

Memorandum to the City of Markham Committee of Adjustment

April 9, 2021

File: A/123/20
Address: 4 Calafia Street – Markham, ON
Applicant: Slavisa Garaca
Agent: N/A
Hearing Date: April 21, 2021

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

The applicant is requesting relief from the following “Residential Two Exception*190 (R2*190)” zone requirements of By-law 177-96, as amended, as they relate to a proposed accessory coach house dwelling above an existing detached garage. The variances requested are to permit:

a) By-law 177-96, Sec. 6.3.1.2:

a detached private garage and any storey above the first storey of a detached private garage to be setback a minimum of 5.23 m (17.16 ft) from the main building, whereas the By-law requires a detached private garage and any storey above the first storey for a detached private garage to be setback a minimum of 6.0 m (19.69 ft) from the main building on a lot;

b) By-law 177-96, Sec. 6.3.1.7 b):

a maximum lot coverage of 18.40% for a detached private garage, whereas the By-law permits a maximum lot coverage of 18.0% for a detached private garage; and

c) By-law 28-97, Sec. 3.0 Table A:

two parking spaces, whereas the By-law requires a minimum of three parking spaces.

BACKGROUND

This application was deferred by the Committee of Adjustment (“the Committee”) on January 24, 2021 to address concerns as noted in the minutes extract (see Appendix “C”). Two area residents attended the January 24, 2021 Committee of Adjustment meeting, objecting to the application, citing concern that the proposed development would exacerbate existing challenges related to City snow removal operations along the municipal owned rear lane.

The applicant initially requested:

- a) a minimum setback of 5.23 m (17.16 ft) between the detached private garage (including a second-storey coach house addition) and main building;
- b) a maximum lot coverage of 20.40% for the detached private garage; and
- c) a minimum of two parking spaces instead of three.

Refer to the initial staff report dated January 8, 2021 for additional details on the original proposal (Appendix "D").

Following the January 24 2021 hearing, City staff received a written petition on February 4, 2021 (after the first hearing, but before the revised plans were submitted), objecting to the development. The petition was signed by 11 area residents, citing the following concerns that the proposed development would:

- Create a taller garage height that would negatively change the appearance of attached garages;
- Alter the pattern of development along laneways within Cornell;
- Exacerbate challenges with snow removal which currently exist along the laneway as more vehicles would be parked along the streets, and the property owner would not have space to store snow as the space between properties would be reduced. Snow dumped onto the laneway would impede vehicles from travelling along it;
- Further contribute to existing on-street parking and traffic issues in the area;
- Increase traffic which would affect the safety of the public, including children and seniors;
- Be inconsistent with the original builds which locates stairs at the side of the detached garage, whereas the applicant is proposing to locate the stairs between the detached garage and main building wall;
- Increase noise levels from construction; and
- Reduce sunlight to adjacent properties.

The letter also expressed that the applicant should only apply to build a coach house above their existing single car garage.

COMMENTS

The applicant submitted revised plans on March 5, 2021, maintaining their initial variance requests related to a parking reduction, and setback between the detached private garage and main building. The revised plans remove the second-storey overhang above the walkway/open area between the side wall of the detached garage and side property line, which has resulted in a reduction of the detached private garage from 20.40% to 18.40%. This is a 0.40% increase to the maximum detached private garage lot coverage, which equates to expanding the permitted footprint by approximately 0.93 m² (10.01 ft²). Staff comments provided in the initial staff report remain applicable, and do not object to the revisions made by the applicant.

Staff note that the applicant completed a second ZPR on March 5, 2021 to confirm the required variances for the proposed development with reference to the revised plans.

In response to resident concerns outlined above:

- While existing private garages in the immediate area are one-storey in height, the proposed addition to the private garage and second-storey coach house are permitted by the Zoning By-law, should the reduced

parking variance be approved. The proposed coach house would also comply with the maximum permitted height of 8.0 m (26.25 ft).

- Two-storey private garages that contain coach houses above, are a common built form in the Cornell community.
- Staff do not anticipate any adverse impacts to traffic or safety associated with this accessory dwelling unit.
- Operations staff have reviewed the proposal and do not anticipate the proposed accessory coach house unit would impede operations relating to City snow clearance along the laneway.
- The applicant should however, consider how snow will be stored along the south side of the garage so that access to the coach house is not encumbered. Dumping snow onto the laneway is not permitted.

As noted in the previous January 8, 2021 staff memorandum, staff do not object to the parking reduction variance (see Appendix “C”). Should the variance to reduce parking be approved, the applicant should be aware that:

- parking is not permitted on the laneway, adjacent to the garage doors;
- onstreet parking on surrounding local roads is prohibited overnight, unless an exemption or a permit is issued by the City’s By-law Licensing and Enforcement Department; and
- that on-street parking where or when permitted, is on a first-come, first-serve basis.

PUBLIC INPUT SUMMARY

One written submission was received as of April 9, 2021 objecting to the proposed development, citing similar concerns noted in the petition received on February 24, 2021.

It is noted that additional information may be received after the writing of this 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*. 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 By-law, and how they satisfy the tests of the *Planning Act* required for the granting of minor variances.

Please see Appendix “A” for conditions to be attached to any approval of this application.

APPENDICES

Appendix “A” – Conditions of Approval

Appendix “B” – Plans

Appendix “C” – Initial Staff Report: January 8, 2021

Appendix “D” – Minutes Extract: January 24, 2021

PREPARED BY:

A handwritten signature in black ink, appearing to be 'Aleks Todorovski', written over a horizontal line.

Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:

A handwritten signature in blue ink, appearing to be 'Stephen Corr', written over a horizontal line.

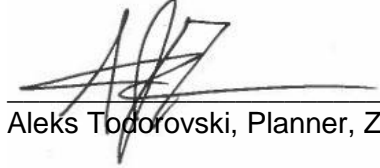
Stephen Corr, Senior Planner, East District

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/123/20

1. The variances apply only to the subject development as long as it remains.
2. That the variances apply only to the subject development, in substantial conformity with the batch stamped plans 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.

CONDITIONS PREPARED BY:



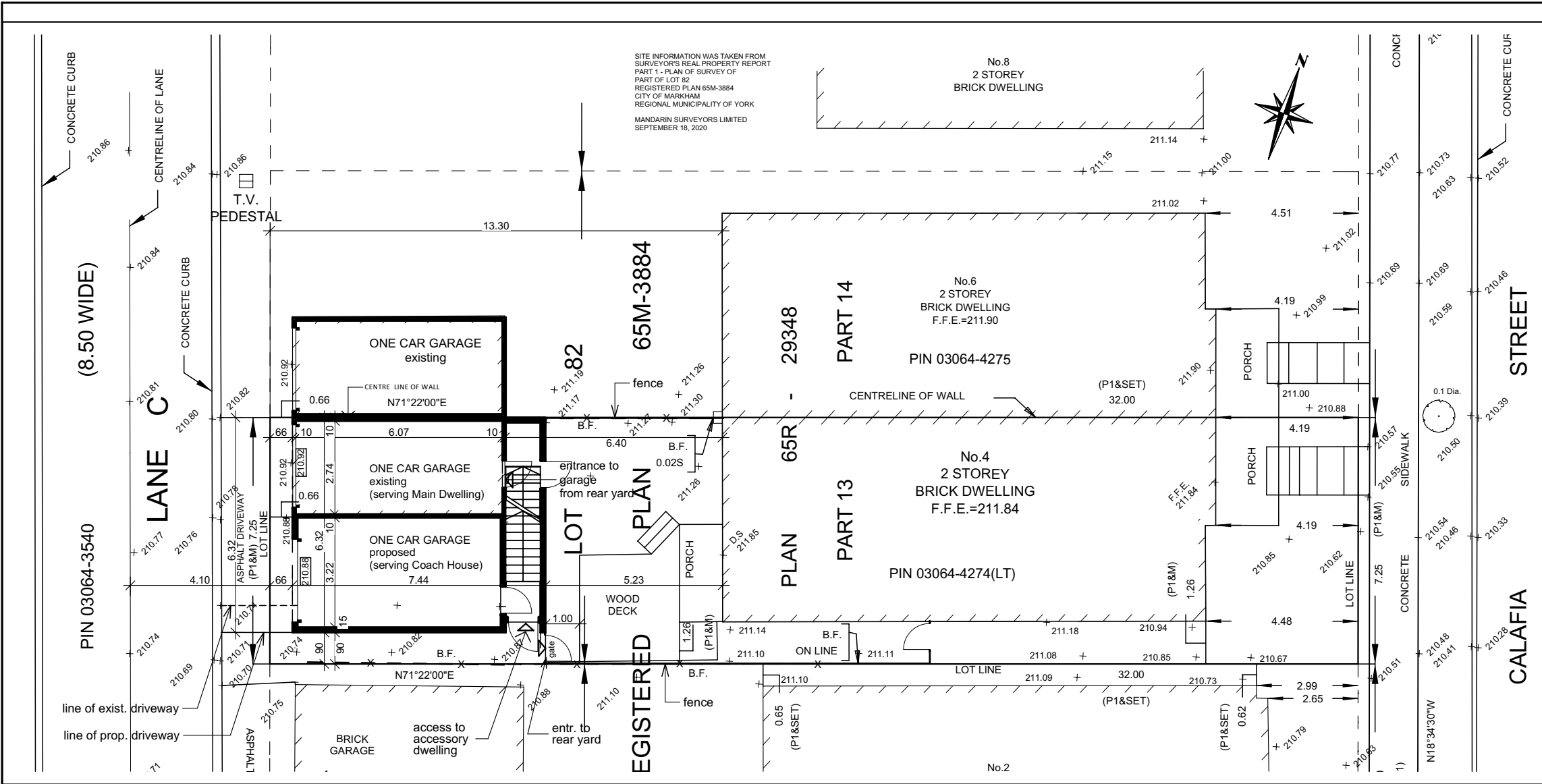
Aleks Todorovski, Planner, Zoning and Special Projects

APPENDIX "B"
PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/123/20

Appendix B

File: 20.133224.000.00.MNV

Date: 04/15/21
MM/DD/YY



SITE PLAN 4 Calafia St., Markham, On

STATISTICS

Existing - TWO STOREY SEMI-DETACHED HOUSE

Proposed - ACCESSORY UNIT & SECOND DETACHED GARAGE

LOT	EXISTING
SITE AREA	232 m2
FRONTAGE	7.25 m

FLOOR AREA CALCULATION - SEMI-DETACHED DWELLING - Existing

FLOOR	EXISTING
GROUND FLOOR	85.69 m2
SECOND FLOOR	85.69 m2
BASEMENT	m2
FLOOR AREA	171.38 m2

STATISTICS (DETACHED GARAGES & ACCESSORY DWELLING ABOVE)

SETBACKS	MINIMUM	PROPOSED
REAR YARD	0.60 m	0.66 m (exist.)
SIDE YARD - South	0.30 m	0.90 m
SIDE YARD - North	0.00 m (exist.)	0.00 m (exist.)

DWELLING	MAXIMUM	PROPOSED
LENGTH	----- m	7.44 m
HEIGHT	8.00 m	7.84 m
COVERAGE	18%	20.3 % (47.06m2)

FLOOR AREA CALCULATION

FLOOR	EXISTING	PROPOSED
GARAGE	18.49 m2	
GARAGE (prop.)		21.19 m2
SECOND FLOOR (Accessory Dwelling)	-----	47.06 m2
FLOOR AREA - Garages	18.49 m2	39.68 m2
FLOOR AREA - (Accessory Dwelling)	-----	47.06 m2

DWELLINGS (Semi-Detach Dwelling & Accessory Dwelling)	EXISTING	PROPOSED
COVERAGE	104.18 m2 (44.91%)	132.75 m2 (57.21%)
FSI	171.38 m2 (0.74)	218.44 m2 (0.94)

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.

TATJANA PEJOVIC CVIJOVIC BCIN 30454
Signature:

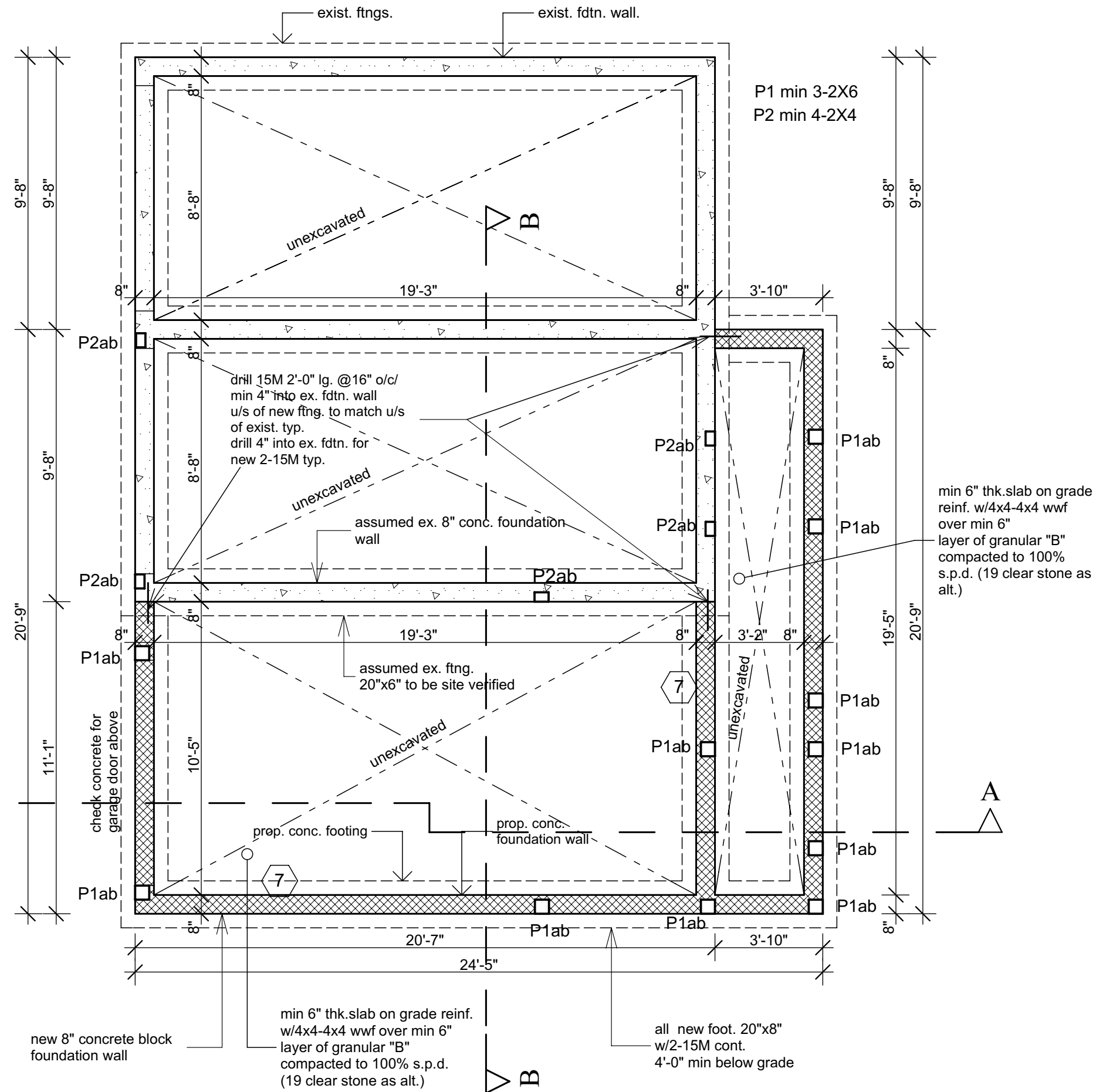
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.
SYNTHESIS HOMES INC. BCIN 35021

