

MEMORANDUM

DATE: October 1, 2018
TO: Chairman and Members, Committee of Adjustment
FILE: A/107/18
ADDRESS: 63 Peter St, Markham
HEARING DATE: Wednesday October 10, 2018

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

The applicant is requesting relief from the requirements of By-law 1229, R1, as amended to permit:

- a) **Section 1.2(I):** Building height of 11.29 metres, whereas the By-law allows maximum building height of 9.8 metres
- b) **Section 11.1:** northerly two storey side yard setback of 5 feet, whereas the By-law allows minimum two storey side yard setback of 6 feet
- c) **Section 11.1:** southerly two storey side yard setback of 5.41 feet, whereas the By-law allows minimum two storey side yard setback of 6 feet
- d) **Section 1.2(iii):** Building depth of 21.86 metres, whereas the By-law allows maximum building depth of 16.80 metres
- e) **Section 11.1:** Lot coverage of 36.5percent, whereas By-law allows maximum lot coverage of 35percent
- f) **Section 1.2(vi):** Net floor area ratio of 73.1percent. whereas the By-law allows maximum net floor area ratio of 45percent

as they relate to a proposed two storey detached dwelling.

Comments

The applicant is proposing to demolish the existing house and construct a new two-storey detached dwelling with a three car garage and a walkout basement (see Appendix 'A'). To facilitate the proposed dwelling, the applicant has submitted a variance application requesting relief from By-law 1229, R1, as amended, as described above. Staff met with the applicant to discuss concerns with the proposal and recommends that the application is deferred sine die to provide the applicant time to address concerns.

PREPARED BY:


Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:


Stacia Muradali, Senior Planner, East District
File Path: Amanda\18 239636 \Documents\District Team Comments Memo



BATTAGLIA ARCHITECT INC.
1000 10th Ave. S.
Suite 100
Minneapolis, MN 55415
Tel: 612.338.1111
Fax: 612.338.1112
www.battagliaarchitect.com

Georgio Lolos Design Inc.
1000 10th Ave. S.
Suite 100
Minneapolis, MN 55415
Tel: 612.338.1111
Fax: 612.338.1112
www.georgiololosdesign.com

Dispersive & Innovative Design
1000 10th Ave. S.
Suite 100
Minneapolis, MN 55415
Tel: 612.338.1111
Fax: 612.338.1112
www.dispersiveandinnovative.com

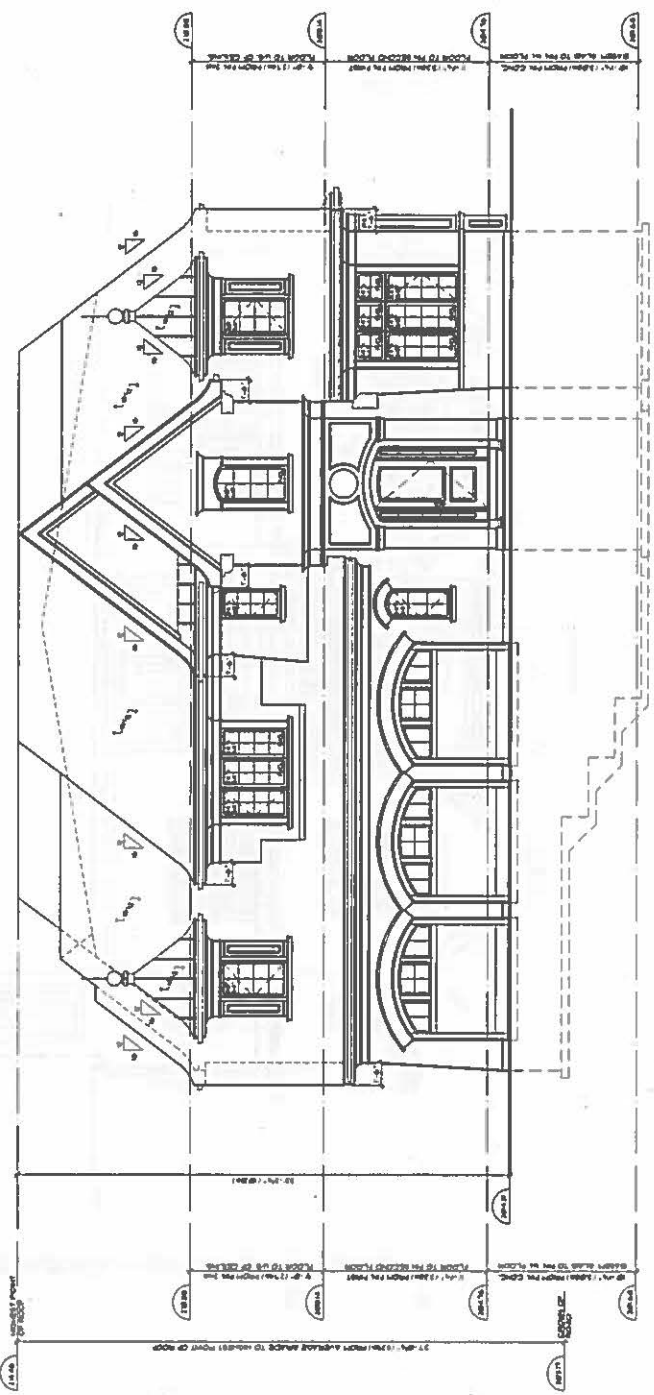
BATTAGLIA ARCHITECT INC.
1000 10th Ave. S.
Suite 100
Minneapolis, MN 55415
Tel: 612.338.1111
Fax: 612.338.1112
www.battagliaarchitect.com

