



MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: October 9, 2024

SUBJECT: Committee of Adjustment Variance Application
16 George Street, Markham Village
MNV 23 134888, A/144/23

Property/Building Description: 2-storey historic dwelling c. 1885

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and identified as a Type A building in the Markham Village Heritage Conservation District Plan, or buildings that define the historic character of the District.

Application/Proposal

- The owner is seeking the support of Heritage Markham for variances related to an unenclosed covered structure in the rear yard, that was constructed without obtaining the City's approval.

Background

- On July 10th 2024, the Committee of Adjustment approved the following variances required for the rear yard structure:
 - By-law 2024-19 a) By-law 2024-19, Section 4.8.1(b)(ii): an accessory building with a gross floor area of 20.13 square metres, whereas the by-law permits a maximum gross floor area of 20 square metres for an accessory building; and
 - b) By-law 2024-19, Section 4.8.1(e)(i): an interior side yard setback of 0.59 metres, whereas the by-law requires a minimum of 1.2 metres for the interior side yard setback;
 - By-law 1229 a) By-law 1229, Section 11.3 (a)(vi): a minimum setback of 1.93 feet, whereas the by-law requires a minimum setback of 4 feet;
- The variances were approved by the Committee of Adjustment subject to a condition requiring confirmation that the variances are supported by Heritage Markham.
- The owners of the property claimed that they did not know the structure required approval by the City, and believed it complied with the City's Zoning By-law.

Staff Comment

- The rear yard structure is not highly visible from the public realm of George Street and has no impact on the historic character of the District.
- On this basis, Heritage Section staff signed-off on the retroactive building permit application required by the City.
- Therefore, staff recommends that Heritage Markham have no objection to variances approved by the Committee of Adjustment required to bring it into compliance with the applicable Zoning By-laws.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham no objection from a heritage perspective and supports the variances approved by the Committee of Adjustment on July 10th related to the structure constructed in the rear yard of 16 George St.

Attachment 1- Location Map

Attachment 2- Google Street View image of property

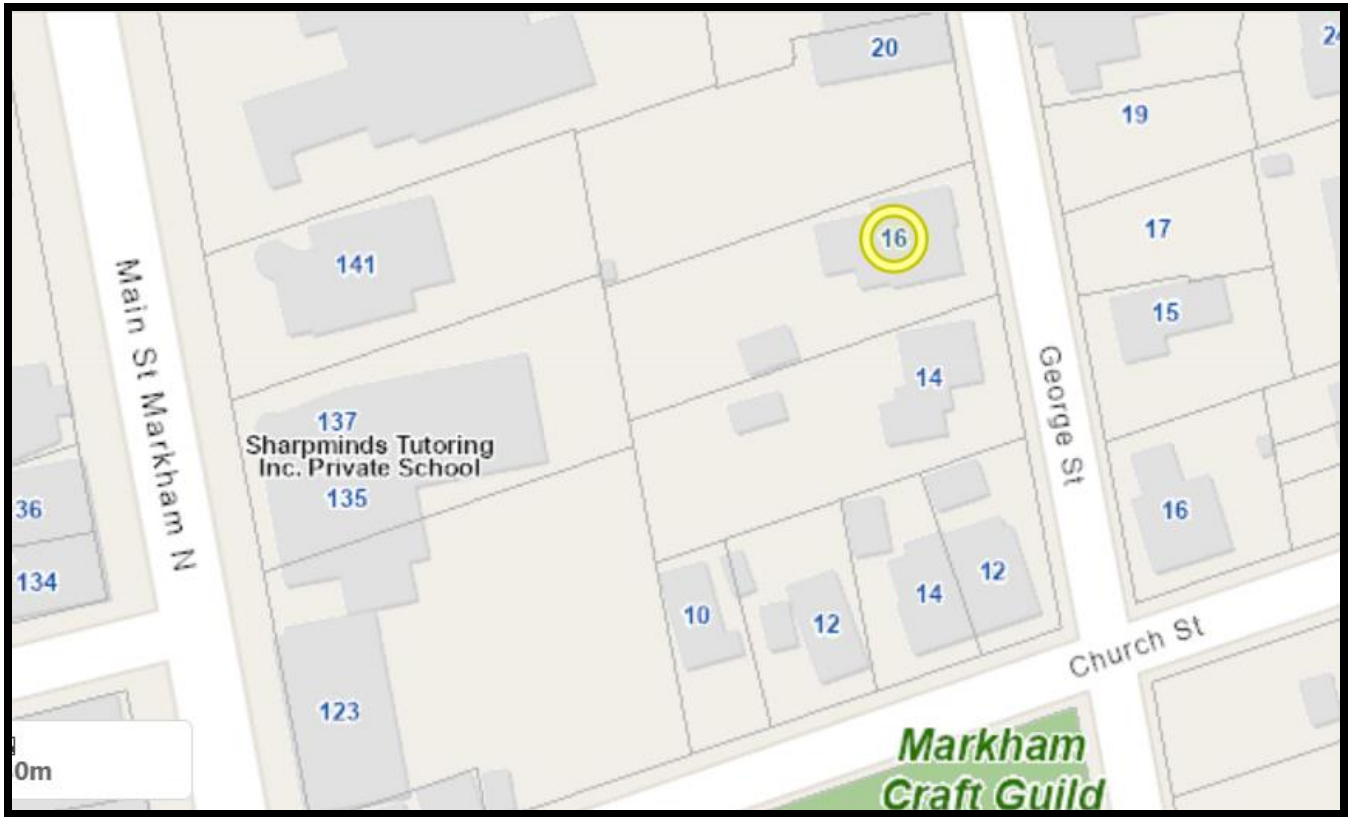
Attachment 3- Site Plan showing location of rear yard structure

