

Memorandum to the City of Markham Committee of Adjustment

May 08, 2025

File: A/125/24
Address: 293 Main St N Markham
Agent: Four Seasons Sunrooms (Nour Elgendy)
Hearing Date: Wednesday, May 14, 2025

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

The applicant is requesting relief from the following requirements of By-law 1229, as amended, to permit:

- a) **By-law 1229, Table 11.1:** a side yard setback of 3.64 feet, whereas the by-law requires a minimum side yard setback of 4 feet;
- b) **By-law 1229, Table 11.1:** a lot coverage of 40.20 percent, whereas the by-law permits a maximum lot coverage of 35 percent;
- c) **By-law 99-90, Section 1.2 (iii):** a maximum building depth of 22.83 metres, whereas the by-law permits a maximum building depth of 16.8m metres;
- d) **By-law 99-90, Section 1.2 (iv):** a maximum net floor area ratio of 61.60 percent, whereas the by-law permits a maximum net floor area ratio of 45 percent;
- e) **By-law 142-95, Section 2.3(a):** a deck to be located on the second floor, whereas the by-law requires a deck to be located at or below the level of the ground floor.

COMMENTS

On May 6, 2025, the agent for the owner contacted Committee of Adjustment staff by email requesting that the hearing scheduled for May 14, 2025, be deferred to allow additional time to verify the required variances and ensure that the architectural plans are consistent with the proposed alteration to the existing dwelling. Given this, Staff recommends that the application be deferred **sine die** until such time the applicant confirms the accuracy of the requested variances and ensures the architectural plans are consistent with the proposal and requests a new hearing date.

PREPARED BY:



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REVIEWED BY:



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