

# Memorandum to the City of Markham Committee of Adjustment

September 1, 2021

**File:** A/124/21  
**Address:** 9704 McCowan Road  
**Applicant:** The Sher Corporation  
**Hearing Date:** September 8, 2021

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

The applicant is requesting relief from the following requirements of By-law 177-96, as amended:

## **By-law 177-96, Section 7.628.1 (e):**

- a) To permit a minimum lot frontage of 45.7 m (149.9 ft.), whereas the By-law requires a minimum lot frontage of 46.0 m (150.9 ft.); as it relates to a proposed mixed use development.

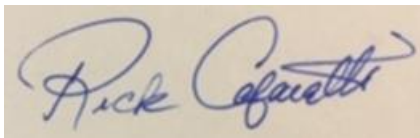
## **COMMENTS**

Staff are currently reviewing an associated site plan application, for an eight storey (8) storey mixed use mid-rise building and two five (5) storey apartment buildings on the subject lands, under file SC 18 174837. The proposed development was endorsed in principle by the Development Services Committee on June 21, 2021. The lot frontage deficiency was identified by zoning staff through their review of the most recent site plan application submission.

Staff note that a site specific Zoning By-law Amendment to facilitate the proposed development of the above noted buildings was passed by Markham Council on June 25, 2019 (By-law 2019-79) which also included a minimum lot frontage requirement of 46.0 m (150.9 ft.), as noted above.

Planning Staff have reviewed the application 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.

PREPARED BY:

A handwritten signature in blue ink, reading "Rick Cefaratti", is shown on a light-colored rectangular background.

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