

Memorandum to the City of Markham Committee of Adjustment

September 28, 2021

File: A/069/21
Address: 23 Hagerman Boulevard – Markham, ON
Applicant: Jing Hua Zhou
Agent: AND Architecture Inc. (Sam Wu)
Hearing Date: October 6, 2021

The following comments are provided on behalf of the Central District Team. The applicant is requesting relief from the following “Fourth Density Single Family Residential (R4)” zone requirements under By-law 11-72, as amended, as they relate to a proposed two-storey detached dwelling. The variances requested are to permit:

a) By-law 11-72, Section 6.1:

a minimum side yard setback of 5.0 ft (1.52 m) for a two-storey portion, whereas the By-law requires a minimum side yard setback of 6.0 ft (1.83 m) for a two-storey portion;

b) By-law 11-72, Section 6.1:

a maximum lot coverage of 35.98%, whereas the By-law permits a maximum lot coverage of 33.33%; and

c) By-law 11-72, Section 6.1:

a maximum height of 26.46 ft (8.07 m), whereas the By-law permits a maximum height of 25.0 ft (7.62 m).

BACKGROUND

This application was deferred sine die by the Committee of Adjustment (“the Committee”) at their June 23, 2021 meeting in order to give the applicant time to address concerns noted in the Minutes Extract (Appendix “D”). The initial variance requests are identified in the Staff Report dated June 17, 2021 (Appendix “C”).

COMMENTS

The applicant submitted revised drawings on August 9, 2021, which amends two previously requested variances:

- variance a) minimum side yard setback; and
- variance b) maximum lot coverage.

The applicant is now requesting a minimum side yard setback of 5.0 ft (1.52 m) on each side of the proposed dwelling, which is an increase of 1.0 ft (0.30 m) from the initial request of 4.0 ft (1.22 m) at both the first and second-storey levels. In combination with the increased side yard setbacks, the applicant has also removed the second-storey balcony feature that was initially proposed in the rear yard. This has resulted in a new lot coverage that has been reduced by 2.40%, or conversely 14.25 m² (153.39 ft²).

The request to permit a maximum lot coverage of 35.98% is an increase of 2.65%, or 15.91 m² (171.25 ft²) of additional buildable space on the subject lands from the maximum By-law requirement of 33.33%. The proposed lot coverage also includes a 1.93 m² (20.77 ft²) bay window, and 3.88 m² (41.76 ft²) covered porch, both of which are one-storey in

height and are located in the front yard. Excluding the bay window and front covered porch projections, the proposed dwelling has a lot coverage of 35.0%. Staff are satisfied with the revisions that have been made to the drawings and remain of the opinion that the requested variances collectively, and individually, would result in minimal impacts to adjacent properties.

Zoning Preliminary Review (ZPR) Undertaken

The applicant has not completed a new ZPR for the revised drawings submitted as of August 9, 2021. It is the applicant's responsibility to ensure that the application has accurately identified all of the variances to the By-law required for the proposed development. If the variances requested in this application contains errors, or if the need for additional variance(s) are identified at the building permit stage, further variance application(s) may be required to address the non-compliance.

PUBLIC INPUT SUMMARY

One new written submission was received as of September 28, 2021, expressing an interest to participate at the meeting. 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*, and remain of the opinion that the variances requested meet the four tests. Staff recommend that the Committee consider public input, and the conditions of approval attached in Appendix "A" in reaching a decision. 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.

APPENDICES

Appendix "A" – Conditions of Approval

Appendix "B" – Plans

Appendix "C" – Staff Report: June 17, 2021

Appendix "D" – Minutes Extract: June 23, 2021

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/069/21

1. The variances apply only to the proposed development for as long as it remains.
2. That the variances apply only to the subject development, in substantial conformity with the batch stamped plans attached as Appendix "B" to this Staff Report, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design or their designate.
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 Director of Planning and Urban Design, or their designate, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design, or their designate.
4. That tree replacements be provided and/or tree replacement fees be paid to the Director of Planning and Urban Design, or their designate, 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 Director of Planning and Urban Design, or their designate.
5. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site, including street trees, in accordance with the City's Streetscape Manual (2009), as amended, an inspected by the Tree Preservation Technician, or their designated, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design, or their designate.

CONDITIONS PREPARED BY:



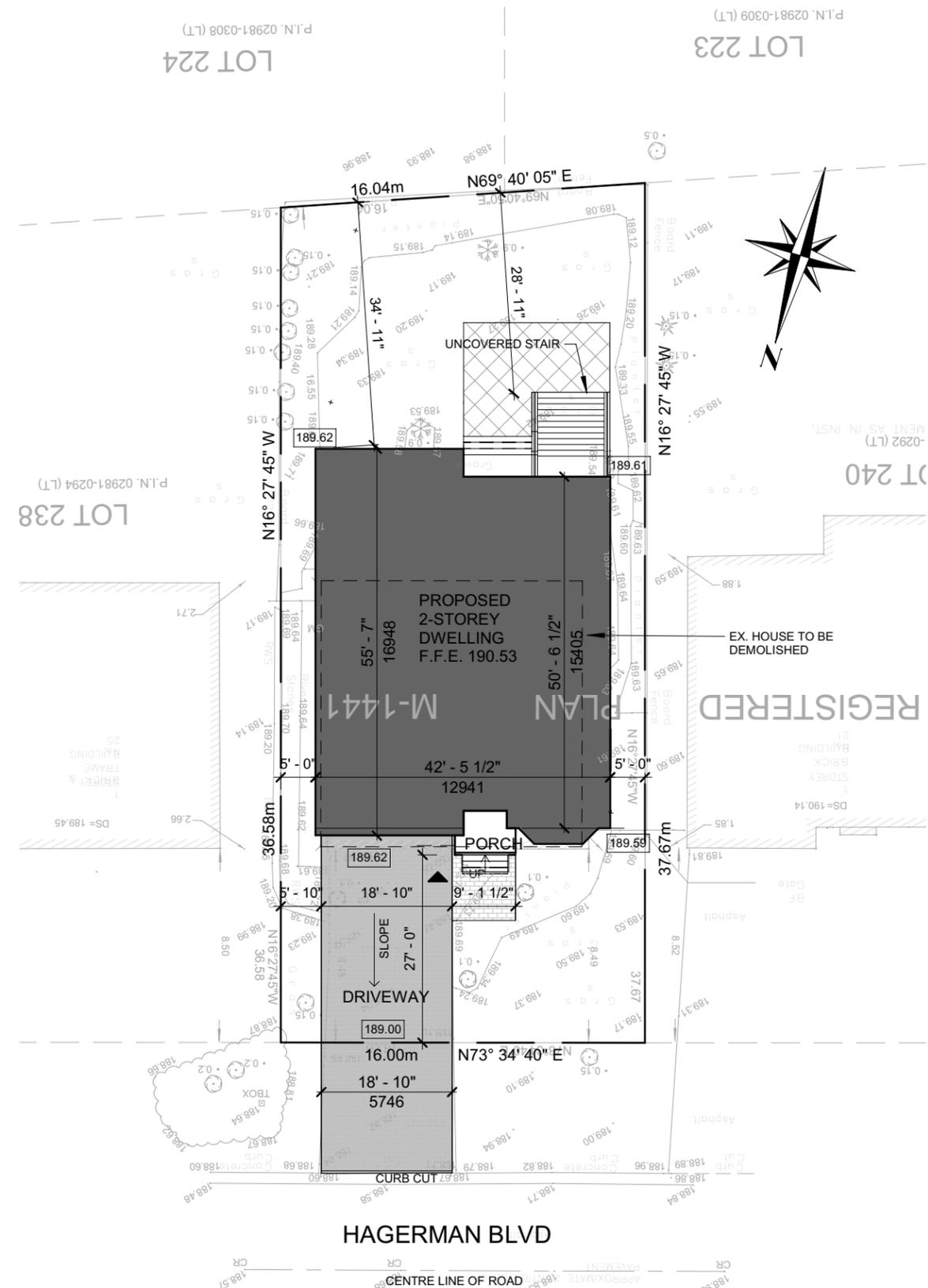
Aleks Todorovski, Planner, Zoning and Special Projects

APPENDIX "B"
PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/069/21

Appendix B

File: 21.121915.000.00.MNV

Date: 09/30/21
MM/DD/YY



SITE STATISTICS

ZONING CATEGORY: R4
LOT AREA: 593.72 m²

DESCRIPTION	PERMITTED/REQUIRED	PROPOSED
LOT COVERAGE	33.33% MAX.	35.98% *
BUILDING HEIGHT	25'-0" MAX.	26'-5 1/2"
FRONT YARD SETBACK	27'-0" MIN.	27'-0"
REAR YARD SETBACKS	25'-0" MIN.	35'-3"
SIDE YARD SETBACKS	6'-0" MIN.	5'-0"