Attachment 4- Image of the rear yard structure

File: 16 George St.

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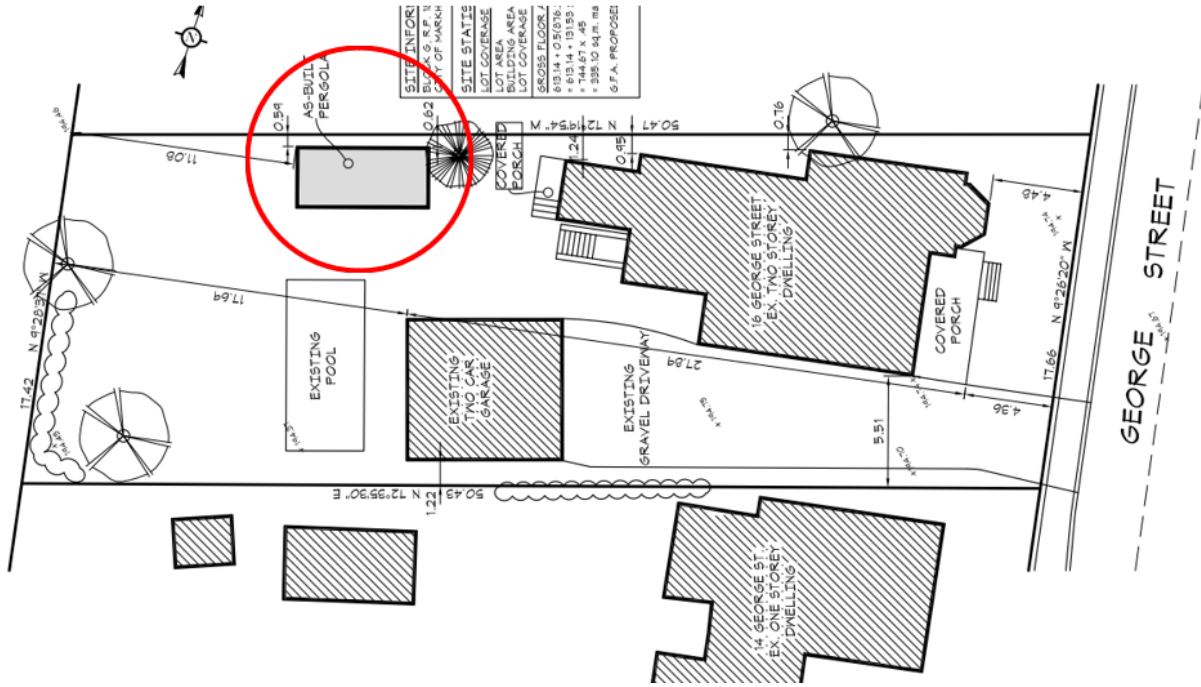
Attachment 1 -Location Map



Attachment 2- Google Street View Image of 19 George St.



Attachment 3- Site Plan showing location of the rear yard structure



SITE PLAN
 SCALE = 1:200

Attachment 4- Image of the rear yard structure

