

Memorandum to the City of Markham Committee of Adjustment

May 15th, 2019

File: A/40/19
Address: 63 Fonthill Blvd, Markham
Applicant: Tanya DeGregario-Boichevski, Verka & Boris Boichevski
Agent: SDG Design (Stefano Di Giulio)
Hearing Date: Wednesday May 29, 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:

- a) **Section 6, Schedule B:**
a maximum lot coverage of 38.1 percent, whereas the By-law permits a maximum lot coverage of 33-1/3 percent;
- b) **Section 6, Schedule B:**
a minimum front yard setback of 24 ft, whereas the By-law requires a minimum front yard setback of 27 ft;
- c) **Section 3.7:**
a minimum front uncovered porch and stair setback of 21 ft 1 in, whereas the By-law requires a minimum setback of 22 ft;
- d) **Section 6, Schedule B:**
a maximum height of 27 ft 3 1/4 in, whereas the By-law permits a maximum height of 25 ft;
- e) **Section 3.7:**
a maximum side yard eave projection of 2 ft, whereas the By-law permits a maximum eave projection of 1 ft 6 in;

as it relates to a proposed single detached dwelling.

BACKGROUND

Property Description

The 737.82 m² (7,941 ft²) subject property is located on the west side of Fonthill Boulevard, south of Pomander Road and west of Main Street Unionville. The property is located within an established residential neighbourhood known as Varley Village characterized by a mix of one, and two-storey detached dwellings. Vegetation exists across the property including one mature tree in the front yard. There is an existing one-storey detached 210.5 m² (2,266 ft²) dwelling on the property, which according to the applicant was constructed in 1969.

Proposal

The applicant is proposing to construct a new two-storey detached dwelling with a rear covered porch, attached two-car garage and rear basement walkout.

Official Plan and Zoning

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

The subject property is designated "Residential Low Rise", which provides for low rise housing forms including single detached dwellings. Section 8.2.3.5 of the 2014 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 and the overall orientation and sizing of new lots within a residential neighbourhood.

Zoning By-Law 11-72

The subject property is zoned R4 under By-law 11-72, as amended, which permits a single detached dwelling. The proposed dwelling does not comply with the by-law with respect to maximum lot coverage, minimum front yard setback, minimum front uncovered porch and stair setback, maximum height and maximum side yard eaves projection.

Varley Village Infill Area

The subject property is within an area of the City where there is a trend to build larger houses. In response to concerns within this trend, a number of residents asked that Markham consider an infill housing by-law for the Varley Village neighbourhood. The Unionville Sub-Committee, a Committee of Council, undertook a review of this issue with community consultation, and ultimately recommend that no action be taken on an infill by-law at this time. This position was endorsed by Development Services Committee on June 19, 2012. As such, the existing by-law standards continue to apply.

Notwithstanding that an infill by-law as not adopted, the Committee should be aware of Council's and the community's concerns with regard to variances and maintaining the current standards of the Zoning By-law. Consequently, the Committee should consider public input before making a decision.

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, *"There is an additional total coverage of 4.76% (381 df) because of the existing 106 SF shed to remain on the property, and as per the design layout of the home there is only 275 SF of additional lot coverage due to the designing of both the 117 SF open roof canopy in front of the garage and be cause of the 1-storey exterior rear covered porch measuring 282 SF.*

Re: Front Porch Schedule B of by-law 11-72, as amended, requires a minimum front yard setback to the main building of 27 feet. No encroachment provisions exist to permit a covered porch to project into the required front yard setback. Section 3.7 permits a maximum encroachment of 5 feet for an uncovered platform (and stairs).

Therefore:

- Minimum setback to a covered portion of the porch = 27 feet*
- Minimum setback to an uncovered porch and stairs = 22 feet*

Re : Garage Canopy

Section 4.7.5 of by-law 11-72, as amended, permits attached garages to be located a minimum of 20 feet from the front lot line. Provided the proposed garage canopy maintains a minimum setback of 20 feet to the support posts no variance will be required. The roof overhang is permitted to encroach a further 18" in accordance with Section 3.7.

Therefore: – Minimum setback to the posts of the garage canopy = 20 feet
 – Minimum setback to the roof/gutter of the garage canopy = 18'-6"."

Zoning Preliminary Review (ZPR) Not Undertaken

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. 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;
- d) The general intent and purpose of the Official Plan must be maintained.

Increase in Maximum Building Height

The applicant is requesting relief to permit a maximum building height of 8.31 m (27.27 ft), whereas the By-law permits a maximum building height of 7.62 m (25 ft). This represents an increase of approximately 0.69 m (2.27 ft).

The height variance is in part attributable to the fact that the grade height of the centreline (crown) of the street is lower than the proposed average grade of the property. While the height of the proposed dwelling will be larger than the existing homes originally developed in the 1960s, it is similar in scale to a other infill residential developments in the immediate vicinity.

Increase in Maximum Lot Coverage

The applicant is requesting relief for a maximum lot coverage of 38.1 percent, whereas the By-law permits a maximum lot coverage of 33.33 percent. The proposed lot coverage includes front and rear covered porches which add approximately 6.50 m² (70 ft²) and 26.2 m² (282 ft²) respectively to the overall building area. The proposed lot coverage also includes an existing shed located at the rear of the property which adds approximately 9.85 m² (106 ft²) to the total lot coverage. Excluding the covered porches, the building with the existing shed has a lot coverage of approximately 32.36 percent and would comply with the by-law requirement. Given the covered porches are 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 is generally consistent with what the by-law permits.

Reduction in Front Yard Setback

The applicant is requesting relief to permit a minimum front yard setback of 24 ft (7.32 m), whereas the By-law requires a minimum front yard setback of 27 ft (8.23 m). This represents a reduction of approximately 3 ft (0.91m). The variance is entirely attributable to the garage canopy, which projects approximately 5.5 ft (1.68 m) from the garage. The main front wall of the building provides

a front yard setback of 27 ft (8.23 m) which, complies with the minimum front yard setback requirement. Given that the variance is attributable to the proposed garage canopy and, that the main dwelling complies with the required front yard setback, staff are of the opinion that the variance request is appropriate for the development.

Reduction in Minimum Front Porch and Stair Setback

The applicant is requesting a minimum front uncovered porch and stair setback of 21.08 ft (6.43 m), whereas the By-law requires a minimum front uncovered porch and stair setback 22 ft (6.71 m). This represents a reduction of approximately 0.92 ft (0.28 m). Staff are of the opinion that the requested variance is minor in nature.

Increase in Maximum Side Eaves Projection

The applicant is requesting a maximum eaves encroachment of 2 ft (0.61 m) into the side yard, whereas the By-law permits maximum eaves encroachment of 1.5 ft (0.46 m). Given that the proposed dwelling will maintain the required setback and that the variance request only applies to the front portion of the dwelling, staff have no objections.

PUBLIC INPUT SUMMARY

No written submissions were received as of May 14, 2019. 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.

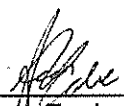
CONCLUSION

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.

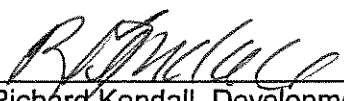
Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:




Richard Kendall, Development Manager, Central District
File Path: Amanda\file\19 118431 \Documents\District Team Comments Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/40/19

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 received by the City of Markham on April 26, 2019, 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 the 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;
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 Director of Operations; and
5. 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