* LOT COVERAGE INCLUDING THE FRONT PORCH AND BAY WINDOW

GROSS FLOOR AREA (GFA)*

FLOOR	GFA
GROUND FLOOR	169.78 m ² (1,828 SF) INCLUDING BAY WINDOW AREA: 1.93 m ² (21 SF)
SECOND FLOOR	182.37 m ² (1,963 SF)
TOTAL	352.15 m²* (3,791 SF)

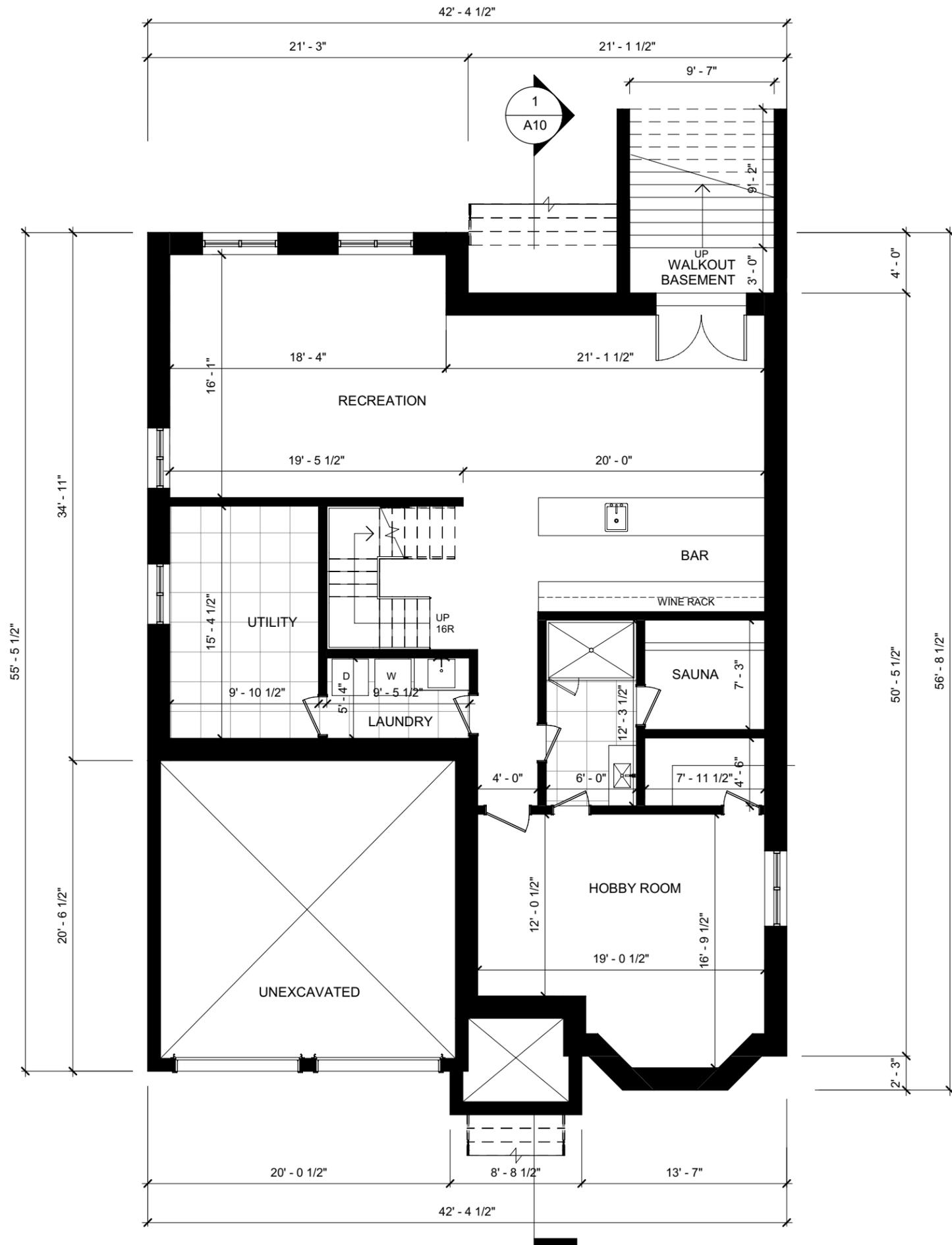
PORCH	3.88 M ² (42 SF)
BASEMENT	169.74 m ² (1,827 SF)
GARAGE	39.97 m ² (430 SF)

* GROSS AREA DOES NOT INCLUDE PORCH, GARAGE AND BASEMENT

1 SITE PLAN
1 : 250

AND ARCHITECTURE INC.
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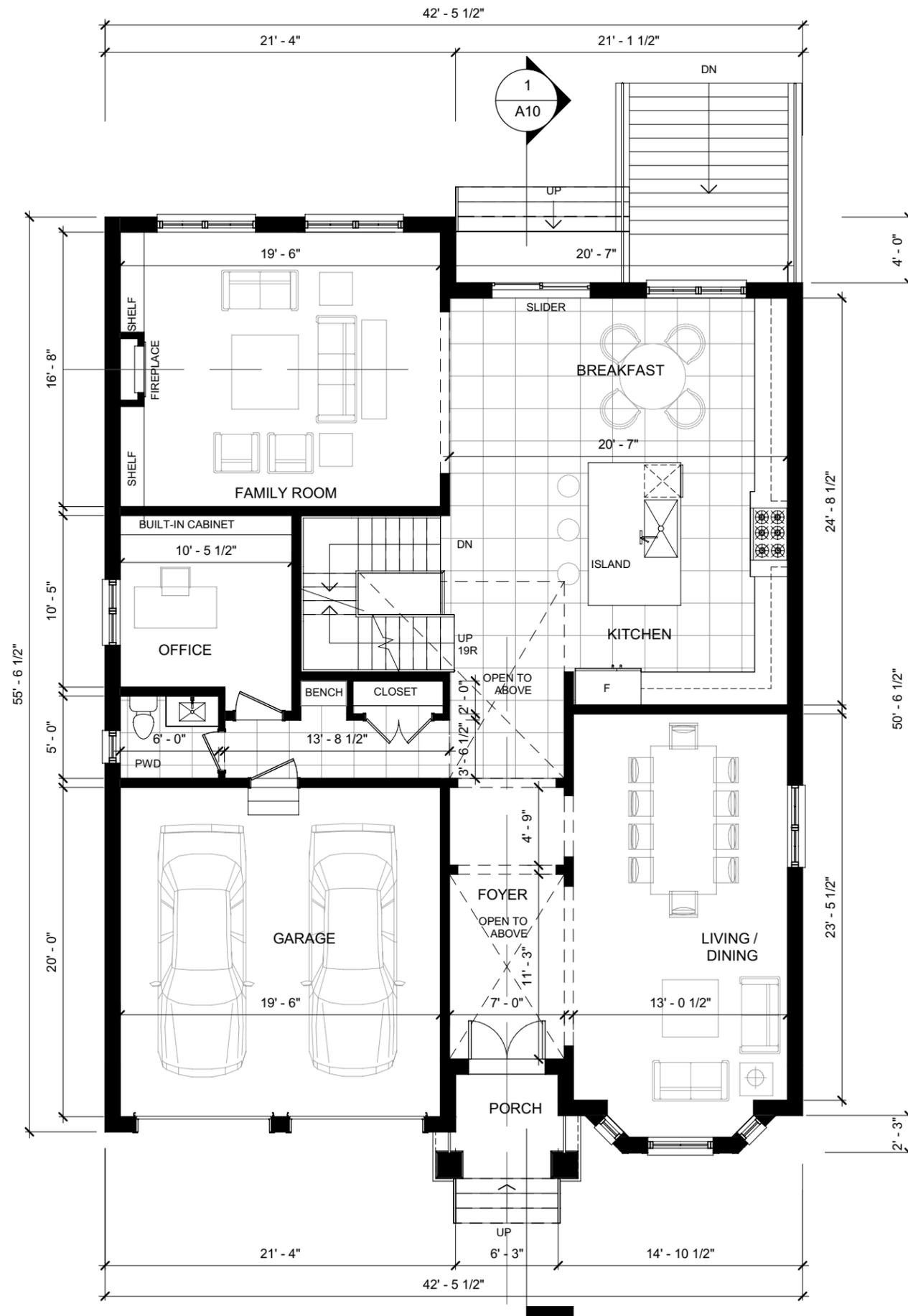
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PRIVATE RESIDENCE		Issue Date	21013
23 HAGERMAN BLVD MARKHAM ONTARIO		Scale :	
		As indicated	
Drawing Name :		Drawn by :	Drawing No
SITE PLAN		JW	A1
		Checked by :	
		HW	



