

Memorandum to the City of Markham Committee of Adjustment

October 14, 2022

File: A/138/22
Address: 130 Royal Crest Court, Markham
Applicant: Cspace Architecture (Adamo Caputo)
Agent: Cspace Architecture (Adamo Caputo)
Hearing Date: Wednesday, October 19, 2022

The following comments are provided on behalf of the Central Team.

The Applicant is requesting relief from the following "Select Industrial and Limited Commercial - M.C. (40%)" zone requirements of By-law 108-81, as amended:

- a) **Parking By-law 28-97, Section 3 - Table B**: 108 parking spaces, whereas the By-law requires 127 parking spaces;
- b) **Parking By-law 28-97, Section 5.1**: three accessible parking spaces, whereas the By-law requires six accessible parking spaces; and
- c) **By-law 108-81, Section 7.4.3 (a)**: a maximum floor area ratio of 43.80 percent, whereas the By-law permits a maximum floor area ratio of 40 percent;

as it relates to proposed interior alterations for office space within an existing warehouse.

COMMENTS

As it relates to the proposed development, Staff have requested the Applicant submit a Parking Justification Study for review to determine the appropriateness of the proposed reductions. The Applicant has agreed to the deferral and intends to submit a scoped Parking Justification Study.

Subsequently, Staff recommend that the application be deferred sine die by the Committee of Adjustment until the next available hearing to ensure that appropriate notice is provided for in accordance with the requirements under the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

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