

Memorandum to the City of Markham Committee of Adjustment

November 21, 2018

File: A/132/18
Address: Block 1 of Block 45, 65M-3226, South Park Road, Thornhill
Owner: 1107656 Ontario Inc. (Hashem Ghadaki)
Agent: Malone Given Parsons Ltd. (Lincoln Lo)
Hearing Date: Wednesday November 28, 2018

The following comments are provided on behalf of the West Team:

The applicant is requesting relief from the following requirements of By-law 177-96, as amended:

a) Parking By-law 28-97, Section 6.1.3:

To permit underground structures including areas used for storage lockers, and uses accessory to an apartment building to have a 0.0 metre setback to any property line, whereas the By-law only permits underground private garages and parking garages to have a 0.0 metre setback to any property line. This exemption shall also apply to ventilation shafts and housings, stairways, planters, retaining walls extending from the garage wall and other similar facilities above Established Grade associated with underground structures;

The requested variance relates to a proposed high-density residential apartment development.

Comments:

PUBLIC INPUT SUMMARY

No written submissions were received as of November 21, 2018.

ZONING REVIEW UNDERTAKEN

Staff are reviewing an associated Site Plan application for the proposed residential apartment development under file SC 17 137260. Zoning staff has confirmed the requested variance through the Site Plan approval application review process.

CONCLUSION

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and have no concerns with this application. The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

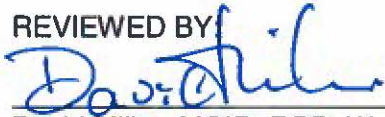
Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



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

REVIEWED BY:



David Miller, MCIP, RPP, West District Manager

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/132/18

1. The variance apply only to the proposed development as long as it remains;
2. That the variance apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix A' to this Staff Report and dated December 19, 2014, with a last revision date of April 30, 2018, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to their satisfaction.

CONDITIONS PREPARED BY:



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

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