1 BASEMENT PLAN
1/8" = 1'-0"

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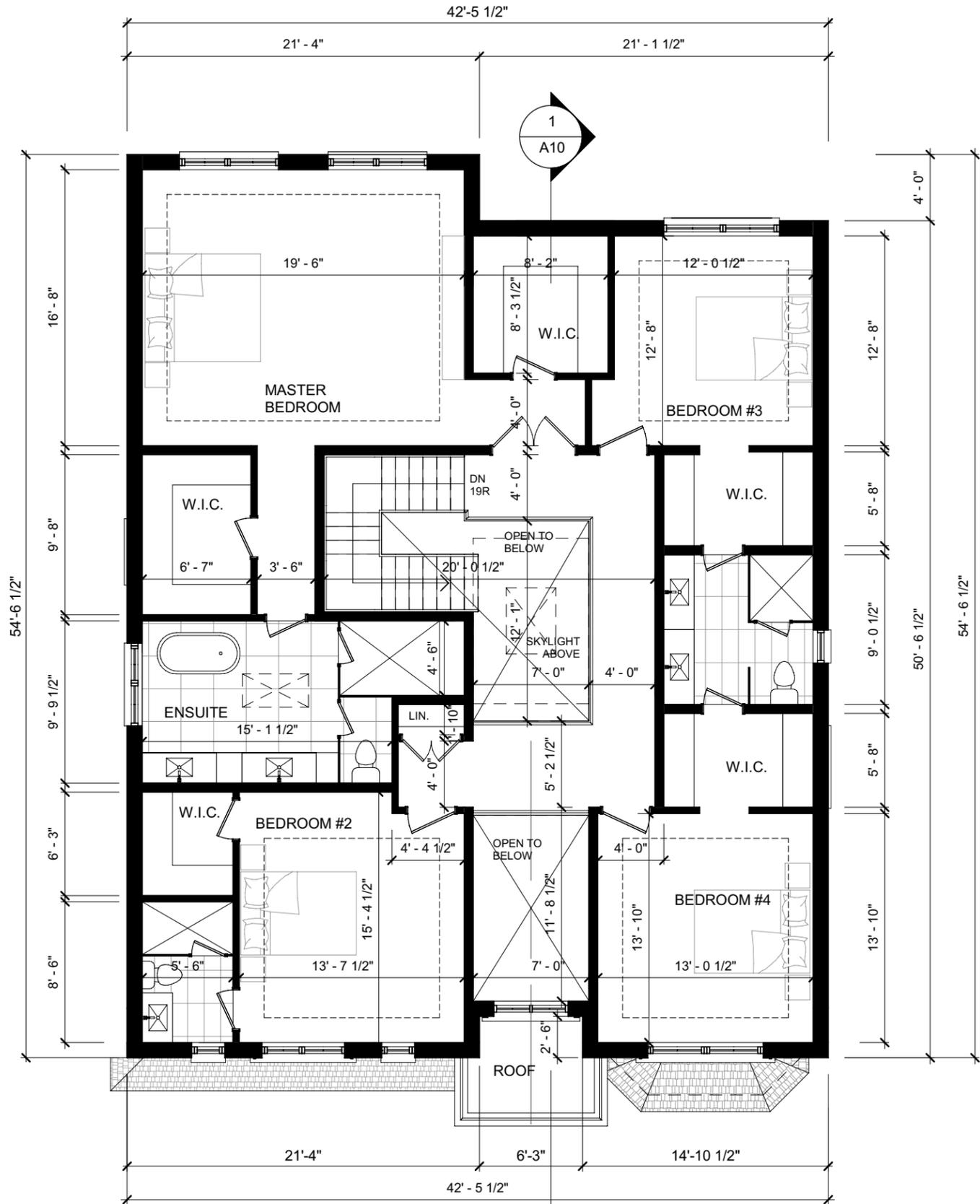
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Drawing Name : BASEMENT PLAN		Drawn by : JW	Drawing No A2
		Checked by : HW	



1 GROUND FLOOR
1/8" = 1'-0"

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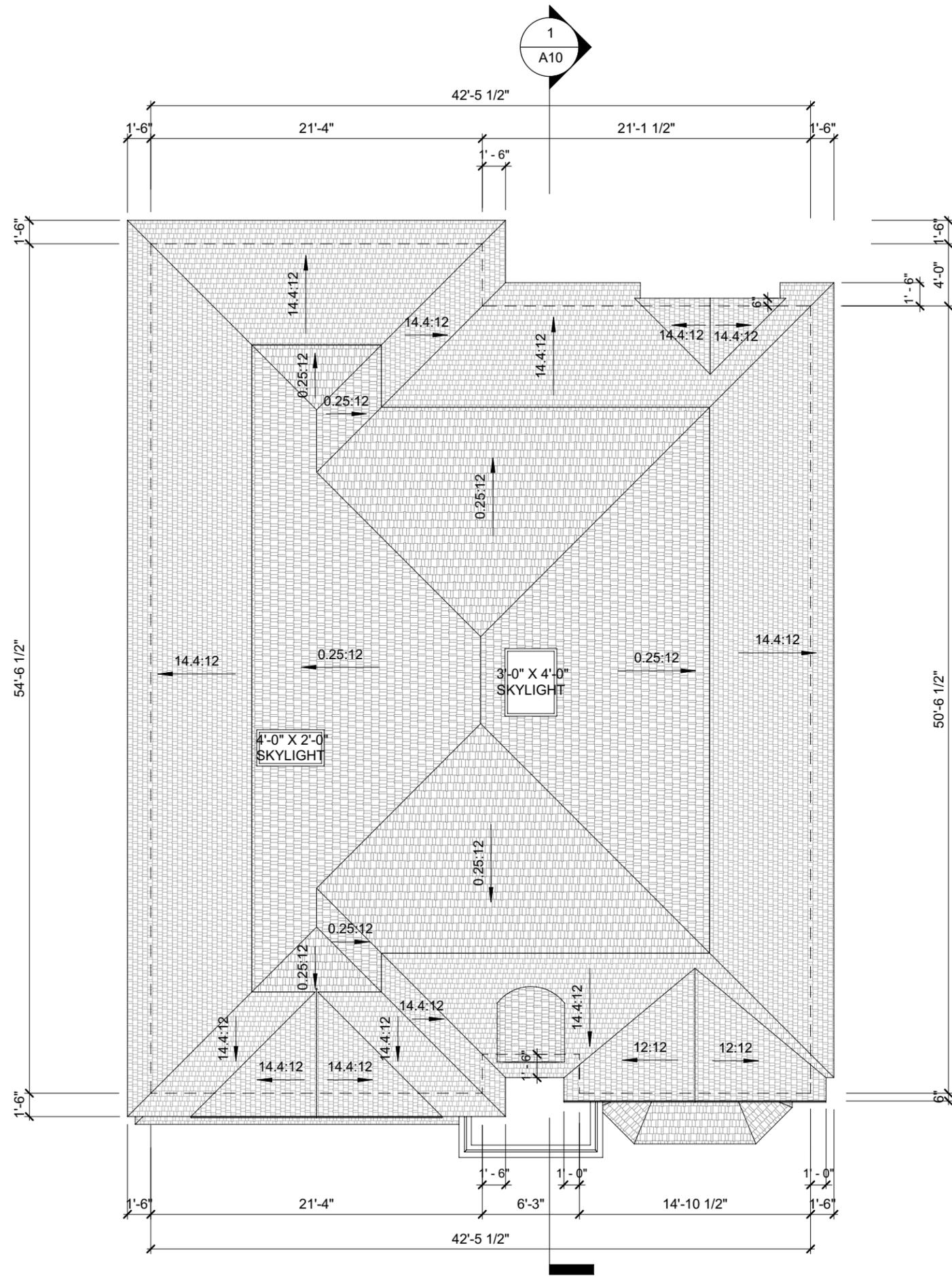
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PRIVATE RESIDENCE		Issue Date	21013
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Drawing Name :		Drawn by :	Drawing No
GROUND FLOOR PLAN		JW	A3
		Checked by :	
		HW	



1 SECOND FLOOR
1/8" = 1'-0"

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No.	Date:	Issued/Revision:	By
Project : PRIVATE RESIDENCE		Date : Issue Date	Project No 21013
23 HAGERMAN BLVD MARKHAM ONTARIO		Scale : 1/8" = 1'-0"	
Drawing Name : SECOND FLOOR PLAN		Drawn by : JW	Drawing No A4
		Checked by : HW	



① **ROOF PLAN**
1/8" = 1'-0"

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No.	Date:	Issued/Revision:	By
Project :		Date :	Project No
PRIVATE RESIDENCE		Issue Date	21013
23 HAGERMAN BLVD MARKHAM ONTARIO		Scale : 1/8" = 1'-0"	
Drawing Name :		Drawn by :	Drawing No
ROOF PLAN		Author	A5
		Checked by : Checker	

