

Memorandum to the City of Markham Committee of Adjustment

October 23, 2024

File: A/091/24
Address: 29 Jeremy Drive, Markham
Applicant: Prohome Consulting Inc (Vincent Emami)
Hearing Date: Wednesday, October 30, 2024

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

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

- a) **By-law 2024-19, Section 6.3.2 c) & (iii) (iv):** a maximum main building coverage of 26.7 percent for the second storey, whereas the by-law permits a maximum main building coverage for the second storey of 20 percent;
- b) **By-law 2024-19, Section 6.3.2 c) & (iii) (iv):** a maximum combined building coverage of 524.2 square metres, whereas the by-law permits a maximum combined building coverage of 500 square metres;
- c) **By-law 2024-19, Section 6.3.2 e):** a maximum distance of 16.7 metres for the second storey measured from the established building line, whereas the by-law permits a maximum distance of 14.5 metres for the second storey measured from the established building line;
- d) **By-law 2024-19, Section 6.2.1 b):** a roof structure to project a maximum of 1.65 metres above the permitted outside wall height, whereas over 10 percent of a roof containing a roof pitch less than 25 degrees is permitted to project a maximum of 1 metre above the permitted outside wall height; and
- e) **By-law 2024-19, Section 6.3.2 I):** a minimum combined interior side yard of 4.34 metres, whereas the by-law requires a minimum combined interior side yard of 5.75 metres.

COMMENTS

Staff have identified the proposed building coverage, maximum distance of the second storey, and the roof structure projection variances to be an area of concern as the proposed dwelling will have substantial impact on the streetscape. As such, Staff recommend the application be deferred sine die by the Committee of Adjustment until such time as the Applicant has addressed these concerns. Staff note that the Applicant has agreed to this deferral and has

indicated they will work with Staff to revise their plans and reduce the overall impact of the proposed dwelling.

PREPARED BY:



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REVIEWED BY:



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