Memorandum to the City of Markham Committee of Adjustment

January 28, 2021

File: **A/130/20**
Address: **50 George Street, Markham**
Applicant: **Jian Li**
Agent: **Gregory Design Group (Shane Gregory)**
Hearing Date: **Wednesday February 03, 2021**

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

The applicant is requesting relief from the following requirements of the Residential Three (R3) Zone of By-law 1229, as amended, as it relates to a proposed two-storey addition with attached garage to an existing one-storey single detached dwelling, to permit.

a) **By-law 1229, Section 1.2 (iii):**
A building depth of 18.50 m, whereas the By-law allows a maximum building depth of 16.76 m;

b) **By-law 1229, Section 1.2 (vi):**
a net floor area ratio of 45.3 percent, whereas the By-law allows a maximum net floor area ratio of 45 percent.

COMMENTS

Upon review of the variance application, staff have identified that the submitted plans do not accurately measure the proposed building depth of the building. According to the submitted plans and requested variance, the proposed building depth is 18.50 m. This figure does not accurately reflect the proposed building length of 22.71 m identified on the ground floor plan. Planning staff have communicated this with the applicant, and recommend this application be deferred sine die in order to provide the applicant time to submit revised plans that accurately reflect the building depth being requested, and address staff concerns.

PREPARED BY:

Hémon-Morneau

Francois Hemon-Morneau, Planner, Zoning and Special Projects

REVIEWED BY:

Hutcheson

Regan Hutcheson, Development Manager, Heritage District

PRELIMINARY

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
XXXXXXXX

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(3).

PARKWAY AVENUE

(DEDICATED BY REGISTERED PLAN 2485)
P.I.N. 02926 – 0078

Approximate Centreline Of Pavement

P.I.N. 02927 – 0001

P.I.N. 02927 – 0003

P.I.N. 02927 – 0118
PART 1, PLAN 64R – 3504

GEORGE STREET

PART 1, PLAN 65R – 27914

No. 50
1–Storey
Brick Dwelling
DS=197.48

No. 48
2 Storey
Frame Dwelling
(Stone Front)
DS=197.46

TWO STOREY ADDITION

PORCH

TERR

Frame Garage

Enclosed Passway

Swimming Pool

Asphalt Driveway

Interlock Driveway

Sidewalk

Curb Cut

Concrete Curb

Stone Patio

Board Fence

Stone RW

Planter

Wood RW

Bell Box

Sign

Hedge

Iron Fence

Concrete Driveway (1727)

Interlock

Asphalt

N70°48'00"E(P1)
N70°47'25"E(M)
45.72

N10°41'00"W
20.10(M)

N10°41'00"W(REFERENCE BEARING)
20.12(P2,P3)
20.10(P1&M)

100.58 (M)

70.28 (M)

109.87(P1&M)

19.49 (P1,P2&M)

13.00±

18.50M

9.00±

3.96

5.54

45.72

SITE INFORMATION

AREA OF LOT = 908.8 M²
AREA OF BUILDING = 282.0 M²
COVERAGE = 31.0 %

NET FLOOR AREA CALCULATION

613.14 + 0.5(908.8 - 613.14) x 0.45
761 x 0.45 = 342.5
ALLOWABLE NFA RATIO = 342.5 M² (45.0%)
PROPOSED NFA RATIO = 344.7 M² (45.3%)

