Memorandum to the City of Markham Committee of Adjustment

January 12, 2021

File: A/063/20

Address: 8 Callahan Rd – Markham, ON

Applicant: Kevin Tieu & Amy Zhu
Agent: Contempo Studio
Hearing Date: January 20, 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 dwelling. The applicant is requesting the following variances to permit:

a) Section 4.11:

a minimum flankage yard of 11.58 ft (3.53 m), whereas a minimum of 13.45 ft (4.10 m) is required; and

b) **Section 6.1:**

a maximum building height of 26.90 ft (8.20m), whereas the By-law permits a maximum building height of 25.0 ft (7.62 m).

BACKGROUND

This application was deferred by the Committee of Adjustment ("the Committee") on August 12, 2020, to provide the applicant time to address concerns as noted in the minutes extract (Appendix "C"). The applicant initially requested variances from the By-law with respect to reductions of the minimum front yard setback and minimum flankage yard, and increases to the maximum lot coverage and maximum building height. A total of nine area residents spoke at the hearing in opposition to the proposed development, citing the following concerns:

- the paved area leading to the four-car garage as being non-environmentally friendly;
- water run-off;
- the size and scale of the proposed dwelling;
- incompatibility within the context of the neighbourhood;
- privacy of adjacent properties; and
- the design of the roof.

COMMENTS

The applicant submitted revised plans on December 29, 2020. The proposed development does not comply with the By-law requirements with respect to the minimum flankage yard and maximum building height, as noted above. The applicant initially requested variances related to the minimum front yard setback and maximum lot coverage. The revisions to

the plans show that the proposed development complies with these By-law requirements, and the applicant has therefore removed these requests from their variance application.

With respect to the paved area leading to the four car garage (now reduced to three car) and associated water run-off and drainage, Engineering staff have reviewed the application, and did not cite any concerns. Staff also confirm that the applicant would be required to submit a post approval Residential Infill Grading and Servicing (RIGS) application where lot grading and servicing would be further assessed by staff.

Reduction in Minimum Flankage Yard Setback

The applicant is proposing a flankage yard setback of 11.58 ft (3.53 m), whereas the Bylaw requires a minimum flankage yard setback of 13.45 ft (4.10 m), which is half of the building height of the building.

The request to reduce the flankage yard setback is generally attributable to the covered porch that fronts onto Callahan Road. The covered porch has a total width of 3.61 m (11.84 ft), and depth of 1.32 m (4.33 ft) from the east building wall. The majority of the main building wall (above grade) complies with the By-law requirement, save and except for the southeast corner, which has a flankage yard setback of 13.26 ft (4.04 m). Staff are of the opinion that if approved, the requested variance would allow for a minor projection that is generally consistent with maintaining the intent of the By-law, and do not object to the requested variance.

Increase in Maximum Building Height

The applicant is requesting a maximum building height of 26.90 ft (8.20 m), whereas the By-law permits a maximum building height of 25.0 ft (7.62 m). This is an increase of 1.90 ft (0.58 m) from the By-law requirement, and a reduction of 0.10 ft (0.03 m) from the applicant's initial request of 27.0 ft (8.23 m). Staff acknowledge the reduction made to the proposed building height and continue to have no objections to the requested variance. Accordingly, staff's comments from the initial staff report remain applicable (Appendix "D").

PUBLIC INPUT SUMMARY

Two written submissions were received as of January 12, 2021, which object to the proposed development, citing the following concerns with:

- the front yard setback;
- the flankage yard;
- the lot coverage;
- the height;
- sight line reduction at the intersection of Callahan Road and Gainsville Avenue;
- the number of garage parking bays;
- the need for multiple bedrooms, and walk-in closets.

With respect to the minimum front yard setback of 25.0 ft (7.62 m), and maximum lot coverage of 33.33%, staff confirm that the applicant is no longer requesting these variances. Staff also confirm that the By-law does not regulate the number of garage bays or bedrooms. Accordingly, staff have no comments as it relates to these matters. As it relates to a sight line reduction, staff note that the applicant complies with both the front

yard and flankage yard setbacks at the northeast corner of the dwelling, and do not have any concerns.

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 are of the opinion that the variance request meets the four tests under Section 45(1) of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the 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" – Revised Conditions of Approval

Appendix "B" – Revised Plans

Appendix "C" – Minutes Extract: August 12, 2020

Appendix "D" - Staff Report: July 30, 2020

PREPARED BY:

Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:

Sabrina Bordone, Senior Planner, Central District

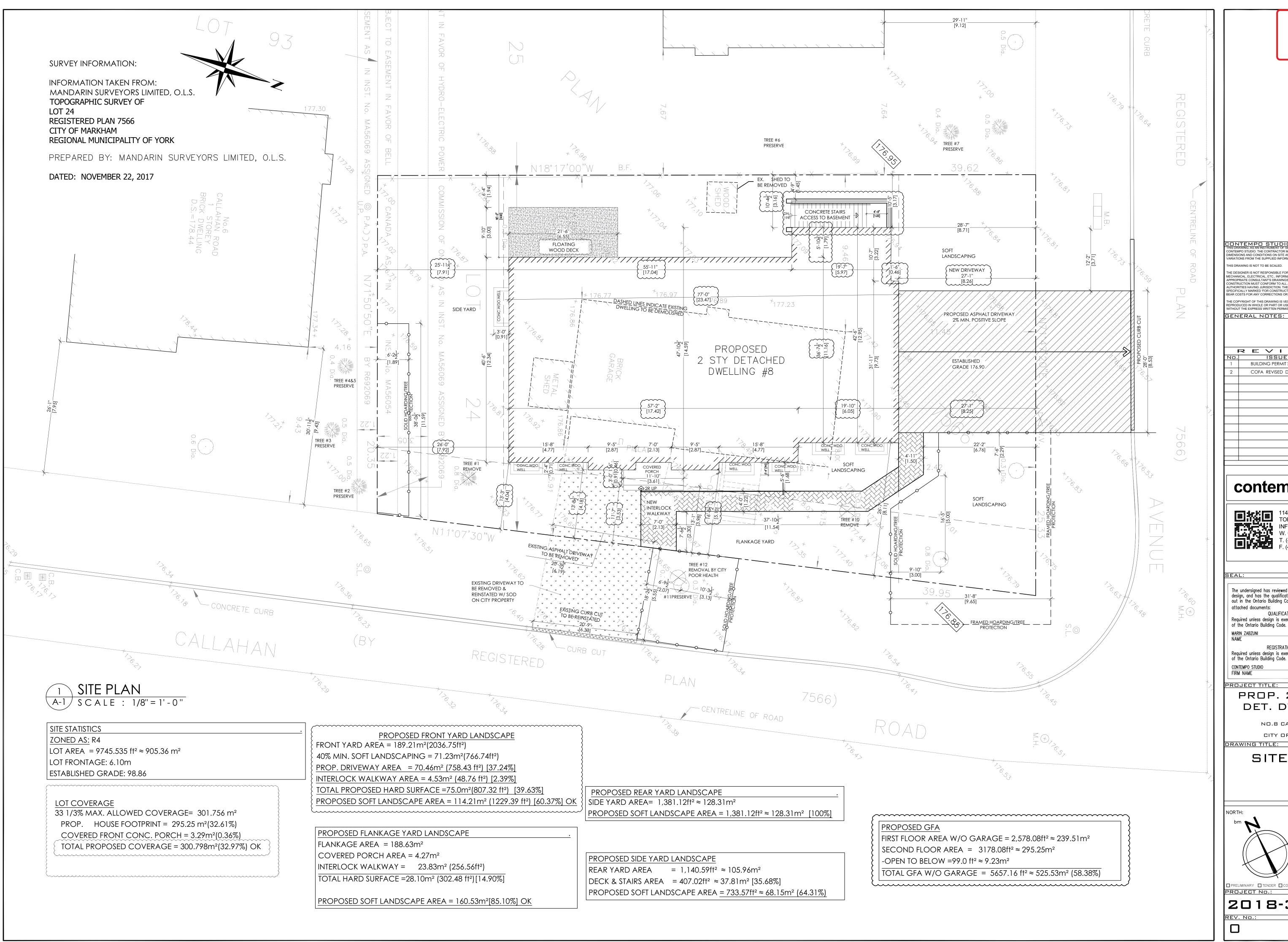
APPENDIX "A" REVISED CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/063/20

