

Memorandum to the City of Markham Committee of Adjustment

October 18, 2019

File: A/92/19
Address: 28 Church St Markham
Applicant: Ken Wong,
Agent: Stefano Di Giulio, SDG Design
Hearing Date: October 23, 2019

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

The applicant is requesting relief from the following requirements of By-law 1229, as amended, to permit:

- a) Section 11.1: a maximum lot coverage of 40 percent, whereas the By-law permits a maximum lot coverage of 35 percent;
- b) Section 1.2 (i): a maximum height of 10.04 m (32.93 ft), whereas the By-law permits a maximum height of 9.8 m (32.15 in);
- c) Infill By-law 99-90, Section 1.2 (iii): a maximum building depth of 29.44 m (96.59 ft), whereas the By-law permits a maximum building depth of 16.8 m (55.12 ft);
- d) Infill By-law 99-90, Section 1.2 (vi): a maximum floor area ratio of 51.3 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;
- e) Section 11.1: a minimum front yard setback of 2.43 m (8 ft), whereas the By-law requires a minimum front yard setback of 7.62 m (25 ft);

as it relates to a proposed two-storey residential dwelling (existing heritage building to remain).

COMMENTS

The application was reviewed by Heritage Markham on October 9th, 2019 and despite receiving the Committee's support for the proposed reduction in the front yard setback required by the By-law, the Committee did not support the form, massing, height and scale of the proposed addition to the existing heritage dwelling, and the associated variances for an increased Maximum Lot Coverage, Maximum Building Height, Maximum Building Depth and Maximum Net Floor Area Ratio. Therefore the Committee recommended that the designer make significant changes to the proposed addition before coming back to the Committee for a second review of the proposal, and that the variance application be deferred. The applicant's designer agreed to defer the hearing and requested that the hearing be deferred to the November 27, 2019 meeting of the Committee of Adjustment.

PREPARED BY:



Peter Wokral, Senior Heritage Planner