

Memorandum to the City of Markham Committee of Adjustment

December 20, 2018

File: A/173/18
Address: 31 Jeremy Dr, Markham
Applicant: Guanjun Wang
Agent: Paar Design (Nikol Paar)
Hearing Date: Wednesday January 23, 2019

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

The applicant is requesting relief from the following requirements of By-law 11-72, R4, as amended to construct a new two-storey detached dwelling:

a) Section 6, Schedule B:

a maximum lot coverage of 33.88 percent, whereas the By-law permits a maximum lot coverage of 33-1/3 percent;

b) Section 6, Schedule B:

a maximum building height of 27 feet, whereas the By-law permits a maximum building height of 25 feet;

as they relate to a proposed residential dwelling.

Applicant's Stated Reason(s) for Not Complying with Zoning

According to the information provided by the applicant, the reason for not complying with Zoning is, "*design requirement as per client*".

Zoning Preliminary Review Undertaken

The applicant has completed a Zoning Preliminary Review (ZPR) on November 12, 2018, to confirm the variances required for the proposed development.

Increase in Maximum Lot Coverage

The applicant is requesting relief for a maximum lot coverage of 33.88 percent, whereas the By-law permits a maximum floor area ratio of 33-1/3 percent. The proposed lot coverage includes a front unenclosed covered porch which adds approximately 4.06 m² (43.75 ft²) to the overall building coverage. Excluding the front unenclosed covered porch, the building has a lot coverage of approximately 33.43 percent which, represents a difference of approximately 0.1 percent from the by-law requirement. Given that the front covered porch is unenclosed, staff are of the opinion that the proposed increase in lot coverage will not significantly add to the scale and massing of the dwelling and that the resultant dwelling is generally consistent with what the by-law permits.

Increase in Maximum Building Height

The applicant is requesting relief to permit a maximum building height of 8.23 m (27 ft), whereas the By-law permits a maximum building height of 7.62 m (25 ft). This represents an increase of approximately 0.61 m (2 ft).

PUBLIC INPUT SUMMARY

No written submissions were received as of December 20, 2018. 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. 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.

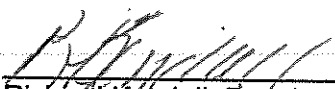
Please see Appendix "A" for conditions to be attached to any approval of this application

PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:



Richard Kendall, Development Manager, Central District
File Path: Amanda\File\ 18 257619 \Documents\District Team Comments Memo

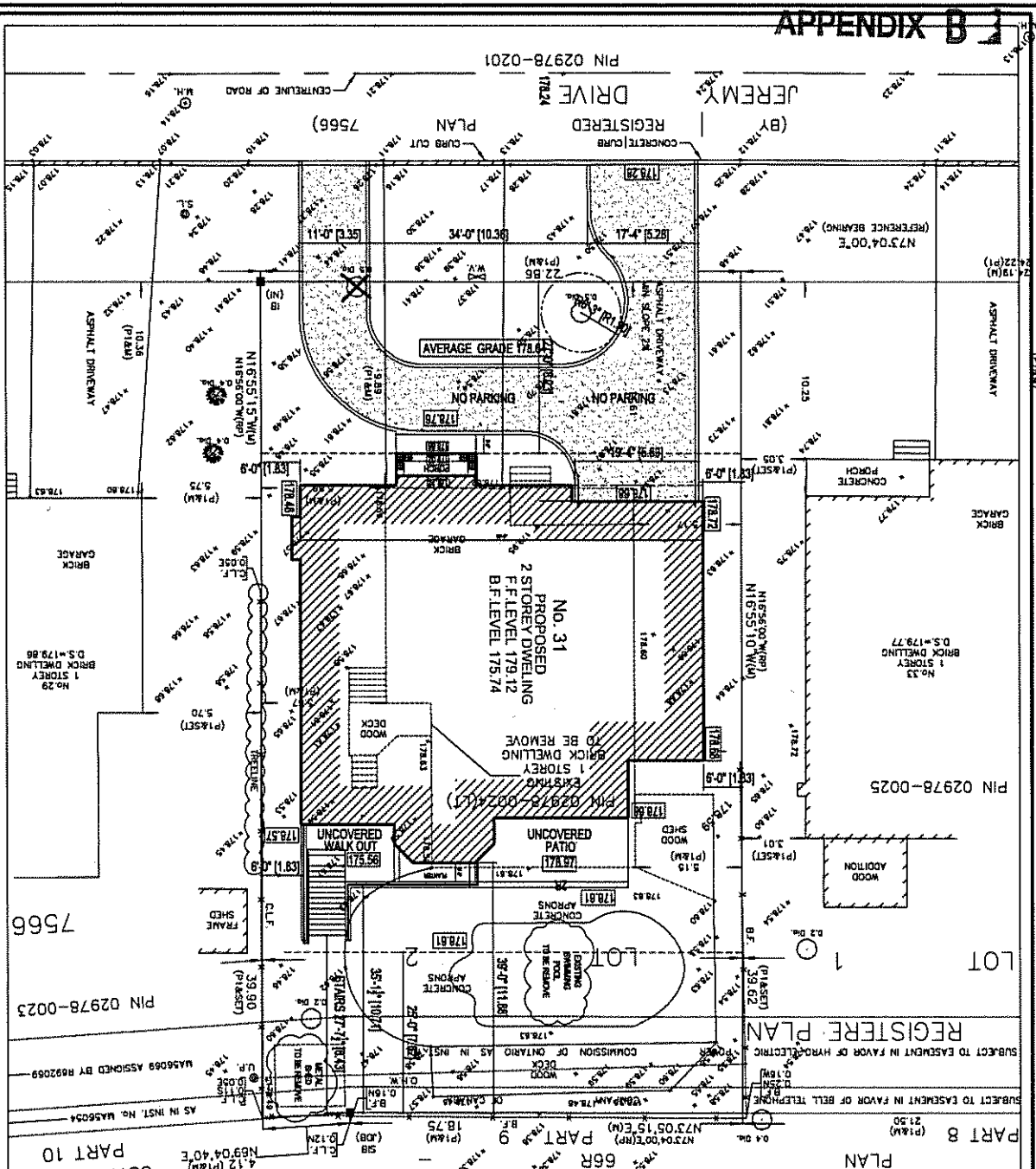
APPENDIX "A"
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/173/18

