

# Memorandum to the City of Markham Committee of Adjustment

March 29, 2021

**File:** B/010/20  
**Address:** 30 Heritage Road, Markham  
**Applicant:** 30 Heritage Developments Limited Partnership Inc.  
**Agent:** Malone Given Parsons Ltd.  
**Hearing Date:** Wednesday April 7, 2021

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

The applicant is requesting provisional consent to:

## **B/010/20**

- a) sever and convey a parcel of land with an approximate lot frontage of 53.20 m (174.54 ft) and approximate lot area of 0.48 hectares (1.2 acres);
- b) retain a parcel of land with an approximate lot frontage of 60.37 m (198.06 ft) and approximate lot area of 0.70 hectares (1.72 acres);
- c) to establish an access easement with an approximate area of 0.08 hectares (0.21 acres) in favour of Parcel B; and
- d) to establish an access easement with an approximate area of 0.06 hectares (0.15 acres) in favour of Parcel A.

As it relates to the creation of a new commercial lot for a proposed 6-storey commercial self-storage warehouse building (Appendix 'A').

## **COMMENTS**

The applicant is proposing to sever and convey the north portion of 30 Heritage Road to facilitate the development of a commercial self-storage warehouse facility. The application includes easements between the retained and conveyed parcels for the purposes of access from Heritage and McCowan Road. Transportation staff have identified concerns with the location of the access from Heritage Road and have provided comments to the applicant through the corresponding Zoning By-law Amendment and Site Plan applications PLAN/SPC 20 106216. As the location of the access will affect the easement, Staff recommend that the application be deferred sine die until the location of the access road is finalized.

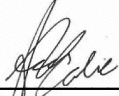
## **PUBLIC INPUT SUMMARY**

No written submissions were received as of March 29, 2021. 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**

Staff recommend that the proposed severance (B/010/20) be deferred sine die.

PREPARED BY:



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Aqsa Malik, Planner, East District

REVIEWED BY:



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Stacia Muradali, Development Manager, East District

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