

Memorandum to the City of Markham Committee of Adjustment

March 27, 2023

File: A/002/23
Address: 655 Cornell Centre Boulevard – Markham, ON
Applicant: Forest Hill Homes (Joel Seider)
Hearing Date: April 5, 2023

INTROUDCTION

The applicant is requesting relief from the following Residential Two Exception *190*192 (R2*190*192) requirements under Zoning By-law 177-96, as amended (the “Zoning By-law”), as they relate to 13 three-storey townhouse units and two three-storey semi-detached dwelling units located within Block 21 on Registered Plan 65M-4545 to permit the variances on each identified lot:

Lot 1 (Cornell Centre Blvd) and Lot 15 (16th Avenue):

- a) Section 7.190.2 (ii):
a minimum rear yard setback of 12.0 m (39.37 ft), whereas the Zoning By-law requires a minimum rear yard setback of 13.0 m (42.65 ft);
- b) Section 6.3.1.2:
a garage to be setback a minimum of 5.0 m (16.40 ft) from the main building, whereas the Zoning By-law requires a garage to be setback a minimum of 6.0 m (19.69 ft) from the main building;
- c) Section 6.3.1.7 (b):
a garage with a maximum lot coverage of 20.0%, whereas the Zoning By-law permits a maximum lot coverage of 18.0%;

Lots 2 to 7 (Cornell Centre Blvd), and Lots 12 to 14 (16th Avenue):

- a) Section 7.190.2 (ii):
a minimum rear yard setback of 12.0 m (39.37 ft), whereas the Zoning By-law requires a minimum rear yard setback of 13.0 m (42.65 ft);
- b) Section 6.3.1.2:
a garage to be setback a minimum of 5.0 m (16.40 ft) from the main building, whereas the Zoning By-law requires a garage to be setback a minimum of 6.0 m (19.69 ft) from the main building;
- c) Section 6.3.1.7 (b):
a garage with a maximum lot coverage of 24.0%, whereas the Zoning By-law permits a maximum lot coverage of 18.0%;

Lot 8 (Cornell Centre Blvd) and Lot 11 (16th Avenue):

- d) Section 7.190.2 (ii):
a minimum rear yard setback of 12.0 m (39.37 ft), whereas the Zoning By-law requires a minimum rear yard setback of 13.0 m (42.65 ft); and

Lot 9 and Lot 10 (Old Oak Lane):

e) Section 6.3.1.2:

a garage to be setback a minimum of 5.0 m (16.40 ft) from the main building, whereas the Zoning By-law requires a garage to be setback a minimum of 6.0 m (19.69 ft) from the main building.

The following comments are provided on behalf of the East District Team.

COMMENTS

On March 27, 2023, the applicant requested to be rescheduled noting that they would be unable to attend the meeting as it is held on a religious holiday. In accordance with the applicant's request, Staff recommend that the above noted application be deferred sine die by the Committee of Adjustment.

PREPARED BY:



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REVIEWED BY:



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