

# Memorandum to the City of Markham Committee of Adjustment

September 12, 2022

**File:** A/114/22  
**Address:** 67 Babcombe Dr, Thornhill  
**Applicant:** RAA Design Studio Inc. (Forough Radman)  
**Agent:** RAA Design Studio Inc. (Forough Radman)  
**Hearing Date:** Wednesday September 21, 2022

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

The applicant is requesting relief from the following "Third Density Special Residential – (SR3)" zone requirements under By-law 1767, as amended, as they relate to a proposed two-storey detached dwelling. The variances requested are to permit:

**a) Amending By-law 100-90, Section 1.2(i):**

a building height of 9.15 meters, whereas the By-law permits a maximum flat roof building height of 8.0 meters;

**b) Amending By-law 100-90, Section 1.2(iii):**

a maximum building depth of 22.40 meters, whereas the By-law permits a maximum building depth of 16.8 meters;

## COMMENTS

The applicant has completed a Zoning Preliminary Review (ZPR) to confirm the initial variances required for the proposed development. The applicant submitted revised drawings on August 23, 2022 which identified an additional variance that was not identified in the original application. Staff recommend that the application be deferred to provide an opportunity for notification of all applicable variances as per the *Planning Act* requirements.

PREPARED BY:



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Brashanth Manoharan, Planner II, West District

REVIEWED BY:



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Rick Cefaratti, MCIP, RPP, Senior Planner II, West District

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