

Memorandum to the City of Markham Committee of Adjustment

May 28, 2025

File: A/043/25
Address: 39 Ambleside Crescent, Markham
Agent: Four Seasons Sunrooms (Nour Elgendy)
Hearing Date: Wednesday, June 11, 2025

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

The Applicant is requesting relief from the following requirement from the “Residential – Established Neighbourhood Low Rise (RES-ENLR) Zone” requirements under By-law 2024-19, as amended, to permit:

a) Section 6.3.2 c):

a maximum main building coverage of 32.50 percent for the first storey, whereas the By-law permits a maximum main building coverage of 30 percent for the first storey;

as it relates to a proposed one-storey sunroom addition.

BACKGROUND

Property Description

The 854.60 m² (9,198.84 ft²) subject property is located on the west side of Ambleside Crescent, generally north of Kerrigan Crescent and east of Lockridge Avenue (the “Subject Lands”) (refer to Appendix “A” – Aerial Photo). The property is located within an established residential neighbourhood comprised of two-storey detached dwellings. The surrounding area is undergoing a transition with newer dwellings being developed as infill developments.

There is an existing two-storey dwelling on the Subject Lands, which according to assessment records was constructed in 1985. Mature vegetation exists on the property including one large mature tree in the front yard.

Proposal

The Applicant is proposing to construct a 25.40 m² (273.45 ft²) sunroom addition (the “Proposed Development”) (refer to Appendix “B” – Plans).

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24, 2017, and updated on April 9, 2018)

The Official Plan designates the Subject Lands as “Residential Low Rise”, which permits low-rise housing forms including single detached dwellings. Section 8.2.3.5 of the Official Plan outlines infill development criteria for the “Residential Low Rise” designation with respect to height, massing, and setbacks. These criteria are established to ensure that infill developments are appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street, while accommodating a diversity of building styles. In considering applications for development approval in a “Residential Low Rise” area, which includes variances, development is required

to meet the general intent of the above noted development criteria. In addition, regard shall be had for the retention of existing trees and vegetation. Planning Staff have had regard for the requirements of the infill development criteria in the preparation of the comments provided below.

Zoning By-Law 2024-19

The Subject Lands are zoned “RES-ENLR (Residential – Established Neighbourhood Low Rise)” under By-law 2024-19, as amended, which permits a detached dwelling. The Proposed Development does not comply with the By-law requirements as it relates to main building coverage for the first storey.

Zoning Preliminary Review (ZPR) Undertaken

The Applicant has completed a Zoning Preliminary Review (ZPR) on March 13, 2025 to confirm the variances required for the Proposed Development.

COMMENTS

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

Increase in Main Building Coverage (first storey)

The Applicant is requesting relief for a main building coverage for the first-storey of 32.50% (276.87 m² or 2,980.22 ft²) of the lot area, whereas the By-law permits a maximum first-storey coverage of 30% (255.57 m² or 2,750.98 ft²) of the lot area. This represents an additional 2.5% (21.30 m² or 229.24 ft²) coverage of the lot area for the first-storey.

Staff note that the proposed increase in building coverage is confined to a one-storey side-yard addition located on the southeast corner of the Subject Lands and will not substantially add to the scale or massing of the dwelling. Additionally, the Proposed Development is in compliance with other development standards that regulate the built form such as front yard and side yard setbacks. Given the size and height of the proposed addition, Staff are of the opinion that the Proposed Development will result in minimal impacts on neighbouring homes with respect to privacy, shadowing or views.

As such, Staff are of the opinion that the Proposed Development is minor in nature and meets the intent of the By-law and have no concerns with the requested variance.

PUBLIC INPUT SUMMARY

No written submissions were received as of May 28, 2025. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

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 are of the opinion that the variance request meets the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the Applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please refer to Appendix "C" for conditions to be attached to any approval of this application.

