

Memorandum to the City of Markham Committee of Adjustment
July 10, 2023

File: B/005/22, A/077/23, A/079/23
Address: 10729 Victoria Square Boulevard, Markham
Applicant: Archizoning Design Inc. (Lei Zhang)
Hearing Date: Wednesday, July 12, 2023

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

Consent Application B/005/22

Pursuant to the provisions of Section 53 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and Ontario Regulation No. 197/96, the Applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate lot frontage of 23.38 m (76.70 ft.) and an approximate lot area of 1,109.0 m² (11,937.18 ft²) (Part 2);
- b) retain a parcel of land with an approximate lot frontage of 23.39 m (76.73 ft.) and an approximate lot area of 1,094.8 m² (11,785 ft²) (Part 1).

The purpose of this application is to facilitate the creation of one new residential lot. This application is being heard concurrently with minor variance applications A/077/23 and A/079/23, as detailed below.

Minor Variance Application A/077/23 (Severed Lot)

The Applicant is requesting relief from the requirements of the “Single Family Rural Residential (RRH) Zone” under By-law 83-73, as amended, to permit:

- a) **By-law 83-73, Section 8.2(a) :**
a minimum lot frontage of 76.70 ft. (23.38 m), whereas the By-law requires a minimum lot frontage of 100 ft. (30.48 m);
- b) **By-law 83-73, Section 8.2(b):**
a minimum lot area of 11,937.18 ft² (1,109.0 m²), whereas the By-law requires lot area of 22,000 ft² (2,043.87 m²).

Minor Variance Application A/079/23 (Retained Lot)

The Applicant is requesting relief from the requirements of the “Single Family Rural Residential (RRH) Zone” under By-law 83-73, as amended, to permit:

- a) **By-law 83-73, Section 8.2(a):**
a minimum lot frontage of 76.73 ft. (23.39 m), whereas the By-law requires a minimum lot frontage of 100 ft (30.48 m);
- b) **By-law 83-73, Section 8.2(b):**
a minimum lot area of 11,785 ft² (1,094.8 m²), whereas the By-law requires a minimum lot area of 22,000 ft² (2,043.87 m²);

c) By-law 83-73, Section 8.2(c):

a minimum rear yard setback of 15.0 ft. (4.57 m), whereas the By-law requires a minimum rear yard setback of 25.0 ft. (7.62 m).

Proposal

The Owner is proposing to sever the existing residential lot into two parcels. The retained lot (Part 1) will have a lot area of 1,094.8 m² (11,785 ft²) and a lot frontage of 23.39 m (76.73 ft.). The proposed severed lot (Part 2) will have a lot area of 1,109.0 m² (11,937.18 ft²) and a lot frontage of 23.38 m (76.70 ft.).

The Owner is proposing to retain the existing dwelling on the subject property and construct a new attached garage. On the severed property, the Owner is proposing to construct a new two storey detached dwelling.

COMMENTS

The City has initiated a Municipal Class Environmental Assessment to undertake improvements to Victoria Square Boulevard, from the Woodbine Bypass to Woodbine Avenue. These improvements will include installation of continuous sidewalks, cycling facilities, and roadway infrastructure. In addition, municipal services will be extended along Victoria Square Boulevard, allowing the subject property to connect to municipal services. Phase 1 of this project is estimated to begin in spring of 2024.

The subject property is currently serviced by a septic system. The existing septic system is located on both the proposed retained and severed parcels. Until such time as municipal services are installed along Victoria Square Boulevard, the Owner will be required to retain the existing septic system. While Staff are supportive in principle of the consent and minor variance applications, it is recommended that the subject applications be deferred sine die, to ensure that any approval of these applications are timed appropriately with the installation of municipal services along Victoria Square Boulevard.

PREPARED BY:



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REVIEWED BY:



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