

# Memorandum to the City of Markham Committee of Adjustment

September 27, 2021

**File:** A/097/21  
**Address:** 80 Peter Street – Markham, ON  
**Applicant:** Valerie Patel  
**Agent:** Paar Design (Nikol Paar)  
**Hearing Date:** October 6, 2021

The following comments are provided on behalf of the East District Team. The applicant is requesting relief from the following “Residential One (R1)” zone requirements under By-law 1229, as amended, as it relates to a two-storey detached dwelling. The variances requested are to permit:

**a) Amending by-law 99-90, Sec. 1.2(I):**

a maximum height of 10.08 m (33.07 ft), whereas the by-law permits a maximum height of 9.80 m (32.15 ft); and

**b) Amending by-law 99-90, Sec. 1.2(vi):**

a maximum floor area ratio of 52.0%, whereas the by-law permits a maximum floor area ratio of 45.0%.

## BACKGROUND

This application was deferred sine die by the Committee of Adjustment (“the Committee”) on August 11, 2021, to give the applicant time to address concerns noted in the minutes extract (Appendix “D”). The applicant submitted revised drawings on September 8, 2021, with an updated application form, proposing a reduction of 3.36% to the maximum floor area ratio, and a 0.30 m (0.98 ft) reduction to the maximum height from their initial variance requests (see Staff Report dated July 28, 2021 – Appendix “C”).

## COMMENTS

Staff have considered the proposed floor area ratio, and the applicant’s reduction from the previous variance request of 55.36% to 52.0%. This reduction results in the removal of 23.41 m<sup>2</sup> (252.02 ft<sup>2</sup>) of gross floor area from the second floor and equates to a total floor area reduction from 390.17 m<sup>2</sup> (4,199.79 ft<sup>2</sup>) to 366.76 m<sup>2</sup> (3,947.77 ft<sup>2</sup>), whereas the By-law permits a dwelling with a maximum floor area of 318.30 m<sup>2</sup> (3,426.18 ft<sup>2</sup>). If approved, the proposed dwelling would have a ground floor area of 202.39 m<sup>2</sup> (2,178.52 ft<sup>2</sup>), and a second floor area of 164.37 m<sup>2</sup> (1,769.25 ft<sup>2</sup>).

While the ground floor footprint of the dwelling remains the same as previously proposed, the revised detached dwelling now incorporates a reduction of 23.41 m<sup>2</sup> (252.02 ft<sup>2</sup>) of gross floor area on the second floor, and a 0.30 m (0.98 ft) reduction to the height of the building at the south side of the second storey from the previous variance requests.

In formulating an opinion, staff considered other By-law requirements under the “Residential One (R1)” zone designation including required setbacks, building depth and lot coverage. In addition, other nearby infill homes that have obtained variance approvals relating to building height and floor area ratio were also assessed to establish the

character of the community, and to determine whether the proposed development is reasonable, considering the local area context.

With exception to the requested 0.28 m (0.92 ft) increase in height, the proposed dwelling meets or exceeds all other zoning provisions that establish the prescribed building envelope. Staff remain of the opinion that approval of the requested variances to floor area ratio and height will remain in keeping with the intended scale of residential infill developments in the neighbourhood, and is reflective of Peter Street; a street under transition.

### **Zoning Preliminary Review (ZPR) Not Undertaken**

A new ZPR was not completed for the revised drawings submitted on September 8, 2021. 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 variances requested 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 with the Zoning By-law.

### **PUBLIC INPUT SUMMARY**

No new written submissions were received as of September 27, 2021. Staff note 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, and are of the opinion that the proposed development would be in keeping with the transitional character of the street, and meets the four tests under Section 45(1) of the *Planning Act, R.S.O. 1990, c. P. 13, as amended*. Staff recommend that the conditions of approval attached as Appendix "A" and public input be considered by the Committee 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: July 28, 2021

Appendix "D" – Minutes Extract: August 11, 2021

PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:



Stacia Muradali, Development Manager, East District

**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/097/21**

1. The variances 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 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, and inspected by the Tree Preservation Technician, 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.

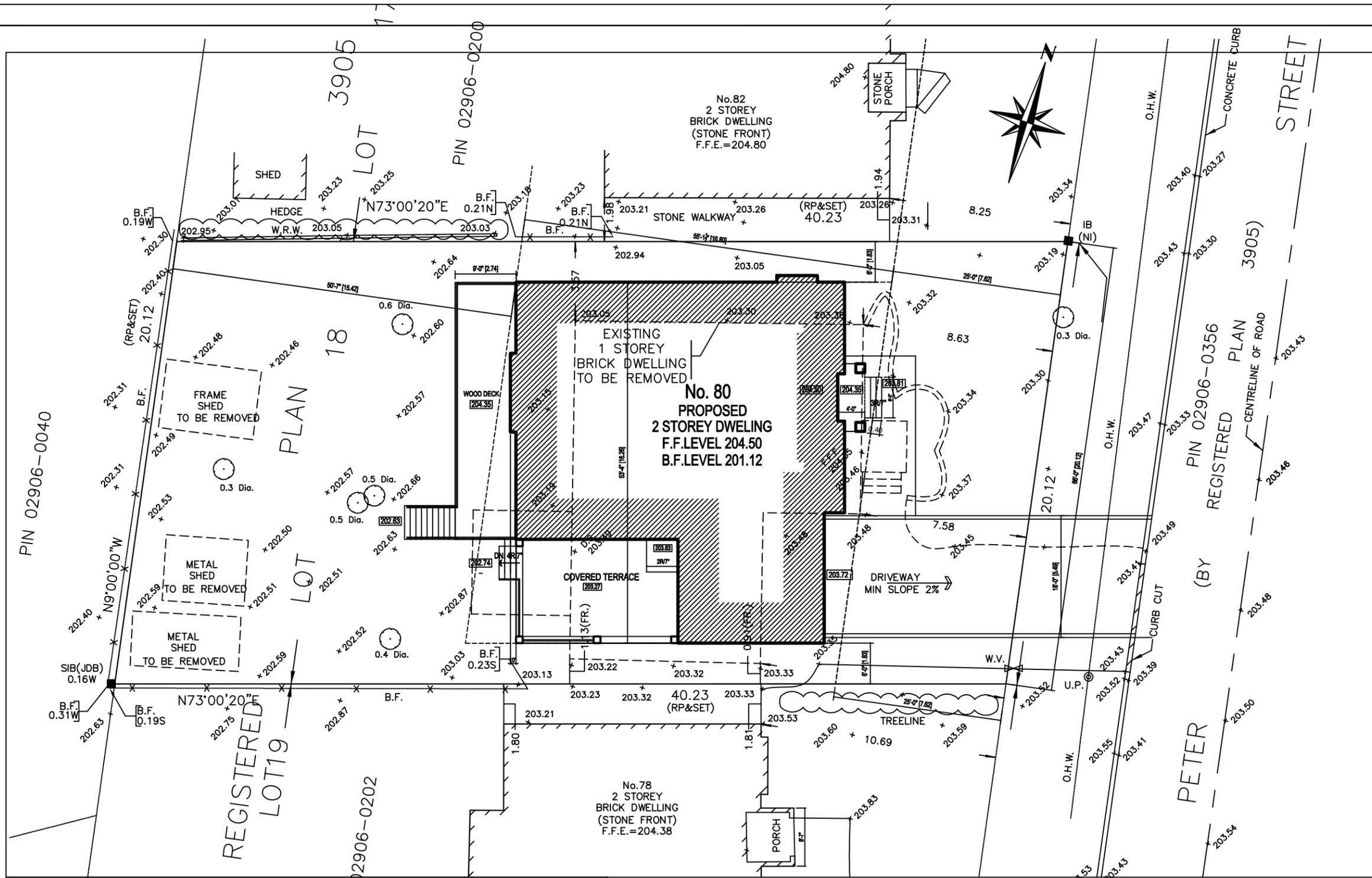
CONDITIONS PREPARED BY:



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Aleks Todorovski, Planner, Zoning and Special Projects

**APPENDIX "B"**  
**PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/097/21**



# SITE INFORMATION

LOT AREA = 8627.48 Sq Ft / 801.49 SQ.M.  
 LOT COVERAGE = 29.87 % ( 2577.52 Sq.Ft. ) < 35%  
 ( INCLUDING COVERED PORCH AND COVERED TERRACE AREA )

## NET.FLOOR AREA :

MAX NET. FLOOR AREA = 8627.48 ( Sq.Ft. ) - 6600 ( Sq.Ft. ) = 2027.48 sq.ft : 2 = 1013.74  
 1013.74 sq.ft + 6600 = 7613.74 sq.ft x 0.45 ( Max 45% ) = 3426.18 sq.ft.  
 FIRST FLOOR AREA TOTAL = 2178.52 SQ.FT  
 SECOND FLOOR AREA TOTAL = 1769.25 SQ.FT  
 PROPOSED NET.FLOOR AREA = ( 0.52 / 51.85 % ) / 3947.77 sq.ft.