CITY OF MARKHAM
RECEIVED
APR 26 2019
COMMITTEE OF ADJUSTMENT

RYCROFT DRIVE

REGISTERED

LOT 163

LOT 162

LOT 161

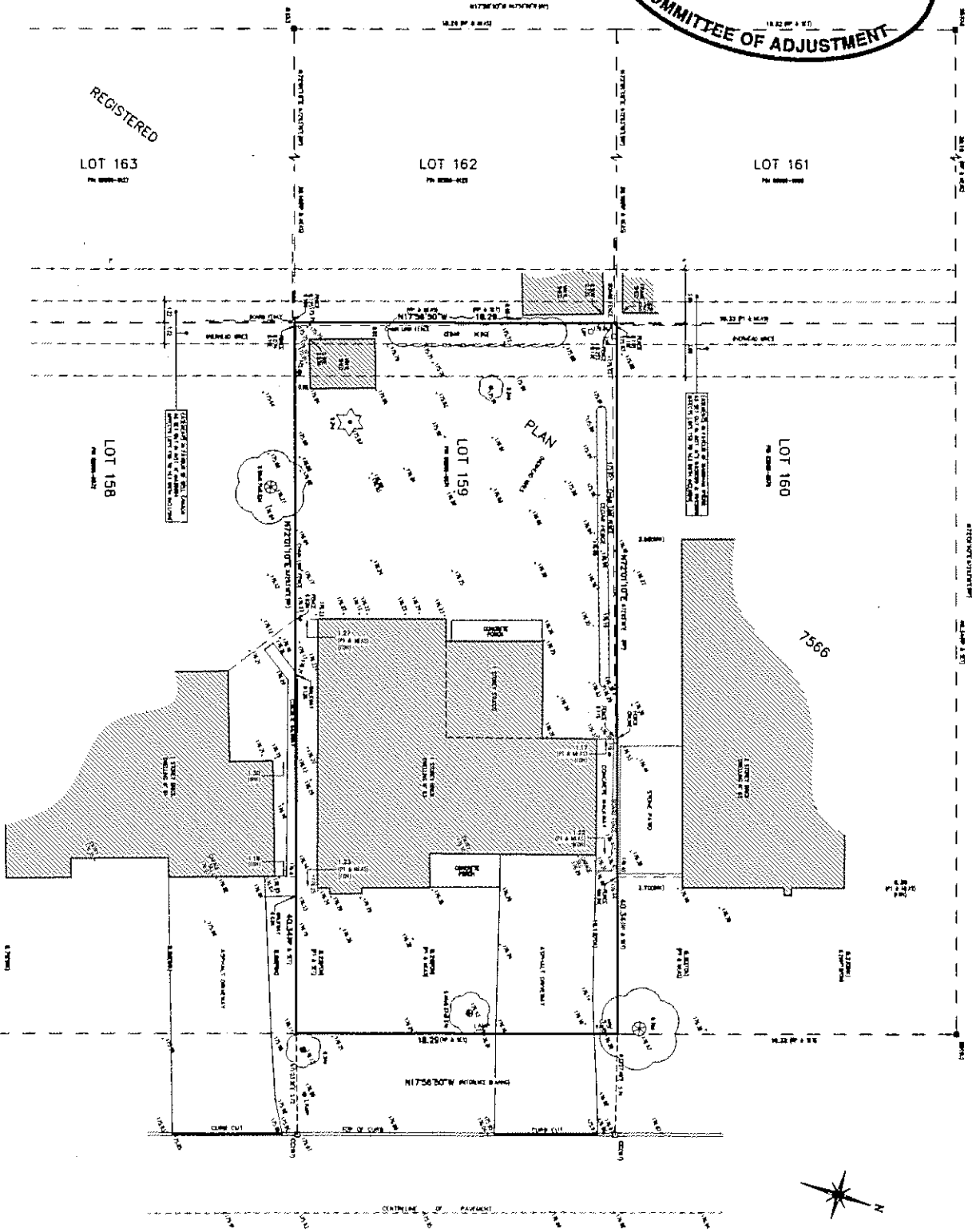
LOT 158

LOT 159

LOT 160

7566

KRIECHOFF AVENUE



FONHILL BOULEVARD



SURVEYOR'S REAL PROPERTY REPORT

PART 1: PLAN OF
 REGISTERED PLAN 7566
 CITY OF MARKHAM
 GENERAL JURISDICTION OF YORK
 E.M. BOWEN INC., O.L.S.
 O. COMPASS REAL ESTATE INC.
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T7

PART 2: REPORT
 1. THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, AND THE REGULATIONS MADE THEREUNDER.
 2. THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, AND THE REGULATIONS MADE THEREUNDER.
 3. THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, AND THE REGULATIONS MADE THEREUNDER.
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 10. THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, AND THE REGULATIONS MADE THEREUNDER.

ASSOCIATION OF ORLANDO LAND SURVEYORS
 2000377
 1100 EAST AVENUE, SUITE 100
 ORLANDO, FLORIDA 32801
 407-251-1111

REGISTERED
 REGISTERED PLAN 7566
 CITY OF MARKHAM
 GENERAL JURISDICTION OF YORK
 E.M. BOWEN INC., O.L.S.
 O. COMPASS REAL ESTATE INC.
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T7

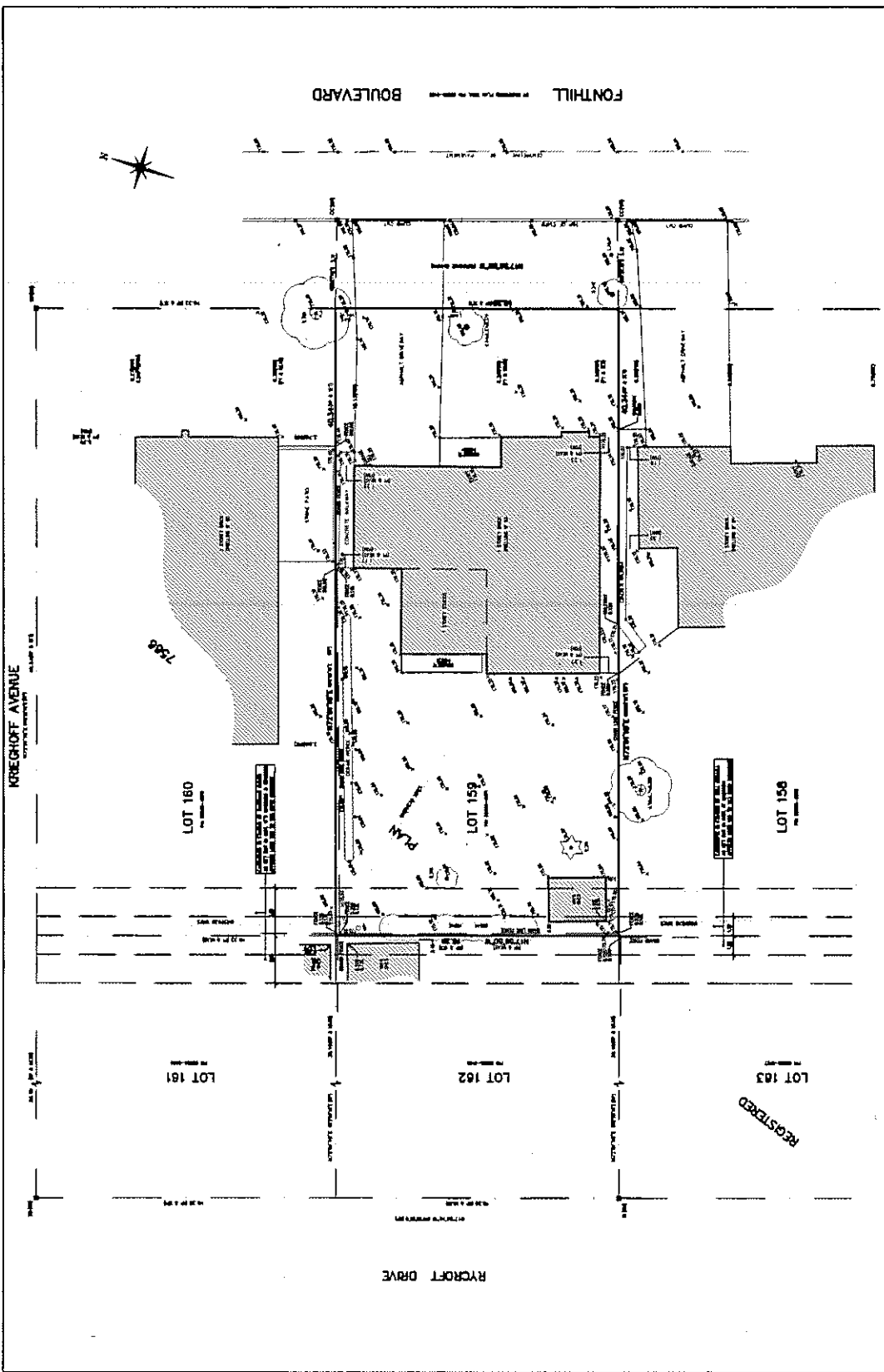
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 CITY OF MARKHAM
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 E.M. BOWEN INC., O.L.S.
 O. COMPASS REAL ESTATE INC.
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T7

PROJECT: PROPOSED CUSTOM HOME
 63 FONTHILL BOULEVARD, MARKHAM, ON L3R 1V5
 PROJECT NO. 18-010

SUBJECT: THE DE GREGORIO & BOICHEVSKI RESIDENCE
 EXISTING 2018 SURVEY PLAN W/ ORIGINAL DWELLING (1:250)
 DRAWN BY: SDG | ISSUE DATE: 28 MAR 2019 | SCALE: 1 : 250
 DMC No. ASK-1

PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE

sdg design
 416.909.4452
 34 ELM STREET
 MARKHAM, ONT. L3P 2V5
 CELL 416-809-4452
 FAX 905-201-2275
 sdgdesign@rogers.com



SURROUNDING REAL PROPERTY SERVICE
 PART 1: PLAN OF
 LOT 159
 REGISTERED PLAN 7568
 SCALE: 1 : 250
 PREPARED BY: SDG DESIGN INC.
 DATE: 28 MAR 2019

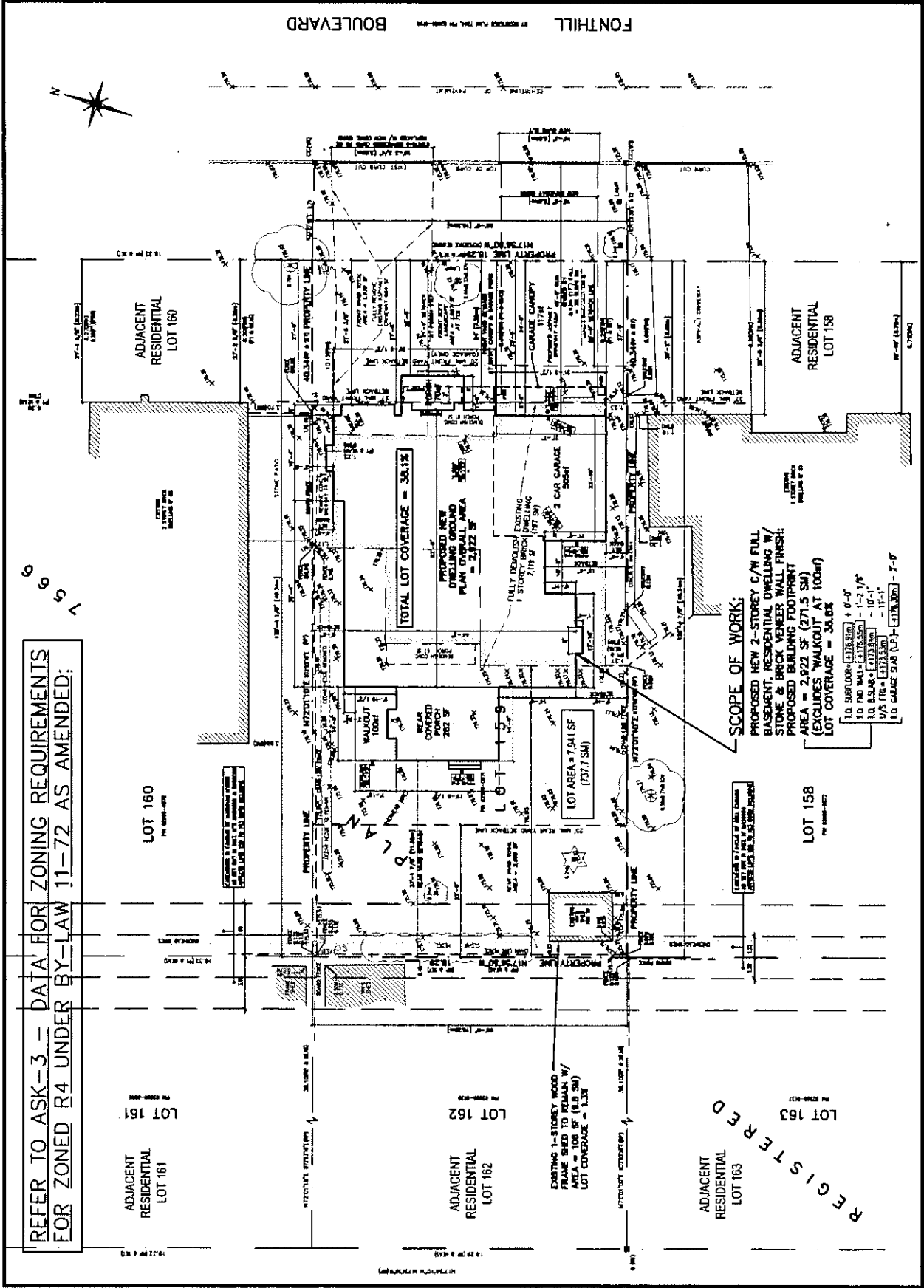
PLAN IS SUBJECT TO:
 1. THE ZONING BY-LAW OF THE CORPORATION OF MARKHAM.
 2. THE SUBDIVISION ACT OF THE PROVINCE OF ONTARIO.
 3. THE REGISTERED PLAN OF THE REAL PROPERTY SERVICE.
 4. THE SURVEY OF THE REAL PROPERTY SERVICE.
 5. THE SURVEY OF THE REAL PROPERTY SERVICE.
 6. THE SURVEY OF THE REAL PROPERTY SERVICE.

REGISTERED PLAN 7568
 THE PLAN IS SUBJECT TO THE ZONING BY-LAW OF THE CORPORATION OF MARKHAM AND THE SUBDIVISION ACT OF THE PROVINCE OF ONTARIO.
 THE PLAN IS SUBJECT TO THE REGISTERED PLAN OF THE REAL PROPERTY SERVICE AND THE SURVEY OF THE REAL PROPERTY SERVICE.
 THE PLAN IS SUBJECT TO THE SURVEY OF THE REAL PROPERTY SERVICE.

PROFESSIONAL CERTIFICATE
 I, the undersigned, being duly qualified and licensed under the Professional Engineers Act, R.S.O. 1990, c. 19, as amended, do hereby certify that I am a duly qualified and licensed Professional Engineer and that I am the author of the above plan and that I am a duly qualified and licensed Professional Engineer and that I am the author of the above plan and that I am a duly qualified and licensed Professional Engineer and that I am the author of the above plan.

PROFESSIONAL ENGINEER
 E. W. DUNN, INC.
 1000 SHEPPARD AVENUE EAST, SUITE 100
 MARKHAM, ONTARIO L3R 9V7
 TEL: 416-947-1111
 FAX: 416-947-1112
 WWW.EDUNN.COM

PROJECT PROPOSED CUSTOM HOME	63 FONTHILL BOULEVARD, MARKHAM, ON L3R 1V5	SUBJECT THE DE GREGORIO & BOICHEVSKI RESIDENCE SITE PLAN WITH PROPOSED NEW CUSTOM HOME	DRAMA BY: SDC ISSUE DATE: 28 MAR 2019 SCALE: 1 : 200	DWG. NO. ASK-2	PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE
PROJECT NO. 18-010		REFER TO ASK-1 TO ASK-11 ISSUED FOR: C.O.A. HEARING	CUSTOM HOMES & ADDITIONS 416.909.4452 34 ELM STREET MARKHAM, ONT. L3P 2V5 CELL 416-909-4452 FAX 905-201-2275 sdgdesign@rogers.com		



DATA FOR ZONING REQUIREMENTS FOR ZONED R4 UNDER BY-LAW 11-72 AS AMENDED:

- (i) ACTUAL LOT AREA = 60.00 FT. LOT FRONTAGE X 132.35 FT. LOT DEPTH => 7,941 SQ.FT. (737.7 SM)
- (ii) MAX. ALLOWABLE LOT COVERAGE SET AT 33-1/3% OF LOT AREA = 2,647 SQ.FT. (245.9 SM)
- (iii) AREA OF PROPOSED FRONT PORCH = 70 SQ.FT. (6.5 SQ.M.)
- (iv) AREA OF PROPOSED REAR COVERED PORCH = 282 SQ.FT. (26.2 SQ.M.)
- (v) AREA OF GARAGE FRONT CANOPY = 117 SQ.FT. (10.9 SQ.M.)
- (vi) AREA OF PROPOSED REAR WALK-OUT = 100 SQ.FT. (9.3 SQ.M.)
- (vii) PROPOSED GROUND LEVEL GROSS FLOOR AREA = 2,453 SQ.FT. (227.9 SQ.M.)
- (viii) PROPOSED SECOND LEVEL GROSS FLOOR AREA = 2,350 SQ.FT. (218.3 SQ.M.)
- (ix) PROPOSED DWELLING'S TOTAL LOT COVERAGE AREA = (70 + 282 + 117 + 2,453) SQ.FT. = 2,922 SQ.FT. (271.50 M.)
- (x) PROPOSED DWELLING'S TOTAL LOT COVERAGE AREA DIVIDED BY ACTUAL LOT AREA OF 7,941 SQ.FT. = 36.8% LOT COVERAGE.
- (xi) MAX. ALLOWABLE LOT COVERAGE OF 33-1/3% AND DOES NOT CONFORM WITH THE R4 DESIGNATION OF ZONING BY-LAW 11-72 TOTAL LOT COVERAGE = 36.8% IS GREATER THAN AND DOES NOT CONFORM WITH THE R4 DESIGNATION OF ZONING BY-LAW 11-72 REQUIREMENTS OF THE MAXIMUM LOT COVERAGE OF 33-1/3% (378 SQ.FT.) OF ADDITIONAL LOT COVERAGE.
- (xii) MINOR VARIANCE - REQUIRE TOTAL RELIEF OF 4.76% (378 SQ.FT.) OF ADDITIONAL LOT COVERAGE.
- (xiii) PROPOSED DWELLING'S FRONT YARD SETBACK HAS BEEN DESIGNED AT 24'-0" MEASURED TO THE EDGE OF THE OPEN ROOF CANOPY OVER THE FRONT ENTRANCE AND ALSO MEASURED AT 24'-0" TO THE PENS OF THE GARAGE'S OPEN FRONT ROOF CANOPY, AND THESE EXCEED THE ALLOWABLE MINIMUM FRONT YARD SETBACK OF 27'-0" BY 3'-0", AND DOES NOT CONFORM WITH THE ZONING BY-LAW REQUIREMENT.
- (xiv) THE PROPOSED DWELLING DESIGN SUBMISSION REQUIRES C.O.A. APPROVAL TO PROCEED.
- (xv) MINOR VARIANCE - REQUIRE RELIEF OF 3'-0" FROM THE FRONT YARD SETBACK.
- (xvi) NOTE THAT THE MAIN FRONT WALLS OF THE 2 STOREY DWELLING ARE ALL SETBACK AT 27'-0" AND GREATER TO 29'-0".
- (xvii) PROPOSED DWELLING'S FRONT PORCH STEP HAS A 21'-1" SETBACK TO THE FRONT YARD PROPERTY LINE.
- (xviii) AND THE MIN. SETBACK TO AN UNCOVERED PORCH & STAIRS IS SET AT 22'-0".
- (xix) MINOR VARIANCE - REQUIRE RELIEF OF 0'-11" FROM THE FRONT YARD SETBACK MINIMUM OF 22'-0".
- (xx) PROPOSED 2-STOREY DWELLING HAS BEEN DESIGNED WITH THE BUILDING HEIGHT AT ITS ROOF PEAK MEASURED VERTICALLY AT 30'-9 3/8" (9.39M) FROM THE TOP OF GROUND SUBFLOOR SET AT GEOD. +176.91M (ELEV. +0'-0").
- (xxi) ** THE AVERAGE GARAGE HAS BEEN ESTABLISHED AT BEING 2'-1 1/8" BELOW THE TOP OF GROUND SUBFLOOR AND IS SET AT GEOD. +176.27M (ELEV. - 2'-1 1/8").
- (xxii) - NOTE THE EXISTING STREET CROWN HAS BEEN SURVEYED AT GEOD. +176.95M (ELEV. - 3'-1 3/4").
- (xxiii) THE PROPOSED BUILDING HEIGHT HAS BEEN MEASURED FROM AVERAGE GRADE TO THE MIDPOINT (EAVES) OF THE MAIN ROOF TO BE 27'-3 1/4" AND EXCEEDS THE ALLOWABLE 25'-0" MAXIMUM BUILDING HEIGHT BY 2'-3 1/4", AND DOES NOT CONFORM WITH THE ZONING BY-LAW REQUIREMENT.
- (xxiv) MINOR VARIANCE - REQUIRE RELIEF OF 2'-3 1/4" ADDITIONAL BUILDING HEIGHT.
- (xxv) MINOR VARIANCE - REQUIRE RELIEF OF 2'-3 1/4" ADDITIONAL BUILDING HEIGHT.
- (xxvi) THE PROPOSED DWELLING DESIGN SUBMISSION REQUIRES C.O.A. APPROVAL TO PROCEED.
- (xxvii) AND THE SIDE SOUTH ELEVATION HAVE BEEN DESIGNED WITH A BOTTOM PROJECTION (OR OVERHANG) OF 2'-0".
- (xxviii) THIS EXCEEDING THE PERMITTED YARD ENCROACHMENT (UNDER BY-LAW SECTION 3.7) SET AT 1'-6".
- (xxix) THUS, THE PROPOSED DESIGN SUBMISSION REQUIRES C.O.A. APPROVAL TO PROCEED.
- (xxx) MINOR VARIANCE - REQUIRE RELIEF FOR WIDTH OF EAVES WITH 6" ADDITIONAL SIDE YARD ENCROACHMENT.

SITE STATISTICS FOR NO. 63 FONTHILL BOULEVARD

NOTES	FLOOR AREA	PROPOSED	LOT COVERAGE
FRONT PORCH - NOT INCLUDED IN GFA CALCULATION	70 SQ.FT.	282 SQ.FT.	282 SQ.FT.
REAR PORCH - NOT INCLUDED IN GFA CALCULATION	70 SQ.FT.	282 SQ.FT.	282 SQ.FT.
2 CAR GARAGE - NOT INCLUDED IN GFA CALCULATION	505 SQ.FT.	505 SQ.FT.	505 SQ.FT.
GARAGE CANOPY - NOT INCLUDED IN GFA CALCULATION	117 SQ.FT.	117 SQ.FT.	117 SQ.FT.
STAIRWELL - REDUCES GROUND FLOOR GFA CALCULATION	-13 SQ.FT.	-13 SQ.FT.	-13 SQ.FT.
VOID - GFA CALCULATION	-13 SQ.FT.	-13 SQ.FT.	-13 SQ.FT.
FLOOR LIVING	N/A	1,948 SQ.FT.	1,948 SQ.FT.
TOTAL LOT AREA COVERAGE	N/A	2,922 SQ.FT.	2,922 SQ.FT.
REAR YARD - NOT INCLUDED IN LOT COVERAGE	100 SQ.FT.	100 SQ.FT.	100 SQ.FT.
SECOND FLOOR AREA	N/A	2,350 SQ.FT.	2,350 SQ.FT.
SECOND FLOOR VOID - REDUCES 2ND FLOOR GFA CALCULATION	-13 SQ.FT.	-13 SQ.FT.	-13 SQ.FT.
FLOOR LIVING	N/A	2,337 SQ.FT.	2,337 SQ.FT.
FLOOR AREA	N/A	2,337 SQ.FT.	2,337 SQ.FT.
LOT AREA (18.29m x 40.34m) 737.82 SM = 7,941 SQ.FT.			2,922 SQ.FT. / 7,941 SQ.FT. = 36.8 %

2,922 SQ.FT. OF DWELLING AREA DIVIDED BY 7,941 SQ.FT. OF LOT AREA = 36.8 % LOT COVERAGE IS GREATER THAN AND DOES NOT CONFORM WITH THE R4 DESIGNATION OF ZONING BY-LAW 11-72 REQUIREMENTS OF THE MAXIMUM LOT COVERAGE OF 33-1/3% (NOTE: PROPOSED DWELLING ALONE SEEKS 3.47% RELIEF).

106 SQ.FT. OF AN EXISTING REAR YARD WOOD FRAME SHED TO REMAIN ON THE SUBJECT PROPERTY CONTRIBUTES AN ADDITIONAL = 1.3 % LOT COVERAGE.

TOTAL LOT COVERAGE = 36.1% IS GREATER THAN AND DOES NOT CONFORM WITH THE R4 DESIGNATION OF ZONING BY-LAW 11-72 REQUIREMENTS OF THE MAXIMUM LOT COVERAGE OF 33-1/3% (378 SQ.FT.) OF ADDITIONAL LOT COVERAGE.

MINOR VARIANCE - REQUIRE RELIEF OF 4.76% (378 SQ.FT.) OF ADDITIONAL LOT COVERAGE.

NOTE: MINOR VARIANCE - REQUIRE RELIEF FOR WIDTH OF EAVES WITH 6" ADDITIONAL SIDE YARD ENCROACHMENT.