1. That the front covered porch remain unenclosed;
2. The variances apply only to the proposed development as long as it remains;
3. 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 received by the City of Markham on December 19, 2018, 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.
4. 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 Director of Operations 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.
5. 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 Director of Operations.
6. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation Technician or Director of Operations

CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects



REGISTERED PLAN
 SUBJECT TO EASEMENT IN FAVOR OF BELL TELEPHONE
 SUBJECT TO EASEMENT IN FAVOR OF HYDRO-ELECTRIC
 COMMISSION OF ONTARIO AS IN INSTR. NO. M456034
 AS IN INSTR. NO. M456034
 M456039 ASSIGNED BY R092069

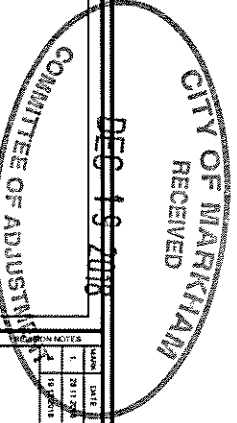


SITE INFORMATION

LOT AREA - 4782.00 SQ. FT. (100.00 SQ. YD.)
 LOT COVERAGE - 33.88% (3304.14 SQ. FT.)
 (MAXIMUM COVERED PORCH AREA)

STATISTICS	PROPOSED
LOT COVERAGE	33.88% 3304.14 SQ. FT. (MAXIMUM COVERED PORCH AREA)
SETBACKS (ft.)	PROPOSED
FRONT (ft.)	27'-0"
REAR (ft.)	8'-0"
LEFT (ft.)	8'-0"
RIGHT (ft.)	8'-0"
MINIMUM HEIGHT (ft.)	8'-0"
MAXIMUM HEIGHT (ft.)	27'-0"

FIRST FLOOR AREA TOTAL = 3298.14 SQ. FT.
 (3298.14 SQ. FT. x 1.00 = 3298.14 SQ. FT.)
 SECOND FLOOR AREA TOTAL = 3298.14 SQ. FT.
 (3298.14 SQ. FT. x 1.00 = 3298.14 SQ. FT.)
 TOTAL FLOOR AREA = 6596.28 SQ. FT.
 TOTAL LIVABLE FLOOR AREA = 5500.78 SQ. FT.
 BASEMENT FLOOR AREA - TOTAL = 297.50 SQ. FT.