MARK	DATE	DESCRIPTION
1.	04 06 2021	ISSUED FOR ZONING REVIEW
2.	06 09 2021	ISSUED FOR COA

**DESIGN**

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

**Qualification Information**  
 Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar 24546  
 Registration Information BCRN / BCCN  
 Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765  
 Firm Name BCRN / BCCN

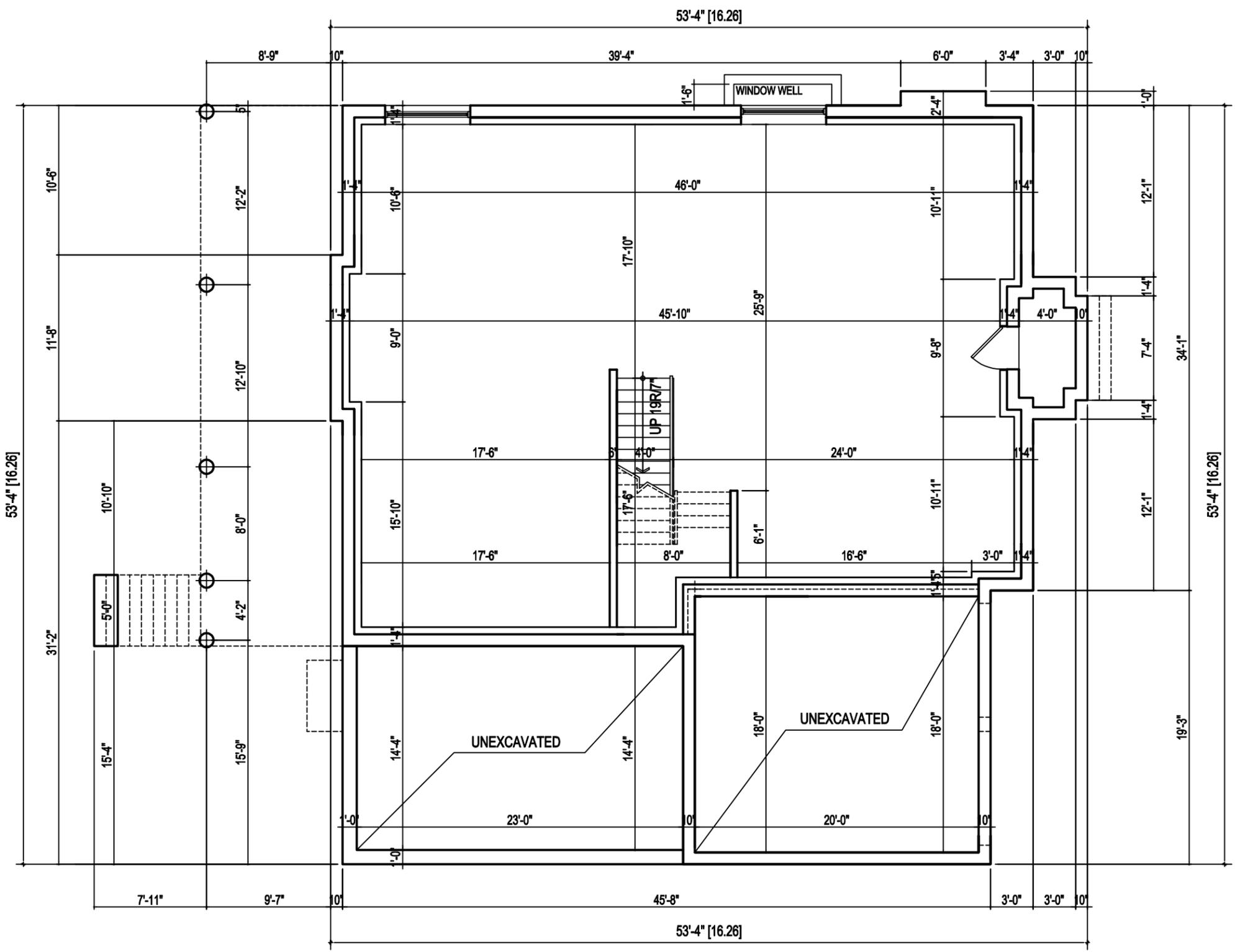
**PROJECT :**  
 No. 80  
 PETER ST.  
 City of Markham  
 2 STOREY DWELLING

**DRW :**  
 SITE PLAN

**PAAR DESIGN INC.**  
 22 BILLIE FOREST DR.  
 TORONTO ON.  
 M3H 4V2  
 p: 416 630 2106  
 www.paar-design.com  
 info.paar-design.com

**scale 1/16"=1'-0"**

**A0.0**



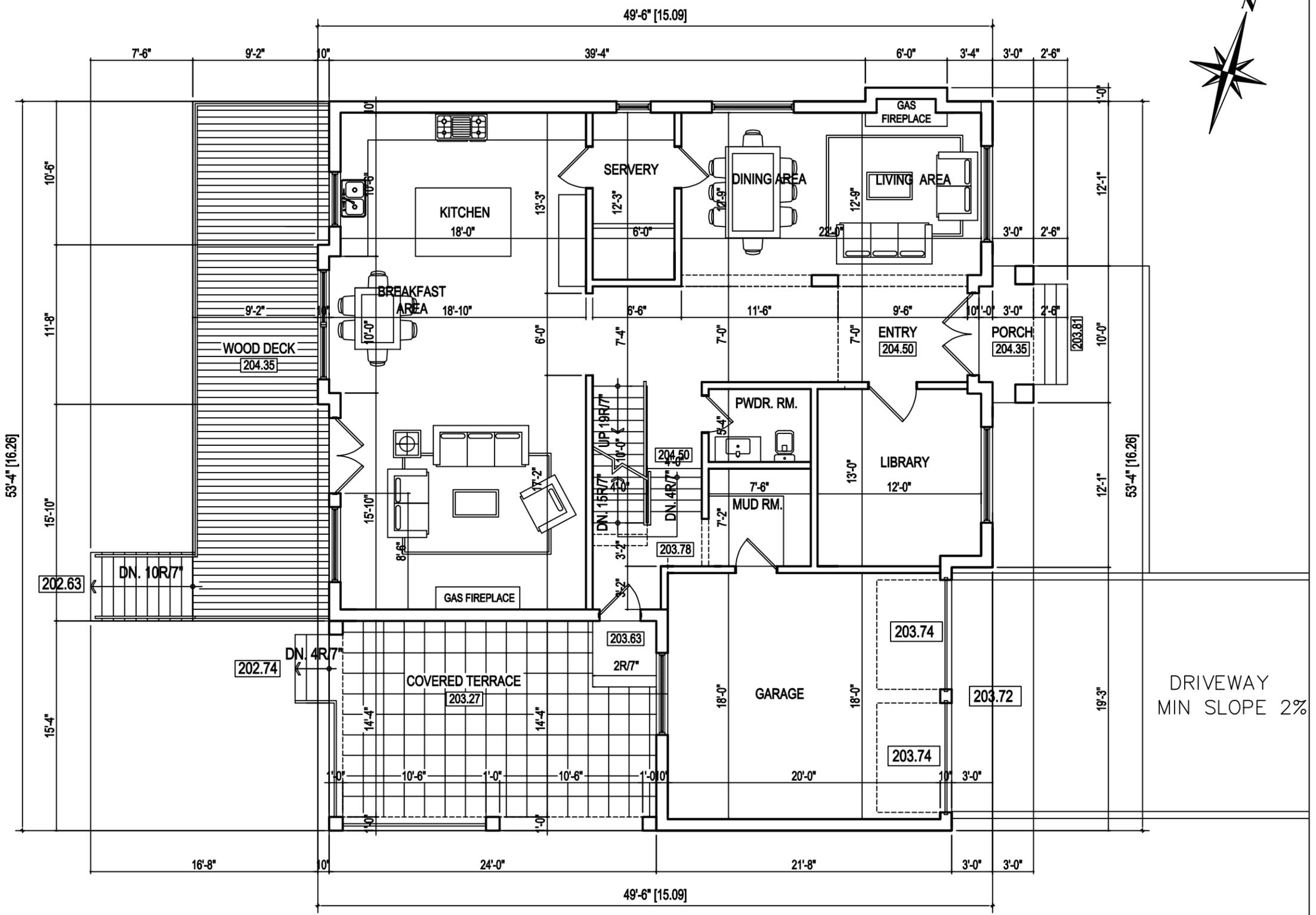
MARK	DATE	DESCRIPTION
1.	04 06 2021	ISSUED FOR ZONING REVIEW
2.	06 09 2021	ISSUED FOR COA

<p><b>DESIGN</b></p> <p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.</p> <p>Qualification Information Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code</p> <p>Zoran Paar  24546 BCIN / BCCN</p> <p>Registration Information Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code</p> <p>PAAR Architecture and Interior Design Inc.  31765 Firm Name BCCN / BCCN</p>	<p>PROJECT :</p> <p><b>No. 80 PETER ST. City of Markham 2 STOREY DWELLING</b></p> <p>DRW : <b>BASEMENT PLAN</b></p>
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<p><b>PAAR DESIGN INC.</b></p> <p>22 BILLIE FOREST DR. TORONTO, ON. M3H 4V2</p> <p>p: 416 630 2106 www.paar-design.com info.paar-design.com</p>	<p>scale 1/8"=1'-0"</p> <p><b>A1.1</b></p>
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MARK	DATE	DESCRIPTION
1.	04 06 2021	ISSUED FOR ZONING REVIEW
2.	06 09 2021	ISSUED FOR COA

**DESIGN**  
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 Qualification Information  
 Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar  
 Registration Information  
 BCRN / BCCN 24546  
 Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

