

Memorandum to the City of Markham Committee of Adjustment

April 11, 2022

File: A/034/22
Address: 2 Reddington Rd, Markham
Applicant: Janarathanan Arumaithurai
Agent: Janarathanan Arumaithurai
Hearing Date: Wednesday April 20, 2022

The following comments are provided on behalf of the East Team. The applicant is requesting relief from the following requirements of the "RSD4" zone under By-law 90-81, as amended, to permit:

- a) **By-law 90-81, Section 4.6 (a):**
a maximum encroachment of 1.27 meters into the flankage yard, whereas the By-law permits a maximum encroachment of 0.45 meters into any yards;
- b) **By-law 90-81, Section 5.2.1:**
an accessory dwelling unit, whereas the By-law permits only one dwelling unit;
- c) **By-law 28-97, Section 3 (Table A Residential use):**
2 parking spaces, whereas the By-law requires 3 parking spaces;

as it relates to a proposed basement apartment.

BACKGROUND

Property Description

The 345.59 m² (3,720 ft²) subject property is located at the north-west corner of Reddington Road and Kirkham Drive, north of Steeles Avenue and south of Denison Street. There is an existing semi-detached dwelling on the property, which according to assessment records was constructed in 2019. The property currently provides two parking spaces, one in the attached single-car garage and one on the existing driveway.

Surrounding lands include residential homes to the north, east and south. To the west of the property is the Yarl Cedarwood Park. The property is located within close proximity to the transit routes on Denison Street to the north and Steeles Avenue to the south.

COMMENTS

The applicant is proposing an accessory dwelling unit in the basement of the existing home which would have direct and separate access by the new walk-up stairs proposed on the west side of the building. Staff are satisfied that the proposed accessory dwelling unit meets the criteria under [Section 8.13.8](#) of the Official Plan for the establishment of a secondary suite, and support its approval in accordance with the requirements under Section 16 (3) of the *Planning Act, R.S.O. 1990, c. P.13, as amended*. Staff have no concern with the variances related to parking and yard encroachment.

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 permit process to confirm the variances required for the proposed development.

PUBLIC INPUT SUMMARY

No written submissions were received as of April 11, 2022. 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 requested variances meet the four tests. 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:



Carlson Tsang, Senior Planner, East District

REVIEWED BY:



Stacia Muradali, Development Manager, East District

File Path: Amanda\File\ 22 112282 \Documents\District Team Comments Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/034/22

1. The variance apply only to the proposed development for as long as it remains.
2. That the variances apply only to the proposed development, in substantial conformity with the 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.
3. That the owner submit, if required by the Chief Building Official, a third-party report prepared by an architect or professional engineer licensed in the Province of Ontario, to assess compliance of existing construction with the provisions of the Ontario Building Code, and in particular relating to the change of use from a dwelling containing a single suite to a dwelling containing more than one suite.

