

Memorandum to the City of Markham Committee of Adjustment

January 24, 2022

File: A/175/21
Address: 68 Delancey Crescent – Markham, ON
Applicant: Jashbhai Patel
Agent: Four Seasons Sunrooms (Nour Elgendy)
Hearing Date: February 2, 2022

The following comments are provided on behalf of the Central District team. The applicant is requesting relief from the following “Seventh Density Single Family Residential – (R7)” zone requirements under By-law 134-79, as amended, as it relates to proposed rear sunroom addition. The requested variance is to permit:

a) By-law 134-79, Sec. 7.2:

a maximum lot coverage of 36.50%, whereas the by-law permits a maximum lot coverage of 33.33%.

PROPERTY DESCRIPTION

The 573.46 m² (6,172.68.0 ft²) subject property is located on the east side of Delancey Crescent, north of Carlton Road, south of Manhattan Drive, and west of Central Park Drive. There is an existing two-storey single detached dwelling on the property. Central Park abuts the property’s rear yard. The surrounding area is predominantly comprised of two-storey detached dwellings.

PROPOSAL

The applicant is proposing to construct a one-storey sunroom addition to the rear of the existing detached dwelling, with a gross floor area of 31.55 m² (339.62 ft²).

OFFICIAL PLAN AND ZONING

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

The subject property is designated “Residential Low Rise”, which provides for low rise housing forms including single detached dwellings.

Zoning By-Law 134-79

The subject property is zoned “Seventh Density Single Family Residential – (R7)” under By-law 134-79, as amended, which permits one single detached dwelling per lot. The proposed development does not comply with the By-law requirement with respect to the maximum lot coverage.

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 City’s Building Department through their permit process to confirm the variance required for the proposed development. The applicant submitted new drawings to the Planning Department in support of their minor variance application on November 12, 2021, and have reduced the initial lot coverage identified by Building staff with the removal of an accessory structure.

The applicant has not completed a ZPR for the revised drawings. Consequently, it is the applicant’s responsibility to ensure that the application has accurately identified all of 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 are identified at the Building Permit stage, further variance application(s) may be required to address any non-compliances.

COMMENTS

The *Planning Act, R.S.O. 1990, c. P.13, as amended*, 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.

Increase in Maximum Lot Coverage

The applicant is requesting relief for a maximum lot coverage of 36.50%, whereas the By-law permits a maximum lot coverage of 33.33%. Approval of the requested variance would facilitate the construction of a one-storey sunroom addition to the east wall (rear) of the existing detached dwelling. The sunroom would have a gross floor area of approximately 31.55 m² (339.60 ft²). Staff are of the opinion that the requested variance is minor in nature, and that the proposed development will not significantly add to the scale and mass of the dwelling.

PUBLIC INPUT SUMMARY

No written submissions were received as of January 24, 2022. 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

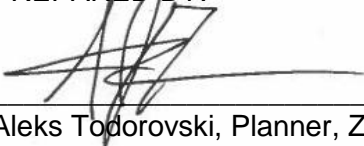
Planning staff have reviewed the application with respect to Section 45(1) of the *Planning Act*, and are of the opinion that the variance request meets the four tests. The onus is ultimately on the applicant to demonstrate how they satisfy the tests of the *Planning Act* required for the granting of minor variances. Staff recommend that the Committee consider public input and the subsequent conditions of approval in reaching a decision.

APPENDICES

Appendix "A" – Conditions of Approval

Appendix "B" – Plans

PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:




Sabrina Bordone, Senior Planner, Central District

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/175/21

1. The variance applies only to the proposed development as long as it remains.
2. That the variance applies only to the subject 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.

CONDITIONS PREPARED BY:



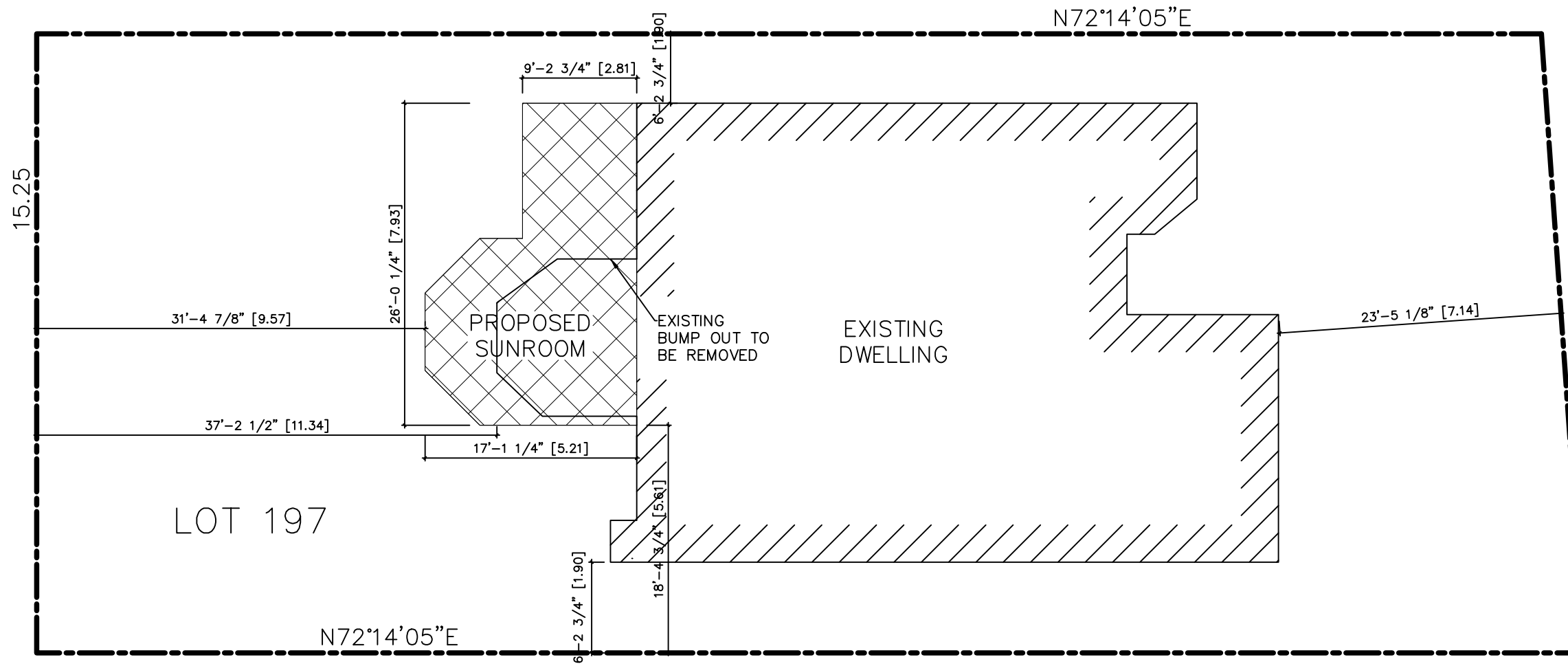
Aleks Todorovski, Planner, Zoning and Special Projects

APPENDIX "B"
PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/175/21

Appendix B

File: 21.143842.000.00.MNV

Date: 01/28/22
MM/DD/YY



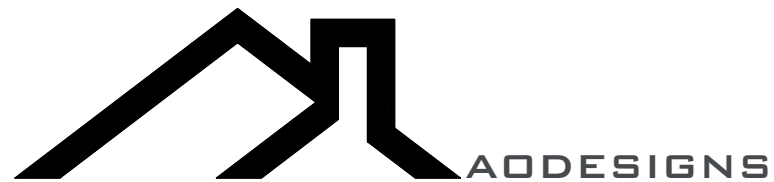
SITE STATISTICS

| | |
|------------------------------------|------------------------|
| LOT AREA= | 6,172.68SF (573.46SM) |
| EXISTING HOUSE= | 1,910.882SF (177.53SM) |
| ADDITION= | 339.62SF (31.55SM) |
| LOT COVERAGE (HOUSE/ ADDITION)= | 36.46% |
| LOT COVERAGE (HOUSE)= | 30.96% |
| LOT COVERAGE (ADDITION)= | 5.50% |



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME: Alexandra Aodesh
SIGNATURE: [Signature]
BCIN: 101509



SITE PLAN

68 Delancey Cres, Markham ON L3P 7E1

Sheet No.

Scale: 3/32" = 1'-0"