PREPARED BY:



Brendan Chiu, Planner I, Central District

REVIEWED BY:



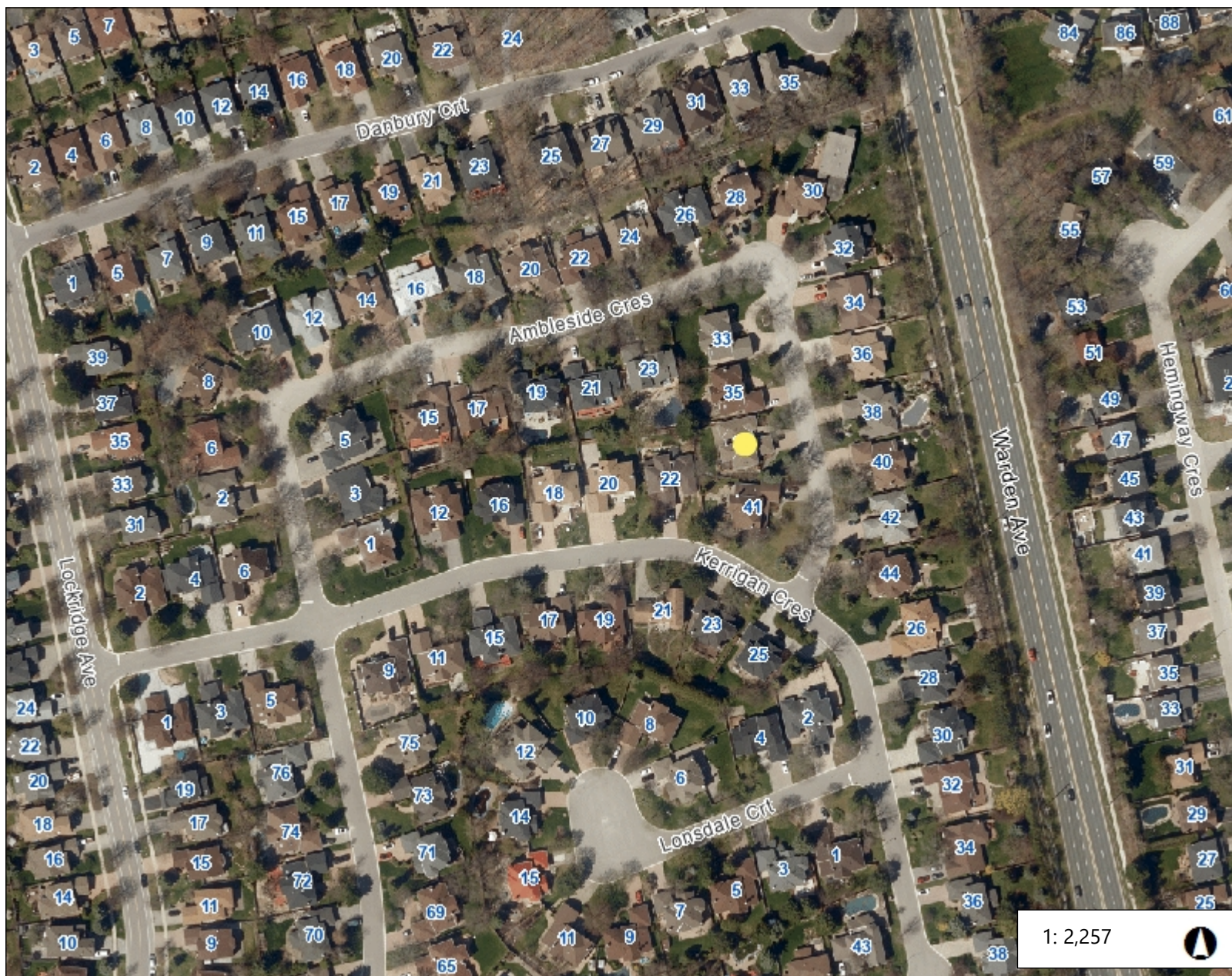
Melissa Leung, Senior Planner, RPP MCIP, Central District