<p>PAAR DESIGN INC. 27 BALDWIN ST. UNIT 101 MARKHAM, ONTARIO L3R 9V7 TEL: (905) 477-1111 FAX: (905) 477-1112 WWW.PAARDDESIGN.COM</p>	<p>PAAR DESIGN INC. 27 BALDWIN ST. UNIT 101 MARKHAM, ONTARIO L3R 9V7 TEL: (905) 477-1111 FAX: (905) 477-1112 WWW.PAARDDESIGN.COM</p>
--	---

PROJECT: No. 31 JEREMY DRIVE 2 STOREY DWELLING Scale 1/8"=1'-0"

DATE: 2018.12.19

REVISION: 1. 2018.12.19

REVISION: 2. 2018.12.19

REVISION: 3. 2018.12.19

REVISION: 4. 2018.12.19

REVISION: 5. 2018.12.19

REVISION: 6. 2018.12.19

REVISION: 7. 2018.12.19

REVISION: 8. 2018.12.19

REVISION: 9. 2018.12.19

REVISION: 10. 2018.12.19

REVISION: 11. 2018.12.19

REVISION: 12. 2018.12.19

REVISION: 13. 2018.12.19

REVISION: 14. 2018.12.19

REVISION: 15. 2018.12.19

REVISION: 16. 2018.12.19

REVISION: 17. 2018.12.19

REVISION: 18. 2018.12.19

REVISION: 19. 2018.12.19

REVISION: 20. 2018.12.19

REVISION: 21. 2018.12.19

REVISION: 22. 2018.12.19

REVISION: 23. 2018.12.19

REVISION: 24. 2018.12.19

REVISION: 25. 2018.12.19

REVISION: 26. 2018.12.19

REVISION: 27. 2018.12.19

REVISION: 28. 2018.12.19

REVISION: 29. 2018.12.19

REVISION: 30. 2018.12.19

REVISION: 31. 2018.12.19

REVISION: 32. 2018.12.19

REVISION: 33. 2018.12.19

REVISION: 34. 2018.12.19

REVISION: 35. 2018.12.19

REVISION: 36. 2018.12.19

REVISION: 37. 2018.12.19

REVISION: 38. 2018.12.19

REVISION: 39. 2018.12.19

REVISION: 40. 2018.12.19

REVISION: 41. 2018.12.19

REVISION: 42. 2018.12.19

REVISION: 43. 2018.12.19

REVISION: 44. 2018.12.19

REVISION: 45. 2018.12.19

