

# Memorandum to the City of Markham Committee of Adjustment

June 9, 2023

**File:** A/260/22  
**Address:** 30 Arrowflight Drive, Markham  
**Applicant:** Fan Yang  
**Agent:** Michael Mao  
**Hearing Date:** Wednesday, July 12, 2023

The following comments are provided on behalf of the East District team:

The Applicant is requesting relief from the following “Single Family Detached Dwelling (R1)” zone requirements of By-law 1229, as amended, as it relates to a proposed two-storey single detached dwelling. The variance requested is to permit:

**a) Amending By-law 99-90, Section 1.2 (vi):**

a maximum floor area ratio of 49.60 percent, whereas the By-law permits a maximum floor area ratio of 45 percent.

## **BACKGROUND**

This application was deferred by the Committee of Adjustment (the “Committee”) at the May 3rd, 2023 hearing, for the Applicant to address the Committee’s concern over the floor area ratio variance of 51.87 percent (Refer to Minutes - Appendix “B”).

## **COMMENTS**

On May 26, 2023, the Applicant submitted revised drawings reducing the gross floor area by 7.47 m<sup>2</sup> (80.41 ft<sup>2</sup>), to now propose a floor area ratio of 49.60 percent. The applicant has completed a Zoning Preliminary Review (ZPR) on May 13, 2023 to confirm the variances required for the proposed development.

Staff’s previous comments remain applicable (refer to Appendix “A”). Staff are of the opinion that the requested variance will not result in overdevelopment of the site and that the proposed dwelling is generally in keeping with the intended scale of residential infill developments for the neighbourhood. Staff have no objection to the approval of the application.

## **PUBLIC INPUT SUMMARY**

As of June 9, 2023 the City received no new written correspondence. Prior to the May 3, 2023 hearing, the Committee received one letter expressing concerns over the requested building depth and the floor area ratio that were in relation to the original variance request. 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 "D" for conditions to be attached to any approval of this application.

PREPARED BY:



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Hussnain Mohammad, Planner 1, Development Facilitation Office

REVIEWED BY:



Rectangular Snip

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Stacia Muradali, Development Manager, East District

## **APPENDICES:**

- Appendix A – Staff Report Dated May 3, 2023
- Appendix B – Minutes Extract
- Appendix C – Plans
- Appendix D – A/260/22 Conditions of Approval

**APPENDIX "A" – Staff Report Dated May 3, 2023**

# Memorandum to the City of Markham Committee of Adjustment

April 24, 2023

**File:** A/260/22  
**Address:** 30 Arrowflight Drive, Markham  
**Applicant:** Fan Yang  
**Agent:** Michael Mao  
**Hearing Date:** Wednesday, May 3, 2023

The following comments are provided on behalf of the East District team:

The Applicant is requesting relief from the following “Single Family Detached Dwelling (R1)” zone requirements of By-law 1229, as amended, as it relates to a proposed two-storey single detached dwelling. The variance requested is to permit:

- a) **Section 11.2 (c) (i):**  
a porch to encroach a maximum of 60 inches into a required yard, whereas the By-law permits a maximum encroachment of 18 inches.
- b) **Amending By-law 99-00, Section 1.2 (vi):**  
a maximum floor area ratio of 51.87 percent, whereas the By-law permits a maximum floor area ratio of 45 percent.
- c) **Table 11.1:**  
a minimum setback of 6.98 feet to the exterior side lot line, whereas the By-law permits 10 feet.

## BACKGROUND

### Property Description

The 909.30 m<sup>2</sup> (9,788 ft<sup>2</sup>) Subject Lands are located on the south side of Robinson Street, west of Robinson Park and east of Arrowflight Drive (refer to Appendix “A” – Aerial Photo). The Subject Lands are located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings.

There is an existing 188.17 m<sup>2</sup> (2,045 ft<sup>2</sup>) two-storey detached dwelling on the Subject Lands which was constructed in 1963, according to assessment records. Mature vegetation exists on the property including one large mature tree in the front yard, several in the rear yard and adjacent to Robinson Street.

### Proposal

The Applicant is proposing to construct a new two-storey detached dwelling with a two-car garage and one covered carport with approximately 394.83 m<sup>2</sup> (4,250 ft<sup>2</sup>) of gross floor area.

### Official Plan and Zoning

Official Plan 2014 (partially approved on November 24/17, and updated on April 9/18)

The Subject Lands are designated “Residential Low Rise”, which permits low rise housing forms including single detached dwellings. Section 8.2.3.5 of the Official Plan outlines development criteria for the “Residential Low Rise” designation with respect to height, massing and setbacks. This criteria is established to ensure that the development is appropriate for the site and generally consistent with the zoning

requirements for adjacent properties and properties along the same street. In considering applications for development approval in a “Residential Low Rise” area, which includes variances, infill development is required to meet the general intent of these development criteria. Regard shall also be had for retention of existing trees and vegetation, the width of proposed garages and driveways. Planning staff have had regard for the requirements of the infill development criteria in the preparation of the comments provided below.

#### Zoning By-Law 1229

The Subject Lands are zoned “Single Family Detached Dwelling (R1)” under By-law 1229, as amended, which permits one single detached dwelling per lot.

The proposed dwelling does not comply with the by-law requirements as it relates to minimum exterior side yard setback, and a maximum rear yard encroachment.

#### Residential Infill Zoning By-law

The subject property is also subject to the Residential Infill Zoning By-law 99-90. The intent of this By-law is to ensure the built form of new residential construction will maintain the character of existing neighbourhoods. It specifies development standards for building depth, garage projection, garage width, net floor area ratio, height, yard setbacks and number of storeys. The proposed development does not comply with the infill By-law requirements with respect to maximum floor area ratio.

#### **Zoning Preliminary Review (ZPR) Undertaken**

The Applicant has completed a Zoning Preliminary Review (ZPR) to confirm the initial variances required for the proposed development. The Applicant submitted revised drawings on December 19, 2022. The applicant has not conducted a Zoning Preliminary Review for the revised drawings. Consequently, it is the owner’s responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

#### **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; and
- d) The general intent and purpose of the Official Plan must be maintained.

#### **Increase in Maximum Floor Area Ratio**

The Applicant is requesting relief to permit a floor area ratio of 51.87 percent, whereas the By-law permits a maximum floor area ratio of 45 percent. The variance will facilitate the construction of a two-storey detached dwelling with a floor area of 394.83 m<sup>2</sup> (4,250 ft<sup>2</sup>), whereas the By-law permits a dwelling with a maximum floor area of 342.56 m<sup>2</sup> (3,687.26 ft<sup>2</sup>). This represents an increase of approximately 52.27 m<sup>2</sup> (562.63 ft<sup>2</sup>), above what is permitted by the By-law.

Floor Area Ratio is a measure of the interior square footage of the dwelling as a percentage of the net lot area however; it is not a definitive measure of the mass of the dwelling.

The building layout meets most other zoning provisions that establish the prescribed building envelope, which ensures the proposed dwelling will be in keeping with the intended scale of residential infill developments for the neighbourhood. The proposed gross floor area is also consistent with the recent infill development trend, including a number of nearby infill homes that have obtained variance approval for similar increase in floor area ratio ranging between 49 percent and 54 percent. Staff are of the opinion that the proposed maximum floor area ratio is compatible with development on the street and have no concern with the requested variance.

### **Reduced Side Yard Setback**

The Applicant is requesting relief to permit a minimum exterior side yard setback of 6.98 feet (2.13 metres), whereas the By-law requires a minimum side yard setback of 10 feet (3.048 metres) to the exterior side lot line. This represents a 3.02 foot (0.92 metre) reduction. The reduced side yard setback is attributed in part to the irregular lot shape, and because it is also an external side yard with no impact on the streetscape or adjacent homes, Staff have no concerns with the variance.

### **Increase in Yard Encroachment**

The Applicant is requesting relief to allow a porch to encroach 60 inches into the required front yard, whereas the by-law permits a maximum encroachment of 18 inches into any required yards. Notwithstanding the encroachment, staff note that there will be ample open space available in the front yard area. Further, given that the proposed porch represents a small component of the overall massing of the dwelling, staff do not anticipate the variance will result in any adverse impact on the streetscape character of the neighbourhood. Staff are of the opinion that the proposed encroachment is compatible with development on the street and have no concern with the requested variance.

### **Tree Protection and Compensation**

As noted previously, the Subject Lands contain mature vegetation and large mature trees. During the review of the application, the City's Tree Preservation Technician indicated concern with potential injury to the mature neighbouring tree at 30 Arrowflight Drive. Staff recommend that the tree related conditions, as outlined in Appendix "C", be adopted by the Committee to ensure the Applicant installs the appropriate tree protection barriers, if necessary. Staff note the Applicant is required to apply for and obtain a tree permit from the City for any proposed injury to, or removal of any trees that have a diameter at breast height (DBH) of 20.0 cm (7.87 in) or more on the subject property or neighbouring properties. Further mitigation through these processes may also be required to ensure the protection of certain trees is achieved.

### **PUBLIC INPUT SUMMARY**

No written submissions were received as of April 24, 2023. 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 see Appendix "C" for conditions to be attached to any approval of this application.

PREPARED BY:



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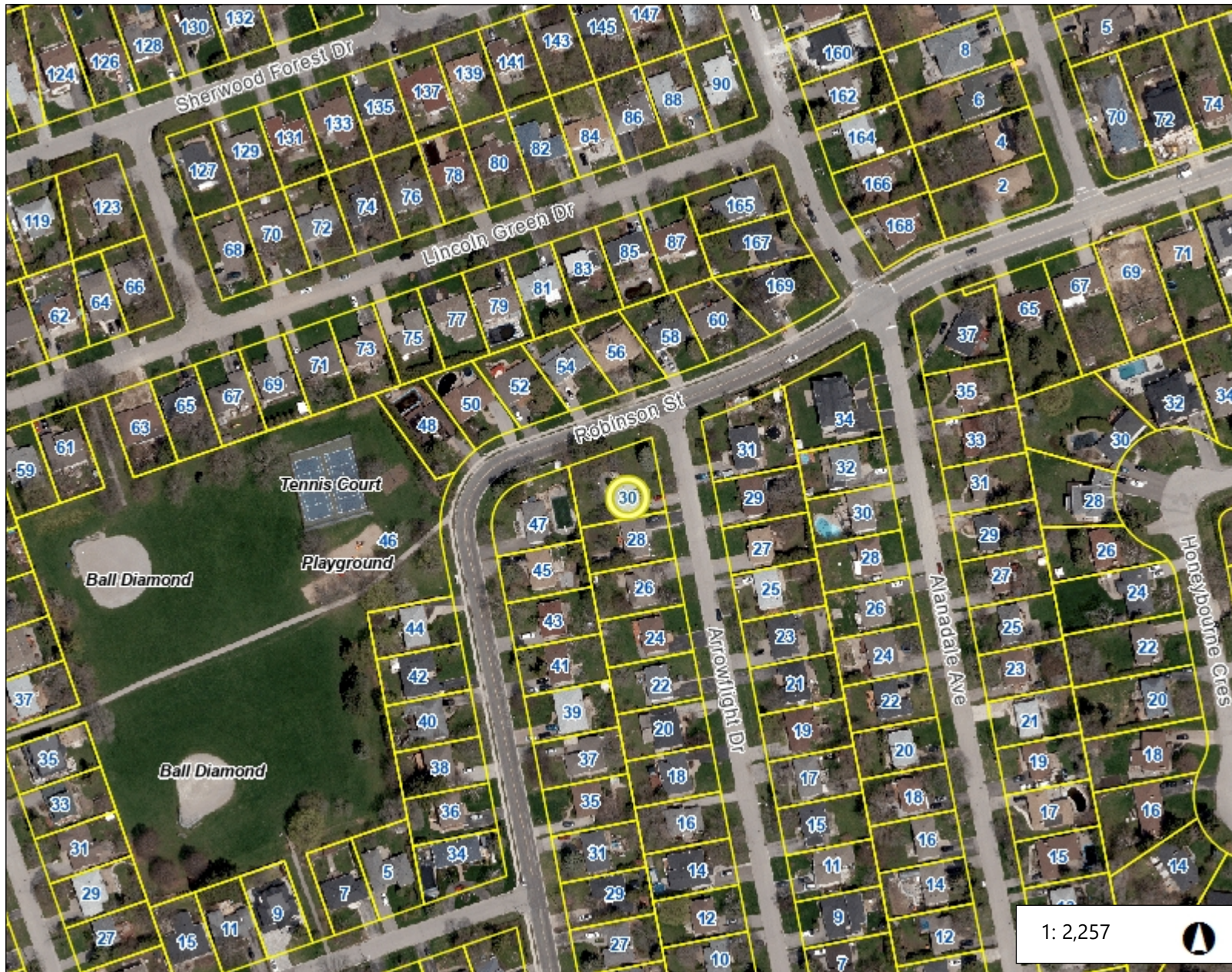
Hussnain Mohammad, Planner, Zoning and Special Projects

REVIEWED BY:



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Stacia Muradali, Development Manager, East District