APPENDICES


Appendix "A" – Aerial Photo

Appendix "B" – Plans

Appendix "C" – A/043/25 Conditions of Approval



Legend

 Subject Lands
 39 Ambleside
 Crescent

1: 2,257



114.7 0 57.33 114.7 Meters

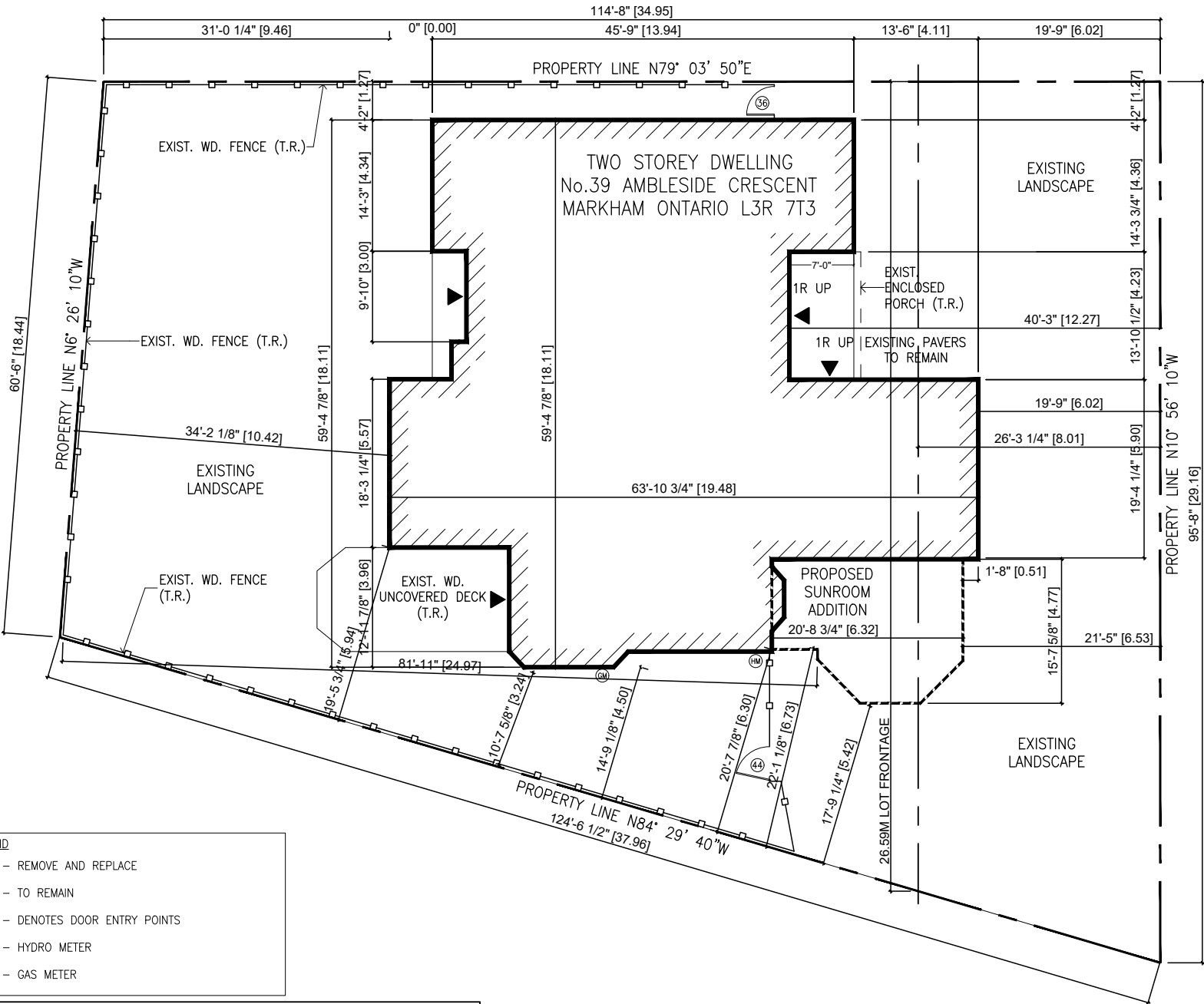
NAD_1983_UTM_Zone_17N
 © City of Markham

DISCLAIMER: The information is presented on a best-efforts basis, and should not be
 relied upon for making financial, survey, legal or other commitments. If you have
 questions or comments regarding the data displayed on this map, please email
 cgis@markham.ca and you will be directed to the appropriate department.