<p>SYNTHESIS HOMES</p> <p>42 DENVER CRES. TORONTO, ON, M2J 1G8 T.416-855-1882 F.416-492-0181 E. synthesis_homes@bell.net</p>	PROJECT:	TITLE:
	PROPOSED COACH HOUSE & Additional 1 Car Garage Space	SITE PLAN (w/updated survey)
	at 4 Calafia St., Markham, On	SCALE: 1:150
CLIENT:	Mr. Slavisa Garaca & Ms. Irena Garaca	DRAWN BY: T. PEJOVIC
NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ALL DISCREPANCIES TO THE SYNTHESIS HOMES BEFORE COMMENCING WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.	DATE: Feb.03/2021	SHEET 3 OF 18
		A0.3

Appendix B

File: 20.133224.000.00.MNV

Date: 04/15/21
MM/DD/YY



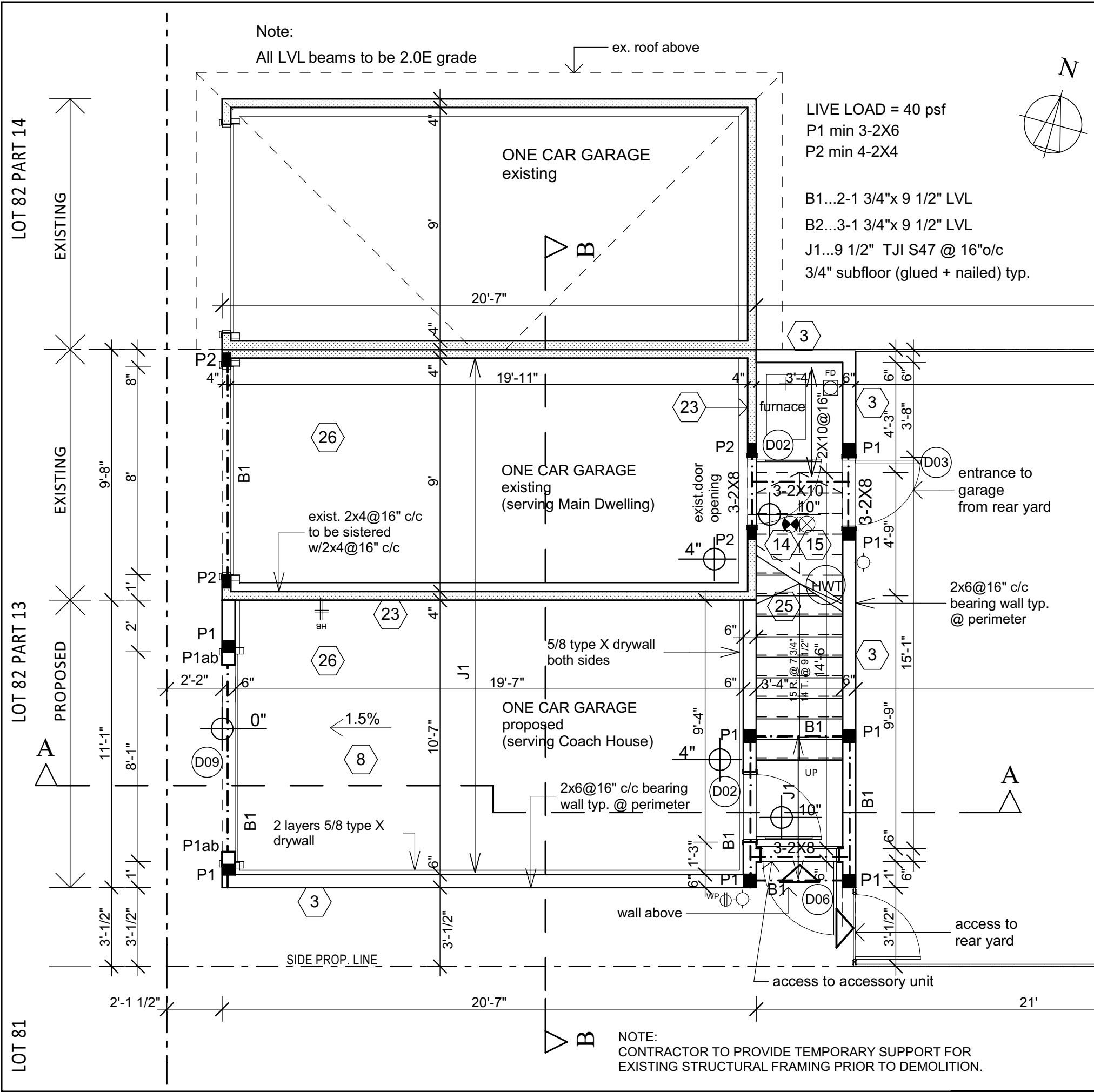
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.

TATJANA PEJOVIC CVIJOVIC BCIN 30454
Signature:

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.
SYNTHESIS HOMES INC. BCIN 35021

SYNTHESIS HOMES 42 DENVER CRES. TORONTO, ON, M2J 1G8 T.416-855-1882 F.416-492-0181 E. synthesis_homes@bell.net	PROJECT: PROPOSED COACH HOUSE & Additional 1 Car Garage Space	TITLE: FOUNDATION PLAN
	at 4 Calafia St., Markham, On	SCALE: 1/4" = 1'-0" DRAWN BY: T. PEJOVIC DATE: May 29/2020
	CLIENT: Mr. Slavisa Garaca & Ms. Irena Garaca	SHEET 4 OF 18 A1.1

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ALL DISCREPANCIES TO THE SYNTHESIS HOMES BEFORE COMMENCING WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.

TATJANA PEJOVIC CYUJOVIC BCIN 30454
Signature: *[Signature]*

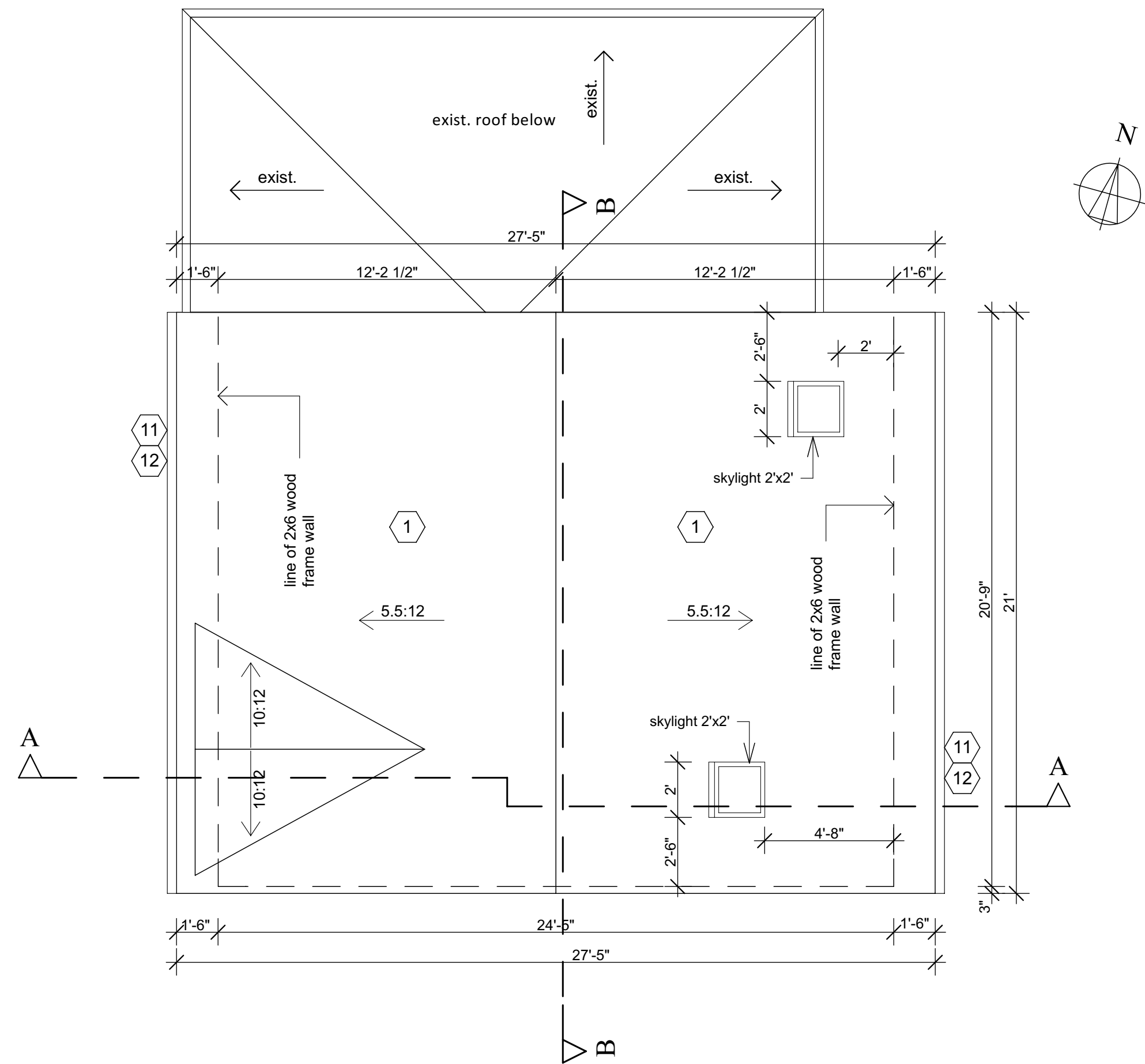
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.
SYNTHESIS HOMES INC. BCIN 35021

SYNTHESIS HOMES 42 DENVER CRES. TORONTO, ON, M2J 1G8 T.416-855-1882 F.416-492-0181 E. synthesis_homes@bell.net	PROJECT: PROPOSED COACH HOUSE & Additional 1 Car Garage Space at 4 Calafia St., Markham, On	TITLE: GROUND FLOOR PLAN
		SCALE: 1/4" = 1'-0" DRAWN BY: T. PEJOVIC DATE: Feb.03/2021
NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ALL DISCREPANCIES TO THE SYNTHESIS HOMES BEFORE COMMENCING WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.	CLIENT: Mr. Slavisa Garaca & Ms. Irena Garaca	SHEET 5 OF 18 A1.2

Appendix B

File: 20.133224.000.00.MNV

Date: 04/15/21
MM/DD/YY



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.

TATJANA PEJOVIC CVLJOVIC BCIN 30454
Signature: *[Signature]*

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.
SYNTHESIS HOMES INC. BCIN 35021

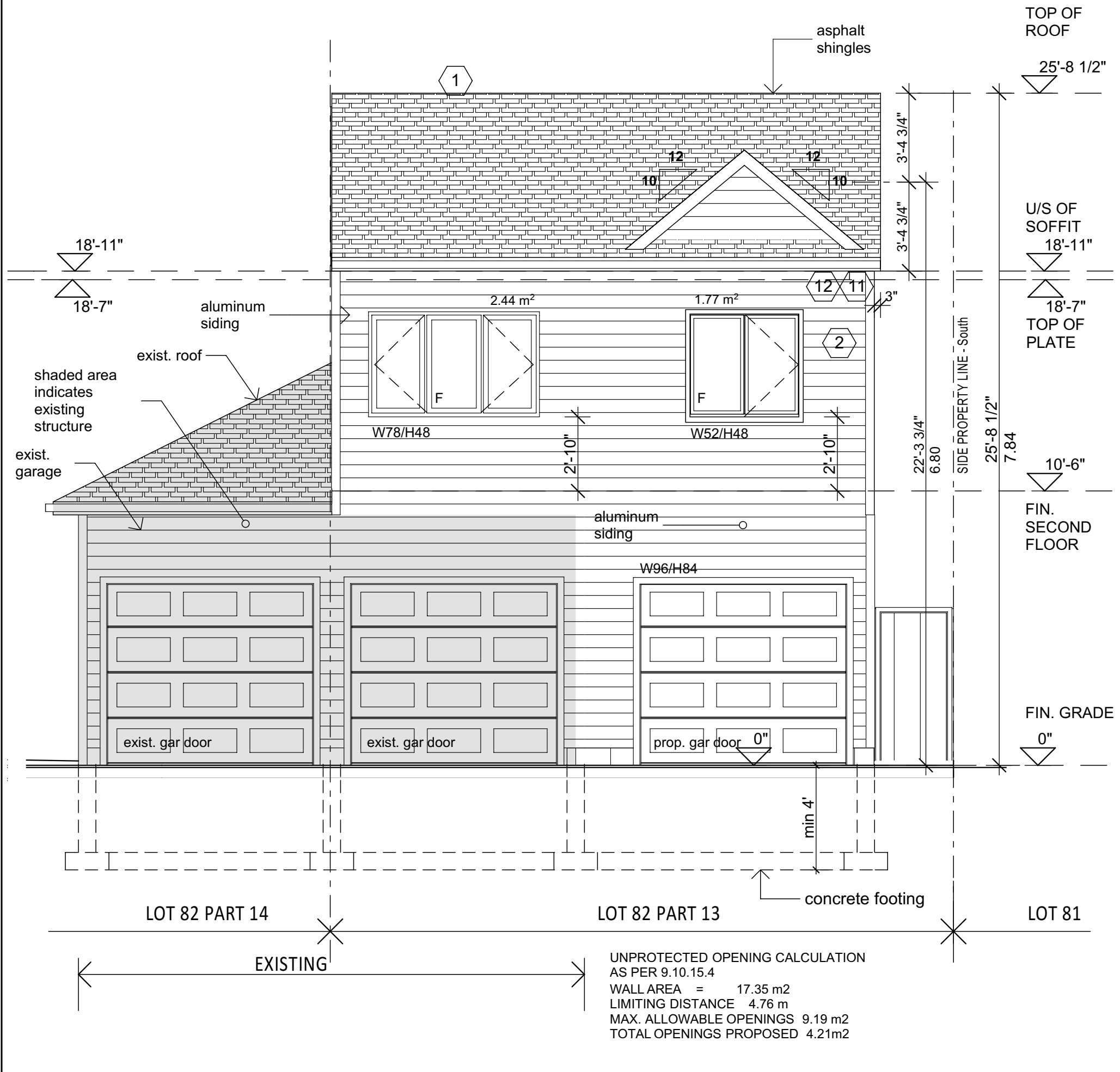
SYNTHESIS HOMES 42 DENVER CRES. TORONTO, ON, M2J 1G8 T.416-855-1882 F.416-492-0181 E. synthesis_homes@bell.net	PROJECT: PROPOSED COACH HOUSE & Additional 1 Car Garage Space	TITLE: ROOF PLAN
	at 4 Calafia St., Markham, On	SCALE: 1/4" = 1'-0" DRAWN BY: T. PEJOVIC DATE: Feb.03/2021
	CLIENT: Mr. Slavisa Garaca & Ms. Irena Garaca	SHEET 7 OF 18 A1.4

