

Memorandum to the City of Markham Committee of Adjustment

July 24, 2024

Files: B/032/23, A154/23, A/155/23
Address: 44 Rouge Street, Markham Village
Agent: Cantam Group LTD. (Yaso Somalingam)
Hearing Date: Wednesday, July 24, 2024

The following comments are provided on behalf of Heritage Section staff for the property municipally-known as 44 Rouge Street (the "Subject Property"):

Consent Application

Pursuant to the provisions of Section 53 of *The Planning Act*, R.S.O. 1990, c.P.13, as amended, and Ontario Regulation No. 197/96, the applicant is requesting provisional consent to:

- a) **sever** and convey a parcel of land with an approximate lot frontage of 15.09 metres (49.51 feet) and an approximate lot area of 454.90 square metres (4,896.36 square feet) (Part 1);
- b) **retain** a parcel of land with an approximate lot frontage of 15.03 metres (49.31 feet) and an approximate lot area of 454.0 square metres (4,886.67 square feet) (Part 2).

to facilitate the severance of the Subject Property to create one (1) new residential lot.

Minor Variance Applications

A/154/23 – Retained Lot

The applicant is requesting relief from the following by-law to enable future modifications to the existing dwelling:

- a) **a) By-law 1229, Table 11.1:**
a minimum lot area of 4886.67 square feet, whereas the by-law requires a minimum lot area of 6600 square feet;
- b) **By-law 1229, Table 11.1:**
a lot frontage of 49.31 feet, whereas the by-law requires a minimum lot frontage of 60 feet;
- c) **By-law 1229, amending By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 48.61 percent, whereas the by-law permits a maximum floor area ratio of 45 percent; and
- d) **By-law 142-95, Section 2.2(b)(i):**
a deck with a projection of 3.35 metres, whereas the by-law permits a maximum deck projection of 3 metres.

A/155/23 – Conveyed Lot

The applicant is requesting relief from the following by-law to enable the future construction of a two-storey dwelling on the conveyed lot:

- a) **By-law 1229, Section 11.2 (c) (i):**
a porch with stairs to encroach 50 inches into a required yard, whereas the by-law permits a maximum encroachment of 18 inches;
- b) **By-law 1229, Table 11.1:**
a minimum lot area of 4896.36 square feet, whereas the by-law requires a minimum lot area of 6600 square feet;
- c) **By-law 1229, Table 11.1:**
a lot frontage of 49.50 feet, whereas the by-law requires a minimum lot frontage of 60 feet; and
- d) **By-law 1229, Amending By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 48.82 percent, whereas the by-law permits a maximum floor area ratio of 45 percent.

COMMENTS

As it relates to the above-referenced applications, Engineering staff have requested additional deliverables to determine whether the proposal can be supported. Submission and evaluation of the material is required in advance of a hearing date. Subsequently, Staff recommend that the consent and minor variances applications be deferred sine die by the Committee of Adjustment until such time as the applicant has provided the necessary deliverables.

PREPARED BY:



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REVIEWED BY:



Greg Whitfield, Supervisor, Committee of Adjustment