

Memorandum to the City of Markham Committee of Adjustment
June 19, 2024

File: A/041/24
Address: 12 Thomas Reid Rd Markham
Applicant: Arrow Architecture Ltd. (Alex Wu)
Agent: Arrow Architecture Ltd. (Alex Wu)
Hearing Date: Wednesday June 19, 2024

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

On January 31, 2024, City of Markham Council enacted Comprehensive Zoning By-law 2024-19. As By-law 2024-19 is currently under appeal with the Ontario Land Tribunal (OLT), any Applications under Section 45 of The *Planning Act* that do not benefit from the transition clauses under Section 1.7 of By-law 2024-19 must comply with By-law 2024-19 and any previous By-laws in effect. As such, the Applicant is requesting relief from the following "Residential Established Neighbourhood Low Rise (RES-ENLR) under By-law 2024-19, to permit:

- a) **By-law 2024-19, Section 6.3.2.2.m):**
a maximum projection of 6.9 metres of an attached private garage beyond the main wall of the building, whereas the by-law permits a maximum projection of 1.8 metres;
- b) **By-law 2024-19, Section 6.3.2.2.f):**
a minimum front yard setback of 12.18 metres, whereas the by-law requires a minimum front yard setback of 13.75 metres;

as it relates to the extension of a two-car garage to a four-car garage.

COMMENTS

As an update to our previous comments provided to the Committee dated June 11, 2024, Planning and Urban Design staff recommend that the subject minor variance application be deferred sine die to address new information regarding the need for an additional variance to facilitate the proposed extension of the existing garage on the subject property. A deferral will provide an opportunity to confirm the nature of the variances and to renotify the application accordingly.

PREPARED BY:



Rick Cefaratti, MCIP RPP, Senior Planner, West District