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ALL DISCREPANCIES TO THE SYNTHESIS HOMES BEFORE COMMENCING WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.

Appendix B

File: 20.133224.000.00.MNV

Date: 04/15/21
MM/DD/YY



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.

TATJANA PEJOVIC CVIJOVIC BCIN 30454
Signature:

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.
SYNTHESIS HOMES INC. BCIN 35021

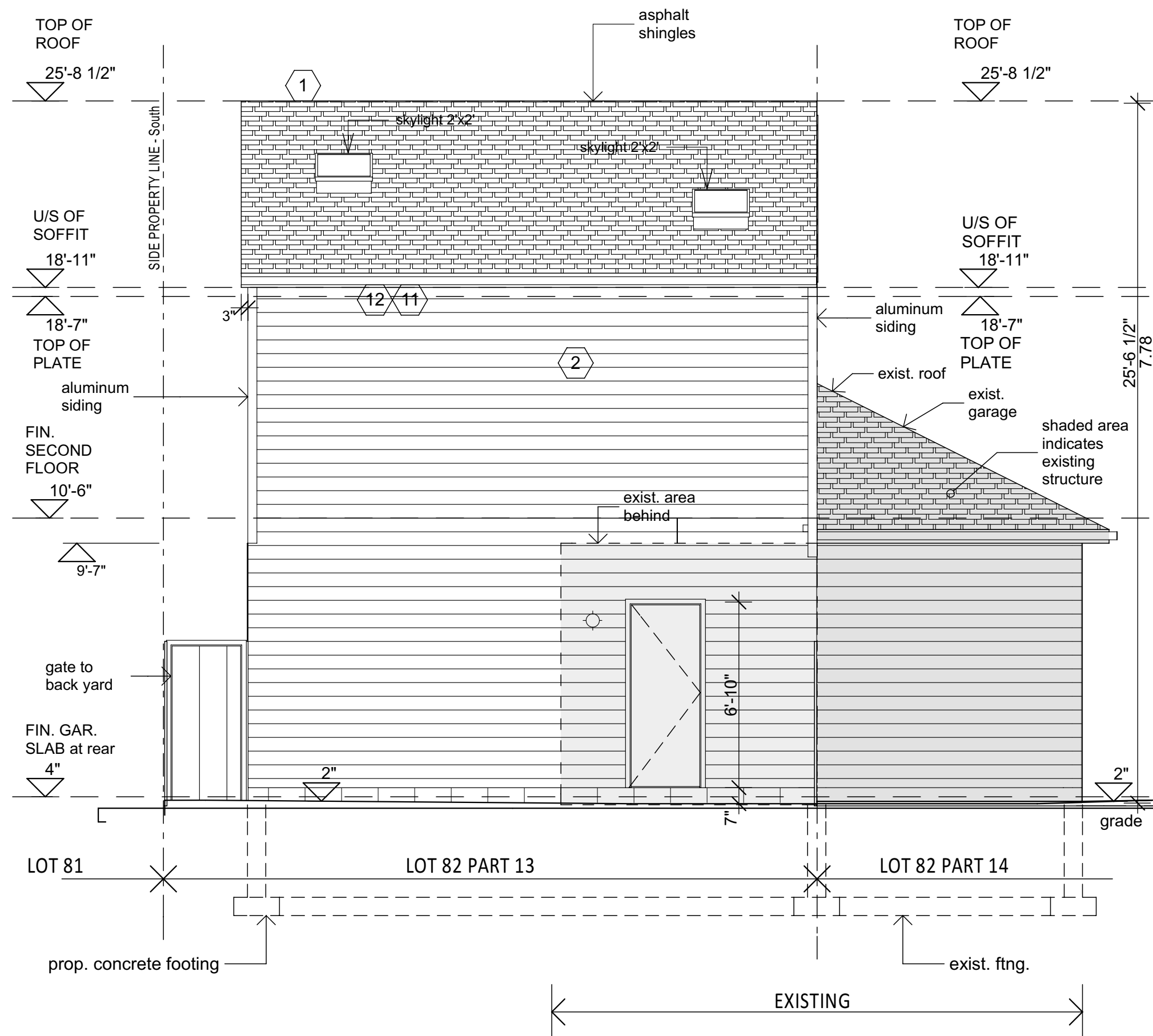
UNPROTECTED OPENING CALCULATION
AS PER 9.10.15.4
WALL AREA = 17.35 m²
LIMITING DISTANCE 4.76 m
MAX. ALLOWABLE OPENINGS 9.19 m²
TOTAL OPENINGS PROPOSED 4.21 m²

SYNTHESIS HOMES 42 DENVER CRES. TORONTO, ON, M2J 1G8 T.416-855-1882 F.416-492-0181 E. synthesis_homes@bell.net	PROJECT: PROPOSED COACH HOUSE & Additional 1 Car Garage Space	TITLE: FRONT ELEVATION
	at 4 Calafia St., Markham, On	SCALE: 1/4" = 1'-0" DRAWN BY: T. PEJOVIC DATE: Feb.03/2021
NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ALL DISCREPANCIES TO THE SYNTHESIS HOMES BEFORE COMMENCING WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.	CLIENT: Mr. Slavisa Garaca & Ms. Irena Garaca	SHEET 8 OF 18 A2.1

Appendix B

File: 20.133224.000.00.MNV

Date: 04/15/21
MM/DD/YY



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.

TATJANA PEJOVIC CVLJOVIC BCIN 30454
Signature: *[Signature]*

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.
SYNTHESIS HOMES INC. BCIN 35021

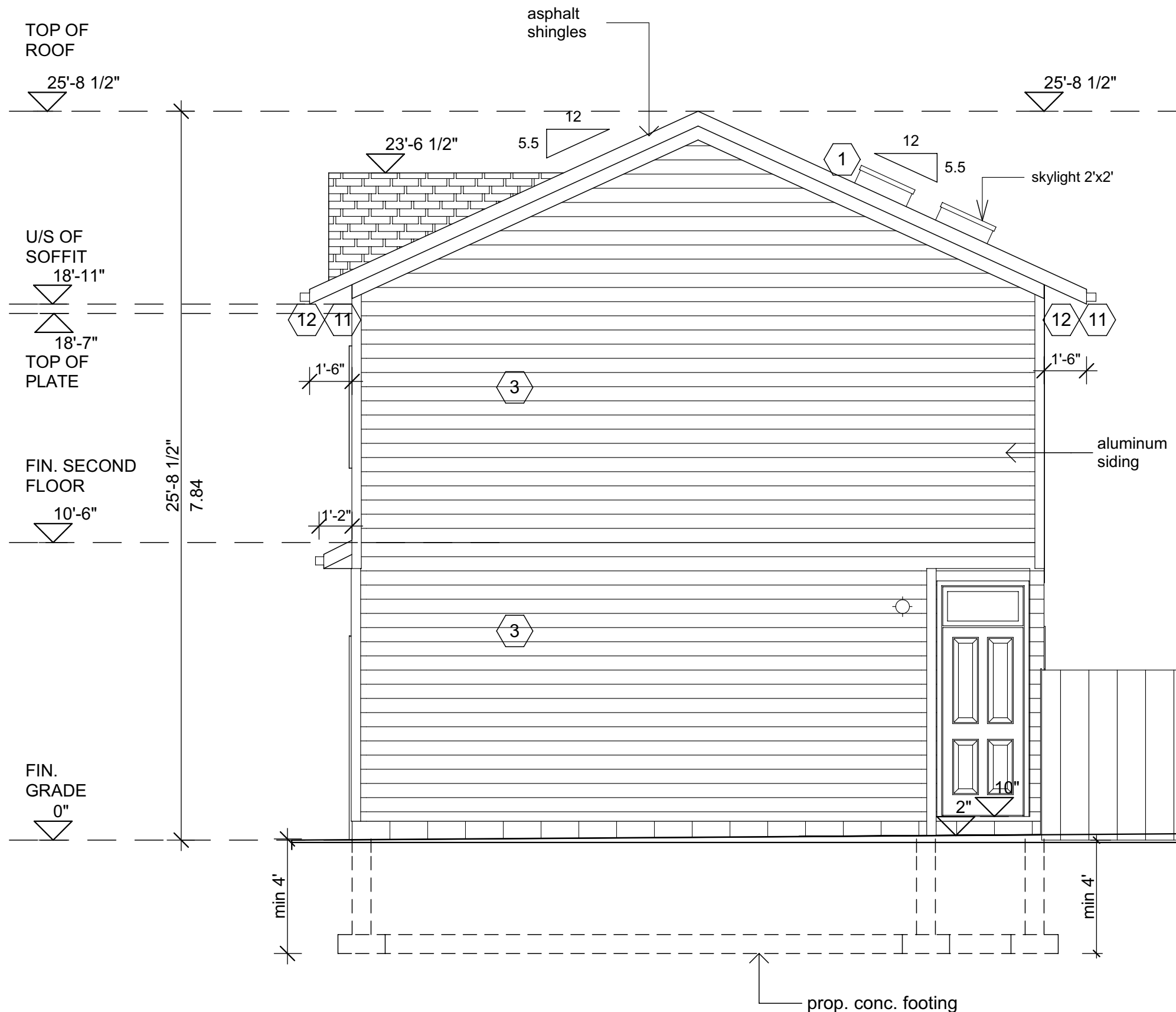
SYNTHESIS HOMES 42 DENVER CRES. TORONTO, ON, M2J 1G8 T.416-855-1882 F.416-492-0181 E. synthesis_homes@bell.net	PROJECT: PROPOSED COACH HOUSE & Additional 1 Car Garage Space	TITLE: REAR ELEVATION
	at 4 Calafia St., Markham, On	SCALE: 1/4" = 1'-0" DRAWN BY: T. PEJOVIC DATE: Feb.03/2021
	CLIENT: Mr. Slavisa Garaca & Ms. Irena Garaca	SHEET 11 OF 18 A2.4

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ALL DISCREPANCIES TO THE SYNTHESIS HOMES BEFORE COMMENCING WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.

Appendix B

File: 20.133224.000.00.MNV

Date: 04/15/21
MM/DD/YY



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.