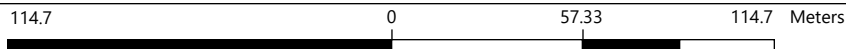


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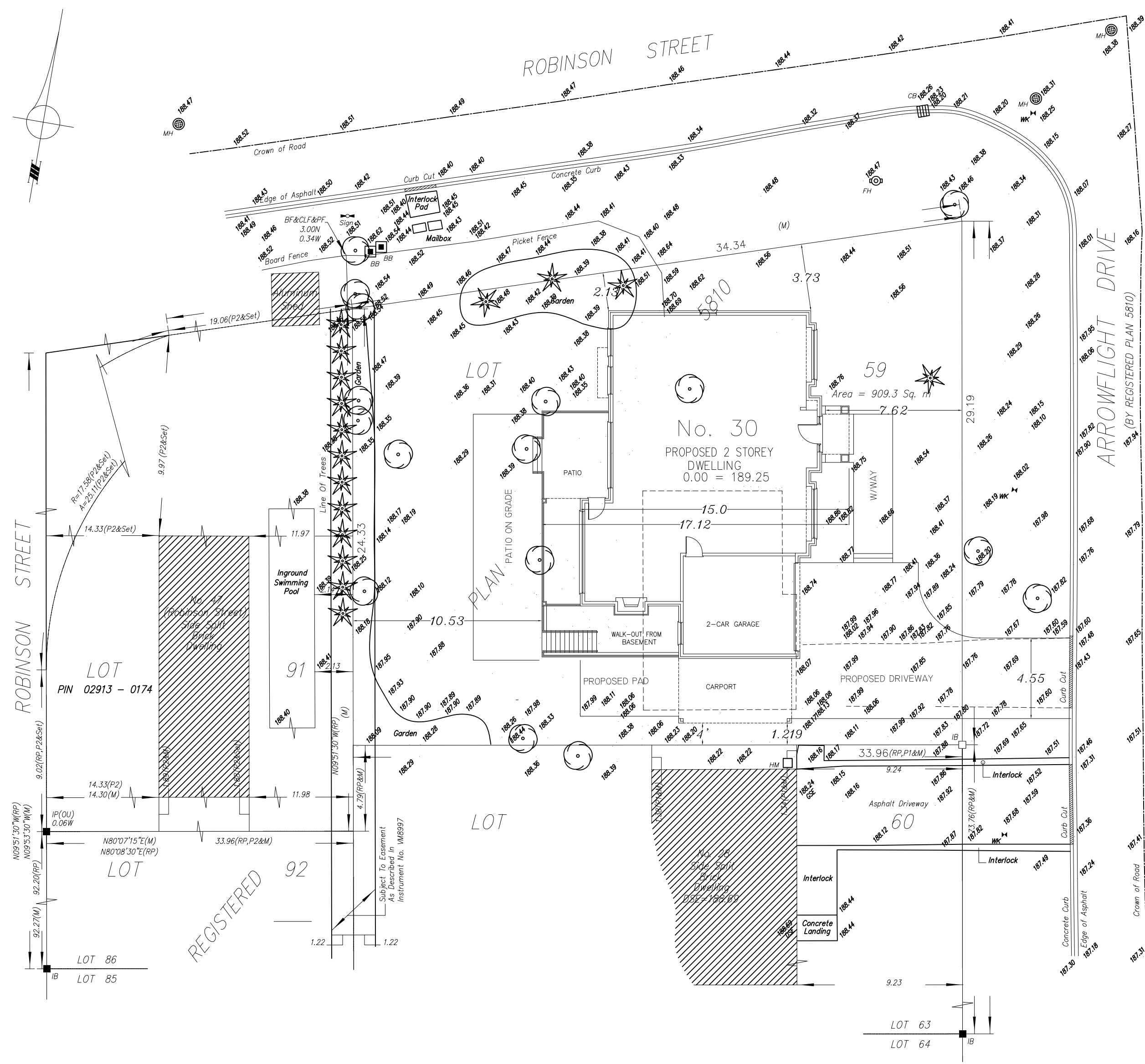
- Parcel Overlay
- Parcel
- Park Facility
- Parks**
- Under Development
- <all other values>

**Notes**

1: 2,257







DEVELOPMENT DATA			
ZONING DESIGNATION - R2 ( RESIDENTIAL, B/L 1229)			
	METRIC	IMPERIAL	REMARKS
LOT AREA	909.30 M <sup>2</sup>	9788.00 SQFT	MIN.REQUIRED - 6600.0 SQ.FT.
NET LOT AREA	761.24 M <sup>2</sup>	8194.00 SQFT	
BUILDING AREA			
CELLAR	180.00 M <sup>2</sup>	1940.00 SQFT	
MAIN FLOOR	216.92 M <sup>2</sup>	2335.00 SQFT	GARAGE INCLUDED
SECOND FLOOR	177.91 M <sup>2</sup>	1915.00 SQFT	
TOTAL (G.F.A.)	394.83 M <sup>2</sup>	4250.00 SQFT	TWO FLOORS EXCL.OPENINGS INCLUDING GARAGES
BUILDING HEIGHT	9.80 M	32'-2"	FROM CROWN OF THE STREET TO HIGHEST POINT OF THE RIDGE (REQ.9.8M)
BUILDING DEPTH	17.12M	56'-2"	REQUIRED - 16.8M PLUS 2.1M 1-ST.EXTENSION
PARKING	3 CAR GARAGE		
SETBACKS			
FRONT	7.62 M	25'-0"	REQUIRED - 25'
REAR	10.53 M	34'-7"	REQUIRED - 25'
SIDES	1.219 M ; 2.13 M	4'-0", 7-0"	REQUIRED - 4', 10'
FLOOR AREA RATIO	394.83 M <sup>2</sup> /4250.00M <sup>2</sup> - 51.87%		REQUIRED - 45%
MAX.LOT COVERAGE	243.86M <sup>2</sup> - 2625 sq.ft. (26.8%)		REQUIRED - 35%

SITE PLAN  
SCALE 1 : 400

DERIVED FROM  
SURVEYOR'S REAL PROPERTY REPORT  
PLAN OF  
LOT 58, REGISTERED PLAN 5810  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK  
DONE BY  
ERTL SURVEYORS  
Ontario Land Surveyors

Metric  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**GUITBERG GROUP INC.**  
  
 33 BELVEDERE CRES.  
 RICHMOND HILL ONTARIO  
 TEL. (905) 508-7436  
 EMAIL: VICGUITBERG@GROGERS.COM

PRIVATE RESIDENCE  
AT 30 ARROWFLIGHT DRIVE  
CITY OF MARKHAM, ON

SITE PLAN

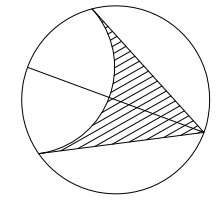
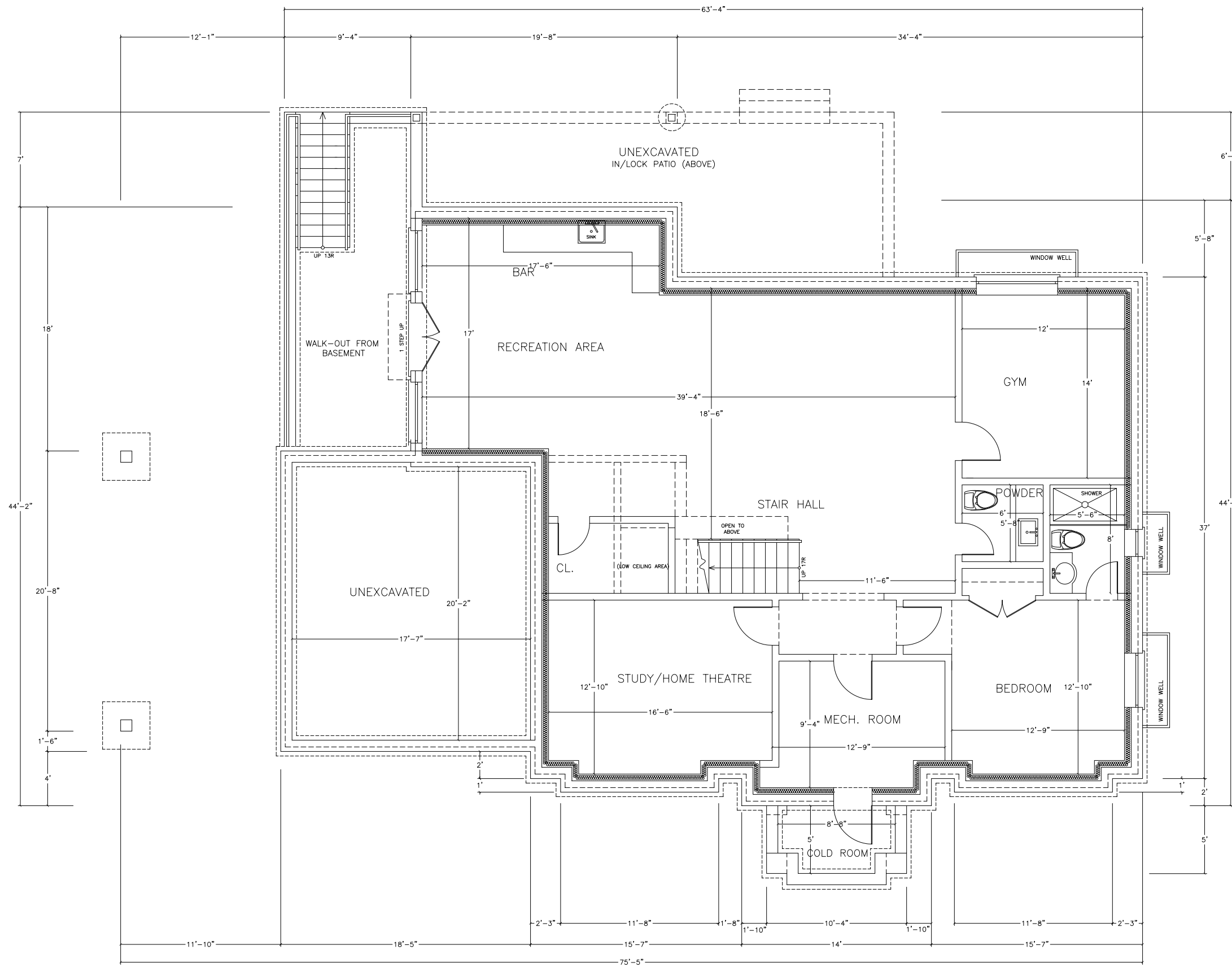
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PROJECT NUMBER R-25/01/22	A - 1
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# Appendix B

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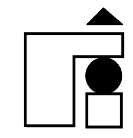
Date: 04/28/23  
MM/DD/YY



## BASEMENT FLOOR PLAN

SCALE 1/8" = 1'-0"

### GUITBERG GROUP INC.



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PRIVATE RESIDENCE  
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### BASEMENT PLAN

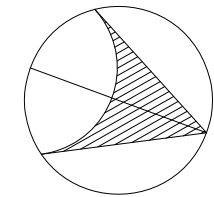
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PROJECT NUMBER  
R-25/01/23 **A-2**

# Appendix B

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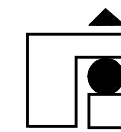
Date: 04/28/23  
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## GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"

### GUITBERG GROUP INC.



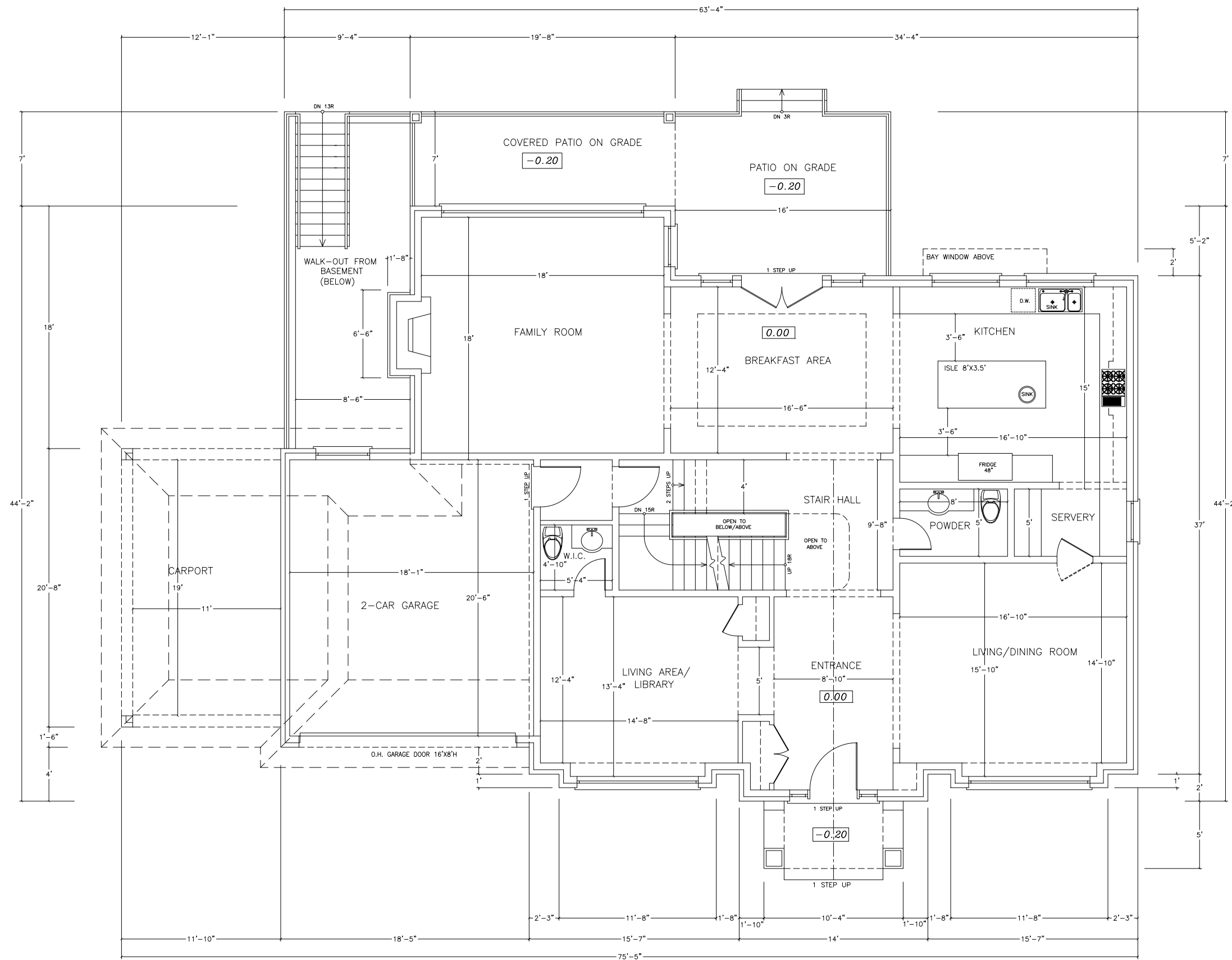
33 BELVEDERE CRES.  
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EMAIL: VICGUITBERG@ROGERS.COM

