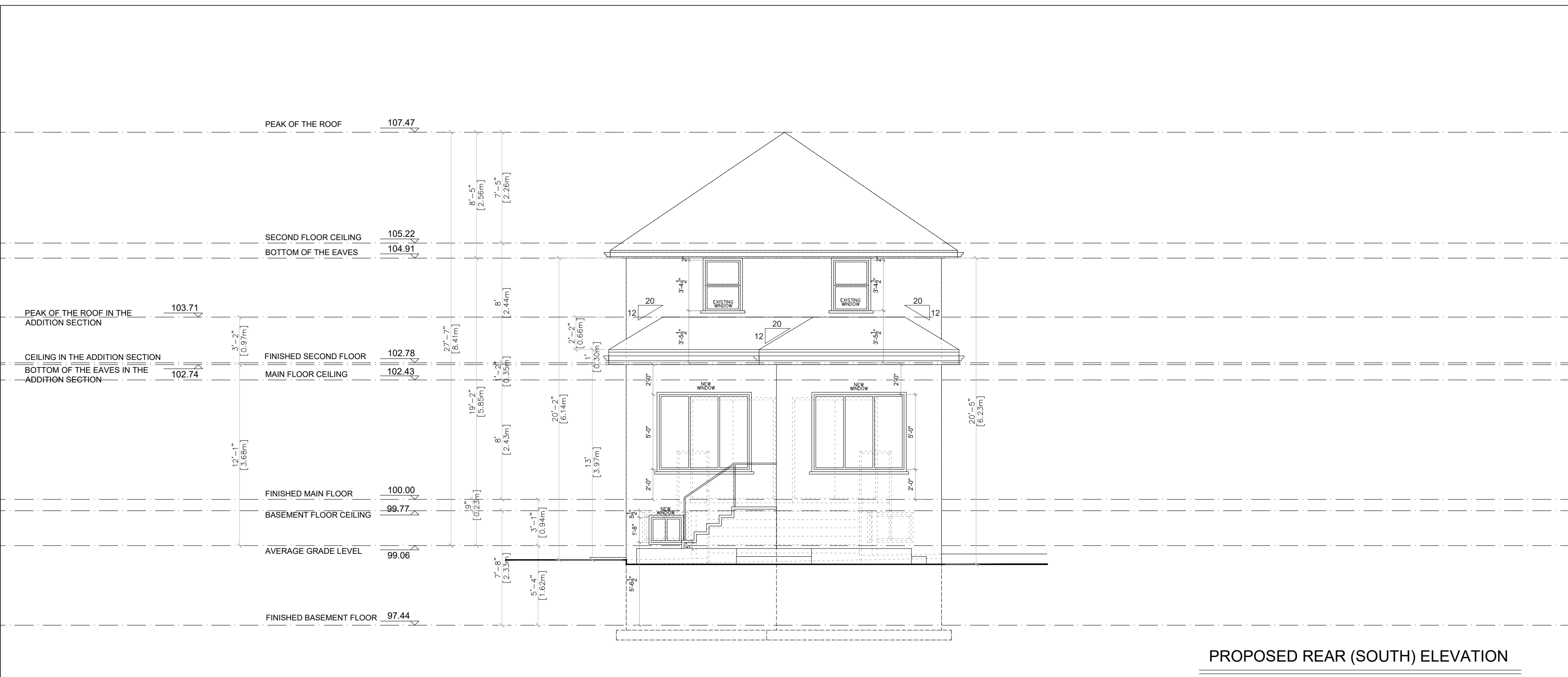
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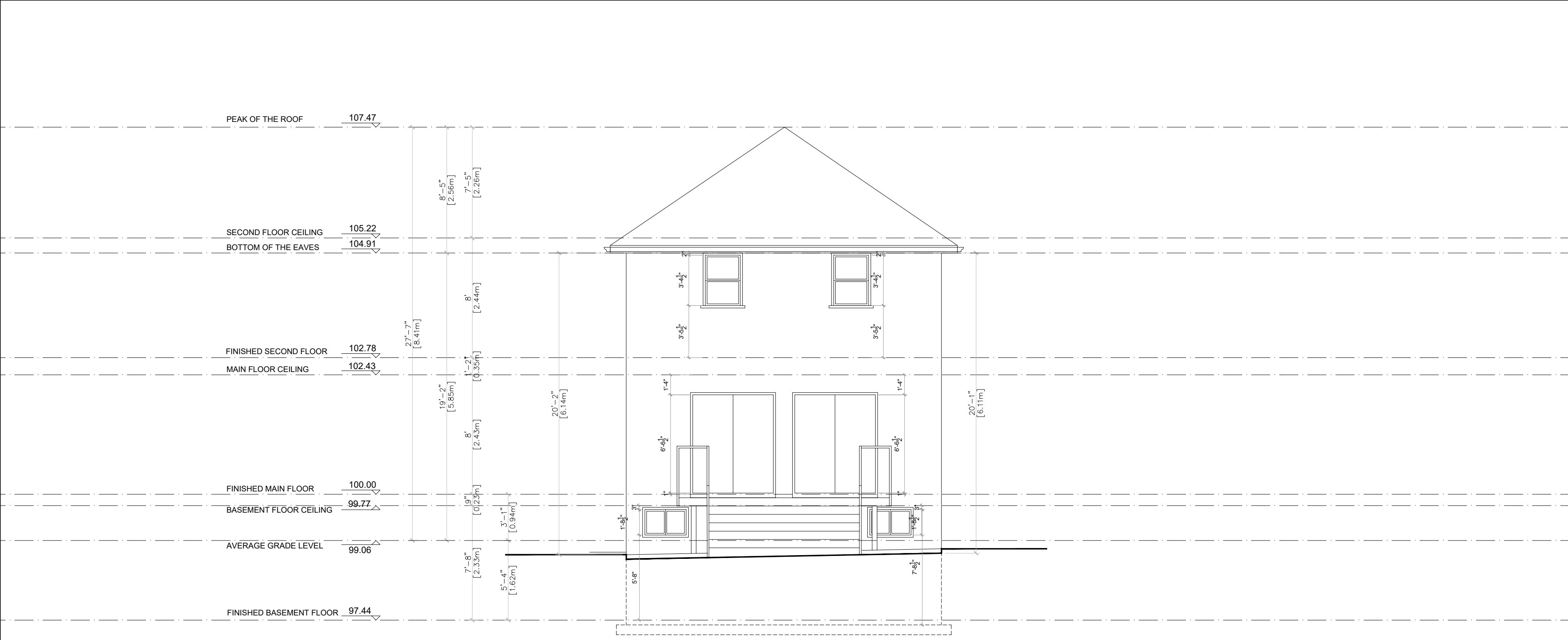
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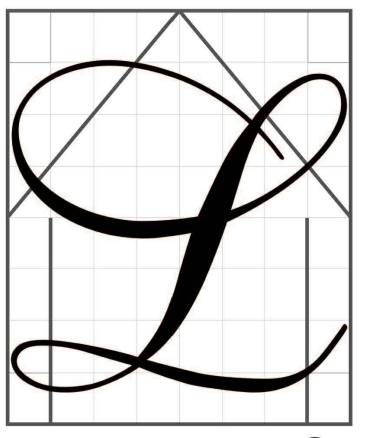
PROPOSED SECOND FLOOR PLAN