- 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 revised batch stamped plans dated January 15, 2021 and 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 Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from Tree Preservation Technician or Director of Operations that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan.
- 4. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site, including street trees, in accordance with the City's Streetscape Manual (2009), as amended, and inspected by City Staff to the satisfaction of the Tree Preservation Technician or Director of Operations.
- 5. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation Technician or Director of Operations.

CONDITIONS PREPARED BY:

Aleks Todorovski, Planner, Zoning and Special Projects

APPENDIX "B" REVISED PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/063/20





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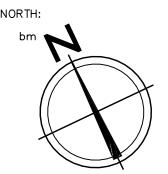
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MARIN ZABZUNI REGISTRATION INFORMATION Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.

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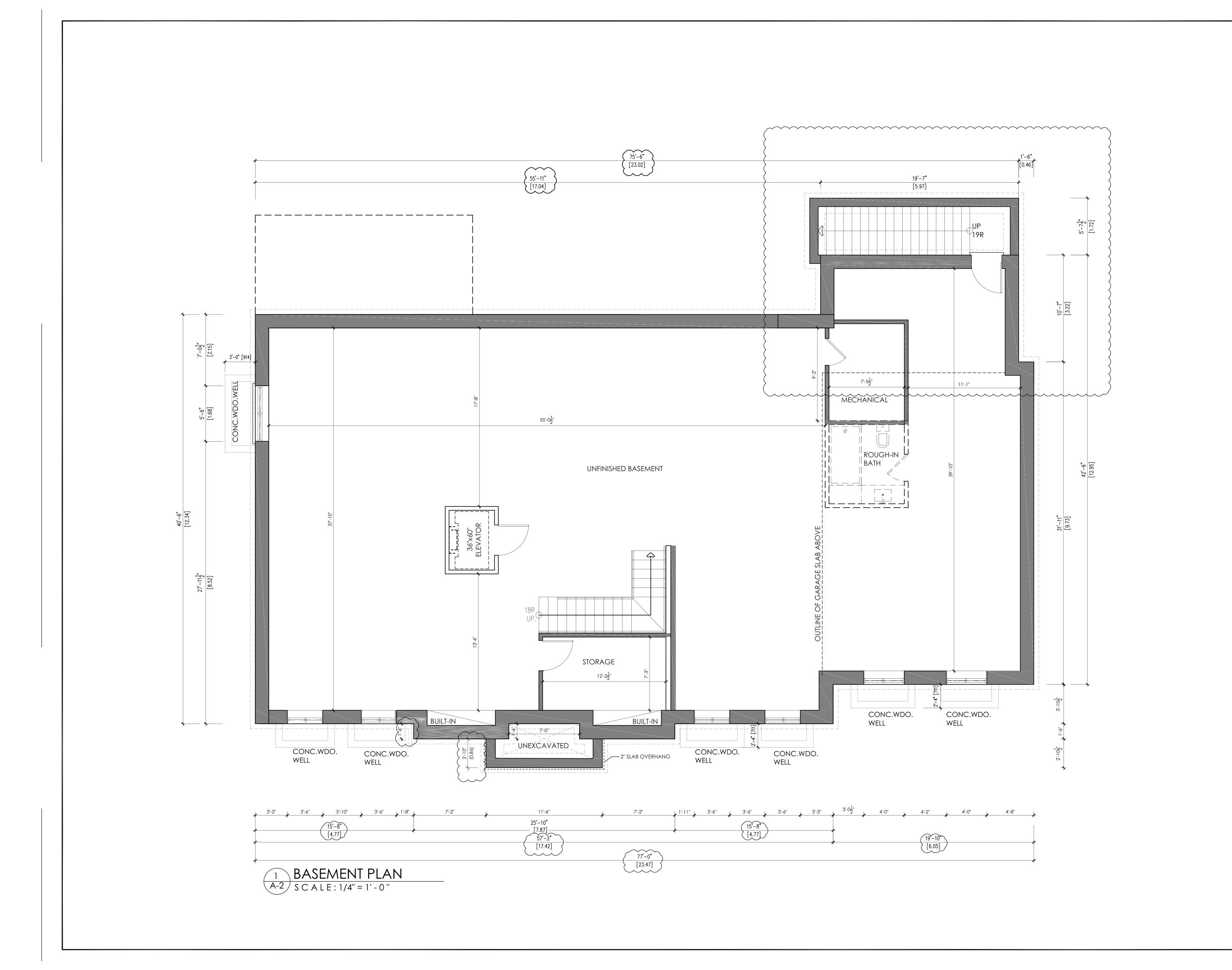
SITE PLAN