NOTE: NO REAR YARD HARD LANDSCAPING (NO ADDITIONAL WALKWAYS OR PATIOS PROPOSED)

(a) REAR YARD 5000'D & 50'FT LANDSCAPING (1.100% = 2,680 SQ.FT. (249 SM))

(b) FRONT YARD 5000'D & 50'FT LANDSCAPING = 1,097 SQ.FT. (102 SM)

(c) EQUALS 71.1% OF FRONT YARD

(d) FRONT YARD 5000'D & 50'FT LANDSCAPING = 442 SQ.FT. (41 SM)

(e) EQUALS 29.9% OF FRONT YARD

(f) FRONT YARD HARD LANDSCAPING = 1,539 SQ.FT. (143 SM)

(g) FRONT YARD TOTAL AREA = 1,539 SQ.FT. (143 SM)

(h) FRONT YARD HARD LANDSCAPING = 442 SQ.FT. (41 SM)

(i) FRONT YARD TOTAL AREA = 1,097 SQ.FT. (102 SM)

(j) FRONT YARD HARD LANDSCAPING = 1,097 SQ.FT. (102 SM)

(k) FRONT YARD TOTAL AREA = 1,097 SQ.FT. (102 SM)

(l) FRONT YARD HARD LANDSCAPING = 1,097 SQ.FT. (102 SM)

(m) FRONT YARD TOTAL AREA = 1,097 SQ.FT. (102 SM)

(n) FRONT YARD HARD LANDSCAPING = 1,097 SQ.FT. (102 SM)

(o) FRONT YARD TOTAL AREA = 1,097 SQ.FT. (102 SM)

(p) FRONT YARD HARD LANDSCAPING = 1,097 SQ.FT. (102 SM)

(q) FRONT YARD TOTAL AREA = 1,097 SQ.FT. (102 SM)

(r) FRONT YARD HARD LANDSCAPING = 1,097 SQ.FT. (102 SM)

(s) FRONT YARD TOTAL AREA = 1,097 SQ.FT. (102 SM)

(t) FRONT YARD HARD LANDSCAPING = 1,097 SQ.FT. (102 SM)

(u) FRONT YARD TOTAL AREA = 1,097 SQ.FT. (102 SM)

(v) FRONT YARD HARD LANDSCAPING = 1,097 SQ.FT. (102 SM)

(w) FRONT YARD TOTAL AREA = 1,097 SQ.FT. (102 SM)

(x) FRONT YARD HARD LANDSCAPING = 1,097 SQ.FT. (102 SM)

(y) FRONT YARD TOTAL AREA = 1,097 SQ.FT. (102 SM)

(z) FRONT YARD HARD LANDSCAPING = 1,097 SQ.FT. (102 SM)

1 ASK-2 SCALE N/A

SITE KEY PLAN

PROJECT PROPOSED CUSTOM HOME 63 FONTHILL BOULEVARD, MARKHAM, ON L3R 1V5

PROJECT No. 18-010

REFER TO ASK-1 to ASK-11

ISSUED FOR: C.O.A. HEARING

DWG. No. ASK-3

PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE

MARKHAM, ONT., L3R 2V5
 34 ELM STREET
 416.909.4452
 CUSTOM HOMES & ADDITIONS
 sdpdesign

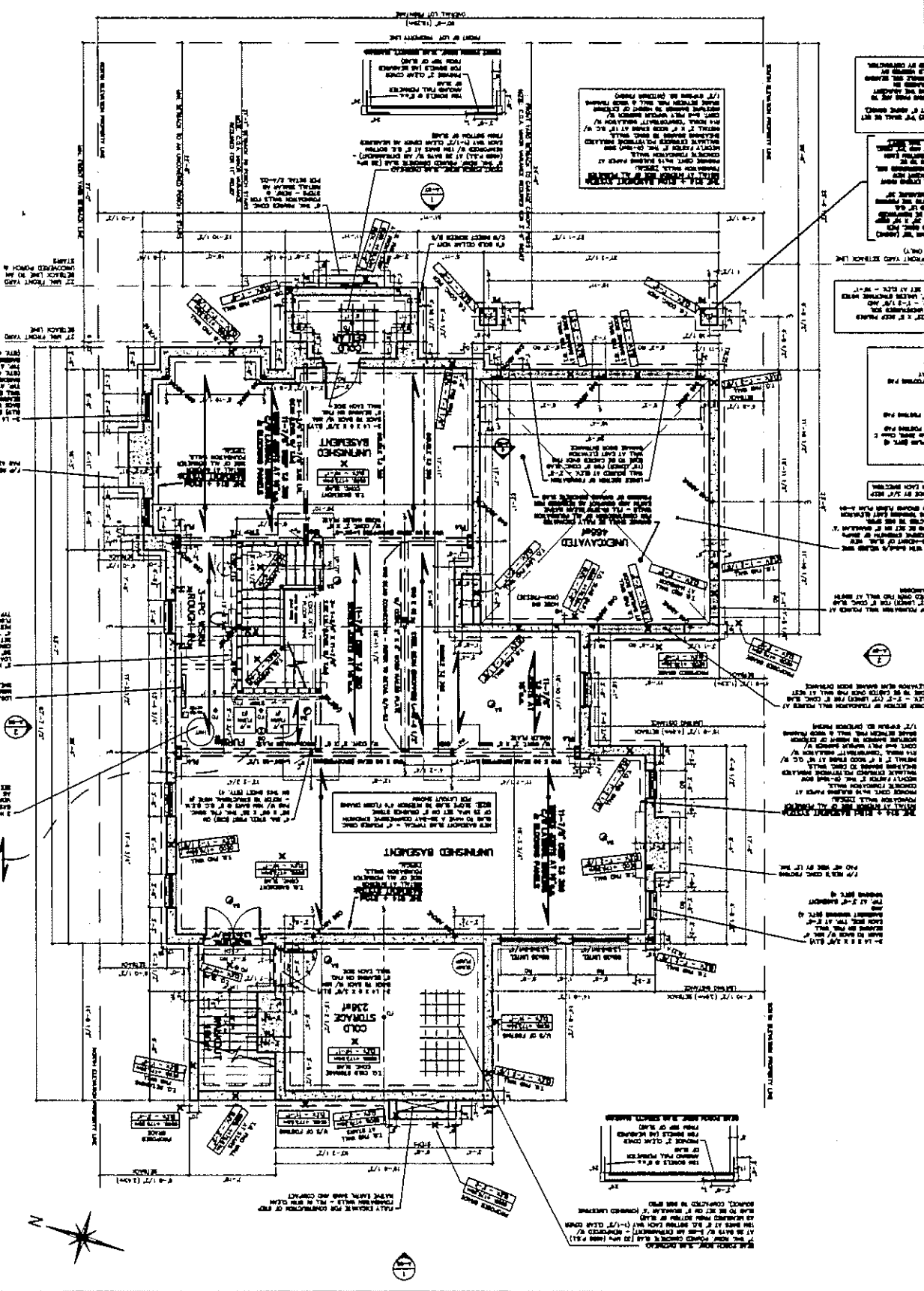
DRAWN BY: SDG
ISSUE DATE: 28 MAR 2019
SCALE: AS NOTED