REVISION: 46. 2018.12.19

REVISION: 47. 2018.12.19

REVISION: 48. 2018.12.19

REVISION: 49. 2018.12.19

REVISION: 50. 2018.12.19

REVISION: 51. 2018.12.19

REVISION: 52. 2018.12.19

REVISION: 53. 2018.12.19

REVISION: 54. 2018.12.19

REVISION: 55. 2018.12.19

REVISION: 56. 2018.12.19

REVISION: 57. 2018.12.19

REVISION: 58. 2018.12.19

REVISION: 59. 2018.12.19

REVISION: 60. 2018.12.19

REVISION: 61. 2018.12.19

REVISION: 62. 2018.12.19

REVISION: 63. 2018.12.19

REVISION: 64. 2018.12.19

REVISION: 65. 2018.12.19

REVISION: 66. 2018.12.19

REVISION: 67. 2018.12.19

REVISION: 68. 2018.12.19

REVISION: 69. 2018.12.19

REVISION: 70. 2018.12.19

REVISION: 71. 2018.12.19

REVISION: 72. 2018.12.19

REVISION: 73. 2018.12.19

REVISION: 74. 2018.12.19

REVISION: 75. 2018.12.19

REVISION: 76. 2018.12.19

REVISION: 77. 2018.12.19

REVISION: 78. 2018.12.19

REVISION: 79. 2018.12.19

REVISION: 80. 2018.12.19

REVISION: 81. 2018.12.19

REVISION: 82. 2018.12.19

REVISION: 83. 2018.12.19

REVISION: 84. 2018.12.19

REVISION: 85. 2018.12.19

REVISION: 86. 2018.12.19

REVISION: 87. 2018.12.19

REVISION: 88. 2018.12.19

REVISION: 89. 2018.12.19

REVISION: 90. 2018.12.19

REVISION: 91. 2018.12.19

REVISION: 92. 2018.12.19

REVISION: 93. 2018.12.19

REVISION: 94. 2018.12.19

REVISION: 95. 2018.12.19

REVISION: 96. 2018.12.19

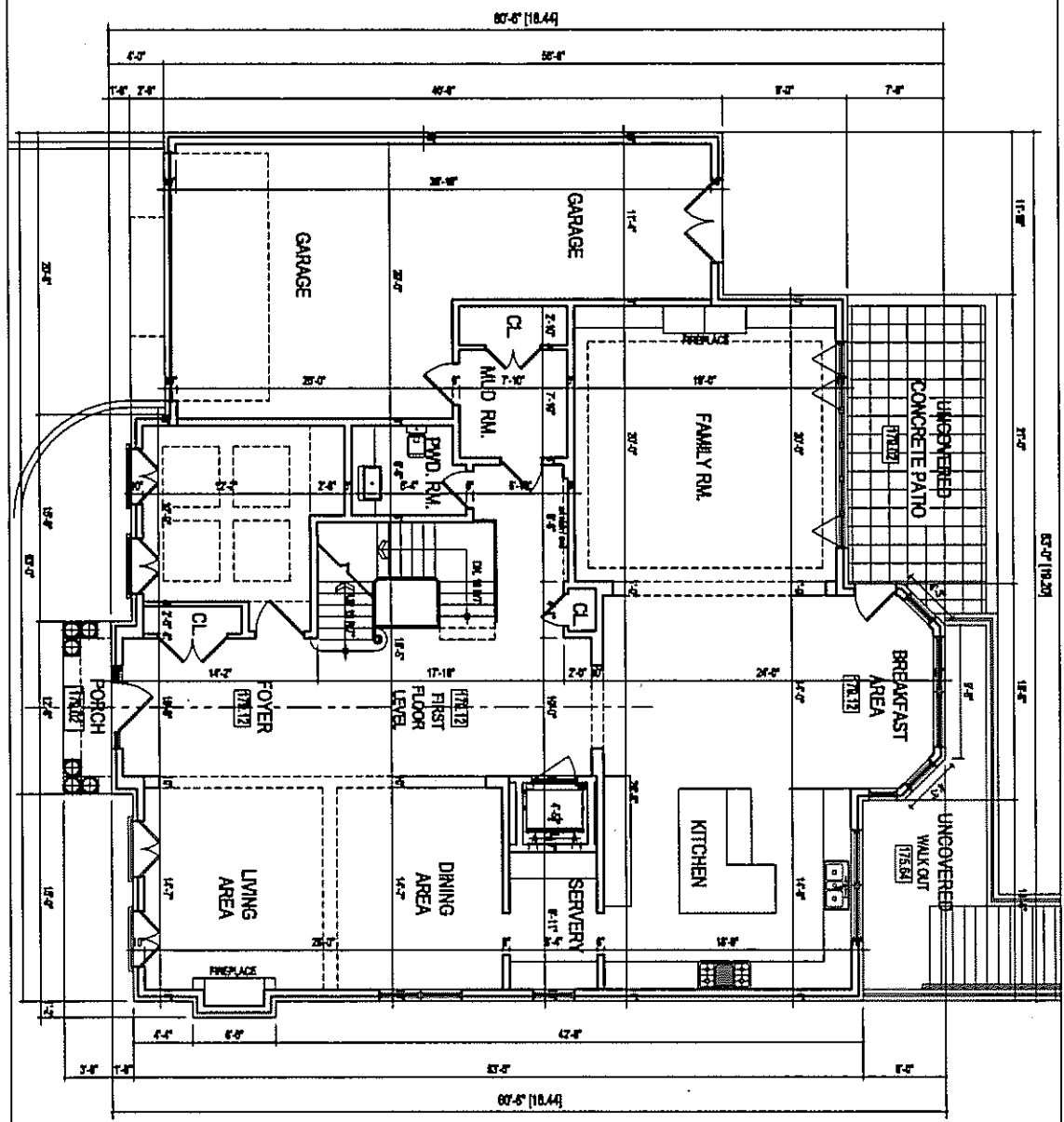
REVISION: 97. 2018.12.19

REVISION: 98. 2018.12.19

REVISION: 99. 2018.12.19

REVISION: 100. 2018.12.19

A01



NO.	DATE	DESCRIPTION
1	7/11/2018	ISSUED FOR C.O.A.