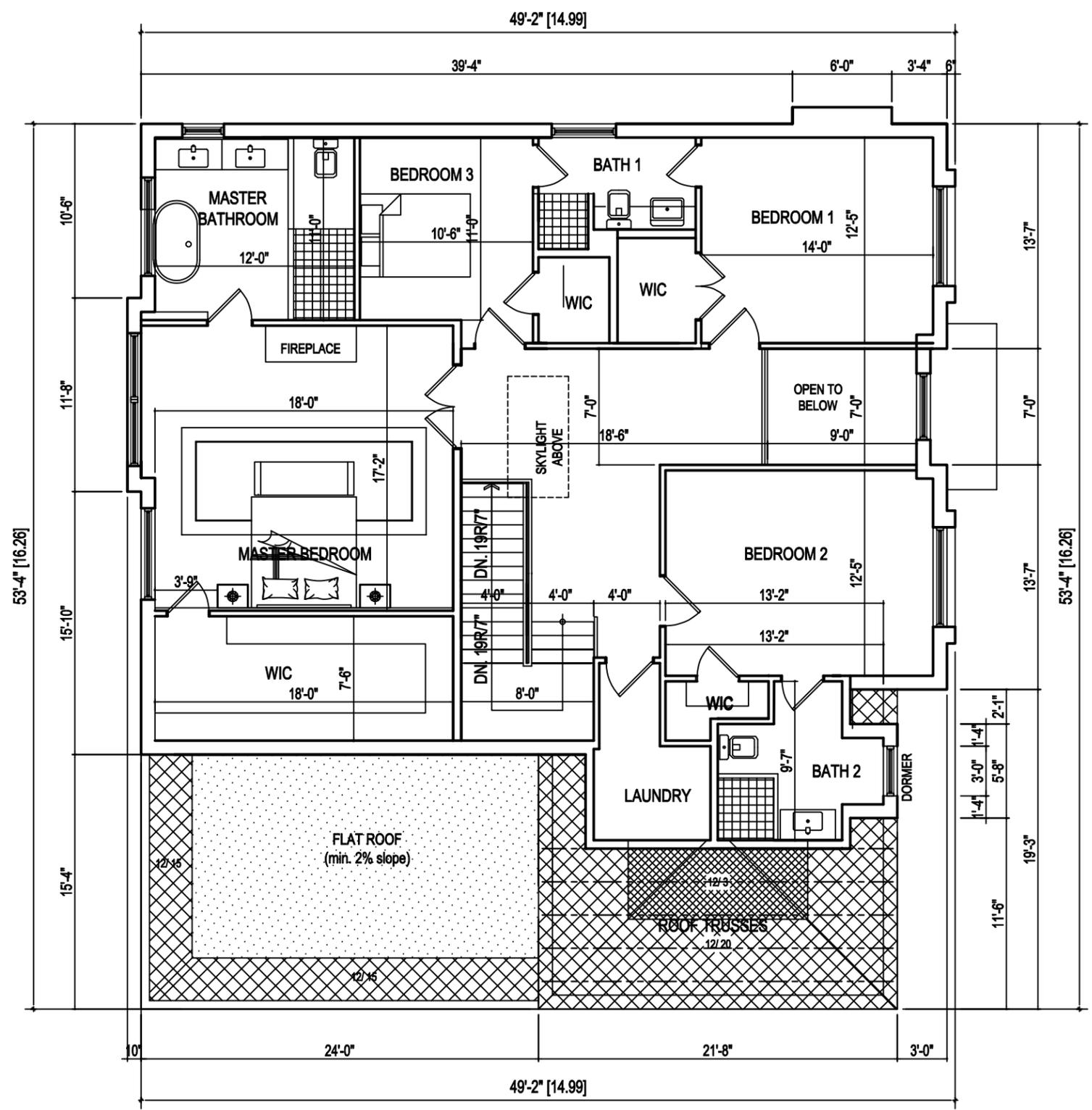
PAAR Architecture and Interior Design Inc.  
 Firm Name  
 31765 BCRN / BCCN

PROJECT :  
**No. 80  
 PETER ST.  
 City of Markham  
 2 STOREY DWELLING**

DRW :  
**FIRST FLOOR PLAN**

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scale 1/8"=1'-0" **A1.2**



MARK	DATE	DESCRIPTION
1.	04 06 2021	ISSUED FOR ZONING REVIEW
2.	06 09 2021	ISSUED FOR COA

**DESIGN**

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Qualification Information  
 Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar *[Signature]* 24546  
 BCRN / BCCN

Registration Information  
 Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. *[Signature]* 31765  
 Firm Name BCRN / BCCN

**PROJECT :**

**No. 80  
 PETER ST.  
 City of Markham  
 2 STOREY DWELLING**

**DRW :**

**SECOND FLOOR PLAN**

	PAAR DESIGN INC. 22 BILLIE FOREST DR. TORONTO, ON. M3H 4V2 p: 416 630 2106 www.paar-design.com info.paar-design.com	<b>scale 1/8"=1'-0"</b>	<b>A1.3</b>





MARK	DATE	DESCRIPTION
1.	04 06 2021	ISSUED FOR ZONING REVIEW
2.	06 09 2021	ISSUED FOR COA

**DESIGN**  
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Zoran Paar *[Signature]* 24546  
 BCRN / BCCN  
 Registration Information  
 Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. *[Signature]* 31765  
 Firm Name BCRN / BCCN

PROJECT :  
**No. 80  
 PETER ST.  
 City of Markham  
 2 STOREY DWELLING**

DRW :  
**FRONT / EAST ELEVATION**

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scale 1/8"=1'-0" **A2.1**

213.54  
TOP OF ROOF

213.54  
TOP OF ROOF

210.62  
CEILING LEVEL

210.62  
CEILING LEVEL

207.88  
SECOND FLOOR LEVEL

207.88  
SECOND FLOOR LEVEL

204.50  
FIRST FLOOR LEVEL

204.50  
FIRST FLOOR LEVEL

203.46  
CENTER LINE OF ROAD

203.46  
CENTER LINE OF ROAD

201.12  
BASEMENT LEVEL

202.63

1.04

9'-0" [2.74]

11'-1" [3.38]

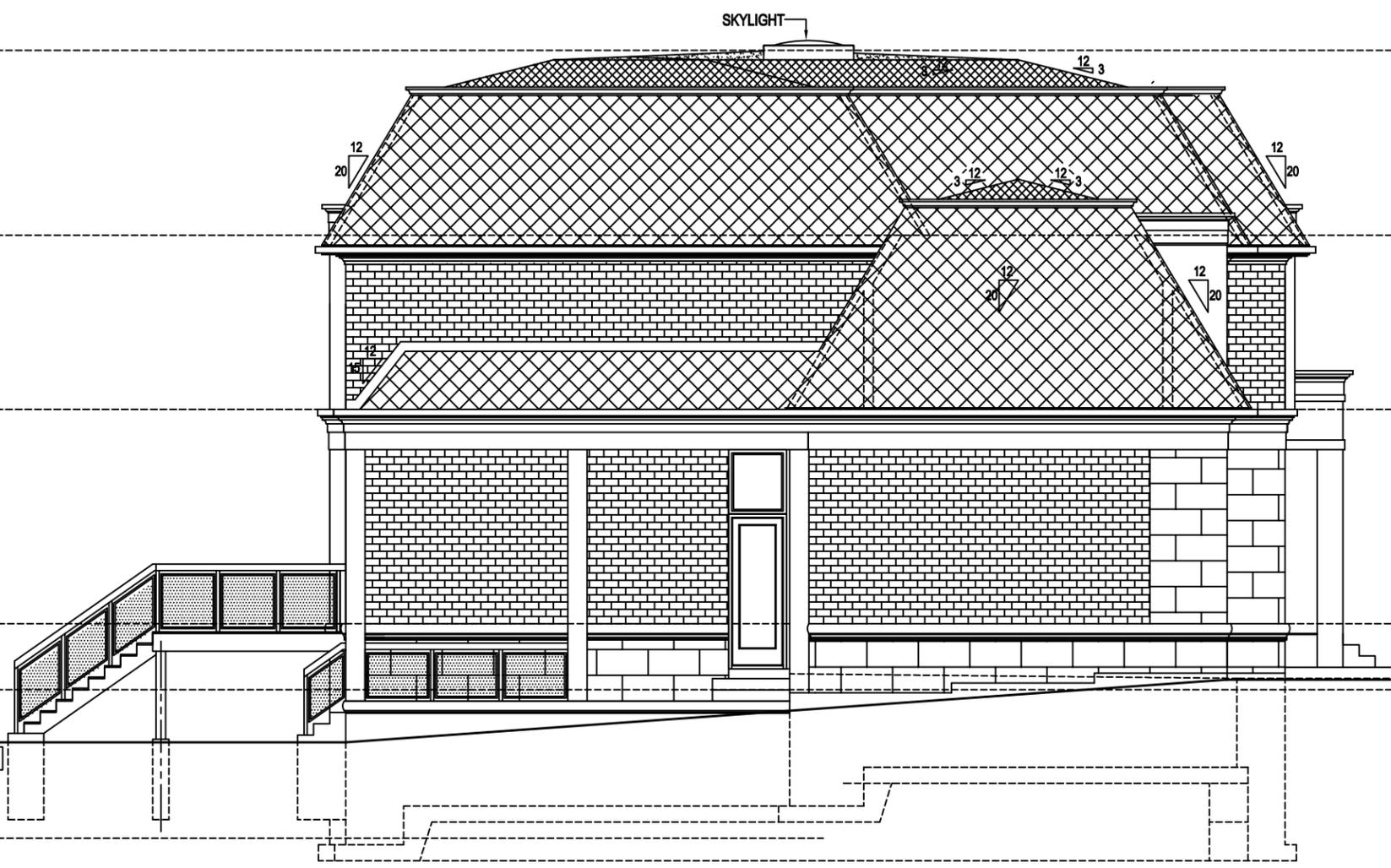
11'-1" [3.38]

10.08

9'-0" [2.74]

11'-1" [3.38]

SKYLIGHT



MARK	DATE	DESCRIPTION
1.	04 06 2021	ISSUED FOR ZONING REVIEW
2.	06 09 2021	ISSUED FOR COA

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Qualification Information  
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Zoran Paar  
Registration Information  
BCIN / BCCN 24546  
Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc.  
Firm Name  
31765  
BCIN / BCCN

**PROJECT :**  
No. 80  
PETER ST.  
City of Markham  
2 STOREY DWELLING

**DRW :**  
SIDE/ SOUTH ELEVATION

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	PAAR DESIGN INC.		



