

Memorandum to the City of Markham Committee of Adjustment

May 9, 2023

File: A/002/23
Address: 655 Cornell Centre Boulevard – Markham, ON
Applicant: Forest Hill Homes (Joel Seider)
Hearing Date: Wednesday, May 17, 2023

PROPERTY DESCRIPTION

The property is located at the southeast corner of Cornell Centre Boulevard and 16th Avenue, north of White's Hill Avenue, and west of Donald Cousens Parkway (the "Subject Lands"). The Subject Lands consist of a total area of 2,773.32 m² (29,851.77 ft²), and are within the Cornell community in which vehicular access and parking is predominantly provided to residential properties via rear lanes and garages. Abutting the Subject Lands (and particularly Lot 15) to the east is the Cherry Beach Parkette, which contains an existing pedestrian connection to 16th Avenue.

PROPOSAL

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 proposed on the Subject Lands, legally described as Block 21 on Registered Plan 65M-4545.

Detached private garages are proposed for all lots, except for Lots 8 and 11 which are proposed to have attached garages (refer to Site Plan, Appendix "B"). Vehicle access to each lot will be provided at the rear via Old Oak Lane, which is a public lane that will be extended as part of the proposed development. Identified by lot, the applicant requests the following variances to permit:

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);

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; and
- f) Table B2
a minimum front yard setback of 2.0 m (6.56 ft), whereas the Zoning By-law requires a minimum front yard setback of 3.0 m (9.84 ft).

OFFICIAL PLAN AND ZONING

Official Plan 2014 (partially approved on November 24/17, and updated on April 9/18)

The Subject Property is designated 'Residential Low Rise', which provides for a mix of low rise housing forms including townhouses (Lots 1 to 8, and 11 to 15) and semi-detached dwellings (Lots 9 and 10), up to three storeys in height.

Zoning By-Law 177-96, as amended

The Subject Property is zoned Residential Two Exception *190*192 (R2*190*192) under the Zoning By-law, which permits low rise housing forms, including townhouse and semi-detached dwellings. Exceptions *190 and *192 relate to area specific development standards that reflect the built form of the lane-based Cornell community. The proposed development does not comply with the minimum rear yard setback for the main building, minimum setback between the main building and detached garage, maximum lot coverage for a detached garage, and minimum front yard setback requirements under the Zoning By-law.

ZONING PRELIMINARY REVIEW (ZPR) UNDERTAKEN FOR LOTS 1, 2, and 7 to 12

The owner completed a ZPR on February 7, 2023 to confirm the variances required for the proposed development on Lots 1, 2 and 7 to 12.

ZPR NOT UNDERTAKEN FOR IDENTIFIED LOTS 3 to 6 and 13 to 15

A ZPR was not completed for Lots 3 to 6 and 13 to 15. Staff note that it is the owner's responsibility to ensure that the application has accurately identified all variances to the Zoning By-law required for the proposed development. If the variance requests in this application contain errors, or if a need for additional variances is identified at the Building Permit review stage, further variance application(s) may be required to address those non-compliances.

COMMENTS

The *Planning Act, R.S.O. 1990, c. P.13, as amended* (the “*Planning Act*”) states that four tests must be met in order for a variance to be granted by the Committee of Adjustment (the “Committee”):

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

Reduction in Rear Yard Setback – Lots 1 to 8, and 11 to 15

The applicant is requesting 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). This is a reduction of 1.0 m (3.28 ft) and is a rear yard setback requirement for the main dwelling, which will be separated from the rear lane by a detached garage.

Staff do not anticipate that the variance will adversely impact the character of the surrounding area, and are of the opinion that the requested variance is minor in nature.

Reduction in Setback from Main Building – Lots 1 to 7, 9 to 10, and 12 to 15

The applicant is requesting a minimum setback of 5.0 m (16.40 ft) from the main building, whereas the Zoning By-law requires a minimum setback of 6.0 m (19.69 ft) from the main building to a detached private garage and any storey above the first storey of a detached private garage. This is also a reduction of 1.0 m (3.28 ft).

