

# Memorandum to the City of Markham Committee of Adjustment

April 2, 2025

**File:** A/008/25  
**Address:** 9392 Kennedy Road, Markham  
**Agent:** Gatzios Planning + Development Consultants Inc. (James Koutsovitis)  
**Hearing Date:** Wednesday, April 2, 2025

The following comments are provided on behalf of the Central Team:

The Applicant is requesting relief from the following requirements of the “Residential One (R1-F15\*537)” zone under By-law 177-96, as amended. The variances requested are to permit:

- a) **Table B1(5):** a private garage to be attached to the main building for a lot accessed by a laneway, whereas the By-law does not permit an attached garage for a lot accessed by a laneway;
- b) **Table B1, (A):** a minimum lot frontage of 12 metres, whereas the By-law requires a minimum of 15 metres;
- c) **Table B1, (G):** a minimum rear yard of 13 metres, whereas the By-law requires a minimum of 14.8 metres;
- d) **Table B1, (H):** a maximum building height of 11.5 metres, whereas the By-law permits a maximum of 11 metres; and
- e) **Section 6.17:** a parking pad no closer than 1 metre from the north lot line, whereas the By-law permits a parking pad to be no closer than the required exterior side yard setback distance.

as it relates to the relocation of an existing heritage house and proposed addition.

The proposed variance (e) has been revised on Staff’s recommendation to better reflect the By-law deficiency. Staff propose the revised variance to permit:

- e) **Section 6.17:** a 7.0 m x 8.6 m rear parking pad and driveway accessed from a laneway across the interior side lot line, whereas the By-law does not permit a driveway and parking pad to be accessed from the interior side yard.

## BACKGROUND

### Property Description

The 553 m<sup>2</sup> (5,952 ft<sup>2</sup>) Subject Lands are located on the west side of Kennedy Road, at the end of Woodbrook Way, and generally north of 16<sup>th</sup> Avenue (refer to Appendix ‘A’ – Aerial Photo). The property is located within an existing low rise residential subdivision which also includes two medium density (townhouse) residential blocks, a public park block, and public streets.

There is an existing heritage dwelling on the Subject Lands known as the Thomas Lownsbrough House which is designated under Part IV of the *Ontario Heritage Act* (OHA) (refer to Appendix 'B' – Designation By-law). The existing heritage dwelling is located within the required Regional road widening of Kennedy Road. A Major Heritage Permit (HE 24 174145) has been approved by Heritage Planning Staff to permit the relocation of the dwelling to the west of its current location, the construction of a multi-storey rear addition, and the restoration of the dwelling's exterior to a more historically accurate condition.

### **Proposal**

The Applicant is proposing to relocate the existing dwelling west of its current location to accommodate the Regional road widening of Kennedy Road. Once the dwelling is moved, Part 3 of the Subject Lands (as shown in the Site Plan in Appendix 'C') will be conveyed to the Region. The Applicant is also proposing to demolish a current addition to the original dwelling, and to construct an addition to the rear of the dwelling (the "Proposed Development") for a total new Gross Floor Area of 470 m<sup>2</sup> (5,063 ft<sup>2</sup>). Vehicular access is to be provided by a private laneway via Woodbrook Way. The Proposed Development also includes construction of a retaining wall on the west portion of the Subject Lands (refer to Appendix 'C' – Plans).

### **Official Plan and Zoning**

Official Plan 2014 (partially approved on November 24, 2017, and updated on April 9, 2018)

The 2014 Official Plan designates the Subject Lands "Residential Low Rise", which permits a detached dwelling.

### Zoning By-Law 177-96, as amended

The Subject Lands are zoned "Residential One" (R1-F15\*537) under By-law 177-96, as further amended by Zoning By-law 2015-121, which permits a detached dwelling.

### **Zoning Preliminary Review (ZPR) Undertaken**

The Applicant has completed a Zoning Preliminary Review (ZPR) to confirm the variances required for the proposed development (File ZPR 24 170739). It is the Owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

### **COMMENTS**

The *Planning Act* states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;

- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

#### **Attached garage to be accessed by a laneway**

The Applicant is requesting relief to permit a garage attached to the main building for a lot accessed by the laneway, whereas an attached garage is not permitted for a dwelling accessed by a lane.

The Applicant has noted that designing a detached garage was explored. However, given the existing alignment of Woodbrook Way, which terminates in the rear yard of the Subject Lands, an attached garage would provide the most functional layout for vehicular access. Staff opine that the requested variance is appropriate because it matches the garage layout of the neighbouring townhouses (with attached garages accessed by a lane) and is minor in nature.

#### **Reduction in Lot Frontage**

The Applicant is requesting a minimum lot frontage of 12 metres (40 feet), whereas the By-law requires a minimum lot frontage of 15 metres (50 feet).

The Subject Lands are irregular in shape, and is currently 15.4 metres wide at Kennedy Road, and narrowing to 9 metres at the rear property line. Staff note that the requested variance is entirely attributed to the required road widening of Kennedy Road, which would result in a reduced frontage of 12 metres once the lands are conveyed to the Region.

Staff opine this variance is appropriate to preserve the Heritage dwelling as close as possible to its original location. The proposed frontage will not affect vehicular access, allows for appropriate landscaping, and will be wider than the neighbouring lot frontages of the adjacent townhouses.

#### **Reduction in Rear Yard Setback**

The Applicant is requesting relief to permit a minimum rear yard setback of 13 metres (42 feet) for a lot accessed by a lane, whereas the By-law requires a minimum rear yard setback of 14.8 m (48 feet). The intent of this By-law requirement is typically to ensure that dwellings accessed by a lane include adequate outdoor amenity space and separation from neighbouring dwellings behind the lane. The main rear wall of the Proposed Development provides a rear yard setback that is generally consistent with the established rear yard setback pattern on the street, while providing adequate outdoor amenity area. Staff have no objection to the proposed variance.

#### **Increase in Maximum Building Height**

The Applicant is requesting relief to permit a maximum building height of 11.5 metres (38 feet), whereas the By-law permits a maximum building height of 11 m (36 feet).

The proposed building height is 11.3 metres, and the Applicant has requested a maximum building height of 11.5 metres to allow for some flexibility at the time of Building Permit in case of discrepancies calculated using the proposed grades.

