

Memorandum to the City of Markham Committee of Adjustment

September 11, 2023

File: A/123/23
Address: 221 The Meadows Avenue, Markham
Applicant: Nguyen The Phuong & Trac Thank Kiet
Agent: In Roads Consultants (Ida Evangelista)
Hearing Date: Wednesday, September 13, 2023

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

The applicant is requesting relief from the following requirements "Residential Two (R2)" Exception *190*465 of By-law 177-96, as amended, as it relates to a proposed coach house. The variance request is to permit:

- a) **By-law 177-96, 6.3.1.2:**
a setback from main building of 4.802m, whereas the by-law permits a minimum of 6.0m.
- b) **By-law 177-96, Section 6.3.1.7(a):**
a garage lot coverage of 22.8 percent, whereas the by-law permits maximum of 15 percent;
- c) **By-law 177-96, Section 7.190.2(c)(ii):**
a side yard setback of 0.1m, whereas the by-law permits a maximum of 0.3m; and
- d) **By-law 28-97, Section 3.0, Table A:**
Two (2) parking spaces whereas the by-law requires three (3) parking spaces

CONCLUSION

Staff requested additional time for review to address concerns regarding the proposed setback from the main building, the lot coverage, and side yard setback, therefore staff recommend that the application be deferred by the Committee of Adjustment.

PREPARED BY:



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REVIEWED BY:



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