

Memorandum to the City of Markham Committee of Adjustment

March 3, 2025

File: A/032/24
Address: 60 Chant Crescent, Markham
Agent: HJ Architects Inc (Joanne Ying)
Hearing Date: Wednesday, March 5, 2025

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

The Applicant is requesting relief from the “Residential – Established Neighbourhood Low Rise (RES-ENLR)” zone requirements under By-law 2024-19, as amended, as it relates to a proposed two-storey detached dwelling. The variances requested are to permit:

a) By-law 2024-19, Section 6.3.2.2(C):

a maximum second storey building coverage of 24 percent, whereas the by-law permits a maximum second storey building coverage of 20 percent;

b) By-law 2024-19, Section 6.3.2.2(E):

a maximum distance of 16.3 metres from the established building line for the second storey, whereas the by-law permits a maximum distance of 14.5 metres;

c) By-law 2024-19, Section 6.3.2.2(J):

a maximum outside wall height of 7.4 metres, whereas the by-law permits a maximum outside wall height of 7 metres; and,

d) By-law 2024-19, Section 6.3.2(K):

a maximum three storey dwelling, whereas the by-law permits a maximum two storey dwelling.

COMMENTS

Staff received revised plans following the September 11, 2024 Committee of Adjustment meeting. However, upon further review, Staff have identified that additional variance(s) related to the proposed porch will be required. As such, Staff recommend the application be deferred sine die by the Committee of Adjustment until such time the Applicant confirms the additional variances required or revises the Plans to comply with By-law requirements for porch sizes. Staff note that the Applicant has agreed to this deferral and has indicated they will work with Staff on the application.

PREPARED BY:



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REVIEWED BY:



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