Date: 2021-06-19

Revision #: 001

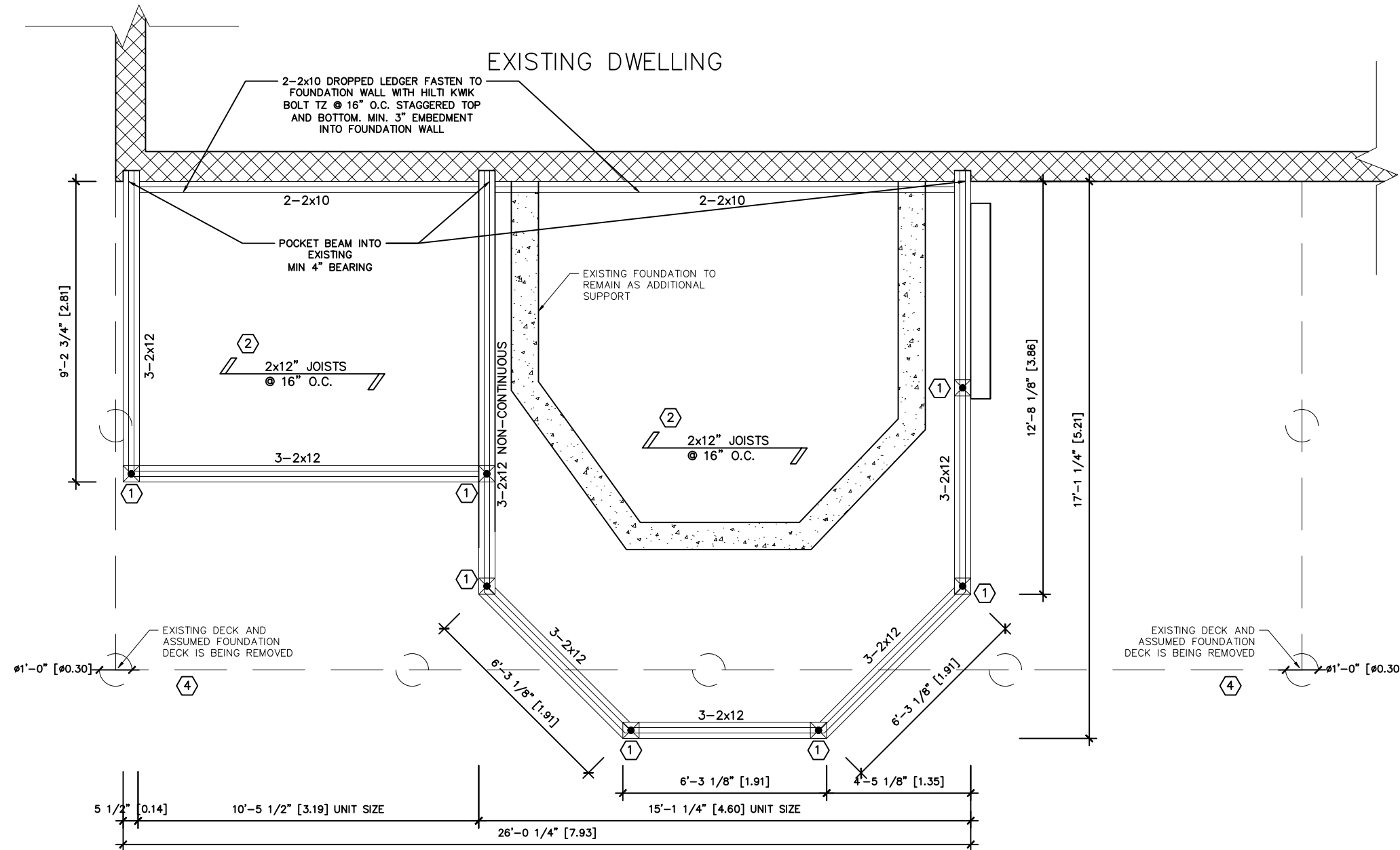
Revision Date

SP-1

Appendix B

File: 21.143842.000.00.MNV

Date: 01/28/22
MM/DD/YY



NOTES

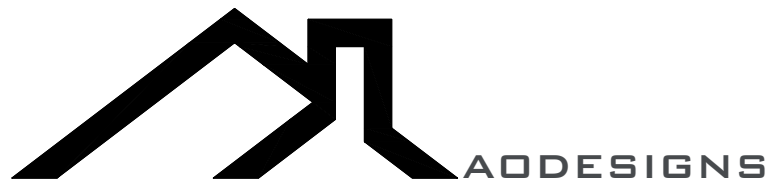
- ① **TECHNO POST FOUNDATION**
TECHNO METAL POST (AS PER ENGINEERED DRAWINGS INCLUDED)
HELICAL PILE FOUNDATION SYSTEM –CCMC APPROVED
MODEL #P2 – 2 3/8" DIA. POST
MINIMUM 4'-0" BELOW GRADE ON UNDISTURBED GROUND
MINIMUM 6" ABOVE GRADE – TYPICAL
HELIX TO BE DETERMINED AT TIME OF INSTALLATION

INSTALLATION
INSTALLATION TO BE UNDERTAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTY AND UTILITIES.
- ② **FLOOR FRAMING**
2x12" FLOOR JOISTS @ 16" O.C.
3-2x12 PERIMETER BEAMS
2-2x12 LEDGER BOLTED TO HOUSE WITH 1/2" PLYWOOD UNDERNEATH
R31 CLOSED-CELL SPRAY FOAM INSULATION, R-7 PER INCH, MINIMUM THICKNESS 5.5"
5/8" T&G PLYWOOD SUBFLOOR SCREWED DOWN

GROUND PREPARATION TO CONSIST OF MINOR GRADE LEVELING
6 MIL POLY SHEET ON GRADE
2" OF GRAVEL ON TOP
- ④ **TEAR DOWNS**
REMOVE EXISTING PATIO DECK AND RAILING

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FOUNDATION PLAN

68 Delancey Cres, Markham ON L3P 7E1

Sheet No.

Scale
1/4" = 1'-0"

