

Memorandum to the City of Markham Committee of Adjustment

July 17, 2019

File: A/67/19
Address: 115 Senator Reesor's Drive Markham
Applicant: Polina Petkova & Dimitar Teodosiev
Agent: Gregory Design Group
Hearing Date: Wednesday July 24, 2019

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

The applicant is requesting relief from the following requirements of the Residential (R1) zone in By-law 1229, as amended as they relate to a proposed two-storey single detached dwelling on the subject property:

- a) **Section 11.1:**
a maximum lot coverage of 35.1 percent, whereas the By-law permits a maximum lot coverage of 35 percent;
- b) **Infill By-law 99-90, Section 1.2 (vi):**
a maximum Net Floor Area Ratio of 55.2 percent, whereas the By-law permits a maximum Net Floor Area Ratio of 45 percent;
- c) **Section 11.1:**
minimum front yard setback (to porch) of 5.35 metres, whereas the By-law requires a minimum front yard setback of 25 ft (7.62 m);
- d) **Amending By-law 99-90, Section 1.2 (i):**
a maximum building height of 10.0 metres, whereas the By-law permits a maximum building height 9.8 metres;

BACKGROUND

Property Description

The 613.3 m² (6601.50 ft²) subject property is located on the north side of Senator Reesor's Drive, south of Highway 7 and west of 9th Line. There is an existing two-storey detached dwelling on the property, which according to assessment records was constructed in 1970. The property is located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. Mature vegetation exists across the property.

COMMENTS

The applicant is proposing to demolish the existing dwelling and construct a new two-storey detached dwelling. The proposed dwelling has an attached two car garage and also includes front and rear-yard covered porches.

To facilitate the proposed two-storey dwelling, the applicant has submitted a variance application requesting relief from bylaw 1229, as described above.

Staff have concerns with the requested variances:

While the requested variances to increase the maximum permitted lot coverage and building height are marginal increases, these variances coupled with the requested net floor area ratio variance of 55.2% will result in a dwelling that does not maintain the character of the existing surrounding neighbourhood with respect to its overall scale and mass. Staff also have concerns

with the requested front yard setback reduction as it may impact the established building pattern along the street.

Staff do not support the application as proposed, and request the Committee of Adjustment defer the variance application to allow Staff an opportunity to meet with the applicant, and discuss.

PREPARED BY:


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REVIEWED BY:


Stephen Corr, Senior Planner, East District

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