Staff have no objection to the increase in height and find the variance requested minor in nature.

### **Reduction in setback from Parking Pad**

The Applicant is requesting relief to construct a parking pad and driveway to be accessed from the interior (south) side lot line, whereas the By-law does not permit a driveway and parking pad to be accessed from an interior side yard.

The typical garage access for dwellings in this subdivision is from the lane at the rear lot line. Due to the existing lot configuration of the Subject Lands, providing a driveway access from the rear (west) lot line would not be feasible. The best and most logical driveway access is from the side lot line via the existing private laneway. Staff have no concerns with this variance.

### **Heritage Comments**

As noted above, the property is municipally recognized for its cultural heritage value. Heritage Section staff have reviewed the requested variance against the property's heritage attributes as identified in the appended designation By-law and find that there is no adverse impact on the cultural heritage value of the Thomas Lownsbrough House. Further, the Heritage Markham Committee reviewed the proposed alterations to the heritage dwelling at its meeting on November 9, 2022 and had no objection to the construction of the rear addition, relocation of the dwelling, or the proposed restoration scope. At this meeting, the Committee also delegated review of future development applications for the heritage dwelling, including minor variance applications, to Heritage Section staff (refer to Appendix 'D' – Heritage Markham Comments).

### **PUBLIC INPUT SUMMARY**

No written submissions were received as of March 26, 2025. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

### **CONCLUSION**

Planning Staff have reviewed the application with respect to Section 45(1) of *The Planning Act, R.S.O. 1990, c. P.13*, as amended, and are of the opinion that the variance request meets the four tests of the *Planning Act* and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the Zoning By-law, and how they satisfy the tests of the *Planning Act* required for the granting of minor variances.

Please refer to Appendix "E" for conditions to be attached to any approval of this application.

PREPARED BY:



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Elizabeth Martelluzzi, RPP MCIP  
Senior Planner, Central District

REVIEWED BY:



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Melissa Leung, RPP MCIP, Senior Planner, Central District

**APPENDICES**

- Appendix "A" – Aerial Photo
- Appendix "B" – Designation By-law 2023-31
- Appendix "C" – Plans
- Appendix "D" – Heritage Markham Comments
- Appendix "E" - Conditions



# APPENDIX 'A' - AERIAL PHOTO (2024)

9392 Kennedy Road  
FILE No. MNV 25 110358

 SUBJECT LANDS



Y:\Geomatics\New Operation\2025 Agenda\MNV\MNV 25 110358\Report Figures.mxd



## Appendix B

File: 25.110358.000.00.MNV

Date: 3/26/2025  
MM/DD/YYYY

# By-law 2023-131

A BY-LAW TO AMEND BY-LAW 2020-72 BEING A BY-LAW TO  
DESIGNATE  
THE THOMAS LOWNSBOROUGH HOUSE, 9392 KENNEDY ROAD

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS by By-law No. 2020-72, “The Thomas Lownsborough House” was designated as being of historic and/or architectural value or interest;

WHEREAS authority was granted by Council to designate the property at 9392 KENNEDY ROAD as being of cultural heritage value or interest;

WHEREAS the By-law requires amendment to correct the legal description of the property and the Statement of Cultural Heritage Value or Interest;

WHEREAS Section 30.1 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended (OHA) authorizes the Council of a municipality to amend a by-law designating property made under section 29 of the OHA to clarify or correct the statement explaining the property’s cultural heritage value or interest or the description of the property’s heritage attributes; correct the legal description of the property; or otherwise revise the language of the by-law to make it consistent with the requirement of the OHA or the regulations, as amended; and

WHEREAS Schedule “A” of By-law No. 2020-72 contains an incorrect legal description and a correction is required; and

WHEREAS Schedule “B” of By-law No. 2020-72 contains a Statement of Cultural Heritage Value or Interest that requires amendment; and

AND WHEREAS the owner of the Property was provided with notice of this by-law in accordance with the requirements of the *Ontario Heritage Act*, Section 30.1(3) and (4) and no notice of objection was filed;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

### 1. General

- 1.1. That By-law No. 2020-72 be amended to correct the legal description of the Heritage Property municipally-known as 9392 Kennedy Road from Block 3, Plan 65M-4613; to Part of Block 3, Plan 65M-4613, designated as Part 1, Plan 65R-39998, City of Markham, Regional Municipality of York; and
- 1.2. That the legal description contained in Schedule “A” of By-law No. 2020-72 be replaced with the legal description as contained in Schedule “A” of this By-law;
- 1.3. That By-law 2020-72 be deleted from the title of the properties described in Schedule “B”; and,

1.4. That the Statement of Cultural Heritage Value or Interest contained in Schedule "B" of By-law No. 2020-72 be replaced with the Statement of Cultural Heritage Value or Interest as contained in Schedule "C" of this By-law.

2. Schedule(s)

2.1. Schedule "A" – Legal Description

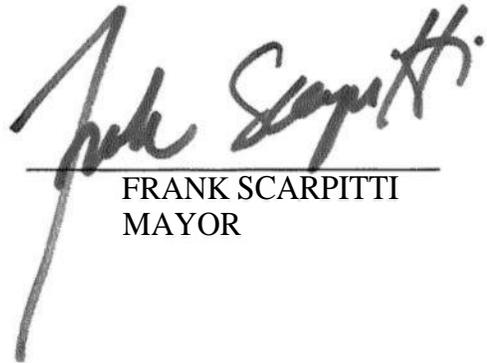
2.2. Schedule "B" – Legal Description

2.3. Schedule "C" – Statement of Cultural Heritage Value or Interest

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS  
27TH DAY OF SEPTEMBER, 2023.



