



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: July 12, 2023

SUBJECT: Committee of Adjustment Variance Application
370 Main Street North, Markham Village Heritage Conservation District
MNV 23 125799, A/116/23

Property/Building Description: 1 ½-storey single detached dwelling constructed in 1887

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and classified as a Group 'A' in the Markham Village Heritage Conservation District (buildings that define the heritage character of the district).

Application Proposal

- The owners have submitted a building permit application seeking approval to construct a 1-storey 20.49m² (220.55 ft²) un-heated sunroom at the rear of the existing heritage house and recently approved addition;
- This building permit application has triggered the need to obtain variances to permit:
 - A maximum building depth of 22.4m whereas the By-law permits a maximum building depth of 19.32m;
 - A maximum net floor area ratio of 67.15%, whereas the By-law permits a maximum net floor area ratio of 66%;
 - A minimum rear yard setback of 14.9 feet, whereas the By-law requires a minimum rear yard setback of 25 ft.;
 - A maximum lot coverage of 38.01%, whereas the By-law permits a maximum lot coverage of 35%

Background

- Heritage Section staff approved the building permit application using its delegated authority because the sunroom would not be visible from the public realm or Main Street North or impact any heritage attributes of the property;

- The same owners of the property previously obtained variances from the Committee of Adjustment to permit:
 - A maximum net floor area ratio of 66% whereas the zoning By-law permits a maximum net floor area ratio of 45%;
 - A maximum building depth of 19.32m, whereas the zoning By-law permits a maximum building depth of 16.8m,

Staff Comment

- Staff recommends that Heritage Markham provide no comment on the variance application as the proposed sunroom does not impact any heritage attribute of the property or the historic character of the Markham Village Heritage Conservation District.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no comment on the variance application in support of the proposed rear sunroom addition to 370 Main Street North in Markham Village (MNV 23 125799, A/116/23).

Attachments

Appendix A- Location Map

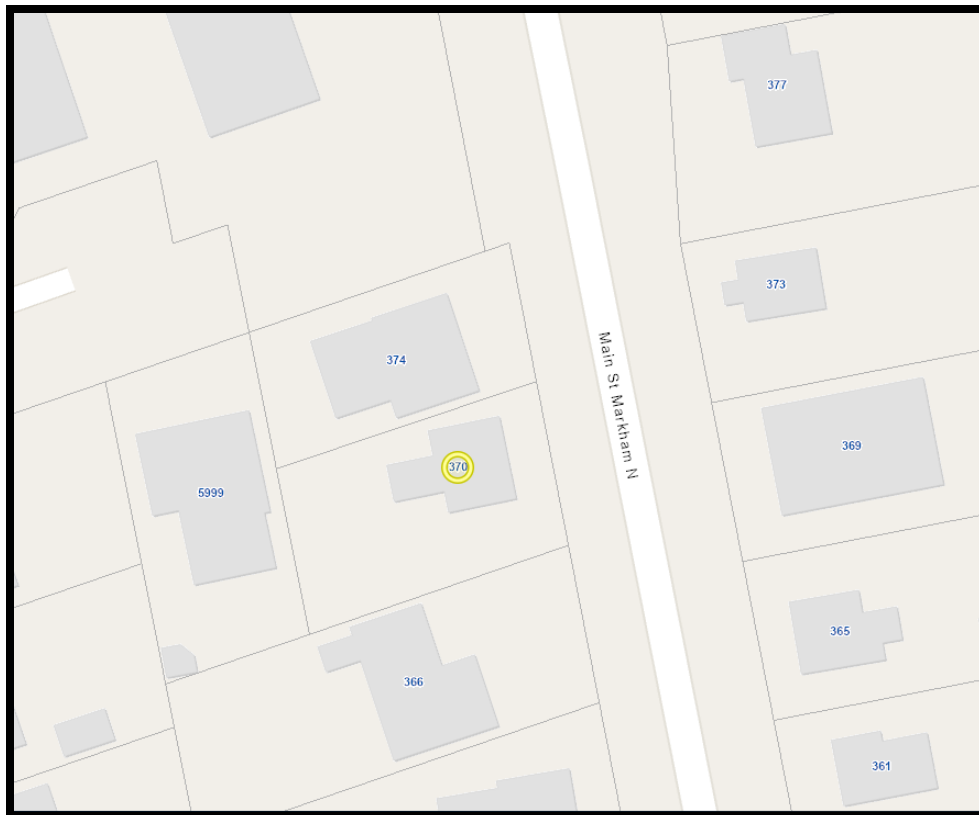
Appendix B- Photograph of Existing Heritage House and Addition

Appendix C- Proposed Site Plan

Appendix D- Elevations of the Proposed Sunroom

File: 370 Main St. N.

