

Memorandum to the City of Markham Committee of Adjustment

November 16, 2022

File: A/175/22
Address: 117 Main Street, Unionville
Applicant: Gregory Design Group (Shane Gregory)
Agent: Gregory Design Group (Shane Gregory)
Hearing Date: Wednesday, November 23, 2022

The following comments are provided on behalf of the Heritage Team for the property municipally-known as 117 Main Street (the “subject property” or the “property”):

The applicant is requesting relief from the following requirements of By-law 122-72, R3 as amended, to permit:

a) By-law 122-72, Section 7.1:

a minimum flankage side yard setback of 4'9" (1.45 metres) for the proposed addition, whereas the by-law requires a flankage side yard setback no less than 12' (3.66 metres) or one half the height of the building;

b) By-law 122-72, Section 11.2 (c):

a minimum rear yard setback of 22'11-1/2" (7 metres), whereas the by-law requires a minimum rear yard setback of 25';

c) By-law 122-72, Section 11.2 (d):

a maximum lot coverage of 34.0 percent, whereas the by-law permits a maximum lot coverage of 33-1/3percent.

as it relates to a proposed two-storey addition with a new detached garage with loft.

COMMENTS

As it relates to the proposed development, Urban Design staff have identified tree preservation as an area of concern. Subsequently, staff recommend that the application be deferred sine die by the Committee of Adjustment until such time as the applicant has addressed these concerns.

PREPARED BY:



Evan Manning, Senior Heritage Planner

REVIEWED BY:

A handwritten signature in black ink, appearing to read "G. Whitfield". The signature is fluid and cursive, with the first letter of the last name being a large, stylized 'W'.

Greg Whitfield, Supervisor, Committee of Adjustment