



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: August 9, 2023

SUBJECT: Committee of Adjustment Variance Application (REVISED)
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 application was reviewed at the July Heritage Markham meeting. However, it was later discovered that one of the variances required adjustment and an additional variance was needed. The applicant has submitted revised variances to capture the increase in floor area being requested, and has also added a variance for an accessory structure setback. This is to remedy an existing condition for the shed located in the rear yard.
- This building permit application has triggered the need to obtain variances (**as revised in BOLD**) to permit:
 - A maximum building depth of 22.4m whereas the By-law permits a maximum building depth of 16.8m;
 - **A maximum net floor area ratio of 70.35%, whereas the By-law permits a maximum net floor area ratio of 45%;**
 - 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%;

- **An accessory building with a setback of 0.417 ft, whereas the bylaw requires a minimum of 4ft.**

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 shed in the southwest corner of the backyard is an existing building;
- The same owners of the property previously obtained variances from the Committee of Adjustment for an addition to the dwelling 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.
- At the July 12, 2023 Heritage Markham meeting, the Committee indicated no comment on the variance applications identified at that time.

Staff Comment

- Staff recommends that Heritage Markham Committee provide no comment on the variance application (as revised) 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 (as revised) in support of the proposed rear sunroom addition to the dwelling at 370 Main Street North in Markham Village and the existing accessory building (MNV 23 125799, A/116/23).

Attachments

Appendix A- Location Map

Appendix B- Photograph of Existing Heritage House and Addition

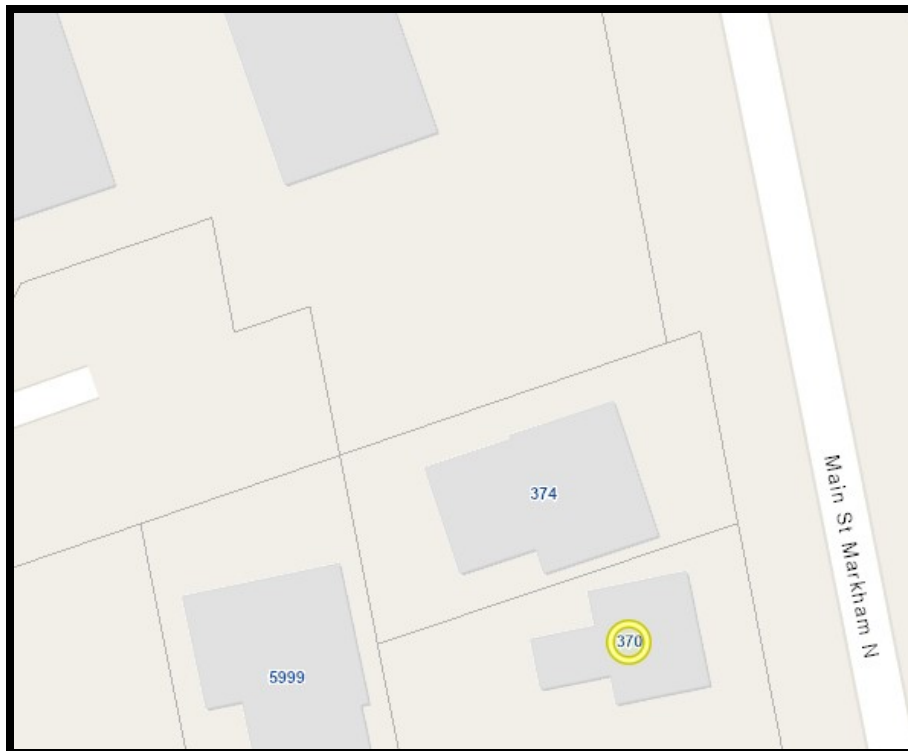
Appendix C- Proposed Site Plan

Appendix D- Elevations of the Proposed Sunroom

File: 370 Main St. N.

