

Memorandum to the City of Markham Committee of Adjustment

February 7, 2022

File: A/190/21
Address: 72 Meadowview Avenue – Markham, ON (Thornhill)
Applicant: 12243598 Canada Inc. (Ivan Lysak)
Agent: Stoyanovskyy Architects Inc. (Orest Stoyanovskyy)
Hearing Date: February 16, 2022

The following comments are provided on behalf of the West District team. The applicant is requesting relief from the following “Fourth Density Single Family Residential – (R4)” zone requirements under By-law 2237, as amended, as they relate to a proposed second-storey addition. The requested variances are to permit:

a) By-law 2237, Section 6.1:

a minimum west side yard setback of 1.22 m (4.0 ft), whereas the by-law requires a minimum side yard setback of 1.80 m (5.91 ft);

b) By-law 101-90, Section 1.2(ii):

a minimum front yard setback of 9.90 m (32.48 ft), whereas the by-law requires a minimum front yard setback of 10.70 m (37.11 ft);

c) By-law 101-90, Section 1.2 (vii):

a maximum floor area ratio of 57.0%, whereas the by-law permits a maximum floor area ratio of 50.0%; and

d) By-law 2237, Section 3.7:

a maximum front yard roofed canopy encroachment of 60.0 in (1.52 m), whereas the by-law permits a maximum roofed canopy encroachment of 18.0 in (0.46 m) into the required front yard.

COMMENTS

Through a detailed review of the application, staff are of the understanding that the requested variances are associated with building permit comments (21.107000.000.00 HP) previously received from the City’s Building Department. Planning staff recommend that the applicant complete a Zoning Preliminary Review (ZPR) to confirm the non-compliances with the Zoning By-law relating to the submitted plans. The applicant has agreed to undertake this process.

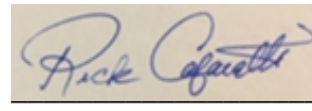
Staff received formal confirmation of the applicant’s request to defer this application on February 4, 2022, and recommend that the application be deferred sine die, by the Committee of Adjustment.

PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:



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