

Memorandum to the City of Markham Committee of Adjustment

May 14, 2025

File: A/156/24
Address: 67 Chatelaine Drive, Markham
Applicant: EcoVue Consulting Services (Kent Randall)
Hearing Date: Wednesday, May 28, 2025

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

The applicant is requesting relief from the following requirements of By-law 2024-19, RES-ENLR as amended, as it relates to a proposed new two-storey detached dwelling:

- a) **By-law 2024-19, Section 6.3.2.2 j):**
a maximum outside wall height of 7.52 metres, whereas the by-law permits a maximum outside wall height of 7.0 metres;
- b) **By-law 2024-19, Section 6.3.2.2 (c)(xiv):**
a maximum main building coverage of 749 square metres, whereas the by-law permits a maximum main building coverage of 500 square metres;
- c) **By-law 2024-19, Section 6.3.2.2 e):**
a maximum building distance for the first storey from the established building line of 19.71 metres, whereas the by-law permits a maximum main building distance of 19.5 metres for the first storey from the established building line; and
- d) **By-law 2024-19, Section 6.3.2.2 e):**
a maximum building distance for the second storey from the established building line of 14.58 metres, whereas the by-law permits a maximum main building distance of 14.5 metres for the second storey from the established building line

BACKGROUND

Property Description

The 1,540.38 m² (16,580.51 ft²) subject property is located on the west side of Chatelaine Drive, east of Markham Road and south of Highway 407. The property is located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. There is no existing structure on the property, as the subject lands were a result of a Committee of Adjustment Land Division application that was approved in 2012.

Proposal

The applicant is proposing to construct a two-storey detached dwelling with a total gross floor area of 749 m² (8,062.17 ft²).

Official Plan and Zoning

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

The Official Plan designates the subject property “Residential Low Rise” to ensure infill development respects and reflects the existing pattern and character of the surrounding neighborhood. These criteria include policies with respect to height, massing, setbacks, and protection of existing vegetation.

Zoning By-Law 2024-19

The subject property is zoned RES-ENLR under By-law 2024-19, as amended, which permits a single detached dwelling.

Zoning Preliminary Review (ZPR) Not Undertaken

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. It is the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

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.

Increase in Maximum Outside Wall Height

The applicant is requesting relief to permit a maximum outside wall height of 7.52 m (24.67 ft) whereas the By-law permits a maximum outside wall height of 7 m (22.97 ft). This represents an increase of 0.42 m (1.37 ft).

Staff note that the lot is generously sized, which aids in minimizing potential negative impacts that an increased outside wall height may result in. Staff opine that the increase in outside wall height is minor in nature and will not negatively affect the established pattern of the neighborhood.

Increase in Main Building Coverage

The applicant is requesting relief to permit an increased main building coverage of 749 m² (8,062.17 ft²), whereas the By-law permits a main maximum main building coverage of 500 m² (5,381.96 ft²).

The building layout meets most applicable zoning provisions, including setbacks and lot coverage, that establish the prescribed building envelope. This ensures the proposed dwelling will be in keeping with the intended scale of residential infill developments for the neighbourhood. Despite the increased main building coverage, adequate soft landscaping is maintained at 45.83%, helping to preserve the existing spacious characteristic of the area. As a result, Staff have no objections to this variance request.

Increase in Maximum Building Distances from the Established Building Line

The applicant is requesting relief to permit a maximum building distance from the established building line of 19.71 m (64.67 ft) for the first storey and 14.58 m (47.83 ft) for the second storey, whereas the By-law permits a maximum building distance from the established building line of 19.5 m (63.98 ft) for the first storey and 14.5 m (47.57 ft) for the second storey. This represents an increase of 0.21 m (0.69 ft) and 0.08 m (0.26 ft) respectively.

The intent of regulating this maximum distance is to maintain a uniform streetscape by ensuring consistent building alignment in addition to the building depth and massing in relation to neighboring dwellings. The proposed increases in maximum building distances will not disrupt the established building line along the streetscape and maintains a scale that is considered appropriate for the neighborhood. Staff have no concern with this requested variance.