Q:\Development\Heritage\PROPERTY\MAINSTN\370\2023 Variance Application\Heritage Markham Memo August 9 2023 RH.doc

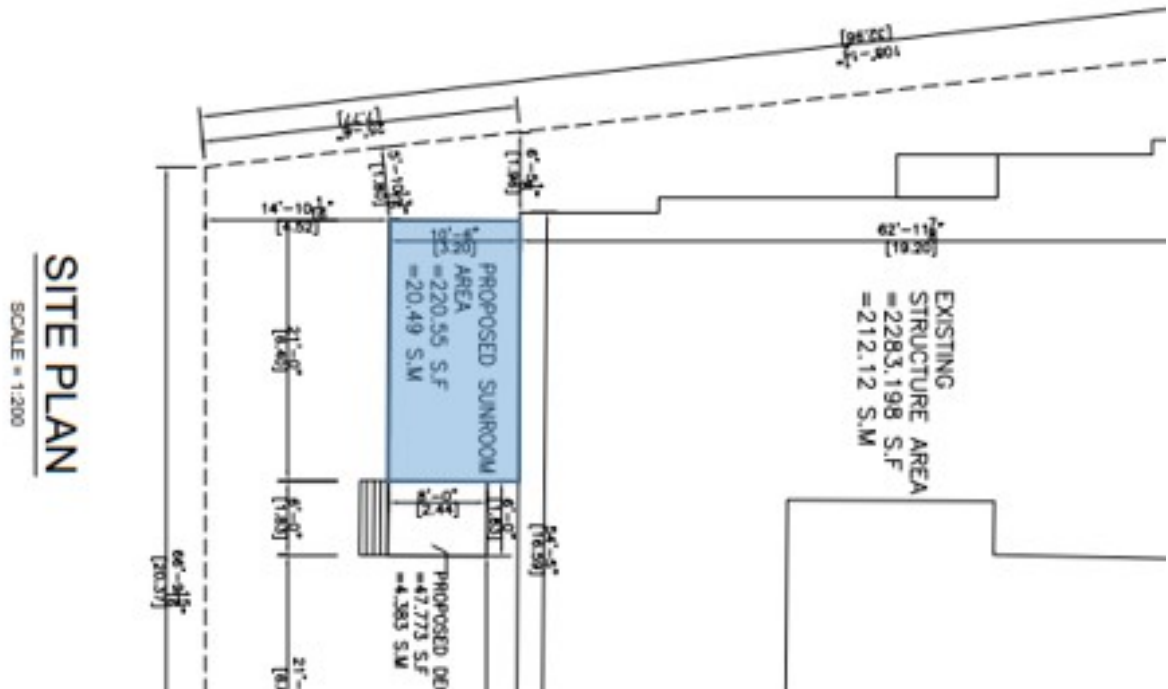
Appendix A- Location Map



Appendix B- Photograph of Existing Heritage House and Addition

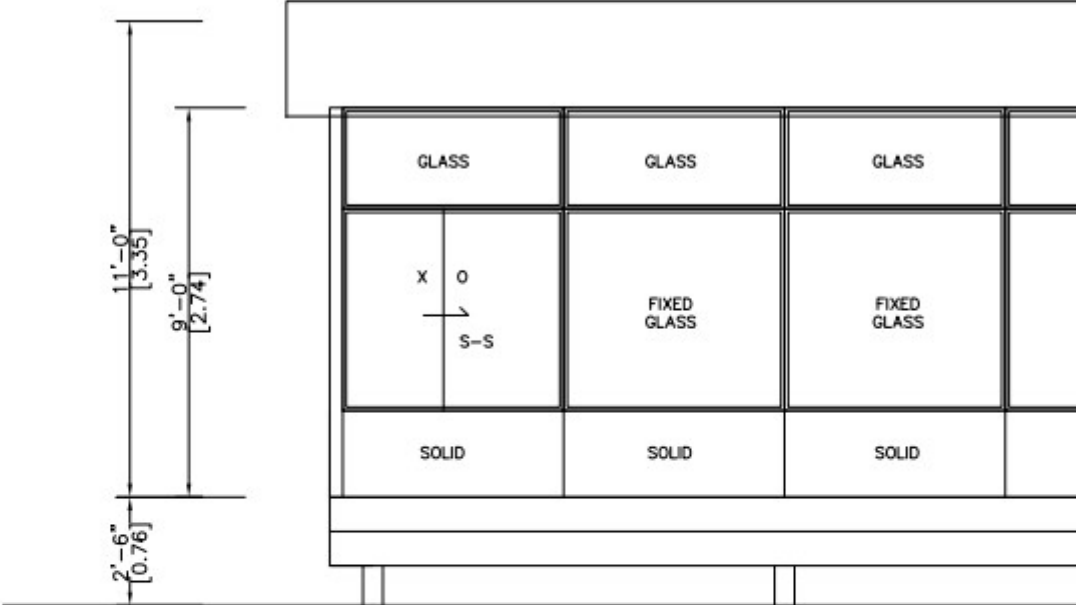


Appendix C- Proposed Site Plan



Sunroom has been shaded

Appendix D- Elevations of the Proposed Sunroom



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