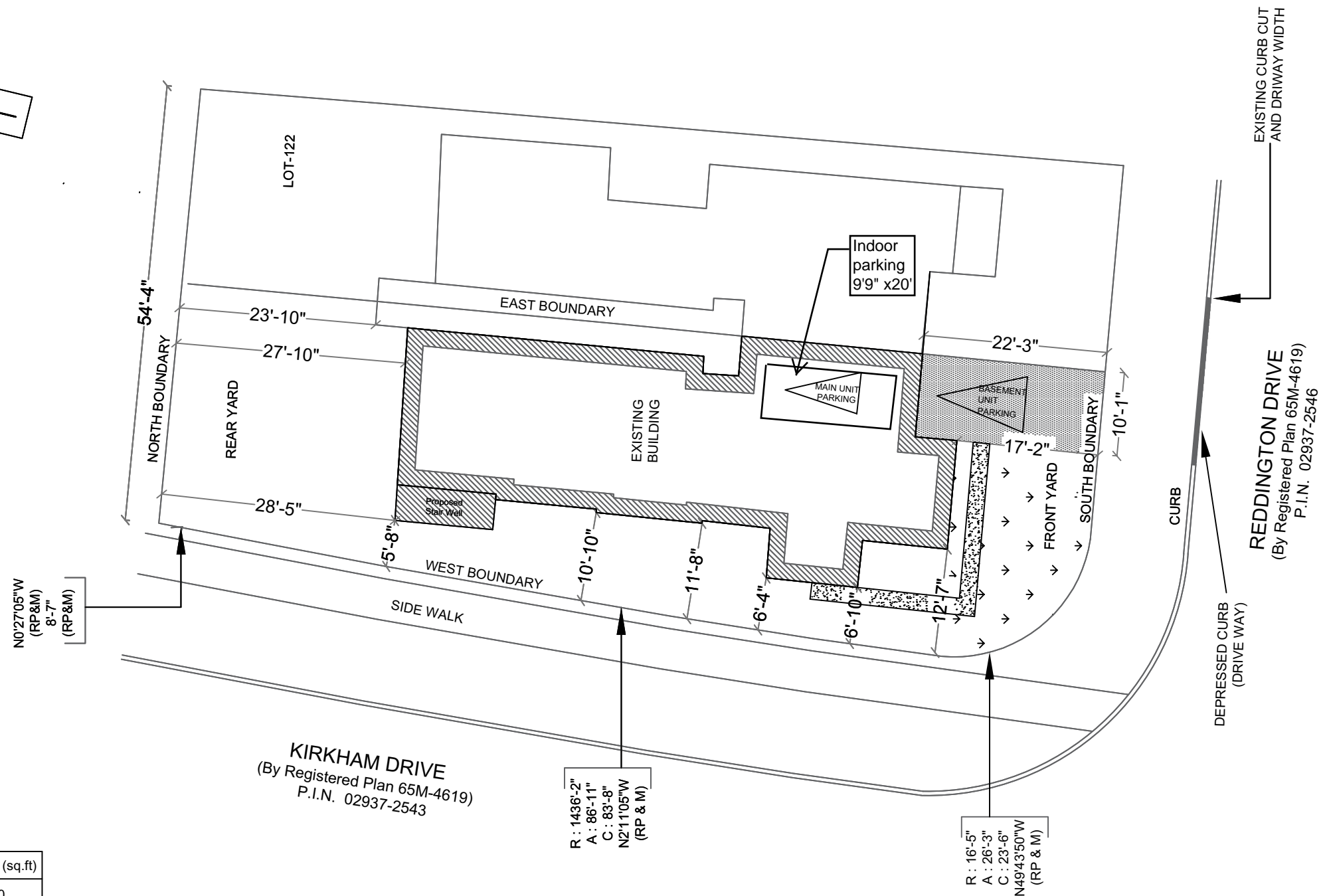
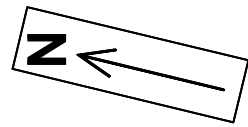
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Carlson Tsang, Senior Planner, East District

Appendix B

File: 22.112282.000.00.MNV
 Date: 04/13/22
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SITE AREA CALCULATION

ITEM NO	DESCRIPTION	AREA (sq.ft)
01	LOT AREA	3720.0
02	EX. BUILDING AREA	1415.0
03	FRONT AREA	613
04	ASPHALT PAVED AREA	223
05	CONCRETE AREA	46
06	SOD	344
07	NEW STAIR AREA	51.0

NOTE:

* NO CHANGES IN EXISTING LANDSCAPE AREA.

SITE PLAN

GENERAL NOTES

- ALL WORK ACCORDING TO ONTARIO BUILDING CODE 2012 AND CITY.
- ALL WORKING ACCORDING TO GOOD CONSTRUCTION PRACTIECES.
- REPRODUCTION OF DRAWING AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT DESIGNER'S CONSENT IN WRITING.
- DRAWING NOT TO BE SCALED

APPLICANT -:

JANARTHANAN ARUMAITHURAI
 02 REDDINGTON RD
 MARKHAM, ON

TITLE -:

BELOW GRADE ENTRANCE &
 BASEMENT UNIT ADDITION FOR
 NO 02 REDDINGTON ROAD, MARKHAM
 ONTARIO

Revision notes:

Rev:	Date:	Notes:
A	12-20-2021	Issued to Approval

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 A.J

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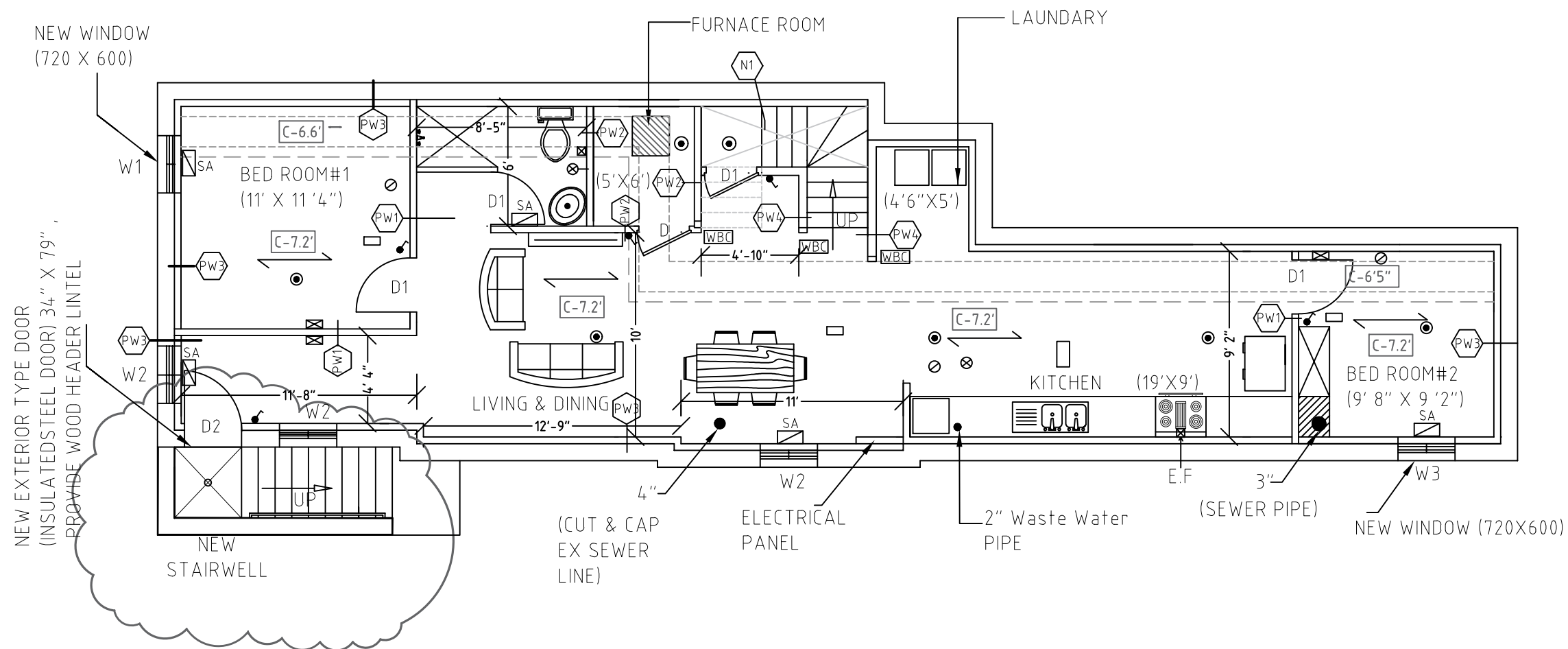
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BASEMENT FLOOR PLAN

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NOTES

SMOKE ALARM ON MAIN FLOOR IS INTERCONNECTED WITH SMOKE ALARM ON SECOND FLOOR AND BASEMENT.

SMOKE ALARM SHALL CONFIRM TO O.B.C DIV B 9.10.19

ALL SUPPLY AND RETURN AIR DUCTS ON EXTERIOR WALL TO BE FURRED OUT FOR CONT. INSULATION

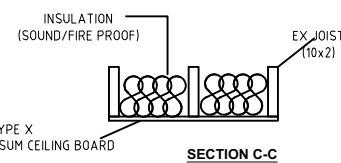
ALL SUPPLY AND RETURN AIR TO BE 12" AFF

DOORWAY SIZE SHALL CONFIRM TO O.B.C 9.6.3

A SMOKE DETECTOR SHALL BE INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM WHICH SHOULD BE TURN OFF THE FUEL SUPPLY UPON ACTIVATION OF SUCH DETECTOR.