Date
2021-08-03

Revision #
001

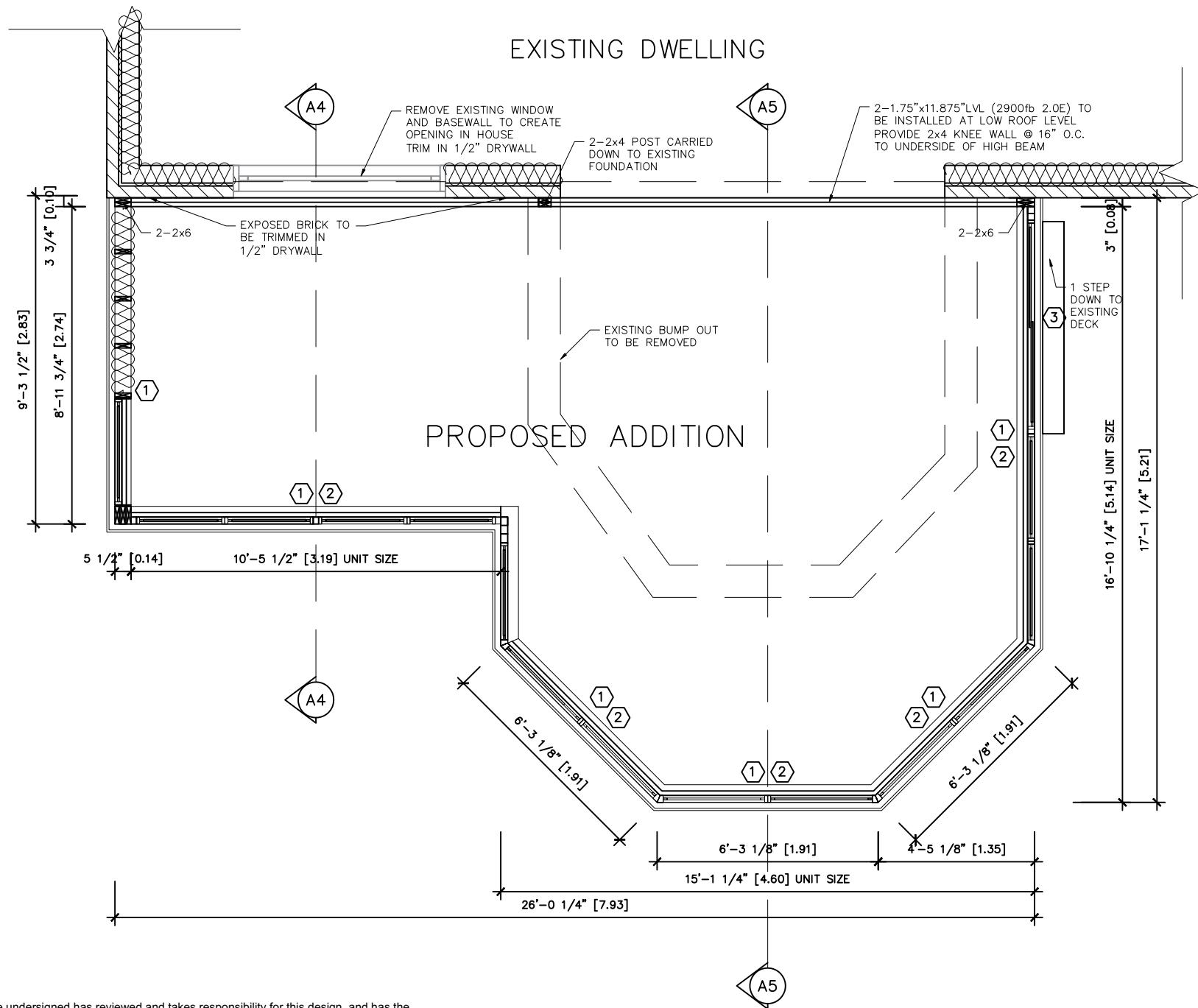
Revision Date

A1

Appendix B

File: 21.143842.000.00.MNV

Date: 01/28/22
MM/DD/YY

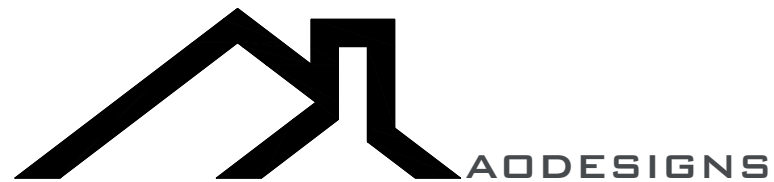


NOTES

- ① **SOLID WALLS**
WALL STUDS TO BE 2x6 ON 16" CENTERS
R22 SPRAY FOAM INSULATION + R10ci
1/2" DRYWALL TAPED, SANDED, PRIMED WHITE READY FOR PAINT
1/2" PLYWOOD EXTERIOR SHEATHING WITH TYVEK BUILDING PAPER
EXTERIOR FINISH TO BE DuROCK PUCCS EIFS
 - ② **VERTICAL GLAZING**
CONSERVAGLASS SELECT (MC-7E)
EXCLUSIVE HIGH PERFORMANCE GLAZING
MULTI-COAT GLAZING TECHNOLOGY (CODE 7E)
EASY-CLEAN II EXTERIOR COATING + STAY CLEAN-CLEAN TECHNOLOGY
ARGON GAS FILLED FOR BETTER INSULATION
75% REDUCTION IN TOTAL SOLAR TRANSMITTANCE
HIGH VISIBLE TRANSMITTANCE
R4.0/ U0.25 CENTER OF GLASS INSULATION VALUE
STAINLESS STEEL CONTINUOUS BENT SPACERS
DUAL POLY-ISOBUTYLENE AND SILICONE SEALS
PROTECTIVE GLASS MASKING
 - ③ **STEPS**
INSTALL PRESSURE TREATED STEPS UP TO 6' WIDE
INSTALL 2-2x12 STRINGERS w. 2-2x6 TREADS AND OPEN RISERS
- STAIRS**
MAX. RISE= 7 7/8"
MIN. RUN= 8 1/4"
MIN. TREAD= 9 1/2"
MAX. WIDTH= 4'

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GROUND FLOOR PLAN

68 Delancey Cres, Markham ON L3P 7E1

Sheet No.