DRAWN BY: CHECKED BY

DESIGNED BY

1/8" = 1'-0





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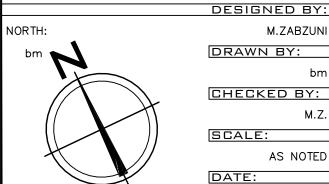
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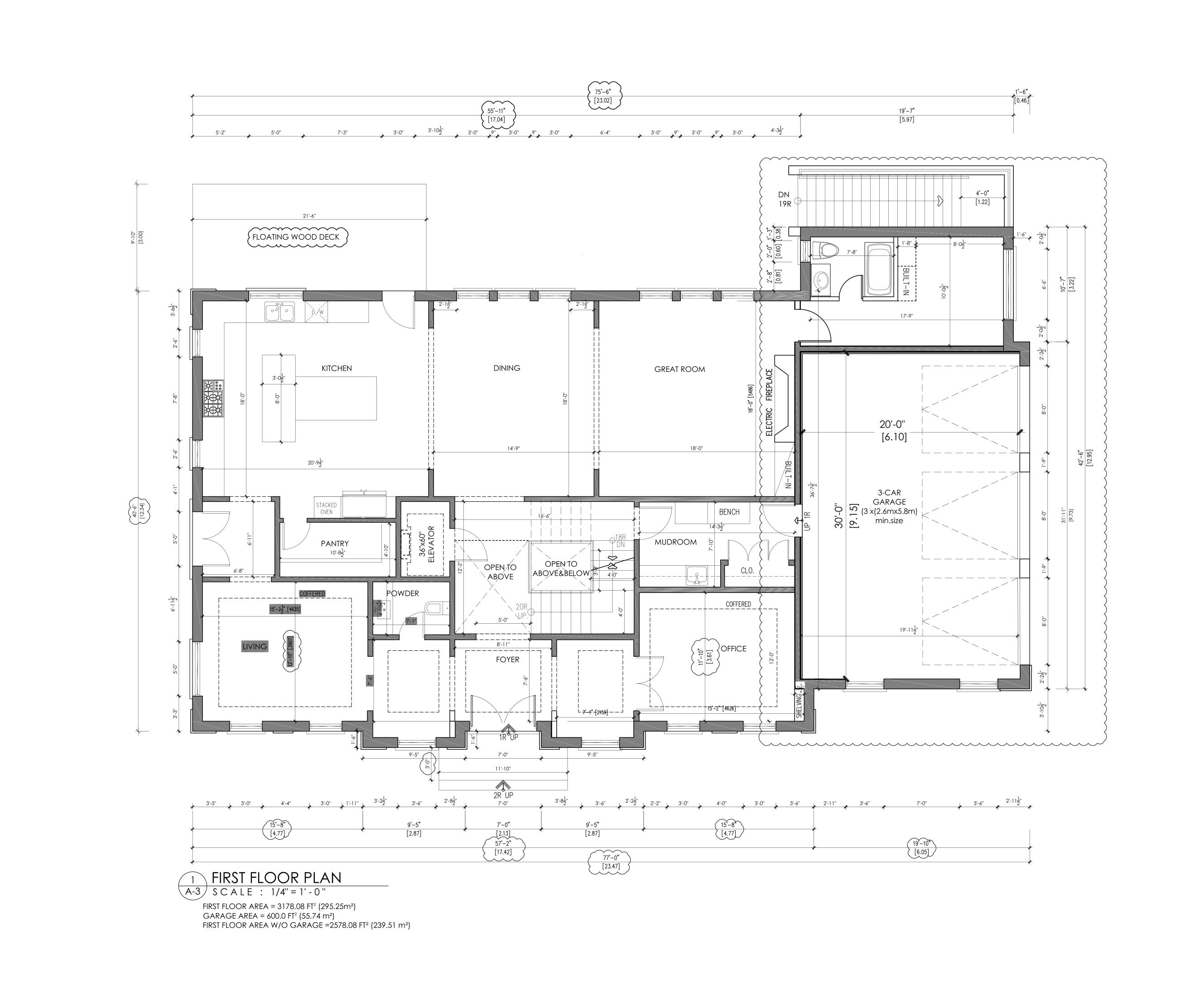
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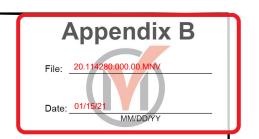
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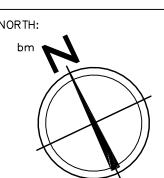
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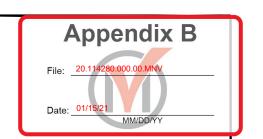
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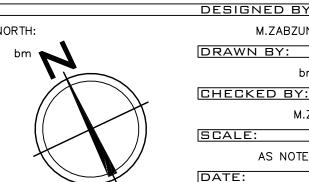
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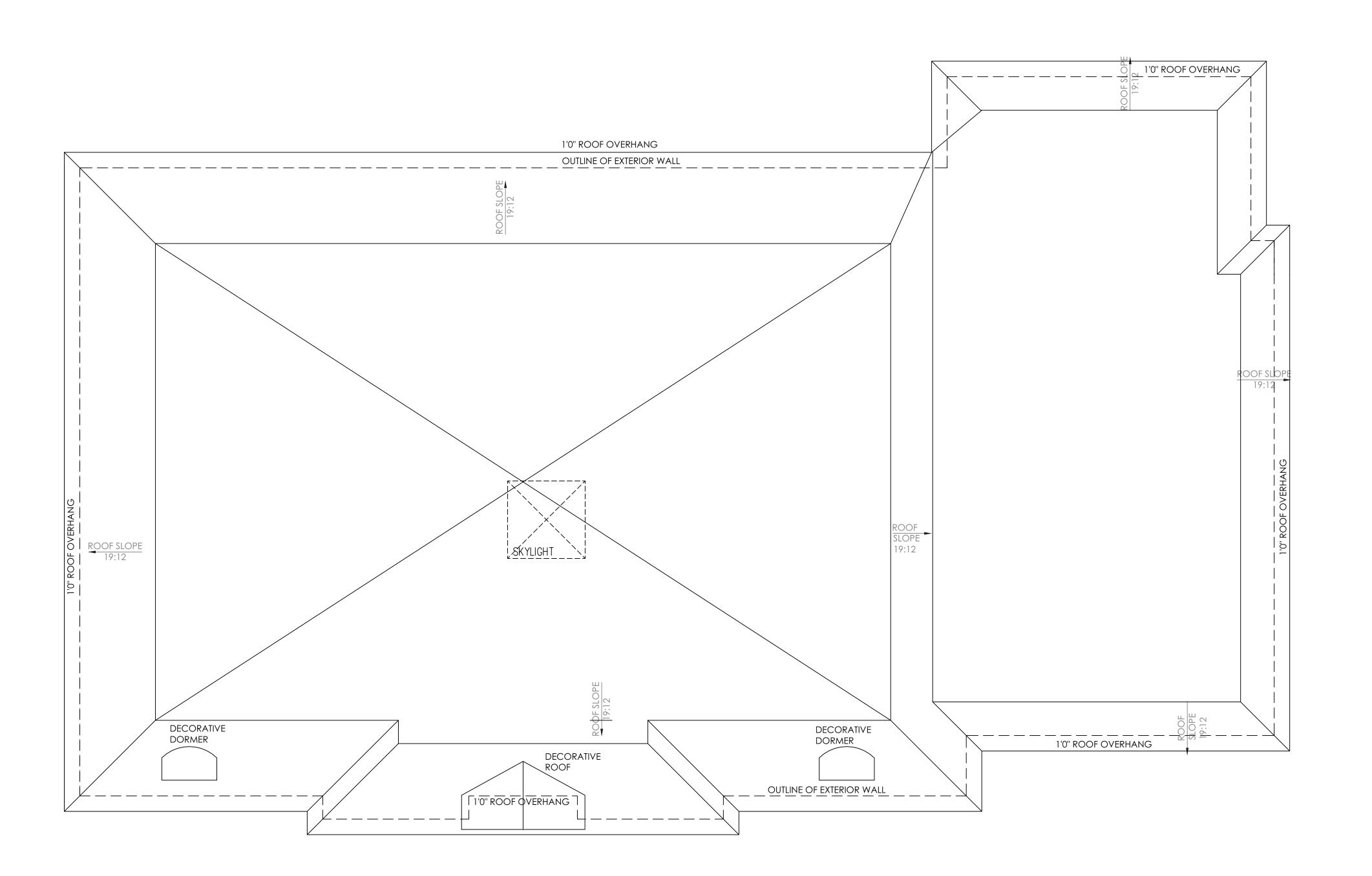
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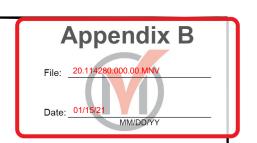
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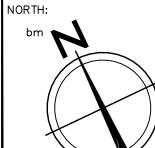
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PROP. 2 STOREY DET. DWELLING AT