KIMBERLEY KITTERINGHAM  
CITY CLERK



FRANK SCARPITTI  
MAYOR



**SCHEDULE "A" TO  
BY-LAW 2023-131**

**REVISED LEGAL DESCRIPTION OF LAND**

**The Thomas Lownsborough House**

In the City of Markham in the Regional Municipality of York, property description as follows:

PART OF BLOCK 3, PLAN 65M-4613, DESIGNATED AS PART 1, PLAN 65R-39998, CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK

PROPERTY ID: PART OF 03058 – 1834

**SCHEDULE "B" TO  
BY-LAW 2023-131**

**The Thomas  
Lownsborough House**

9392  
Kennedy  
Road

In the City of Markham in the Regional Municipality of York, property description as follows:

PART OF BLOCK 3, PLAN 65M-4613, DESIGNATED AS PARTS 2 AND 3  
ON PLAN 65R-39998, CITY OF MARKHAM, REGIONAL MUNICIPALITY  
OF YORK

PROPERTY ID: PART OF 03058 – 1834

## SCHEDULE "C" TO BY-LAW 2023-131

### The Thomas Lownsborough House

9392  
Kennedy  
Road

The Thomas Lownsborough House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest as described in the following Statement of Significance.

#### DESCRIPTION OF PROPERTY

The Thomas Lownsborough House is a one-and-a-half storey frame house located on the west side of Kennedy Road between 16<sup>th</sup> Avenue to the south and Vanderbergh Avenue to the north. The primary elevation of the house faces eastwards towards Kennedy Road.

#### DESIGN OR PHYSICAL VALUE

The Thomas Lownsborough House is of design or physical value as a representative example of a tradesman's dwelling in a vernacular version of the Gothic Revival style commonly referred to as a Classic Ontario centre gable cottage. It is also a representative example of an evolved building, which started as a modestly-scaled one storey vernacular tradesman's dwelling in the mid-19<sup>th</sup> century that was later raised to one and a half storeys, perhaps in the 1870s or 1880s.

#### HISTORICAL OR ASSOCIATIVE VALUE

The Thomas Lownsborough House is of historical or associative value as the c.1845 home of Thomas Lownsborough, an English-born shoemaker who was part of the Hunter's Corners community north of Unionville while a tenant of John Hunter, and later his daughter, Ada Naomi Hunter, from c.1845 to 1891. In 1892, Miss Hunter sold the property to Reverend Henry B. Owen, Rector of St. Philip's Anglican Church, next door to the north. The Reverend Owen served the church from 1891 until his death in 1899.

#### CONTEXTUAL VALUE

The Thomas Lownsborough House is of contextual value as one of a few cultural heritage features remaining from the historic community of Hunter's Corners.

#### HERITAGE ATTRIBUTES

Character-defining attributes that embody the cultural heritage value of the Thomas Lownsborough House are organized by their respective Ontario Regulation 9/06 criteria below:

*Heritage attributes that convey the property's design value as a representative example of a tradesman's dwelling in a vernacular version of the Gothic Revival style include:*

- Overall form and massing of the one-and-a-half storey dwelling;
- Re-instated Front veranda with bellcast roof;
- Re-instated Ornamentation consisting of brackets and corbels;
- Vertical tongue and groove siding;
- Medium-pitched gable roof with projecting, open eaves, and steep centre gable on the east (primary) elevation;
- Asymmetrical placement of the front door and window openings;
- Size and placement of existing door and window openings;

- Re-instated two-over-two hung windows fitted with shutters.

Note that the multi-storey rear addition is not considered to be of significant cultural heritage value and as such, does not contain any heritage attributes.

*Heritage attributes that convey the property's historical and contextual value as a fragment of the Hunter's Corners community:*

- The dwelling's setback from Kennedy Road which, despite past road widening, helps communicate the rural character of the former community of Hunter's Corners;
- The unobstructed visibility of the dwelling's east (primary), north and south elevations from Kennedy Road reflecting its original prominence when constructed.



## By-law 2020-72

A by-law to designate a property as being of  
Cultural Heritage Value or Interest  
Thomas Lownsbrough House

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WHEREAS Pursuant to Part IV of the Ontario Heritage Act, the Council of a Municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of Cultural Heritage Value or Interest;

AND WHEREAS the Council of the Corporation of the City of Markham has caused to be served on the owners of the lands and premises at:

10080 Kennedy Road  
Markham L6C 1N9

and upon the Ontario Heritage Trust, notice of intention to designate the Thomas Lownsbrough House, 9392 Kennedy Road, and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and forming part of this by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value or interest:

Thomas Lownsbrough House  
City of Markham  
The Regional Municipality of York

2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the properties described in Schedule "A" attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed July 14 and 16, 2020.

"Kimberley Kitteringham"

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

"Frank Scarpitti"

\_\_\_\_\_  
Frank Scarpitti  
Mayor

# **SCHEDULE 'A' TO BY-LAW 2020-72**

In the City of Markham in the Regional Municipality of York, property descriptions  
as follows:

BLOCK 3, PLAN 65M-4613; SUBJECT TO AN EASEMENT AS IN YR2723186;  
SUBJECT TO AN EASEMENT AS IN YR2771031

CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK

# SCHEDULE 'B' TO BY-LAW 2020-72

## STATEMENT OF SIGNIFICANCE

### **Thomas Lownsbrough House** 9392 Kennedy Road c.1845

The Thomas Lownsbrough House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

#### **Description of Property**

The Thomas Lownsbrough House is a one and a half storey frame house located on the west side of Kennedy Road, an area under urban development, a short distance north of 16<sup>th</sup> Avenue. The house faces east and is on its original site.

#### **Historical or Associative Value**

The Thomas Lownsbrough House is of historical or associative value as the c.1845 home of Thomas Lownsbrough, an English-born shoemaker who was part of the Hunter's Corners community north of Unionville while a tenant of John Hunter, and later his daughter, Ada Naomi Hunter, from c.1845 to 1891. In 1892, Miss Hunter sold the property to Reverend Henry B. Owen, Rector of St. Philip's Anglican Church, next door to the north. The Reverend Owen served the church from 1891 until his death in 1899.

#### **Design or Physical Value**

The Thomas Lownsbrough House is of design or physical value as a representative example of a tradesman's dwelling in a vernacular version of the Gothic Revival style commonly referred to as a Classic Ontario centre gable cottage. It is also a representative example of an evolved building, which started as a modestly-scaled one storey vernacular tradesman's dwelling in the mid-19<sup>th</sup> century that was later raised to one and a half storeys, perhaps in the 1870s.

#### **Contextual Value**

The Thomas Lownsbrough House is of contextual value as one of a few cultural heritage features remaining from the historic community of Hunter's Corners.