SUBJECT: THE DE GREGORIO & BOICHEVSKI RESIDENCE
 SITE DATA PER BY-LAW 11-72 ZONE REQUIREMENTS

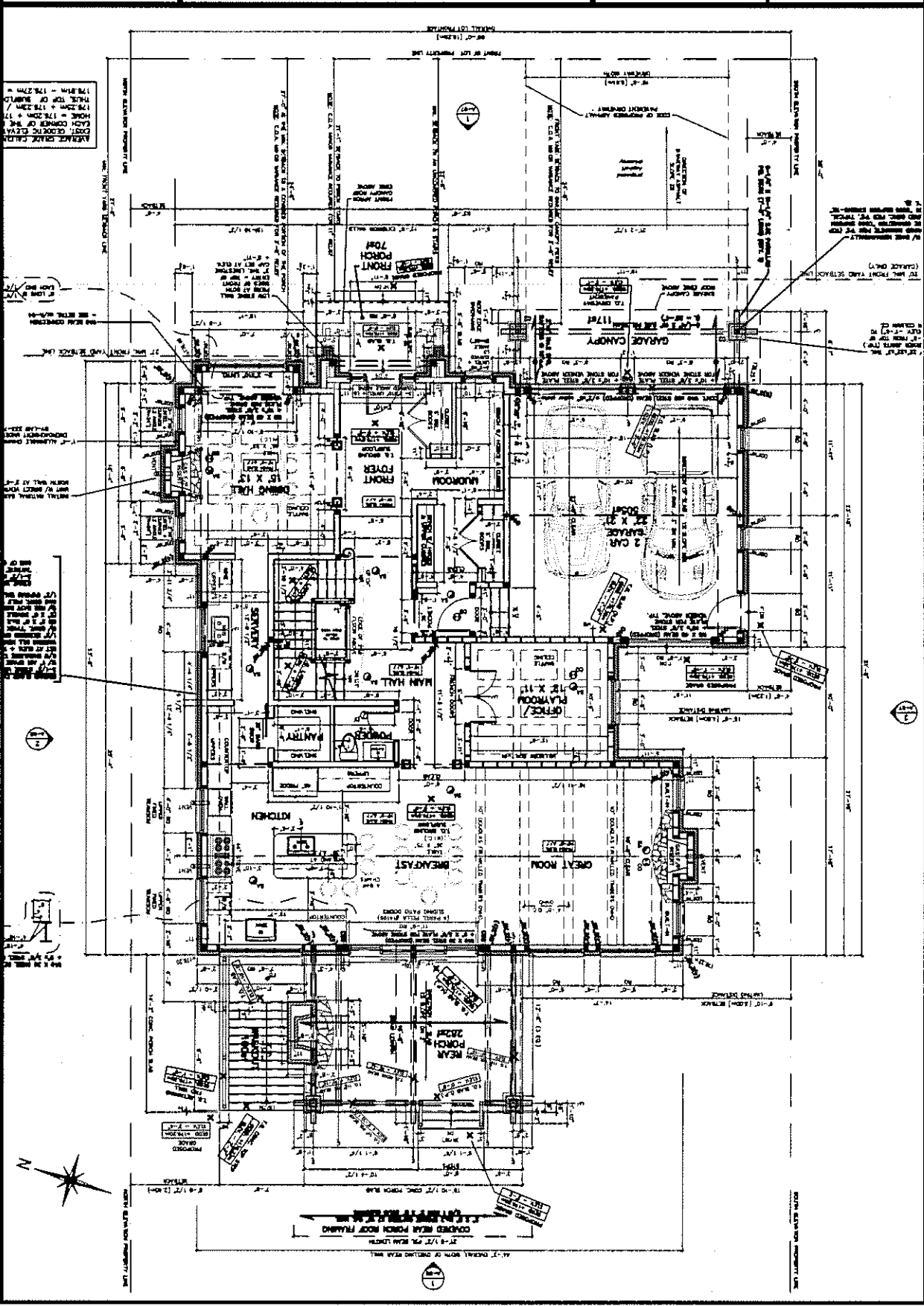
FAX: 905-201-2275
CELL: 416-909-4452
EMAIL: sdpdesign@rogers.com

PROJECT PROPOSED CUSTOM HOME 63 FORTNILL BOULEVARD, MARKHAM, ON L3R 1V5		PROJECT NO. 18-010	
SUBJECT THE DE GREGORIO & BOICHEVSKI RESIDENCE PROPOSED DWELLING FOUNDATION / BASEMENT PLAN		REFER TO ASK-1 TO ASK-11	
DRAWN BY: SDC ISSUE DATE: 28 MAR 2019 SCALE: 1/8" = 1'-0"		DWG. NO. ASK-4	
PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE			

sdg design
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sdgdesign@rogers.com

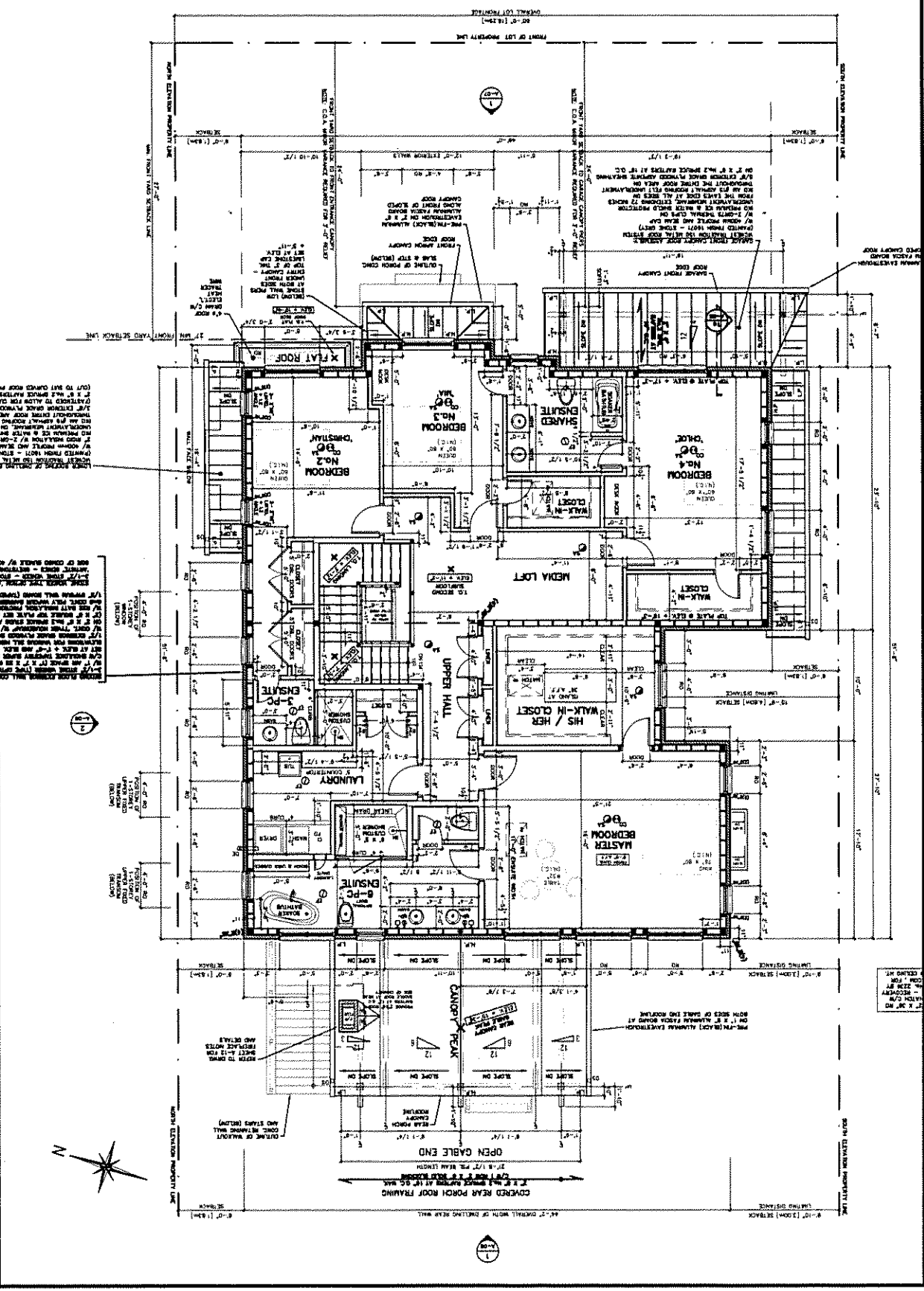


PROJECT PROPOSED CUSTOM HOME 63 FONTHILL BOULEVARD, MARKHAM, ON L3R 1V5		SUBJECT 'THE DE GREGORIO & BOCHEWSKI RESIDENCE' PROPOSED DWELLING GROUND FLOOR PLAN		DRAWN BY: SDG ISSUE DATE: 28 MAR 2019 SCALE: 1/8" = 1'-0"		DWC NO. ASK-5	
PROJECT NO. 18-010		REFER TO ASK-1 TO ASK-11		ISSUED FOR: C.O.A. HEARING		PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE	
sdp design		CUSTOM HOMES & ADDITIONS 416.909.4452 34 ELM STREET MARKHAM, ONT. L3R 2V5 CELL #16-909-4452 FAX 905-201-2275 sdgdesign@rogers.com					