PRIVATE RESIDENCE  
AT 30 ARROWFLIGHT DRIVE  
CITY OF MARKHAM, ONTARIO

## GROUND FLOOR PLAN

DRAWN BY	J.M.	CHECKED	V.G.
SCALE	1/8" = 1'-0"	DATE	MARCH' 2023

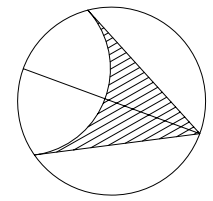
PROJECT NUMBER	R-25/01/23	<b>A-3</b>
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# Appendix B

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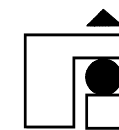
Date: 04/28/23  
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## SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

### GUITBERG GROUP INC.



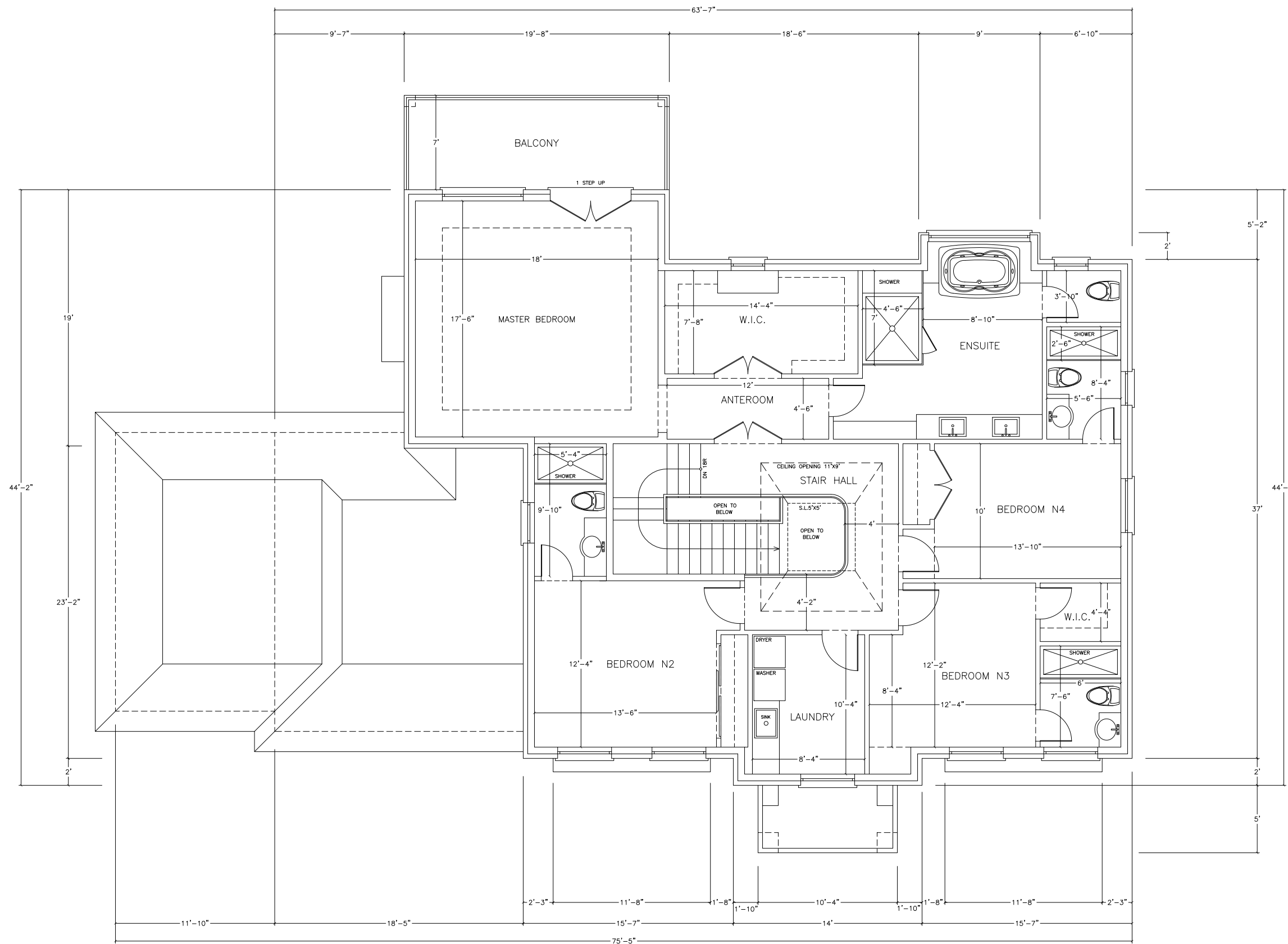
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PRIVATE RESIDENCE  
AT 30 ARROWFLIGHT DRIVE  
CITY OF MARKHAM, ONTARIO

## SECOND FLOOR PLAN

DRAWN BY	J.M.	CHECKED	V.G.
SCALE	1/8" = 1'-0"	DATE	MARCH' 2023

PROJECT NUMBER	R-25/01/23	<b>A-4</b>
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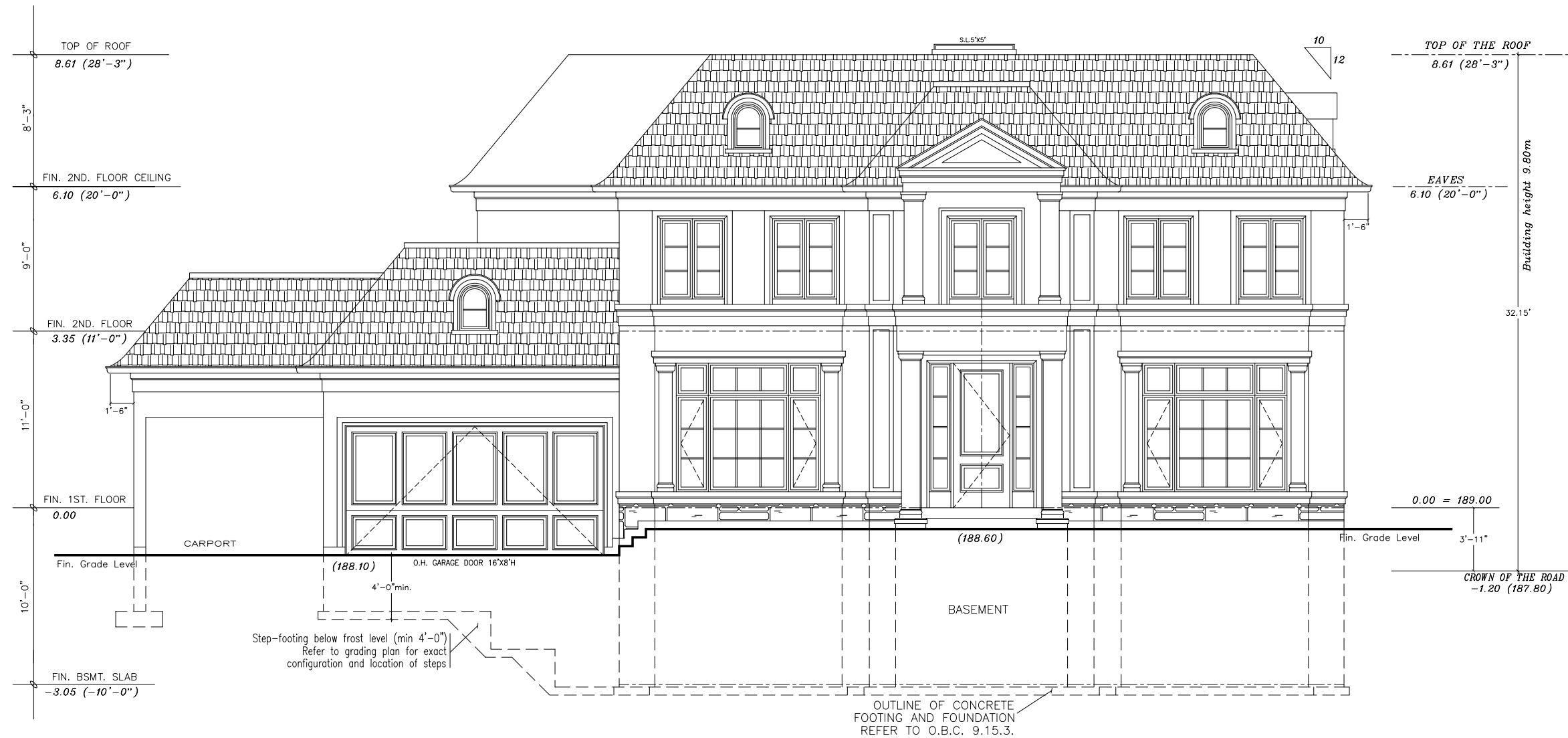
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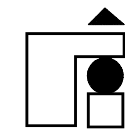
## Appendix B

File: 22.266449.000.00.MNV

Date: 04/28/23  
MM/DD/YY



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PRIVATE RESIDENCE  
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CITY OF MARKHAM, ONTARIO

### EAST ELEVATION

DRAWN BY	J.M.	CHECKED	V.G.
SCALE	1/8" = 1'-0"	DATE	MARCH' 2023

PROJECT NUMBER	R-25/01/23	<b>A-5</b>
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# WEST ELEVATION

SCALE 1/8" = 1'-0"

Appendix B

File: 22.266449.000.00.MNV

Date: 04/28/23

MM/DD/YY



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## WEST ELEVATION

DRAWN BY J.M.	CHECKED V.G.
SCALE 1/8" = 1'-0"	DATE MARCH' 2023

PROJECT NUMBER  
R-25/01/23      **A-6**

# NORTH ELEVATION

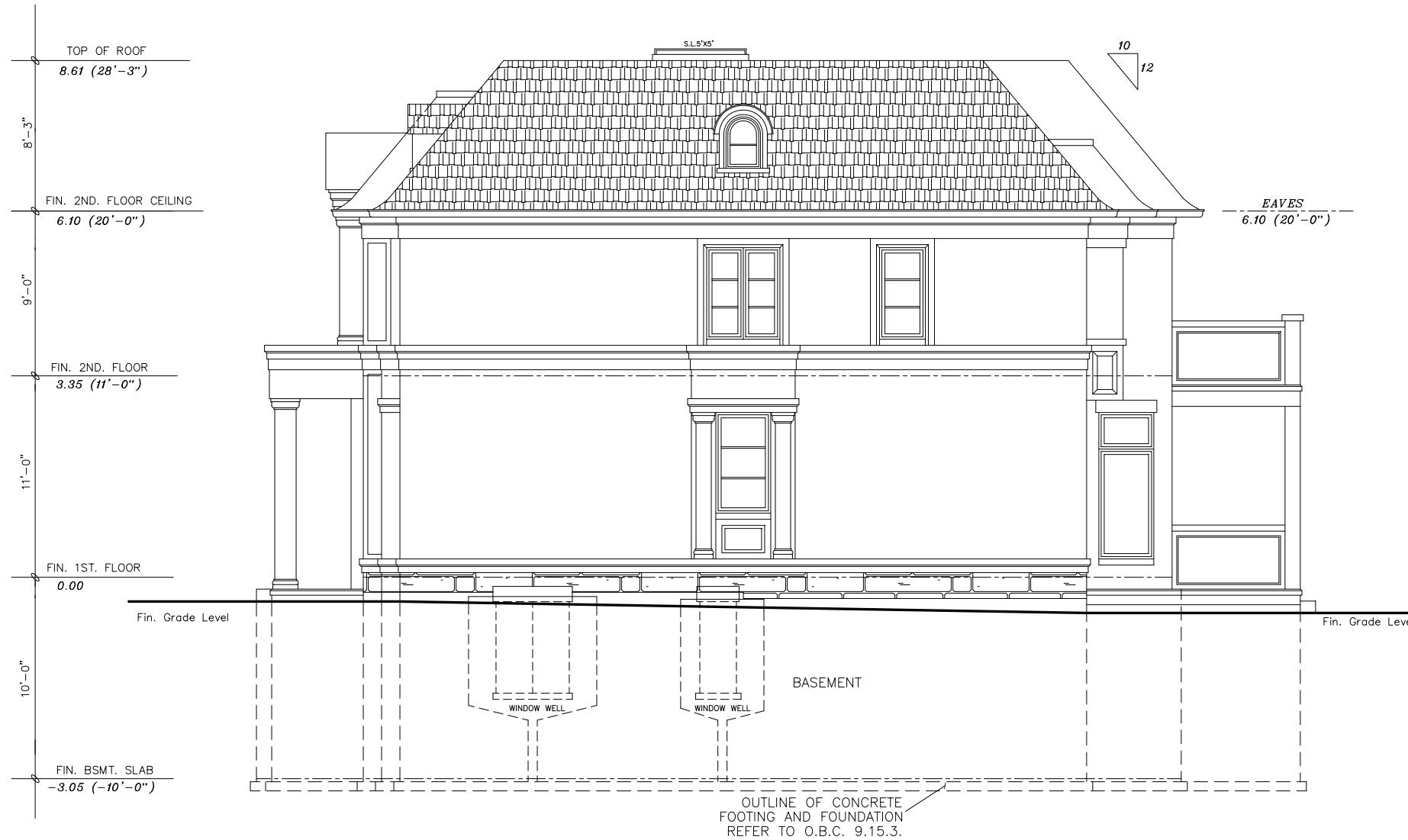
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Appendix B