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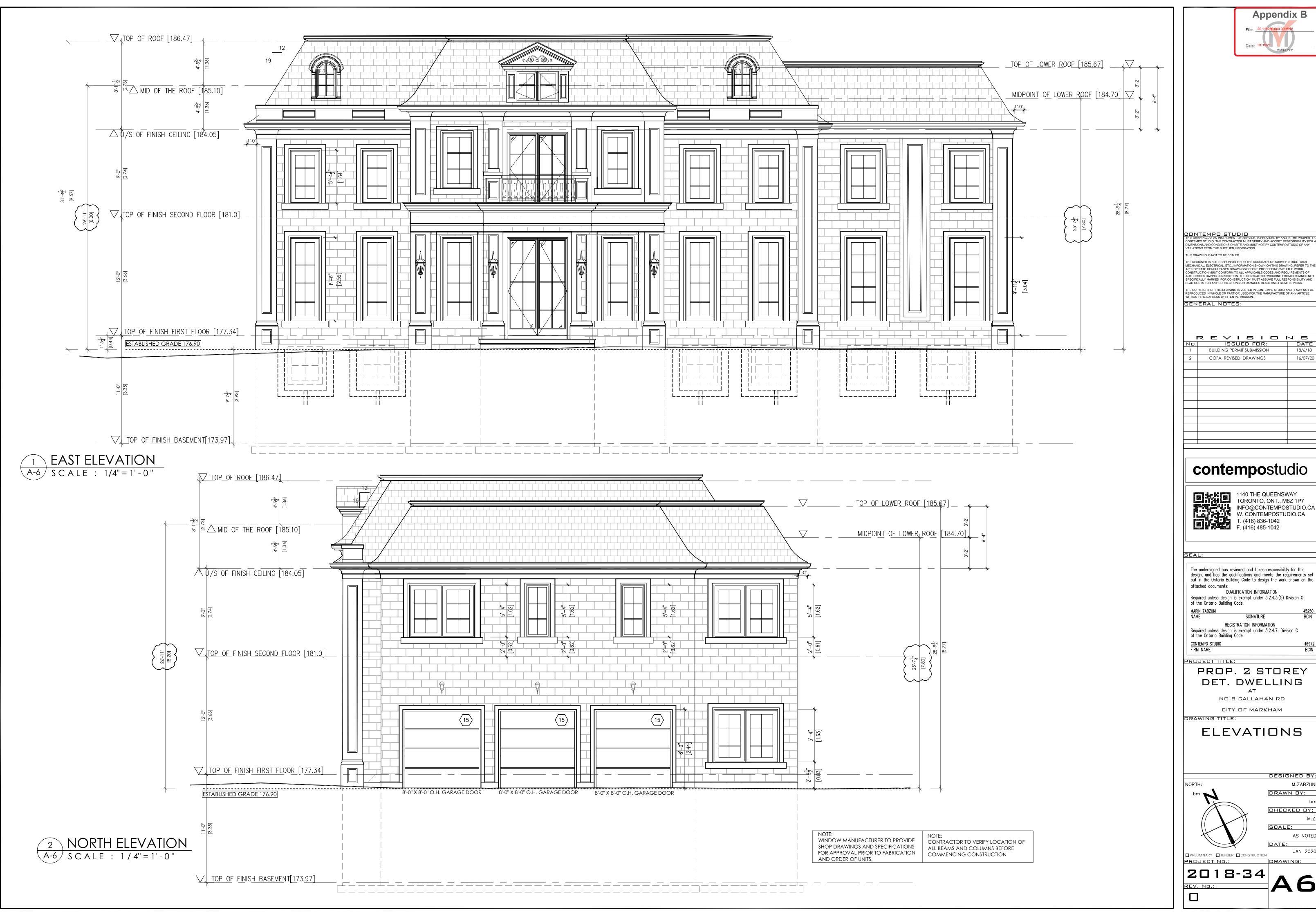


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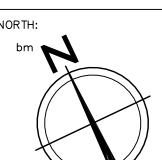
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PROP. 2 STOREY DET. DWELLING

> NO.8 CALLAHAN RD CITY OF MARKHAM

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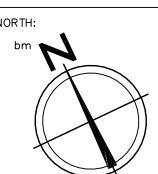
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PROP. 2 STOREY DET. DWELLING

> NO.8 CALLAHAN RD CITY OF MARKHAM

ELEVATIONS



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DESIGNED BY

DRAWN BY:

APPENDIX "C"
MINUTES EXTRACT: AUGUST 12, 2020

This application is related to Consent application B/002/20 and Minor Variance application A/028/20. (Central District, Ward 2)

The Secretary-Treasurer introduced the application.

Moved By: Jeamie Reingold Seconded By: Patrick Sampson

THAT Application No A/029/20 be approved subject to conditions contained in the staff report.

Resolution Carried

4. A/063/20

Owner Name: Kevin Tieu and Amy Zhu

Agent Name: Contempo Studio (Marin Zabzuni)

8 Callahan Rd, Markham

PLAN 7566 LOT 24

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

a) Section 6.1:

a minimum front yard of 25 feet, whereas a minimum of 27 feet is required;

b) Section 4.11:

a minimum flankage yard of 10 ft 1/2 in, whereas a minimum of 13 ft 5.5 in is required;

c) Section 6.1:

a maximum lot coverage of 35.02 percent, whereas a maximum of 33 1/3 percent is permitted:

d) Section 6.1:

a maximum height of 26 ft 11 in (8.20m), whereas a maximum of 25 ft is permitted;

as it relates to a proposed 2-storey detached dwelling. (Central District, Ward 3)

The Secretary-Treasurer introduced the application.

The agent Marin Zabzuni appeared on behalf of the application.

Dan O'Kopniak of 168 Kreighoff Avenue spoke in opposition to the application. He does not believe they are minor in nature.

Christiane Bergauer-Free of 145 Krieghoff Avenue spoke in opposition to the application. She does not believe the area is in transition. She is concerned with the negative effects of water runoff. She is also concerned about the safety of residents as the proposed driveway will be located next to an existing community mailbox. The overall proposal should be reduced in scale.

Mark Scarrow of 4 Callahan Road spoke in opposition to the application. He believes that you can build a larger house within zoning requirements.

lan Free of 145 Krieghoff Avenue spoke in opposition to the application. He indicated that a revision of the proposal would be appropriate here.

Arina Nummi of 50 Emmeloord Crescent spoke in opposition to the application. The paving for the four car garage would not be environmentally friendly.

Peter Hadas of 107 Fred Varley Drive spoke in opposition to the application. The proposed development is more appropriate for estate lots and is incompatible with the lot sizes within the Unionville neighbourhood. He stated that Unionville has a strong sense of community.

Jean Gentles of 3 Callahan Road spoke in opposition to the application. The windows as proposed would affect privacy to adjacent properties.

Sharon Chisholm of 162 Krieghoff Avenue spoke in opposition to the application. They should have further consideration for the neighbourhood context.

Frank Guivernau of 157 Fred Varley Drive spoke in opposition to the application. He believes the neighbourhood feel or composition could be impacted by this proposal.

Mr. Zabzuni provided a study of houses in the neighbourhood. For the roof design, it was selected to provide something more consistent with the area. Due to the corner lot, he believes it appears it may make the proposed home appear larger than it really is. They have worked with City Staff to try and derive a more appropriate design.

Committee member Jeamie Reingold does not believe the proposal is appropriate for this neighbourhood. She does believe that such a design type has not appeared in this area as of yet.

Committee member Tom Gutfreund concurred with the previous comment as presented. He does not believe the 4-car garage design is consistent for this area. He also does not believe this proposal should be proceeding with a minor variance proposal.

