

DATE: January 25, 2021
TO: Chairman and Members, Committee of Adjustment
FILE: A/131/20
ADDRESS: 4 Almond Ave – Markham, ON (Thornhill)
HEARING DATE: February 3, 2021

The applicant is requesting relief from the following “Fourth Density Single Family Residential (R4)” zone requirements under By-law 2237, as amended, as they relate to a proposed two-storey detached dwelling:

- a) **Section 6.1:**
a side yard setback of 1.52 m (4.99 ft), whereas the By-law requires a minimum side yard setback of 1.80 m (5.91 ft);
- b) **Section 6.1:**
a maximum height of 9.06 m (29.72 ft), whereas the By-law permits a maximum height of 8.0 m (26.25 ft);
- c) **Infill By-law 101-90, Section 1 (vii):**
a floor area ratio of 61.0%, whereas the By-law permits a maximum floor area ratio of 50.0%.

COMMENTS

Upon review of the variance application, staff have expressed concern with the requested floor area ratio (FAR) of 61.0%, and recommended that it be reduced to better align with the scale of infill dwellings as permitted by the Infill By-law. The applicant has requested that the application be deferred to provide them with time to prepare revised drawings (Appendix “A”). Consequently, staff recommend that the application be deferred sine die to provide the applicant with adequate time to prepare and submit revised drawings.

APPENDICES


Appendix “A” – Applicant’s Request for Deferral: January 25, 2021

PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:



Stephen Kitagawa, Acting-Development Manager, West District

APPENDIX "A"
APPLICANT'S REQUEST FOR DEFERRAL: JANUARY 25, 2021

Todorovski, Aleks

From: Bishoi Shinoda <bshinoda@evansplanning.com>
Sent: Monday, January 25, 2021 1:50 PM
To: Todorovski, Aleks
Cc: Adam Layton; saeedrokh@yahoo.com
Subject: RE: Application Details Confirmation - A/131/20 - 4 Almond Avenue

Hi Aleks:

Notwithstanding my previous email, the client reached out to us providing a new direction. We would like to request a deferral till the following COA meeting. We are will be revising our drawings during the additional time. I will circulate to you the final updated plans and the corrected application form when ready.

If you have any questions, do not hesitate to contact me via email or cellphone. Thank you and looking forward to hearing back from you.

Thanks

Bishoi Shinoda M.E.S.
Associate Planner

Evans Planning Inc.

8481 Keele Street, Unit 12

Vaughan, ON L4K 1Z7

Cell: 647.784.1920

E: bshinoda@evansplanning.co

As York Region has been moved into the Grey Zone (Lockdown), our office will be adopting a "Work From Home" protocol until further notice. We will be keeping in touch via email transmissions and telephone and will use our best efforts to continue to move projects forward.