PROPOSED REAR (SOUTH) ELEVATION



EXISTING REAR (SOUTH) ELEVATION



LIVENSA
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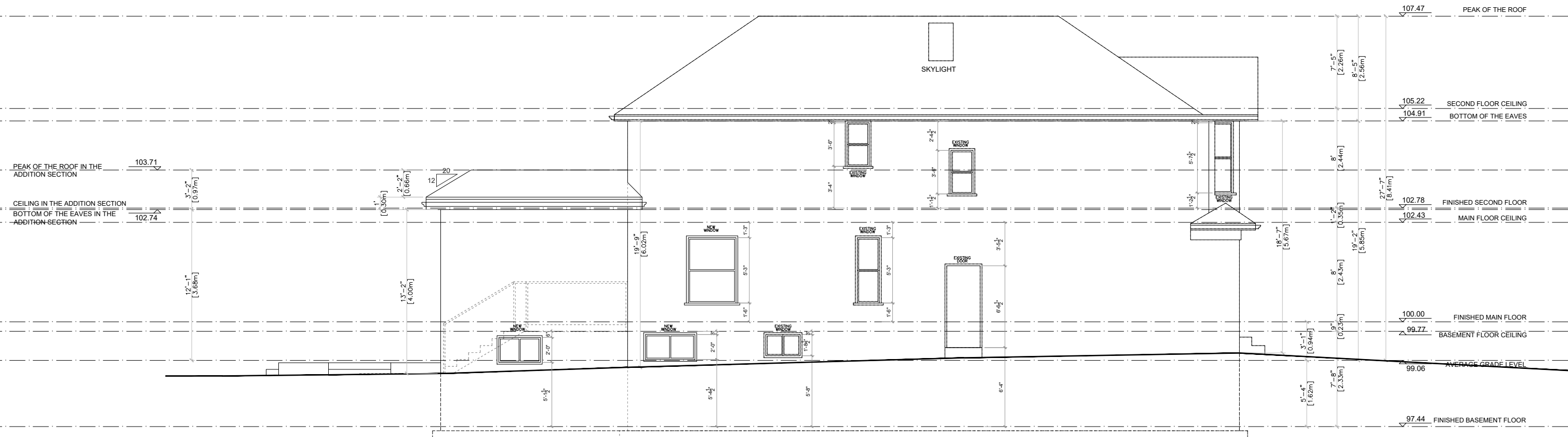
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V1	ADDITION TO THE BASEMENT AND MAIN FLOOR AT THE REAR OF A DETACHED 2-STORY SINGLE-FAMILY DWELLING	PLANNING / DEVELOPMENT APPLICATION

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NO.	DATE	ISSUED NO.	SUBJECT	ISSUED BY
1				

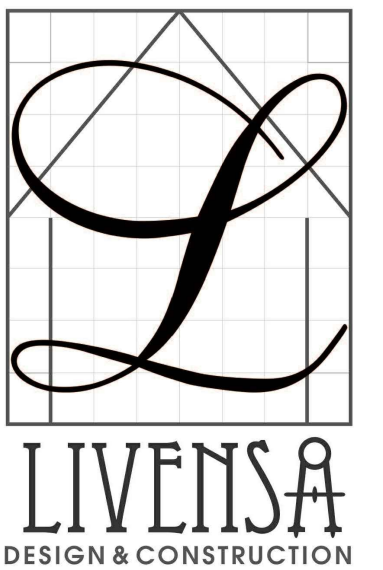
OTHER ENGINEER / DESIGNER			
FIELD	NAME	ENG. NO.	DATE

- GENERAL NOTES:**
1. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF NAFISEH DESIGN INC AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.
 2. THESE DRAWINGS ARE FOR PERMIT APPLICATION PURPOSE. CONTRACTOR MUST CHECK ALL APPLICABLE BY-LAWS AND OBC. ANY DISCREPANCY MUST BE REPORTED TO THE DESIGNER.
 3. DO NOT SCALE DRAWINGS.
 4. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE.
 5. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 6. USE ONLY LATEST REVISED DRAWINGS.
 7. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB SITE.
 8. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO DESIGN FIRM PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK.

GLAZED AREAS:
 1. AREA OF EXPOSED BUILDING FACE: 1,131.02 SQ.FT.
 2. MAX. ALLOWED GLAZED COVERAGE: 79.17 SQ.FT. (%7 OF LINE 1)
 3. PROPOSED GLAZED AREA: 68.60 X 0.90 = 61.74 SQ.FT.