The requested variance would still allow for sufficient and usable rear yard amenity space between the main building and detached garage, while providing for enclosed parking spaces to accommodate the needs of future residents. Staff are of the opinion that the variance is minor in nature

Increase in Maximum Lot Coverage – Lots 1 to 7, and 12 to 15

The applicant is requesting a maximum lot coverage of 20.0% for a detached private garage, whereas the Zoning By-law permits a maximum lot coverage of 18.0% for lots that have a lot frontage of less than 9.75 m (31.99 ft). This variance applies to Lots 1 and 15, and represents an increase of approximately 4.0 m² (43.06 ft²) for each garage, as shown in *Table 1*.

Table 1, Permitted and Proposed Lot Coverage Calculations for Identified Lots

Lot Number	Lot Area (m ²)	Permitted Lot Coverage at 18.0% (m ²)	Proposed Lot Coverage at 20.0% (m ²)	Difference (m ²)
1	188.70 m ²	33.97 m ²	37.74 m ²	3.77 m ²
15	203.80 m ²	36.68 m ²	40.76 m ²	4.08 m ²

The Applicant is also requesting a maximum lot coverage of 24.0% for a detached private garage, whereas the Zoning By-law permits a maximum lot coverage of 18.0% for lots that have a lot frontage of less than 9.75 m (31.99 ft). This variance applies to Lots 2 to 7 and

12 to 14, and represents an increase of approximately 10.0 m² (107.64 ft²) for each garage, as shown in *Table 2*.

Table 2, Permitted and Proposed Lot Coverage Calculations for Identified Lots

Lot Number	Lot Area (m ²)	Permitted Lot Coverage at 18.0% (m ²)	Proposed Lot Coverage at 24.0% (m ²)	Difference (m ²)
2	153.70 m ²	27.67 m ²	36.89 m ²	9.22 m ²
3				
4				
5				
6				
7	154.0 m ²	27.72 m ²	36.96 m ²	9.24 m ²
12	166.90 m ²	30.04 m ²	40.06 m ²	10.02 m ²
13	166.0 m ²	29.88 m ²	39.84 m ²	9.96 m ²
14				

Approval of the variance will allow for the development of a two car garage for each lot referenced above. As noted, the Subject Lands are located within Cornell which is a community where vehicle access is provided via rear lanes to either one and two car garages or parking pads. Given the context, staff are of the opinion that the requested variance is appropriate development of the Subject Lands.

Reduction in Front Yard Setback – Lots 9 and 10

The applicant is requesting a minimum front yard setback of 2.0 m (6.56 ft), whereas the Zoning By-law requires a minimum front yard setback of 3.0 m (9.84 ft). This is a reduction of 1.0 m (3.28 ft) that applies to the two proposed semi-detached dwellings.

The main front wall of the building provides a front yard setback that is generally consistent with the front yard setback pattern proposed for the new housing development, and staff consider the requested variance to be minor in nature.

Subdivision Agreement and Conditions – Lots 1 to 15

The Subject Lands were created as a development block through the registration of Plan of Subdivision 65M-4545 in 2016. The Subdivision Agreement requires that water servicing, water fees, water metering, water testing, noise requirements, and the inclusion of recycling containers be secured through a future Site Plan Agreement for the Subject Lands. Staff are of the opinion that a Site Plan Application is not required, but to secure the aforementioned obligations from the subdivision agreement are recommending that the Committee adopt the conditions in Appendix “A” to require the Applicant to enter into a Development Agreement with the City.

PUBLIC INPUT SUMMARY

No written submissions were received as of May 9, 2023. Additional information may be received after the writing of this report, and the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

Planning staff have reviewed the application with respect to Section 45(1) of the *Planning Act*, and are of the opinion that the requested variances meet the four tests. Staff recommend that the Committee consider public input and the subsequent conditions of approval in reaching a decision. The onus is ultimately on the applicant to demonstrate how they satisfy the tests of the *Planning Act* required for the granting of minor variances.