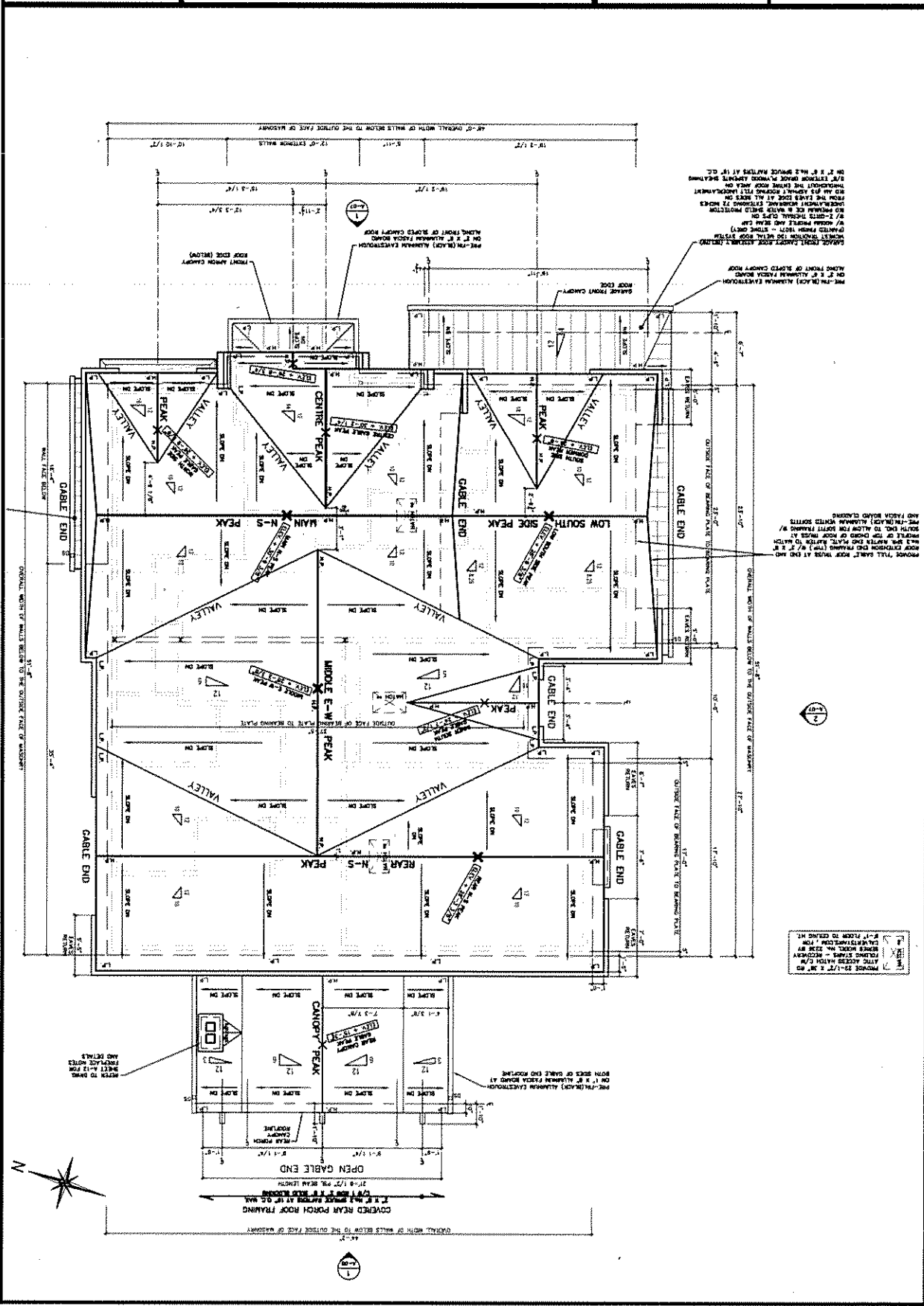


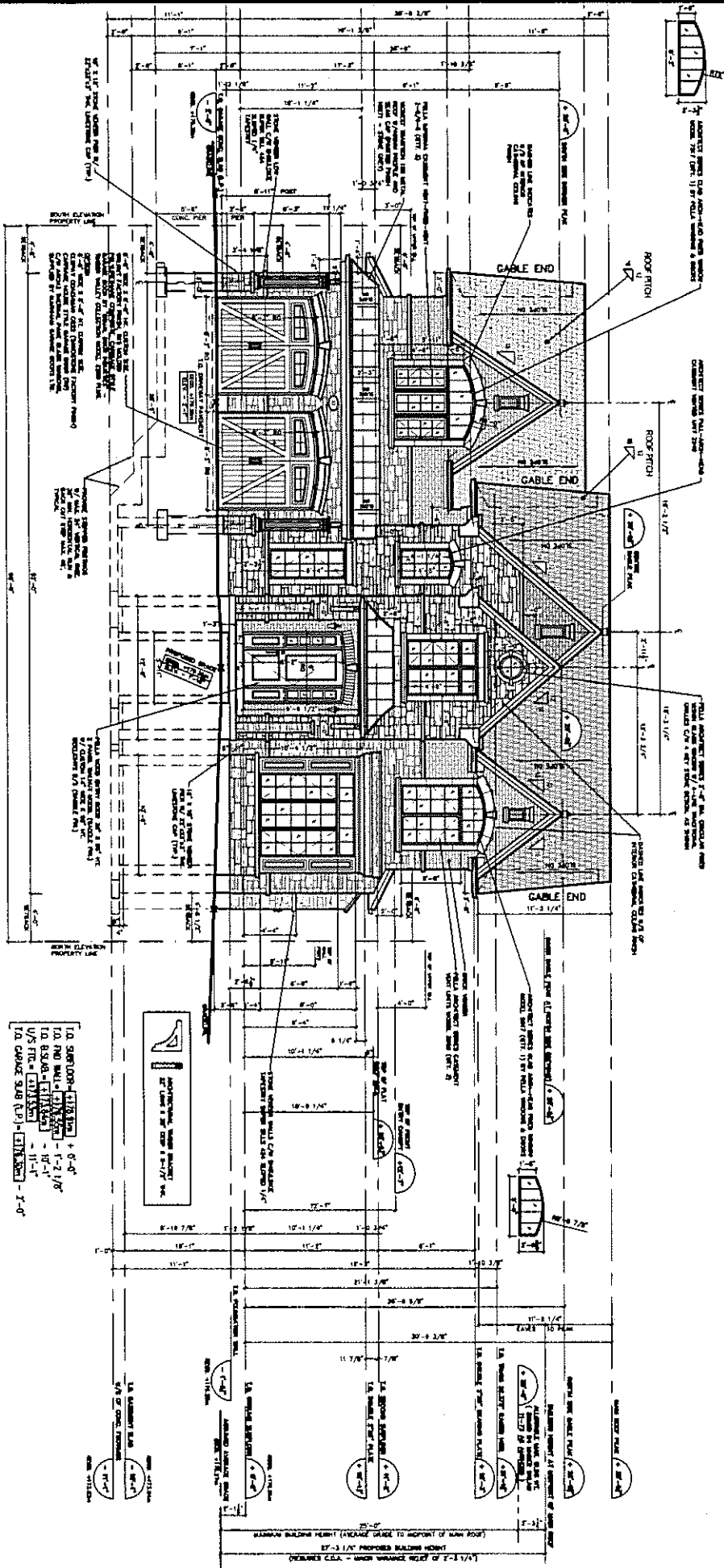
PROJECT PROPOSED CUSTOM HOME 63 FONTHILL BOULEVARD, MARKHAM, ON L3R 1V5		PROJECT NO. 18-010	
SUBJECT THE DE GREGORIO & BOICHEVSKI RESIDENCE PROPOSED DWELLING SECOND FLOOR PLAN		REFER TO ASK-1 TO ASK-11 ISSUED FOR C.O.A. HEARING	
DRAWN BY: SDG ISSUE DATE: 28 MAR 2019 SCALE: 1/8" = 1'-0"		DWG. NO. ASK-6	
PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE			

sdg design
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PROJECT PROPOSED CUSTOM HOME 63 FONTHILL BOULEVARD, MARKHAM, ON L3R 1V5 PROJECT No. 18-010		SUBJECT THE DE GREGORIO & BOICHEVSKI RESIDENCE PROPOSED DWELLING OVERALL ROOF PLAN ISSUED FOR: C.O.A. HEARING		DRAWN BY: SDG ISSUE DATE: 28 MAR 2019 SCALE: 1/8" = 1'-0"		DWG. No. ASK-7	
sdg design CUSTOM HOMES & ADDITIONS 416.909.4452 34 ELM STREET MARKHAM, ONT, L3P 2V5 CELL 416-909-4452 FAX 905-201-2275 sdgdesign@rogers.com		PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE					