#### **Significant Architectural Attributes**

Exterior character-defining attributes that embody the cultural heritage value of the Thomas Lownsbrough House include:

- Overall form of the one and a half storey, rectangular plan main block;
- Fieldstone foundation;
- Historic cladding, if present, under modern siding materials;
- Medium-pitched gable roof with projecting, open eaves, and steep centre gable on the front wall;
- Asymmetrical placement of the front door and window openings;
- Size and placement of existing door and window openings;
- Former window opening in front gable, currently covered by modern siding materials.



SCHEDULE			
PART	ALL OF BLOCK	REGISTERED PLAN	ALL OF PIN
1, 2 AND 3	3	65M-4613	03058-1834 (LT)

PARTS 1, 2 AND 3 ARE SUBJECT TO EASEMENT IN GROSS AS IN INST. YR2723186  
 PARTS 1, 2 AND 3 ARE SUBJECT TO EASEMENT AS IN INST. YR2771031

Appendix C

25.110358.000.00.MNV

File: 25.110358.000.00.MNV  
 Received and deposited  
 August 23<sup>rd</sup>, 2022  
 Date: 3/26/2025  
 MM/DD/YYYY  
 J.D. Barnes Ltd.

**Representative for the  
 Land Registrar for the  
 Land Titles Division of  
 York Region (No.65)**

PLAN OF SURVEY OF  
**BLOCK 3**  
**REGISTERED PLAN 65M-4613**  
 CITY OF MARKHAM  
 REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 250

J.D. BARNES LIMITED

THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

**METRIC** DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES**

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997952.

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- P DENOTES REGISTERED PLAN 65M-4613
- JCB DENOTES JOHN C. BEATON, O.L.S.
- JDB DENOTES J.D. BARNES LIMITED
- L&P DENOTES LLOYD & PURCELL LTD.

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON AUGUST 3, 2022.

AUGUST 4, 2022  
 DATE

*Greg C. Robinson*  
 GREG C. ROBINSON  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2190573

J.D. BARNES

LIMITED

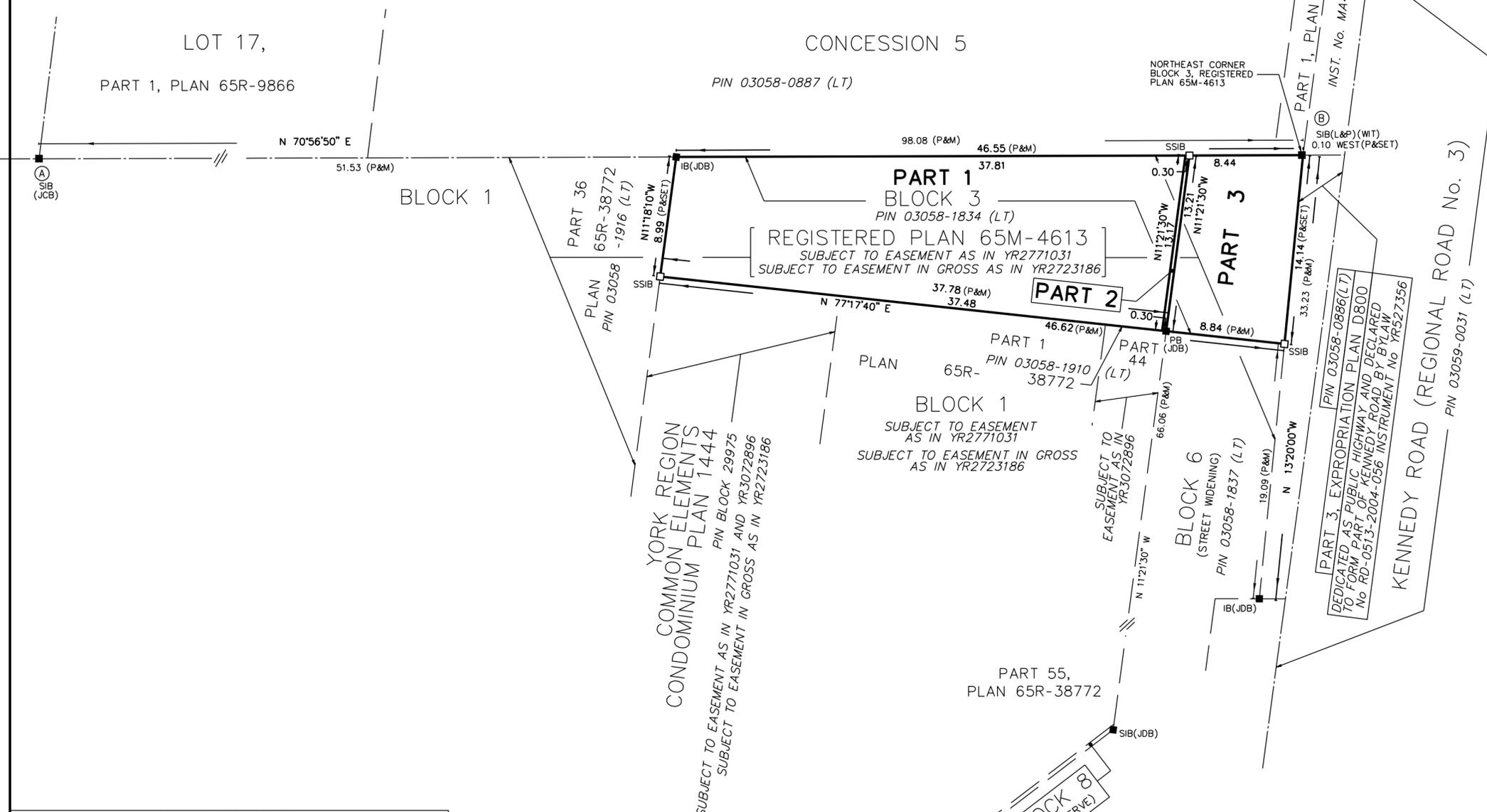
SURVEYING  
MAPPING  
GIS

LAND INFORMATION SPECIALISTS

140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6B3

T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com

DRAWN BY: SSM	CHECKED BY: GGR	REFERENCE NO.: 13-21-435-05-H
FILE: G:\13-21-435\05\Drawing\13-21-435-05-H.dgn		DATED: MAY 16, 2022



INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	635 237.19	4 860 244.74
ORP (B)	635 329.78	4 860 276.72
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		



**Lownsbrough House**  
**9392 Kennedy Road, Markham, ON**  
**Part 1,**  
**65R-39998**

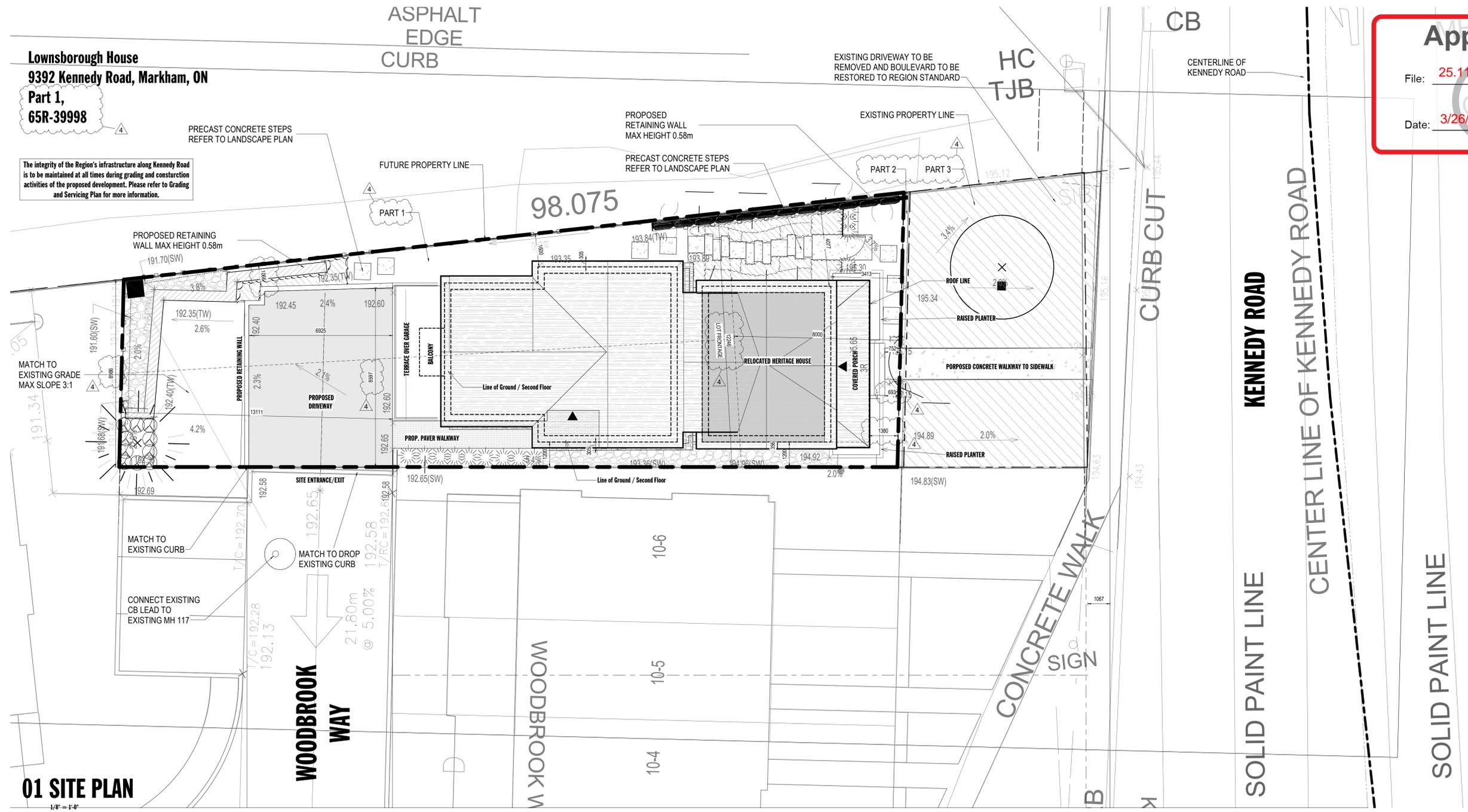
The integrity of the Region's infrastructure along Kennedy Road is to be maintained at all times during grading and construction activities of the proposed development. Please refer to Grading and Servicing Plan for more information.

Appendix C

File: 25.110358.000.00.MNV

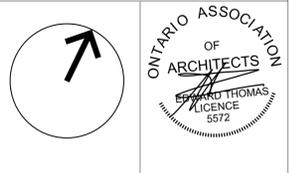
Date: 3/26/2025

MM/DD/YYYY



**01 SITE PLAN**  
 1/8" = 1'-0"

**SRM**  
 architects+  
 urban+designers



NO.	REVISIONS:	ISSUED:
4	SPA RESUBMISSION	08/15/24
3	SPA RESUBMISSION	04/03/24
2	SPA RESUBMISSION	10/30/23
1	SPA SUBMISSION	07/05/22

NOTE: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The contractor is to verify all dimensions and conditions on the project and to report any discrepancies to the Architect prior to commencing work. These drawings are not to be used for construction purposes unless indicated as "Issued for construction".

CLIENT:  
**Kylemore Communities**

PROJECT:  
**Lownsbrough House**  
**9392 Kennedy Road**

SHEET TITLE:  
**Site Plan**

PROJECT NO. C6082	DATE: 08/15/24
SCALE: As indicated	SHEET NO.:
DRAWN: SRM	A001
CHECKED: SRM	
FILE NO. C6082	

OVERALL STATISTICS		
Existing Lot Area	553 sq.m	5952 sq.ft
New Lot Area	415 sq.m	4474 sq.ft
Lot Coverage	169 sq.m	1819 sq.ft
Existing GFA		
Existing Heritage House	138 sq.m	1488 sq.ft
As Built Addition to be Demolished	120 sq.m	1298 sq.ft
Total Existing	258 sq.m	2786 sq.ft
Proposed GFA		
Basement Floor	106 sq.m	1141 sq.ft
Ground Floor	141 sq.m	1519 sq.ft
Second Floor	141 sq.m	1519 sq.ft
Loft Floor	82 sq.m	884 sq.ft
Total Proposed	470 sq.m	5063 sq.ft

