

MEMORANDUM

Memorandum to the City of Markham Committee of Adjustment
July 30, 2019

File: A/71/19
Address: 21 Personna Boulevard
Applicant: Betty Tse
Agent: Robin McKenna, Sparrow Studio
Hearing Date: August 7, 2019

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

The applicant is requesting relief from the requirements of By-law 304-87, as amended to permit:

a) **Amending By-law 2008-21, Section 7.5 (b)(iv):**

a minimum side yard setback of 3.35 metres (10.99 feet) and the sum of the width of both side yards of 8.1 metres (26.57 feet), whereas the By-law requires a minimum side yard setback of 3.0 metres (9.84 feet) and the sum of the width of both side yards shall not be less than 9.0 metres (29.52 feet);

The requested variance relates to an existing detached garage.

COMMENTS:

Zoning Preliminary Review (ZPR) Not Undertaken

A Zoning Preliminary Review (ZPR) has not been conducted. However, the applicant has received comments from the Building Department through their permit process to confirm the variance required to allow the existing detached garage to remain in the rear yard of the subject property.

PUBLIC INPUT SUMMARY

No written submissions were received as of July 30, 2019. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

Planning Staff have reviewed the requested variance with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and have no concerns with this application. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



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

REVIEWED BY:



David Miller, MCIP, RPP, West District Manager

File Path: Amanda\File\19 127280\Documents\District Team Short Report Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/71/19

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plans attached as 'Appendix B' to this Staff Report and dated March 6, 2019, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;

CONDITIONS PREPARED BY:



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



**SPARROW
STUDIO**
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Tel: 415.774.8888
www.sparrowstudio.com

**21 PERSONNA BLVD
MARIETTA, ON LSC 1G1**

**PARTIAL DEMOLITION FOR NEW
2ND FLOOR AND SIDE ADDITION**

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	08/20/12	MM
2	REVISIONS TO PERMITS	09/10/12	MM
3	REVISIONS TO PERMITS	09/10/12	MM
4	REVISIONS TO PERMITS	09/10/12	MM
5	REVISIONS TO PERMITS	09/10/12	MM
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100	REVISIONS TO PERMITS	09/10/12	MM



