

MEMORANDUM

DATE: April 10, 2019
TO: Chairman and Members, Committee of Adjustment
FILE: A/10/19
ADDRESS: 4 Sunflower Crt, Thornhill
HEARING DATE: Wednesday April 10, 2019

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

The applicant is requesting relief from the following requirements of By-law 1767, SR2 as amended:

- a) **Section 12(iv)(a):**
a minimum front yard setback of 29 feet (8.84 metres), whereas the By-law requires that the front yard of a dwelling be erected between two existing building shall comply with the corresponding yards of the two existing buildings 39.2 feet (11.94 metres);
- b) **Section 9(i):**
a maximum unenclosed/unexcavated roofed porch encroachment of 197 inches (16.37 feet), whereas the By-law permits a maximum encroachment of 18 inches (1.5 feet) into the required front yard;
- c) **Section 14(i)(e):**
a minimum rear yard setback of 43 feet 3 inches, whereas the By-law requires a minimum rear yard setback of 50 feet;
- d) **Amending By-law 100-90, Section 1.2(iii):**
a maximum building depth of 18.69 metres, whereas the By-law permits a maximum building depth of 16.8 metres;
- e) **Amending By-law 100-90, Section 1.2(i):**
a maximum building height of 9.31 metres, whereas the By-law permits a maximum building height of 8.0 metres for a flat roof;
- f) **Section 2(vi) & Section 12(viii)(a):**
a 2nd dwelling unit/basement apartment, whereas the By-law permits no more than one single detached dwelling on each registered lot;

as they relate to a proposed single detached dwelling.

Comments

The applicant is proposing to construct a new two-storey detached dwelling with a rear deck, rear basement walk out, secondary suite in the proposed basement and a three car attached garage. To facilitate the proposed two-storey detached dwelling, the applicant has submitted a variance application requesting relief from By-law 1767 as amended, as described above. Staff have concerns with proposal as shown on the revised drawings received by the City of Markham on March 26, 2019 (Appendix A). The applicant has requested a deferral to address staff concerns. Planning staff recommends that the application is deferred sine die to provide the applicant additional time to address Staff concerns.

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PREPARED BY:



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REVIEWED BY:



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