

Dear Mayor and Members of City Council,

I represent the Owners of 86 John Street.

The Owners seek to build a multi generational home (with accessibility) on the existing large lot.

The Owners worked diligently with Staff and Markham Heritage...resulting in a revised proposal.

The lot would continue to have a primary residence and building (the existing heritage structure to be preserved). The proposed development would add two additional dwelling units in the rear yard connected by a breezeway.

The property would have 3 dwelling units - currently permitted *as of right*.

*Both City Staff and Heritage Markham support the proposed development on 86 John Street subject to conditions (which are acceptable).*

*On April 10, 2024, Heritage Markham recommended the following to City Council:*

advised that the link was originally 25 ft. and was reduced by 8 ft.

Recommendations:

THAT Heritage Markham has no objection from a heritage perspective to the revised proposal for 86 John Street including the requested variance to permit:

- a building depth of 31.48 metres; whereas the By-law allows a maximum building depth of 16.8 metres;

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- a rear yard setback of 14.85 feet; whereas the By-law requires a minimum rear yard setback of 30 feet;
- a floor area ratio of 44.73%; whereas the By-law allows for a maximum floor area ratio of 33%

AND THAT the written submission from Francis Lapointe be received.

AND THAT the depositions from Darryl Simmons, Francis Lapointe, Valerie Burke, Evelin Ellison, and Scott Rushlow be received.

AND FURTHER THAT future review of a Major Heritage Permit application, and any other application required to enable the proposed development including a demolition permit application for the garage, be delegated to Heritage Section staff should the design be substantially in accordance with the drawings as appended to this memo.

**Carried**

*The proposal will assist in alleviated the housing crisis and shortage of housing options in the City.*

## **Request to City Council**

On behalf of the Owners, **we request that City Council endorse the proposal for 86 John Street** based on the plans reviewed and endorsed by Staff as set out in Staff's Report to the Committee of Adjusted dated November 15, 2024, in particular at Appendix C (attached hereto);

**And that the OLT be advised of Council's support for the proposal;**

**And that Staff be directed to appear at the OLT hearing in support, and do all things necessary to give effect to the above.**

Kindly confirm receipt and please provide me with notice of any decision taken on this matter.

Thank you.

**Jeffrey E Streisfield**, BA LLB MES

Principal and Founder of:

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