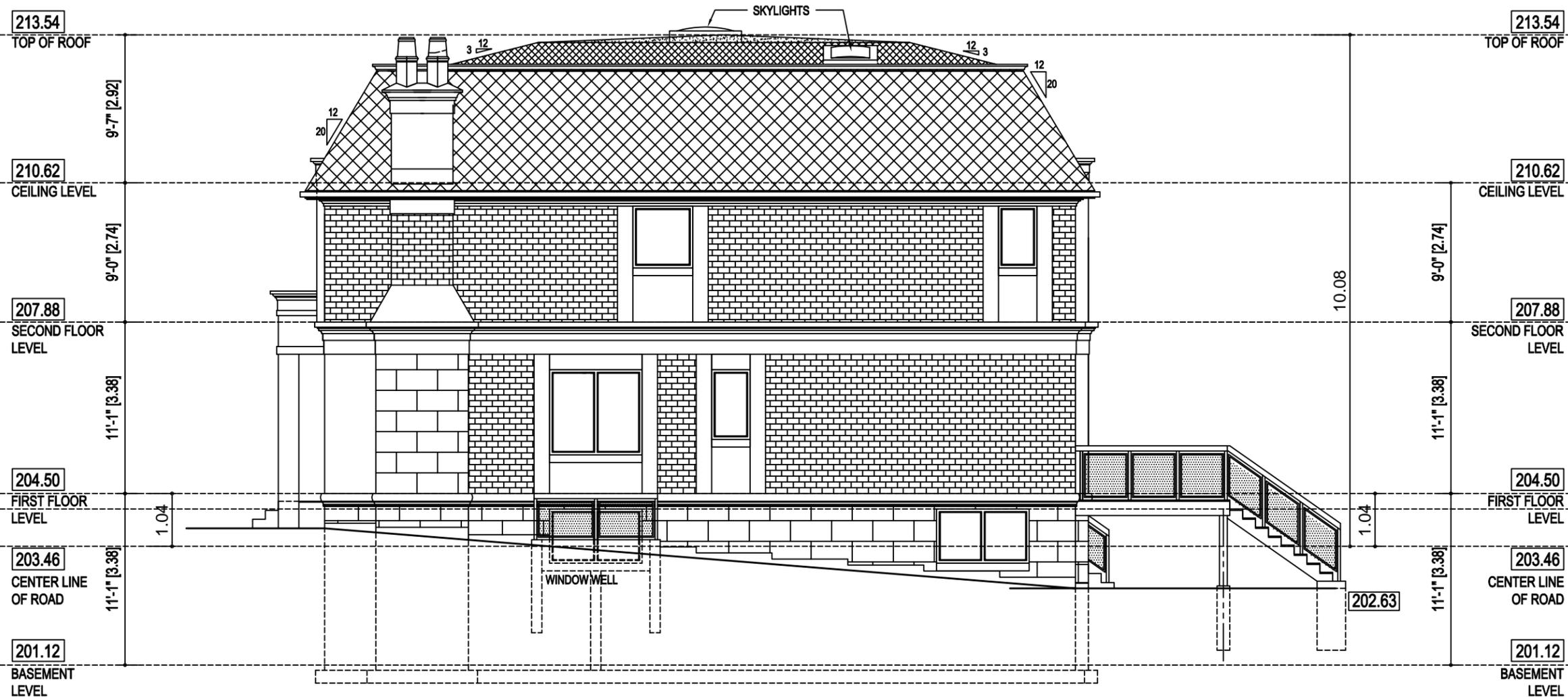
MARK	DATE	DESCRIPTION
1.	04 06 2021	ISSUED FOR ZONING REVIEW
2.	06 09 2021	ISSUED FOR COA

**DESIGN**  
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 Qualification Information  
 Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code  
 Zoran Paar *[Signature]* 24546  
 Registration Information BCRN / BCCN  
 Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code  
 PAAR Architecture and Interior Design Inc. *[Signature]* 31765  
 Firm Name BCRN / BCCN

PROJECT :  
**No. 80  
 PETER ST.  
 City of Markham  
 2 STOREY DWELLING**  
 DRW :  
**REAR/ WEST ELEVATION**

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scale 1/8"=1'-0" **A2.3**



MARK	DATE	DESCRIPTION
1.	04 06 2021	ISSUED FOR ZONING REVIEW
2.	06 09 2021	ISSUED FOR COA

**DESIGN**  
 The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.  
 Qualification Information  
 Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar *[Signature]* 24546  
 Registration Information BCRN / BCCN  
 Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. *[Signature]* 31765  
 Firm Name BCRN / BCCN

PROJECT :  
**No. 80  
 PETER ST.  
 City of Markham  
 2 STOREY DWELLING**

DRW :  
**SIDE/ NORTH ELEVATION**

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scale 1/8"=1'-0" **A2.4**

**APPENDIX "C"**  
**STAFF REPORT: JULY 28, 2021**

# Memorandum to the City of Markham Committee of Adjustment

July 28, 2021

**File:** A/097/21  
**Address:** 80 Peter Street – Markham, ON  
**Applicant:** Valerie Patel  
**Hearing Date:** August 11, 2021

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

The applicant is requesting relief from the following “Residential One (R1)” zone requirements under By-law 1229, as amended. The variances requested are to permit:

**a) Amending by-law 99-90, Sec. 1.2(i):**

a maximum height of 10.38 m (34.06 ft), whereas the by-law permits a maximum height of 9.80 m (32.15 ft); and

**b) Amending by-law 99-90, Sec. 1.2(vi):**

a maximum floor area ratio of 55.36%, whereas the by-law permits a maximum floor area ratio of 45.0%.

## BACKGROUND

### Property Description

The 801.52 m<sup>2</sup> (8,627.48 ft<sup>2</sup>) subject property is located on the west side of Peter Street, north of Bullock Drive, east of Main Street Markham North, and south of 16<sup>th</sup> Avenue. The property is currently developed with a one-storey detached dwelling, and three sheds located in the rear yard. According to assessment records, the dwelling was constructed in 1952. Mature vegetation exists across the property. The property is located within a residential neighbourhood that contains a mix of one and two-storey detached dwellings. Peter Street can be described as one that is under transition with some dwellings originally built in the 1950's, being redeveloped into larger two-storey dwellings. The subject property is within close proximity to the Markham Village Heritage Conservation District. Properties south of the subject property along Peter Street are designated under the *Heritage Act, R.S.O. 1990, c. O.18, as amended*; however, the subject property is not a designated heritage property.

### Proposal

The applicant is proposing to demolish the existing one-storey dwelling and remove the three sheds, to construct a new two-storey single detached dwelling. The dwelling would have a ground floor area of 202.39 m<sup>2</sup> (2,178.52 ft<sup>2</sup>), a second floor area of 187.78 m<sup>2</sup> (2,021.27 ft<sup>2</sup>), for a total gross floor area of 390.17 m<sup>2</sup> (4,199.79 ft<sup>2</sup>).

### 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 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, and the width of proposed garages and driveways.

#### Zoning By-Law 1229

The subject property is zoned “Residential One (R1)” under By-law 1229, as amended, which permits one single detached dwelling per lot.

#### Residential Infill Zoning By-law 99-90

The subject property is also subject to the Residential Infill Zoning By-law 99-90. The intent of this By-law is to ensure the built form of new residential construction will maintain the character of existing neighbourhoods. It specifies development standards for building depth, garage projection, garage width, floor area ratio, height, and number of storeys. The proposed development does not comply with the Infill By-law requirements with respect to maximum height, and maximum floor area ratio.

#### **Zoning Preliminary Review (ZPR) Undertaken**

The applicant completed a ZPR on June 21, 2021 to confirm the variances required for the proposed development.

#### **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 Height**

The applicant is requesting a maximum building height of 10.38 m (34.06 ft), whereas the By-law permits a maximum building height of 9.80 m (32.15 ft). This is an increase of 0.58 m (1.91 ft).

The By-law defines building height as the vertical distance of building or structure measured between the level of the crown (i.e. high point) of the street at the mid-point of the front lot line, and the highest point of the ridge of a gable, hip, gambrel, or other type of pitched roof. Staff are of the opinion that the requested variance is a minor increase that is generally consistent and reflective of the variation in the height of houses along the street.

#### **Increase in Maximum Floor Area Ratio**

The applicant is requesting a maximum floor area ratio of 55.36%, whereas the By-law permits a maximum floor area ratio of 45.0%. The variance would facilitate the construction of a two-storey detached dwelling with a floor area of 390.17 m<sup>2</sup> (4,199.79 ft<sup>2</sup>), whereas the By-law permits a dwelling with a maximum floor area of 318.30 m<sup>2</sup> (3,426.18 ft<sup>2</sup>). This is an increase of 71.87 m<sup>2</sup> (773.61 ft<sup>2</sup>).