Notes

Appendix B

File:
Date: 6/3/2025
MM/DD/YYYY



LEGEND

R&R – REMOVE AND REPLACE

T.R. – TO REMAIN

▲ – DENOTES DOOR ENTRY POINTS

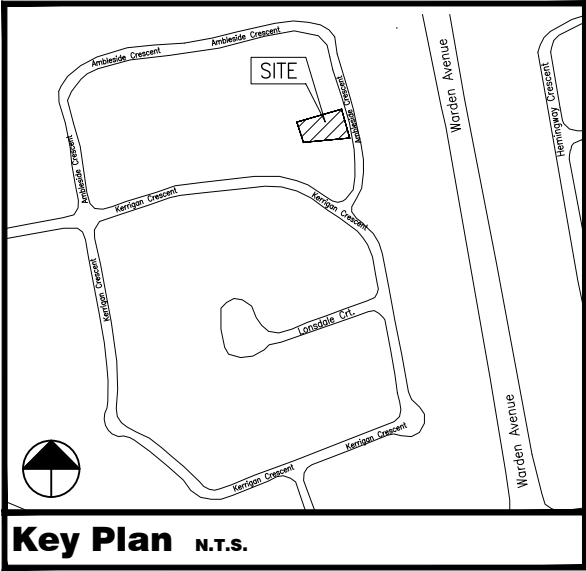
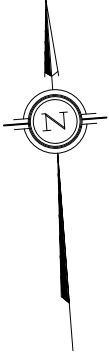
HM – HYDRO METER

GM – GAS METER

- DRAWINGS LIST:
- SP-101 – SITE PLAN
 - A-101 – EXISTING FIRST FLOOR PLAN
 - A-102 – EXISTING SECOND FLOOR PLAN
 - A-103 – PROPOSED ADDITION FOUNDATION PLAN
 - A-104 – PROPOSED ADDITION FIRST FLOOR PLAN
 - A-301 – PROPOSED ADDITION ROOF PLAN
 - A-201 – PROPOSED EAST ELEVATION
 - A-202 – PROPOSED WEST ELEVATION
 - A-203 – PROPOSED SOUTH ELEVATION
 - S-301 – PROPOSED EAST-WEST SECTION
 - S-302 – PROPOSED NORTH-SOUTH SECTION
 - D-101 – CONSTRUCTION & MODEL DETAILS
 - D-102 – MODEL INFORMATION

SITE STATISTICS : PROPERTY ADDRESS : 39 AMBLESIDE CRESCENT MARKHAM ONTARIO L3R 7T3		
	REQUIRED / PERMITTED	PROVIDED
LOT AREA (MIN)		9169.917 Sq. Ft. / 851.913166 Sq. M.
LOT COVERAGE (MAX)	35%	EXISTING DWELLING = 2682.00 Sq. Ft. / 249.16Sq. M. PROPOSED ADDITION = 273.45 Sq. Ft. / 25.40 Sq. M EXIST. + ADDITION = 2965.45 Sq. Ft. / 275.49 Sq. M LOT AREA = 9169.917 Sq. Ft. / 851.913 Sq. M. 35% LOT COVERAGE = 3,209.47 Sq. Ft. / 298.16 Sq. M.
FRONT YARD SETBACK (MIN)	6.0M	19'-9" / 6.02M
SIDE YARD SETBACK (MIN)	1.2M	17'-9 1/4" / 5.42M
REAR YARD SETBACK (MIN)	7.5M	34'-2 1/8" / 10.42M
HEIGHT (MAX)	7.0M	15'-11" / 4.572M
MIN. REQ'D. COMBINED INT. SIDE YARD SETBACK	25% - 26.59M =6.65M	1.27 + 5.42 = 6.69M
MAIN BUILDING COVERAGE (FIRST STOREY ONLY)	30%	2962.81 Sq/ft = 32.3%

A M B L E S I D E C R E S C E N T



Key Plan n.t.s.

