

Memorandum to the City of Markham Committee of Adjustment

December 07, 2023

File: A/184/23
Address: 10197 Victoria Square Boulevard, Markham
Applicant: Humphries Planning Group Inc. (Puneh Jamshidi)
Hearing Date: Wednesday, December 13, 2023

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

The applicant is requesting relief from the following requirements of the Rural Residential One (RR1) Zone, in By-law 304-87, as amended, to permit:

a) By-law 304-87, Section 7.1:

an accessory garden suite dwelling to be located in the front yard; whereas, the By-law does not permit an accessory building in the front yard;

b) By-law 304-87, Section 7.5 (b)(i):

a south side yard setback of 1.6 metres for the detached dwelling; whereas, the By-law requires a minimum side yard setback of 3 metres;

c) By-law 304-87, Section 7.5 (b)(i):

a north side yard setback 2.02 metres for the garden suite; whereas, the By-law requires a minimum side yard setback of 3 metres;

d) By-law 304-87, Section 7.5 (b)(i):

a 3.6 metre front yard setback for the garden suite; whereas, the By-law requires a minimum front yard setback of 7.5 metres;

as it relates to a proposed two-storey detached dwelling and a proposed one-storey garden suite in the front yard.

BACKGROUND

Property Description

The 4,171.69 m² (44,903.7 ft²) subject property is located on the east side of Victoria Square Boulevard, north of Major Mackenzie Drive East and east of Woodbine Avenue. There is an existing one storey single-detached dwelling on the subject property, which according to assessment records was constructed in 1998.

The subject property is partially located within the TRCA's Regulated Area as the rear portion of the site contains a Regulatory Flood plain and erosion hazard associated with the Rouge River watershed.

Proposal

The applicant is proposing to demolish the existing single-detached dwelling and construct a new two storey 342.05 m² (3,682 ft²) detached dwelling and a one-storey accessory garden suite.

COMMENTS

Based on review of the application the City's Natural Heritage Staff have requested additional information related to the natural heritage features and hazards located at the rear of the property. For this reason Staff recommend the application be deferred to ensure any natural heritage comments can be addressed.

The applicant has provided written confirmation on December 5, 2023, supporting the approach to defer the application.

PREPARED BY:



Hailey Miller, Planner II, Planning and Urban Design Department

REVIEWED BY:



Rick Cefaratti, MCIP, RPP, Senior Planner, West District

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