1HR FIRE SEPARATION 5/8" TYPE "X" GYPSUM BOARD CEILING SEE SECTION C-C

- ⊕ 32"x81" NEW DOOR (20 MIN RATED WITH SELF CLOSING DEVICE)
- ⊕ 32"x81"
- ⊗ SMOKE ALARM INTER CONNECTED
- ⊗ CO
- EXISTING SA TO BE MOVED
- SA - NEW SUPPLY AIR
- RA - RETURN AIR
- C-xx CEILING HEIGHT



- EXISTING SA TO REMAIN
- ⊗ MECHANICAL VENTILATION E.F.1 180 CFM INSUL. 6" DIA. EXHAUST OUT
- SP - INSTALL NEW SPRINKLER HEAD IN FURNACE ROOM
- WBC WOOD BLOCKED COLUMN (MUST BE INSULATED AND ENCASED WITH FIRERATED DRY WALL)
- ⊗ WALL LAMP
- ⊙ LED CEILING MOUNT
- ⊕ SWITCH

- N1 INSTALL 5/8" TYPE X DRY WALL UNDERSIDE OF STAIRS CEILING BASED ON TABLE 2.3.4A SB-2 MIN 40 MIN F.R. JOIST EQ. 10MIN=50MIN TOTAL
- PW1 2x4 WITH 1/2" DRY WALL BOTH SIDES
- PW2 2x4 WITH 5/8" TYPE 'X' DRY WALL @ 16" O.C BOTH SIDES 1 HR FIRERATED WALL (BASED ON W/D SB - 3)
- PW3 2x3@16" WITH 1/2" DRY WALL WITH R20 CI SPRAYFOAM (2.75" MIN.TH.)
- PW4 2 LAYER 5/8" TYPE 'X' C/W SOUND CHANNELS ABORB MATERIAL 2"x4"@ 16" O.C AND 1 LAYER OF 5/8" TYPE X (BASED ON W4A SB-3 STC RATING 51)

	AREA (SQR FT)	REQUIRED WINDOW AREA (SQR FT)	PROVIDED WINDOW AREA (SQR FT)
BED ROOM 1	125	3.125	3.5
BED ROOM 2	90	2.25	3.5
LIVING & DINING	200	10	10.5

DOOR & WINDOW SCHEDULE

	SIZE	LINTEL / HEADER DETAILS
D	32 x 78	31/2 x 31/2 x 3/16 L ANGLE + 2x (6x2")TIMBER HEADER
D1	32 x 81	2x (6x2")TIMBER HEADER
W1	29 x 24	31/2 x 31/2 x 3/16 L ANGLE + 2x (6x2")TIMBER HEADER
W2	32 x 16	31/2 x 31/2 x 3/16 L ANGLE + 2x (6x2")TIMBER HEADER
W3	32 x 16	31/2 x 31/2 x 3/16 L ANGLE + 2x (6x2")TIMBER HEADER