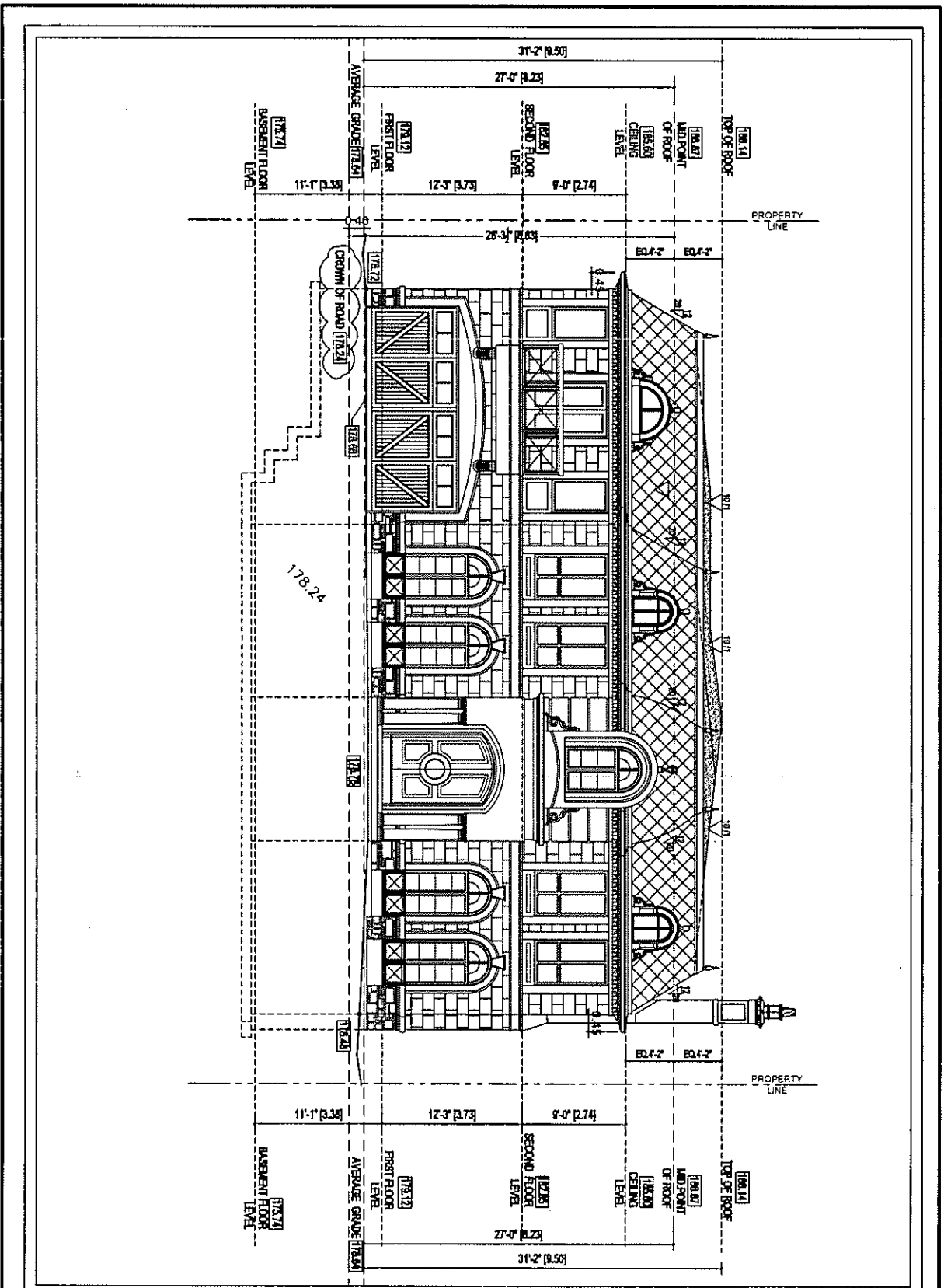
OWNER:
 THE DEVELOPER OF THE PROPERTY AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.