Floor area ratio is a measure of the interior square footage of the dwelling as a percentage of the net lot area; however, it is not a definitive measure of the mass of the dwelling. With

exception to the requested increase in height, the proposed development meets all other zoning provisions that establish the prescribed building envelope such as yard setbacks and lot coverage, which ensures the proposed dwelling will be in keeping with the intended scale of residential infill developments for the neighbourhood. According to City records, nearby infill homes along Peter Street have obtained variance approvals for similar increases in floor area ratio of up to 57.10%, resulting in interior gross floor areas of up to 420.50 m<sup>2</sup> (4,526.22 ft<sup>2</sup>). While variances are not precedent setting and are evaluated on their own individual merit and unique site characteristics, staff also consider other developments in an area to assist in the evaluation of the character of an area. The adjacent property at 82 Peter Street had a floor area ratio of 56.0% or 420.50 m<sup>2</sup> (4,526.22 ft<sup>2</sup>), and height of 10.70 m (35.10 ft) approved in 2011. Staff are of the opinion that the requested variance would result in a dwelling that is generally consistent with the scale of dwellings along the street, and therefore conclude that the proposed development would be a compatible, and appropriate form of development for the subject property.

### **Tree Protection and Compensation**

Mature trees exist across the subject property, primarily located in the rear yard. In the event of approval, staff recommend that the tree related conditions detailed in Appendix "A" be adopted by the Committee to ensure that the applicant installs the appropriate tree protection, and provides compensation for any trees proposed to be removed. It is noted that the applicant is required to apply for and obtain a tree permit from the City for any proposed injury or removal of trees. Following any approval of this minor variance application, further mitigation may be required at the Residential Infill Grading and Servicing (RIGS) stage to ensure the appropriate protection of certain trees.

### **PUBLIC INPUT SUMMARY**

Two written letters of support were received as of July 28, 2021. Staff note 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 proposed increase of 0.58 m (1.91 ft) to the maximum height satisfies the four tests. With respect to the requested floor area ratio, staff consider the proposed variance to be in keeping with the general intent and purpose of the Official Plan, desirable, and minor in nature given the transitional character of Peter Street. Staff recommend that the Committee satisfy themselves as to whether the requested variances meet all four tests, and that public input be considered 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

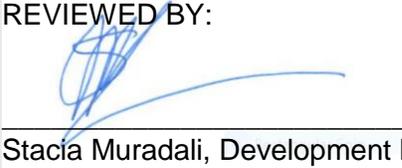
PREPARED BY:



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Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:



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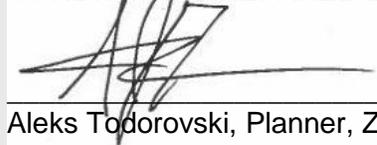
Stacia Muradali, Development Manager, East District

**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/097/21**

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 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, and inspected by the Tree Preservation Technician, 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.

CONDITIONS PREPARED BY:



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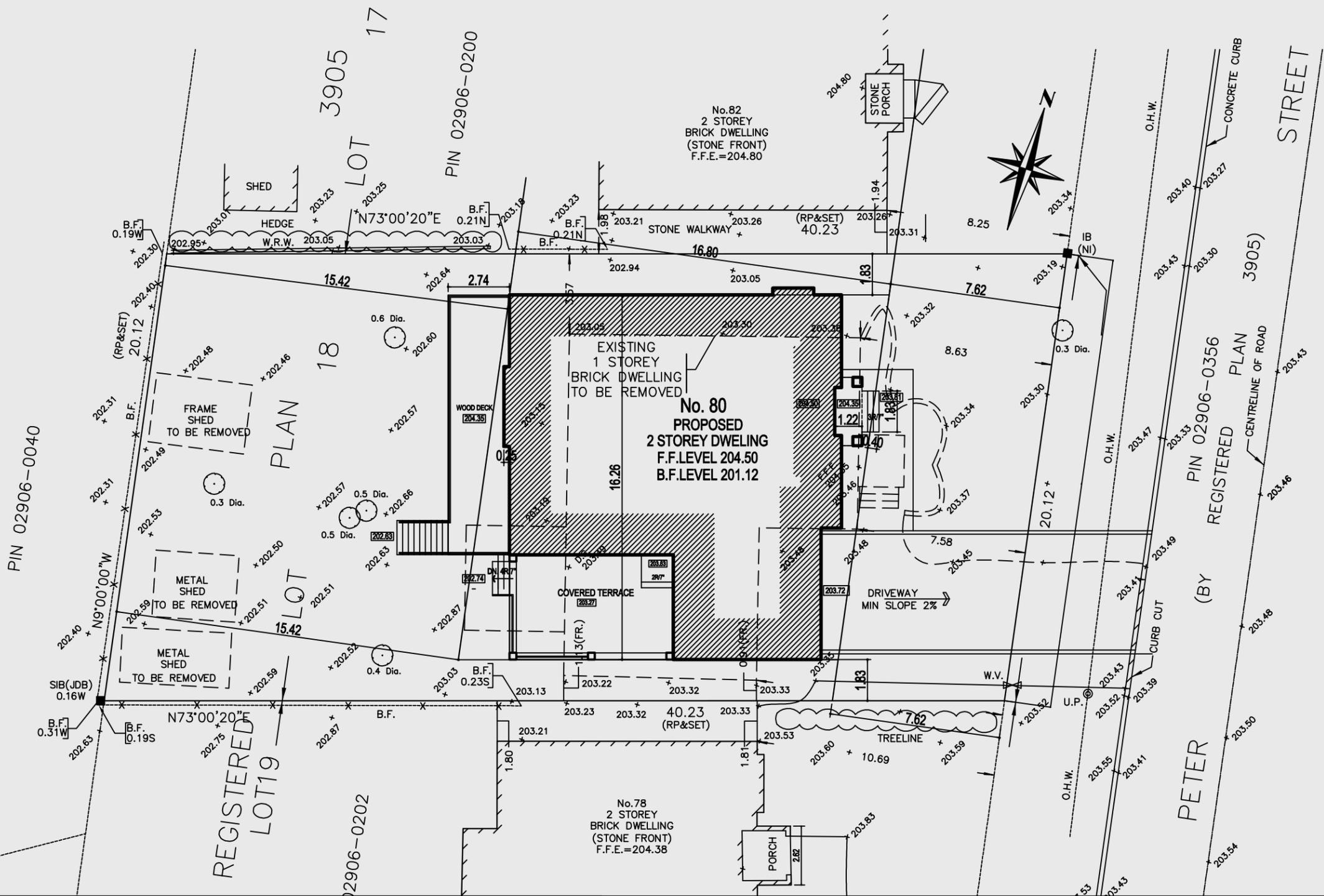
Aleks Todorovski, Planner, Zoning and Special Projects

**APPENDIX "B"**  
**PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/097/21**

# Appendix B

File: 21.128745.000.00.MNV

Date: 07/30/21  
MM/DD/YY



## SITE INFORMATION

LOT AREA = 8627.48 Sq Ft / 801.49 SQ.M.  
 LOT COVERAGE = 29.87 % ( 2577.52 Sq.Ft. ) < 35%  
 ( INCLUDING COVERED PORCH AND COVERED TERRACE AREA )

## NET.FLOOR AREA :

MAX NET. FLOOR AREA = 8627.48 ( Sq.Ft. ) - 6600 ( Sq.Ft. ) = 2027.48 sq.ft. : 2 = 1013.74  
 1013.74 sq.ft + 6600 = 7613.74 sq.ft x 0.45 ( Max 45%) = 3426.18 sq.ft.  
 FIRST FLOOR AREA TOTAL = 2178.52 SQ.FT  
 SECOND FLOOR AREA TOTAL = 2021.27 SQ.FT ( 157.49 DEDUCTIBLE )  
 PROPOSED NET.FLOOR AREA = ( 55.15 % ) / 4199.55 sq.ft.

NO.	DATE	DESCRIPTION
1.	04 06 2021	ISSUED FOR ZONING REVIEW
2.		