Appendix B

File: 21.121915.000.00.MNV

Date: 09/30/21
MM/DD/YY



1 NORTH ELEVATION
1/8" = 1'-0"

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No.	Date:	Issued/Revision:	By
Project : PRIVATE RESIDENCE		Date : Issue Date	Project No
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Drawing Name :		Drawn by : Author	Drawing No
NORTH ELEVATION		Checked by : Checker	A6

Appendix B

File: 21.121915.000.00.MNV

Date: 09/30/21
MM/DD/YY



1 SOUTH ELEVATION
1/8" = 1'-0"

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No.	Date:	Issued/Revision:	By
Project : PRIVATE RESIDENCE		Date : Issue Date	Project No
23 HAGERMAN BLVD MARKHAM ONTARIO		Scale : 1/8" = 1'-0"	21013
Drawing Name :		Drawn by : Author	Drawing No
SOUTH ELEVATIONS		Checked by : Checker	A7

Appendix B

File: 21.121915.000.00.MNV

Date: 09/30/21
MM/DD/YY



1 WEST ELEVATION
1/8" = 1'-0"

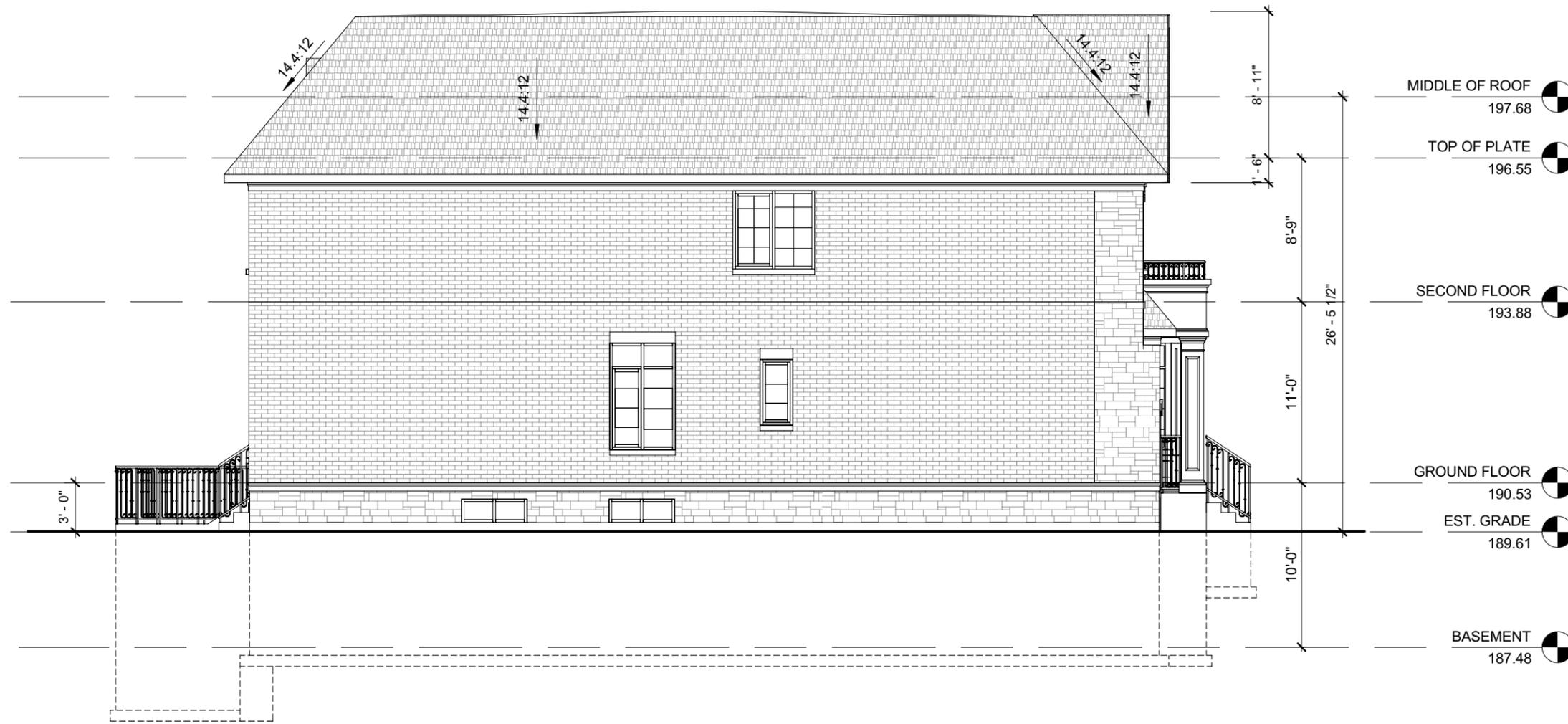
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No.	Date:	Issued/Revision:	By
Project : PRIVATE RESIDENCE		Date : Issue Date	Project No
23 HAGERMAN BLVD MARKHAM ONTARIO		Scale : 1/8" = 1'-0"	21013
Drawing Name :		Drawn by : Author	Drawing No
WEST ELEVATIONS		Checked by : Checker	A8

Appendix B

File: 21.121915.000.00.MNV

Date: 09/30/21
MM/DD/YY



1 EAST ELEVATION
1/8" = 1'-0"

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No.	Date:	Issued/Revision:	By
Project : PRIVATE RESIDENCE		Date : Issue Date	Project No
23 HAGERMAN BLVD MARKHAM ONTARIO		Scale : 1/8" = 1'-0"	21013
Drawing Name :		Drawn by : Author	Drawing No
EAST ELEVATION		Checked by : Checker	A9

APPENDIX "C"
STAFF REPORT: JUNE 17, 2021

Memorandum to the City of Markham Committee of Adjustment

June 17, 2021

File: A/069/21
Address: 23 Hagerman Boulevard – Markham, ON
Applicant: Jing Hua Zhou
Agent: AND Architecture Inc. (Sam Wu)
Hearing Date: June 23, 2021

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

The applicant is requesting relief from the following “Fourth Density Single Family Residential (R4)” zone requirements under By-law 11-72, as amended, as they relate to a proposed two-storey detached dwelling. The variances requested are to permit:

a) By-law 11-72, Section 6.1:

a minimum side yard setback of 4.0 ft (1.22 m) for a two-storey portion, whereas the By-law requires a minimum side yard setback of 6.0 ft (1.83 m) for a two-storey portion;

b) By-law 11-72, Section 6.1:

a maximum lot coverage of 38.38%, whereas the By-law permits a maximum lot coverage of 33.33%; and

c) By-law 11-72, Section 6.1:

a maximum height of 26.46 ft (8.07 m), whereas the By-law permits a maximum height of 25.0 ft (7.62 m).

NOTE: The applicant initially applied for a maximum height of 27.76 ft (8.46 m). In consultation with staff, the applicant has submitted revised plans with a reduced height of 26.46 ft (8.07 m).

BACKGROUND

Property Description

The 593.72 m² (6,390.75 ft²) subject property is located on the south side of Hagerman Boulevard, north of Carlton Road, east of Warden Avenue, and west of Village Parkway. The property is currently developed with an existing two-storey single detached dwelling. Mature trees and vegetation are primarily located in the rear yard. The property is located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. The surrounding area has experienced some physical change with respect to newer dwellings replacing the original housing stock as infill developments, with examples along nearby streets such as Summerfeldt Crescent, Braithwaite Road, and Hagerman Boulevard.

Proposal

The applicant is proposing to demolish the existing two-storey single detached dwelling, and construct a new two-storey single detached dwelling. Including the garage space, the dwelling would have a ground floor area of 219.14 m² (2,359.0 ft²) and a second floor area of 191.76 m² (2,064.0 ft²), for a total gross floor area of 410.90 m² (4,423.0 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. Section 8.2.3.5 of the 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 this minor variance application for development approval in a “Residential Low Rise” area, 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.

Zoning By-Law 11-72

The subject property is zoned “Fourth Density Single Family Residential (R4)” under By-law 11-72, as amended, which permits one single detached dwelling per lot. The proposed development does not comply with the By-law with respect to the minimum side yard setback for a two-storey portion of the building, maximum lot coverage, and maximum building height.

Previous Committee of Adjustment Approval

The Committee of Adjustment (“the Committee”) previously approved a minor variance application (A/33/18) in 2018, where the following variances were requested under Zoning By-law 11-72, as amended, to permit:

- A minimum front yard setback of 21.82 ft (6.65 m), whereas the By-law requires a minimum front yard setback of 27.0 ft (8.23 m).
- A maximum height of 26.57 ft (8.10 m), whereas the By-law requires a maximum height of 25.0 ft (7.62 m).

Staff note that the current minor variance application (A/069/21) is separate from that made in 2018. In the event of any full, or partial approval of the current minor variance application, the variances from the previous application would not apply to the proposed development.