ZONING REGULATIONS		
Markham Zoning Summary		
Zoning	Aspirational Zoning	
	Required	Provided
Subject Site	R1 Residential	
Permitted Uses		
Min. Frontage	15m	12.25m
Min. Front Yard	0.7m	1.38m
Min. Rear Yard	14.8m	13.11m
Min. Side Yard (Exterior)	1.2m	1.60m
Min. Side Yard (Interior)	0.6m	1.20m
Max. No Storeys		
Min. No Storeys		
Maximum Height	11m	11.30m
Min. First Storey Height		3.05m

LEGEND

--- EXISTING PROPERTY LINE (PART 2 AND 3)

--- FUTURE PROPERTY LINE (PART 1)

X:\2016\2025\Appendix C\Drawings\Working Drawings\Appendix C\Site Plan\01\_Site Plan.dwg - 2025.08.15.11

Confirmation of final details, including but not limited to the size of window opening in the gable, the presence of a transom above the front door, and the configuration of the front veranda, will be made following removal of existing cladding and prior to issuance of aboveground building permits.

City of Markham Comprehensive Zoning By Law 2024-19  
Part 3.0 Definitions

**Average Grade**  
means the average of the topography at the corner of all exterior walls, or in the case of a curved wall, at the tangent of the wall.

**Established Grade**  
means the level of the ground that is measured by averaging the grade located at two points that are 0.1 metres beyond the two side lot lines at a distance from the front lot line that is equal to the minimum front yard setback.

**Height**  
(unless otherwise defined in this By-law) means with reference to a building structure, the vertical distance measured from the **average grade** level to:  
a) The highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;  
b) The mean level between the eaves and ridge of a gabled, hip, or other type of pitched roof; and,  
c) In case of a structure with no roof, the highest point of the said structure.

**ELEVATION NOTES**

①	VERTICAL SIDING
②	WOOD TRIM
③	WOOD WINDOW TRIM/ACCESSORIES
④	WOOD COLLECTOR COVER
⑤	WOOD CASING
⑥	BOARD AND BATTEN SIDING
⑦	BRICK VENEER
⑧	STONE VENEER
⑨	PRECAST CONCRETE
⑩	ALUMINUM PANEL
⑪	VINYL WINDOWS AND DOORS
⑫	ASPHALT SHINGLES
⑬	PREFINISHED ALUMINUM FASCIA AND EAVES
⑭	WOOD SHUTTERS
⑮	PREFINISHED WOOD FASCIA
⑯	SCREEN DOOR WITH WOOD DOOR IN-BEHIND
⑰	WOOD SOFFIT

## Appendix C

File: **25.110358.000.00.MNV**

Date: **3/26/2025**

MM/DD/YYYY

**SRM**  
architects+  
urban+designers



NO.	REVISIONS:	ISSUED:
4	SPA RESUBMISSION	08/15/24
3	SPA RESUBMISSION	04/03/24
2	SPA RESUBMISSION	10/30/23
1	SPA SUBMISSION	07/05/22

NOTE: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The contractor is to verify all dimensions and conditions on the project and to report any discrepancies to the Architect prior to commencing work. These drawings are not to be used for construction purposes unless indicated as "Issued for construction".

CLIENT:  
**Kylemore Communities**

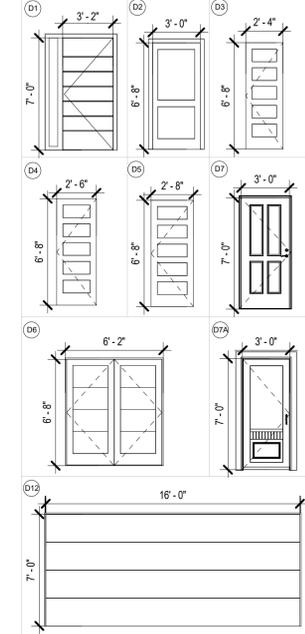
PROJECT:  
**Lownsborough House**  
**9392 Kennedy Road**

SHEET TITLE:  
**North Elevation**

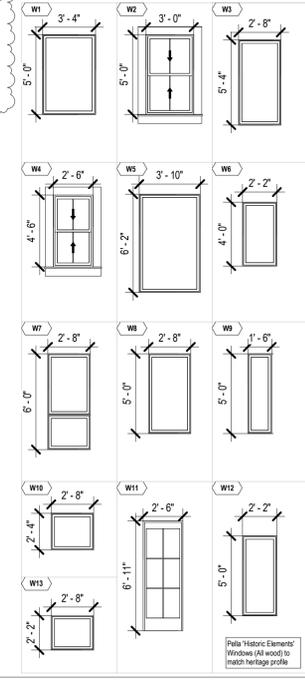
PROJECT NO. C6082	DATE: 08/15/24
SCALE: As indicated	DRAWN: SRM
CHECKED: SRM	SHEET NO: <b>A201</b>
FILE NO. C6082	



**DOOR SCHEDULE**



**WINDOW SCHEDULE**



Limiting Distance = 3.3m	Limiting Distance = 1.5m	Limiting Distance = 1.5m
Wall Area = 454 sqft	Wall Area = 848 sqft	Wall Area = 657 sqft
Maximum Glazed Opening Allowed = 20%	Maximum Glazed Opening Allowed = 8%	Maximum Glazed Opening Allowed = 8%
Proposed Glazed Area = 42 sqft = 9.2%	Proposed Glazed Area = 67.45 sqft = 7.9%	Proposed Glazed Area = 52 sqft = 7.9%

Limiting Distance = 3.3m
Wall Area = 107 sqft
Maximum Glazed Opening Allowed = 55%
Proposed Glazed Area = 14.3 sqft = 13.3%

**02 NORTH ELEVATION**  
1/4" = 1'-0"

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Confirmation of final details, including but not limited to the size of window opening in the gable, the presence of a transom above the front door, and the configuration of the front veranda, will be made following removal of existing cladding and prior to issuance of aboveground building permits.

City of Markham Comprehensive Zoning By Law 2024-19  
Part 3.0 Definitions

**Average Grade**  
means the average of the topography at the corner of all exterior walls, or in the case of a curved wall, at the tangent of the wall.

