

Memorandum to the City of Markham Committee of Adjustment

June 23, 2023

File: A/204/22
Address: 4 Grenfell Crescent, Markham
Applicant: David Johnston Architect Ltd. (David Johnston)
Agent: David Johnston Architect Ltd. (David Johnston)
Hearing Date: Wednesday, July 12, 2023

The following comments are provided on behalf of the East Team. The applicant is requesting relief from the following "Residential 1 (R1)" zone requirements under By-law 1229, as amended, as they relate to a proposed two-storey detached dwelling. The variances requested are to permit:

a) Amending By-law 99-90, Section 1.2(ii):

a maximum depth of 20.14 metres, whereas the By-law permits a maximum depth of 16.80 metres,

b) Amending By-law 99-90, Section 1.2(vi):

a maximum floor area ratio of 52.3 percent, whereas the by-law permits a maximum floor area ratio of 45 percent.

COMMENTS

Staff have regard for tree protection, including trees on the subject lands and neighbouring properties. Tree Preservation staff has expressed concerns with the proposal as it relates to encroachments into the minimum tree protection zones for trees located on site and recommends that the minimum tree protection zones be maintained. Staff note that the Applicant has agreed to the deferral to revise the proposal in order to reduce the impacts to the trees on the subject lands and neighbouring properties. As such, Staff recommend that the application be deferred *sine die* to provide the Applicant with an opportunity to address these concerns.

PREPARED BY:



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REVIEWED BY:



Stacia Muradali, Development Manager, East District