PROPOSED SIDE (EAST) ELEVATION



THE UNDERSIGNED HAS REVIEWED AND ACCEPTS RESPONSIBILITY FOR THIS DESIGN AND THE QUALITY AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A REGISTERED PROFESSIONAL DESIGNER UNDER DIVISION C-3.2.1.1. OF THE 2006 O.B.C. (OR 217.5.1. OF THE 1997 O.B.C.)

NAME AND BCIN: NAFISEH ZANGIABADI 43395

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.1.1. OF THE 2006 O.B.C. (OR 217.5.1. OF THE 1997 O.B.C.)

NAME AND BCIN: LIVENSA DESIGN INC 44961

N. Zangiabadi

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

PROJECT ADDRESS: **25 WILSON STREET
 L3P 1M9
 MARKHAM
 ONTARIO, CANADA**

TITLE: **EXISTING & PROPOSED SIDE (EAST) ELEVATIONS**

DATE: 2024, AUGUST 13th

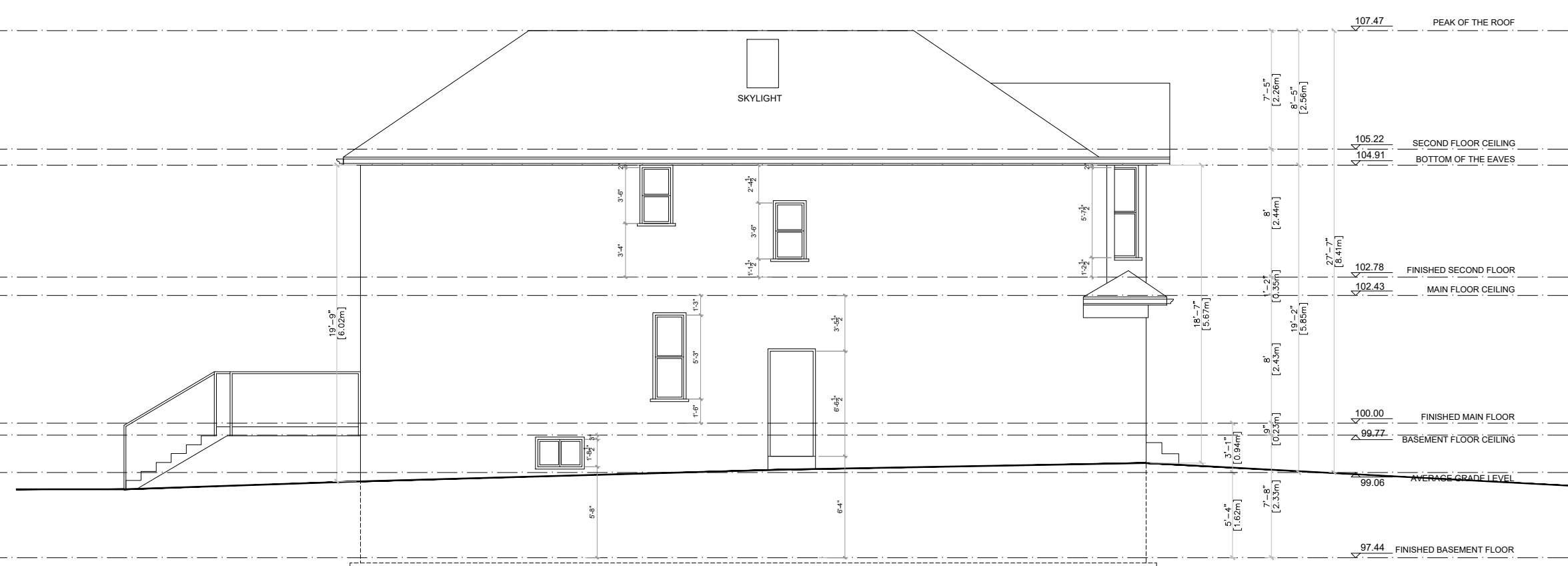
SCALE: **1/8"=1'-0"** PAPER SIZE: 24X18 DRAWINGS: **A7**