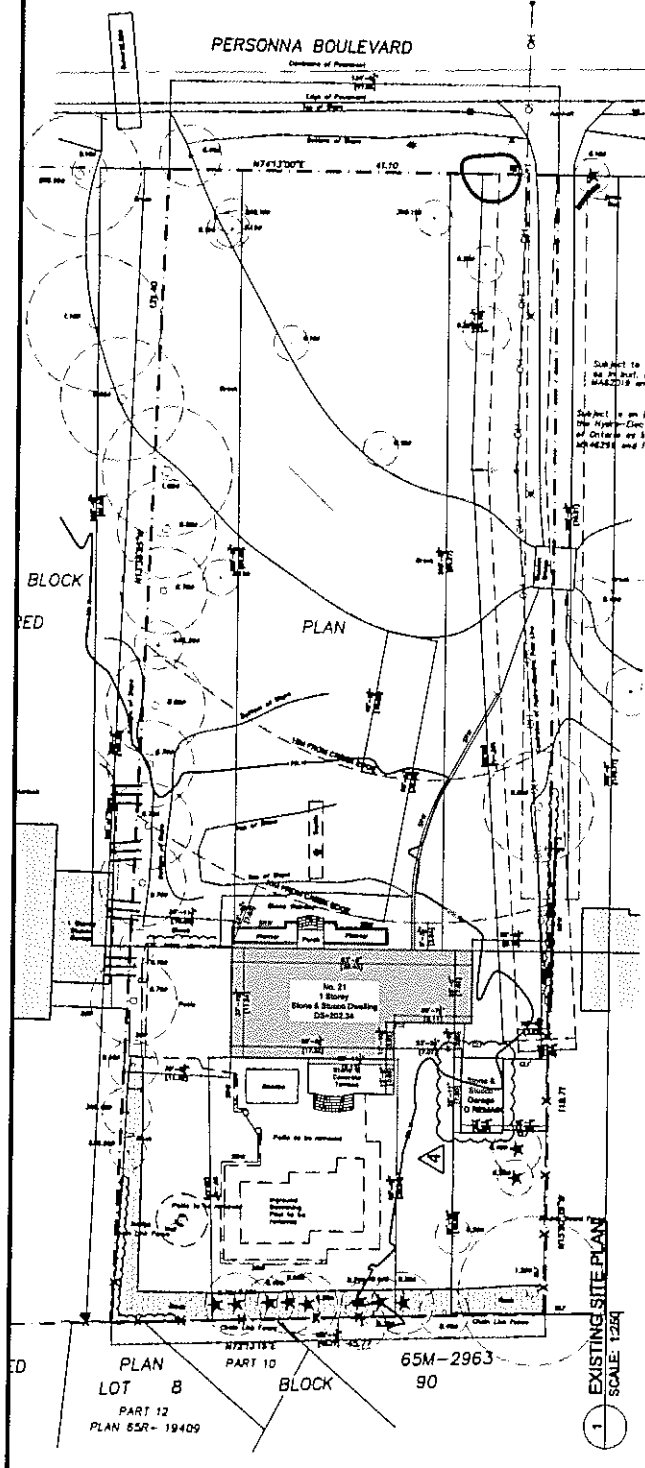
**EXISTING AND PROPOSED
SITE PLAN**

SCALE: 1/8" = 1'-0"
DATE: 08/20/12

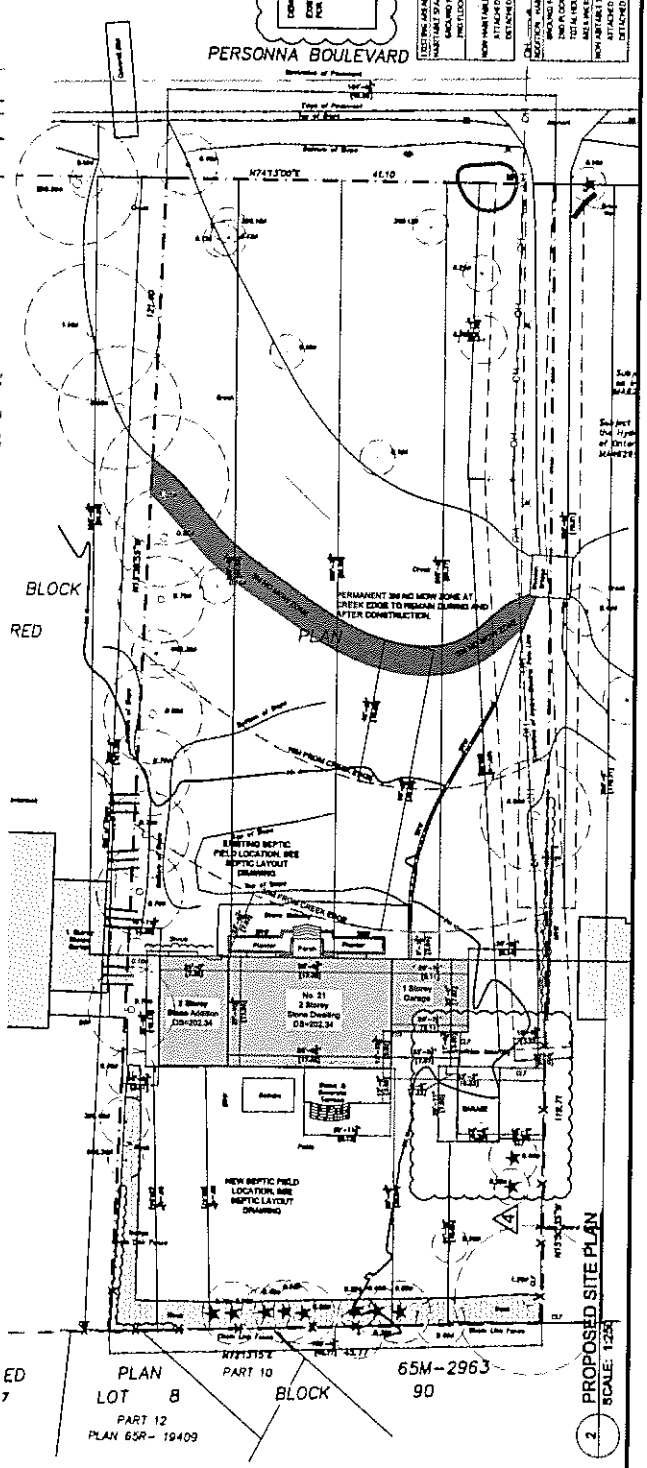
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IRCA AND ILMR REQUIREMENTS:
CONTRACTOR TO REFER TO ARBORIST REPORT AND EROSION AND SEDIMENT CONTROL PLAN AS PART OF THIS PACKAGE FOR DETAILS AND NOTES ON TREE PROTECTION AND SEDIMENT CONTROL BEFORE CONSTRUCTION COMMENCED. ALL TREES TO BE REMOVED SHALL REMAIN AS WELL AS EROSION AND SEDIMENT CONTROL MEASURES WITH THE EXCEPTION OF THE 3M NO MOW ZONE WHICH WILL REMAIN AS A PERMANENT REQUIREMENT ON THE SITE. THE SITE IS UNDESIRABLE FOR USE IN SOME MEASURE A HABITAT FOR SPECIES (AN ENDANGERED SPECIES) AND REQUIRES GREAT PROTECTIONS. CONTRACTOR IS STRICTLY TO ADHERE TO THE EROSION AND SEDIMENT CONTROL PLAN AS WELL AS ARBORIST REPORT.

CONSULTANT NOTES:
CONTING CHANGE TO REMAIN AS IS NO LONGER PLANNED FOR DEMOLITION.



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



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PERMITTING STAMP
The Department of Planning and Public Works hereby certifies that the information provided on this permit application is true and correct and that the project complies with all applicable laws, codes, and regulations. This permit is valid for 180 days from the date of issuance. If the project is not completed within this period, the permit holder must apply for a permit extension. Failure to comply with the conditions of this permit may result in the revocation of the permit and the imposition of penalties. For more information, please contact the Department of Planning and Public Works at (415) 774-8888.