TATJANA PEJOVIC BCIN 30454
Signature: *[Signature]*

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.
SYNTHESIS HOMES INC. BCIN 35021

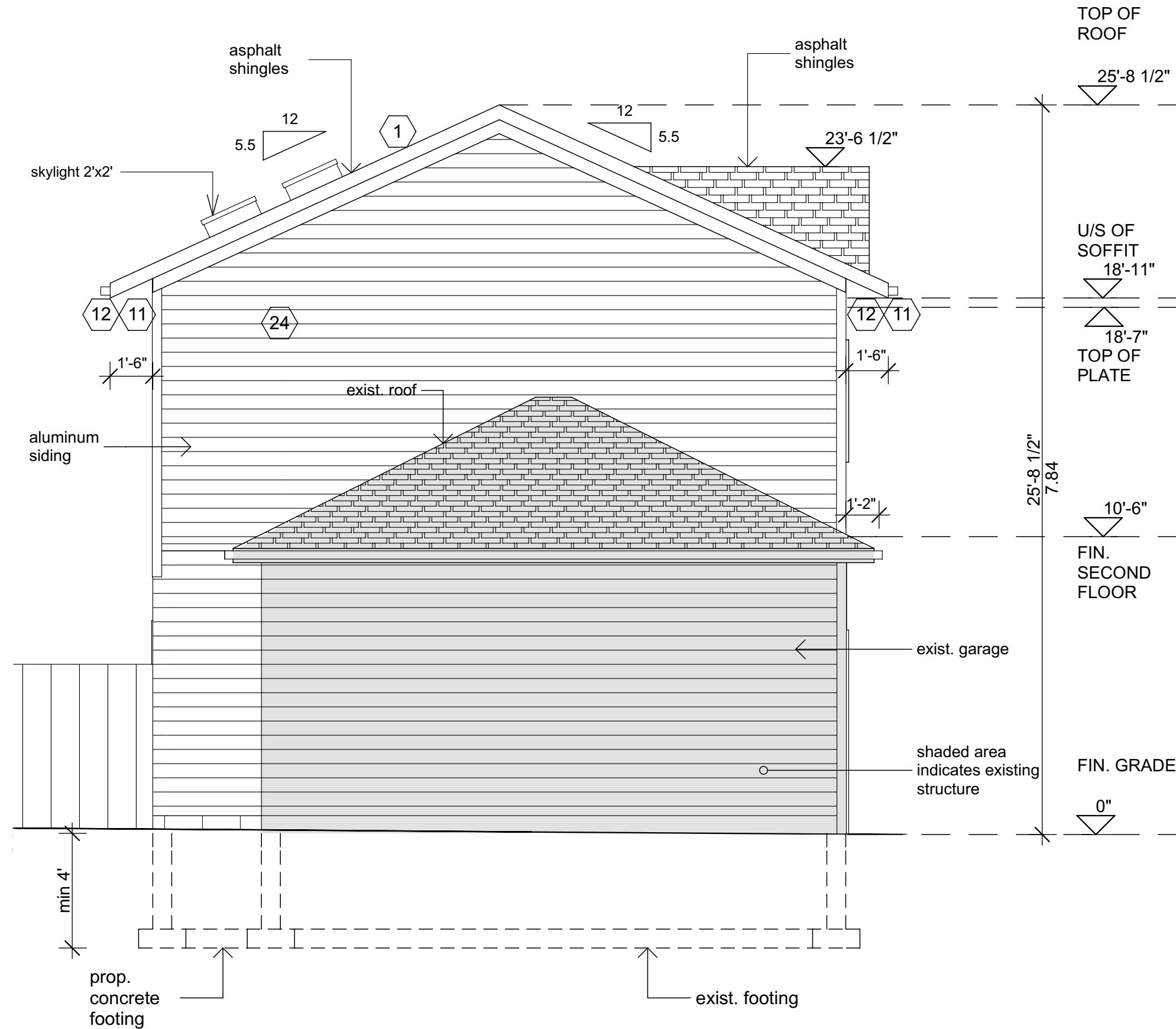
SYNTHESIS HOMES 42 DENVER CRES. TORONTO, ON, M2J 1G8 T.416-855-1882 F.416-492-0181 E. synthesis_homes@bell.net	PROJECT: PROPOSED COACH HOUSE & Additional 1 Car Garage Space	TITLE: SIDE 1 ELEVATION - S
	at 4 Calafia St., Markham, On	SCALE: 1/4" = 1'-0" DRAWN BY: T. PEJOVIC DATE: Feb.03/2021
	CLIENT: Mr. Slavisa Garaca & Ms. Irena Garaca	SHEET 9 OF 18 <p style="text-align: right; font-size: 1.2em;">A2.2</p>

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ALL DISCREPANCIES TO THE SYNTHESIS HOMES BEFORE COMMENCING WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.

Appendix B

File: 20.133224.000.00.MNV

Date: 04/15/21
MM/DD/YY



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.

TATJANA PEJOVIC CVIJOVIC BCIN 30454
Signature: *[Signature]*

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.
SYNTHESIS HOMES INC. BCIN 35021

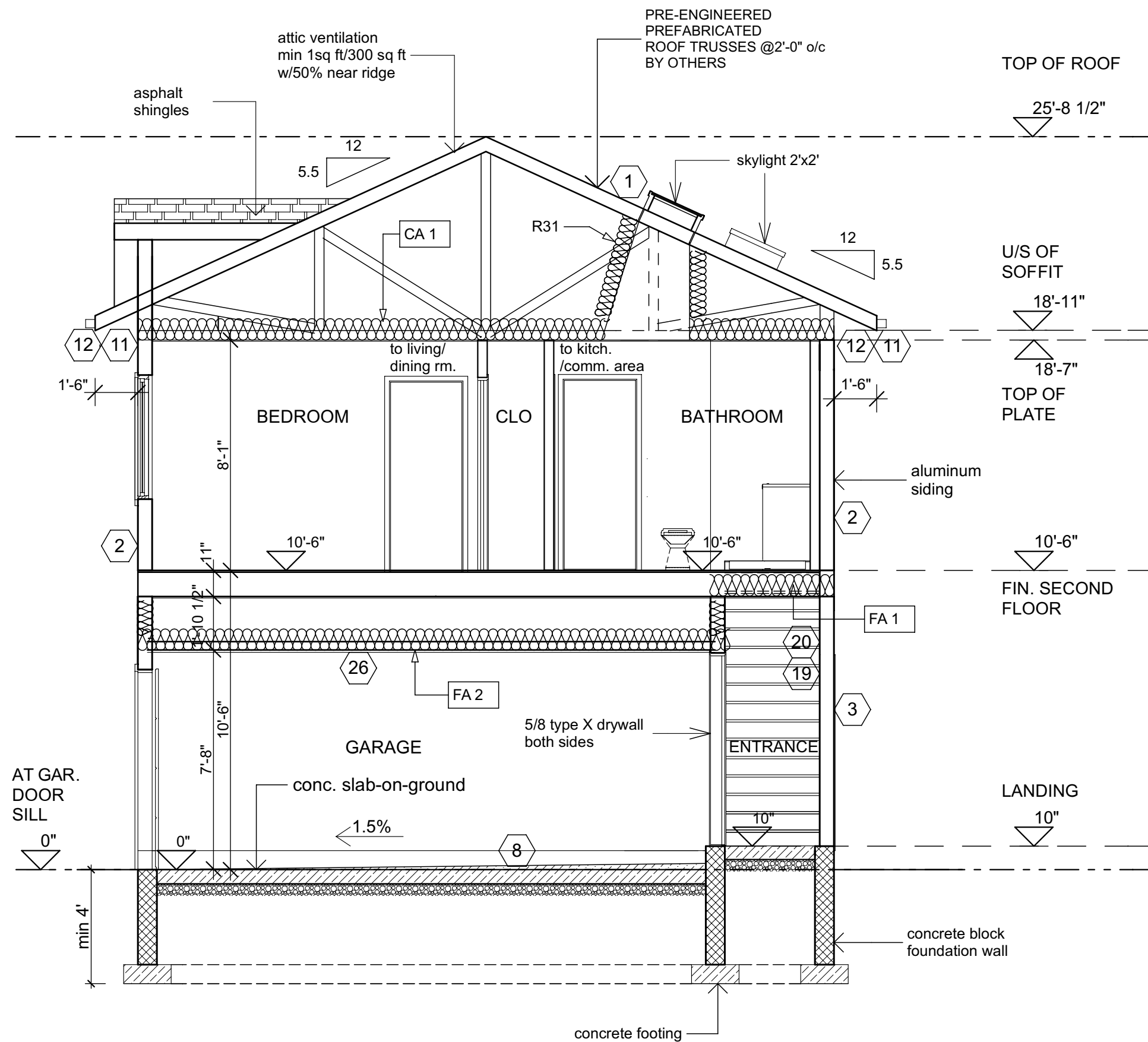
SYNTHESIS HOMES 42 DENVER CRES. TORONTO, ON, M2J 1G8 T.416-855-1882 F.416-492-0181 E. synthesis_homes@bell.net	PROJECT: PROPOSED COACH HOUSE & Additional 1 Car Garage Space	TITLE: SIDE 2 ELEVATION - N
	at 4 Calafia St., Markham, On	SCALE: 1/4" = 1'-0" DRAWN BY: T. PEJOVIC DATE: May 29/2020
	CLIENT: Mr. Slavisa Garaca & Ms. Irena Garaca	SHEET 10 OF 18 <p style="text-align: right; font-size: 1.2em;">A2.3</p>

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ALL DISCREPANCIES TO THE SYNTHESIS HOMES BEFORE COMMENCING WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.

Appendix B

File: 20.133224.000.00.MNV

Date: 04/15/21
MM/DD/YY



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.

TATJANA PEJOVIC CVLJOVIC BCIN 30454
Signature: *[Signature]*

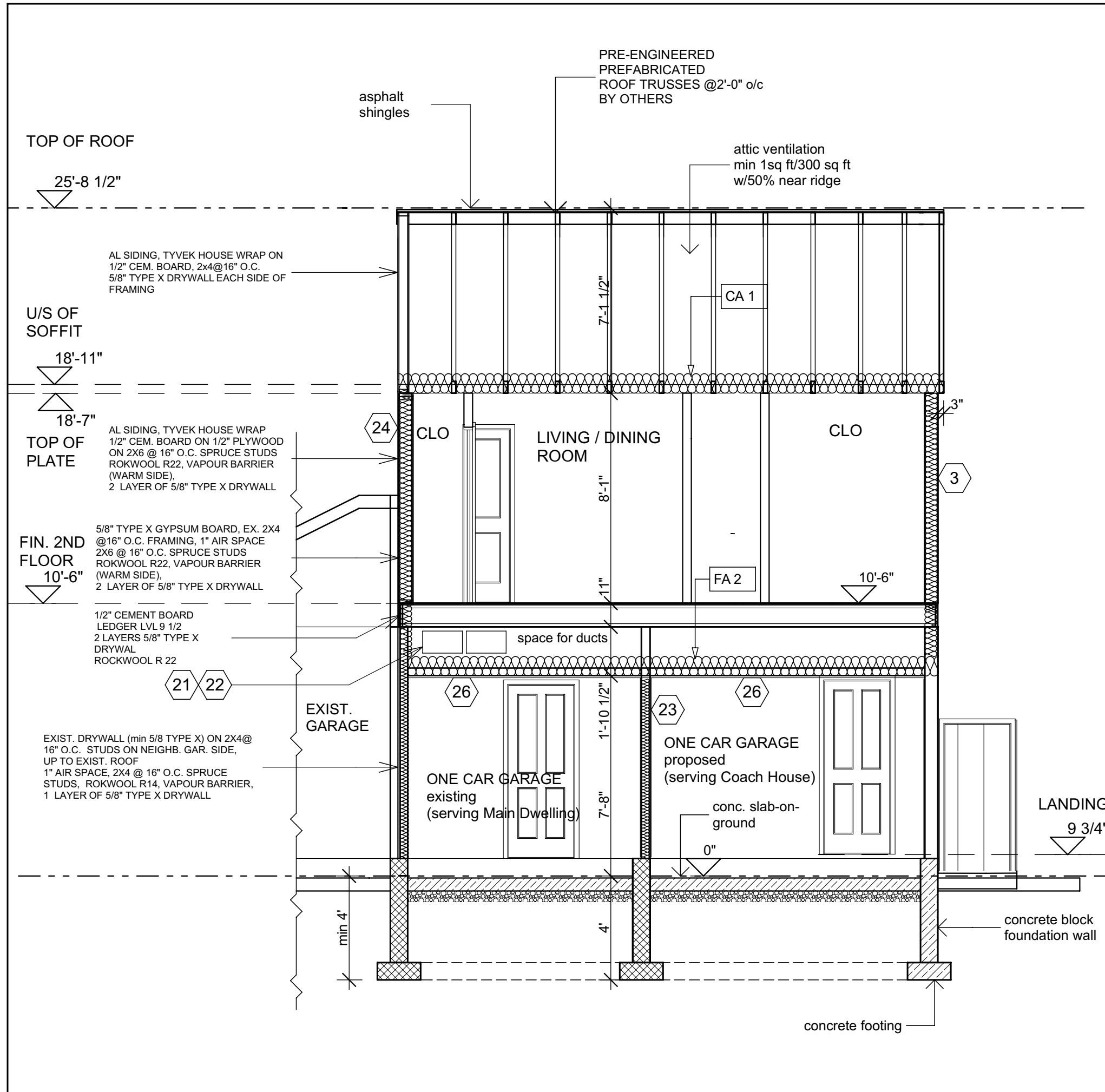
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.
SYNTHESIS HOMES INC. BCIN 35021

SYNTHESIS HOMES 42 DENVER CRES. TORONTO, ON, M2J 1G8 T.416-855-1882 F.416-492-0181 E. synthesis_homes@bell.net	PROJECT: PROPOSED COACH HOUSE & Additional 1 Car Garage Space at 4 Calafia St., Markham, On	TITLE: BUILDING SECTION A - A
		SCALE: 1/4" = 1'-0"
		DRAWN BY: T. PEJOVIC
NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ALL DISCREPANCIES TO THE SYNTHESIS HOMES BEFORE COMMENCING WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.	CLIENT: Mr. Slavisa Garaca & Ms. Irena Garaca	DATE: Feb.03/2021
		SHEET 12 OF 18

Appendix B

File: 20.133224.000.00.MNV

Date: 04/15/21
MM/DD/YY



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.

TATJANA PEJOVIC CVUJOVIC BCIN 30454
Signature:

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.
SYNTHESIS HOMES INC. BCIN 35021

SYNTHESIS HOMES 42 DENVER CRES. TORONTO, ON, M2J 1G8 T.416-855-1882 F.416-492-0181 E. synthesis_homes@bell.net	PROJECT: PROPOSED COACH HOUSE & Additional 1 Car Garage Space	TITLE: BUILDING SECTION B - B
	at 4 Calafia St., Markham, On	SCALE: 1/4" = 1'-0" DRAWN BY: T. PEJOVIC DATE: Feb.03/2021
	CLIENT: Mr. Slavisa Garaca & Ms. Irena Garaca	SHEET 13 OF 18 A3.2

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ALL DISCREPANCIES TO THE SYNTHESIS HOMES BEFORE COMMENCING WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.

APPENDIX "C"
INITIAL STAFF REPORT: JANUARY 8, 2021

Memorandum to the City of Markham Committee of Adjustment

January 8, 2021

File: A/123/20
Address: 4 Calafia St – Markham, ON
Applicant: Slavisa Garaca
Agent: N/A
Hearing Date: January 20, 2021

The following comments are provided on behalf of the East Team. The applicant is requesting relief from the following “Residential Two Exception (R2*190)” zone requirements of By-law 177-96, as amended, as they relate to a proposed accessory coach house dwelling above an existing detached garage, to permit:

a) By-law 177-96, Sec. 6.3.1.2:

a detached private garage and any storey above the first storey of a detached private garage to be setback a minimum of 5.23 m (17.16 ft) from the main building, whereas the By-law requires a detached private garage and any storey above the first storey for a detached private garage to be setback a minimum of 6.0 m (19.69 ft) from the main building on a lot;

b) By-law 177-96, Sec. 6.3.1.7 b):

a maximum lot coverage of 20.60% for a detached private garage, whereas the By-law permits a maximum lot coverage of 18.0% for a detached private garage; and

c) By-law 28-97, Sec. 3.0 Table A:

two parking spaces, whereas the By-law requires a minimum of three parking spaces.