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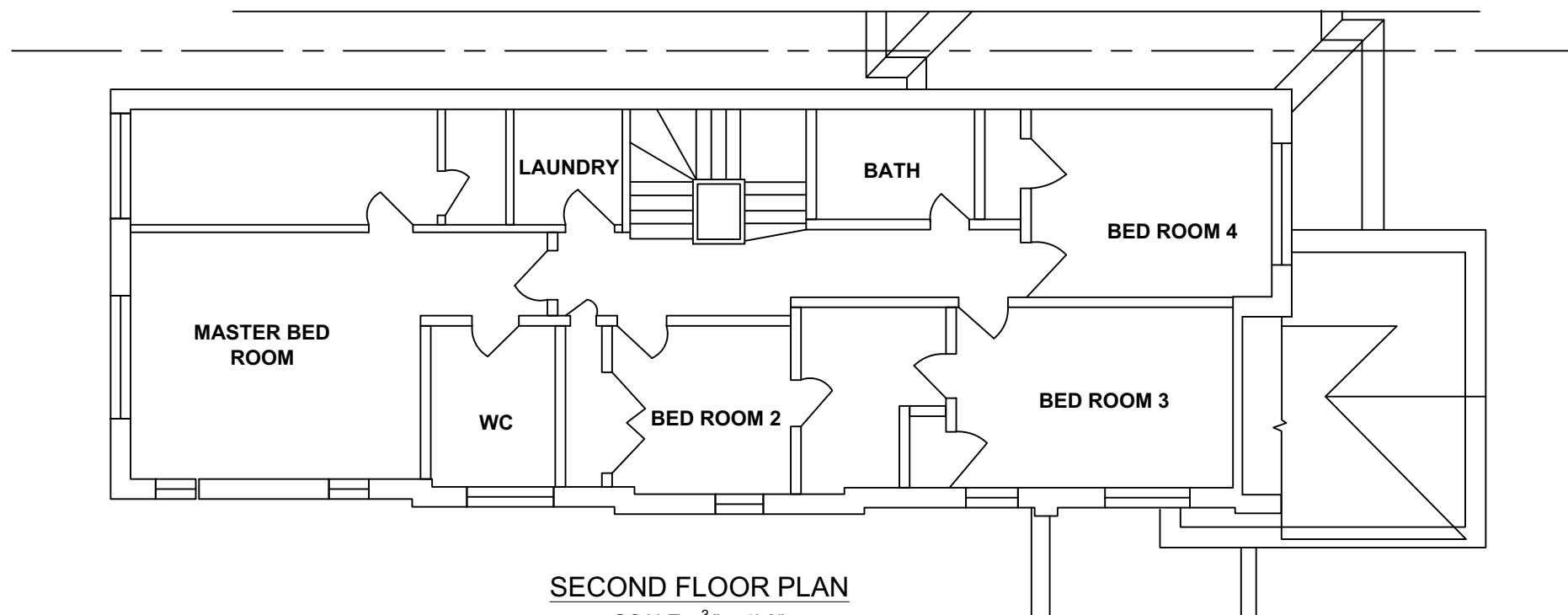
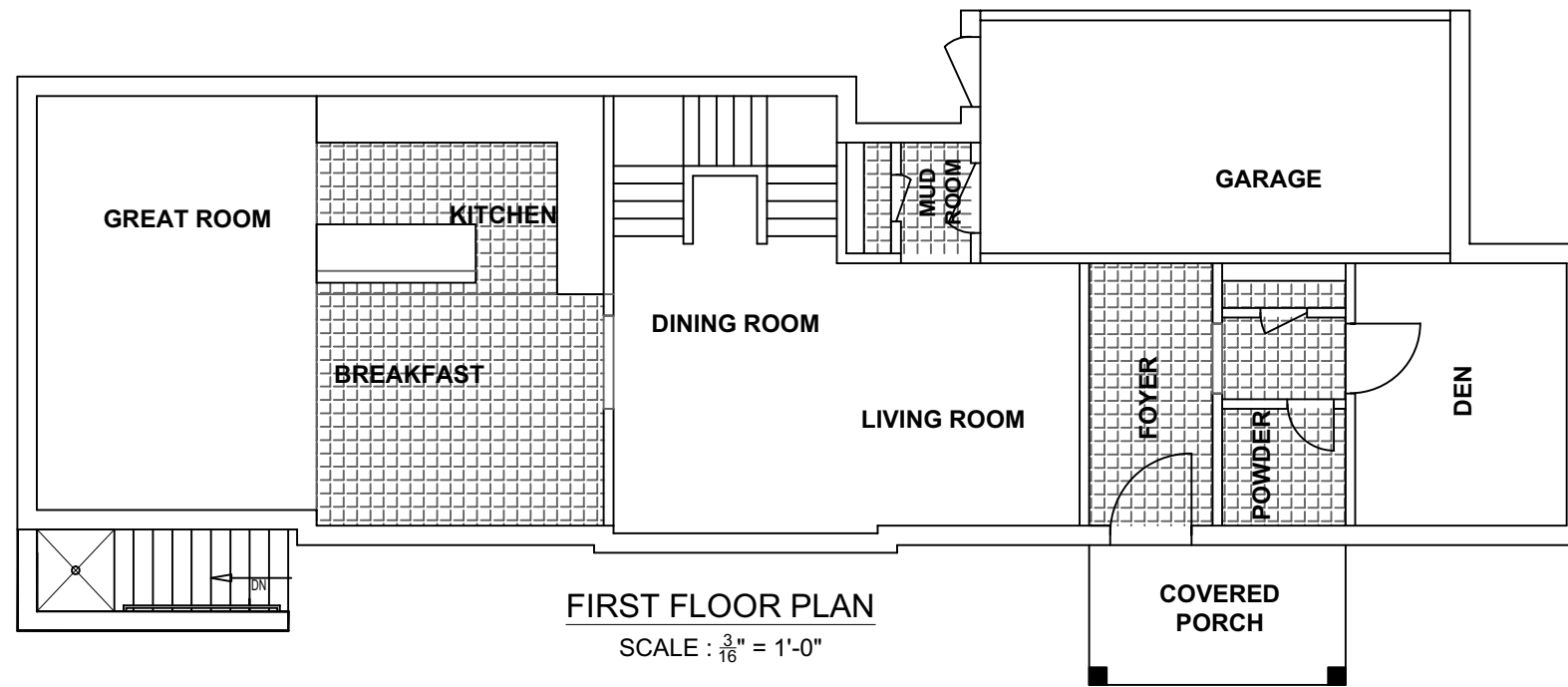
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FRONT ELEVATION

