

Memorandum to the City of Markham Committee of Adjustment

August 18, 2022

File: A/049/22
Address: 257 Main St N Markham
Applicant: Jun Chen Sun
Agent: (none)
Hearing Date: Wednesday August 24, 2022

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

The applicant is proposing to retain a portion of the the existing dwelling at 257 Main Street North (the 'subject property', the 'property' or the 'heritage building/dwelling') and construct a two-storey addition. Expansion of the existing detached garage is also proposed. In support of the development proposal the applicant is requesting relief from the following requirements of By-law 1229, amended:

a) By-law 1229, Section 11.3 (a)(i):

an accessory building with a height of 13.81 feet, whereas the By-law permits a maximum of 12 feet;

b) By-law 1229, Section 11.3 (vi):

an accessory building with a side yard setback of 2 feet 2 inches, whereas the By-law requires a minimum of 4 feet;

c) By-law 1229, Table 11.1:

a minimum setback of 4.04 feet to the interior side lot line, whereas the By-law requires a minimum of 6 feet for a two-storey dwelling;

d) Parking By-law 28-97, Section 6.2.4.4 (a)(i):

a driveway to have a setback of 0 metres, whereas the By-law requires a minimum setback from the driveway to the side lot line of 4 feet;

e) Amending By-law 99-90, Section 1.2 (vi):

a maximum floor area ratio of 59.83 percent, whereas the By-law permits a maximum of 45 percent;

f) Amending By-law 99-90, Section 1.2 (i):

a height of 10.89 metres, whereas the By-law permits a maximum of 9.80 metres; and

g) Amending By-law 99-90, Section 1.2 (ii):

a detached dwelling to be three storeys, whereas the By-law permits no more than two storeys within a single vertical plane

COMMENTS

The applicant has agreed to a deferral to allow the minor variance application to be considered by the Heritage Markham Committee ('Heritage Markham') in advance of a Committee of Adjustment hearing. As such, Staff recommend that the application be deferred by the Committee of Adjustment until after the next scheduled meeting of Heritage Markham to provide time for the applicant to make potential revisions to the proposal.

PREPARED BY:

A handwritten signature in black ink, appearing to read 'E. Manning'.

Evan Manning, Senior Planner

REVIEWED BY:

A handwritten signature in black ink, appearing to read 'D. Whitfield'.

Greg Whitfield, Supervisor, Committee of Adjustment