Site Plan



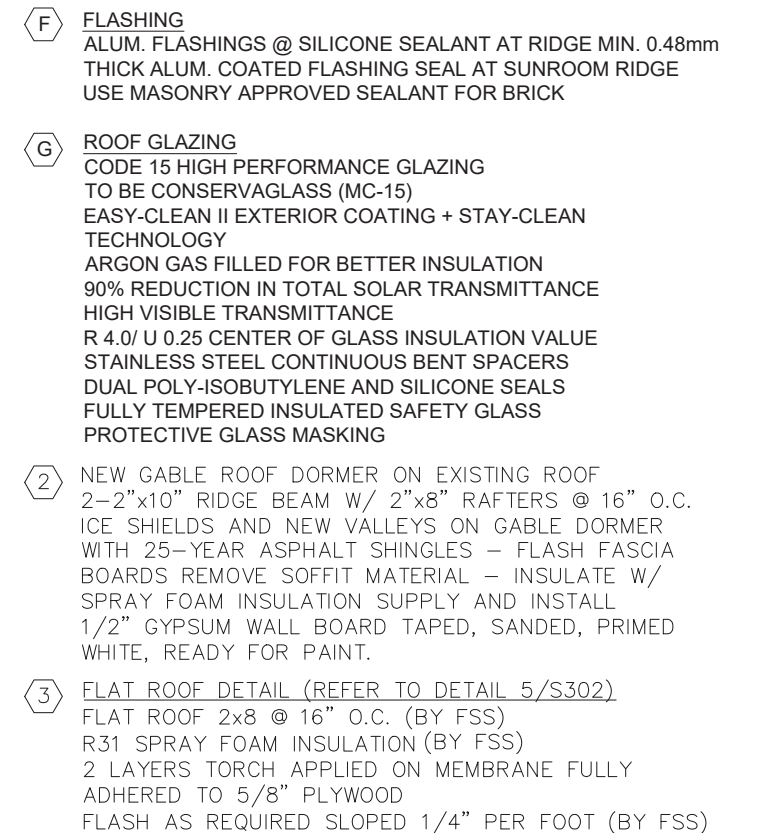
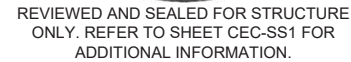
Appendix B

File: 26.110736.000.000000

Date: 6/3/2025

MM/DD/YYYY

Date: 6/3/2025
MM/DD/YYYY



Project Name
Nhan & Jenny Tran/Feng
 39 Ambleside Crescent Markham L3R 7T3
 Scale Date Revision # Revision Date
 3/8" = 1'-0" Nov. 06/2024
 Sheet No.
A-301

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME SIGNATURE BCIN
Alexandra Aodesh 101509

Internal Approval:

