

Memorandum to the City of Markham Committee of Adjustment

February 15, 2024

File: A/218/23
Address: 66 Fonthill Blvd, Markham
Applicant: Prohome Consulting Inc (Vincent Emami)
Agent: Prohome Consulting Inc (Vincent Emami)
Hearing Date: Wednesday, February 21, 2024

The following comments are provided on behalf of the Central District Team.

The Applicant is requesting relief from the “Fourth Density Single Family Residential (R4)” zone requirements of By-law 11-72, as amended, as it relates to a proposed two-storey detached dwelling. The variances requested are to permit:

- a) **Section 6.1, Schedule “B”:**
a minimum side yard setback of 4 feet, whereas the by-law requires a minimum side yard setback of 6 feet for the two-storey building;
- b) **Section 6.1, Schedule “B”:**
a maximum lot coverage of 35.85 percent, whereas the by-law permits a maximum lot coverage of 33.33 percent;
- c) **Section 6.1, Schedule “B”:**
a maximum height of 26 feet 6 inches, whereas the by-law permits a maximum height of 25 feet; and
- d) **Section 6.1, Schedule “B”:**
a minimum flankage side yard of 12 feet, whereas the by-law requires a minimum flankage side yard of 13 feet 3 inches with half the building height of 26 feet 6 inches.

COMMENTS

As it relates to the proposed development, staff have identified tree preservation as an area of concern that the construction of the proposed dwelling may cause injury to the neighbouring tree on 62 Fonthill Boulevard, as the building footprint is within the Tree Protection Zone.

Subsequently, staff recommend the application be deferred sine die by the Committee of Adjustment until such time as the Applicant has addressed these concerns.

Staff note that the Applicant has agreed to this deferral and has indicated they will work with the Tree Preservation Staff to revise their plan to reduce the risk to injury to the trees located on adjacent properties.

PREPARED BY:



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REVIEWED BY:



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