

Dear members of Council,

My name is Elizabeth Brown and I am the
Committee of Adjustment Representative for the Markham Village Sherwood
Conservation Residents Association.

I writing again because I'm quite concerned about the new Comprehensive Zoning
Bylaws (CZB) as they apply to our older Markham neighborhoods. We currently use
"Net Lot Area" that helps factor the size of the infill houses. The new CZB does not have
anything to help compensate for us.

[Net Lot Area Explained](#)

Net lot area = 0.5 (Lot area - 6600 sq ft) + 6600 sq ft
*

Net Lot area has a minimum lot size of 6600 sq ft. – our standard 60' x 110' lot.

But for larger lots it has a factor of 2 for 1.

So for every 2 sq ft larger lot size you count only 1 sq ft toward the net lot area.

We are losing the Net Lot Area factor,
and,

we are increasing from our current house size of 45% of Net Lot Area,
to 50% (30% ground floor + 20% second floor) of the straight Lot Area.

Markham should not have the same as Thornhill and Unionville. It doesn't make as
much a difference to Thornhill or Unionville because their current bylaws allow for
approx. the same size house or greater than the CZB proposes.

The new CZB will change our larger lot neighborhoods most significantly such as the
whole older neighborhoods around Galsworthy/HawkrIDGE, also Conservation, and
many individual roads lined with larger lots too numerous to mention all, but we see infill
applications on them – such as Peter St., Wales, George, Orchard, Ramona, Avondale,
Sir Lancelot, Church, Pringle, Squire Baker, Rougecrest, Rouge etc etc....

Larger lots will see larger houses than the bylaws currently allow or the Committee of
Adjustment generally approve (eg 8,400 sq ft lot will see homes up to 800 sq ft larger,
9,800 sq ft lot up to 1200 sq ft larger, 10,800 will see homes up to 1400 sq ft larger)
These homes will be allowed to be significantly deeper on the lots too.

In many case the homes could be 33% larger than what is allowed now. And that could be for
entire neighbourhoods.

These areas are identified with maps in the Official Plan – 9.13.2 and 9.14.2

9.13.2

Infill Development

In addition to the development criteria contained in Section 8.2.3.5, the intent of this Official Plan is to provide for a set of development standards in the zoning by-law to limit the size and massing of new dwellings or additions to existing dwellings on the 'Residential Low Rise' and 'Mixed Use Heritage Main Street' lands shown in Figure 9.13.2 to ensure infill development respects and reflects the existing pattern and character of adjacent development. Such standards may address lot coverage, building depth, *floor area ratios*, height, number of storeys, garage projections and garage widths.

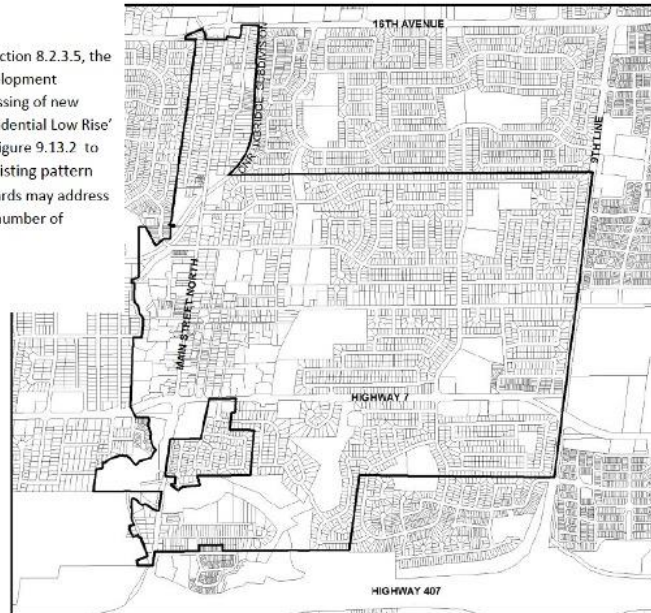


Figure 9.13.2

9.14.2

Infill Development

In addition to the development criteria contained in Section 8.2.3.5, the **intent of this Official Plan** is to provide for a set of development standards in the zoning by-law to **limit the size and massing** of new dwellings or additions to existing dwellings on the 'Residential Low Rise' shown in Figure 9.14.2 to ensure infill development respects and reflects the existing pattern and character of adjacent development. Such standards may address lot coverage, building depth, *floor area ratios*, height, number of storeys, garage projections and garage widths.

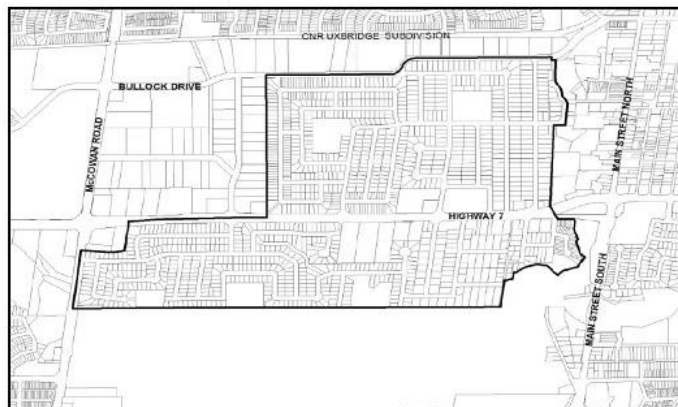


Figure 9.14.2

Highlighted orange in the above text is the INTENT of the official plan, to limit the size and massing of infill development.

Staff created the Comprehensive Zoning Bylaw Project Charter:

#5 is especially applicable “Protect the Built form of existing established residential neighborhoods, particularly for communities in transition”

#4 seems to apply as well and says “...allow neighborhoods a distinct sense of place”

Home / Your Comprehensive Zoning By-law Project

Project Charter

Why are we undertaking this project?

Why are we undertaking this project?

Key Objectives (Project Charter)

The key objectives which formed the project charter of the Zoning By-law Consolidation Project are to:

1. Implement the policies of Markham's Official Plan, the Regional Municipality of York's Official Plan, the Planning Act and, amongst other Provincial plans and policies, the [Provincial Policy Statement](#) (PPS);
2. Respond to emerging planning and development trends;
3. Establish development standards that produce predictable outcomes that are appropriate for each area of the City;
4. Reflect the diversity of Markham and allow neighbourhoods to maintain a distinct sense of place;
5. Protect the built form of existing, established residential neighbourhoods, particularly for communities in transition; and,
6. Develop a web-based GIS zoning system and Zoning By-law webpage that is interactive, and user friendly.

[top of the page](#)

These proposed CZB bylaws work with the Official Plan and could better protect our unique neighbourhood.

I'm concerned we will lose the character, the mature vegetation (with increased building depth), and the feel of the neighbourhoods with the increased massing and scale.

We still have a chance to adjust this for these areas.

Please ask staff to come up with a way to protect these identified neighbourhoods from this large increase in size and scale. We already have the maps, but just need a strategy to make this happen.

Your support would be greatly appreciated.

Liz Brown