

Memorandum to the City of Markham Committee of Adjustment

March 16, 2023

File: A/001/23
Address: 118 Romfield Circuit, Markham (Thornhill)
Applicant: Calvin Ho Tai Wong
Agent: Gregory Design Group (Russ Gregory)
Hearing Date: Wednesday March 22, 2023

The following comments are provided on behalf of the West Team:

The Applicant is requesting relief from the "Third Density Single Family Residential (R3A)" zone requirements under By-law 2489, as amended, as it relates to a proposed second floor addition. The variances requested are to permit:

- a) **Section 6.1:**
a maximum lot coverage of 33.60 percent (2,019 sq. ft), whereas the By-law permits a maximum lot coverage of 33 1/3 percent (1,997 sq. ft).
- b) **Section 6.1:**
a west sideyard setback of 4 feet (1.22 m), whereas the By-law requires a minimum sideyard setback of 6 feet (1.83 m) for the second floor addition.

COMMENTS

As it relates to the proposed development, Staff have identified tree preservation as an area of concern. Subsequently, Staff recommend that the application be *deferred sine die* by the Committee of Adjustment until such time as the Applicant has addressed these concerns. Staff note that the Applicant has agreed to the deferral and has indicated that they will work with Tree Preservation Staff to revise their plan to reduce the risk to injury of the trees along the property boundary.

PREPARED BY:



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REVIEWED BY:



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