VERSION NO.	SUBJECT	ISSUED FOR
V1	ADDITION TO THE BASEMENT AND MAIN FLOOR AT THE REAR OF A DETACHED 2-STORY SINGLE-FAMILY DWELLING	PLANNING / DEVELOPMENT APPLICATION

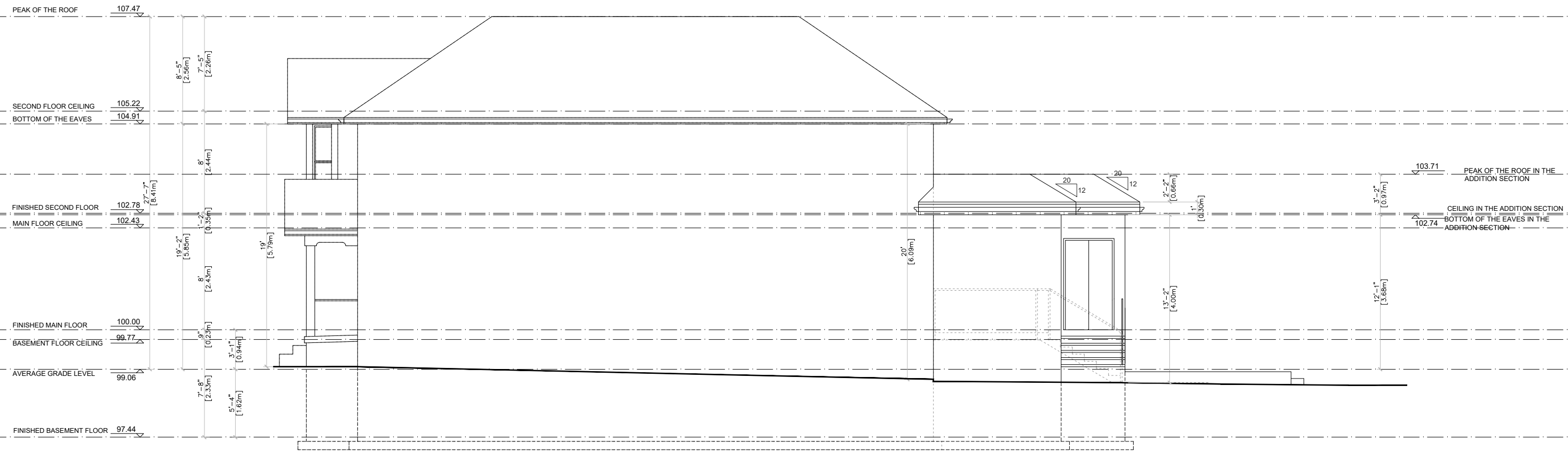
PRIOR APPROVALS			
NO.	DATE	ISSUED NO.	SUBJECT
1			