SCALE : $\frac{3}{16}'' = 1'-0''$

▽ TOP OF PLATE

▽ FIRST FLOOR

▽ GROUND FLOOR

▽ TOP OF SLAB



REAR ELEVATION

SCALE : $\frac{3}{16}'' = 1'-0''$

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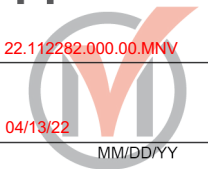
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WEST ELEVATION
SCALE : $\frac{3}{16}$ " = 1'-0"

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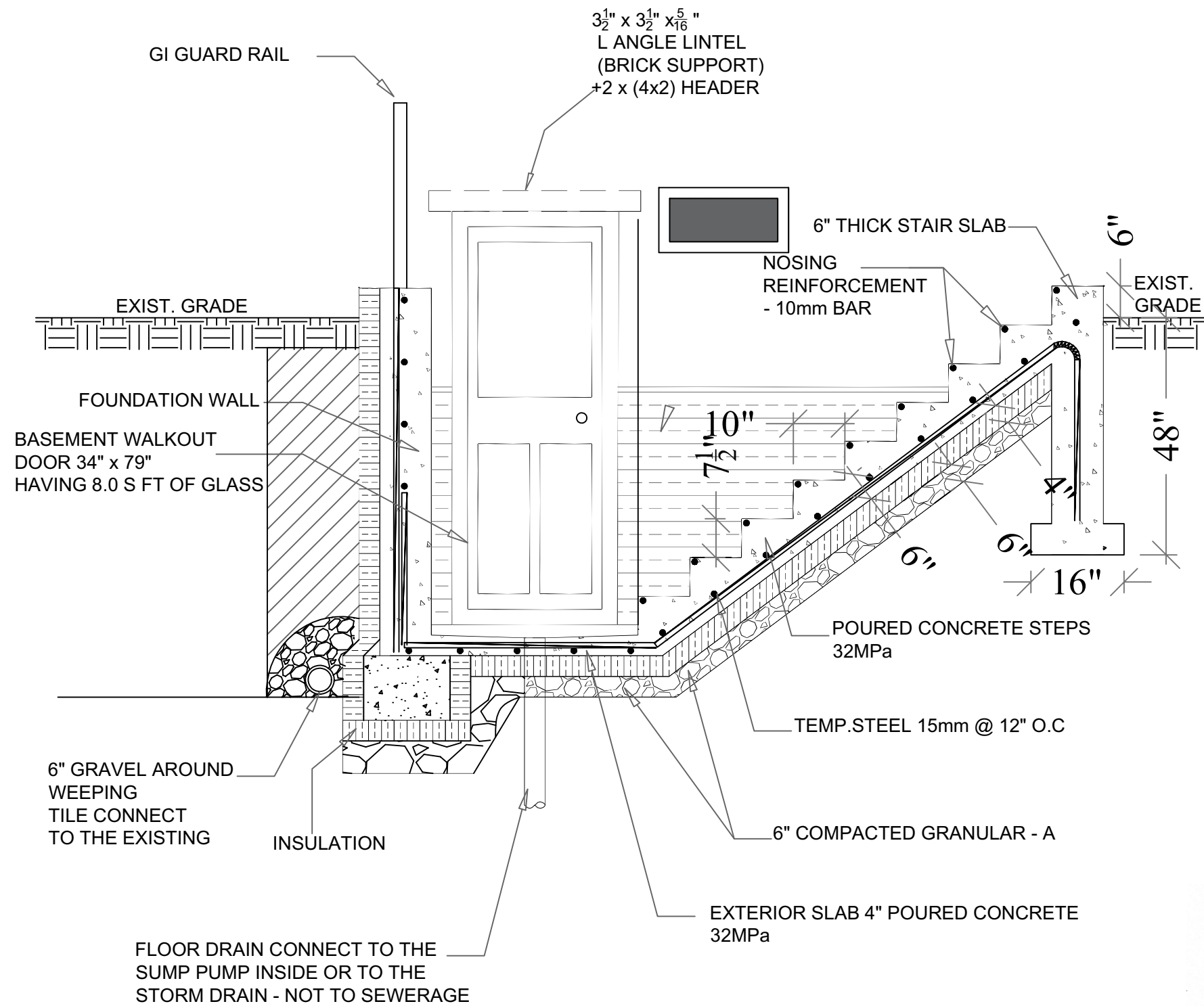
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SECTION A-A