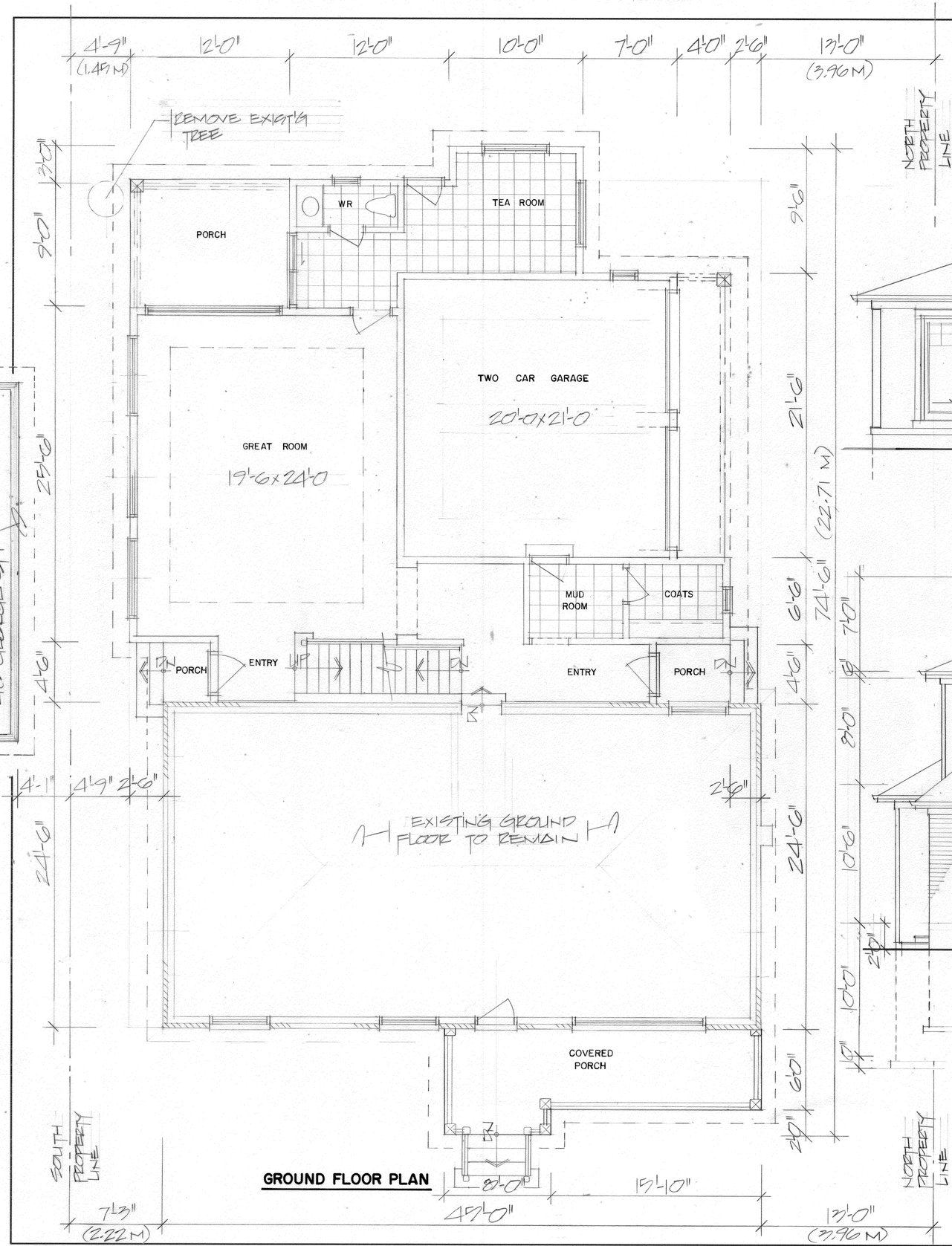
OH	DENOTES	OVERHEAD WIRES
MH	DENOTES	MANHOLE
CB	DENOTES	CATCH BASIN
RW	DENOTES	RETAINING WALL
GS	DENOTES	GARAGE SILL
DS	DENOTES	DOOR SILL
BF	DENOTES	BOARD FENCE
FR	DENOTES	FRAME
FDN	DENOTES	FOUNDATION
N/S/E/W	DENOTES	NORTH/SOUTH/EAST/WEST
	DENOTES	DECIDUOUS TREE
	DENOTES	CONIFEROUS TREE