Zoning Preliminary Review (ZPR) Undertaken

The applicant submitted an incomplete ZPR, which confirms the side yard setback variance required for the proposed development. The ZPR notes that an approved lot grading plan will need to be provided to confirm the exact building height at the Building Permit stage. After receipt of the initial ZPR, the applicant has since submitted a revised site plan which shows a proposed lot coverage of 38.38%, and reduced height. The applicant has not completed a new 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 By-law required for the proposed development. If the variances requested in this application contains errors, or if the need for additional variance(s) are identified at the building permit stage, further variance application(s) may be required to address the non-compliance.

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:

- 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.

Reduced Side Yard Setback (Two-Storey Portion)

The applicant is requesting a minimum side yard setback of 4.0 ft (1.22 m) for the two-storey portion of the dwelling, whereas the by-law requires a minimum side yard setback of 6.0 ft (1.83 m) for the two-storey portion of the dwelling. This is a reduction of 2.0 ft (0.61 m) on either side.

The requested variance only applies to the two-storey portion of the building. The ground floor complies with the minimum side yard setback requirement of 4.0 ft (1.22 m). Engineering staff have reviewed the application and have not identified any concerns with respect to drainage. The requested variance would result in a proposed development that is similar in residential built form to infill developments within the surrounding area, and staff have no objections.

Increase in Maximum Lot Coverage

The applicant is requesting a maximum lot coverage of 38.38%, whereas the By-law permits a maximum lot coverage of 33.33%. This equates to an increase of 5.05%, or 29.98 m² (322.70 ft²) of additional buildable space on the subject lands.

Staff have no objections to the requested variance, as a rear yard setback of at least 34.0 ft (10.36 m) to the main wall of the dwelling is maintained, and a useable rear yard amenity space of approximately 164.25 m² (1,768.0 ft²) is provided.

Increase in Maximum Building Height

The applicant is requesting a maximum height of 26.46 ft (8.07 m), whereas the By-law permits a maximum height of 25.0 ft (7.62 m). This is an increase of 1.46 ft (0.45 m).

Staff are of the opinion that the requested height is a minor increase that, even when coupled with the requested side yard setback reduction and increase in lot coverage, would be of minimal impact to neighbouring properties and result in a dwelling that is consistent with other infill developments within the surrounding area.

Tree Protection and Compensation

Trees and vegetation exist across the subject lands, primarily in the rear yard. Operations staff have reviewed the variance application with respect to the proposed development. In the event of approval, staff recommend that the tree related conditions detailed in Appendix "A" be adopted by the Committee to ensure the applicant provides the appropriate tree protection hoarding, and compensation for trees proposed to be removed. It is noted that the applicant is required to apply for a tree permit from the City for any proposed injury or removal of trees. Further mitigation may be required as part of the Residential Infill Grading and Servicing process to ensure the appropriate protection of certain trees.

PUBLIC INPUT SUMMARY

No written submissions were received as of June 17, 2021. 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*, and are of the opinion that the requested variances individually and collectively meet the four tests of the *Planning Act*, and have no objections. 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.

APPENDICES

Appendix "A" – Conditions of Approval

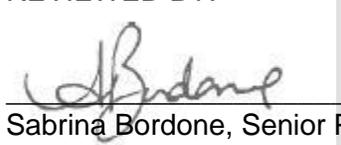
Appendix "B" – Plans

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/069/21

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 batch stamped 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. 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 Director of Planning and Urban Design or designate, 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/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, including street trees, in accordance with the City's Streetscape Manual (2009), as amended, and inspected by City Staff to the satisfaction of the Director of Planning and Urban Design or designate.
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 Director of Planning and Urban Design or designate.

CONDITIONS PREPARED BY:



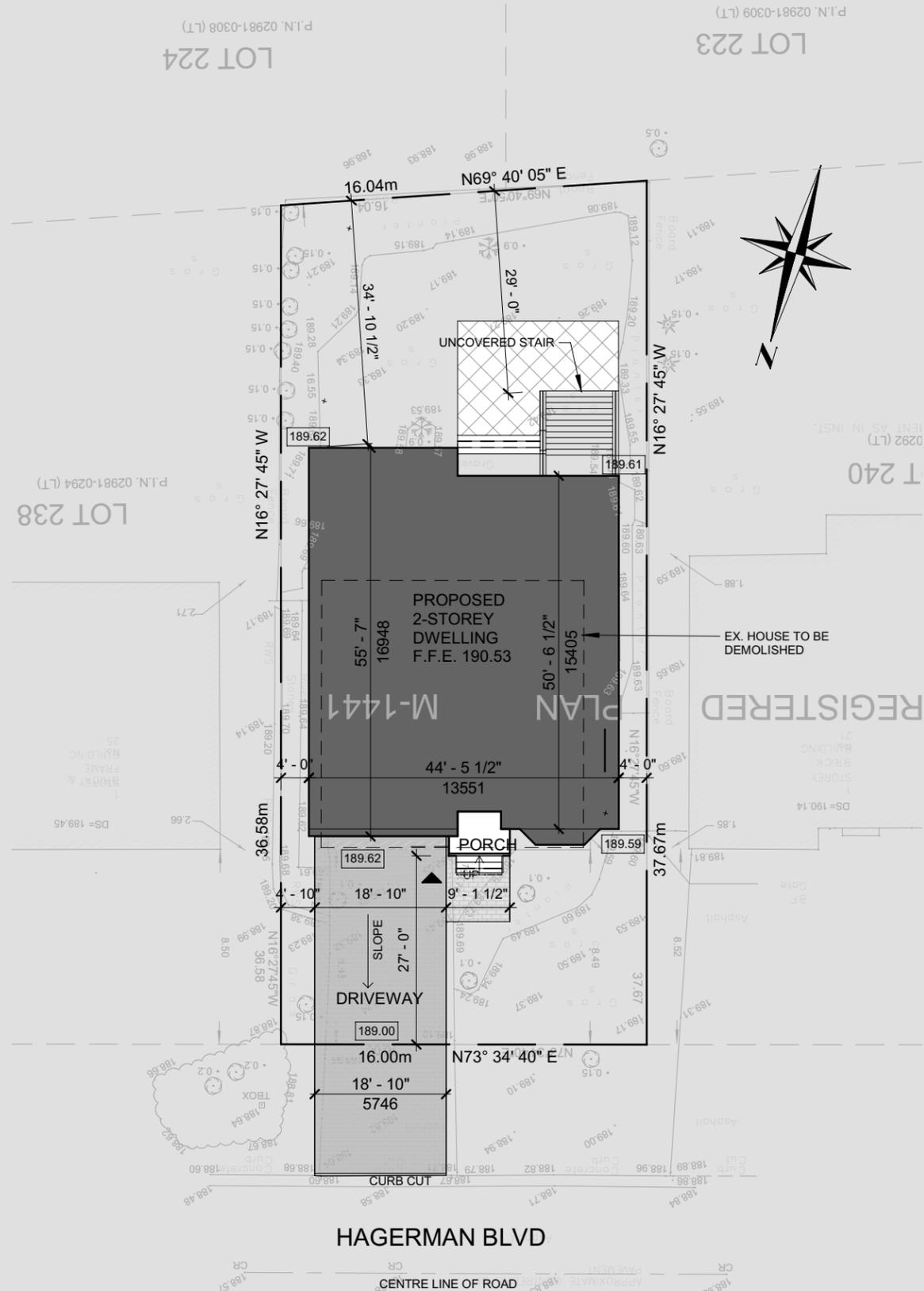
Aleks Todorovski, Planner, Zoning and Special Projects

APPENDIX "B"
PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/069/21

Appendix B

File: 21.121915.000.00.MNV

Date: 06/17/21
MM/DD/YY



SITE STATISTICS

ZONING CATOGORY: R4
LOT AREA: 593.72 m²

DESCRIPTION	PERMITTED/REQUIRED	PROPOSED
LOT COVERAGE	33.33% MAX.	38.38% *
BUILDING HEIGHT	25'-0" MAX.	26'-5 1/2"
FRONT YARD SETBACK	27'-0" MIN.	27'-0"
REAR YARD SETBACKS	25'-0" MIN.	35'-3"
SIDE YARD SETBACKS	6'-0" MIN.	4'-0"

* LOT COVERAGE INCLUDING THE FRONT PORCH AND 2ND FLOOR BALCONY

GROSS FLOOR AREA (GFA)*

FLOOR	GFA
GROUND FLOOR	179.17 m ² (1,929 SF)
SECOND FLOOR	191.76 m ² (2,064 SF)
TOTAL	370.93 m²* (3,993 SF)