Page 8

Committee member Arun Prasad proposes the applicant speak further with neighbours on the proposal.

Committee member Sally Yan does not believe this proposal is in keeping with the neighbourhood.

Moved By: Arun Prasad

Seconded By: Jeamie Reingold

Tom Gutfreund opposed

THAT Application No A/063/20 be deferred sine die

Resolution Carried

5. B/011/20

Owner Name: Richard Gubb and Allyson Gubb

Agent Name: Gregory Design Group (Shane Gregory)

40 Albert St, Markham PLAN 157 BLK A PT LOT 7

The owner (s) are requesting for provisional consent to:

a) sever and convey a parcel of land with an approximate lot frontage of 12.22m (40.09 ft) and approximate lot area of 458.80 sq. m (4,938.48 sq.ft) (Part 2); b) retain a parcel of land with an approximate lot frontage of 10.48m (34.38 ft) and approximate lot area of 442.90 sq. m (4,767.34 sq.ft) (Part 2).

The purpose of this application is to create a new residential lot line between a pair of semi-detached dwellings. This application is also related to Minor Variance application A/071/20. (Heritage District, Ward 4)

The Secretary-Treasurer introduced the application.

The agent Russ Gregory appeared on behalf of the application. He references the staff report which is supportive of the proposal.

Committee member Tom Gutfreund indicated support for the proposal. The variances appear minor and technical in nature.

Moved By: Tom Gutfreund Seconded By: Jeamie Reingold

APPENDIX "D"

STAFF REPORT: JULY 30, 2020

Memorandum to the City of Markham Committee of Adjustment July 30, 2020

File: A/063/20

Address: 8 Callahan Rd – Markham, ON

Applicant: Kevin Tieu & Amy Zhu
Agent: Contempo Studio

Hearing Date: Wednesday August 12, 2020

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

a) Section 6.1:

a minimum front yard setback of 25.0 ft (7.62 m), whereas a minimum front yard setback of 27.0 ft (8.23 m) is required;

b) Section 4.11:

a minimum flankage yard setback of 10.04 ft (3.06 m), whereas a minimum flankage yard setback of 13.45 ft (4.10 m) is required;

c) Section 6.1:

a maximum lot coverage of 35.02%, whereas a maximum lot coverage of 33.33% is permitted; and

d) Section 6.1:

a maximum height of 26.90 ft (8.20 m), whereas a maximum height of 25.0 ft (7.62 m) is permitted.

BACKGROUND

Property Description

The 905.39 m² (9,745.53 ft²) subject property is a corner lot situated at the southwest corner of Gainsville Avenue and Callahan Road, which is located east of Fred Varley Drive and north of Krieghoff Avenue. A two-storey single detached dwelling exists on the property, with mature vegetation throughout.

The subject property is located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. The surrounding area is under transition with newer dwellings being developed as infill developments.

Proposal

The applicant is proposing to demolish the existing two-storey dwelling and construct a larger, two-storey dwelling with an attached four car garage, which fronts onto Gainsville Avenue. The four car garage has a ground floor area of approximately 79.90 m² (860.0 ft²). Excluding the garage, the proposed dwelling has a gross floor area of approximately 527.12 m² (5,674.06 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 2014 Official

Plan outlines development criteria for the "Residential Low Rise" designation with respect to height, massing and setbacks. This criteria is established to ensure that the development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street. In considering applications for development approval in a "Residential Low Rise" area, which includes variances, infill development is required to meet the general intent of these development criteria. Regard shall also be had for retention of existing trees and vegetation, the width of proposed garages and driveways and the overall orientation and sizing of new lots within a residential neighbourhood.

Zoning By-Law 11-72

The subject property is zoned "Fourth Density Single Family Residential (R4)" under Bylaw 11-72, as amended, which permits one single detached dwelling per lot. The proposed development does not comply with the minimum front yard, minimum flankage yard, maximum lot coverage, and maximum height requirements of the By-law.

Varley Village Infill Area

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

Zoning Preliminary Review (ZPR) Undertaken

The applicant completed a ZPR on April 28, 2020 to confirm the initial variances required for the proposed development. In response to staff's comments, the applicant submitted revised plans on July 16, 2020 (Appendix "B"), with reduced variance requests as they relate to those variances identified on the initial ZPR.

COMMENTS

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature:
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure:
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

Reduction in Minimum Front Yard Setback

The applicant is requesting a minimum front yard setback of 25.0 ft (7.62 m), whereas the By-law requires a minimum front yard setback of 27.0 ft (8.23 m). This is a reduction of approximately 2.0 ft (0.61 m). By definition of the By-law, the front lot line for the subject property is located along Gainsville Avenue, and accordingly the front yard setback is taken from the same. Staff are of the opinion that the proposed front yard setback is generally consistent with the established pattern of other homes along Gainsville Avenue and have no objections to the requested variance.

Reduction in Minimum Flankage Yard Setback

The flanking yard is the side yard of a corner lot where the lot abuts a street. The flankage yard setback is measured from the exterior side lot line to the main wall of the building. The applicant is requesting a minimum flankage yard setback of 10.04 ft (3.06 m), whereas the By-law requires a minimum flankage yard setback of half of the height of the building or not less than 12.0 ft (3.66 m), whichever is greater.

The applicant is proposing a building height of 26.90 ft (8.20 m); therefore, the By-law requires a minimum flankage yard setback of 13.45 ft (4.10 m). The applicant is proposing a flankage yard setback of 10.04 ft (3.06 m), which represents a reduction of approximately 3.41 ft (1.04 m) from the By-law requirement.

The proposed variance applies to the edge of the covered porch located along the south side of the dwelling, as identified in the plans attached as Appendix "B". The main wall of the building is setback approximately 12.96 ft (3.95 m), which is a reduction of 0.49 ft (0.15 m) from the By-law requirement. Staff are of the opinion that the proposed setback maintains the general intent of the By-law, and have no objections to the requested variance.

Increase in Maximum Lot Coverage

The applicant is requesting a maximum lot coverage of 35.02% or 3,412.81 ft² (317.06 m²), whereas the By-law permits a maximum lot coverage of 33.33% or 3,248.12 ft² (301.76 m²). The proposed lot coverage includes the front covered porch, which adds approximately 67.38 ft² (6.26 m²) to the overall building area. Excluding the front covered porch, the building has a lot coverage of aproximately 34.33%.

The majority of the north building line is setback approximately 16.21 ft (4.94 m) from the interior side yard, which exceeds the 6.0 ft (1.83 m) required by the By-law. Additionally, given the requested variances, the proposed development would comply with the rear yard requirement of the By-law. Staff note that the rear yard setback at the south side of the dwelling is 25.0 ft (7.62 m), which meets the minimum By-law requirement of 25.0 ft (7.62 m). However, the north side of the dwelling shows a setback of 24.97 ft (7.61 m). Confirmation from the applicant is required that the minimum rear yard setback of 25.0 ft (7.62 m) has been met. Once confirmed, an adjustment to the rear yard setback on the north side of the dwelling will need to be addressed at the Building Permit stage.

It should be noted that while staff do not evaluate the architectural design of buildings that are the subject of a variance application, consideration is given to many aspects of the development proposal including, but not limited to, the extent of the variances sought, the additional height and massing that may be created and any projections, or setbacks proposed that may assist in mitigating potential impacts. Staff are of the opinion that the proposed increase in lot coverage is generally consistent with the By-law requirement, and will not significantly add to the scale and massing of the dwelling.

