

Memorandum to the City of Markham Committee of Adjustment

May 16, 2022

File: A/044/22
Address: 30 Sir Caradoc Place, Markham
Applicant: SHDESIGN (randa zabaneh)
Agent: SHDESIGN (randa zabaneh)
Hearing Date: Wednesday May 25, 2022

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

The applicant is requesting relief from the following requirements of the "R1-Residential" zone under By-law 1229, as amended, to permit:

a) By-law 1229, Section Table 11.1:

a maximum lot coverage of 35.6 percent, whereas the By-law permits a maximum lot coverage of 35.0 percent;

By-law 99-90, Section 1.2 (vi):

a maximum floor area ratio of 50.74 percent, whereas the By-law permits a maximum floor area ratio of 45.0 percent;

By-law 99-90, Section 1.2 (i):

a maximum height of 10.64 meters, whereas the By-law permits a maximum height of 9.8 meters;

By-law 142-95, Section 2.2 (b)(i):

a deck to project a maximum of 3.251 meters, whereas the By-law permits a maximum deck projection of 3.0 meters;

By-law 1229, Section 11.2 (c)(i):

a porch to encroach 23.0 inches into the required front yard, whereas the By-law permits a maximum encroachment of 18.0 inches into any yards;

as it relates to a proposed single family dwelling.

Through the review of the application, staff noted that additional variances are required for proposed development. The applicant has agreed to defer the application until all the required variances have been identified.

PREPARED BY:



Carlson Tsang, Senior Planner, East District