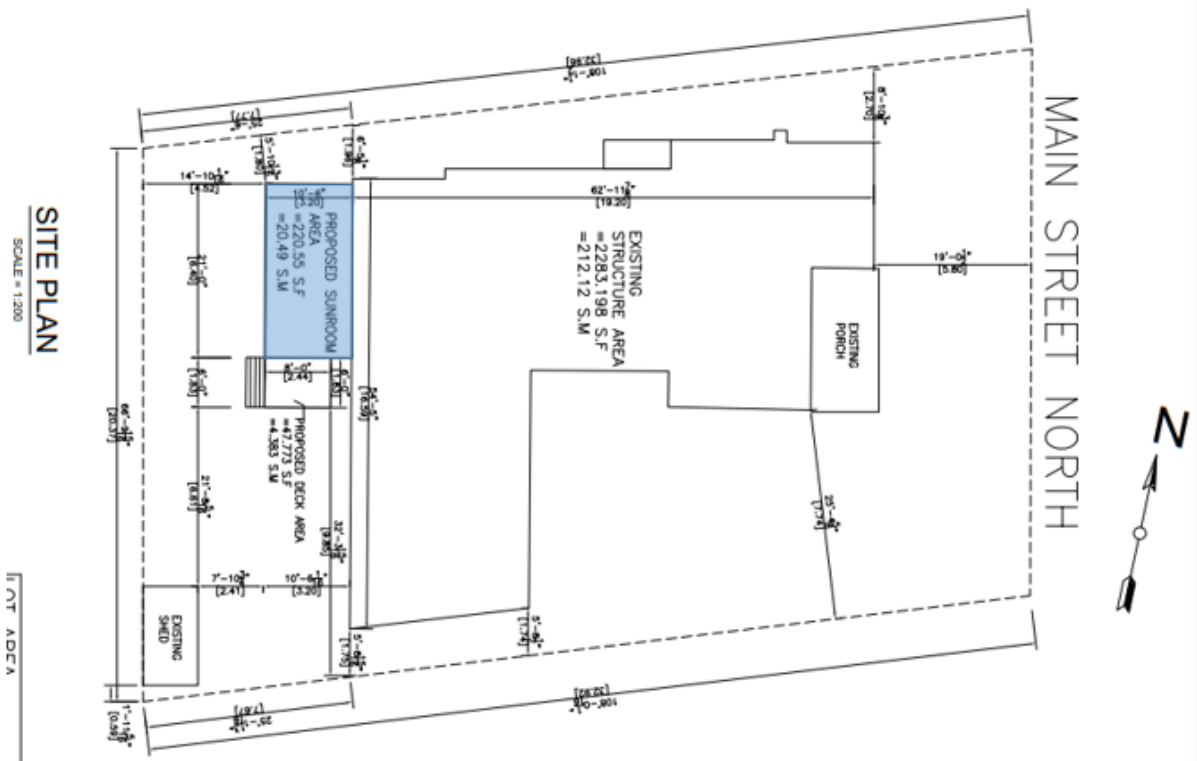
Appendix A- Location Map



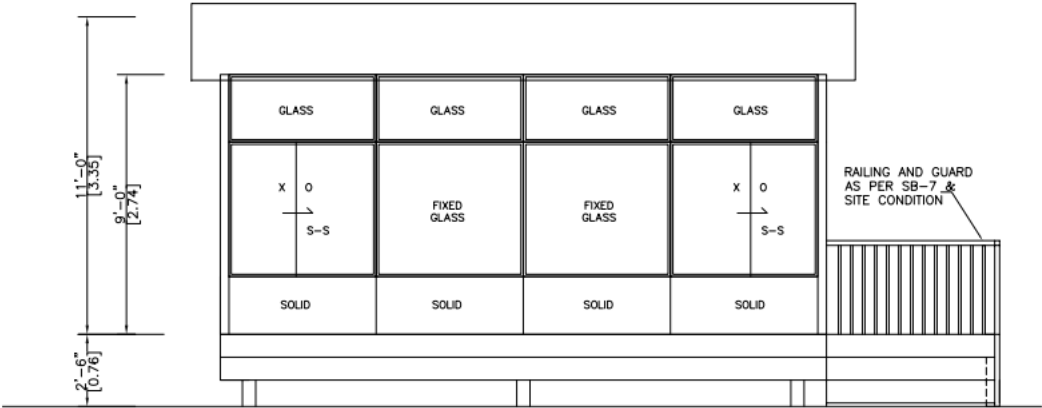
Appendix B- Photograph of Existing Heritage House and Addition



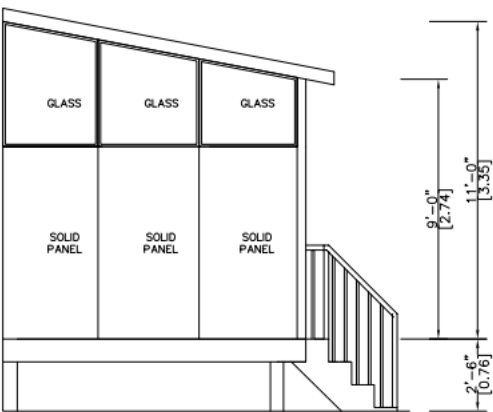
Sunroom has been shaded



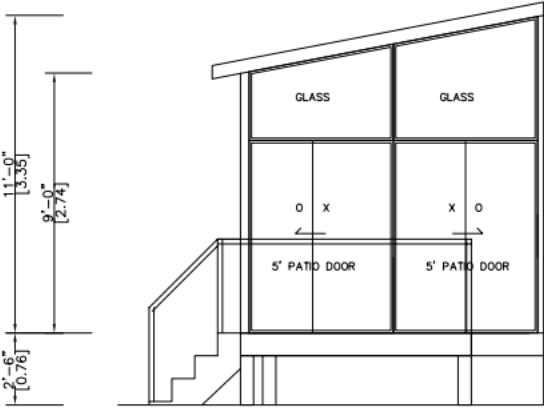
Appendix D- Elevations of the Proposed Sunroom



EAST ELEVATION
SCALE 1/4"=1'-0"



NORTH ELEVATION
SCALE 1/4"=1'-0"



SOUTH ELEVATION
SCALE 1/4"=1'-0"