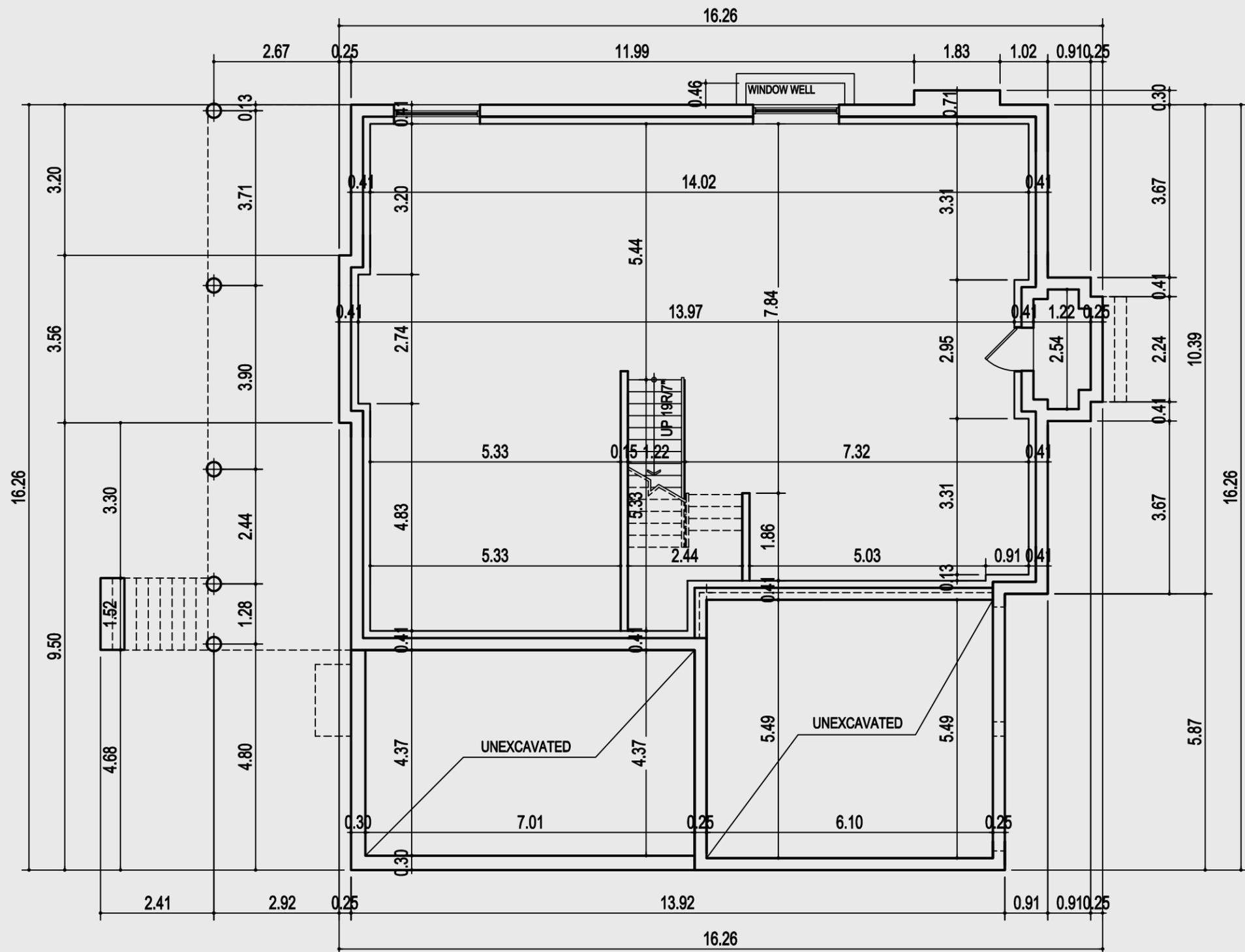
  

DESIGN The undersigned has retained and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer. Required unless design is exempted under Division C - 3.2.5.1. of the 2006 Ontario Building Code PAAR Design Inc. 2021 2021	PROJECT : No. 80 PETER ST. City of Markham 2 STOREY DWELLING DRW : SITE PLAN
PAAR DESIGN INC. 22 BLUE FOREST DR. TORONTO ON. M3H 4W2 p: 416 630 2106 www.paardesign.com info.paardesign.com	scale 1:200 <b>A0.0</b>

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<p>DESIGN</p> <p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.</p> <p>Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code</p> <p>Qualification Information</p> <p>Zone Peer  2008 BC21/BC20</p> <p>Required unless design is exempted under Division C-3.2.6.1. of the 2006 Ontario Building Code</p> <p>PAAR Architectural and Interior Design Inc.  2016 BC21/BC20</p> <p>Plan Name</p>	<p>PROJECT :</p> <p>No. 80 PETER ST. City of Markham 2 STOREY DWELLING</p> <p>DRW : BASEMENT PLAN</p>
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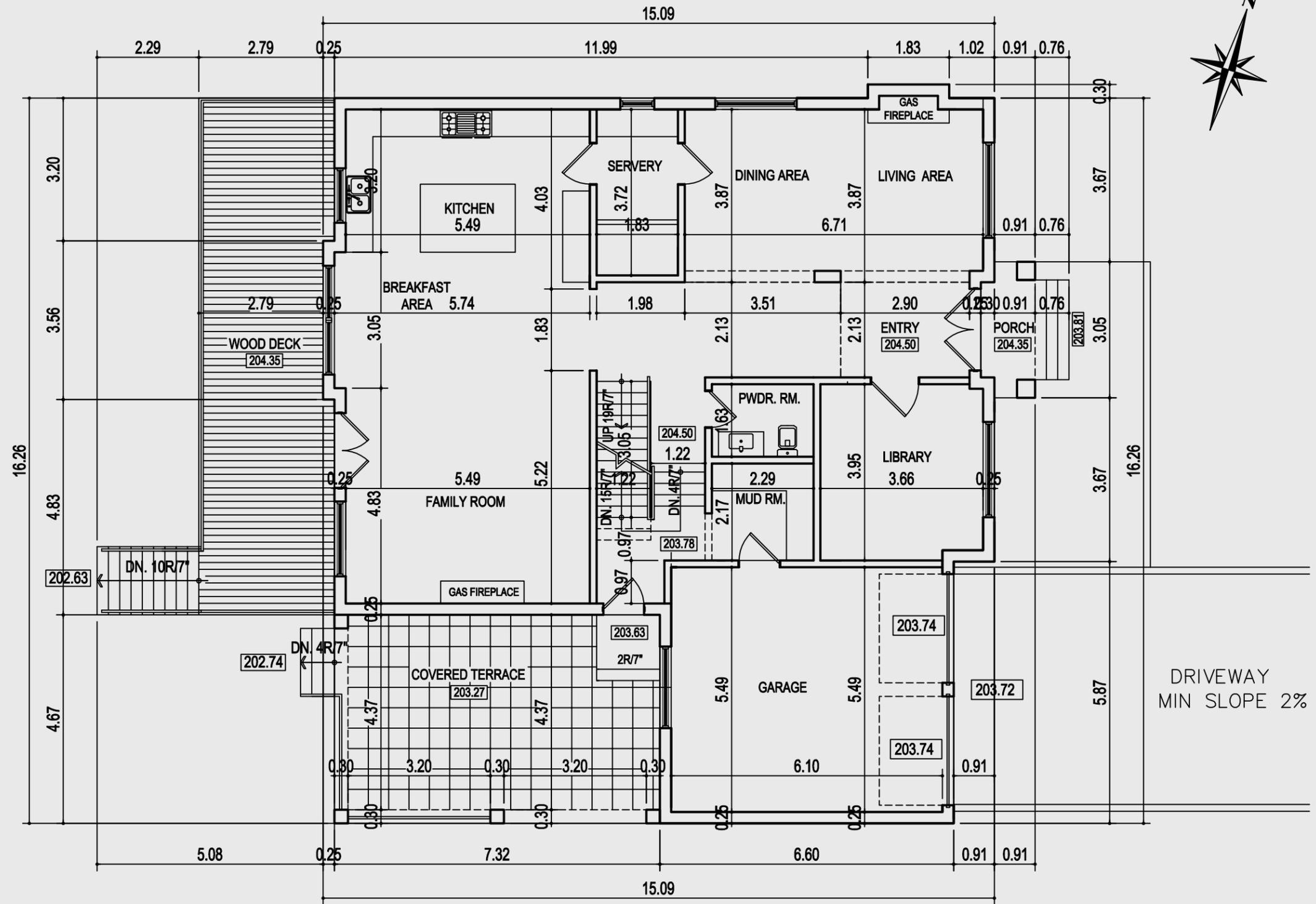
  

	<p>PAAR DESIGN INC.</p> <p>22 BLUE FOREST DR. TORONTO ON. M3H 4W2</p> <p>p: 416 630 2106 www.paardesign.com info.paardesign.com</p>	<p>scale 1:100</p>	<h1>A1.1</h1>
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DESIGN	PROJECT :
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer. Qualification Information Required unless design is exempted under Division C - 3.2.5.1. of the 2006 Ontario Building Code	No. 80 PETER ST. City of Markham 2 STOREY DWELLING
Zoran Peric Professional Information Required unless design is exempted under Division C - 3.2.6.1. of the 2006 Ontario Building Code	DRW : FIRST FLOOR PLAN
PAAR Architecture and Interior Design Inc. Plan Name	