DATE: 7/11/2018
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 18-001

PROJECT:
31 JEREMY DRIVE
2 STOREY DWELLING
 DRW:
FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

PAAR DESIGN INC.
 22 BALE CONROY DR.
 WILMINGTON, MA 01897
 TEL: 978-688-2100
 FAX: 978-688-2101
 WWW.PAARDESIGN.COM

A 03

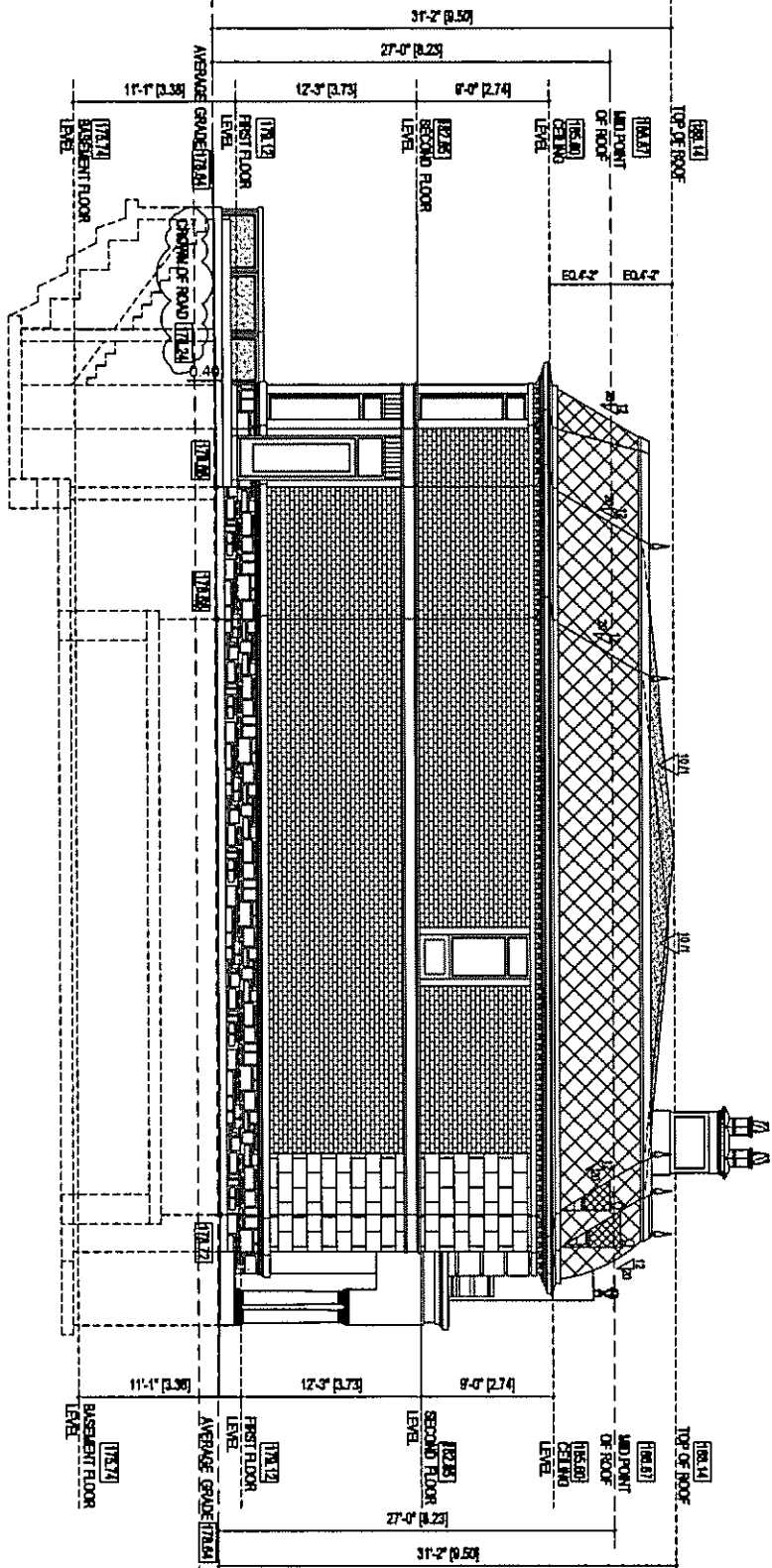


DATE	DESCRIPTION
20 11 2018	ISSUED FOR C.O.A.
18 12 2018	REVISION

PROJECT:
31 JEREMY DRIVE
2 STOREY DWELLING
 DRAWN:
FRONT/SOUTH ELEVATION
 Scale 1/8"=1'-0"

PAAR DESIGN INC.
 22 MILLIKEN COURT
 UNIT 101
 MISSISSAUGA, ONTARIO
 L4X 1L3
 TEL: 905.882.1111
 FAX: 905.882.1112
 WWW.PAARDDESIGN.COM

