

MEMORANDUM

DATE: February 25, 2020
TO: Chairman and Members, Committee of Adjustment
FILE: A/013/20
ADDRESS: 95 Parkway Avenue – Markham, ON
HEARING DATE: March 4, 2020

The following comments are provided on behalf of the East Team. The applicant is requesting relief from the following requirements of By-law 1229, as amended, as they relate to a proposed new single detached dwelling, to permit:

- a) **Infill By-law 99-90, Section 1.2 (vi):**
A floor area ratio of 57.3%, whereas the By-law permits a maximum of 45%;
- b) **Section 11.2 (c)(i):**
An unenclosed porch (inc. cold cellar below) and stairs to encroach 11 ft 2 in into the required front yard, whereas the By-law permits a maximum encroachment of 18 in for an unenclosed porch and stairs;
- c) **Section 11.2 (c)(i):**
A minimum front yard of 23 ft 3 in (25 ft 0 in - 1 ft - 9 in bay window), whereas the By-law requires a minimum front yard of 25 ft.

The applicant submitted plans to the City of Markham in support of their variance application on January 29, 2020. Planning staff are concerned with the application regarding the mass and scale of the proposed dwelling within the context of the surrounding established neighbourhood which will result from the proposed floor area ratio and stair encroachment, and therefore do not support the application as applied for. Planning staff have communicated this with the applicant, and recommend that the application be deferred sine die to provide the applicant with adequate time to address staff concerns.

PREPARED BY:



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REVIEWED BY:



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