APPENDICES

Appendix "A" – Conditions of Approval

Appendix "B" – Plans

Appendix "C" – Initial Staff Report: April 5, 2023

PREPARED BY:



Aleks Todorovski, MCIP, RPP
Planner II, East District

REVIEWED BY:




Stephen Corr, MCIP, RPP
Senior Planner II, East District

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/002/23

1. That the variance applies only to the Proposed Development for as long as it remains.
2. That the variance applies only to the Proposed Development, in substantial conformity with the plans attached as Appendix "B" to this Staff Report, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design, or their designate.
3. The Owner shall enter into a Development Agreement with the City to the satisfaction of the City Solicitor, Director of Planning and Urban Design, Director of Engineering, Director of Environmental Services, or their designates, which Development Agreement shall be registered on title to the lands in priority to all mortgages, charges, liens and other encumbrances, and the Owner shall procure and cause to be executed and registered at its own cost and expense such discharges, postponements, and subordination agreements as may be required by the City in order to provide for the priority of registration for the Development Agreement on title to the Lands. The Development Agreement shall specifically provide for:
 - i) Matters such as associated Water Fees, Water Meters, Water Meters AML, Administration and Sampling Water Fees, Regulatory Water Sampling and Testing Fees, and Recycling Containers as outlined in Section 1.6 of the Subdivision Agreement, and associated Noise Study Requirements as outlined in Section 8.4 (6) of the Subdivision Agreement between Cornell Rouge Development Corporation and the City of Markham, dated October 12, 2016, and executed on October 24, 2016, relating to any future Site Plan Application processes that were originally anticipated on PLAN 65M-4545, instead be required to allow for these processes to be completed outside of a Site Plan Application process, and prior to any release of building permit.

CONDITIONS PREPARED BY:



Aleks Todorovski, MCIP, RPP
Planner II, East District

APPENDIX "B"
PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/002/23

1001-144 FOREST HILL HOMES - CORNELL TOWNS, 3 STOREY TOWNHOUSE & SEMI-DETACHED DEVELOPMENT
 ZONING STANDARDS REVIEW (AS PER P.M.A. 0201 177-96), RESUBMITTAL, MARQUETTE, MI

LOT AREA

	SW	SA	SE	AC
2.5M EASEMENT	88.51	0.01	0.02	
LANDSCAPED RESERVE	198.00	7.85	0.86	
BRANNAN LOT AREA	2,844.62	0.97	0.86	
TOTAL LOT AREA	2,773.32	0.28	0.00	

LOT DIVISION

	SW	SA	SE	%
LANDSCAPED AREA	1,349.50	37.76%		
PAVED AREA	198.00	7.85%		
BUILDING FOOTPRINT	1,338.82	48.11%		
LANDSCAPED OPEN SPACE	897.82	32.14%		

TOTAL BUILDING STATISTICS

	SW	SA	SE	%
TOTAL GROSS FLOOR AREA	1,528.42			
TOTAL GROSS VOLUME	12,108.42			
TOTAL RESIDENTIAL UNITS	12.00			
FLOOR SPACE INDEX	0.55			

BUILDING STATISTICS BREAKDOWN

BUILDING	TOTAL GROSS FLOOR AREA	TOTAL GROSS VOLUME	# OF UNITS	FLOOR SPACE INDEX
BLOCK 1	1,528.42	12,108.42	12	0.55
BLOCK 2	531.05	4,248.40	2	0.26
BLOCK 3	3,268.88	24,518.81	18	1.53
TOTAL	5,328.35	40,875.63	32	0.84

VEHICLE PARKING PROVIDED

DATE	NO. OF SPACES
7/20/2022	32
TOTAL PARKING	32



CLASSIFY - COMPANY
 FOREST HILL HOMES
 3 STOREY TOWNHOUSE & SEMI-DETACHED DEVELOPMENT
 CITY OF MARQUETTE

DATE
 AUG. 2022

SCALE
 1:150

PROJECT
 2021-44

A1.0

SITE PLAN

Drawn By	Checked By	Date
ASP	SA	AUG. 2022

PLAN 65M-451 Appendix B

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE OFFICE FOR THE LAND TITLES DIVISION OF YORK AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER No. 03064-3941 ON THE 15TH DAY OF February, 2006 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. 451.

"Susy Macdonald"
Representative For Land Registrar

THIS PLAN COMPRISES ALL OF PINS 03064-3941, 03064-3961 AND 70005-108. SUBJECT TO EASEMENTS IN GROSS OVER PARTS B AND C. PLAN 65M-36004 AS SET OUT IN INST. No. YR 70005-108 (PARTS B AND C) AND PLAN 65M-36004 AS SET OUT IN INST. No. YR 2325297 (PARTS B AND C).