A 06

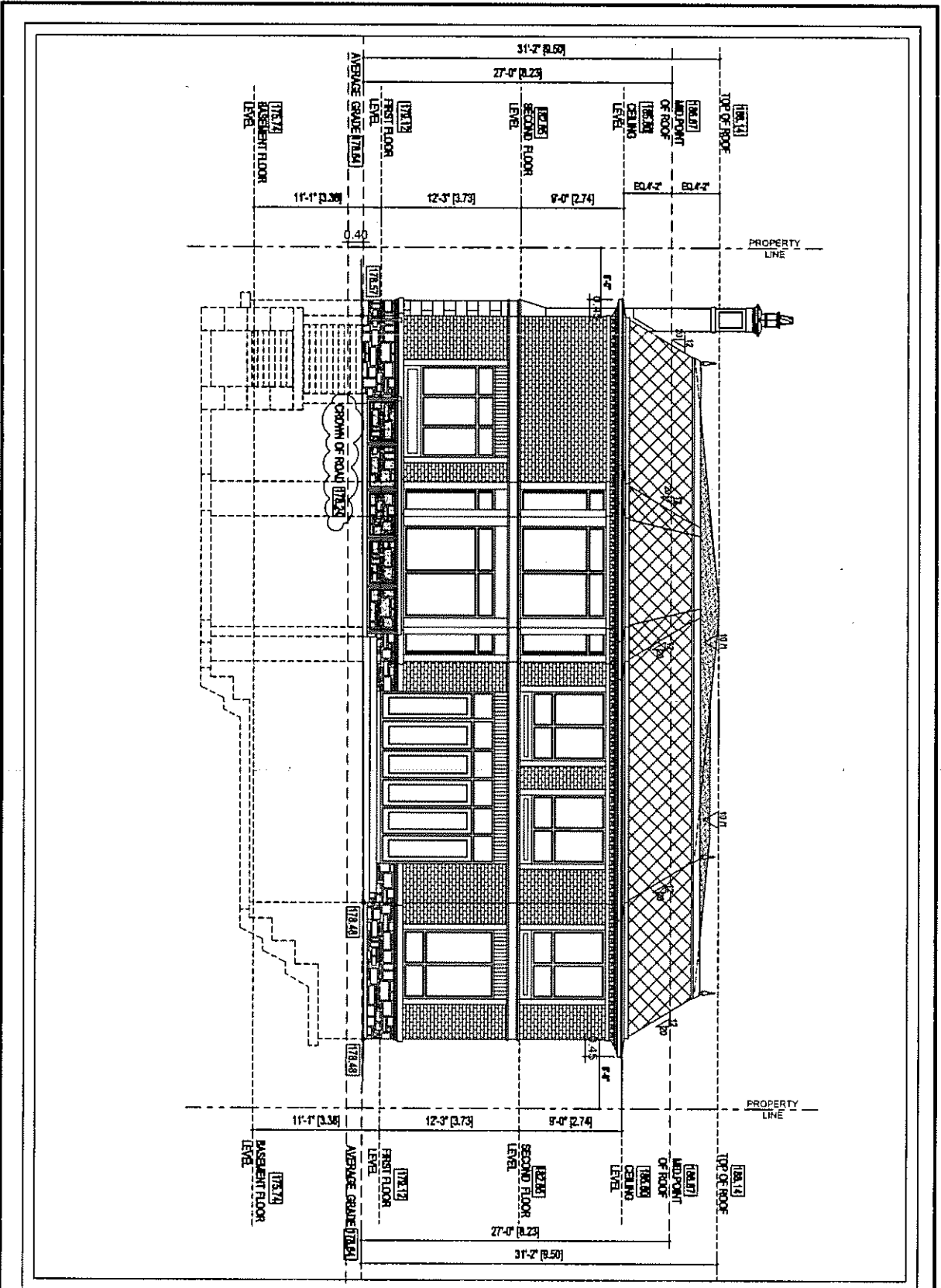


NO.	DATE	DESCRIPTION
1	28/11/2018	ISSUED FOR C.O.A
2	19/12/2018	REVISION

PROJECT: 31 JEREMY DRIVE
2 STOREY DWELLING
DRW: SIDE/WEST ELEVATION
SCALE: 1/8"=1'-0"