Scale
1/4" = 1'-0"

Date
2021-08-03

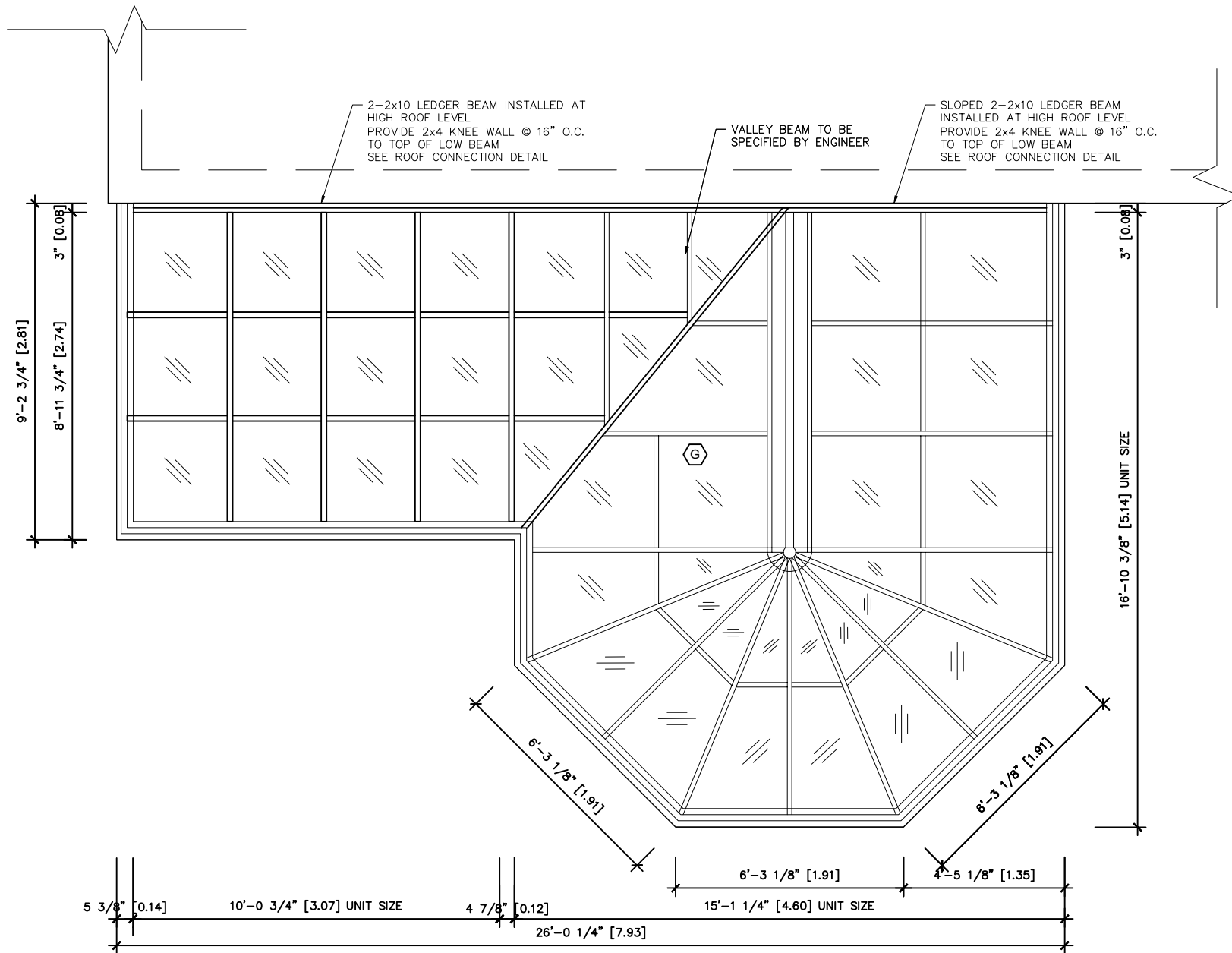
Revision #
001

Revision Date

A2

Appendix B

File: 21.143842.000.00.MNV
 Date: 01/28/22
 MM/DD/YY



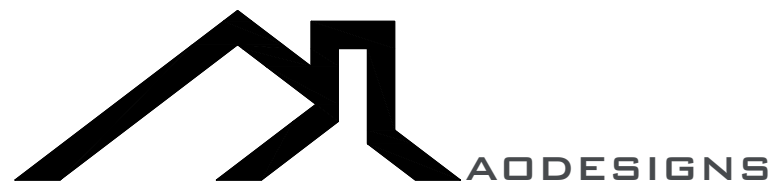
NOTES

- (F) FLASHING**
 ALUM. FLASHINGS @ SILICONE SEALANT AT RIDGE MIN. 0.48mm THICK ALUM. COATED FLASHING SEAL AT SUNROOM RIDGE
 USE MASONRY APPROVED SEALANT FOR BRICK
- (G) ROOF GLAZING**
 CODE 78 HIGH PERFORMANCE GLAZING
 TO BE CONSERVAGLASS (MC-16)
 EASY-CLEAN II EXTERIOR COATING + STAY-CLEAN TECHNOLOGY
 ARGON GAS FILLED FOR BETTER INSULATION
 90% REDUCTION IN TOTAL SOLAR TRANSMITTANCE
 HIGH VISIBLE TRANSMITTANCE
 R 4.0/ U 0.25 CENTER OF GLASS INSULATION VALUE
 STAINLESS STEEL CONTINUOUS BENT SPACERS
 DUAL POLY-ISOBUTYLENE AND SILICONE SEALS
 FULLY TEMPERED INSULATED SAFETY GLASS
 PROTECTIVE GLASS MASKING

DESIGN LOADS
 SNOW LOADS: 1.12kPa (23.3PSF)
 WIND LOADS: 0.44kPa (9.19PSF)

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ROOF PLAN

68 Delancey Cres, Markham ON L3P 7E1

Sheet No.

