

Memorandum to the City of Markham Committee of Adjustment
May 23, 2018

File: B/29/17 & A/154/17
Address: 3 Ovida Boulevard, Markham
Applicant: 2581795 Ontario Inc.
Agent: Evans Planning Inc. (Adam Santos)
Hearing Date: Wednesday May 30, 2018

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

B/29/17

The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate area of 75.6 sq. m and lot frontage of 2.5 m (Part 2 on the Draft Reference Plan submitted with the application);
- b) retain a parcel of land with an approximate area of 615.8 sq. m and lot frontage of 20.36 m (Part 3 on the Draft Reference Plan submitted with the application).

Part 2 is to be merged with the property to the north in order to provide a landscape open space strip between the existing commercial building and the residential lot on Part 3 on the Draft Reference Plan submitted with the application.

A/153/17

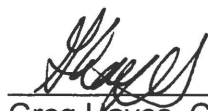
The applicant is requesting relief from the requirements of By-law 1229, as amended, to permit:

- a) **Section 12.5 (c)(ii):**
a landscaping strip of 8.20 feet (2.5 metres) adjoining the south lot line, whereas the by-law requires a landscaped open space strip of at least 25 feet (7.62 metres) in width adjoining the lot line in any side or rear yard that abuts a Residential Zone;

as it relates to an existing commercial building.

Planning staff recommend that the application be deferred sine die in order to accommodate a request from the applicant to put the file on hold until July, 2018. If the proposal changes from what was originally applied for, a new application will be required to reflect any new proposal. It is noted that a full review and public notification was carried out for the original proposal, including preparation of a staff report and hearing at the February 7, 2018 Committee of Adjustment meeting.

PREPARED BY:



Greg Hayes, Committee of Adjustment Technician, Zoning and Special Projects

REVIEWED BY:



Stacia Muradali, Senior Planner, East District