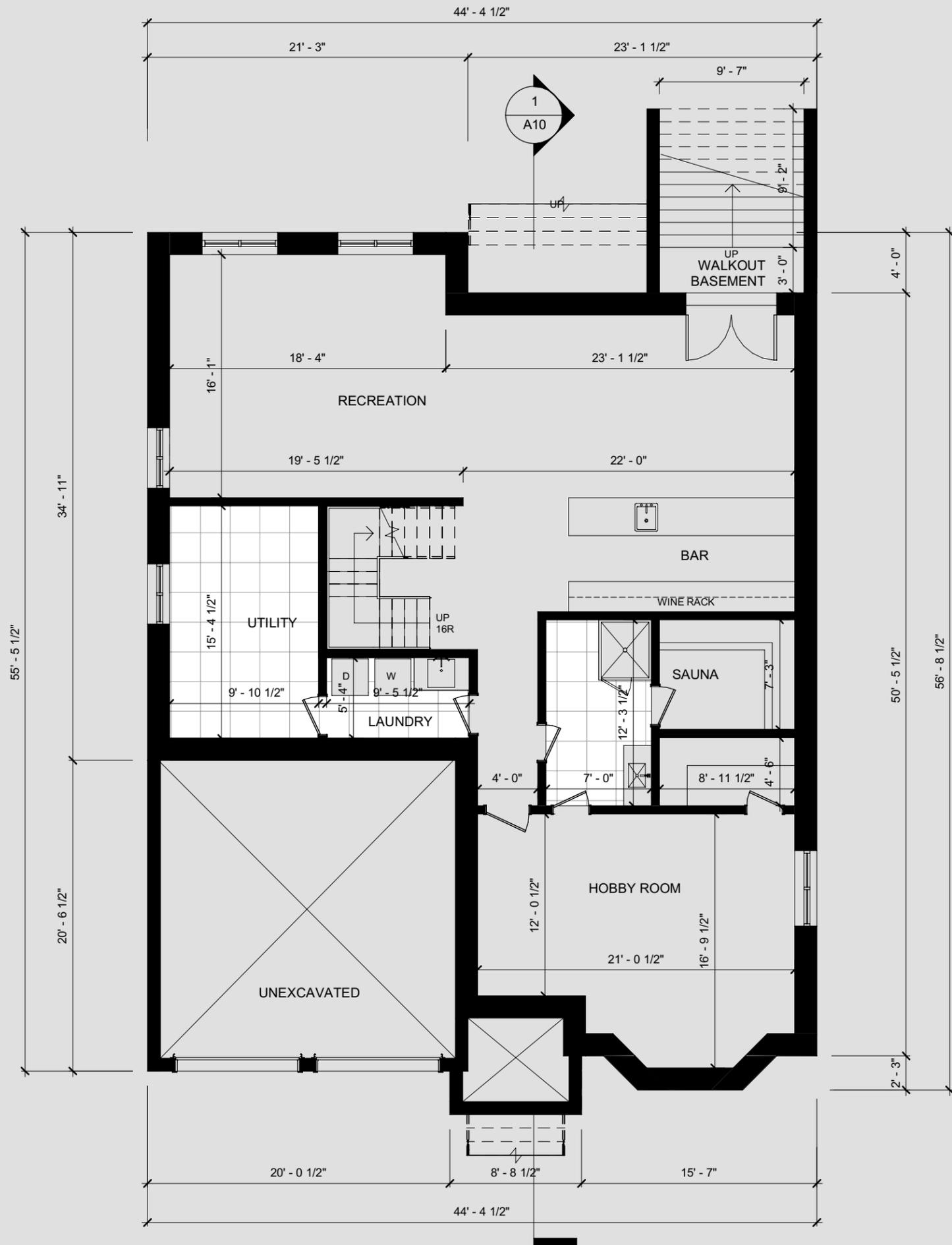
BASEMENT 177.91 m² (1,928 SF)
GARAGE 39.97 m² (430 SF)

* GROSS AREA DOES NOT INCLUDE GARAGE AND BASEMENT

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1 : 250

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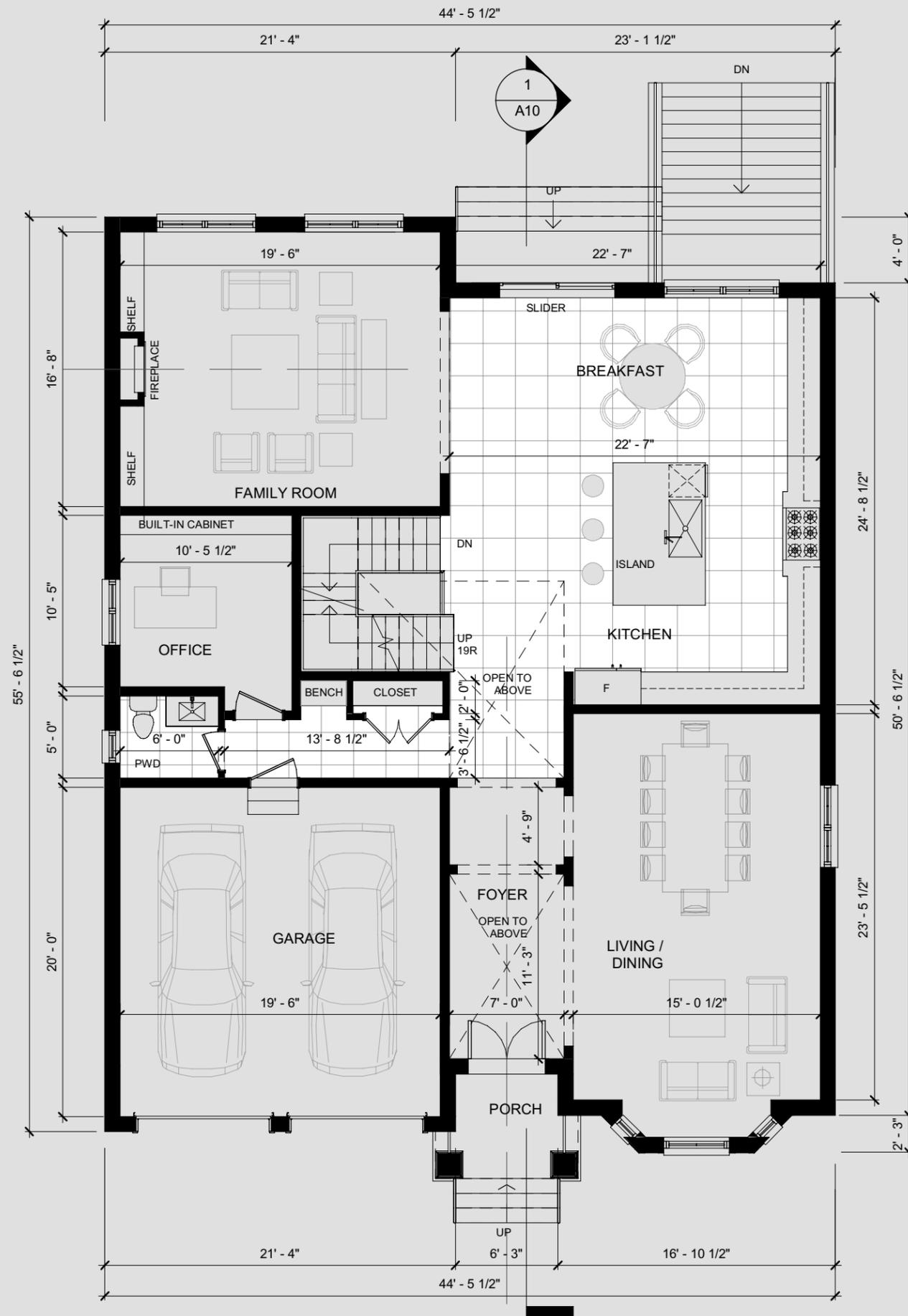
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23 HAGERMAN BLVD MARKHAM ONTARIO		Scale : As indicated	
Drawing Name : SITE PLAN		Drawn by : JW	Drawing No A1
		Checked by : HW	



1 BASEMENT PLAN
1/8" = 1'-0"

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PRIVATE RESIDENCE		Issue Date	21013
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Drawing Name :		Drawn by :	Drawing No
BASEMENT PLAN		JW	A2
		Checked by : HW	