OTHER ENGINEER / DESIGNER			
FIELD	NAME	ENG. NO.	DATE

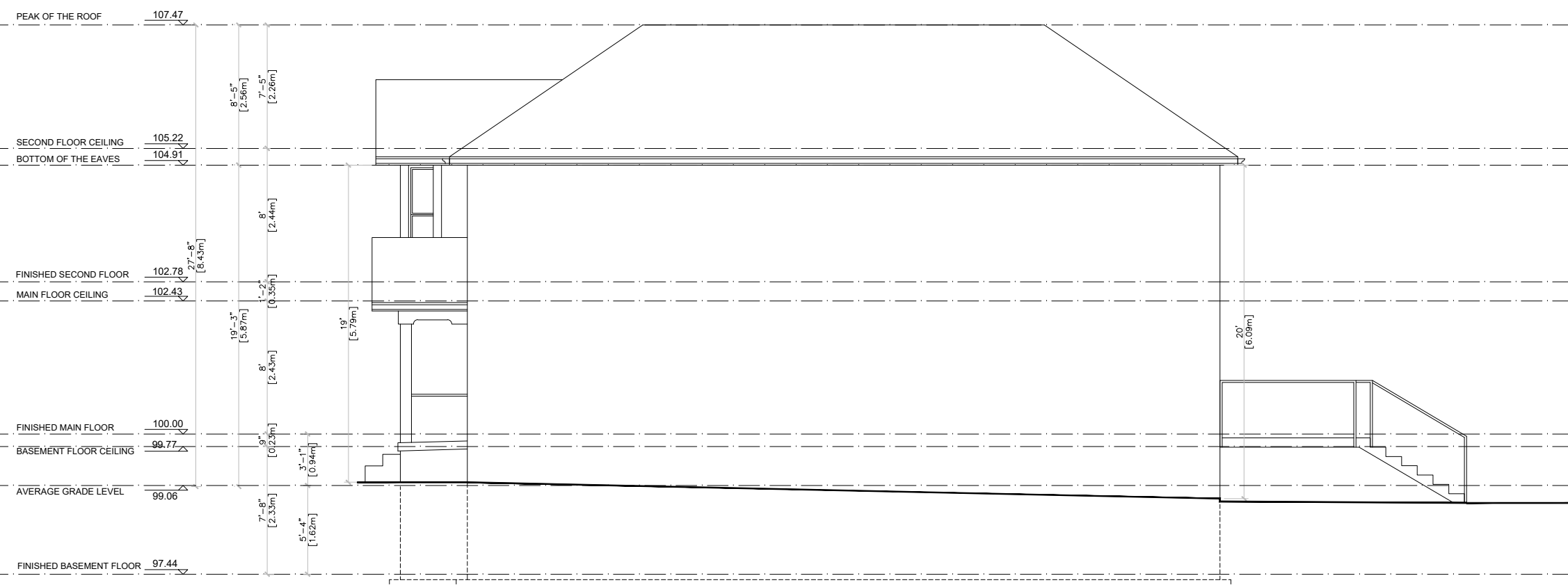
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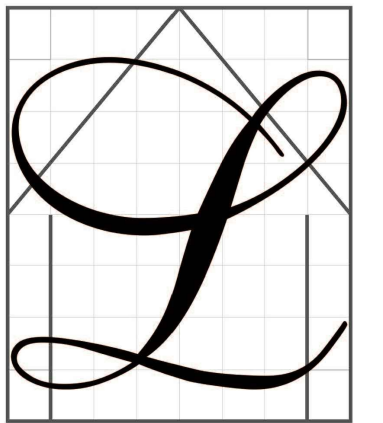
EXISTING SIDE (EAST) ELEVATION



PROPOSED SIDE (WEST) ELEVATION



EXISTING SIDE (WEST) ELEVATION



LIVENSA
DESIGN & CONSTRUCTION

THE UNDERSIGNED HAS REVIEWED AND ACCEPTS RESPONSIBILITY FOR THIS DESIGN AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A REGISTERED PROFESSIONAL DESIGNER.

REGISTERED PROFESSIONAL DESIGNER (REGISTERED UNDER DIVISION C-3.2.1.1. OF THE 2006 O.B.C. (OR 217.5.1. OF THE 1997 O.B.C.))

NAME AND BCIN:

NAFISEH ZANGIABADI 43395

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.1.1. OF THE 2006 O.B.C. (OR 217.5.1. OF THE 1997 O.B.C.)

NAME AND BCIN:

LIVENSA DESIGN INC 44961

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PROJECT ADDRESS: **25 WILSON STREET
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ONTARIO, CANADA**

TITLE: **EXISTING & PROPOSED SIDE
(WEST) ELEVATIONS**

DATE: 2024, AUGUST 13th

SCALE:	PAPER SIZE	DRAWINGS:
1/8"=1'-0"	24X18	A8

CURRENT SUBMISSION		
VERSION NO.	SUBJECT	ISSUED FOR
V1	ADDITION TO THE BASEMENT AND MAIN FLOOR AT THE REAR OF A DETACHED 2-STORY SINGLE-FAMILY DWELLING	PLANNING / DEVELOPMENT APPLICATION

PRIOR APPROVALS			
NO.	DATE	ISSUED NO.	SUBJECT
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