Scale
 1/4" = 1'-0"

Date
 2021-08-03

Revision #
 001

Revision Date

A3

GLAZED OPENING CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

Rear Elevation

| # | WIDTH | DEPTH | WINDOW / DOOR FRAME SIZE (S.F) |
|---|----------|-------|--------------------------------|
| 1 | Existing | | 24 |
| 1 | New | | 123.38 |

Spatial Calculations

| | | |
|------------------------|--------|------|
| Exposing Building Face | 676.74 | S.F. |
| | 62.87 | S.M. |

Portion Wall Area _____

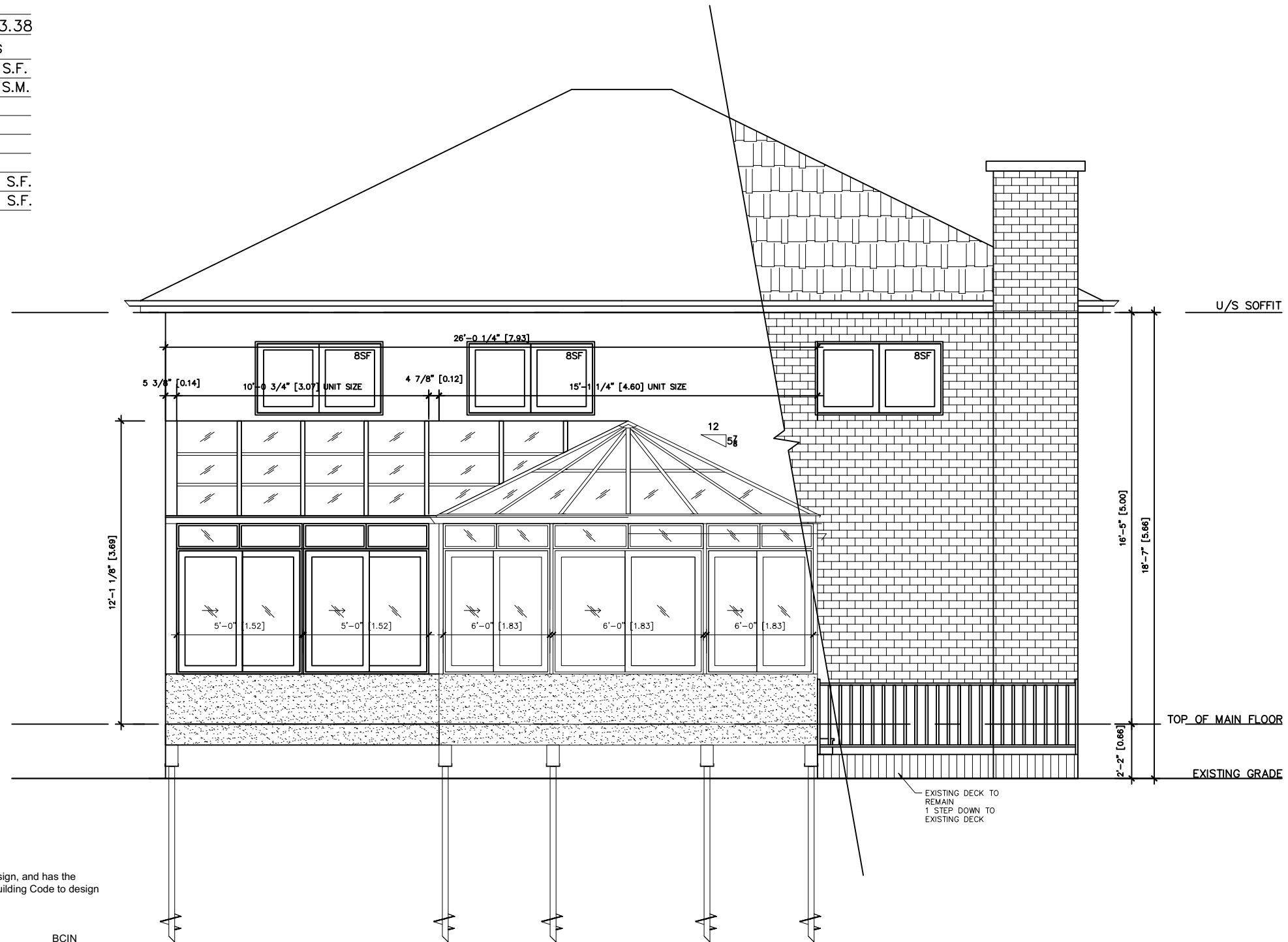
| | |
|-------------------|-------------|
| Limiting Distance | 9.57m |
| Max. % Openings | 84% |
| Openings Allowed | 568.46 S.F. |
| Openings Provided | 147.38 S.F. |

Appendix B

File: 21.143842.000.00.MNV

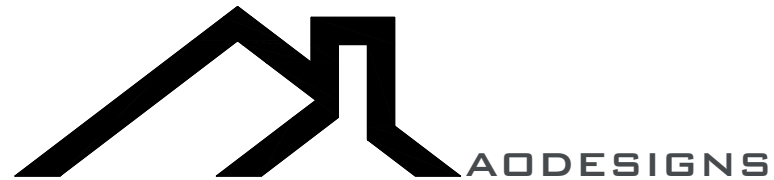
Date: 01/28/22

MM/DD/YY



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REAR ELEVATION

68 Delancey Cres, Markham ON L3P 7E1

Sheet No.

