

Memorandum to the City of Markham Committee of Adjustment

August 10, 2022

File: A/088/22, A/089/22, B/002/22
Address: 28 Station Street, Markham Village
Applicant: David Johnston Architect Ltd. (David Johnston)
Agent: David Johnston Architect Ltd. (David Johnston)
Hearing Date: Wednesday August 10, 2022

The following comments are provided on behalf of Heritage Section staff:

The applicant is proposing to retain the existing dwelling at 28 Station Street (the 'subject property', the 'property' or the 'heritage building/dwelling') and sever the rear portion of the property to create a new building lot to be municipally-known as 11 Backus Court.

Consent Application B/002/22

Pursuant to the provisions of Section 53 of *The Planning Act*, R.S.O. 1990, c.P.13, as amended, and Ontario Regulation No. 197/96, the applicant is requesting provisional consent to:

a) Section 7.2(b):

Sever and convey a parcel of land with an approximate lot frontage of 23.78 meters (78.01 feet) and an approximate lot area of 485.38 square meters (5224.58 square feet);

b) Section 7.2(b):

Retain a parcel of land with an approximate lot frontage of 23.78 meters (78.01 feet) and an approximate lot area of 456.73 square meters (4916.20 square feet).

Minor Variance Applications

A/088/22 - 28 Station Street

The applicant is requesting relief from By-law 153-80, as amended, as it relates to the proposed detached dwelling on the retained lot, to permit:

a) Section 7.2(b):

A front yard setback of 4.6 meters, whereas the By-law requires a minimum of 6.0 meters;

b) Section 7.2(b):

A rear yard setback of 2.4 meters, whereas the By-law requires a minimum of 7.5 meters.

A/089/22 - 11 Backus Court

The applicant is requesting relief from the requirements of By-law 153-80, as amended, as it relates to the proposed detached dwelling on the severed lot, to permit:

a) Section 7.2(b)

A front yard setback of 4.6 meters, whereas the By-law requires a minimum of 6.0 meters.

COMMENTS

Staff have identified an additional variance that was not included in the Zoning Preliminary Review as provided to the applicant. The applicant has agreed to a deferral to allow the consent application to be recirculated for comment on the additional variance as it relates to the consent application (B/002/22). As such, Staff recommend that the application be deferred by the Committee of Adjustment until the next available hearing date to ensure that appropriate notice is provided for in accordance with the requirements under the Planning Act, R.S.O. 1990, c. P.13, as amended.

PREPARED BY:



Evan Manning, Senior Heritage Planner



Greg Whitfield, Supervisor, Committee of Adjustment