Increase in Maximum Building Height

The applicant is requesting relief to permit a maximum building height of 26.90 ft (8.20 m), whereas the By-law permits a maximum building height of 25.0 ft (7.62 m). This represents an increase of 2.0 ft (0.58 m).

Newer infill developments within the surrounding area vary in height. This includes a mix of one-storey dwellings that are smaller in scale, and larger two-storey dwellings. The

applicant is proposing a two-storey dwelling with a height that is consistent with other infill developments in the surrounding area. Staff are of the opinion that the proposed height will not result in adverse impacts to adjacent properties. Accordingly, staff have no objections to the requested variance.

Tree Preservation & Compensation

Assessing the impacts to existing vegetation on a lot, as well as any additional vegetation proposed, is also evaluated by staff. An applicant's ability to use existing or proposed vegetation to "soften" the real or perceived bulk and massing of a new development within an established community is factored into staff's assessment of a proposal.

The applicant has submitted an arborist report and tree protection plan, prepared by a certified arborist. The tree protection plan confirms that a total of six trees exist on the subject property, two of which are City trees located within the municipal right of way along Callahan Road. The arborist report recommends the removal of three trees, one of which is a City owned tree.

Staff are of the opinion that the City tree can be preserved and that this can be secured through a condition of approval. The applicant is proposing to preserve the other three trees. Staff recommend that the requested tree removals are reviewed by Operations staff as a condition of approval, and that the conditions in Appendix "A" be adopted by the Committee in the event of approval. Staff note that minor changes to the Site Plan, and corresponding architectural plans, may take place through this process. Should changes result in any modifications to the requested variances, or if the need for additional variance requests is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

PUBLIC INPUT SUMMARY

No written submissions were received as of July 30, 2020. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

Planning staff have reviewed the application with respect to Section 45(1) of *the Planning Act, R.S.O. 1990, c. P.13, as amended*, and are of the opinion that the variance request meets the four tests of *the Planning Act* and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the By-law, and 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

PREPARÉD BY:

Aleks Todorovski, Planner, Zoning and

Special Projects

REVIEWED BY:

Sabrina Bordone, Senior Planner,

Central District

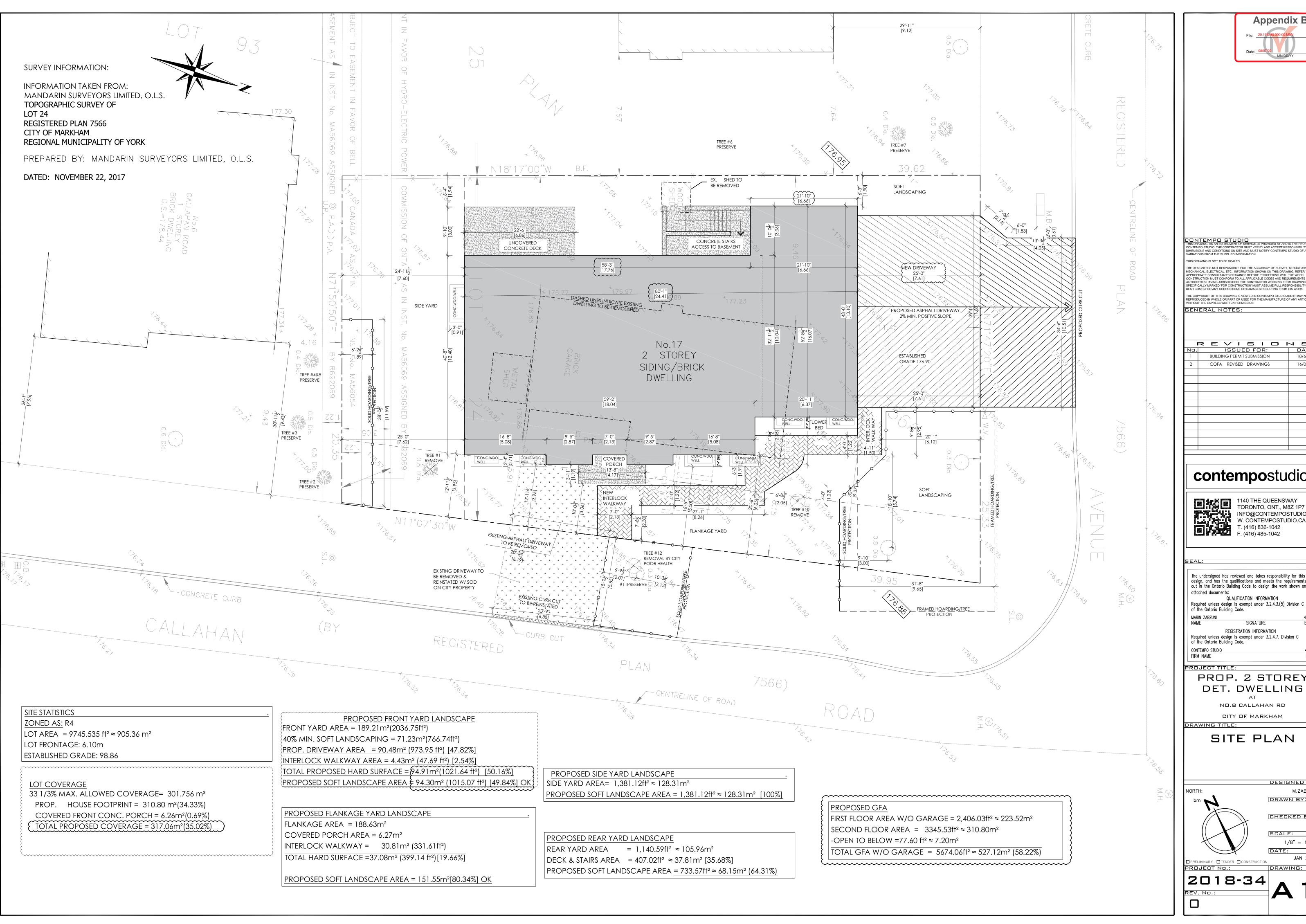
APPENDIX "A" CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/063/20

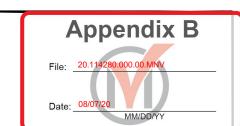
- 1. The variances apply only to the proposed development as long as it remains.
- 2. That the variances apply only to the subject development, in substantial conformity with the batch stamped plans attached as Appendix "B" to this Staff Report and received by the City of Markham on July 16, 2020, and 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 Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from Tree Preservation Technician or Director of Operations that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan.
- 4. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site, including street trees, in accordance with the City's Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Tree Preservation Technician or Director of Operations.
- 5. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation Technician or Director of Operations.