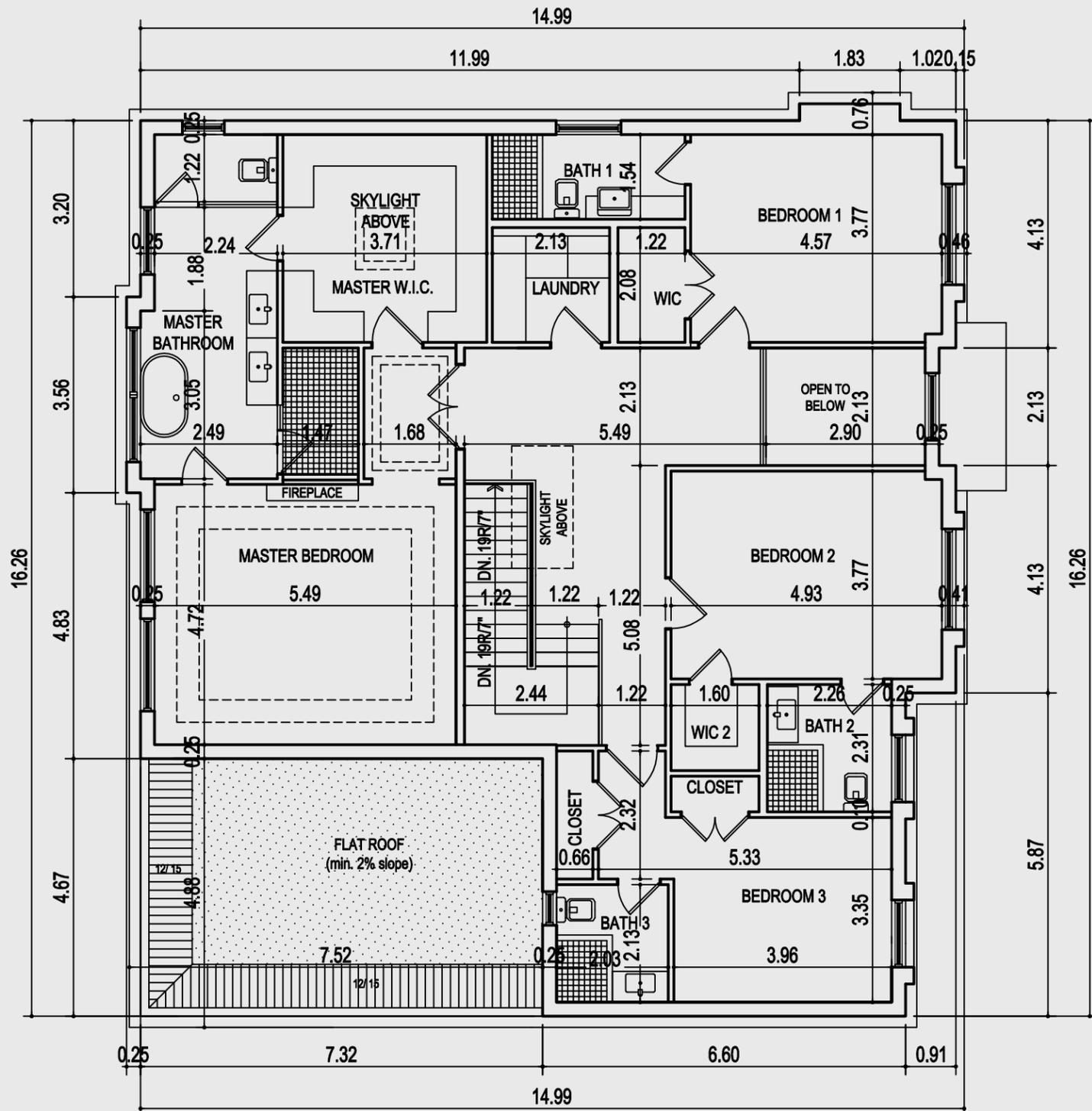
  

	PAAR DESIGN INC. 22 BLUE FOREST DR. TORONTO ON. M3H 4W2 p: 416 630 2106 www.paardesign.com info.paardesign.com	scale 1:100	<h1>A1.2</h1>
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	DRW : SECOND FLOOR PLAN

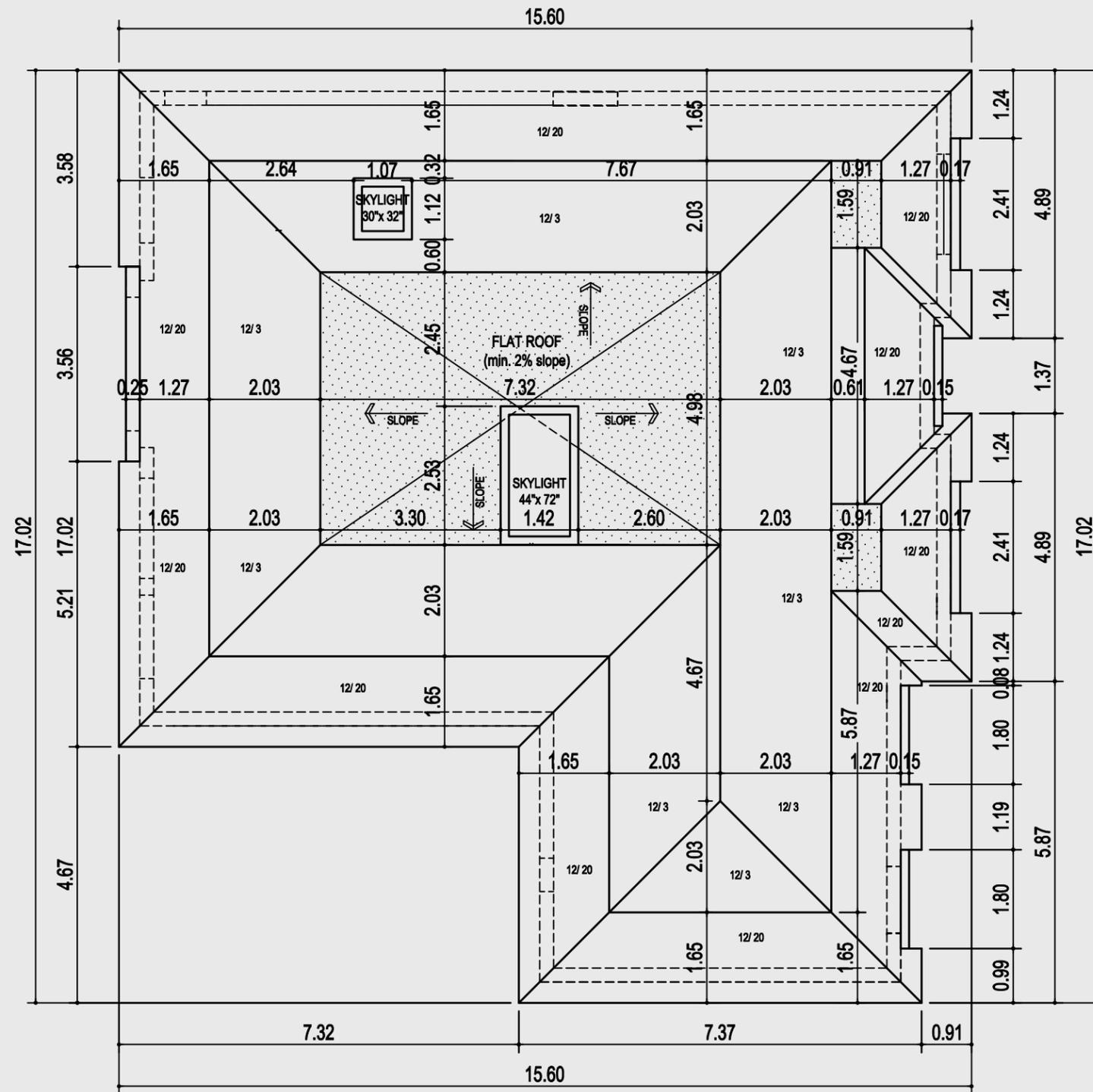
  

	PAAR DESIGN INC. 22 BLUE FOREST DR. TORONTO ON. M3H 4W2 p: 416 630 2106 www.paardesign.com info.paardesign.com	scale 1:100	<h1>A1.3</h1>
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NO.	DATE	DESCRIPTION
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DESIGN The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer. Required unless design is exempted under Division C - 3.2.5.1. of the 2006 Ontario Building Code Zoran Peric Registered Professional Engineer P. Eng. No. 3688 OCE/OCCE	PROJECT :  <b>No. 80 PETER ST. City of Markham 2 STOREY DWELLING</b>
PAAR Architectural and Interior Design Inc. PAAR DESIGN INC. 22 BLUE FOREST DR. TORONTO ON. M3H 4W2 p: 416 630 2106 www.paardesign.com info.paardesign.com	DRW :  <b>ROOF PLAN</b>
PAAR DESIGN scale 1:100	<b>A1.4</b>



# Appendix B

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DESIGN  
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.  
Qualification Information  
Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code  
Zoran Peric  
Professional Information  
Required unless design is exempted under Division C-3.2.6.1. of the 2006 Ontario Building Code  
PAAR Architecture and Interior Design Inc.  
Zoran Peric  
Professional Information  
Required unless design is exempted under Division C-3.2.6.1. of the 2006 Ontario Building Code  
PAAR Architecture and Interior Design Inc.  
Zoran Peric

PROJECT :  
**No. 80  
PETER ST.  
City of Markham  
2 STOREY DWELLING**  
DRW :  
**REAR/ WEST ELEVATION**

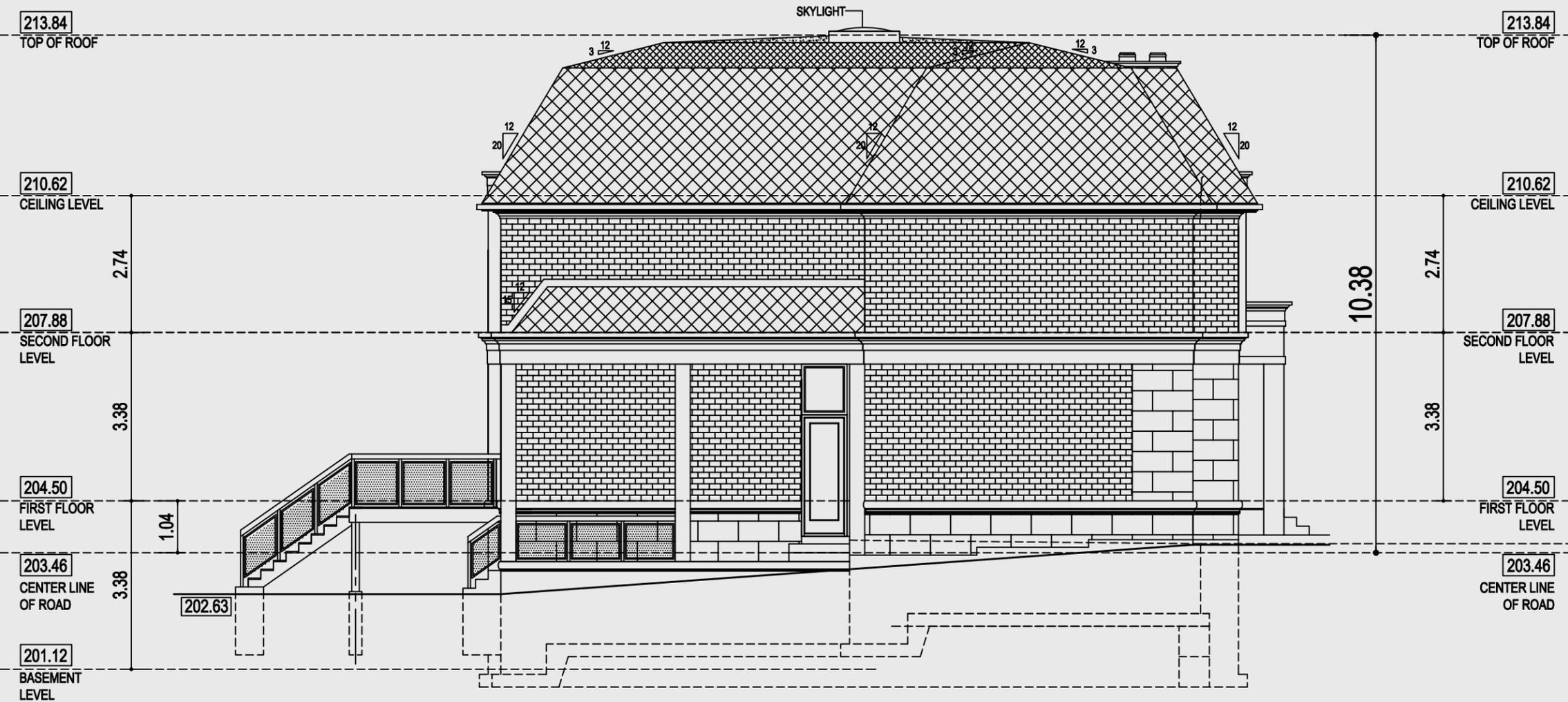
**PAAR DESIGN**  
22 BLUE FOREST DR.  
TORONTO ON.  
M3H 4W2  
p. 416 630 2106  
www.paardesign.com  
info.paardesign.com

scale 1:100  
**A2.3**

# Appendix B

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Date: 07/30/21  
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2.		