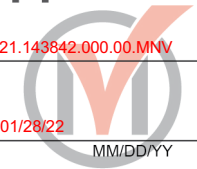
Scale: 1/5" = 1'-0"
 Date: 2021-03-31
 Revision #: 001
 Revision Date:

A6

Appendix B

File: 21.143842.000.00.MNV

Date: 01/28/22
MM/DD/YY



GLAZED OPENING CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

Right Elevation

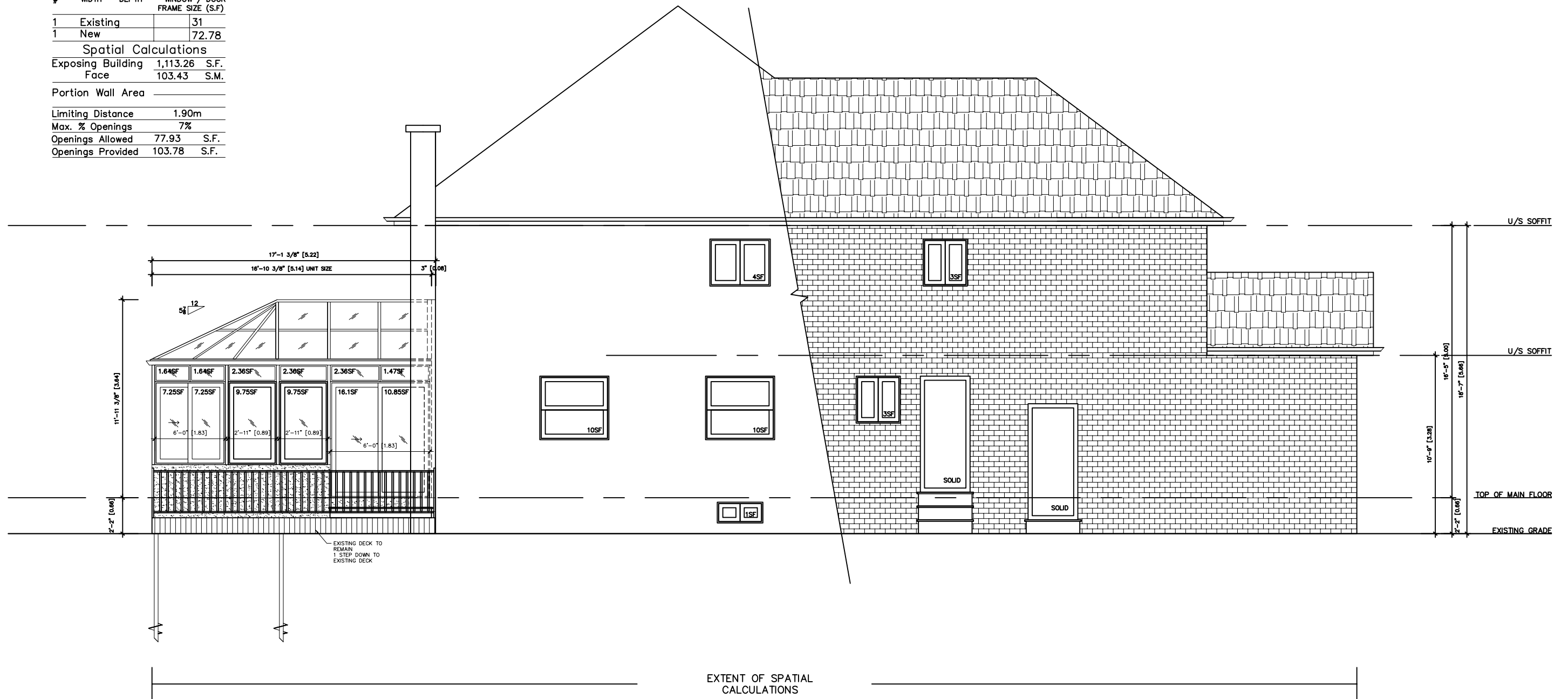
| # | WIDTH | DEPTH | WINDOW / DOOR FRAME SIZE (S.F) |
|---|----------|-------|--------------------------------|
| 1 | Existing | | 31 |
| 1 | New | | 72.78 |

Spatial Calculations

| | | |
|------------------------|----------|------|
| Exposing Building Face | 1,113.26 | S.F. |
| | 103.43 | S.M. |

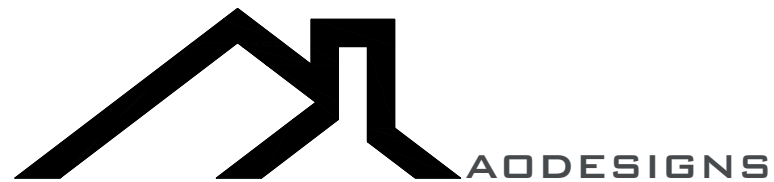
Portion Wall Area

| | |
|-------------------|-------------|
| Limiting Distance | 1.90m |
| Max. % Openings | 7% |
| Openings Allowed | 77.93 S.F. |
| Openings Provided | 103.78 S.F. |



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NAME: Alexandra Aodesh
SIGNATURE: [Signature]
BCIN: 101509



RIGHT ELEVATION

68 Delancey Cres, Markham ON L3P 7E1

Sheet No.

