

From: [Tsang, Carlson](#)
To: [Hayes, Greg](#); [Leung, Justin](#)
Cc: [Roberts, Bradley](#)
Subject: May 30, 2018 - CofA Reports
Date: Tuesday, May 22, 2018 12:26:48 PM

Hi Greg,

Staff's previous comments remain applicable. Please include the previous reports in the Committee package. Thanks!

A/22/18 – 65 Manila Avenue
A/40/18 – 53 Busch Avenue
A/46/18 – Hillmount Road

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Memorandum to the City of Markham Committee of Adjustment

March 28, 2018

File: A/22/18
Address: 65 Manila Avenue, Markham
Applicant: Yongzhong Ke
Agent: Ryan Ke
Hearing Date: Wednesday April 11, 2018

The following comments are provided on behalf of the West Team. The applicant is requesting relief from the following requirements of By-law 177-95 - R2*456, as amended:

a) Section 6.2.1 b):

a deck that extends 4.0 metres from the wall closest to the rear lot line, whereas the by-law permits a maximum extension of 3.0 metres, as it relates to a proposed rear deck.

Applicant's Stated Reason(s) for Not Complying with Zoning

The applicant did not provide any reasons on the application form.

Zoning Preliminary Review Undertaken

The applicant has completed that a Zoning Preliminary Review (ZPR) to confirm all the variances required for the proposed deck.

PUBLIC INPUT SUMMARY

No written submissions were received as of March 28th, 2018. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

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 are of the opinion that the variance meets the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

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:


Carlson Tsang, Planner II, West District

REVIEWED BY:


David Miller, Development Manager, West District

File Path: Amanda\File\ 18 110441 \Documents\District Team Comments Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/22/18

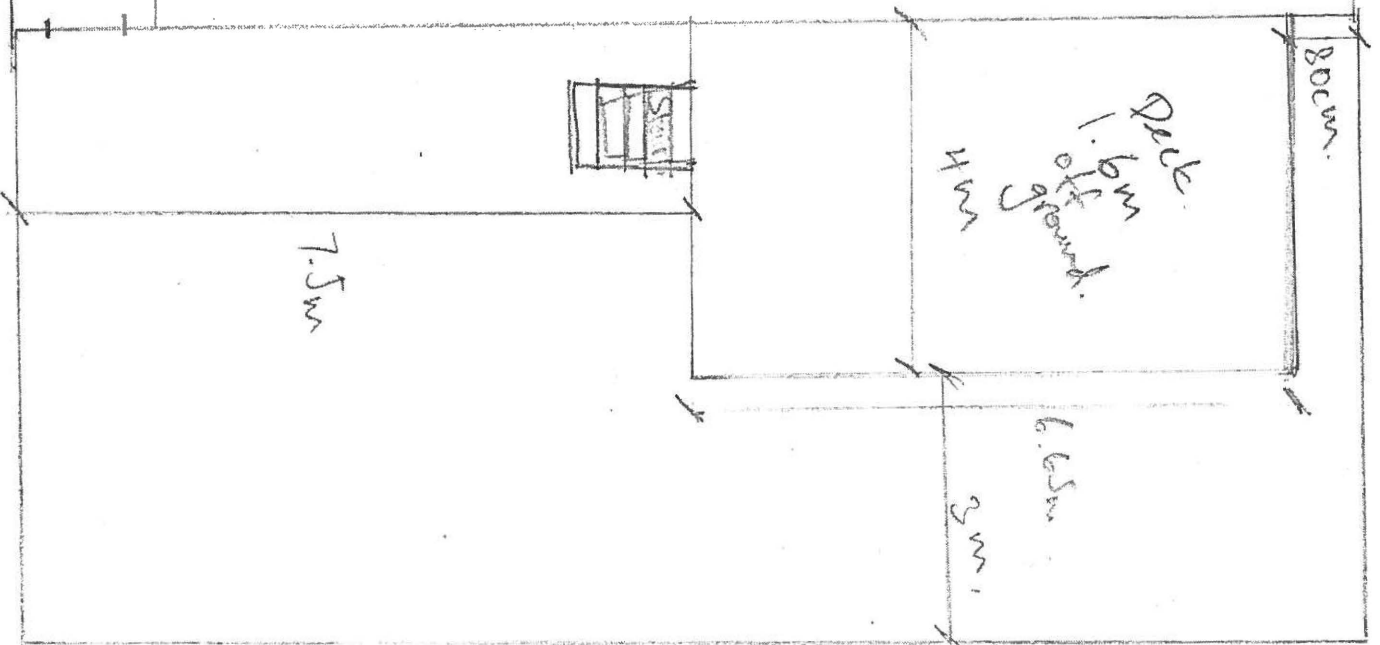
1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix A' to this Staff Report, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction

CONDITIONS PREPARED BY:



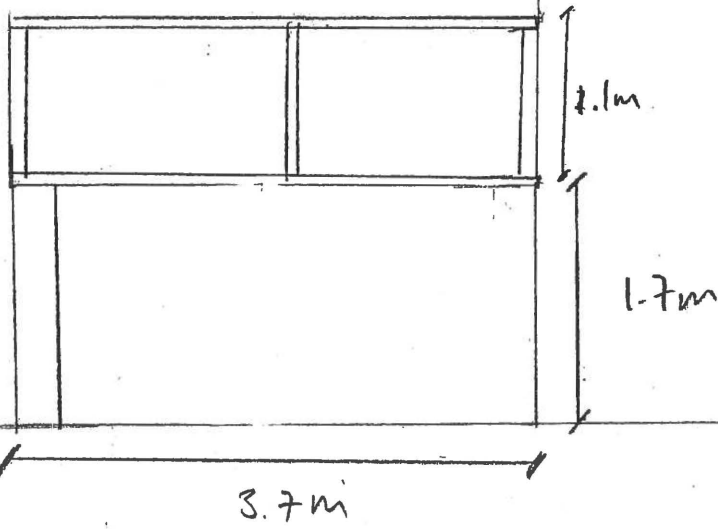
Carlson Tsang, Planner, Zoning and Special Projects

House
3200 sq ft.
65 Mainville Ave.

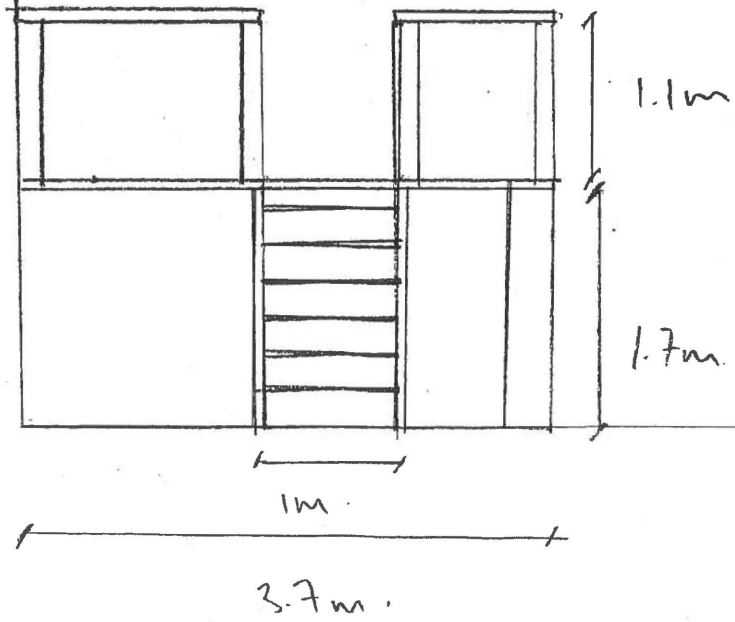


Rear End of Unit
South Side

East to West view.



West to East view.



65 Manila Ave