**Established Grade**  
means the level of the ground that is measured by averaging the grade located at two points that are 0.1 metres beyond the two side lot lines at a distance from the front lot line that is equal to the minimum front yard setback.

**Height**  
(unless otherwise defined in this By-law) means with reference to a building structure, the vertical distance measured from the **average grade** level to:  
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c) In case of a structure with no roof, the highest point of the said structure.

**ELEVATION NOTES**

1	VERTICAL CEDAR SIDING
2	WOOD TRIM
3	WOOD WINDOW TRIM/ACCESSORIES
4	WOOD COLOR COVER
5	WOOD CASING
6	BOARD AND BATTEN SIDING
7	BRICK VENEER
8	STONE VENEER
9	PRECAST CONCRETE
10	ALUMINUM PANEL
11	VINYL WINDOWS AND DOORS
12	ASPHALT SHINGLES
13	PREFINISHED ALUMINUM FASCIA AND EAVES
14	WOOD SHUTTERS
15	PREFINISHED WOOD FASCIA
16	SCREEN DOOR WITH WOOD DOOR IN-BEHIND
17	WOOD SOFFIT

## Appendix C

File: **25.110358.000.00.MNV**

Date: **3/26/2025**

MM/DD/YYYY

**SRM**  
architects+  
urban+designers



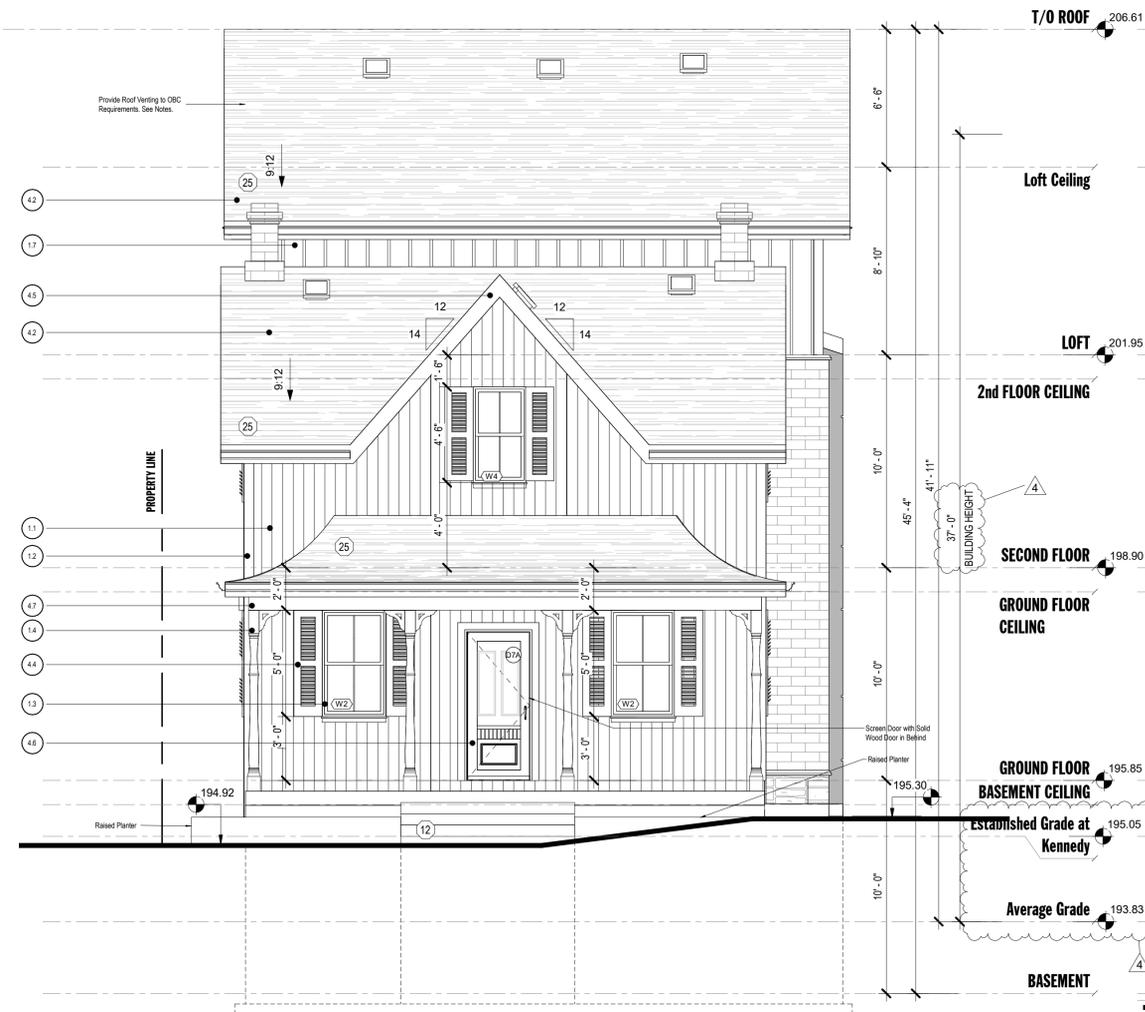
NO.	REVISIONS:	ISSUED:
4	SPA RESUBMISSION	08/15/24
3	SPA RESUBMISSION	04/03/24
2	SPA RESUBMISSION	10/30/23
1	SPA SUBMISSION	07/05/22

