

# MEMORANDUM

**DATE:** June 2, 2021  
**TO:** Chairman and Members, Committee of Adjustment  
**FILE:** A/052/21  
**ADDRESS:** 45 Gracewell Road – Markham, ON  
**HEARING DATE:** June 9, 2021

The following comments are provided on behalf of the East Team. The applicant is requesting relief from the following “Residential Two Exception \*133 \*137 (R2\*133\*137) Zone” requirements under By-law 177-96, as amended, as they relate to a proposed secondary suite, reduced parking, and walk-up stairs. The variances requested are to permit

**a) By-law 177-96, Sec. 6.6.3:**

Stairs and landings to encroach a distance of 2.52 m (8.27 ft) into the required rear yard setback, whereas the by-law permits stairs and landings to encroach a distance of no more than 2.0 m (6.56 ft) into the required rear yard;

**b) By-law 177-96, Sec. 6.5:**

One accessory dwelling unit (basement apartment), whereas the by-law permits one single family dwelling; and

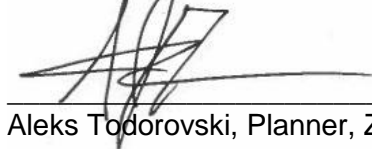
**c) Parking By-law 28-97, Sec. 6.1.2(a):**

Two parking spaces, whereas the By-law requires a minimum of three parking spaces.

## COMMENTS

The applicant has confirmed with staff that the current request to permit stairs and landings to encroach a distance of 2.52 m (8.27 ft) into the required rear yard setback should be adjusted to reflect an encroachment of 3.0 m (9.84 ft). Accordingly, staff are recommending that the subject application be deferred until the next available hearing to ensure that appropriate notice is provided in accordance with the *Planning Act, R.S.O. 1990, c. P.13, as amended*.

PREPARED BY:



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REVIEWED BY:



Stacia Muradali, Development Manager, East District