

MEMORANDUM

DATE: October 16, 2020
TO: Chairman and Members, Committee of Adjustment
FILE: A/041/20
ADDRESS: 35 Bakerdale Road – Markham, ON
HEARING DATE: October 21, 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 maximum floor area ratio of 49.70%, whereas the By-law permits a maximum floor area ratio of 45.0%; and
- b) **Infill By-law 99-90, Section 1.2(i):**
a maximum building height of 10.12 m (33.20 ft), whereas the By-law permits a maximum building height of 9.80 m (32.15 ft).

COMMENTS

Upon review of the variance application, staff have identified that the submitted plans do not accurately calculate the requested floor area ratio (FAR) of 49.70%, as the applicant's FAR calculation has not taken into account the garage space. According to the submitted plans, the proposed floor area ratio is approximately 57.54%, which equates to a dwelling with a proposed floor area of 382.76 m² (4,120.0 ft²). Staff have concerns with the floor area ratio of 57.54%, the overall mass and scale of the proposed dwelling, and its fit within the context of the surrounding neighbourhood. Staff are of the opinion that the FAR should be reduced to reflect a smaller building mass that more closely aligns with the general scale of infill dwellings as permitted by the Infill By-law. Planning staff have communicated this with the applicant, and recommend this application be deferred sine die in order to provide the applicant time to submit revised plans that accurately reflect the FAR being requested, and address staff concerns.

PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:



Stephen Corr, Senior Planner, East District