PROJECT ADDRESS:
**21 PERSONNA BLVD
MARKHAM, ON L6C 1G1**

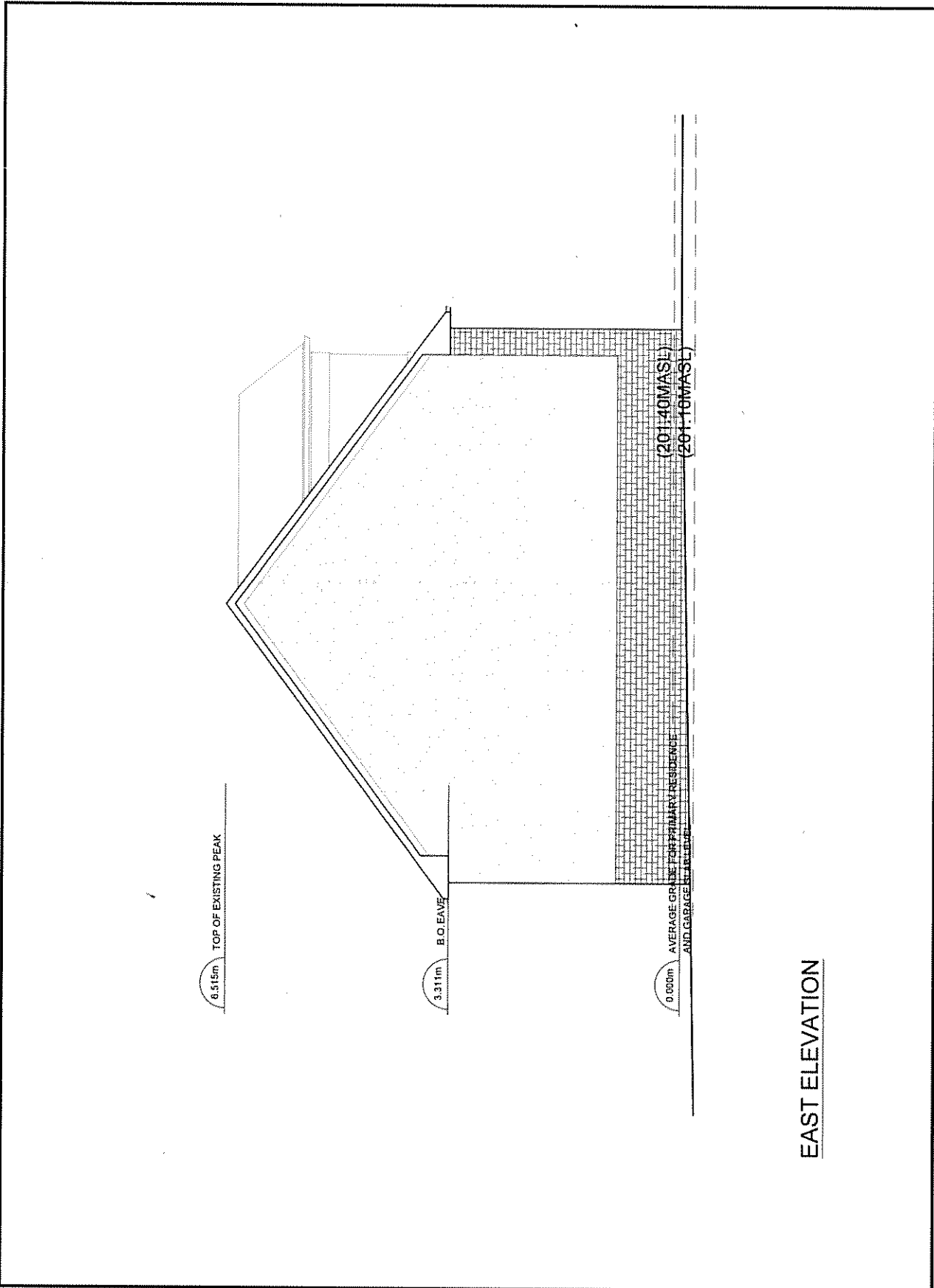
PROJECT NAME:
**PARTIAL DEMOLITION FOR NEW
2ND FLOOR AND SIDE ADDITION**

CONTRACTOR:
[Name of contractor]

GENERAL NOTES:
• ALL DIMENSIONS TO BE CHECKED AND VERIFIED IN
• ANY AND ALL INTERFERENCES TO BE REPORTED TO
• ALL DIMENSIONS REMAIN THE PROPERTY OF THE
DESIGNER.
• DO NOT SCALE DIMENSIONS.

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUE DRAWINGS	07/14/2018
2	REVISIONS TO DRAWINGS	08/01/2018
3	REVISIONS TO DRAWINGS	08/01/2018
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EAST ELEVATION

PROJECT NO.:
**DETACHED GARAGE
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EAST**
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DATE: [Date]

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