BACKGROUND

Property Description

The 232.0 m² (2,497.23 ft²) subject property is located on the west side of Calafia Street, north of Morning Dove Drive, east of 9th Line, and south of 16th Avenue. The property is developed with a two-storey semi-detached dwelling, and a detached one-storey single car garage at the rear of the property which accesses public lane. The detached garage shares a common wall with the abutting garage to the north at 6 Calafia Street, and a parking pad is located on the south side of the garage.

The property is located within an established residential neighbourhood in Cornell which contains a mix of low rise housing forms including two-storey single detached, semi-detached, and townhouse dwellings. Cornell is a lane-based community, in which vehicular access and parking is provided via rear lanes and garages, with several examples of accessory coach house dwellings above private garages.

Proposal

The applicant is proposing to construct a coach house above the existing one-storey detached garage on the subject property. The stairs to access the coach house will be located within the required 6.0 m (19.69 ft) setback between the existing main dwelling and detached garage, which requires a variance to reduce the minimum setback between the two buildings. The proposed addition requires a variance to permit an increased

maximum lot coverage for detached garages. The proposed development also will expand the existing garage by enclosing the area currently occupied as a parking pad. Two parking spaces will be provided within the garage. The applicant is not proposing a third parking space for the site, and is requesting a reduction of one parking space.

Official Plan and Zoning

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

The Official Plan designates the subject property “Residential Low Rise”, which provides for low rise housing forms.

Zoning By-Law 177-96, as amended

The subject property is zoned “Residential Two Exception 190 (R2*190)” under By-law 177-96, as amended, which permits various low rise housing forms, including semi-detached dwellings. Exception 190 permits one accessory dwelling unit above a detached private garage, among other area specific development standards. The proposed development does not comply with the minimum setback from the main building, and maximum lot coverage.

Parking Standards By-law 28-97, as amended

The proposed development does not comply with the Parking Standards By-law 28-97, as amended, with respect to minimum parking space requirements. Further discussion relating to the proposed parking variance is provided in the comments section below.

Zoning Preliminary Review (ZPR) Not Undertaken

The applicant has confirmed that a ZPR has not been conducted. However, the applicant has received comments from the building department through their building permit review for this proposed development 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 (“the Committee”):

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee, 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.

Reduction in Setback from Main Building

The applicant is requesting a minimum setback of 5.23 m (17.16 ft) between the main building and the detached private garage, whereas the By-law requires a minimum setback of 6.0 m (19.69 ft). This is a reduction of approximately 0.77 m (2.53 ft).

The intent of the By-law provision to maintain a 6.0 m (19.69 ft) separation between the main dwelling and detached private garage is to ensure an appropriate rear yard amenity space is provided between the two buildings. The requested variance is attributable to the stairs which access the second-storey coach house. Staff are of the opinion that approval of the requested variance will still maintain sufficient rear yard amenity space, and is therefore appropriate for the subject lands.

Increase in Maximum Lot Coverage for Detached Private Garages

The applicant is requesting a maximum lot coverage of 20.60% for a detached private garage, whereas the By-law permits a maximum lot coverage of 18.0% for a detached private garage on a lot with a lot frontage less than 9.75 m (31.99 ft). The subject property has a frontage of 7.25 m (23.79 ft). This proposed variance will permit an increase to the maximum lot coverage of approximately 2.60%, which equates to expanding the permitted footprint of the detached private garage by approximately 6.03 m² (64.91 ft²). Staff are of the opinion that the proposed increase in lot coverage will not significantly add to the scale and mass of the detached private garage and do not object to the variance.

Parking Reduction

The Parking By-law requires two parking spaces for the semi-detached dwelling, and one additional parking space for the proposed accessory coach house dwelling. The applicant is proposing two parking spaces within the garage. A parking pad is proposed to the south of the detached garage and does not meet the size requirements for a parking space. The applicant is therefore requesting a reduction of one parking space.

Staff are of the opinion that the proposed parking reduction may be considered self-regulating, as the secondary suite would be of interest to an occupant that does not require a parking space in the event that both parking spaces are being used. The applicant should be aware that overnight parking is not permitted on residential streets in Markham, unless a permit or exemption is obtained through the City's By-law Licensing and Enforcement Department. Staff do not object to the requested variance.

PUBLIC INPUT SUMMARY

No written submissions were received as of January 8, 2021. 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 By-law, and how they satisfy the tests of the *Planning Act* required for the granting of minor variances.

Please see Appendix "A" for conditions to be attached to any approval of this application.

APPENDICES

Appendix "A" – Conditions of Approval

Appendix "B" - Plans

PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:



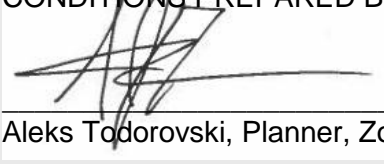
Stephen Corr, Senior Planner, East District

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/123/20

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 batch stamped plans 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;

CONDITIONS PREPARED BY:

A handwritten signature in black ink, appearing to read 'Aleks Todorovski', is written over a white rectangular background. The signature is stylized and somewhat illegible.

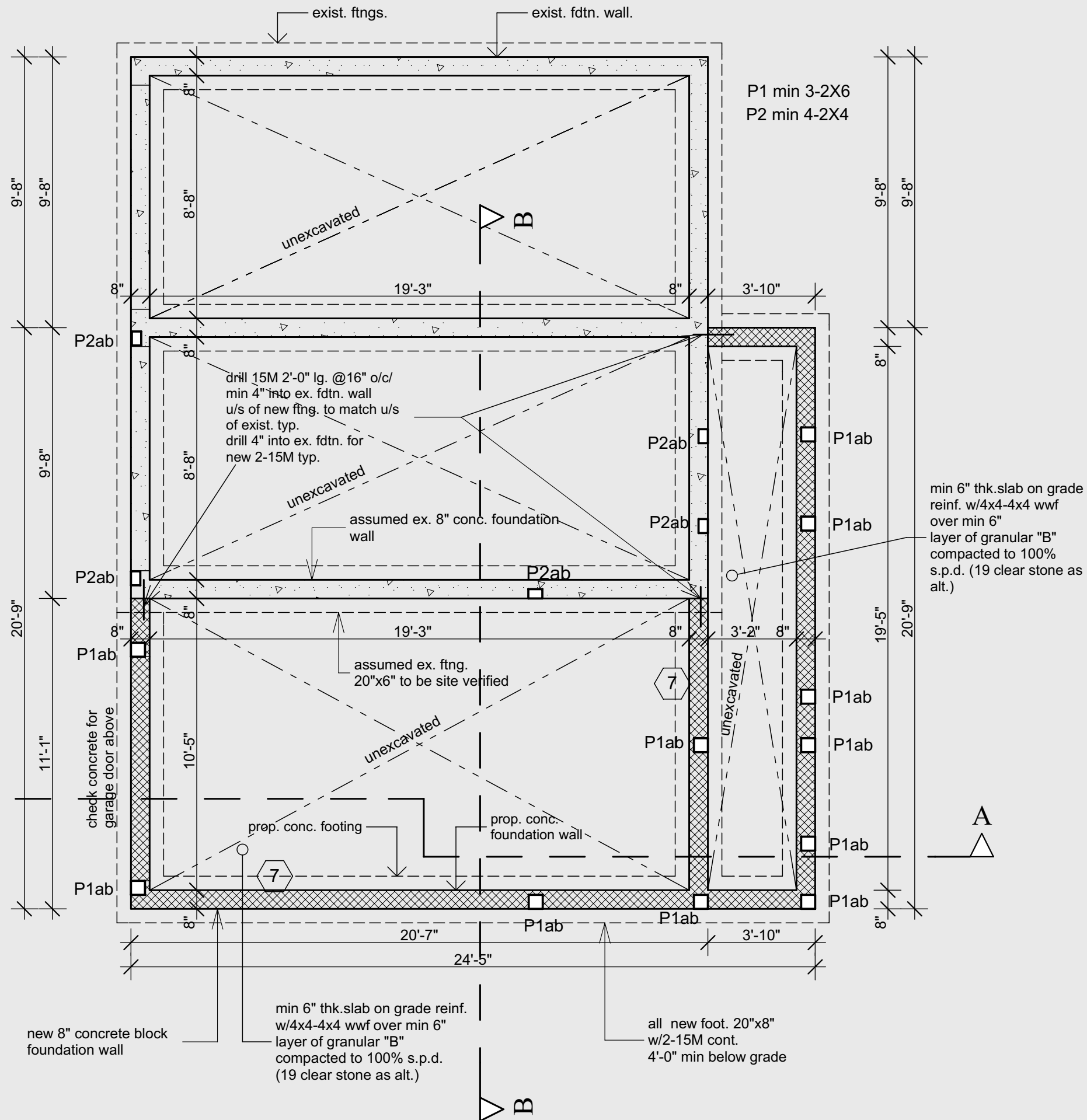
Aleks Todorovski, Planner, Zoning and Special Projects

APPENDIX "B"
PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/123/20

Appendix B

File: 20.133224.000.00.MNV

Date: 01/15/21
MM/DD/YY



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.

TATJANA PEJOVIC CVIJOVIC BCIN 30454
Signature:


QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.
SYNTHESIS HOMES INC. BCIN 35021

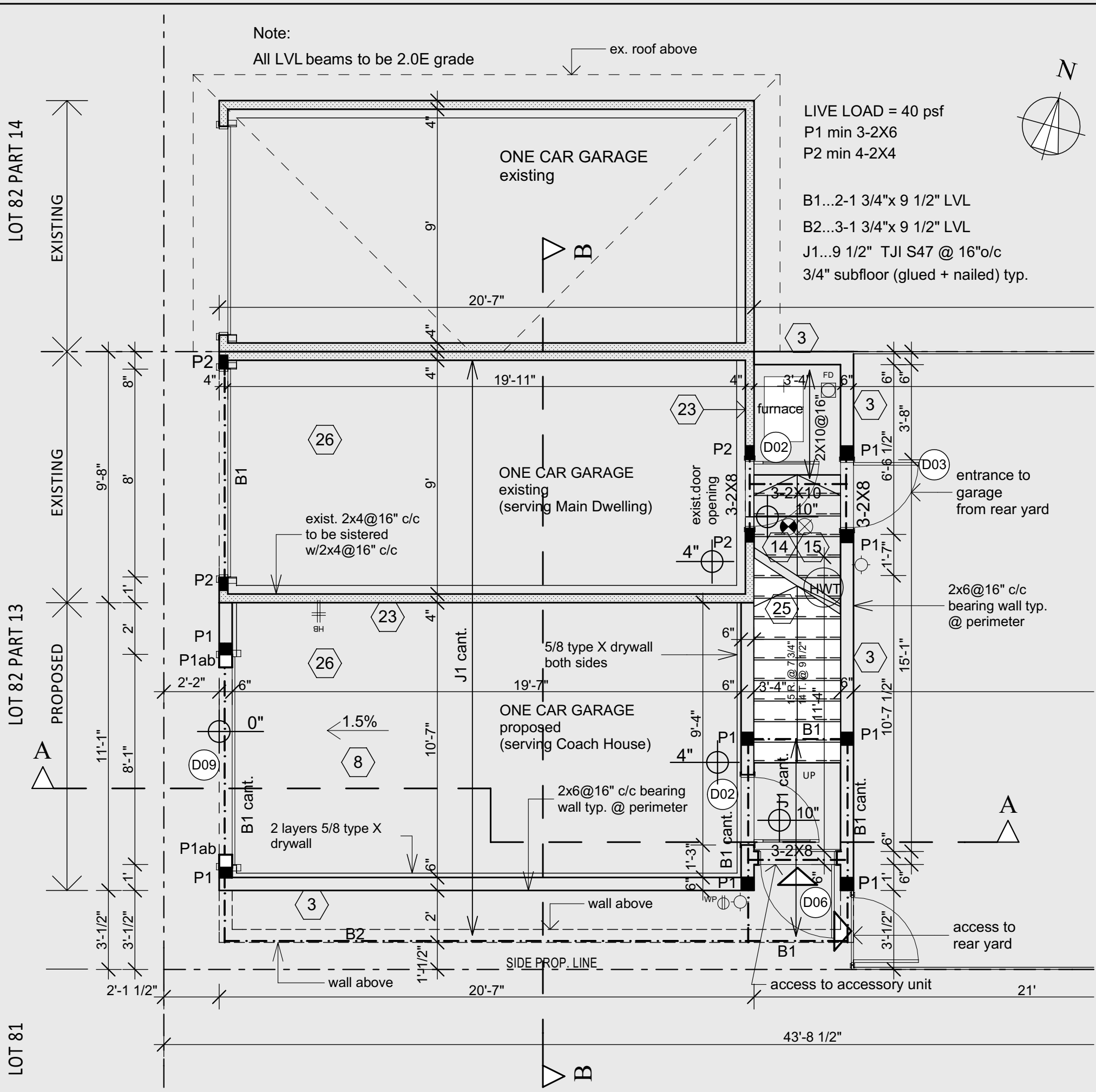
SYNTHESIS HOMES 42 DENVER CRES. TORONTO, ON, M2J 1G8 T.416-855-1882 F.416-492-0181 E. synthesis_homes@bell.net	PROJECT:	TITLE:
	PROPOSED COACH HOUSE & Additional 1 Car Garage Space	FOUNDATION PLAN
	at 4 Calafia St., Markham, On	SCALE: 1/4" = 1'-0" DRAWN BY: T. PEJOVIC DATE: May 29/2020
NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ALL DISCREPANCIES TO THE SYNTHESIS HOMES BEFORE COMMENCING WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.	CLIENT:	SHEET 4 OF 18
	Mr. Slavisa Garaca & Ms. Irena Garaca	A1.1

Appendix B

File: 20.133224.000.00.MNV

Date: 01/15/21
MM/DD/YY

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.
TATJANA PEJOVIC CYUJOVIC BCIN 30454
Signature: 
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.
SYNTHESIS HOMES INC. BCIN 35021



LIVE LOAD = 40 psf
P1 min 3-2X6
P2 min 4-2X4

B1...2-1 3/4"x 9 1/2" LVL
B2...3-1 3/4"x 9 1/2" LVL
J1...9 1/2" TJI S47 @ 16"o/c
3/4" subfloor (glued + nailed) typ.