1 GROUND FLOOR
1/8" = 1'-0"

Appendix B

File: 21.121915.000.00.MNV

Date: 06/17/21
MM/DD/YY

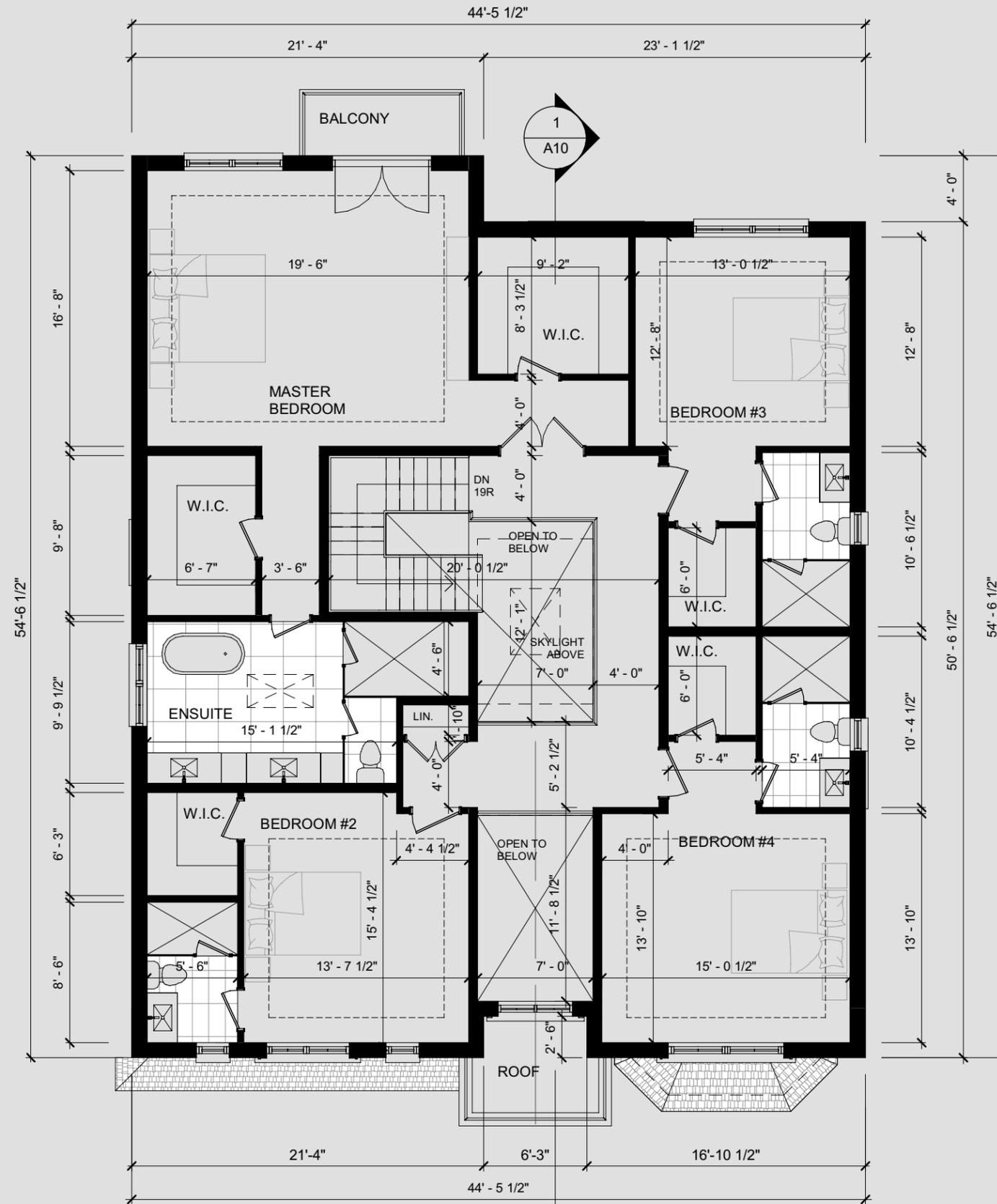
AND ARCHITECTURE INC.
 3950 14th Avenue, Suite 609
 Markham, ON L3R 0A9
 905-604-6960
 info@andarchitectureinc.com
 www.andarchitecture.ca

3	2021.06.11	REISSUED FOR C.O.A.	SW
No.	Date:	Issued/Revision:	By
Project :		Date :	Project No
PRIVATE RESIDENCE		Issue Date	21013
23 HAGERMAN BLVD MARKHAM ONTARIO		Scale :	1/8" = 1'-0"
Drawing Name :		Drawn by :	Drawing No
GROUND FLOOR PLAN		JW	A3
		Checked by :	
		HW	

Appendix B

File: 21.121915.000.00.MNV

Date: 06/17/21
MM/DD/YY



1 SECOND FLOOR
1/8" = 1'-0"

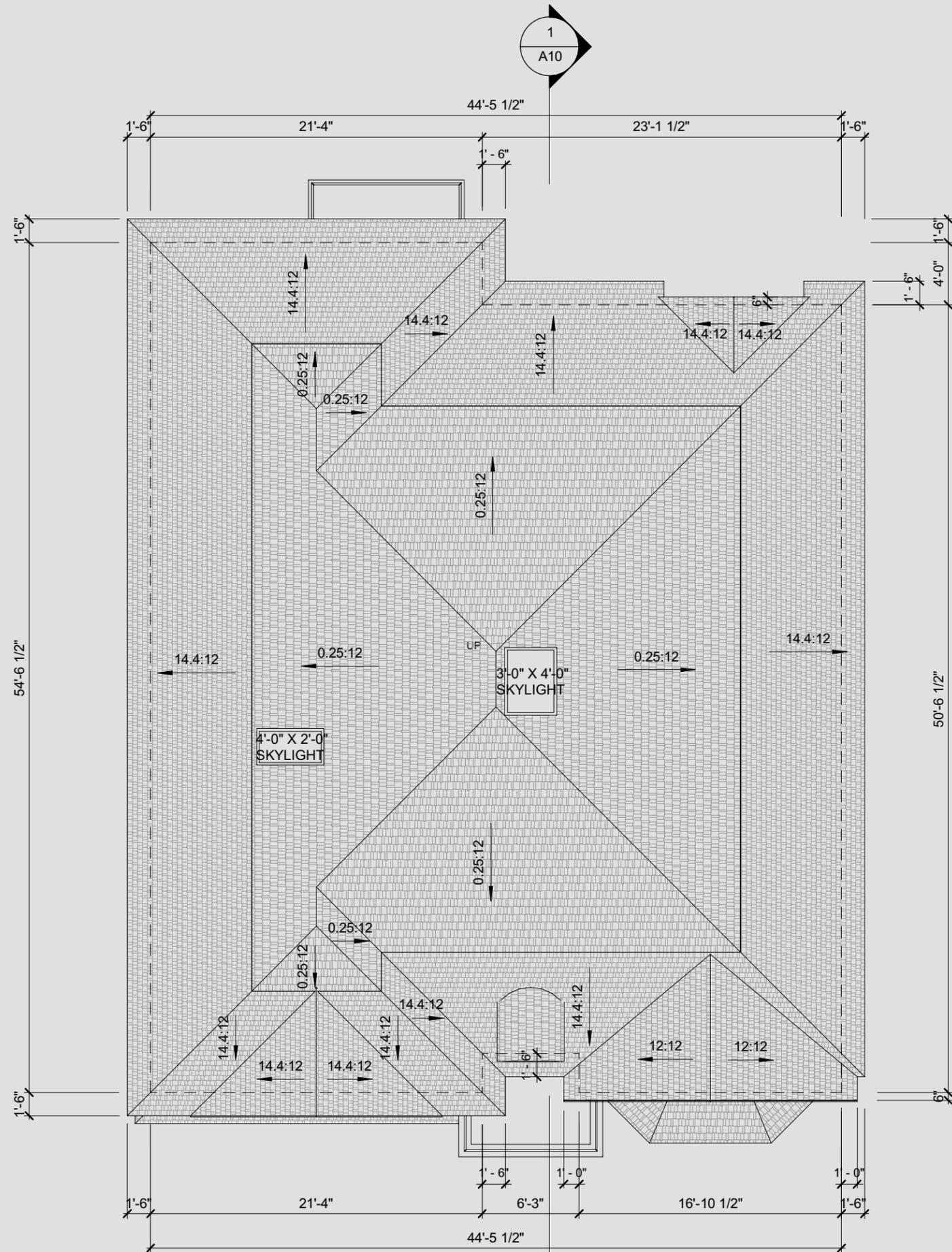
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3	2021.06.11	REISSUED FOR C.O.A.	SW
No.	Date:	Issued/Revision:	By
Project :		Date :	Project No
PRIVATE RESIDENCE		Issue Date	21013
23 HAGERMAN BLVD MARKHAM ONTARIO		Scale : 1/8" = 1'-0"	
Drawing Name :		Drawn by :	Drawing No
SECOND FLOOR PLAN		JW Checked by : HW	A4

Appendix B

File: 21.121915.000.00.MNV

Date: 06/17/21
MM/DD/YY



1 ROOF PLAN
1/8" = 1'-0"

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3	2021.06.11	REISSUED FOR C.O.A.	SW
No.	Date:	Issued/Revision:	By
Project : PRIVATE RESIDENCE 23 HAGERMAN BLVD MARKHAM ONTARIO		Date : Issue Date Scale : 1/8" = 1'-0"	Project No 21013
Drawing Name : ROOF PLAN		Drawn by : Author Checked by : Checker	Drawing No A5