PLAN OF SUBDIVISION OF
BLOCK 339
BLOCK 359 (0.30 RESERVE)
REGISTERED PLAN 65M-3888 AND
PART OF LOT 15
CONCESSION 9
(GEOGRAPHIC TOWNSHIP OF MARKHAM, COUNTY OF YORK)
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK
SCALE 1:1000

SCHAEFFER DZALDOVY BENNETT LTD.

- NOTES
- 1. DENOTES IRON BAR PLANTED
 - 2. DENOTES FOUND MONUMENT
 - 3. DENOTES SHORT STANDARD IRON BAR
 - 4. DENOTES SCHAEFFER DZALDOVY BENNETT LTD.
 - 5. DENOTES CITY OF YORK
 - 6. DENOTES CITY OF MARKHAM
 - 7. DENOTES REGIONAL MUNICIPALITY OF YORK
 - 8. DENOTES CONCESSION 9
 - 9. DENOTES BLOCK 339
 - 10. DENOTES BLOCK 359 (0.30 RESERVE)
 - 11. DENOTES REGISTERED PLAN 65M-3888

ALL FOUND MONUMENTS ARE NUMBERED 902.
0.30 RESERVE ARE DEMONSTRATED FOR CLARITY.
TOTAL AREA OF SUBDIVISION = 0.9458 ha.
DISTANCES ARE GIVEN AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY SPECIFIED CONTROL POINTS (ICSPA); UTM ZONE 17, MARS5 (ORIGINAL) COORDINATES TO UTM ACCURACY PER SEC. H(2) OF O REG. 8(10).
COORDINATES ARE GIVEN IN METRES.
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POINT ID	NORTHING	EASTING
1	4802075.00	642033.00
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5	4802075.00	642033.00
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9	4802075.00	642033.00
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96	4802075.00	642033.00
97	4802075.00	642033.00
98	4802075.00	642033.00
99	4802075.00	642033.00
100	4802075.00	642033.00

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:
1. BLOCK 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DATE: 23 OCT 2006

CORNELL ROUGE DEVELOPMENT CORP.

BARRY ZAGDANER - A.S.O.
WE HAVE THE AUTHORITY TO BIND THE CORPORATION.
MOUËL SIMMER - A.S.O.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE REGULATIONS MADE UNDER THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 9TH DAY OF AUGUST, 2006.

DATE: OCTOBER 23, 2006

DAN DZALDOVY
ONTARIO LAND SURVEYOR



CURVE TABLE

CHAIN	BEARING	CHORD
1	10.000	10.000
2	10.000	10.000
3	10.000	10.000
4	10.000	10.000
5	10.000	10.000
6	10.000	10.000
7	10.000	10.000
8	10.000	10.000
9	10.000	10.000
10	10.000	10.000
11	10.000	10.000
12	10.000	10.000
13	10.000	10.000
14	10.000	10.000
15	10.000	10.000
16	10.000	10.000
17	10.000	10.000
18	10.000	10.000
19	10.000	10.000
20	10.000	10.000
21	10.000	10.000
22	10.000	10.000
23	10.000	10.000
24	10.000	10.000
25	10.000	10.000
26	10.000	10.000
27	10.000	10.000
28	10.000	10.000
29	10.000	10.000
30	10.000	10.000
31	10.000	

APPENDIX "C"
INITIAL STAFF REPORT: April 5, 2023

Appendix C

File: 23.110511.000.00.MNV

Date: 05/15/23
MM/DD/YY

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:

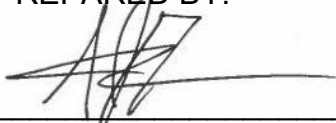
a garage to be setback a minimum of 5.0 m (16.40 ft) from the main building, whereas the Zoning By-law requires a garage to be setback a minimum of 6.0 m (19.69 ft) from the main building.

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:



Aleks Todorovski, MCIP, RPP
Planner II, East District

REVIEWED BY:



Stacia Muradali, MCIP, RPP
Development Manager, East District