

Memorandum to the City of Markham Committee of Adjustment

May 20, 2021

File: A/050/21
Address: 4 Marie Court Thornhill
Applicant: F & A Associate Ltd. (Ali Shakeri)
Hearing Date: Wednesday, May 26, 2021

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

The applicant is requesting relief from the following requirements of the Third Density Single Family Residential (R3) zone in By-law 2237, as amended to permit:

- a) **Amending By-law 101-90, Sec. 1.2(I):**
a maximum flat roof building height of 9.12 m, whereas by-law permits building height of 8.0 m;
- b) **Section 6.1:**
a minimum front yard setback of 20 ft, whereas the by-law requires setback of 27 ft;
- c) **Parking By-law 28-97, Sec. 6.2.4.5 a)l):**
a second 3.7 m wide driveway with a main building setback of 6.1 m from the streetline, whereas the by-law requires main building to be setback minimum of 8.0 m from the streetline;
- d) **Amending By-law 101-90, Sec. 1.2(vii):**
a maximum floor area ratio of (52.3 percent) 4093 ft², whereas the by-law permits maximum floor area ratio of (50 percent) 3907 ft²;

as it relates to a proposed single detached dwelling.

BACKGROUND

Property Description

The 755.02 m² (8127 ft²) subject property is located on the west side of Marie Court, south of John Street and east of Yonge Street. There is an existing two storey single detached dwelling on the property, which according to assessment records was constructed in 1968. The property is located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. Mature vegetation exists across the property.

The subject property is partially located within TRCA's Regulated Area as the rear portion of the site is within and adjacent to a regulatory flood plain associated with the Don River Watershed.

Proposal

The applicant is proposing demolish the existing dwelling and construct a new 380.30 m² (4093.48 ft²) two storey single detached dwelling.

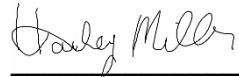
COMMENTS

Heritage Markham

The subject property is located adjacent to the Thornhill Heritage Conservation District. Properties that are adjacent to designated heritage properties or districts are required to be reviewed by Heritage Markham to ensure the proposal does not negatively impact the designated property or district.

The Applicant has provided written confirmation requesting that the application be deferred. This will provide time for the proposal to be reviewed by Heritage Markham before returning to Committee.

PREPARED BY:



Hailey Miller, Planner I, West District

REVIEWED BY:



Stephen Kitagawa, Acting Development Manager, West District