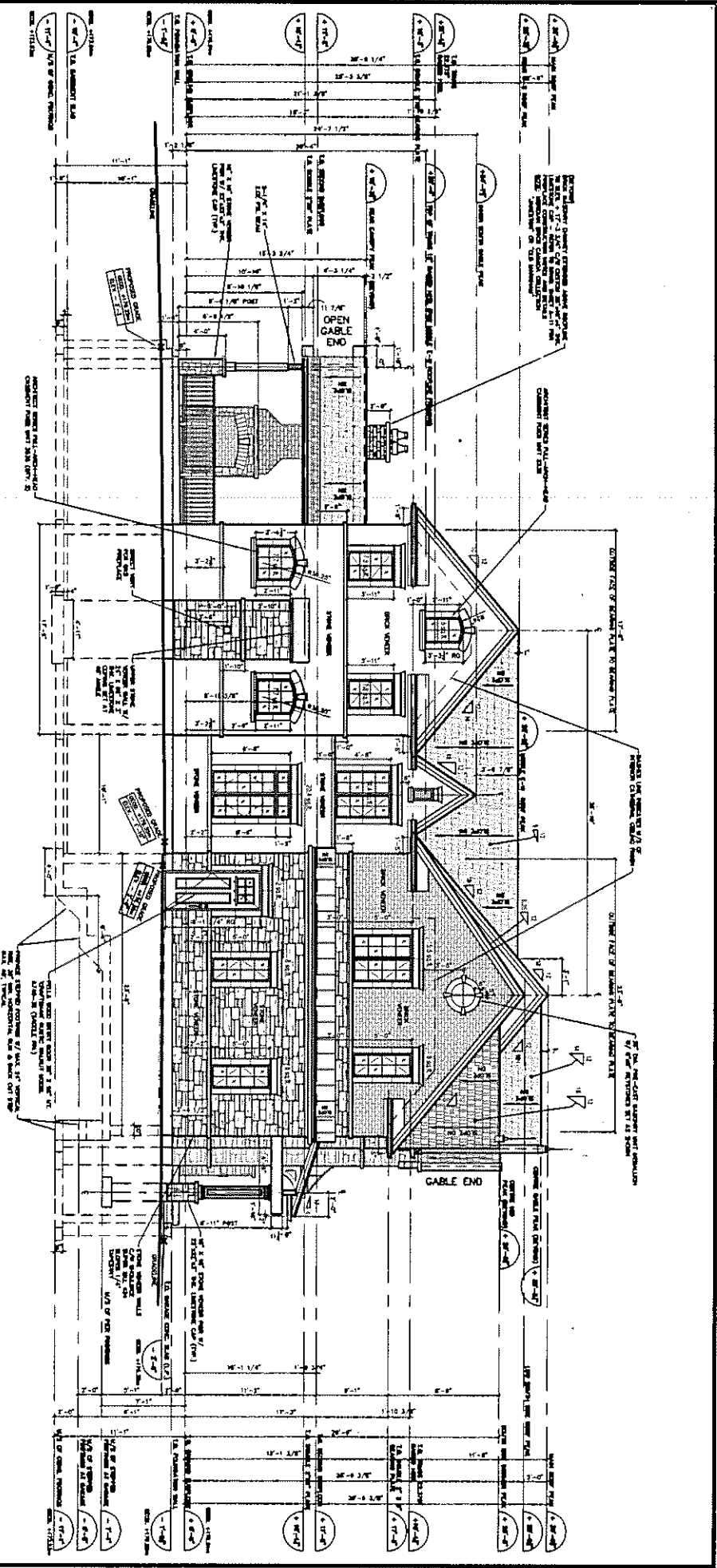


1
A-07
PROPOSED EAST (FRONT) ELEVATION
SCALE 1/4" = 1'-0"

sdg design
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PROJECT	PROPOSED CUSTOM HOME	PROJECT No.	18-010
SUBJECT	'THE DE GREGORIO & BOICHEVSKI RESIDENCE' PROPOSED DWELLING EAST (FRONT) ELEVATION	ISSUED TO	ASK-1 to ASK-11
DRAWN BY	SDG	ISSUE DATE	28 MAR 2019
SCALE	1/8" = 1'-0"	ISSUED FOR	C.O.A. HEARING
PREPARED FOR	COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE	DWG. No.	ASK-8

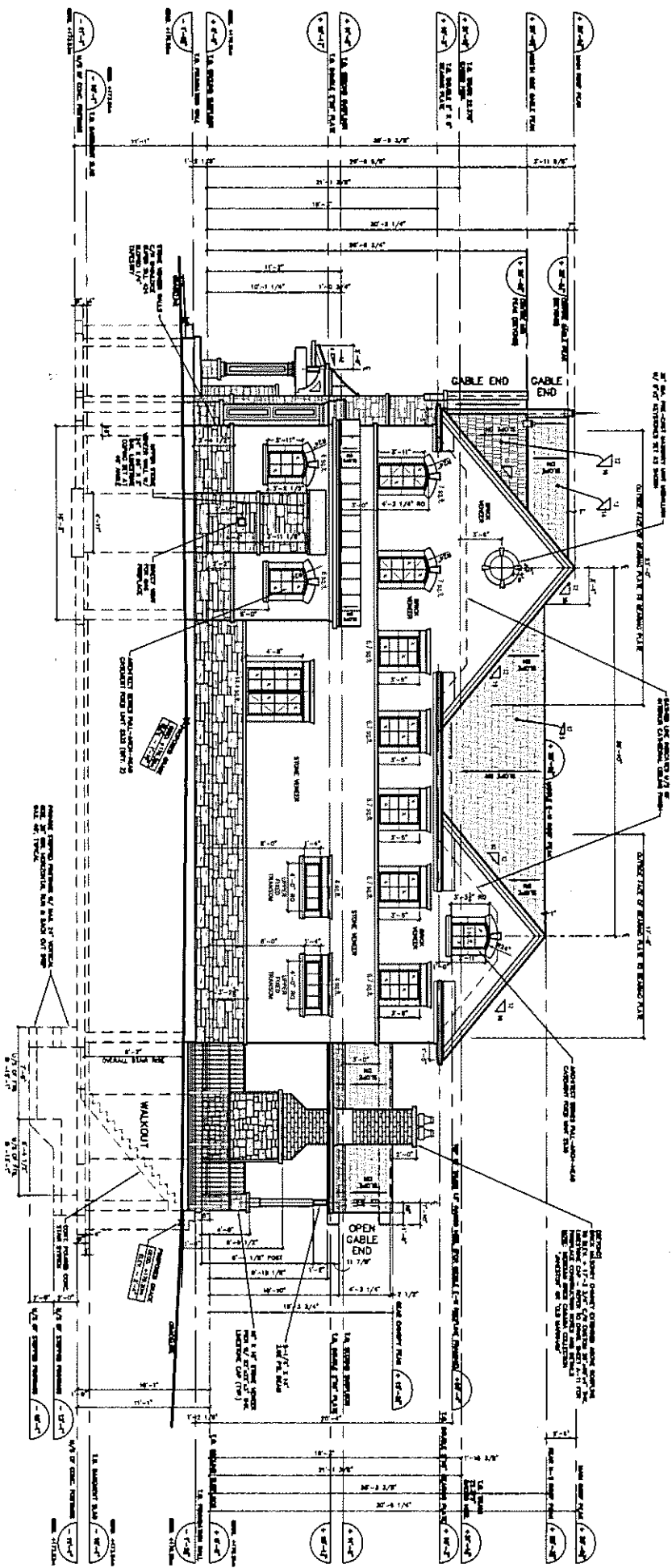
[1] 5810.00 - [1] 5810.00 - 0'-0"
 [1] 5810.00 - [1] 5810.00 - 1'-2 1/8"
 [1] 5810.00 - [1] 5810.00 - 11'-1"
 [1] 5810.00 - [1] 5810.00 - 11'-1"
 [1] 5810.00 - [1] 5810.00 - 1'-0"



2 PROPOSED SOUTH (SIDE) ELEVATION
 A-07 SCALE 1/4" = 1'-0"

sdg design
 CUSTOM HOMES & ADDITIONS
 31 ELM STREET
 MARKHAM, ONT. L3P 2V5
 TEL: 416-909-4452
 FAX: 905-201-2275
 sgd@designrogers.com

PROJECT	PROPOSED CUSTOM HOME	PROJECT NO.	18-010
	63 FONHILL BOULEVARD, MARKHAM, ON L3R 1V5		
SUBJECT	'THE DE GREGORIO & BOICHEVSKI RESIDENCE' PROPOSED DWELLING SOUTH (SIDE) ELEVATION	NOTES TO ASK-1 to ASK-11	
DRAWN BY: SDG	ISSUE DATE: 28 MAR 2019	ISSUED FOR: C.O.A. HEARING	
	SCALE: 1/8" = 1'-0"	DWG. NO.	ASK-9
PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE			



2 PROPOSED NORTH (SIDE) ELEVATION
 A-08 SCALE 1/4" = 1'-0"

sdcg design
 CUSTOM HOMES & ADDITIONS
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 sdcgdesign@ogert.com

PROJECT	PROPOSED CUSTOM HOME 63 FOUNTHILL BOULEVARD, MARKHAM, ON L3R 1V5	PROJECT No.	18-010
SUBJECT	'THE DE GREGORIO & BOICHEVSKI RESIDENCE' PROPOSED DWELLING NORTH (SIDE) ELEVATION	REFER TO ASK-1 to ASK-11 ISSUED FOR: C.O.A. HEARING	
DRAWN BY: SOG	ISSUE DATE: 28 MAR 2019	SCALE: 1/8" = 1'-0"	CHK. No. ASK-11
PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE			