

Memorandum to the City of Markham Committee of Adjustment
March 27, 2024

File: A/013/24
Address: 57 George Street, Markham
Owner: Saleema Bhamani
Agent: Paar Design Inc. (Nikol Paar)
Hearing Date: Wednesday, April 3, 2024

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

The applicant is requesting relief from the following requirements of the “Residential One” (R1) zone requirements of By-law 1229, as amended, as they relate to a proposed two-storey detached dwelling. The requested variances are to permit:

a) By-law 99-90, Section 1.2(iii):

a maximum building depth of 20.10 metres, whereas the by-law permits a maximum building depth of 16.80 metres;

b) By-law 99-90, Section 1.2(vi):

a maximum floor area ratio of 53.81 percent, whereas the by-law permits a maximum floor area ratio of 45 percent;

COMMENTS

As it relates to the proposed development, Staff have identified the floor area ratio of an area of concern that the construction of the proposed dwelling will have substantial impact on the streetscape. Subsequently, 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 plan to reduce the overall impact of the proposed dwelling.

PREPARED BY:



Hussnain Mohammad, Planner 1, Development Facilitation Office

REVIEWED BY:

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Stacia Muradali, Development Manager, East District