<p>DESIGN</p> <p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.</p> <p>Qualification Information</p> <p>Required unless design is exempted under Subsection C-3.2.5.1. of the 2006 Ontario Building Code</p> <p>Zoran Peric  3688 BCM/BC2M</p> <p>PAAR Architectural and Interior Design Inc.  3176 BCM/BC2M</p>	<p>PROJECT :</p> <p>No. 80 PETER ST. City of Markham 2 STOREY DWELLING</p> <p>DRW : SIDE/ SOUTH ELEVATION</p>
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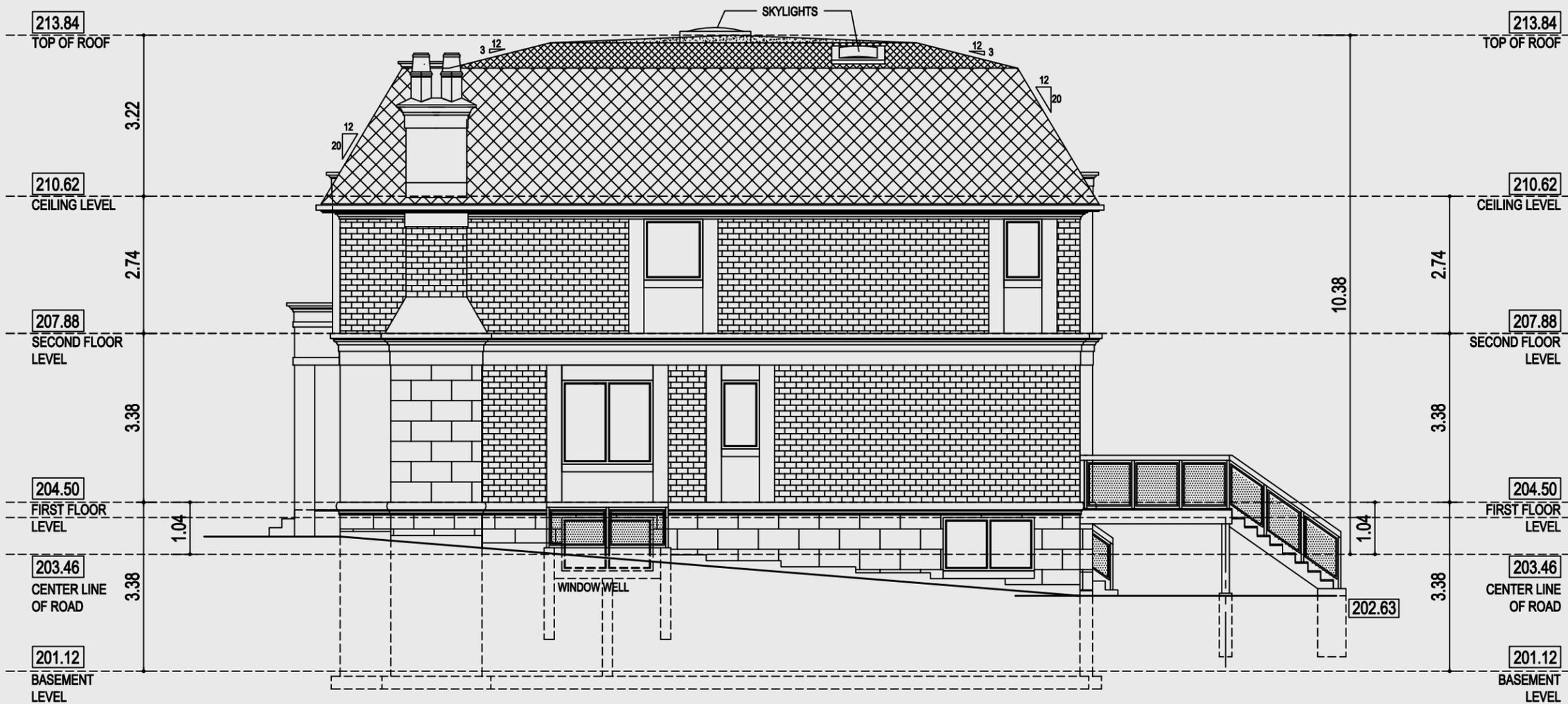
  

	<p>PAAR DESIGN INC.</p> <p>22 BLUE FOREST DR. TORONTO ON. M3H 4W2</p> <p>p: 416 630 2106 www.paardesign.com info.paardesign.com</p>	<p>scale 1:100</p> <p><b>A2.2</b></p>
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<p>DESIGN</p> <p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.</p> <p>Qualification Information</p> <p>Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code</p> <p>Zoran Peric  3688 BCM/BC2M</p> <p>PAAR Inc. (Architectural Designer)</p> <p>Required unless design is exempted under Division C-3.2.6.1. of the 2006 Ontario Building Code</p> <p>PAAR Inc. (Professional Engineer) and Interior Design Inc.  3176 BCM/BC2M</p>	<p>PROJECT :</p> <p>No. 80 PETER ST. City of Markham 2 STOREY DWELLING</p> <p>DRW : SIDE/ NORTH ELEVATION</p>
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	<p>PAAR DESIGN INC.</p> <p>22 BLUE FOREST DR. TORONTO ON. M3H 4W2</p> <p>p: 416 630 2106 www.paardesign.com info.paardesign.com</p>	<p>scale 1:100</p> <p><b>A2.4</b></p>
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**APPENDIX "D"**  
**MINUTES EXTRACT: AUGUST 11, 2021**

**Moved By: Patrick Sampson**  
**Seconded By: Tom Gutfreund**  
**Patrick Sampson, Tom Gutfreund, Sally Yan and Kelvin Kwok**  
**Jeamie Reingold and Arun Prasad opposed**

THAT Application No A/096/21 be approved subject to conditions contained in the staff report and additional condition that the hard surface located along the side of the dwelling be removed and re-constituted to a landscape area.

Resolution Carried

**6. A/097/21**

**Owner Name: Valerie Patel**  
**Agent Name: Valerie Patel**  
**80 Peter Street, Markham**  
**PLAN 3905 LOT 18**

The applicant is requesting relief from the requirements of By-law 1229 as amended to permit:

- a) Amending by-law 99-90, Section 1.2(I):**  
a maximum building height of 10.38 m, whereas the By-law permits a maximum building height of 9.8 m;
- b) Amending by-law 99-90, Section 1.2(vi):**  
a maximum net floor area of 55.36 percent, whereas the By-law permits maximum net floor area of 45 percent;

as it relates to proposed new detached dwelling. **(East District, Ward 4)**

The Secretary-Treasurer introduced the application.

The agent Nikol Paar appeared on behalf of the application. They are requesting two variance requests and believe it meets four tests, as per the *Planning Act*. Six letters of support from neighbouring residents were gathered as well.

Elizabeth Brown of 65 Lincoln Green Drive spoke in opposition to the application. With regards to the Comprehensive Zoning By-law, she does not believe that to be relevant to this discussion.

Committee member Tom Gutfreund commented that this is a large and excessive proposal.

The Chair believes that changes to the proposal would be appropriate.

**Moved By: Arun Prasad**  
**Seconded By: Kelvin Kwok**

THAT Application No A/097/21 be deferred sine die.

Resolution Carried

**7. A/099/21**

**Owner Name: Mahnaz Atkinson**  
**Agent Name: Talah Rose Developments Inc (Tara Modir)**  
**Talah Rose Developments Inc**  
**25 Jonquil Crescent, Markham**  
**PLAN 4949 LOT 156**

The applicant is requesting relief from the requirements of By-law 1229 as amended to permit:

- a) By-law 99-90, Section 1.2(i):**  
a maximum building height of 8.61 m, whereas the By-law permits a maximum building height of 8.0 m;
- b) By-law 99-90, Section 1.2(iii):**  
a maximum building depth of 18.05 m, whereas the By-law permits a maximum building depth of 16.8 m;
- c) By-law 99-90, Section 1.2(vi):**  
a maximum net floor area of 56%, whereas the By-law permits a maximum net floor area of 45%;

as it relates to proposed addition/alteration to existing residential dwelling.  
**(East District, Ward 4)**

The Secretary-Treasurer introduced the application.

**Moved By: Patrick**  
**Seconded By: Kelvin**

THAT Application No A/099/21 be deferred sine die.

Resolution Carried