File: 22.266449.000.00.MNV

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## NORTH ELEVATION

DRAWN BY	J.M.	CHECKED	V.G.
SCALE	1/8" = 1'-0"	DATE	MARCH' 2023
PROJECT NUMBER	R-25/01/23    A-7		

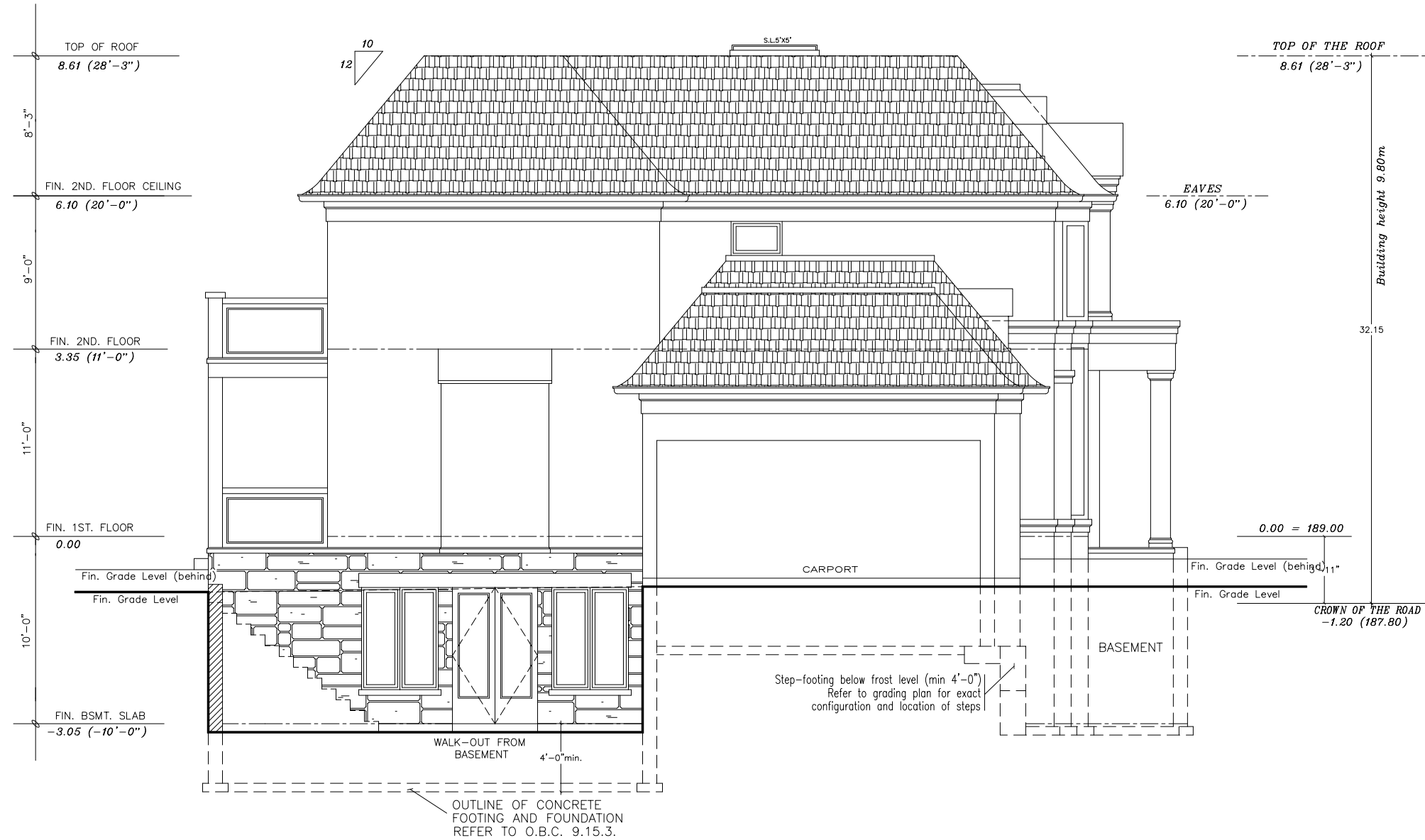
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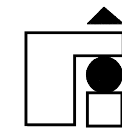
## Appendix B

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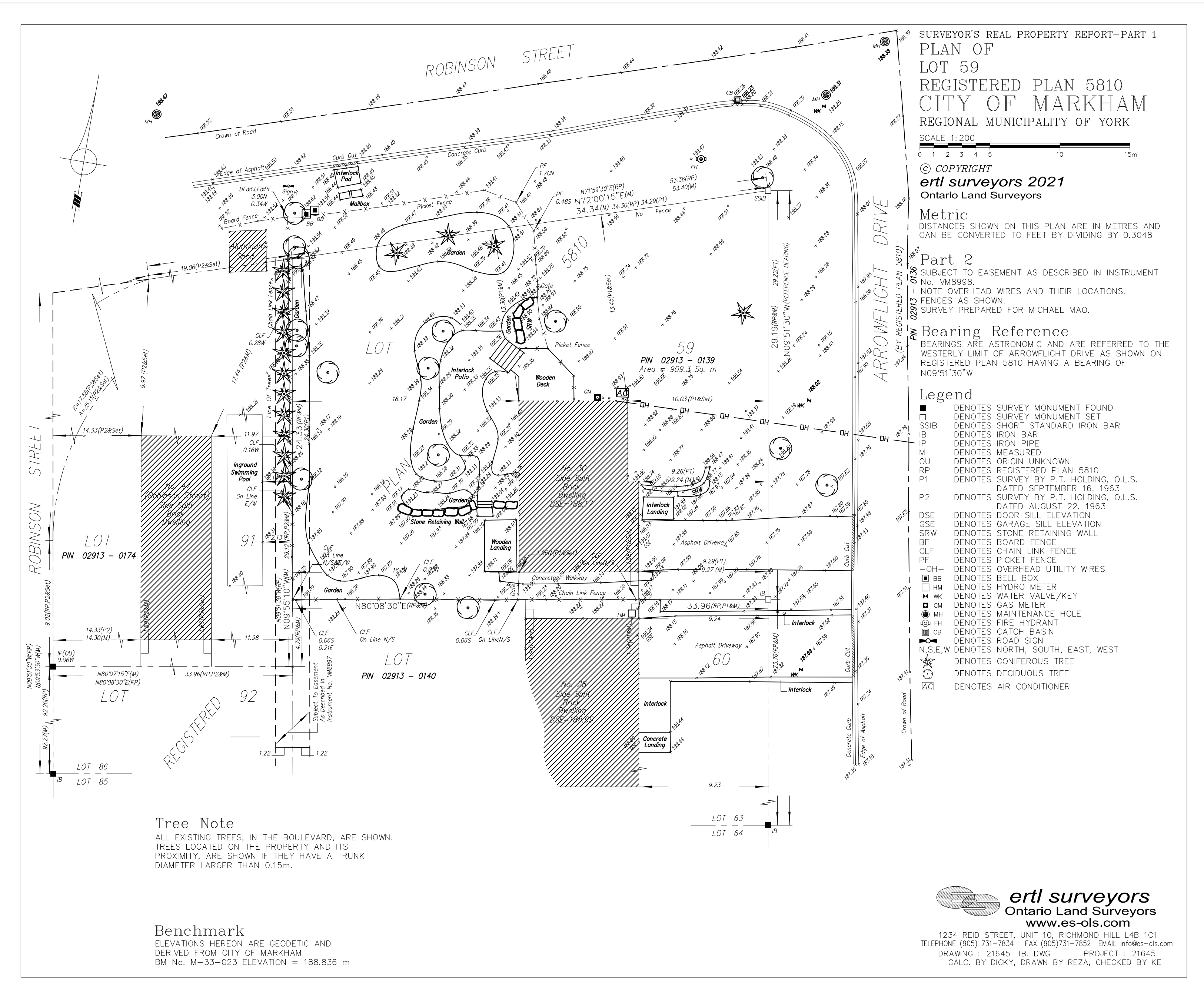
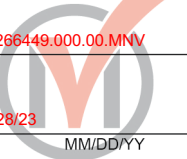
PRIVATE RESIDENCE  
AT 30 ARROWFLIGHT DRIVE  
CITY OF MARKHAM, ONTARIO

### SOUTH ELEVATION

DRAWN BY	J.M.	CHECKED	V.G.
SCALE	1/8" = 1'-0"	DATE	MARCH' 2023

PROJECT NUMBER	R-25/01/23	A-8
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## **APPENDIX “C” – A/260/22 Conditions of Approval**

### **CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/260/22**

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject 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 Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
3. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City’s Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from Tree Preservation Technician or Manager of By-law Enforcement & Regulatory Services Division that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan;
4. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City’s Streetscape Manual, including street trees, in accordance with the City’s Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Tree Preservation Technician or Manager of By-law Enforcement & Regulatory Services Division.
5. Submission of a detailed Siting, Lot Grading, and Servicing Plan stamped by a Professional Engineer/Ontario Land Survey/Landscape Architect to be reviewed and approved by the Director of Engineering, or their designate, and that the Secretary Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design, or their designate.

CONDITIONS PREPARED BY:



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Hussnain Mohammad, Planner, Zoning and Special Projects

## **APPENDIX “B” – Minutes Extract**



**CITY OF MARKHAM**  
**Virtual Meeting on Zoom**

**May 03, 2023**  
**7:00 pm**

**COMMITTEE OF ADJUSTMENT**

**Minutes**

The 8<sup>th</sup> regular meeting of the Committee of Adjustment for the year 2023 was held at the time and virtual space above with the following people present:

Arrival Time

Gregory Knight Chair	7:00 pm
Tom Gutfreund	7:00 pm
Arun Prasad	7:00 pm
Jeamie Reingold	7:00 pm

Shawna Houser, Secretary-Treasurer  
Greg Whitfield, Supervisor, Committee of Adjustment  
Trisha Sridharan, Development Technician, Zoning and Special Projects  
Aaron Chau, Development Technician, Zoning and Special Projects

**Regrets**

Kelvin Kwok  
Sally Yan  
Patrick Sampson

**DISCLOSURE OF INTEREST**

None

**Minutes: April 19, 2023**

THAT the minutes of Meeting No. 07, of the City of Markham Committee of Adjustment, held April 19, 2023 respectively, be:

- a) Approved on May 03, 2023.

**Moved By: Tom Gutfreund**  
**Seconded By: Arun Prasad**

**Carried**

## **PREVIOUS BUSINESS**

### **1. A/001/23**

**Owner Name: Calvin Ho Tai Wong**  
**Agent Name: Calvin Ho Tai Wong**  
**118 Romfield Circuit, Thornhill**  
**PLAN M1346 LOT 218**

The applicant was requesting relief from the requirements of By-law 2489, as amended, to permit:

- a) Section 6.1:**  
a maximum lot coverage of 33.60 percent (2,019 square feet), whereas the By-law permits a maximum lot coverage of 33 1/3 percent (1,997 square feet); and
- b) Section 6.1:**  
a west side yard setback of 4 feet (1.22 metres), whereas the By-law requires a minimum side yard setback of 6 feet (1.83 metres) for the second floor addition;

as it related to a proposed second-floor addition.

The Chair introduced the application.

Russ Gregory appeared on behalf of the application, acting as a representative of the owner. Russ provided an overview of the project and indicated that revisions had been made to the original proposal to satisfy the requirements of Urban Design and Forestry staff. In addition, a tree protection plan had been submitted and reviewed to address previously expressed forestry issues.

The Committee received three written pieces of correspondence.

Richard Bonk, of 50 Stornoway Crescent, spoke to the Committee. Rick had no objection to constructing a second-storey addition, noting it was a similar design to his home. However, there were concerns regarding the two-storey addition to the rear of the home. Richard remarked that the addition resulted in an increased building depth that would project too far into the rear yard. The proposed addition was large and a visual distraction with considerable massing. Richard highlighted Official Plan policies that spoke to infill projects having scale and visual massing appropriate for the site and surrounding area. In particular, Richard spoke on behalf of the resident of 120 Romfield Circuit and their concerns that a two-storey addition would result in a loss of privacy and increased shadowing of their property. Richard indicated that the rear setback was inconsistent with other rear setbacks on the street and would impact adjacent properties. Richard indicated they were aware of the changes to accommodate and protect the tree in the neighbour's yard. Still, he questioned what guarantees would be available to ensure the continuing health of the tree.

Susan Geller, of 52 Stornoway Crescent, spoke to the Committee, observing that the proposed addition was higher than surrounding buildings and, coupled with the increased depth, it would overshadow other houses in the area and result in a loss of privacy and enjoyment of the surrounding properties.

Russ Gregory indicated that only variances for coverage and a side yard setback were required, and the proposal met the other development standards, including depth and rear yard setback. The area was transitioning with numerous renovations to the existing housing stock. The shadowing and decreased sunlight had been considered during the design phase to limit impacts on neighbouring properties.

After reviewing the setbacks, Member Gutfreund concluded that shadowing and sunlight impact on adjacent properties would be minimal. Member Gutfreund understood the resident's concerns. However, they felt the setbacks would be consistent with neighbouring properties. The member had no objections to the application and considered the application minor and met the four tests of the *Planning Act*.

Member Reingold concurred with their colleague that the proposal was minor and any impacts would be minimal, remarking that it was a good transitional home.

The Chair commented that the application was minor and reasonable for the development of the property.

Member Gutfreund motioned for approval with conditions.

**Moved By: Tom Gutfreund**  
**Seconded By: Arun Prasad**

The Committee unanimously approved the application.

THAT Application No. **A/001/23** be **approved** subject to conditions contained in the staff report.

Resolution Carried

**2. A/124/22**

**Owner Name: Xinyu Huang**  
**Agent Name: Chuan Liang Architects (Chuan Liang)**  
**7 Fredericton Rd, Markham**  
**PLAN 4427 LOT 26**

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

**a) Amending By-law 99-90, Section (vi):**

a maximum floor area ratio of 49.1 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;

as it related to proposed two-storey single detached dwelling.

The Chair introduced the application.

The agent, Chuan Liang, appeared on behalf of the application.

The Committee received one written piece of correspondence.

Elizabeth Brown, 65 Lincoln Green Drive, the Committee of Adjustment representative for the Markham Village Sherwood Conservation Residents Association, spoke to the Committee. Elizabeth spoke regarding the massing of the proposal at the rear of the property and with considerable open to below areas. Elizabeth drew attention to policies in the Official Plan regarding infill development having consideration for the neighbourhood character, massing and scale and existing trees and vegetation. Elizabeth asked for clarification if the proposed circular driveway had been removed and what recommendation had been made regarding the existing trees on site. Elizabeth recommended that the applicant bring down the massing and protect the trees.

The agent explained that the application had been revised to remove the circular driveway and determine the health of the trees with arborist recommendations regarding removal and retention. The agent noted that the proposal had a lot coverage of only 23 percent, and the rear of the house was a basement walkout which emphasized the massing in the rear of the property. The rear massing utilized the property's natural slope, and the design was consistent with neighbouring houses.

Member Gutfreund commented that one variance was requested, and the request was well within what was generally considered acceptable to Committee. The member noted that any open to below areas were at the rear of the house and did not contribute to additional massing on the streetscape. Member Gutfreund indicated the proposal had a low lot coverage and was minor and motioned for approval with conditions.

**Moved By: Tom Gutfreund**

**Seconded By: Jeamie Reingold**

The Committee unanimously approved the application.

THAT Application No. **A/124/22** be **approved** subject to conditions contained in the staff report.

Resolution Carried

**3. A/149/22**

**Owner Name: Yi Huang**  
**Agent Name: Xiaoru Song**  
**98 Clark Avenue, Thornhill**  
**CON 1 PT LOT 28**

The applicant was requesting relief from the requirements of By-law 2237, as amended, to permit:

**a) Amending By-law 101-90, Section 1.2 (vii):**

a floor area ratio of 54.95 percent, whereas the By-law permits a maximum floor area ratio of 50 percent;

as it related to a proposed two-storey single detached dwelling.

The Chair introduced the application.

The agent, Victor Guitberg, appeared on behalf of the application. Victor explained the changes made to the design to address the committee recommendations made at the previous meeting. The changes reduced the overall floor area ratio and allowed for the elimination of the building depth variance. The owner had the support of three neighbours with whom they had spoken.

The Committee received two written pieces of correspondence.

Jean Hunn, of 99 Clark Avenue, spoke to the Committee. Jean had previously addressed the Committee and opposed the proposed height and massing of the house. Jean expressed that it did not appear that significant changes had been made to the plans, and the design and massing were inconsistent with the area's character.

Joan Honsberger, 60 Elgin Street, and representative of the Ward One Residents Association, addressed the Committee. They indicated that the proposed floor area ratio was significantly higher than permitted in the bylaw and requested clarification regarding the ceiling heights for each floor, indicating that eight-foot ceiling heights were standard for the area.

Evelyn Ellison illustrated how the proposed house would look in relation to the adjacent properties.

The Chair asked the agent to provide details regarding the ceiling heights.

The agent clarified the ceiling heights and explained that eight-foot ceilings were no longer the standard of modern construction. The agent explained that the bedrooms at the front of the house had been designed loft style with sloped ceilings to soften the façade and lessen impacts on the streetscape.



Member Gutfreund commented that a Zoning Preliminary Review had been submitted, and a height variance had not been identified. The member noted that the Committee generally accepts an increase in floor area ratio of 10 to 11 percent throughout the City, and the proposal fell within this range. Member Gutfreund supported the application indicating that the proposal was minor and met the four tests of the *Planning Act*.

Member Prasad agreed with Member Gutfreund and supported the application.

Member Gutfreund motioned for approval with conditions.

**Moved By: Tom Gutfreund**

**Seconded By: Arun Prasad**

The Committee unanimously approved the application.

THAT Application No. **A/149/22** be **approved** subject to conditions contained in the staff report.

Resolution Carried

**4. A/242/22**

**Owner Name: Oxana Mukan**  
**Agent Name: Donya Abasiliasi**  
**36 Jondan Crescent, Thornhill**  
**PLAN M1345 LOT 49**

The applicant was requesting relief from the requirements of By-law 2489, as amended, to permit:

- a) **By-law 2489, Section 6.1:**  
a building height of 28 feet and 3 inches, whereas the By-law permits a maximum height of 25 feet;
- b) **By-law 2489, Section 6.1:**  
a lot coverage of 34.9 percent, whereas the By-law permits a maximum lot coverage of 33 1/3 percent;

as it related to a proposed two-storey detached dwelling.

The Chair introduced the application.

The agent, Shervin Farzan, appeared on behalf of the application. Shervin indicated the design had been altered based on the requests of the Committee, and the new design resulted in a smaller structure with reduced height and eliminated the variance for a reduced side yard setback.

Member Gutfreund thanked the applicant for making changes to the plans that met the Committee's recommendations. The member expressed that the proposal was minor, met the four tests of the *Planning Act*, and was supported by staff.

Member Prasad asked if a rendering of the proposed house was available.

Greg Whitfield explained that a rendering had not been submitted and was not an application requirement. Greg provided a copy of the front elevation for viewing, noting it was the document submitted to detail streetscape massing.

The applicant indicated that a rendering was not available for the project and provided further information regarding the proposed height as it related to the adjacent homes.

Member Prasad indicated that they had insufficient information to determine if the application met the test of appropriate and desirable development of the property.

Member Gutfreund agreed with member Prasad that renderings provide additional information to assist in reviewing the application. However, they believed sufficient information was provided to make a decision and motioned for approval with conditions.

Member Gutfreund motioned for approval with conditions.

**Moved By: Tom Gutfreund**  
**Seconded By: Jeamie Reingold**  
**Opposed: Arun Prasad**

The majority of Committee approved the application.

THAT Application No. **A/242/22** be **approved** subject to conditions contained in the staff report.

Resolution Carried

**NEW BUSINESS:**

**5. A/034/23**

**Owner Name: ARK Group (Daniel Wong)**  
**Agent Name: ARK Group (Daniel Wong)**  
**163 Fred Varley Drive, Markham**  
**PLAN 7566 LOT 47**

The applicant was requesting relief from the requirements of By-law 11-72, as amended, to permit:

**a) Section 6.1.1:**

a minimum front yard setback of 25 feet and 5 inches, whereas the By-law requires a minimum front yard setback of 27 feet;

**b) Parking By-law 28-97, Section 6.2.4.1 c):**

motor vehicle parking between an outside wall of an attached private garage and an interior side lot line, whereas the By-law does not permit motor vehicle parking between an attached private garage and an interior side lot line; and

**c) Parking By-law 28-97, Section 6.2.4.2:**

a maximum driveway width of 9.96 metres, whereas the By-law permits a maximum driveway width of 6.1 metres;

as it related to a proposed second storey addition.

The Chair introduced the application.

The agent, Daniel Wong, appeared on behalf of the application. Daniel was representing the project as both the owner and general contractor. Daniel disagreed with the staff's assessment of the driveway widening and did not see the need for tapering the driveway or a reduced width at the property entrance. The proposed driveway resembled the widening of properties facing the subject property. Operations staff had called him and indicated that they do not permit curb cuts greater than 7 metres; however, in this area of Fred Varley Drive, the driveways are flush with the roadway.

The Committee received one written piece of correspondence.

Member Reingold expressed that the proposed addition reflected the existing architecture on the property and within the area. Regarding the driveway, the member noted that driveway expansions were common across the City and did not see a justification for refusing the request or requiring a modification to the applicants' proposal as submitted. Member Reingold supported the application indicating it was a nicely designed addition that made sense within the context of the area and suitable development of the property. The member did not support the staff's recommendation to taper the driveway.

Member Gutfreund agreed with the applicant's assessment regarding the curb and did not support the planning comments regarding the driveway as detailed in the staff report. Member Gutfreund supported the application as submitted.

Member Prasad agreed with their colleagues, noting that the design was well done and did not support the staff's position regarding the driveway.

The Chair requested that the applicant clarify why a variance was required for a carport but not a garage. Daniel indicated that the variance related to definitions within the

parking by-law. Additionally, Daniel explained that they had chosen to add a carport to maintain and add to the charm of the design as it related to the older Unionville neighbourhood.

Before finalizing a motion to approve the application, Greg Whitfield requested clarification regarding what conditions would apply to the approval and read through the conditions listed in Appendix "C" and "D," outlining the conditions to be added if the application was approved without modification. The standard conditions for all applications, including the standard tree conditions listed in Appendix "C," would have any references to specific variances removed and would be applied to the decision.

Furthermore, Greg Whitefield clarified for the member that while there was not a conventional curb on the property, the property did have a curb, and the paving would be taking place in the municipal right of way. The planner responsible for the application did communicate with the City's Operations department, and condition three of Appendix "D" was added at the recommendation of Operations staff. Greg indicated that if the applicant had further conversations with Operations staff after the decision became final and binding and it was determined a Curb Modification Application was not required, staff could clear the condition as advised.

Member Gutfreund requested confirmation of the applicant's acceptance of the conditions.

After further discussion between the applicant and the Committee, it was determined that Committee would approve only condition three of Appendix "D" and conditions one and two of Appendix "C" would be modified to remove the reference to variances a) and b).

The applicant agreed to the inclusion of condition three.

Member Gutfreund motioned for approval with conditions as detailed above.

**Moved By: Tom Gutfreund**  
**Seconded By: Arun Prasad**

The Committee unanimously approved the application.

THAT Application No. **A/034/23** be **approved** subject to conditions contained in the staff report.

Resolution Carried

**6. A/046/23**

**Owner Name: Simon Drosi**  
**Agent Name: Fine Lines Design (Joshua Theriault)**  
**32 Shady Lane Crescent, Thornhill**  
**PLAN 7686 LOT 374**

The applicant was requesting relief from the requirements of By-law 2150, as amended, to permit:

**a) Section 3.7:**

a second floor eaves encroachment of 24 inches, whereas the By-law permits a maximum encroachment of 18 inches into the required side yards;

**b) Section 3.7:**

an uncovered platform/stairs encroachment of 7.611 feet into a front yard, whereas the By-law permits a maximum encroachment of no more than 5 feet into a front yard;

**c) Section 4.4.1:**

an existing shed to be 1.7 feet from the nearest lot line, whereas the By-law requires at least 2 feet;

**d) Section 6.1:**

a building height of 26.54 feet, whereas the By-law permits a maximum building height of 25 feet; and

**e) Section 6.1:**

a second floor east side yard setback of 4.72 feet, whereas the By-law requires a minimum side yard setback of 6 feet;

as it related to a proposed two-storey single detached dwelling.

The Chair introduced the application.

The agent, Joe Domb, appeared on behalf of the application. Joe provided a short presentation detailing the variances, highlighting other similar projects in the area and addressing concerns related to privacy arising from the proposed second-storey balconies.

The Committee received one written piece of correspondence.

Tiago and Belinda Naccarato Dos Santos, of 34 Shady Lane Crescent, spoke to the Committee, indicating they were happy to see the project going forward. They did not have concerns regarding the proposed size or height of the house; their concerns related to the side yard setback, as the eaves of the proposed structure would be very

close to the property line. They wished to see the setback maintained to reduce the impacts of shadowing and sightlines that could reduce privacy in their backyard. The proposed hardscaping in the rear yard also raised concerns about drainage impacts.

Member Gutfreund requested clarification regarding the neighbour's comments on flooding caused by hardscaping.

Tiago Naccarato indicated that currently, there were some drainage issues on both properties and concerns related to the potential for increased flooding due to the proposed increase in hard surface areas in the rear yard, as detailed on the plans.

Joe Domb indicated that engineering had reviewed the proposal and was not concerned with the proposed variances.

The Chair indicated to the neighbours that all new development required approval of a RIGS application which often improved existing grading and drainage conditions.

Greg Whitfield confirmed a Residential Infill Grading and Servicing approval would be required before the issuance of a Building permit.

Member Gutfreund indicated the requests were minor, met the four tests, and that drainage concerns would be addressed through the grading permit and motioned for approval with conditions.

**Moved By: Tom Gutfreund**  
**Seconded By: Jeamie Reingold**

The Committee unanimously approved the application.

THAT Application No. **A/043/23** be **approved** subject to conditions contained in the staff report.

Resolution Carried

**7. A/260/22**

**Owner Name: Fan Yang**  
**Agent Name: Michael Mao**  
**30 Arrowflight Drive, Markham**  
**PLAN 5810 LOT 5**

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

**a) Section 11.2 (c)(i):**

a porch to encroach 64 inches into a required yard, whereas the By-law permits 18 inches;

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

a maximum floor area ratio of 51.87 percent, whereas the By-law permits a maximum floor area ratio of 45 percent; and

**c) Table 11.1:**

a minimum setback of 6.98 feet to the exterior side lot line, whereas the By-law permits 10 feet;

as it relates to a proposed two-storey single detached dwelling.

The Chair introduced the application.

The agent, Victor Guitberg, appeared on behalf of the application, indicating that changes had been made to meet staff suggestions since the original application submission.

The Committee received three written pieces of correspondence.

Elizabeth Brown, 65 Lincoln Green Drive, the Committee of Adjustment representative for the Markham Village Sherwood Conservation Residents Association, spoke to the Committee. Elizabeth presented the area's character that had yet to see significant infill development. In Elizabeth's opinion, the application was not minor. The building envelope needed to be considered in relation to the massing, as the two had a complementary relationship. Elizabeth mentioned that the new house was very large, closer to the front lot line and pushed significantly into other required yards. The carport was not included in the floor area ratio. The proposal would encroach closer to existing trees resulting in their removal. The proposal was oversized for the area.

Member Reingold agreed that the proposal had significant massing and scale, noting that it would be the only home in the immediate setting of this size. In addition, the member observed that the area had yet to experience significant turnover or new infill development. Member Reingold did not have an issue with the carport but noted that as the structure was already designed with substantial width and the carport added the appearance of even greater massing at the streetscape. Therefore, the member did not support the application expressing that the proposal was too large for the street.

Member Gutfreund supported their colleague's comments, observing that the property was a prominent corner lot and a development of this size would dominate the entire streetscape of the surrounding area. Member Gutfreund remarked that the carport added to the already significant width of the design and made the proposal uncharacteristically wide and that the proposed massing needed to suit the area's character. The member did not support the proposal as presented, indicating that the

floor area ratio needed to be reduced to be closer to the development standard and within the range generally considered by the Committee and the overall scale of the project, in particular, the width needed to be brought down to more closely relate with the existing streetscape.

Member Prasad indicated agreement with their colleagues and asked if the applicant would consider deferral to return with a reasonable floor area ratio.

The Chair summarized the Committee and neighbour comments indicating that revisions to the plans should consider the Official Plan policies for existing residential areas regarding creating a design complementary to the neighbourhood's character, scale and massing, and mature vegetation.

Member Prasad motioned for deferral.

**Moved By: Arun Prasad**  
**Seconded By: Jeamie Reingold**

THAT Application No. **A/260/22** be **deferred** sine die.

Resolution Carried

**8. A/110/22**

**Owner Name: Kevin Cribari**  
**Agent Name: Joseph N. Campitelli Architect Inc. (Joseph Campitelli)**  
**19 Grenfell Crescent, Markham**  
**PLAN 4949 LOT 74**

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

- a) **Section 11.2 (c) (i):**  
eaves to encroach a maximum of 41 inches into the required front yard, whereas the By-law permits a maximum encroachment of 18 inches into a required yard;
- b) **Table 11.1:**  
a maximum lot coverage of 42.2 percent, whereas the Zoning By-law allows a maximum lot coverage of 35 percent;
- c) **By-law 1229, Section 11.1:**  
a minimum flankage yard of 8.0 feet, whereas the Zoning By-law permits a minimum flankage yard of 10.0 feet;



**d) Amending By-law 99-90, Section 1.2 (vi):**

a maximum floor area ratio of 52.4 percent, whereas the Zoning By-law permits a maximum floor area ratio of 45 percent;

**e) Amending By-law 99-90, Section 1.2 (ii):**

a maximum depth of 22.42 metres, whereas the Zoning By-law permits a maximum depth of 16.80 metres;

**f) Amending By-law 99-90, Section 1.2 (i):**

a maximum height of 11.0 metres, whereas the zoning By-law permits a maximum height of 9.80 metres; and

**g) Section 11.2 (c) (i):**

eaves to encroach a maximum of 24 inches into the flankage side yard, whereas the By-law permits a maximum encroachment of 18 inches into a required yard;

as it related to a proposed two-storey single detached dwelling and accessory building.

The Chair introduced the application.

The owner, Kevin Cribari, appeared on behalf of the application. Kevin outlined the proposed dwelling's details and features, indicating they had made revisions to satisfy staff comments.

The Committee received a support letter package provided by the owner and three additional written pieces of correspondence.

Elizabeth Brown, 65 Lincoln Green Drive, the Committee of Adjustment representative for the Markham Village Sherwood Conservation Residents Association, spoke to the Committee. Elizabeth indicated that they understood the applicant was a member of the neighbourhood and was attempting to build a dwelling that would suit the area's character, having a lovely presence on the streetscape, and be an asset to the neighbourhood. However, the number and size of requested variances could not be viewed as minor.

The request for an increased floor area ratio was 16 percent over permitted and did not include the unfinished attic space. The requests for increased lot coverage and height further accentuated the massing and scale of the house, and the cumulative impacts of the seven variances would be significant.

Elizabeth highlighted policies in the Official Plan indicating the need for complementary development within established neighbourhoods. Elizabeth remarked that the staff did not support the application, and as many revisions had already been made to the plans, it might be difficult to make further significant changes. Elizabeth observed it was a well-thought-out design and could appreciate the presence it would have but concluded that,

overall, the design was too large for the area. The Residents Association sought requests that could be described as minor and closer to the existing development standards.

Member Reingold had visited the site and noted that the proposed house would be very large within the neighbourhood context, including in relation to other recent infill developments. The proposal was overdevelopment and was too large for the area, and the requests for additional relief on a large lot created cumulative effects and impacts. The house was exceptionally designed but was over massing for the property and out of scale with the area. Therefore, member Reingold could not support the application as currently presented.

Member Gutfreund agreed with their colleague and the staff report that the cumulative impacts of the combined variance resulted in the overdevelopment of the lot. The house was beautifully designed; if shrunken down, it would be appropriate for the area. The member indicated that while previous applications may have received similar variance requests, the Committee does not operate on precedence, and the request was outside of what the current Committee considers typically acceptable.

The applicant responded to comments by neighbours and the Committee members indicating that the proposed home was not over-massed for the lot and had lower rooflines and significant greenspace presenting to the streetscape.

The Chair commended the applicant for their passion in creating a design that would suit the area's character. However, they cautioned the applicant that they needed to listen to the comments of staff and the Committee concerning the size of the proposal. In particular, the unfinished spaces in the attic that could be converted into a habitable area in the future need to be considered with regard to their overall impact on both the size and massing of the proposal.

The Chair pointed out that the Committee members did not intend to refuse the application. However, they had indicated they did not support the application. The Chair asked if the applicant wanted to defer the application.

The applicant agreed to a deferral.

Member Gutfreund motioned for deferral.

**Moved By: Tom Gutfreund**  
**Seconded By: Jeamie Reingold**

THAT Application No. **A/110/22** be **deferred** sine die.

Resolution Carried

Committee of Adjustment Minutes  
Wednesday May 03, 2023

Adjournment

**Moved by: Arun Prasad**  
**Seconded by: Tom Gutfreund**

THAT the virtual meeting of the Committee of Adjustment was adjourned at 9:20 pm,  
and the next regular meeting would be held on May 17, 2023.

CARRIED



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Secretary-Treasurer  
Committee of Adjustment



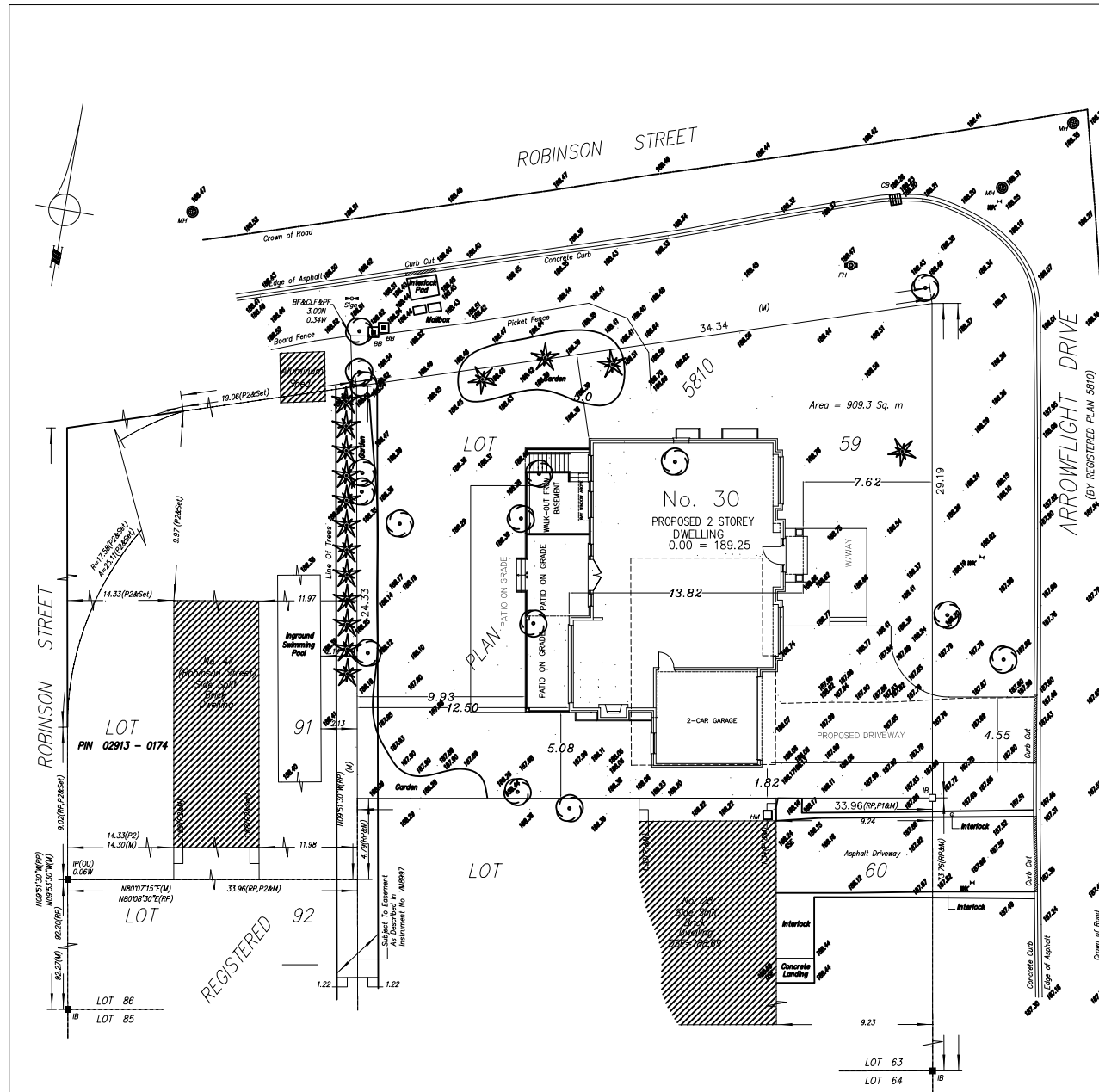
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Chair  
Committee of Adjustment

# Appendix C

File: 22.266449.000.00.MNV

Date: 06/16/23  
MM/DD/YY



DEVELOPMENT DATA			
ZONING DESIGNATION - R2 ( RESIDENTIAL, B/L 1229)			
LOT AREA	METRIC	IMPERIAL	REMARKS
	909.30 M <sup>2</sup>	9788.00 SQFT	MIN.REQUIRED - 6600.0 SQ.FT.
NET LOT AREA	761.24 M <sup>2</sup>	8194.00 SQFT	
BUILDING AREA			
CELLAR	166.30 M <sup>2</sup>	1790.00 SQFT	
MAIN FLOOR	208.10 M <sup>2</sup>	2240.00 SQFT	GARAGE INCLUDED
SECOND FLOOR	169.26 M <sup>2</sup>	1822.00 SQFT	
TOTAL (G.F.A.)	377.36 M <sup>2</sup>	4062.00 SQFT	TWO FLOORS EXCL.OPENNINGS INCLUDING GARAGES
BUILDING HEIGHT	9.40 M	30'-10"	FROM CROWN OF THE STREET TO HIGHEST POINT OF THE ROISE (REQ.9.8M)
BUILDING DEPTH	15.03M	49'-4"	REQUIRED - 16.8M PLUS 2.1M T-STEXTENSION
PARKING	2 CAR GARAGE		
SETBACKS			
FRONT	7.62 M	25'-0"	REQUIRED - 25'
REAR	12.50 M	41'-1"	REQUIRED - 25'
SIDES	1.82 M ; 5.0 M	6'-0", 16-5"	REQUIRED - 4', 10'
FLOOR AREA RATIO	377.36 M <sup>2</sup> /4062.00M <sup>2</sup> - 49.60%		
MAX.LOT COVERAGE	213.21M <sup>2</sup> - 2295 sq.ft. (23.45%)		
			REQUIRED - 35%

## SITE PLAN SCALE 1 : 400

DERIVED FROM  
SURVEYOR'S REAL PROPERTY REPORT  
PLAN OF  
LOT 58, REGISTERED PLAN 5810  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK  
DONE BY  
ERTL SURVEYORS  
Ontario Land Surveyors

**GUITBERG GROUP INC.**  

 33 BELVEDERE CRES.  
 RICHMOND HILL ONTARIO  
 TEL. (905) 508-7436  
 EMAIL: VCGUITBERG@ROGERS.COM

PRIVATE RESIDENCE  
AT 30 ARROWFLIGHT DRIVE  
CITY OF MARKHAM, ON

### SITE PLAN

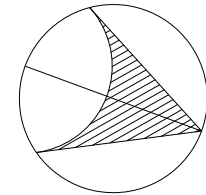
DRAWN BY	CHECKED
SCALE 1 : 400	DATE MAY ' 2023
PROJECT NUMBER R-25/01/22	A - 1

**Metric**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

# Appendix C

File: 22.266449.000.00.MNV

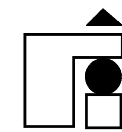
Date: 06/16/23  
MM/DD/YY



## BASEMENT FLOOR PLAN

SCALE 1/8" = 1'-0"

### GUITBERG GROUP INC.



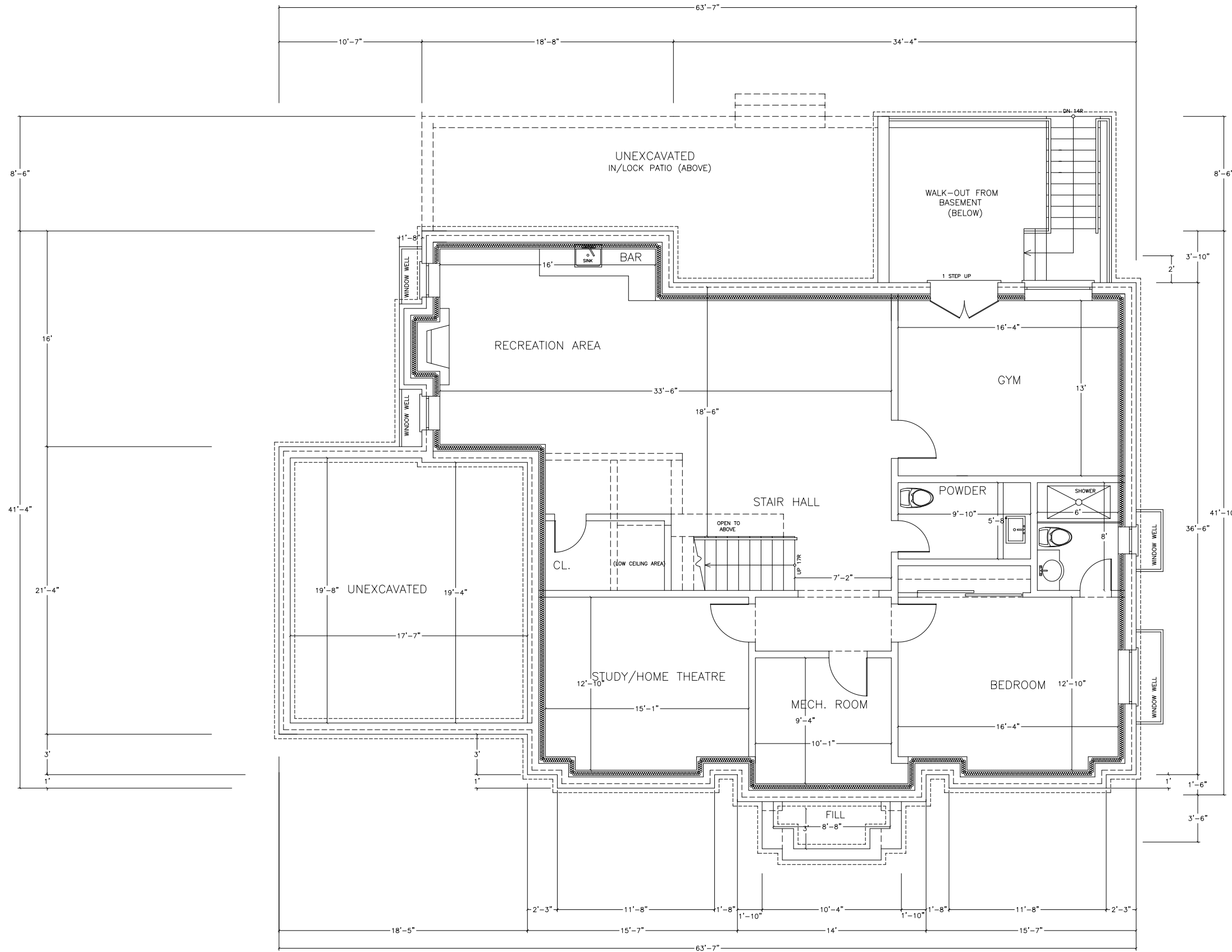
33 BELVEDERE CRES.  
RICHMOND HILL  
ONTARIO, L4C 8W1  
TEL. (905) 508-7436  
EMAIL: VICGUITBERG@ROGERS.COM

PRIVATE RESIDENCE  
AT 30 ARROWFLIGHT DRIVE  
CITY OF MARKHAM, ONTARIO

### BASEMENT PLAN

DRAWN BY	J.M.	CHECKED	V.G.
SCALE	1/8" = 1'-0"	DATE	MAY' 2023

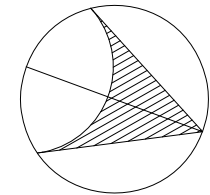
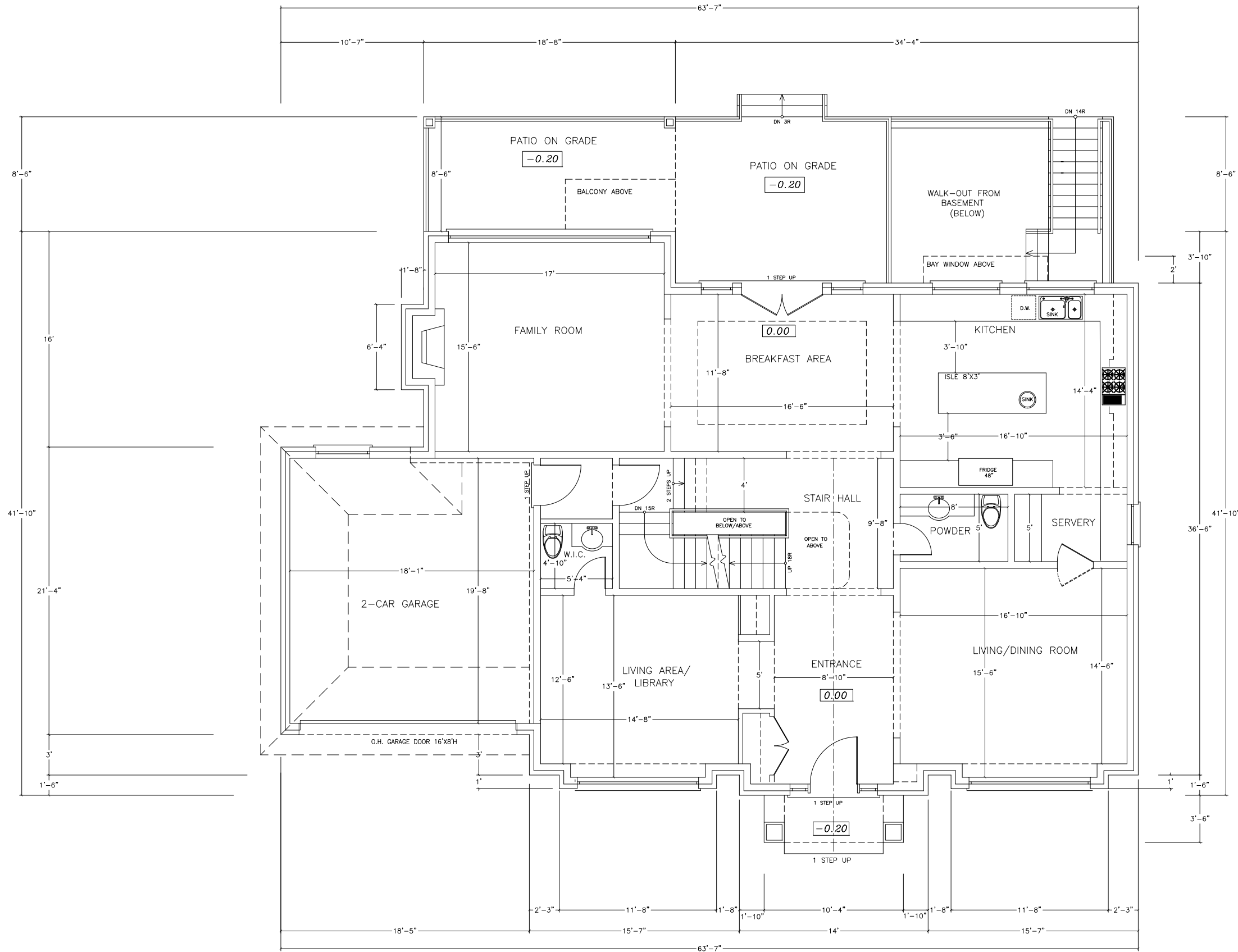
PROJECT NUMBER	R-25/01/23	A-2
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# Appendix C

File: 22.266449.000.00.MNV

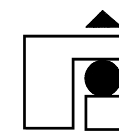
Date: 06/16/23  
MM/DD/YY



## GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"

### GUITBERG GROUP INC.



33 BELVEDERE CRES.  
RICHMOND HILL  
ONTARIO, L4C 8W1  
TEL. (905) 508-7436  
EMAIL: VICGUITBERG@ROGERS.COM

PRIVATE RESIDENCE  
AT 30 ARROWFLIGHT DRIVE  
CITY OF MARKHAM, ONTARIO

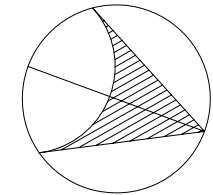
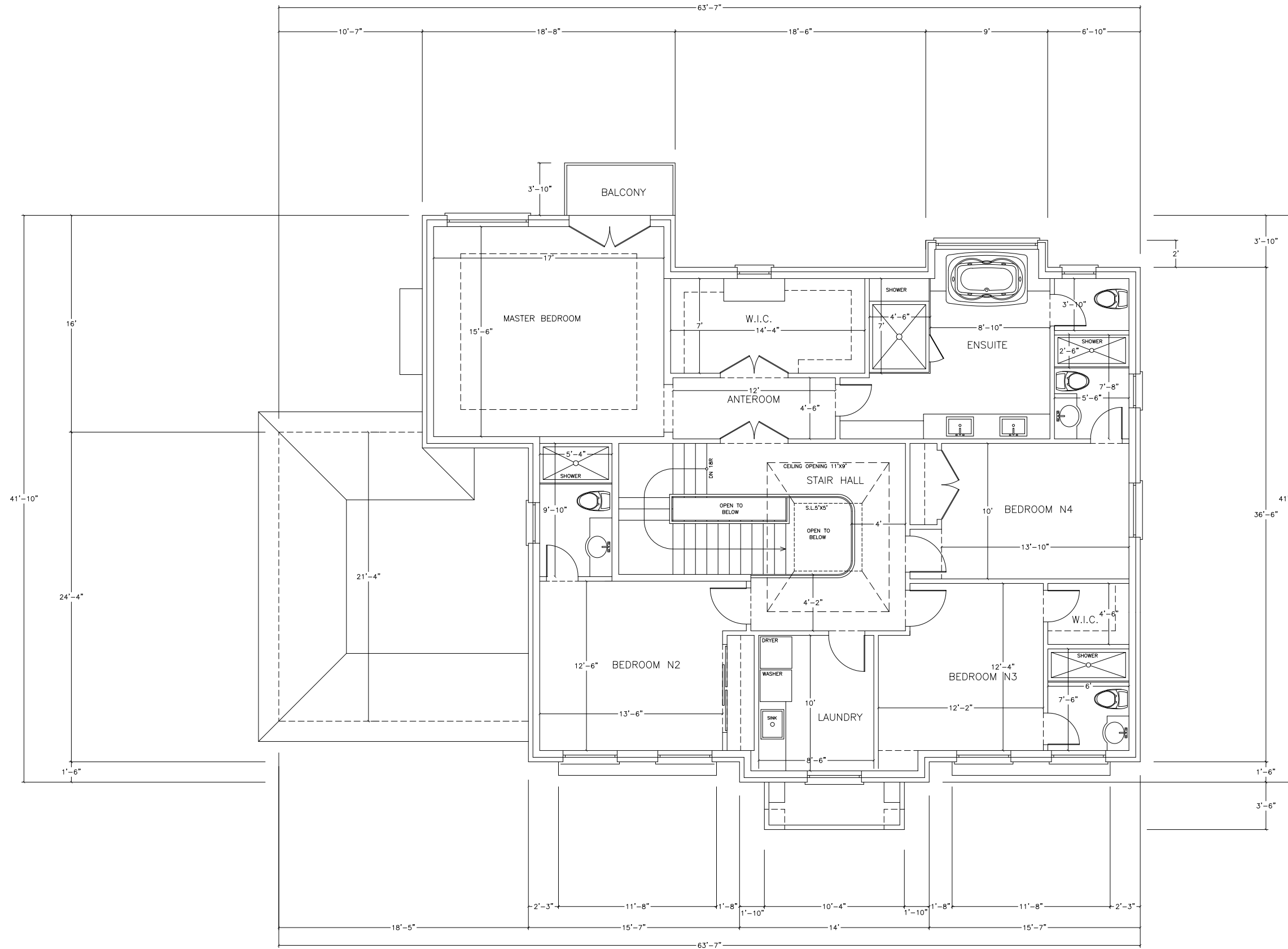
## GROUND FLOOR PLAN

DRAWN BY	J.M.	CHECKED	V.G.
SCALE	1/8" = 1'-0"	DATE	
PROJECT NUMBER	R-25/01/23	A-3	

# Appendix C

File: 22.266449.000.00.MNV

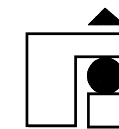
Date: 06/16/23  
MM/DD/YY



## SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

### GUITBERG GROUP INC.



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CITY OF MARKHAM, ONTARIO

## SECOND FLOOR PLAN

DRAWN BY J.M. CHECKED V.G.

SCALE 1/8" = 1'-0" DATE

PROJECT NUMBER

R-25/01/23

**A-4**

# EAST ELEVATION

SCALE 1/8" = 1'-0"

Appendix C

File: 22.266449.000.00.MNV

Date: 06/16/23

MM/DD/YY



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CITY OF MARKHAM, ONTARIO

## EAST ELEVATION

DRAWN BY	J.M.	CHECKED	V.G.
SCALE	1/8" = 1'-0"	DATE	
PROJECT NUMBER	R-25/01/23	A-5	



# WEST ELEVATION

SCALE 1/8" = 1'-0"

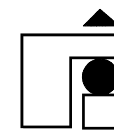


## Appendix C

File: 22.266449.000.00.MNV

Date: 06/16/23  
MM/DD/YY

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### WEST ELEVATION

DRAWN BY	J.M.	CHECKED	V.G.
SCALE	1/8" = 1'-0"	DATE	

PROJECT NUMBER	R-25/01/23	A-6
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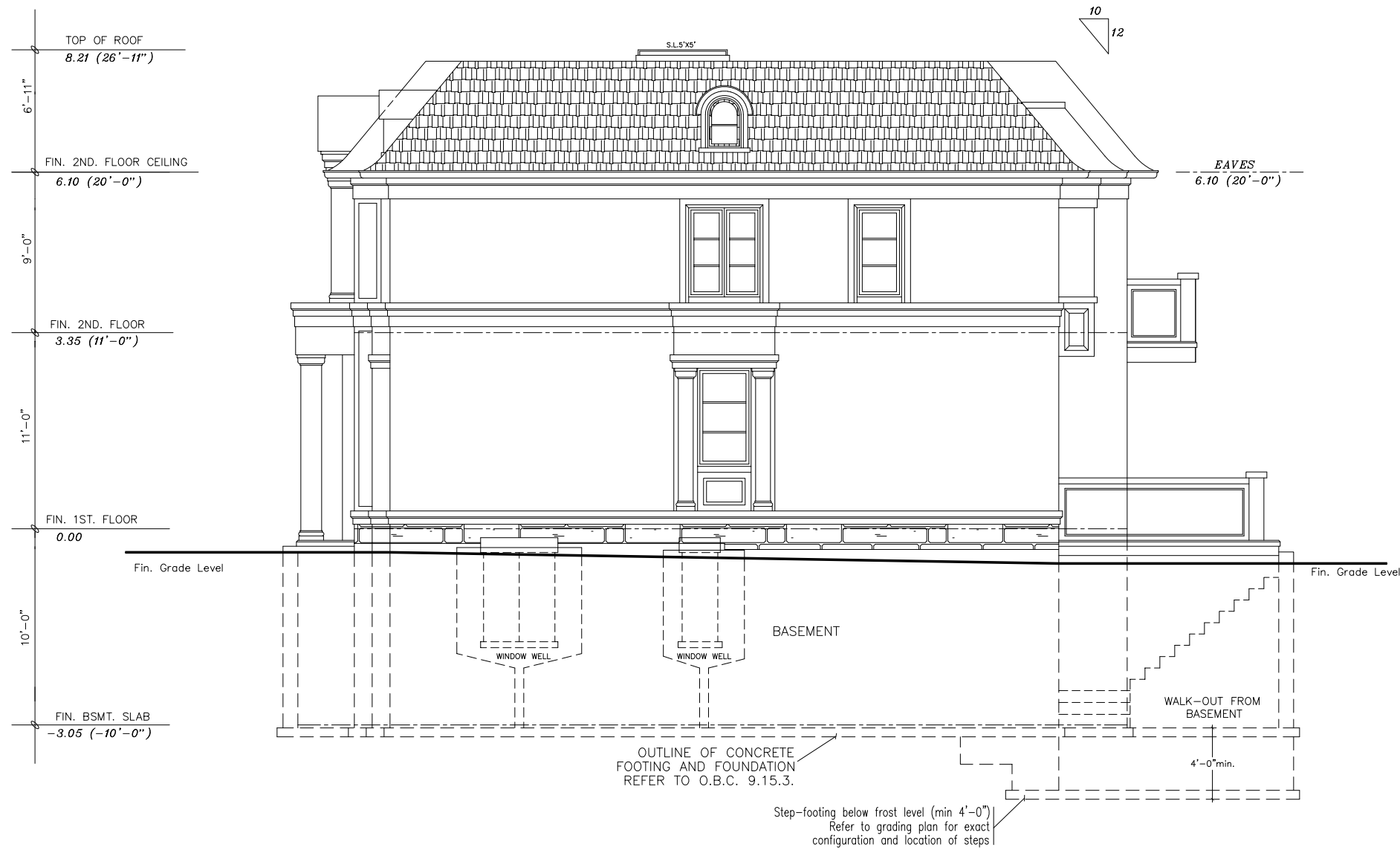
# NORTH ELEVATION

SCALE 1/8" = 1'-0"

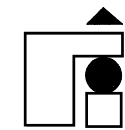
## Appendix C

File: 22.266449.000.00.MNV

Date: 06/16/23  
MM/DD/YY



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## NORTH ELEVATION

DRAWN BY J.M.	CHECKED V.G.
SCALE 1/8" = 1'-0"	DATE

PROJECT NUMBER R-25/01/23	A-7
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# SOUTH ELEVATION

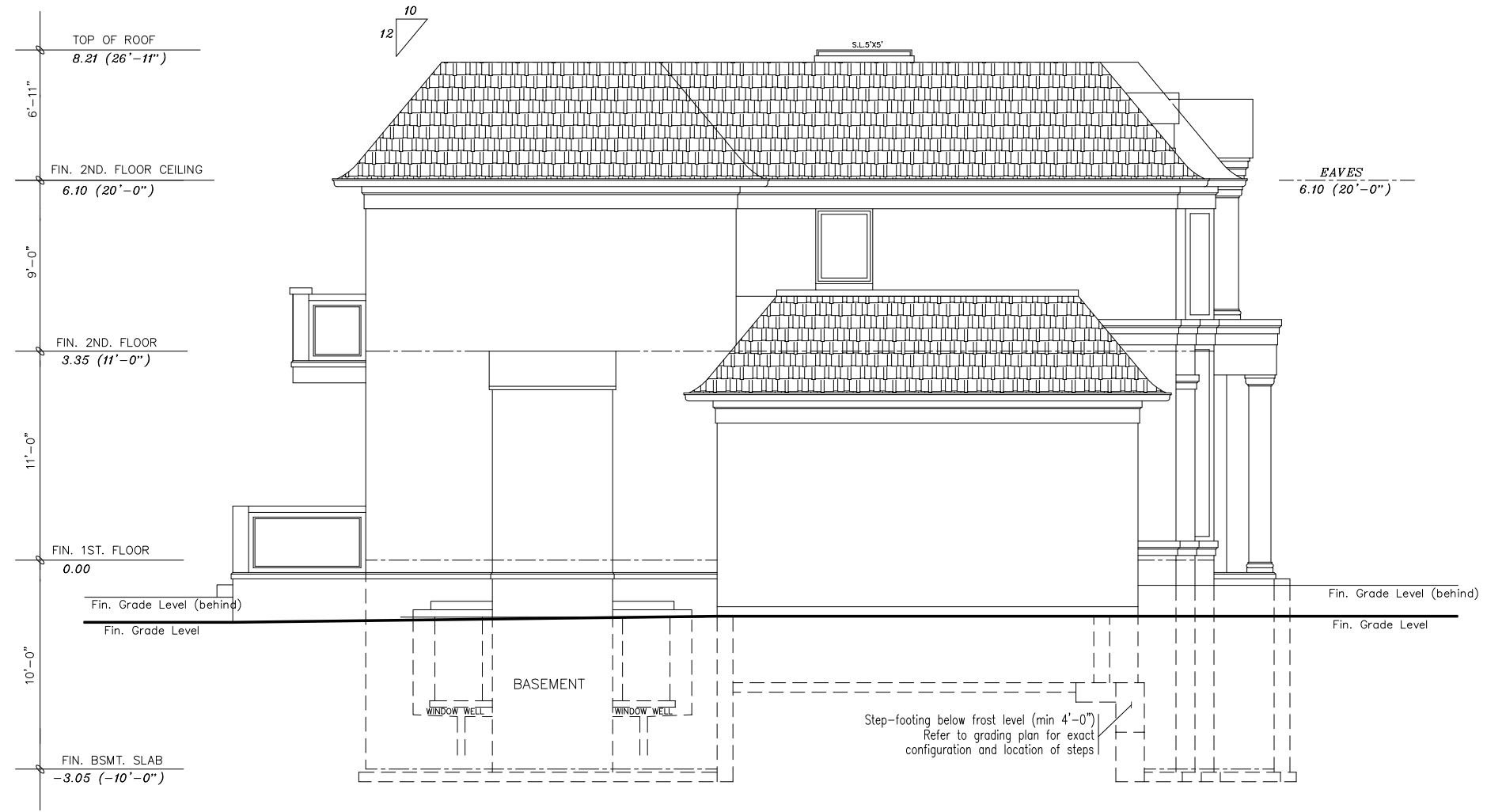
SCALE 1/8" = 1'-0"

Appendix C

File: 22.266449.000.00.MNV

Date: 06/16/23

MM/DD/YY



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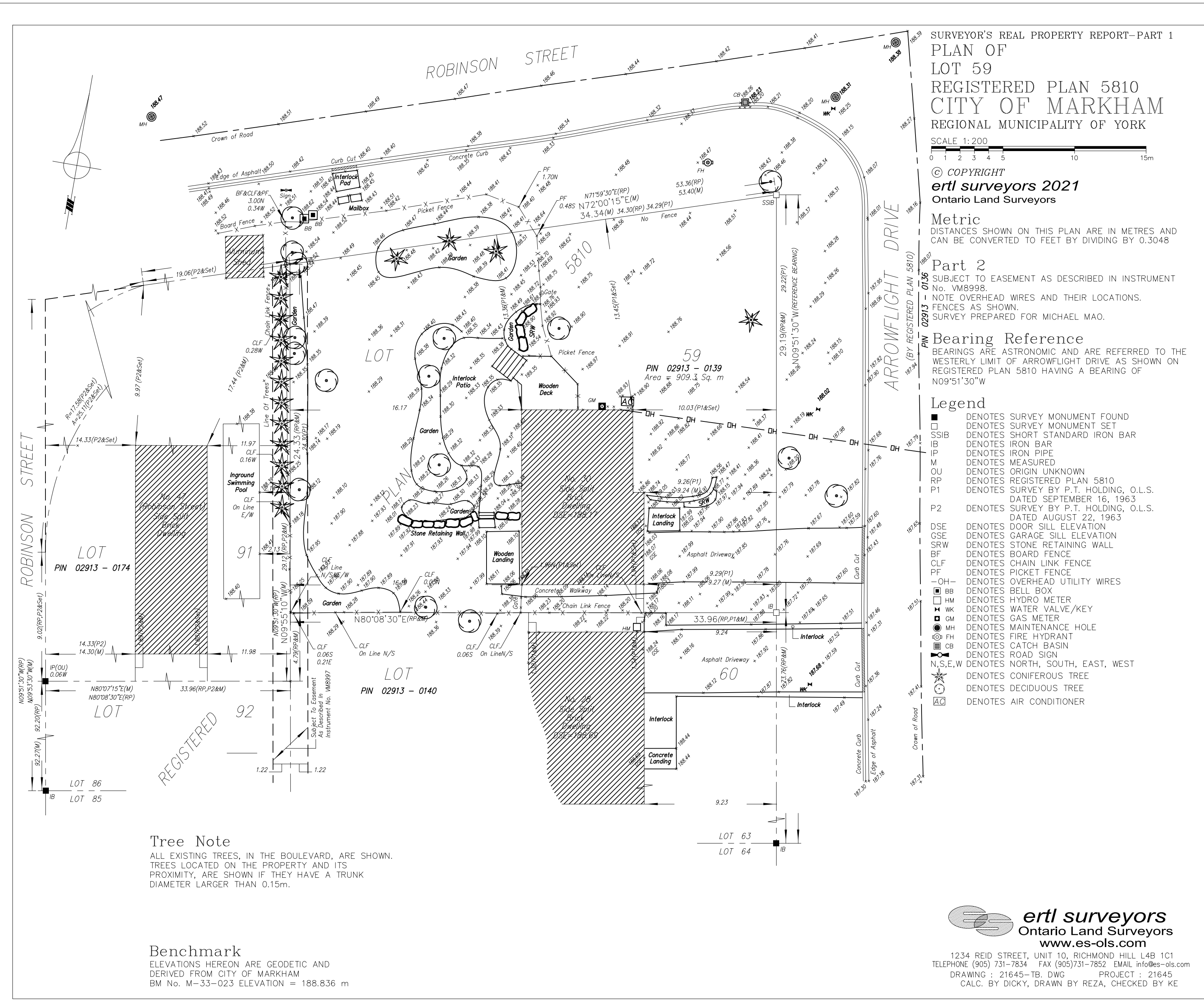
## SOUTH ELEVATION

DRAWN BY	J.M.	CHECKED	V.G.
SCALE	1/8" = 1'-0"	DATE	

PROJECT NUMBER

A-8

R-25/01/23



## **APPENDIX “D” – A/260/22 Conditions of Approval**

### **CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/260/22**

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject 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 Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
3. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City’s Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from Tree Preservation Technician or Manager of By-law Enforcement & Regulatory Services Division that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan;
4. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City’s Streetscape Manual, including street trees, in accordance with the City’s Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Tree Preservation Technician or Manager of By-law Enforcement & Regulatory Services Division.
5. Submission of a detailed Siting, Lot Grading, and Servicing Plan stamped by a Professional Engineer/Ontario Land Survey/Landscape Architect to be reviewed and approved by the Director of Engineering, or their designate, and that the Secretary Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design, or their designate.

CONDITIONS PREPARED BY:



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Hussnain Mohammad, Planner 1, Development Facilitation Office