

## Memorandum to the City of Markham Committee of Adjustment

February 13, 2018

**Files:** B/30/17 and A/182/17  
**Address:** Cachet Woods Court, Markham  
**Agent:** Howland Green Homes Ltd. (Dave de Sylva)  
**Owner:** Ideal Asset Holdco Inc.  
**Hearing Date:** Wednesday February 21, 2018

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

### **B/30/17**

The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate area of 7,637.5 m<sup>2</sup> and lot frontage of 53.2 m (Part 1);
- b) retain a parcel of land with an approximate area of 7,944.6 m<sup>2</sup> and lot frontage of 49.05 m (Part 2).

This application is related to Minor Variance A/182/17.

### **A/182/17- The Conveyed Parcel**

The applicant is requesting relief from the requirements of By-law 165-80, as amended, to permit:

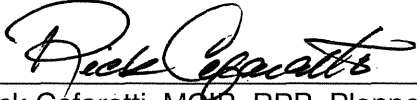
- a) **Amending By-law 48-93, Section 1.1:**  
a minimum lot frontage of 53.2 metres, whereas the By-law requires a minimum lot frontage of 60 metres;
- b) **Amending By-law 48-93, Section 1.1:**  
a minimum lot area of 0.76 hectares, whereas the By-law requires a minimum lot area of 1 hectare;
- c) **Amending By-law 12-81, Section (a):**  
a maximum Floor Area Ratio of 83 percent, whereas the By-law permits a maximum Floor Area Ratio of 70 percent;
- d) **Amending By-law 70-82; Section 4.5.1(a)(ii):**  
to permit no (0) loading spaces per building; whereas, the By-law requires a minimum of 2 loading spaces per building;
- e) **Section 4.7.1(b):**  
a minimum 3.0 metres landscape strip adjoining Cachet Woods Court; whereas, the By-law requires a minimum landscape strip adjoining Cachet Wood Court of 6.0 metres;
- f) **Section 4.5.1 (a):**  
a permit overhead vehicular doors located in a yard or wall which adjoins or faces a street; whereas, the by-law requires that no loading space or platform or overhead vehicular door be located in any yard or wall of any building which adjoins or faces a street;
- g) **Section 5.2 (d) (ii):**  
a side yard of 6.0 metres, whereas the By-law requires a minimum side yard setback of 6.38 metres;

as they relate to a proposed 3 storey office building.

**Comments:**

Staff note that the proposed severance will create a retained parcel (Part 2) that will not comply with the minimum lot frontage and lot area requirements of the By-law. Consequently, Staff recommends that consent application B/30/17 and minor variance application A/182/17 be deferred to the March 14, 2018 Committee of Adjustment Hearing to provide the applicant an opportunity to submit a minor variance application to address the above noted zoning deficiencies for the proposed retained parcel.

PREPARED BY:



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