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Drawing reviewed and signed

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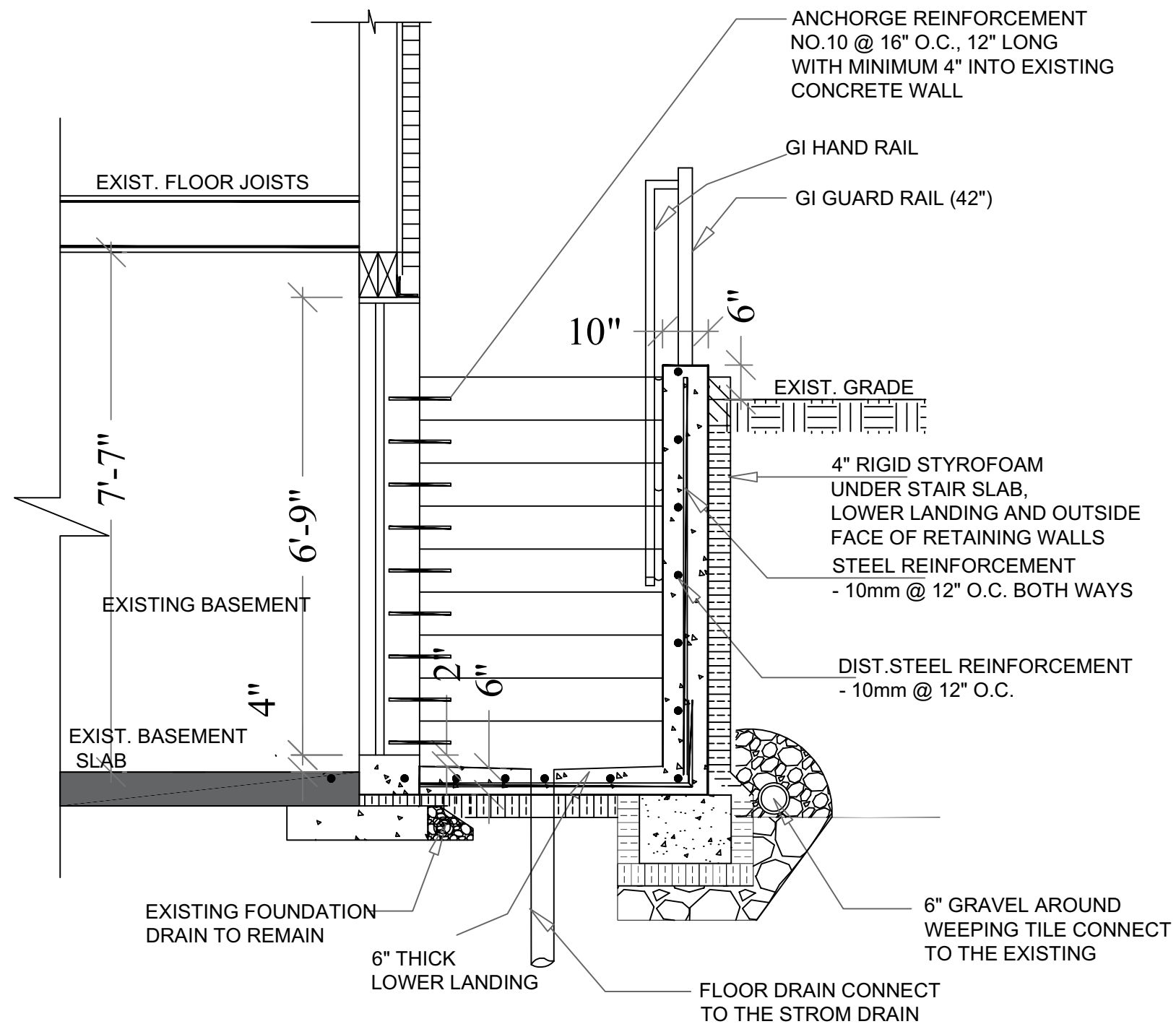
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SECTION B-B
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Reviewed and signed