Appendix B

File: 24-14252-000000
Date: 6/3/2025
MM/DD/YYYY

CALCULATIONS

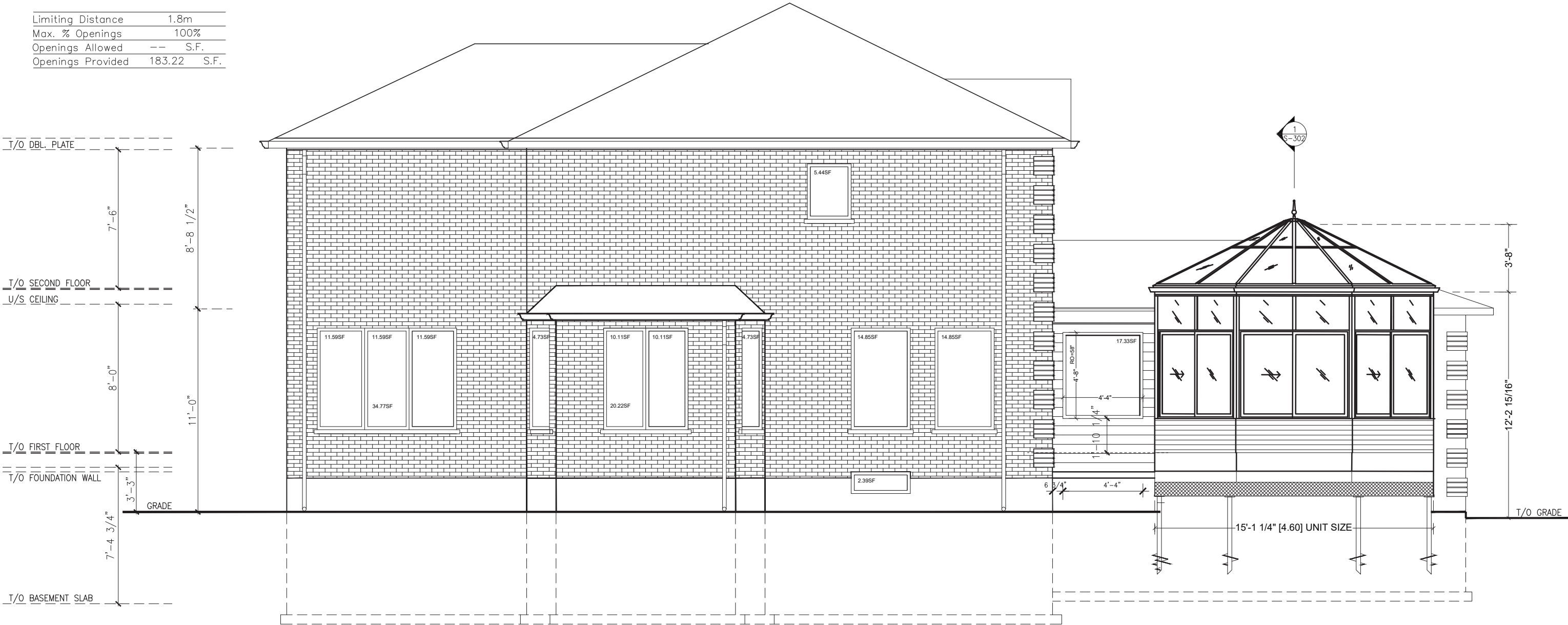
PER O.B.C. TABLE 9.10.15.4

#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F)
0	Existing		92.52
4	New		90.70

Spatial Calculations		
Exposing Building Face	--	S.F.
	--	S.M.

Portion Wall Area

Limiting Distance	1.8m
Max. % Openings	100%
Openings Allowed	-- S.F.
Openings Provided	183.22 S.F.



Proposed South Elevation

FOUR SEASONS
SUNROOMS GTA
INDEPENDENTLY OWNED AND OPERATED

Customer Approval:

Date:

Internal Approval:

NAME: Alexandra Aodesh
SIGNATURE: [Signature]
BCIN: 101509

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

Project Name: Nhan & Jenny Tran/Feng
39 Ambleside Crescent Markham L3R 7T3
Scale: 3/16" = 1'-0"
Date: Nov.06/2024
Revision #: [Blank]
Revision Date: Oct.15/2024

Sheet No.

A-203

Appendix B

File: 24-14252-000-0000

Date: 6/3/2025
MM/DD/YYYY

GLAZED OPENING CALCULATIONS			
PER O.B.C. TABLE 9.10.15.4			
West Elevation			
#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
0	Existing		208.32
4	New		25.32
Spatial Calculations			
Exposing Building Face		--	S.F.
		--	S.M.
Portion Wall Area		--	
Limiting Distance		7.5m	
Max. % Openings		100%	
Openings Allowed		--	S.F.
Openings Provided		233.64	S.F.



Proposed West Elevation

Appendix B

File: 

Date: 6/3/2025
MM/DD/YYYY

GLAZED OPENING
CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

East Elevation

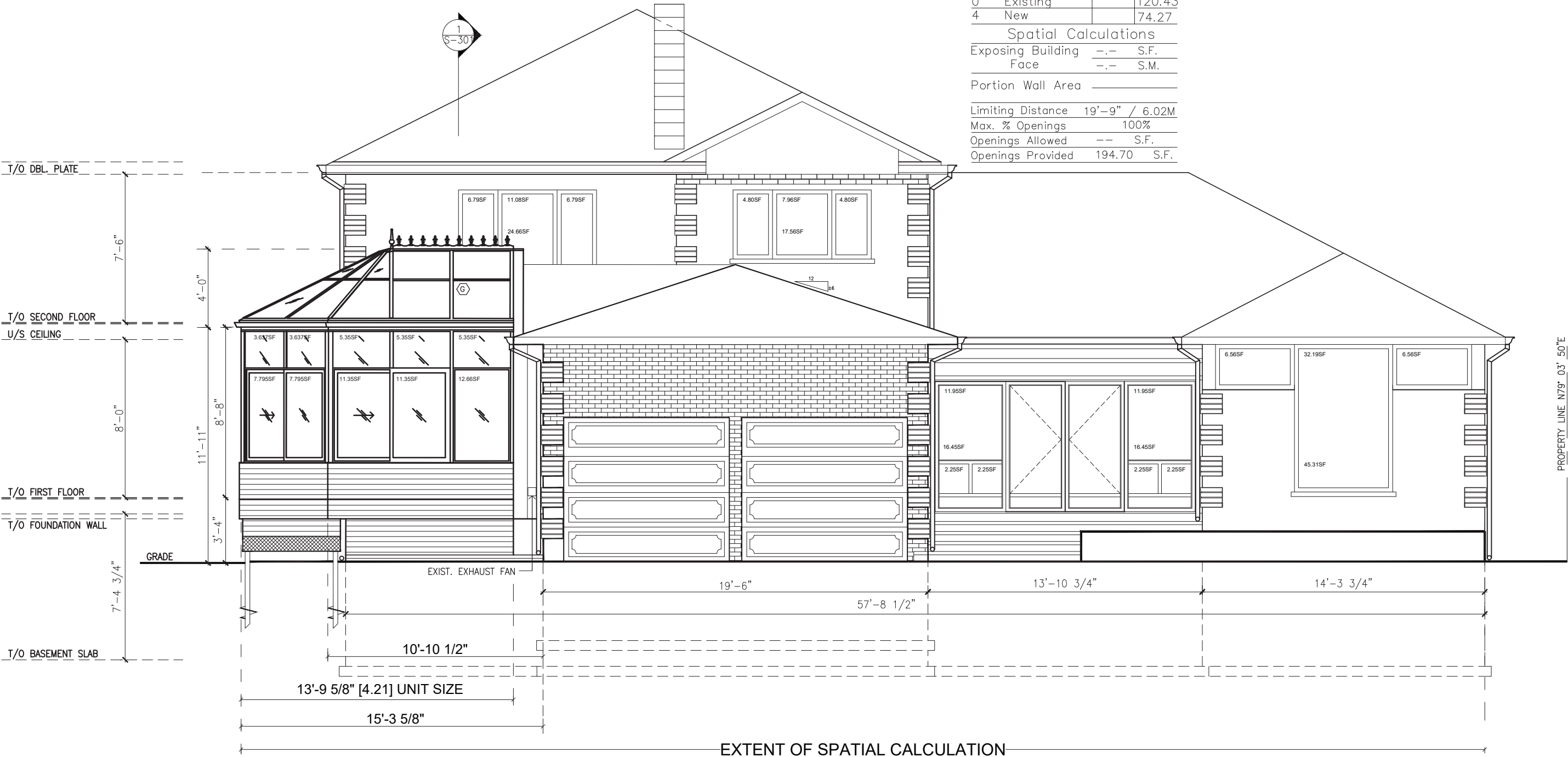
#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
0	Existing		120.43
4	New		74.27

Spatial Calculations

Exposing Building	—	S.F.
Face	—	S.M.

Portion Wall Area

Limiting Distance	19'-9"	6.02M
Max. % Openings	100%	
Openings Allowed	—	S.F.
Openings Provided	194.70	S.F.



Proposed East Elevation

APPENDIX “C”

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/043/25

1. The variances apply only to the Proposed Development as long as it remains; and,
2. That the variances apply only to the Proposed Development, in substantial conformity with the plan(s) attached as ‘Appendix B’ to this Staff Report and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction.

CONDITIONS PREPARED BY:



Brendan Chiu, Planner I, Central District