

# Memorandum to the City of Markham Committee of Adjustment

February 28, 2024

**File:** A/002/24  
**Address:** 66 Liebeck Crescent, Markham  
**Applicant:** Prohome Consulting Inc (Vincent Emami)  
**Agent:** Prohome Consulting Inc (Vincent Emami)  
**Hearing Date:** Wednesday, March 6, 2024

The following comments are provided on behalf of the Central District Team.

The Applicant is requesting relief from the "Fourth Density Single Family Residential (R4)" zone requirements of By-law 11-72, as amended, as it relates to a proposed two-storey detached dwelling. The variances requested are to permit:

- a) **Section 6.1, Schedule "B":**  
a minimum north side yard setback of 4 feet, whereas the by-law requires a minimum side yard setback of 6 feet for a two-storey building;
- b) **Section 6.1, Schedule "B":**  
a maximum lot coverage of 36.74 percent, whereas the by-law permits a maximum lot coverage of 33 1/3 percent; and,
- c) **Section 6.1, Schedule "B":**  
a maximum height of 27 feet 3 inches, whereas the by-law permits a maximum height of 25 feet.

## COMMENTS

As it relates to the proposed development, the Applicant has made revisions to the proposal which will require new variances to be prepared for notice and signage.

Subsequently, Staff recommend the application be deferred sine die by the Committee of Adjustment until such time as the Applicant provides an updated list of variances.

PREPARED BY:



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Hussnain Mohammad, Planner 1, Development Facilitation Office

REVIEWED BY:



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Deanna Schlosser, MCIP RPP, Senior Planner, Central District