PAAR DESIGN INC.
12 RAEFORD TERRACE
SCARBOROUGH, ONTARIO M1H 2E9
TEL: (416) 291-1111
WWW.PAARDDESIGN.COM

A07

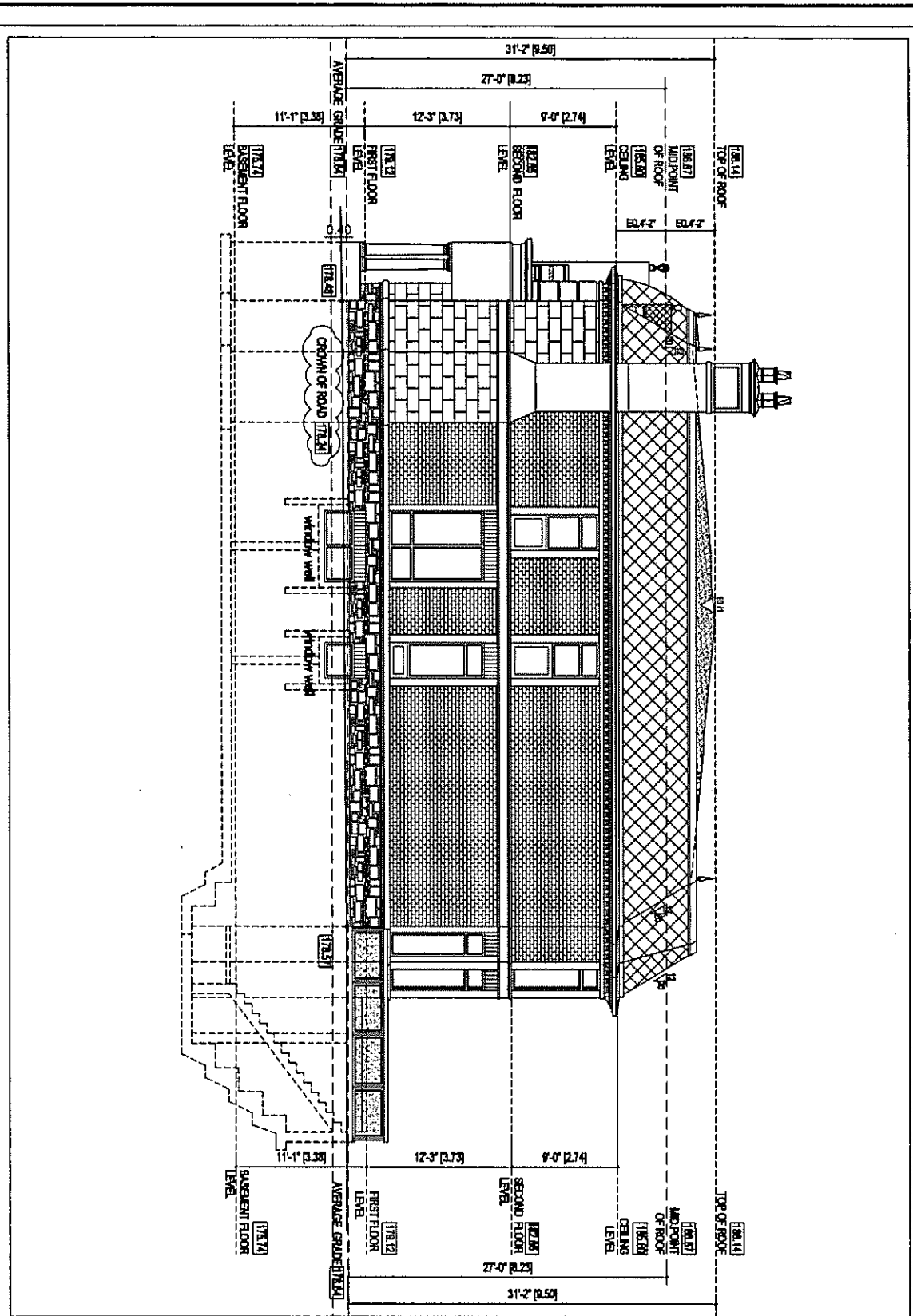


NO.	DATE	DESCRIPTION
1	28.11.2018	PERMISSION COA
2	19.12.2018	REVISION

DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: 31 JEREMY DRIVE
 2 STOREY DWELLING
 REAR/NORTH ELEVATION
 SCALE 1/8"=1'-0"

PAAR DESIGN
 9 PAAR DESIGN INC.
 27 W. 14th Street
 New York, NY 10011
 Tel: (212) 691-1100
 Fax: (212) 691-1101
 www.paardesign.com

A 08



NO.	DATE	DESCRIPTION
1	28.11.2018	ISSUED FOR C.O.A
2	18.12.2018	REVISION

The Engineer has examined the drawings and reports prepared by the Architect and has found them to conform with the requirements of the Building Act and the Building Regulations. The Engineer's consent is given on the condition that the Building Act and the Building Regulations shall be observed.

PAAR DESIGN INC.
 27 BLUE FOREST IN
 TORONTO, ONT. M2H 3M5
 P: 416 498 7186
 F: 416 498 7187
 www.paardesign.com

PAAR DESIGN INC.
 31 JEREMY DRIVE
 2 STOREY DWELLING
 DRAWN: [Signature]
 SCALE 1/8"=1'-0"

PAAR DESIGN

PAAR DESIGN INC.
27 BLUE FOREST IN
TORONTO, ONT. M2H 3M5
P: 416 498 7186
F: 416 498 7187
www.paardesign.com

A 09