Scale
1/6" = 1'-0"

Date
2021-03-31

Revision #
001

Revision Date

A7

Appendix B

File: 21.143842.000.00.MNV

Date: 01/28/22
MM/DD/YY

GLAZED OPENING CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

Left Elevation

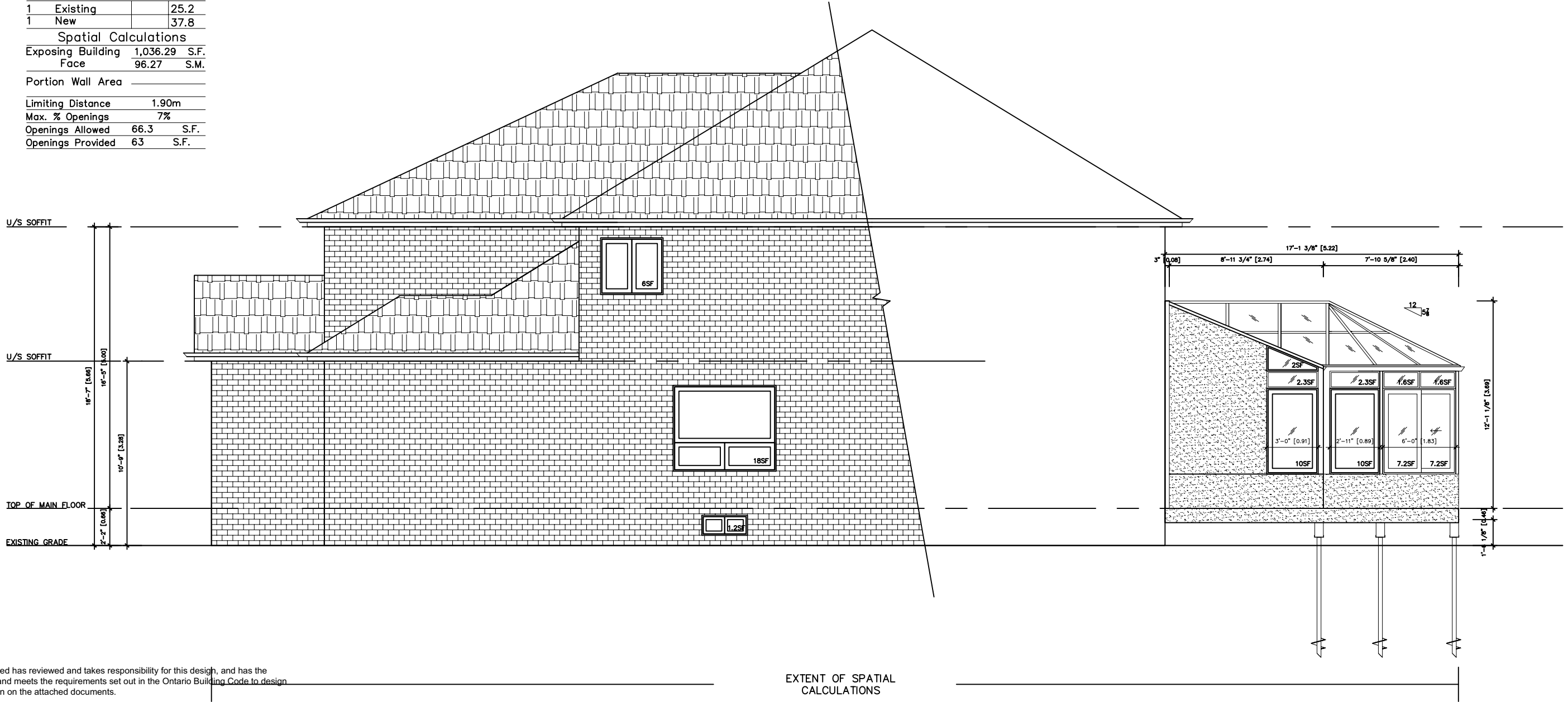
| # | WIDTH | DEPTH | WINDOW / DOOR FRAME SIZE (S.F) |
|---|----------|-------|--------------------------------|
| 1 | Existing | | 25.2 |
| 1 | New | | 37.8 |

Spatial Calculations

Exposing Building Face 1,036.29 S.F.
96.27 S.M.

Portion Wall Area

| | |
|-------------------|-----------|
| Limiting Distance | 1.90m |
| Max. % Openings | 7% |
| Openings Allowed | 66.3 S.F. |
| Openings Provided | 63 S.F. |



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EXTENT OF SPATIAL CALCULATIONS

NAME: Alexandra Aodesh
SIGNATURE: [Signature]
BCIN: 101509



LEFT ELEVATION

68 Delancey Cres, Markham ON L3P 7E1

Sheet No.

Scale: 1/6" = 1'-0"
Date: 2021-03-31
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Revision Date:

A8