CONDITIONS PREPARED BY:

Aleks Todorovski, Planner, Zoning and Special Projects

APPENDIX "B" PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/063/20





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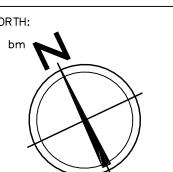
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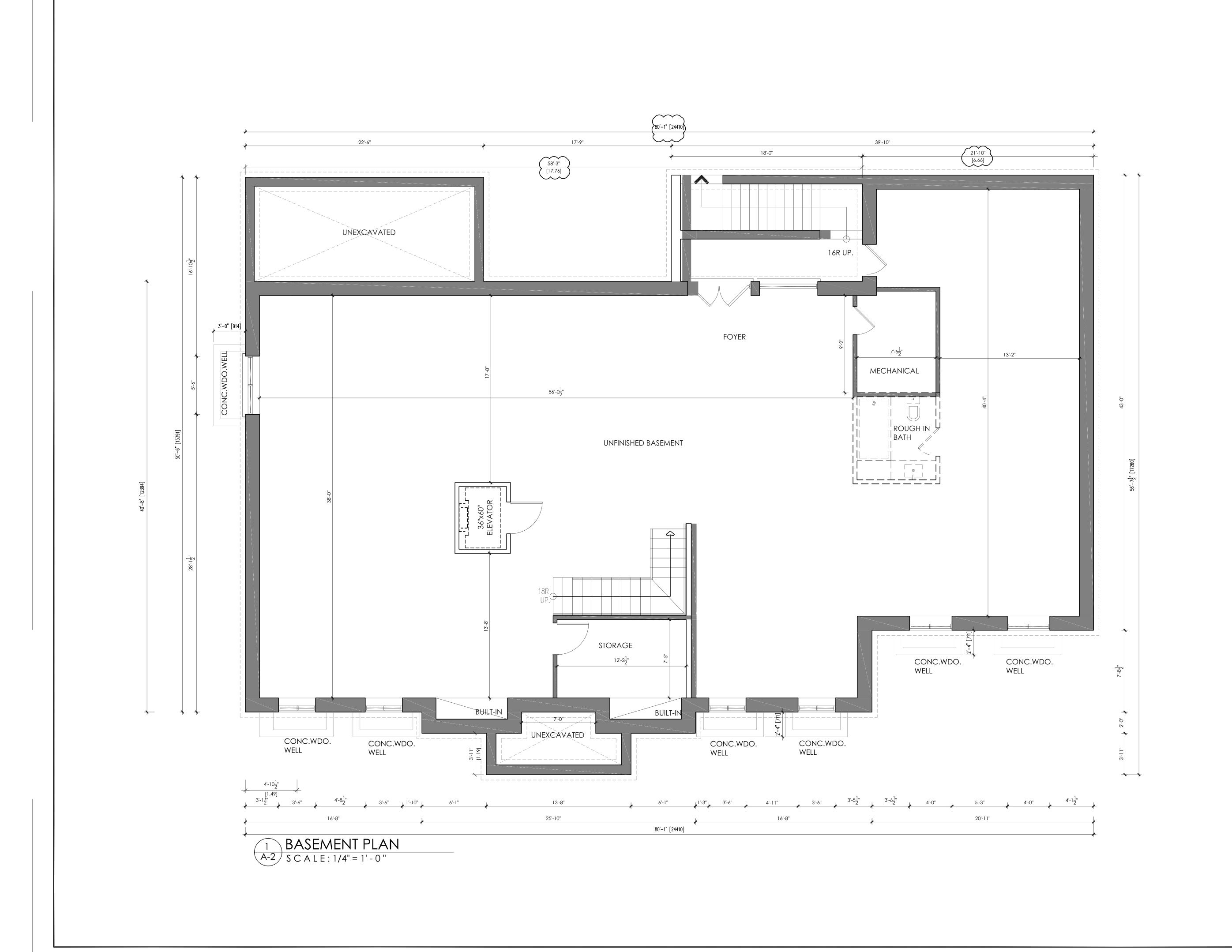
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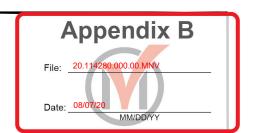
SITE PLAN



M.ZABZUN DRAWN BY: CHECKED BY 1/8" = 1'-0

DESIGNED BY





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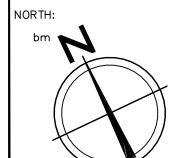
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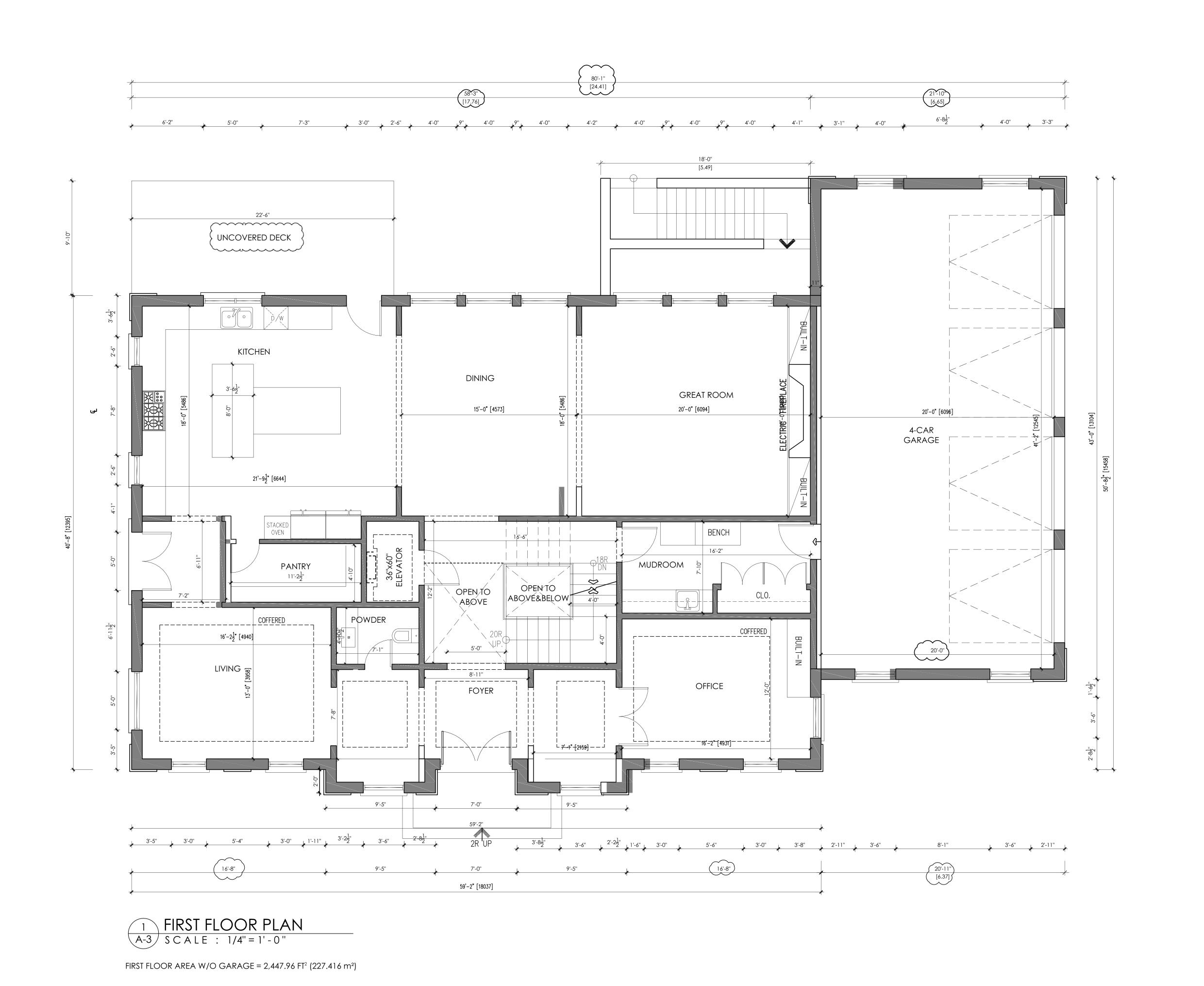
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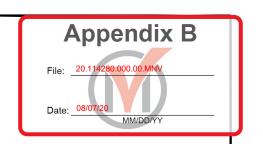
BASEMENT PLAN