PUBLIC INPUT SUMMARY

No written submissions were received as of May 14 2024. 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 zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

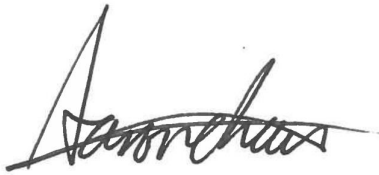
Please refer to Appendix "A" for conditions to be attached to any approval of this application.

APPENDICIES

Appendix "A" – A/156/24 Conditions of Approval

Appendix "B" – Drawings

PREPARED BY:



Aaron Chau, Planner I, East District

REVIEWED BY:



Stacia Muradali, Development Manager, East District

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/156/24

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 plan(s) attached as 'Appendix B' to this Staff Report and received by the City of Markham on January 10, 2025 and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction;

CONDITIONS PREPARED BY:

A handwritten signature in black ink, appearing to read 'Aaron Chau', with a long horizontal stroke extending to the right.

Aaron Chau, Planner I, East District

Appendix B

File: 24.200203.DWG

Date: 5/21/2025
MM/DD/YYYY

SITE INFORMATION:

TOTAL LOT AREA: = 1541.10 M.SQ.

MAIN BUILDING COVERAGE:

MAXIMUM = 500 M.SQ.
PROPOSED = 748.03 M.SQ.

FIRST FLOOR @ 30% = 448.82 M.SQ.
SECOND FLOOR @ 20% = 299.21 M.SQ.

LOT COVERAGE:

MAXIMUM LOT COVERAGE: = 35 %
PROPOSED LOT COVERAGE: = 29.86 %

LOT COVERAGE CALCULATION:

LOT AREA = 1541.10 M.SQ.
BUILDING FOOTPRINT = 460.17 M.SQ.
 $460.17/1541.10 = .2986$
PROPOSED COVERAGE = 29.86%

BUILDING HEIGHT:

MAXIMUM EXT'R WALL HEIGHT = 7.0M
PROVIDED EXT'R WALL HEIGHT = 7.52M
MAXIMUM SLOPE OF ROOF = 3.0M
PROPOSED SLOPE OF ROOF = 2.46M
MAXIMUM HEIGHT OF DWELLING: = 10.0M
PROVIDED HEIGHT OF DWELLING: = 9.98M

ESTABLISHED GRADE CALCULATION:

$178.82 + 178.98 / 2 = 178.9$

BUILDING DEPTH - FIRST FLOOR:

MAX. BUILDING DEPTH: = 19.5M
PROVIDED BUILDING DEPTH: = 19.71M

BUILDING DEPTH - SECOND FLOOR:

MAX. BUILDING DEPTH: = 14.5M
PROVIDED BUILDING DEPTH: = 14.58M

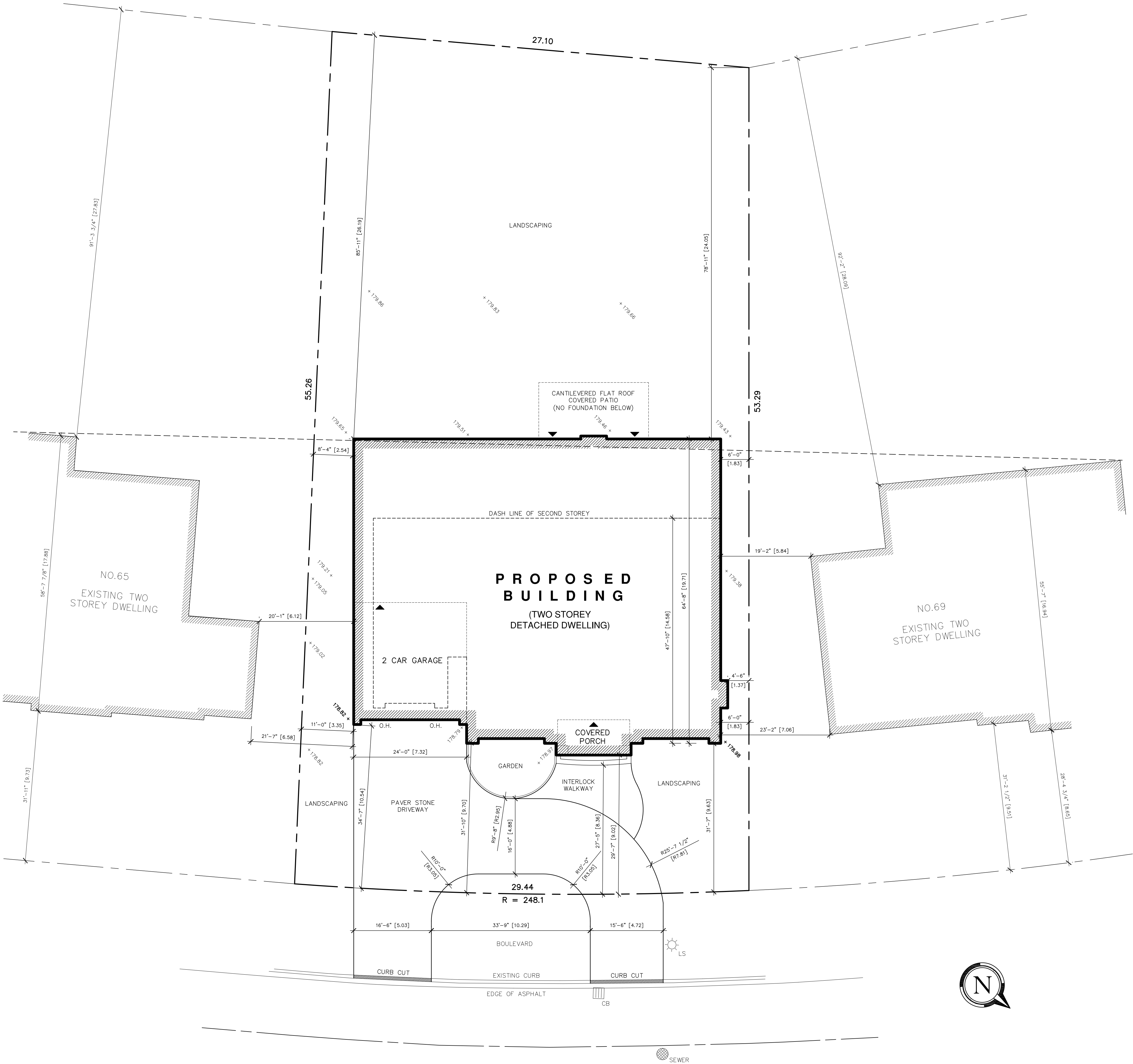
FRONT YARD LANDSCAPING:

TOTAL FRONT YARD AREA = 296.88 M.SQ.
DRIVEWAY AREA = 138.81 M.SQ.
WALKWAY + STEPS = 22 M.SQ.
 $296.88 - 138.81 - 22 = 136.07$ M.SQ.
 $136.07/296.88 = .4583$

TOTAL SOFT LANDSCAPING = 45.83 %

SETBACKS:

FRONT YARD REQUIRED (AVG. OF NEIGHBORS) = 9.62M
FRONT YARD PROVIDED = 9.63M
SIDE YARD REQUIRED = 1.8M
SIDE YARD PROVIDED = 1.83M
SIDE YARD REQUIRED = 2.5M
SIDE YARD PROVIDED = 2.54M
REAR YARD REQUIRED = 7.5M
REAR YARD PROVIDED = 24.05M



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da@dadrafting.com
(705) 344-1635

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 be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Div. C-3.2.3.1. of the building code
DEREK ALLEN 34457
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless design is exempt under Div. C-3.2.4.1. of the building code
D.A. DRAFTING & DESIGN 37969
FIRM NAME BCIN

DRAWING:

SITE PLAN

DATE: OCTOBER 2024
SCALE: 3/32" = 1'-0"
DRAWN BY: D.A.
CHECKED BY: D.A.
FILE No. 2024-29

PROPOSED DRAWING FOR:

67 CHATELAINE RD.
MARKHAM, ON

SP-1

SITE PLAN

CHATELAINE DRIVE

Appendix B

File: 24.00000.000.00.MW

Date: **5/21/2025**

SCALE 1 : 250 MM/DD/YYYY

5m 0 5 10 15m

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PART 2: REPORT

DESCRIPTION: PART OF LOT 3, REGISTERED PLAN 65M-3064 (PART 2, PLAN 65R-35410) BEING ALL OF P.I.N. 03733-0515(LT)

MUNICIPAL ZONING: THIS SURVEY DOES NOT CERTIFY ZONING COMPLIANCE.

REGISTERED EASEMENTS: NONE

ADDITIONAL COMMENTS: NOTE LOCATION OF FENCES.

CLIENT: MUTHULINGAM, MANOSEELAN
SERATHA, JEYANTHINI

NOTE

THIS PLAN AND REPORT WAS PREPARED FOR MUTHULINGAM, MANOSEELAN AND SERATHA, JEYANTHINI AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING THE DISTANCE BY 0.3048.

BEARING NOTE:

BEARINGS SHOWN HEREON ARE UTM GRID AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF CHATELAINE DRIVE AS SHOWN ON PLAN 65R-35410, HAVING A BEARING OF N39°12'00"W.

ELEVATION NOTE:

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO BENCH MARK No. M-38-009, HAVING AN ELEVATION OF 176.837 METRES.

LOCATION: BENCHMARK SET IN POURED CONCRETE FLUSH WITH GRADE. IT IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF PROMELIA COURT AND CHATELAINE DRIVE, BEING 7.25m NORTH OF THE CENTRELINE OF PAVEMENT OF PROMELIA COURT AND 8.70m EAST OF THE CENTRELINE OF PAVEMENT OF CHATELAINE DRIVE.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - (S) DENOTES SET
 - (M) DENOTES MEASURED
 - (RP) DENOTES REGISTERED PLAN 65M-3064
 - (P1) DENOTES PLAN 65R-35410
 - (P2) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ERTL SURVEYORS, O.L.S. DATED DECEMBER 23, 2015
 - (P3) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ERTL SURVEYORS, O.L.S. DATED NOVEMBER 15, 2017
 - (1215) DENOTES ERTL SURVEYORS, O.L.S.
 - (OD) DENOTES ORIGIN UNKNOWN
 - (WIT) DENOTES WITNESS
 - P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
 - N, S, E, W DENOTES NORTH, SOUTH, EAST, WEST
 - (OSE) DENOTES DORR SILL ELEVATION
 - (GSE) DENOTES GARAGE DOOR SILL ELEVATION
 - (TRE) DENOTES TOP OF ROOF ELEVATION
 - BF DENOTES BOARD FENCE
 - (NTS) DENOTES NOT TO SCALE
 - CB DENOTES CATCH BASIN
 - MH DENOTES MANHOLE
 - FH DENOTES FIRE HYDRANT
 - UP DENOTES UTILITY POLE
 - WV DENOTES WATER VALVE
 - RV DENOTES IRRIGATION VALVE
 - LS DENOTES LAMP STANDARD
 - A/W- DENOTES AERIAL WIRES
 - (TC) DENOTES TOP OF CURB

NOTE:

- BUILDING TIES ARE TAKEN TO BRICK, UNLESS OTHERWISE NOTED.
- UNDERGROUND SERVICES WERE NOT LOCATED IN THIS SURVEY
- THE TYPE AND LOCATION OF BURIED UTILITIES SERVICES ARE NOT VERIFIED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON 26-APRIL, 2024.

DATE: 27-APRIL, 2024

SHAJEEESHANE RAJAKULENDRAN
ONTARIO LAND SURVEYOR

RS SURVEYING LIMITED.

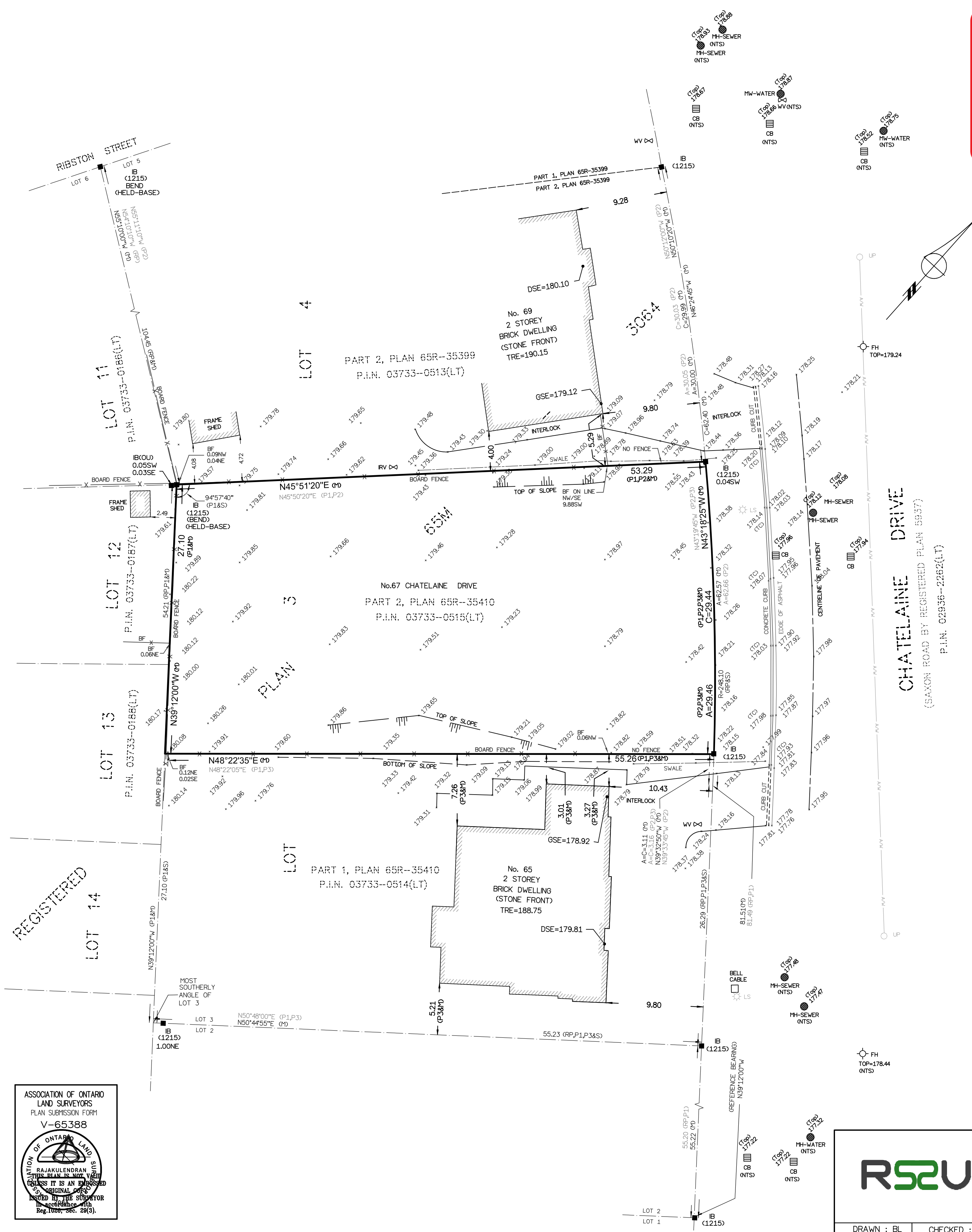
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PROJECT : RSSU-2024-034-SRTP



ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-65388

RAJAKULENDRAN
THIS PLAN IS NOT VALID
UNLESS IT IS AN ENLARGED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
Reg. 1020, Sec. 29(3).

RSU

DRAWN : BL CHECKED : RS