Tree Note

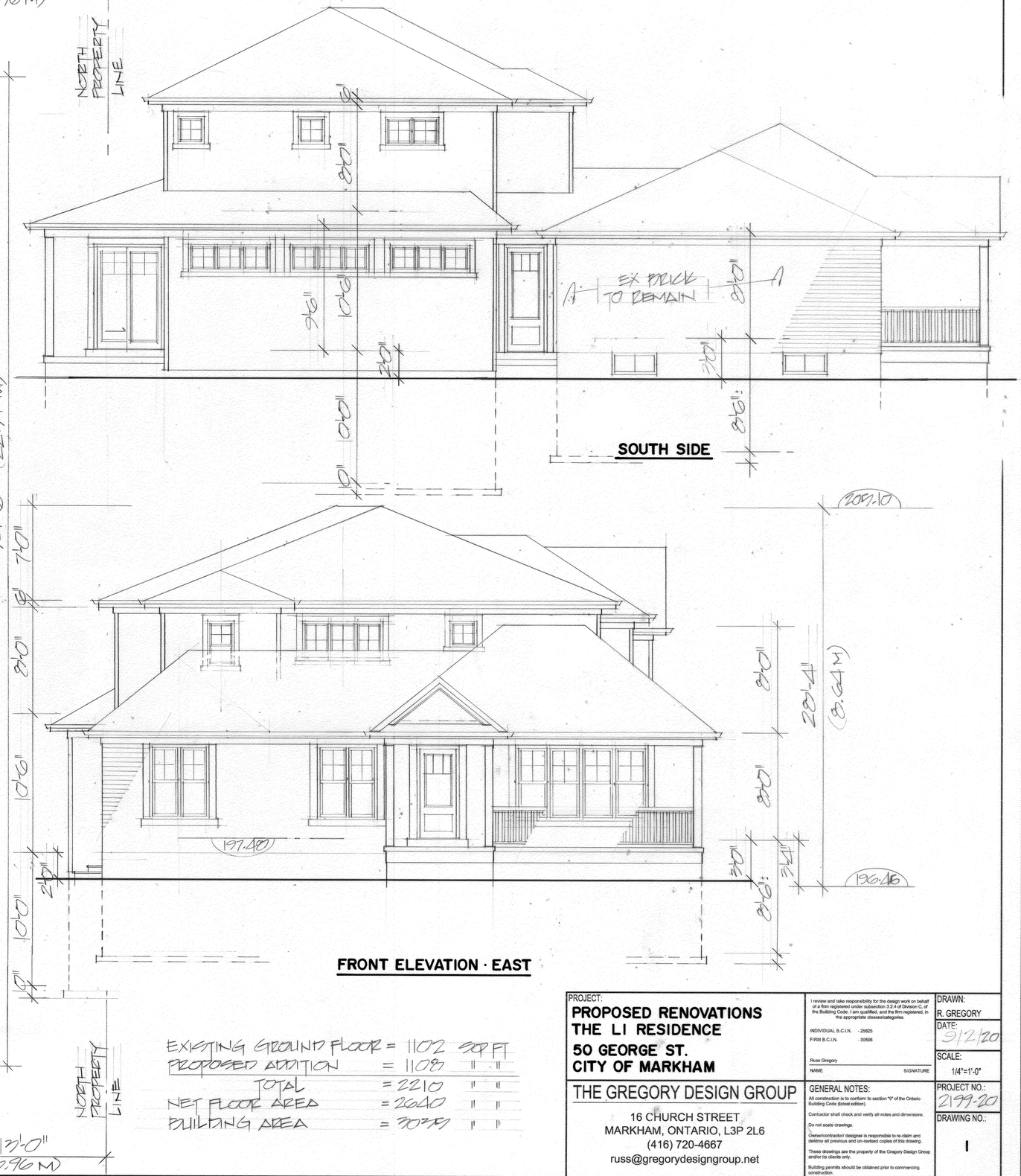
ALL TREES FRONTING THE PROPERTY, WITHIN THE BOULEVARD ARE SHOWN. TREES LOCATED ON THE PROPERTY AND ITS PROXIMITY ARE SHOWN IF THEY HAVE A TRUNK DIAMETER LARGER THAN 0.15 m

ertl surveyors
Ontario Land Surveyors
www.es-ols.com
1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1
TELEPHONE (905) 731–7834 FAX (905)731–7852 EMAIL info@es-ols.com

DRAWING : 20102–BT.DWG PROJECT : 20102
CALC. BY DV, DRAWN BY DV, CHECKED BY XX



GROUND FLOOR PLAN



FRONT ELEVATION · EAST

EXISTING GROUND FLOOR	= 1102	SQ FT
PROPOSED ADDITION	= 1108	" "
TOTAL	= 2210	" "
NET FLOOR AREA	= 2040	" "
BUILDING AREA	= 2025	" "

PROJECT:
PROPOSED RENOVATIONS
THE LI RESIDENCE
50 GEORGE ST.
CITY OF MARKHAM

THE GREGORY DESIGN GROUP
16 CHURCH STREET
MARKHAM, ONTARIO, L3P 2L6
(416) 720-4667
russ@gregorydesigngroup.net