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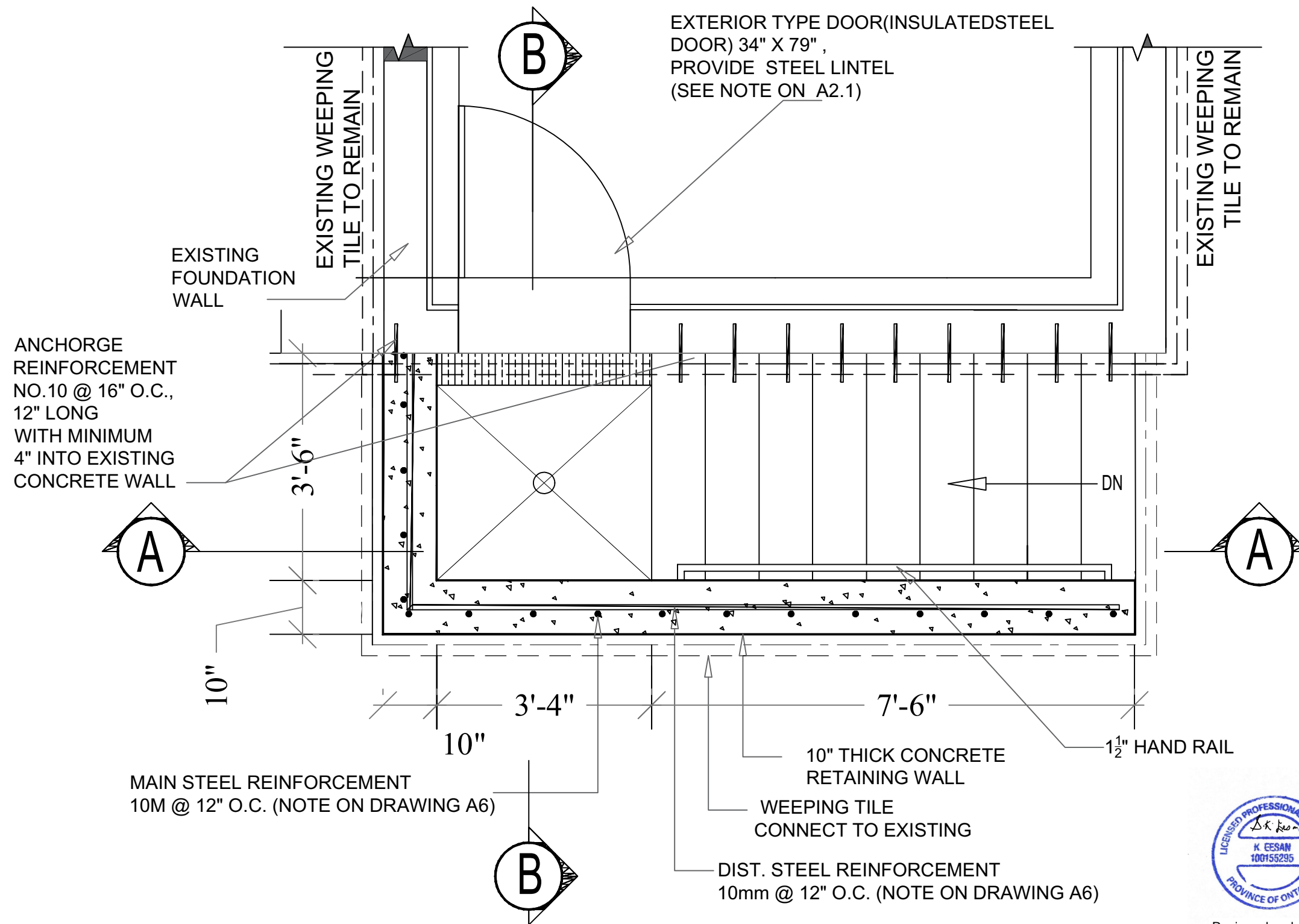
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WALKOUT PLAN



Reviewed and signed

Engineer Comment : These informations are reviewed and signed based on the drawings provided.

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