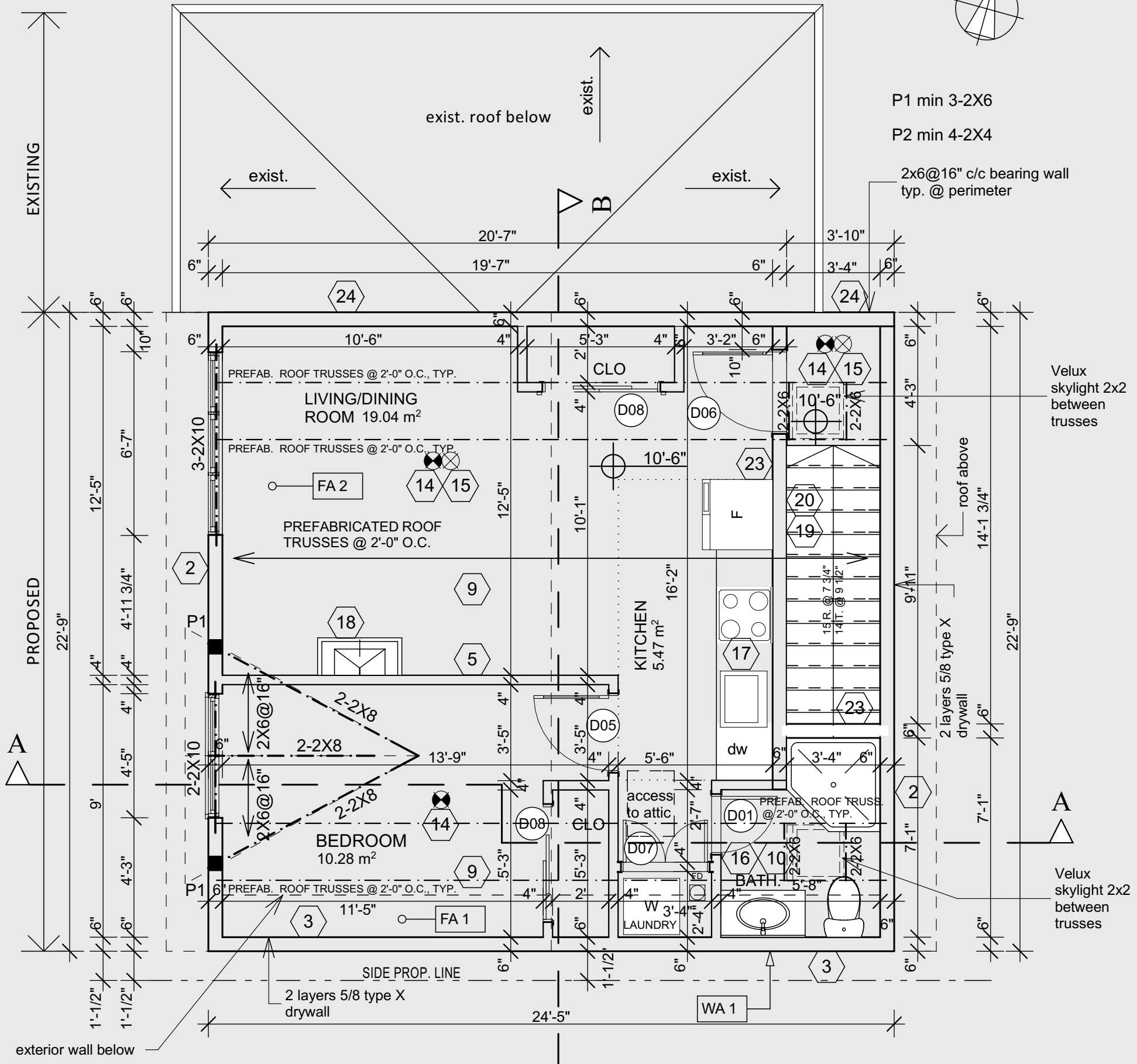
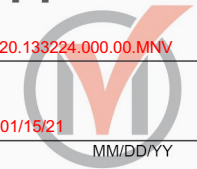
SYNTHESIS HOMES 42 DENVER CRES. TORONTO, ON, M2J 1G8 T.416-855-1882 F.416-492-0181 E. synthesis_homes@bell.net	PROJECT: PROPOSED COACH HOUSE & Additional 1 Car Garage Space	TITLE: GROUND FLOOR PLAN
	at 4 Calafia St., Markham, On	SCALE: 1/4" = 1'-0" DRAWN BY: T. PEJOVIC DATE: May 29/2020
	CLIENT: Mr. Slavisa Garaca & Ms. Irena Garaca	SHEET 5 OF 18 A1.2

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ALL DISCREPANCIES TO THE SYNTHESIS HOMES BEFORE COMMENCING WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.

Appendix B

File: 20.133224.000.00.MNV

Date: 01/15/21
MM/DD/YY



P1 min 3-2X6

P2 min 4-2X4

2x6@16" c/c bearing wall
typ. @ perimeter

Velux
skylight 2x2
between
trusses

Velux
skylight 2x2
between
trusses

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.

TATJANA PEJOVIC CVLJOVIC BCIN 30454
Signature:

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF DIVISION C OF THE ONTARIO BUILDING CODE. SYNTHESIS HOMES INC. BCIN 35021

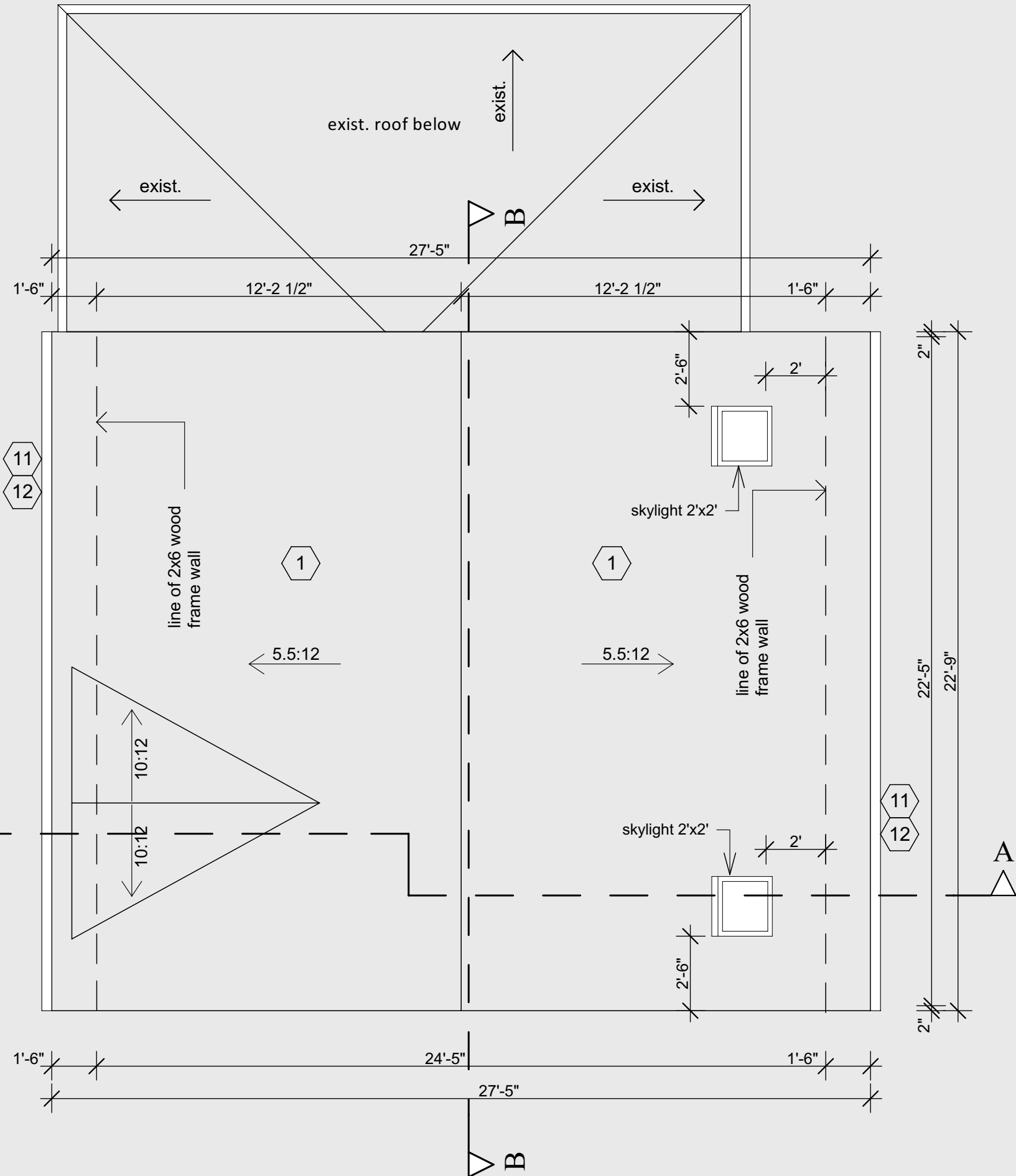
SYNTHESIS HOMES 42 DENVER CRES. TORONTO, ON, M2J 1G8 T.416-855-1882 F.416-492-0181 E. synthesis_homes@bell.net	PROJECT: PROPOSED COACH HOUSE & Additional 1 Car Garage Space	TITLE: SECOND FLOOR PLAN
	at 4 Calafia St., Markham, On	SCALE: 1/4" = 1'-0" DRAWN BY: T. PEJOVIC DATE: May 29/2020
	CLIENT: Mr. Slavisa Garaca & Ms. Irena Garaca	SHEET 6 OF 18 A1.3

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ALL DISCREPANCIES TO THE SYNTHESIS HOMES BEFORE COMMENCING WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.

Appendix B

File: 20.133224.000.00.MNV

Date: 01/15/21
MM/DD/YY



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.

TATJANA PEJOVIC CVLJOVIC BCIN 30454
Signature:

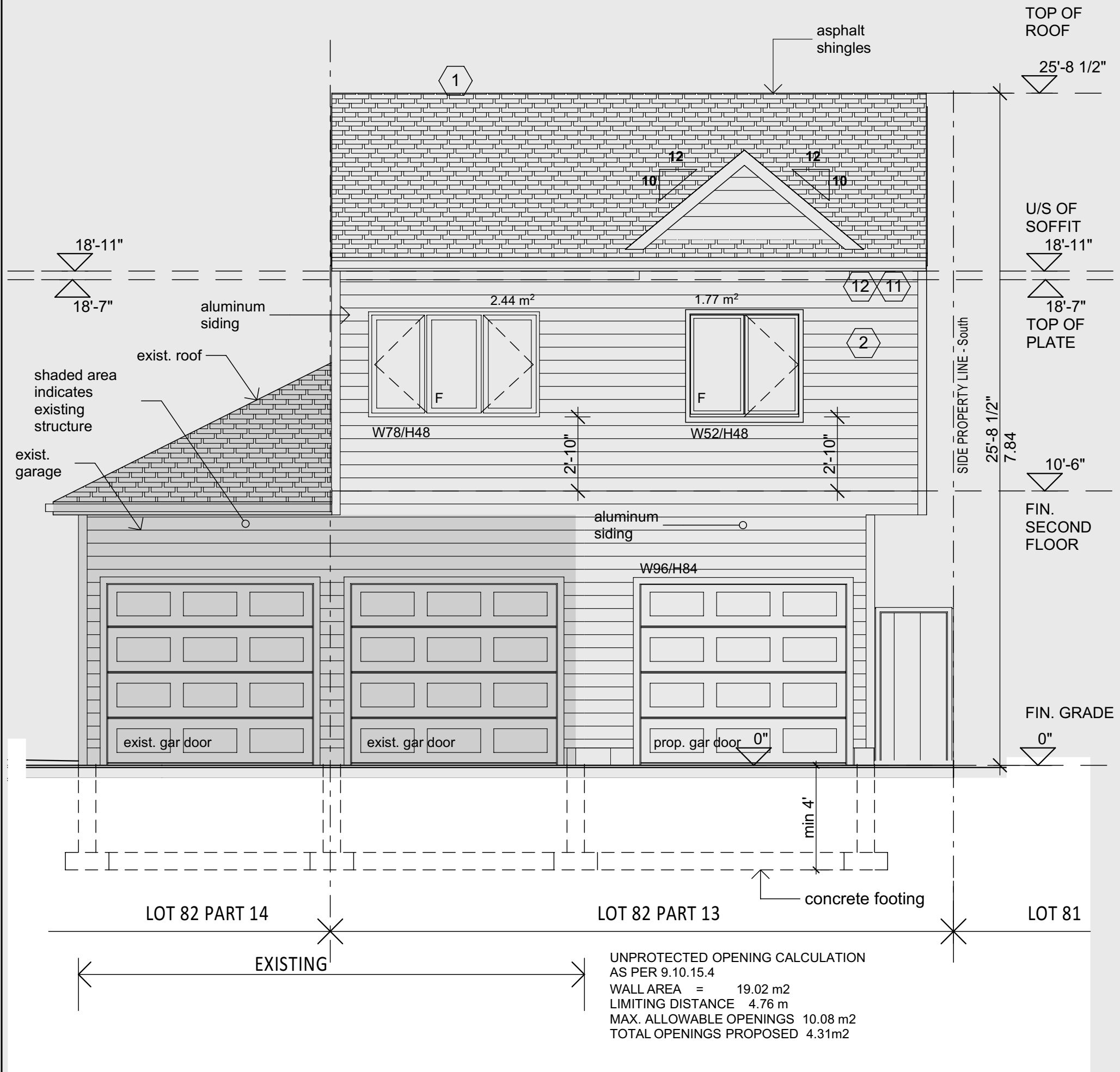
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.
SYNTHESIS HOMES INC. BCIN 35021

<p>SYNTHESIS HOMES</p> <p>42 DENVER CRES. TORONTO, ON, M2J 1G8 T. 416-855-1882 F. 416-492-0181 E. synthesis_homes@bell.net</p>	PROJECT:	TITLE:
	<p>PROPOSED COACH HOUSE & Additional 1 Car Garage Space</p> <p>at 4 Calafia St., Markham, On</p>	<p>ROOF PLAN</p>
	CLIENT:	SCALE: 1/4" = 1'-0"
<p>NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ALL DISCREPANCIES TO THE SYNTHESIS HOMES BEFORE COMMENCING WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.</p>	<p>Mr. Slavisa Garaca & Ms. Irena Garaca</p>	<p>DRAWN BY: T. PEJOVIC</p> <p>DATE: May 29/2020</p> <p>SHEET 7 OF 18</p>
		A1.4

Appendix B

File: 20.133224.000.00.MNV

Date: 01/15/21
MM/DD/YY



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.

TATJANA PEJOVIC CVIJOVIC BCIN 30454
Signature:

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF DIVISION C OF THE ONTARIO BUILDING CODE. SYNTHESIS HOMES INC. BCIN 35021

UNPROTECTED OPENING CALCULATION AS PER 9.10.15.4
WALL AREA = 19.02 m2
LIMITING DISTANCE 4.76 m
MAX. ALLOWABLE OPENINGS 10.08 m2
TOTAL OPENINGS PROPOSED 4.31m2

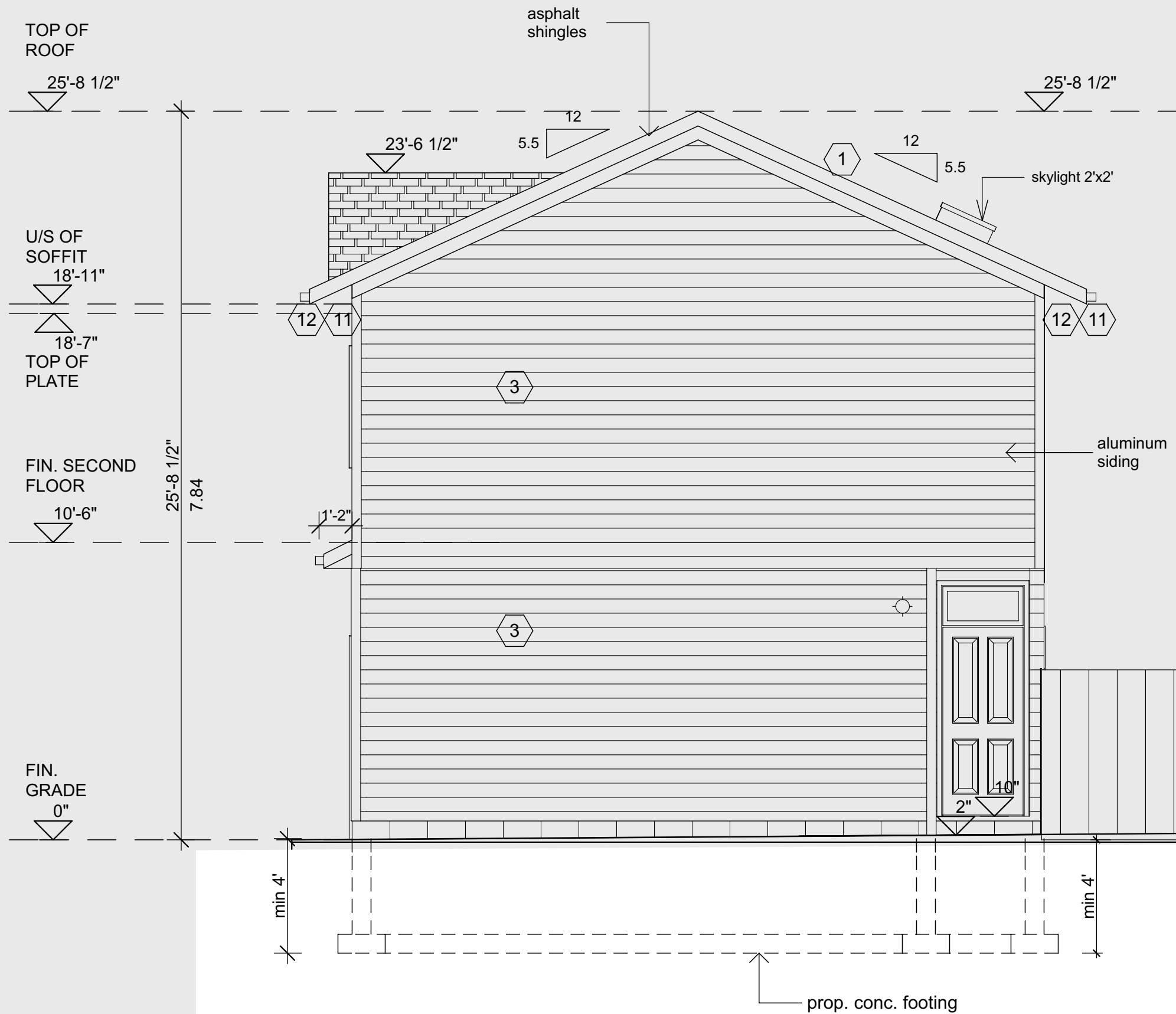
SYNTHESIS HOMES 42 DENVER CRES. TORONTO, ON, M2J 1G8 T.416-855-1882 F.416-492-0181 E. synthesis_homes@bell.net	PROJECT: PROPOSED COACH HOUSE & Additional 1 Car Garage Space	TITLE: FRONT ELEVATION
	at 4 Calafia St., Markham, On	SCALE: 1/4" = 1'-0" DRAWN BY: T. PEJOVIC DATE: May 29/2020
	CLIENT: Mr. Slavisa Garaca & Ms. Irena Garaca	SHEET 8 OF 18 A2.1

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ALL DISCREPANCIES TO THE SYNTHESIS HOMES BEFORE COMMENCING WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.

Appendix B

File: 20.133224.000.00.MNV

Date: 01/15/21
MM/DD/YY



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.

TATJANAPEJOVIC CVUJOVIC BCIN 30454
Signature: *[Signature]*

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.
SYNTHESIS HOMES INC. BCIN 35021

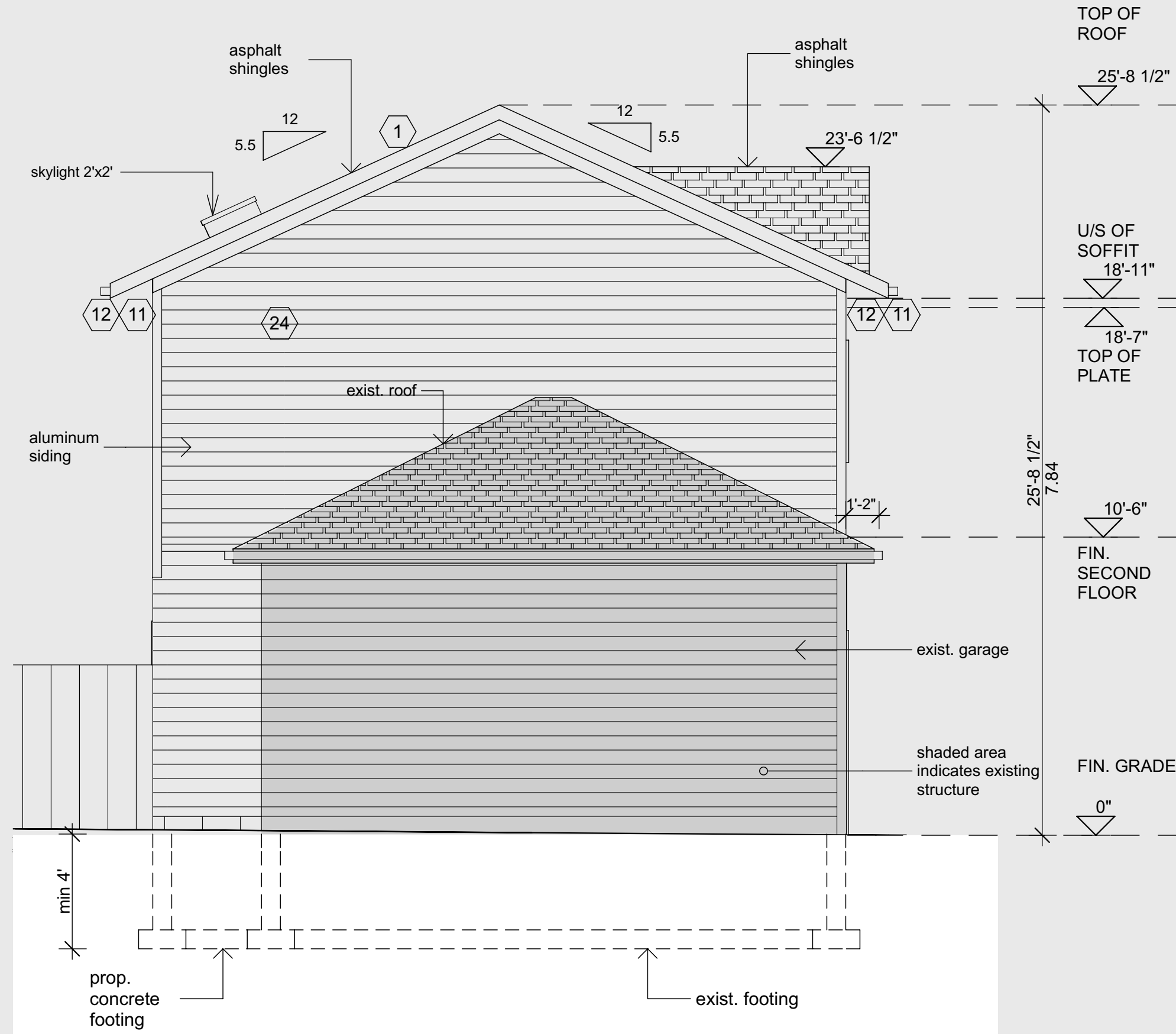
SYNTHESIS HOMES 42 DENVER CRES. TORONTO, ON, M2J 1G8 T.416-855-1882 F.416-492-0181 E. synthesis_homes@bell.net	PROJECT: PROPOSED COACH HOUSE & Additional 1 Car Garage Space	TITLE: SIDE 1 ELEVATION - S
	at 4 Calafia St., Markham, On	SCALE: 1/4" = 1'-0" DRAWN BY: T. PEJOVIC DATE: May 29/2020
	CLIENT: Mr. Slavisa Garaca & Ms. Irena Garaca	SHEET 9 OF 18 A2.2

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ALL DISCREPANCIES TO THE SYNTHESIS HOMES BEFORE COMMENCING WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.

Appendix B

File: 20.133224.000.00.MNV

Date: 01/15/21
MM/DD/YY



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.

TATJANA PEJOVIC CVIJOVIC BCIN 30454
Signature: *[Signature]*

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF DIVISION C OF THE ONTARIO BUILDING CODE. SYNTHESIS HOMES INC. BCIN 35021

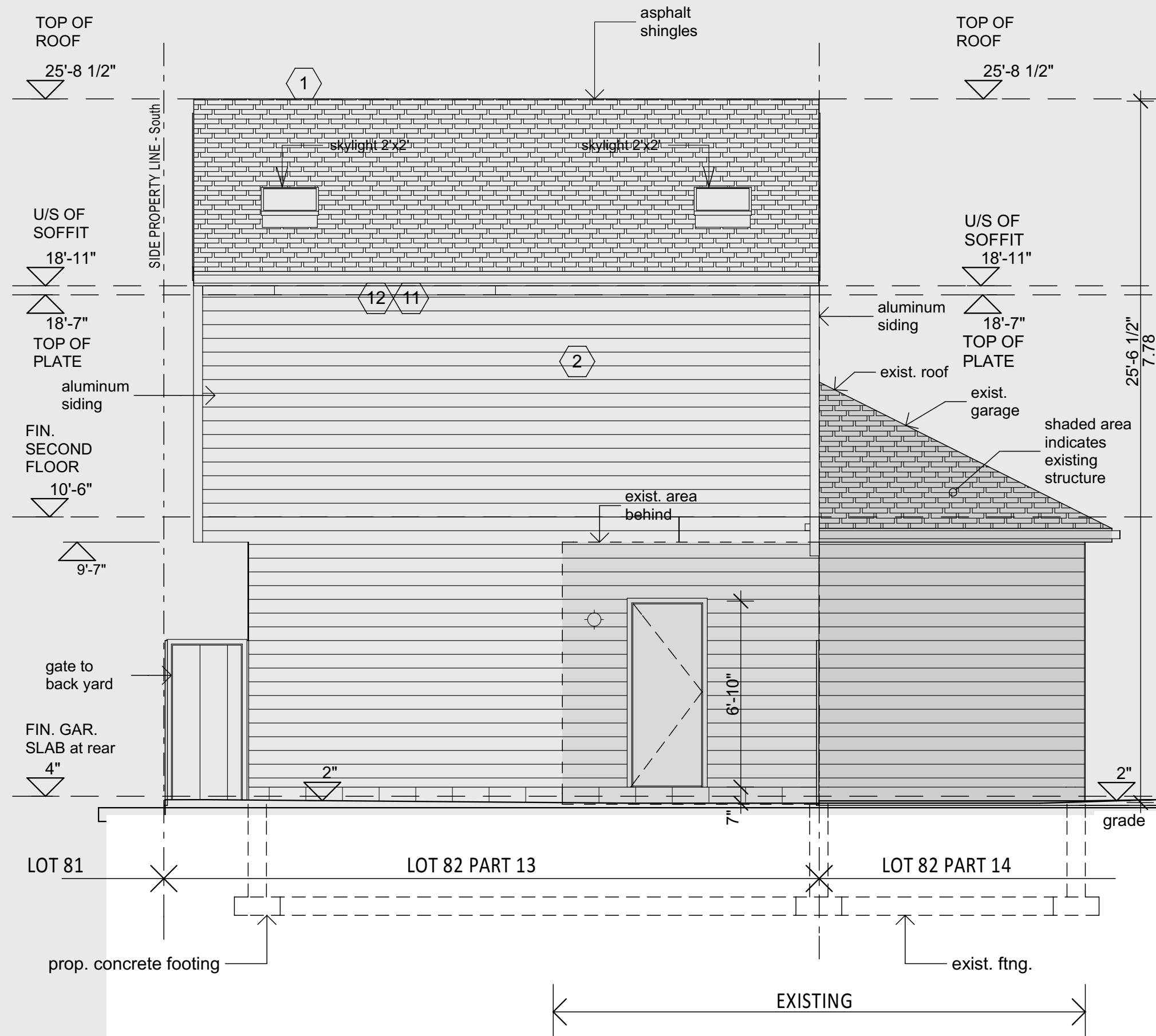
SYNTHESIS HOMES 42 DENVER CRES. TORONTO, ON, M2J 1G8 T.416-855-1882 F.416-492-0181 E. synthesis_homes@bell.net	PROJECT: PROPOSED COACH HOUSE & Additional 1 Car Garage Space	TITLE: SIDE 2 ELEVATION - N
	at 4 Calafia St., Markham, On	SCALE: 1/4" = 1'-0" DRAWN BY: T. PEJOVIC DATE: May 29/2020
	CLIENT: Mr. Slavisa Garaca & Ms. Irena Garaca	SHEET 10 OF 18 A2.3

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ALL DISCREPANCIES TO THE SYNTHESIS HOMES BEFORE COMMENCING WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.