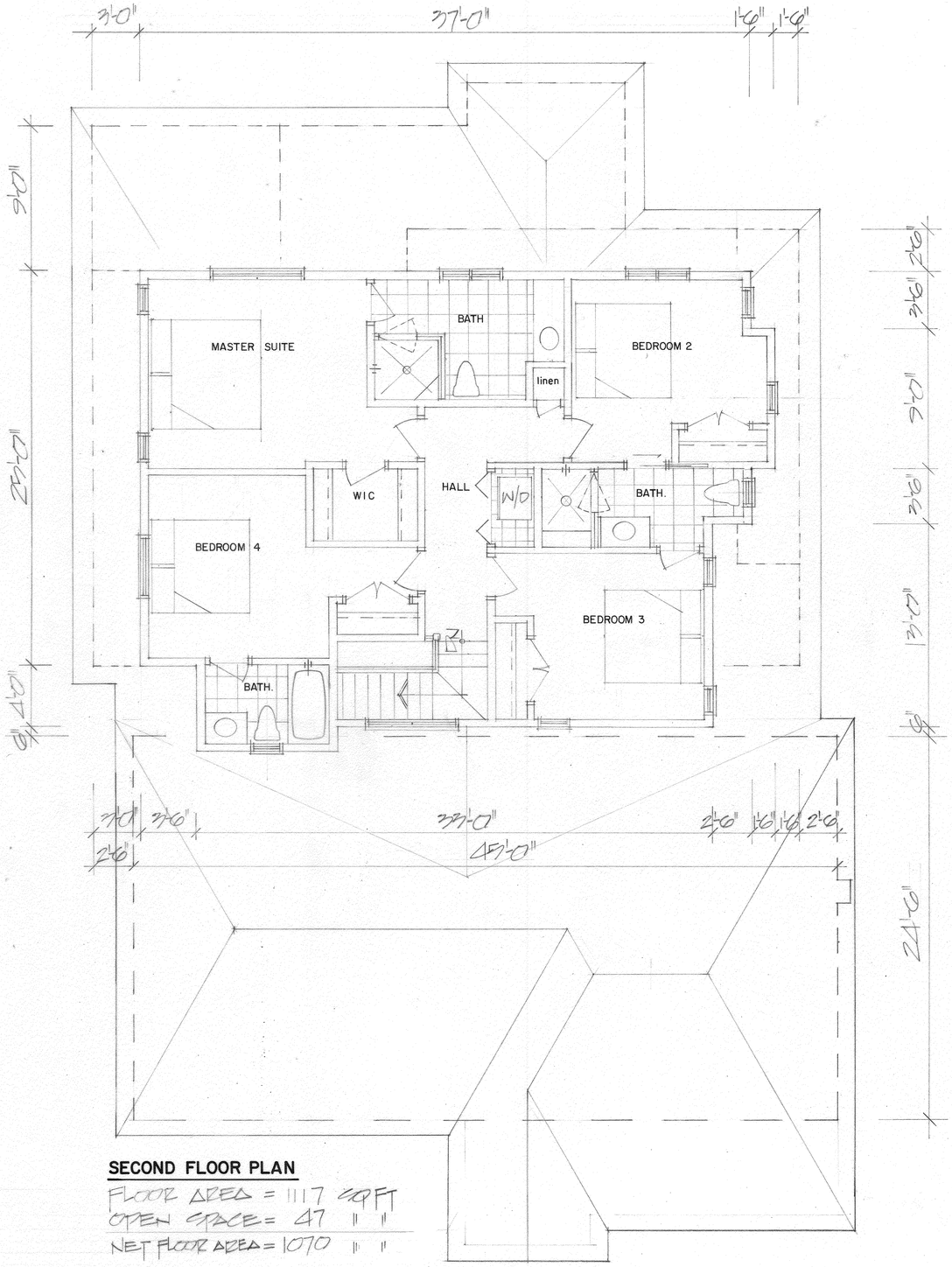
I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code. I am qualified, and the firm registered, in the appropriate classes/categories.

INDIVIDUAL B.C.I.N. - 25825
FIRM B.C.I.N. - 30506

Russ Gregory
NAME SIGNATURE

GENERAL NOTES:
All construction is to conform to section "9" of the Ontario Building Code (latest edition).
Contractor shall check and verify all notes and dimensions.
Do not scale drawings.
Owner/contractor/ designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing.
These drawings are the property of the Gregory Design Group and/or its clients only.
Building permits should be obtained prior to commencing construction.

DRAWN: R. GREGORY
DATE: 3/12/20
SCALE: 1/4"=1'-0"
PROJECT NO.: 2199-20
DRAWING NO.: 1



SECOND FLOOR PLAN

FLOOR AREA = 1117 SQ FT
OPEN SPACE = 47 " "
NET FLOOR AREA = 1070 " "

NORTH SIDE

SCALE - 3/16" = 1'-0"

WEST SIDE

SCALE - 3/16" = 1'-0"

PROJECT:
PROPOSED RENOVATIONS
THE LI RESIDENCE
50 GEORGE ST.
CITY OF MARKHAM

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code. I am qualified, and the firm registered, in the appropriate classes/categories.

INDIVIDUAL B.C.I.N. - 25825
FIRM B.C.I.N. - 30508

Russ Gregory
NAME SIGNATURE

THE GREGORY DESIGN GROUP
16 CHURCH STREET
MARKHAM, ONTARIO, L3P 2L6
(416) 720-4667
russ@gregorydesigngroup.net

GENERAL NOTES:
All construction is to conform to section "9" of the Ontario Building Code (latest edition).
Contractor shall check and verify all notes and dimensions.
Do not scale drawings.
Owner/contractor/ designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing.
These drawings are the property of the Gregory Design Group and/or its clients only.
Building permits should be obtained prior to commencing construction.

DRAWN: R. GREGORY
DATE:
SCALE: 1/4"=1'-0"
PROJECT NO.: 2199-20
DRAWING NO.: 2