Appendix B

File: 21.121915.000.00.MNV

Date: 06/17/21
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1 NORTH ELEVATION
1/8" = 1'-0"

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3	2021.06.11	REISSUED FOR C.O.A.	SW
No.	Date:	Issued/Revision:	By
Project : PRIVATE RESIDENCE		Date : Issue Date	Project No
23 HAGERMAN BLVD MARKHAM ONTARIO		Scale : 1/8" = 1'-0"	21013
Drawing Name :		Drawn by : Author	Drawing No
NORTH ELEVATION		Checked by : Checker	A6

Appendix B

File: 21.121915.000.00.MNV

Date: 06/17/21
MM/DD/YY



1 SOUTH ELEVATION
1/8" = 1'-0"

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3	2021.06.11	REISSUED FOR C.O.A.	SW
No.	Date:	Issued/Revision:	By
Project : PRIVATE RESIDENCE		Date : Issue Date	Project No
23 HAGERMAN BLVD MARKHAM ONTARIO		Scale : 1/8" = 1'-0"	21013
Drawing Name : SOUTH ELEVATIONS		Drawn by : Author	Drawing No
		Checked by : Checker	A7

Appendix B

File: 21.121915.000.00.MNV

Date: 06/17/21
MM/DD/YY



1 WEST ELEVATION
1/8" = 1'-0"

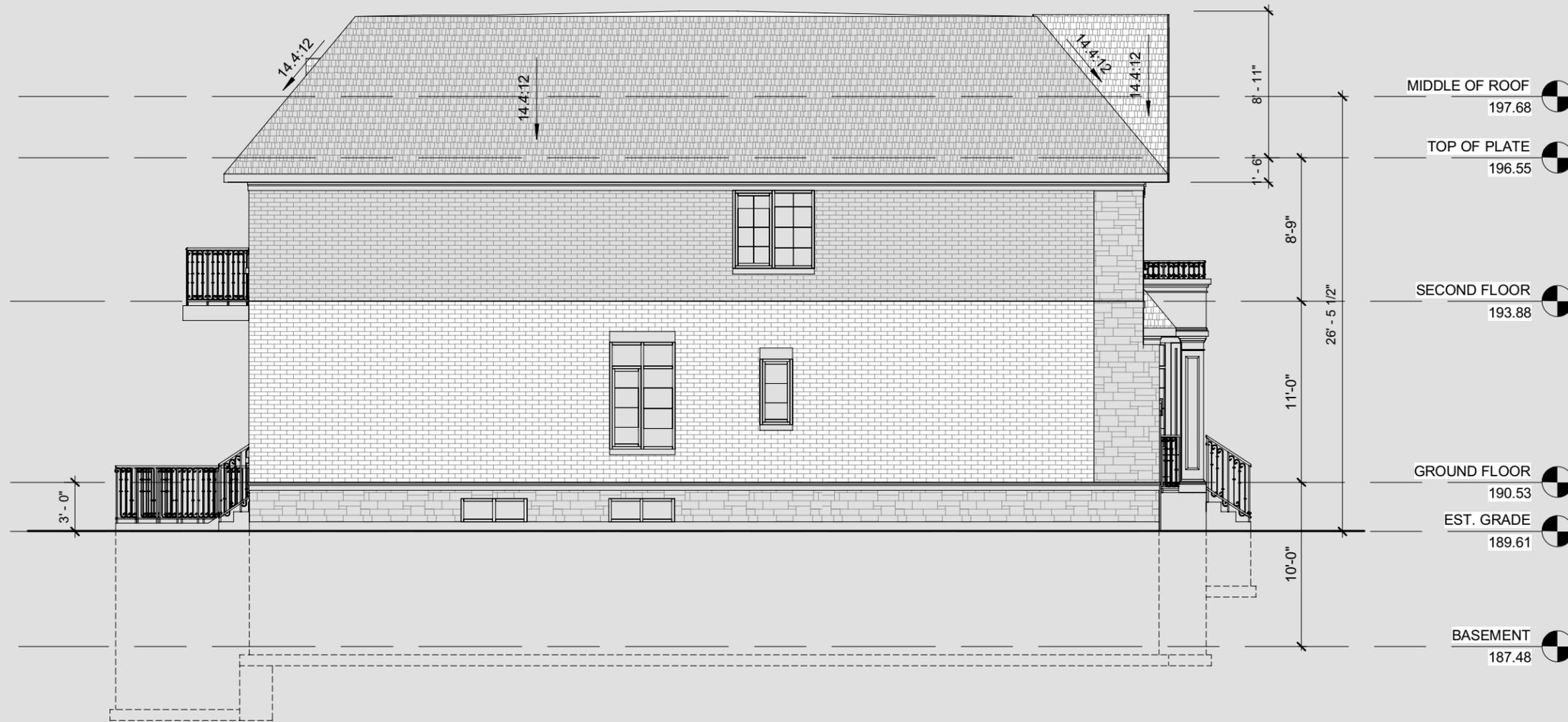
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3	2021.06.11	REISSUED FOR C.O.A.	SW
No.	Date:	Issued/Revision:	By
Project : PRIVATE RESIDENCE		Date : Issue Date	Project No
23 HAGERMAN BLVD MARKHAM ONTARIO		Scale : 1/8" = 1'-0"	21013
Drawing Name :		Drawn by : Author	Drawing No
WEST ELEVATIONS		Checked by : Checker	A8

Appendix B

File: 21.121915.000.00.MNV

Date: 06/17/21
MM/DD/YY



1 EAST ELEVATION
1/8" = 1'-0"

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3	2021.06.11	REISSUED FOR C.O.A.	SW
No.	Date:	Issued/Revision:	By
Project : PRIVATE RESIDENCE		Date : Issue Date	Project No
23 HAGERMAN BLVD MARKHAM ONTARIO		Scale : 1/8" = 1'-0"	21013
Drawing Name :		Drawn by : Author	Drawing No
EAST ELEVATION		Checked by : Checker	A9

APPENDIX "D"
MINUTES EXTRACT: JUNE 23, 2021

Ms. Al Mathno responded that there are grade differences on property which has resulted in some of the features as part of this proposal.

Acting Chair stated that they have looked to keep the floor area under 51 percent, however, this proposal is different as there has been a 'balance' which has been achieved.

Moved By: Jeamie Reingold
Seconded By: Sally Yan

THAT Application No A/068/21 be approved subject to conditions contained in the staff report.

Resolution Carried

6. A/069/21

Owner Name: Jing Hua Zhou
Agent Name: AND Architecture Inc. (Sam Wu)
23 Hagerman Boulevard, Markham
PLAN M1441 LOT 239

The applicant is requesting relief from the requirements of By-law 11-72 as amended to permit:

- a) By-law 11-72, Section 6.1:**
a minimum side yard setback of 4'0", whereas the By-law requires minimum setback of 6'0";
- b) By-law 11-72, Section 6.1:**
a maximum permit lot coverage of 38.38 percent, whereas the By-law requires maximum of 33.33 percent;
- c) By-law 11-72, Section 6.1:**
a maximum building height of 27'9", whereas the By-law requires maximum of 25'0";

as it relates to a proposed detached dwelling. **(Central District, Ward 3)**

The Secretary-Treasurer introduced the application.

The agent Sam Wu appeared on behalf of the application. The family requires more living space and they have brought forward this proposal.

Susanne Edwards of 25 Hagerman Boulevard spoke in opposition to the application. She does not believe it is minor in nature.

Stefano Di Giulio spoke on this application. He believes the setbacks has issues.

Acting Chair is concerned about the size of the property.

Committee member Patrick Sampson stated he believes changes to the proposal is necessary.

Moved By: Arun Prasad
Seconded By: Patrick Sampson

THAT Application No A/069/21 be deferred sine die

Resolution Carried

7. A/074/21

Owner Name: Peter Geimer
Agent Name: SDG Design (Stefano Di Giulio)
11 Pavillion Street, Markham
PLAN 190 PT LOT 3

The applicant is requesting relief from the requirements of By-law 122-72 as amended to permit:

- a) By-law 122-72, Section 11.2 (d):**
permit lot coverage of 36.33 percent, whereas By-law allows lot coverage of 33.33 percent;
- b) By-law 122-72, Section 7.4 (f):**
accessory building height of 21'-11 1/2", whereas By-law allows maximum height of 15'-0";
- c) By-law 122-72, Section 7.4 (g):**
accessory building with total floor area of 1822 sq ft, whereas By-law allows maximum floor area 750 sq ft;

as it relates to proposed detached garage and addition to rear porch.
(Heritage District, Ward 3)

The Secretary-Treasurer introduced the application.

The agent Stefano Di Giulio appeared on behalf of the application. He worked on a new design for proposed coach house.

Committee member Patrick Sampson inquired about the garage and it appears it could become a habitable space in future.