Appendix B

File: 20.133224.000.00.MNV

Date: 01/15/21
MM/DD/YY



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.

TATJANA PEJOVIC CVLJOVIC BCIN 30454
Signature: *[Signature]*

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF DIVISION C OF THE ONTARIO BUILDING CODE. SYNTHESIS HOMES INC. BCIN 35021

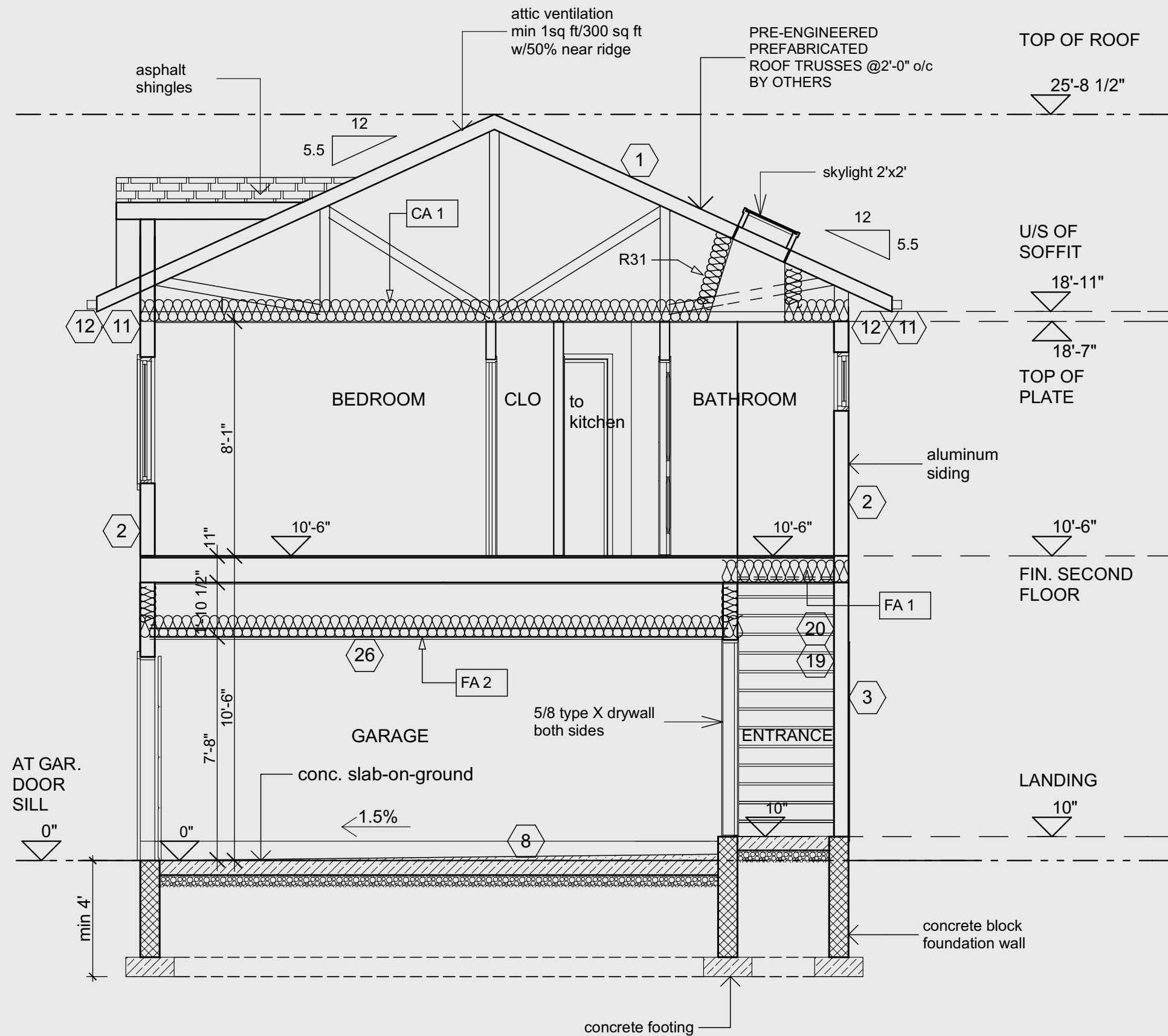
SYNTHESIS HOMES 42 DENVER CRES. TORONTO, ON, M2J 1G8 T.416-855-1882 F.416-492-0181 E. synthesis_homes@bell.net	PROJECT: PROPOSED COACH HOUSE & Additional 1 Car Garage Space	TITLE: REAR ELEVATION
	at 4 Calafia St., Markham, On	SCALE: 1/4" = 1'-0" DRAWN BY: T. PEJOVIC DATE: May 29/2020
	CLIENT: Mr. Slavisa Garaca & Ms. Irena Garaca	SHEET 11 OF 18 A2.4

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ALL DISCREPANCIES TO THE SYNTHESIS HOMES BEFORE COMMENCING WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.

Appendix B

File: 20.133224.000.00.MNV

Date: 01/15/21
MM/DD/YY



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.

TATJANA PEJOVIC CVLJOVIC BCIN 30454
Signature:

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.
SYNTHESIS HOMES INC. BCIN 35021

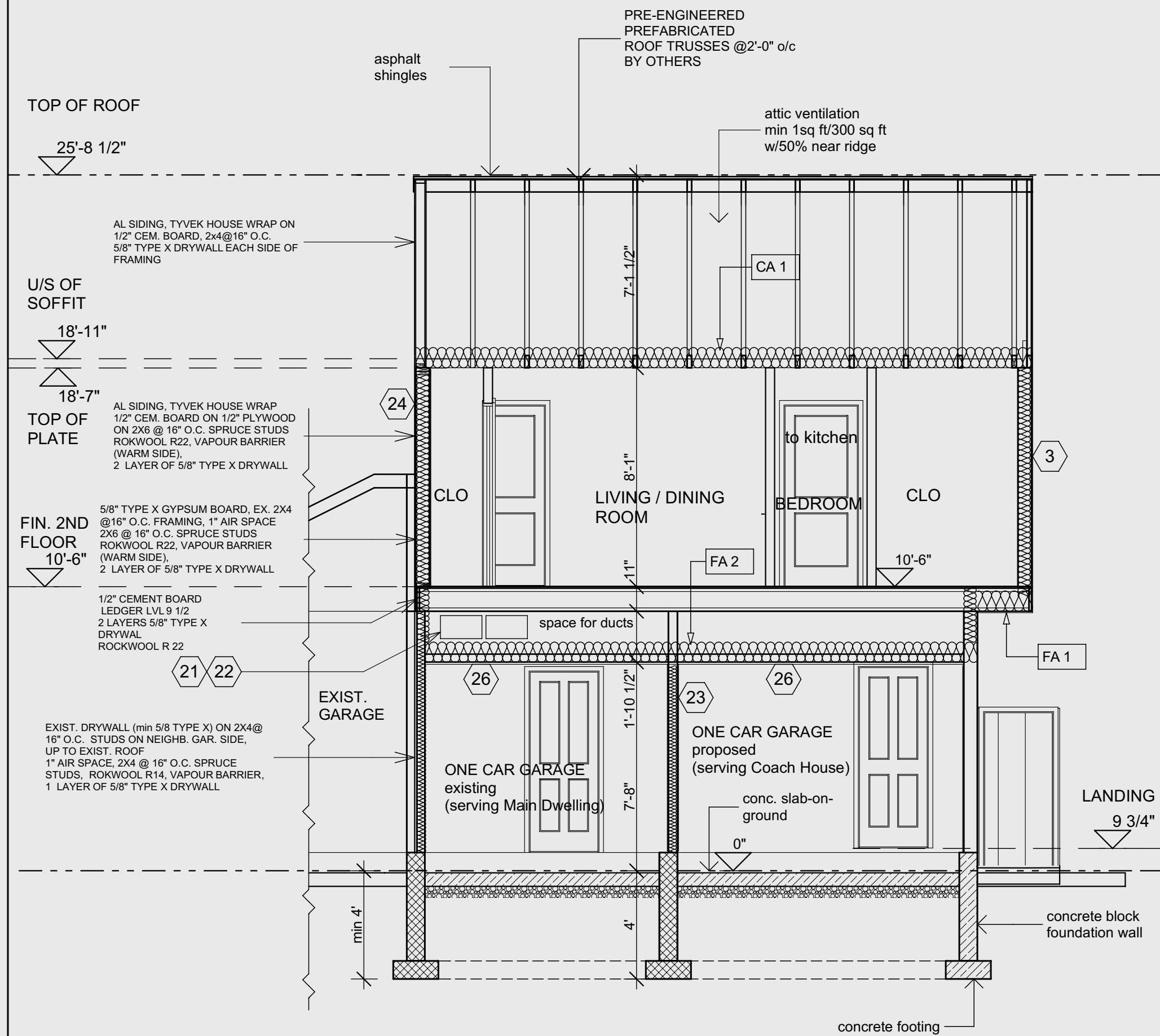
SYNTHESIS HOMES 42 DENVER CRES. TORONTO, ON, M2J 1G8 T.416-855-1882 F.416-492-0181 E. synthesis_homes@bell.net	PROJECT: PROPOSED COACH HOUSE & Additional 1 Car Garage Space	TITLE: BUILDING SECTION A - A
	at 4 Calafia St., Markham, On	SCALE: 1/4" = 1'-0" DRAWN BY: T. PEJOVIC DATE: May 29/2020
	CLIENT: Mr. Slavisa Garaca & Ms. Irena Garaca	SHEET 12 OF 18 A3.1

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ALL DISCREPANCIES TO THE SYNTHESIS HOMES BEFORE COMMENCING WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.

Appendix B

File: 20.133224.000.00.MNV

Date: 01/15/21
MM/DD/YY



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.

TATJANA PEJOVIC CVLJOVIC BCIN 30454
Signature:

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF DIVISION C OF THE ONTARIO BUILDING CODE.
SYNTHESIS HOMES INC. BCIN 35021

SYNTHESIS HOMES 42 DENVER CRES. TORONTO, ON, M2J 1G8 T.416-855-1882 F.416-492-0181 E. synthesis_homes@bell.net	PROJECT: PROPOSED COACH HOUSE & Additional 1 Car Garage Space	TITLE: BUILDING SECTION B - B
	at 4 Calafia St., Markham, On	SCALE: 1/4" = 1'-0" DRAWN BY: T. PEJOVIC DATE: Aug. 25/2020
	CLIENT: Mr. Slavisa Garaca & Ms. Irena Garaca	SHEET 13 OF 18 A3.2

NOTE: CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ALL DISCREPANCIES TO THE SYNTHESIS HOMES BEFORE COMMENCING WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DRAWINGS.

APPENDIX "D"
MINUTES EXTRACT: JANUARY 24, 2021

8. **A/123/20**

Owner Name: Salvisca Garaca
4 Calafia Street, Markham
PLAN 65M3884 PT LOT 82 RP 65R29348 PART 13

The applicant is requesting relief from the requirements of By-law 177-96 as amended to permit:

a) By-law 177-96, Sec. 6.3.1.2:

detached private garage and any storey location above have minimum setback of 5.23 m from the main building; whereas the By-law requires minimum setback of 6.0 m

b) By-law 177-96, Sec. 6.3.1.7 b):

lot coverage of 20.6% for detached private garage; whereas By-law allows maximum lot coverage of 18%

c) By-law 28-97, Sec. 3.0 Table A:

allow 2 parking spaces; whereas the By-law requires 3 parking spaces

as it relates to a proposed coach house above an existing detached garage.
(East District, Ward 5)

The Secretary-Treasurer introduced the application.

The owner Salvisca Garaca appeared on behalf of the application.

Shanmugarajah Umeskumar of 39 Morning Dove Drive spoke in opposition to the application. They contend there are already snow removal issues in this laneway.

Kesha Samaroo of 30 Calafia Street spoke in opposition to the application. He also indicated potential challenges to snow removal.

Committee member Patrick Sampson stated that, in his site visit of the area, he has not seen another coach house which extends beyond the foundation.

Committee member Sally Yan also stated she the proposal wants to achieve maximum area for the addition.

Committee member Kelvin Kwok asked if the design could be revised.

Mr. Garaca responded that if he were to do that, he could lose access to his backyard.

The Chair indicated they would prefer to see the overhang be removed.

Moved By: Arun Prasad
Seconded By: Patrick Sampson

THAT Application No A/123/20 be deferred sine die.

Resolution Carried

9. A/125/20

Owner Name: Buddha Mediation Centre
11175 Kennedy Road, Markham
CON 6 PT LOT 28

The applicant is requesting relief from the requirements of By-law 304-87 as amended to permit:

a) By-law 304-86, Sec. 5.5:

minimum distance of 33m from centre of Kennedy Rd; whereas the By-law requires 40m from centre of arterial road

as it relates to proposed gazebo to enclose a religious monument. **(West District, Ward 6)**

The Secretary-Treasurer introduced the application.

Giva of the Buddha Meditation Centre spoke on behalf of the application. They are building a religious monument.

Committee member Jeamie Reingold support the application.

Moved By: Jeamie Reingold
Seconded By: Arun Prasad

THAT Application No A/125/20 be approved subject to conditions contained in the staff report.

Resolution Carried

Adjournment

Moved by Patrick Sampson
Seconded by Sally Yan