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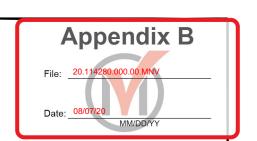
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AS NOTED

JAN 2020

PROJECT No.: 2018-34





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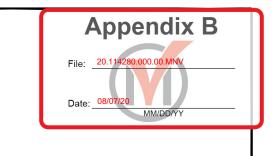
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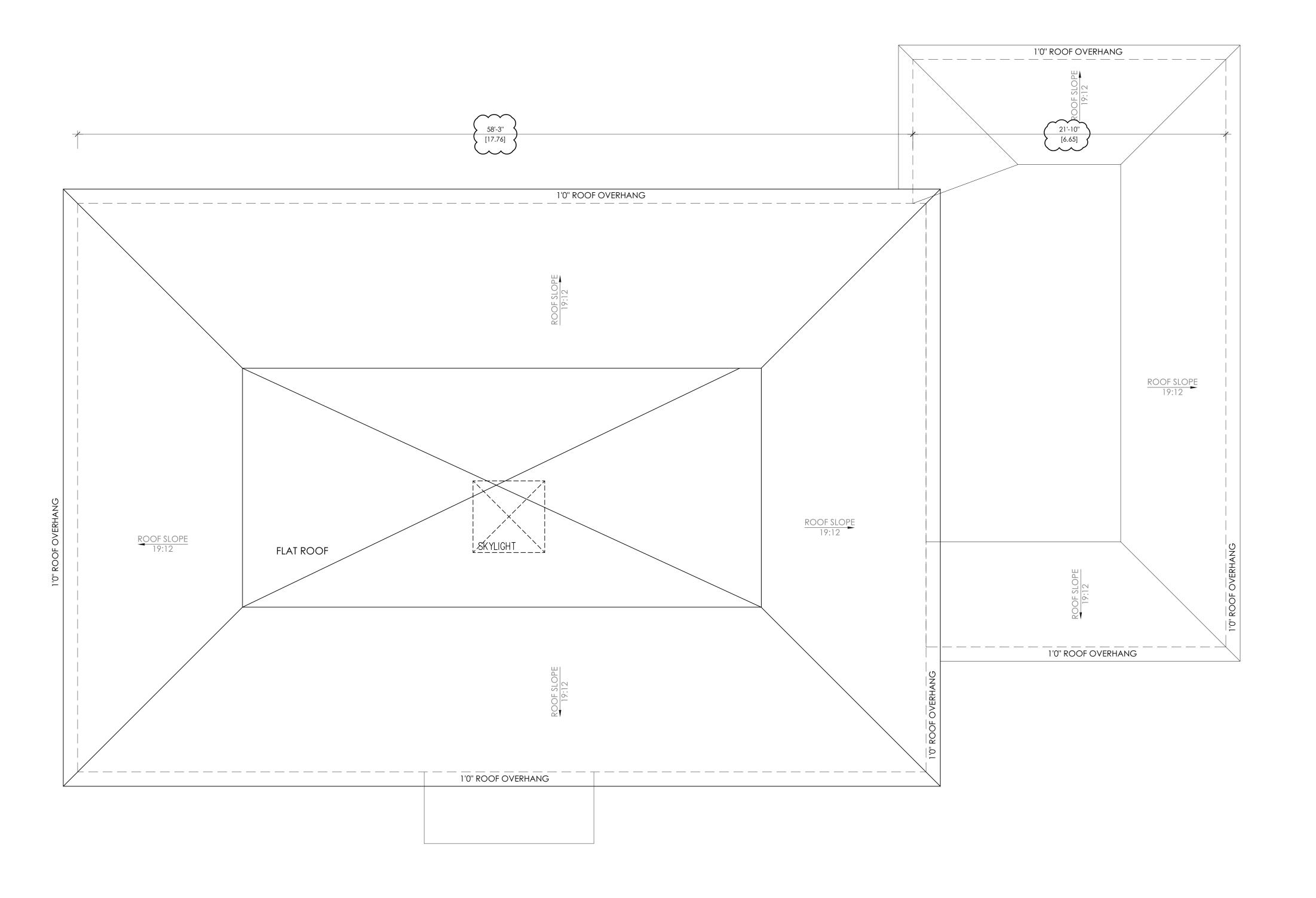
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> NO.8 CALLAHAN RD CITY OF MARKHAM

ROOF PLAN

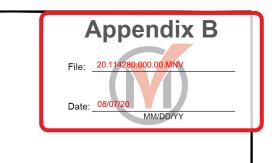
CHECKED BY: AS NOTED

DESIGNED BY:

DRAWN BY:

M.ZABZUNI

JAN 2020







2 NORTH ELEVATION A-6 S C A L E : 3 / 16" = 1' - 0 "

WINDOW MANUFACTURER TO PROVIDE CONTRACTOR TO VERIFY LOCATION OF SHOP DRAWINGS AND SPECIFICATIONS SHOP DRAWINGS AND SPECIFICATIONS
FOR APPROVAL PRIOR TO FABRICATION
AND OPPORT OF UNITS.

AND OPPORT OF UNITS. AND ORDER OF UNITS.

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2	COFA	A REVIS	SED D	RAWI	NGS			1	6/07/20

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FIRM NAME

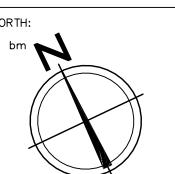
1140 THE QUEENSWAY
TORONTO, ONT., M8Z 1P7
INFO@CONTEMPOSTUDIO.CA
W. CONTEMPOSTUDIO.CA
T. (416) 836-1042
F. (416) 485-1042

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: QUALIFICATION INFORMATION Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code. MARIN ZABZUNI NAME REGISTRATION INFORMATION Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code. CONTEMPO STUDIO

PROP. 2 STOREY DET. DWELLING AT

> NO.8 CALLAHAN RD CITY OF MARKHAM

ELEVATIONS

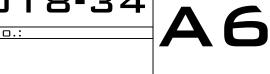


DRAWN BY: CHECKED BY: AS NOTED

DESIGNED BY

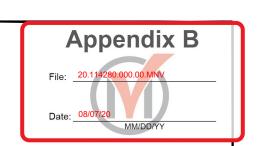
M.ZABZUNI

JAN 2020









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GENERAL NOTES:

'	REVISIONS								
No.	ISSUED FOR:	DATE							
1	BUILDING PERMIT SUBMISSION	18/6/18							
2	COFA REVISED DRAWINGS	16/07/20							

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TORONTO, ONT., M8Z 1P7
INFO@CONTEMPOSTUDIO.CA
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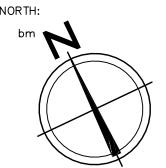
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FIRM NAME PROP. 2 STOREY

> DET. DWELLING NO.8 CALLAHAN RD

> > CITY OF MARKHAM

ELEVATIONS



DESIGNED BY M.ZABZUNI DRAWN BY: CHECKED BY:

AS NOTED JAN 2020

2018-34

WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS AND SPECIFICATIONS

ALL BEAMS AND COLUMNS BEFORE

FOR APPROVAL PRIOR TO FABRICATION

CONTRACTOR TO VERIFY LOCATION OF

COMMENCING CONSTRUCTION