CLIENT:  
**Kylemore Communities**

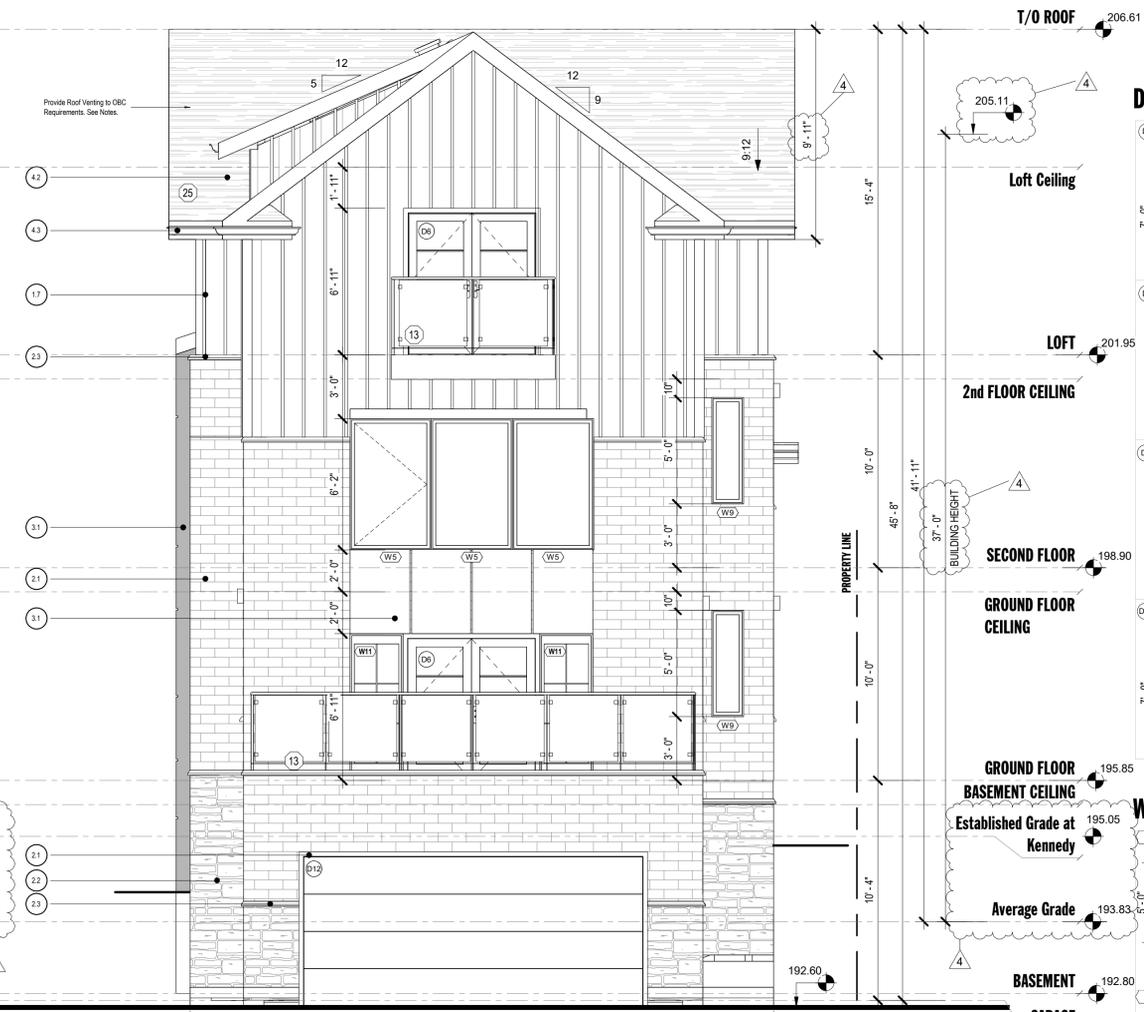
PROJECT:  
**Lownsborough House**  
**9392 Kennedy Road**

SHEET TITLE:  
**East and West Elevations**

PROJECT NO. C6082	DATE: 08/15/24
SCALE: As indicated	SHEET NO:
DRAWN: SRM	A202
CHECKED: SRM	
FILE NO. C6082	

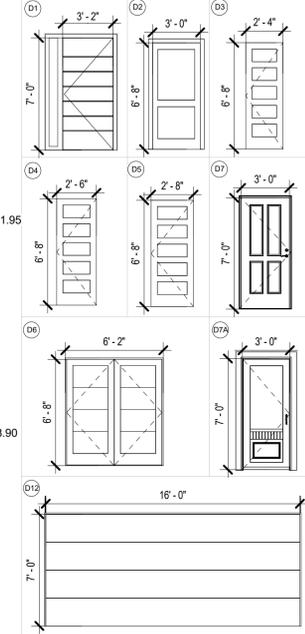


**01 EAST ELEVATION**  
1/4" = 1'-0"

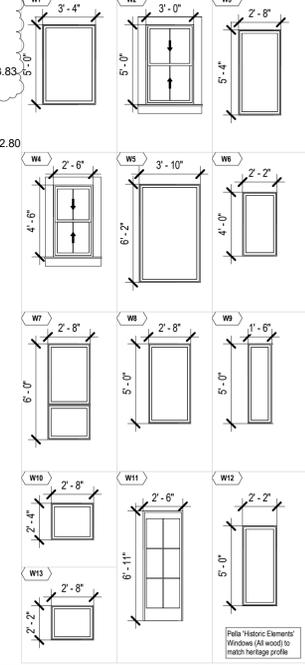


**02 WEST ELEVATION**  
1/4" = 1'-0"

**DOOR SCHEDULE**



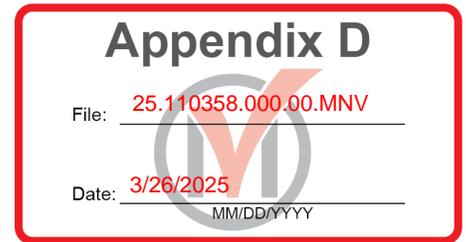
**WINDOW SCHEDULE**



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# HERITAGE MARKHAM EXTRACT



Date: November 24, 2022

To: R. Hutcheson, Manager of Heritage Planning  
E. Manning, Senior Heritage Planner

EXTRACT CONTAINING ITEM # 5.3 OF THE ELEVENTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON NOVEMBER 9, 2022

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## 5.3 SITE PLAN CONTROL APPLICATION

### ALTERATIONS TO A PART-IV DESIGNATED PROPERTY 9392 KENNEDY ROAD (16.11)

FILE NUMBER:  
22 251336 SPC

Extracts:

R. Hutcheson, Manager, Heritage Planning  
E. Manning, Senior Heritage Planner

#### Recommendation:

THAT Heritage Markham has no objection to the design of the proposed three-storey addition to 9392 Kennedy Road and that further review of the Site Plan Control application, and any other development application required to approve the proposed development, be delegated to Heritage Section staff.

**Carried**

**APPENDIX “E”**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/008/25**

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as ‘Appendix B’ to this Staff Report and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction;

CONDITIONS PREPARED BY:



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Elizabeth Martelluzzi, MCIP RPP  
Senior Planner, Central District