PROJECT INFORMATION
PROJECT NO. 1000 10th Ave. S.
Suite 100
Minneapolis, MN 55415
Tel: 612.338.1111
Fax: 612.338.1112
www.battagliaarchitect.com

CLIENT INFORMATION
CLIENT NAME: Battaglia Architect Inc.
CLIENT ADDRESS: 1000 10th Ave. S.
Suite 100
Minneapolis, MN 55415
Tel: 612.338.1111
Fax: 612.338.1112
www.battagliaarchitect.com

DATE
DATE: 10/1/2011
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

APPENDIX A



FRONT ELEVATION	
PLAN NO.	1000 10th Ave. S.
DATE	10/1/2011
DRAWN BY	[Name]
CHECKED BY	[Name]
APPROVED BY	[Name]



BATTAGLIA ARCHITECT INC.

NO.	REVISIONS	DATE	BY	CHKD.
1	ISSUED FOR I.D.	01/15/00	BA	BA
2	FOR REVIEW	01/15/00	BA	BA
3	FOR REVIEW	01/15/00	BA	BA
4	FOR REVIEW	01/15/00	BA	BA
5	FOR REVIEW	01/15/00	BA	BA
6	FOR REVIEW	01/15/00	BA	BA
7	FOR REVIEW	01/15/00	BA	BA
8	FOR REVIEW	01/15/00	BA	BA
9	FOR REVIEW	01/15/00	BA	BA
10	FOR REVIEW	01/15/00	BA	BA

Georgio Lotos Design Inc.

1100 ST. JAMES STREET, SUITE 100
 MONTREAL, QUEBEC H3B 2A8
 TEL: (514) 392-1100
 FAX: (514) 392-1101
 WWW: WWW.GEORGIOLOTO.COM

BATTAGLIA ARCHITECT INC.

2607 RUE ST. JAMES, SUITE 100
 MONTREAL, QUEBEC H3B 2A8
 TEL: (514) 392-1100
 FAX: (514) 392-1101
 WWW: WWW.BATTAGLIAARCHITECT.COM

PROJECT NO. 00-001

CLIENT: M. L.

ADDRESS: 1100 ST. JAMES STREET, SUITE 100, MONTREAL, QUEBEC H3B 2A8

DATE: 01/15/00

SCALE: 1/8" = 1'-0"

DESIGNER: BATTAGLIA ARCHITECT INC.

ARCHITECT: BATTAGLIA ARCHITECT INC.

ENGINEER: BATTAGLIA ARCHITECT INC.

LANDSCAPE ARCHITECT: BATTAGLIA ARCHITECT INC.

INTERIOR DESIGNER: BATTAGLIA ARCHITECT INC.

PROJECT MANAGER: BATTAGLIA ARCHITECT INC.

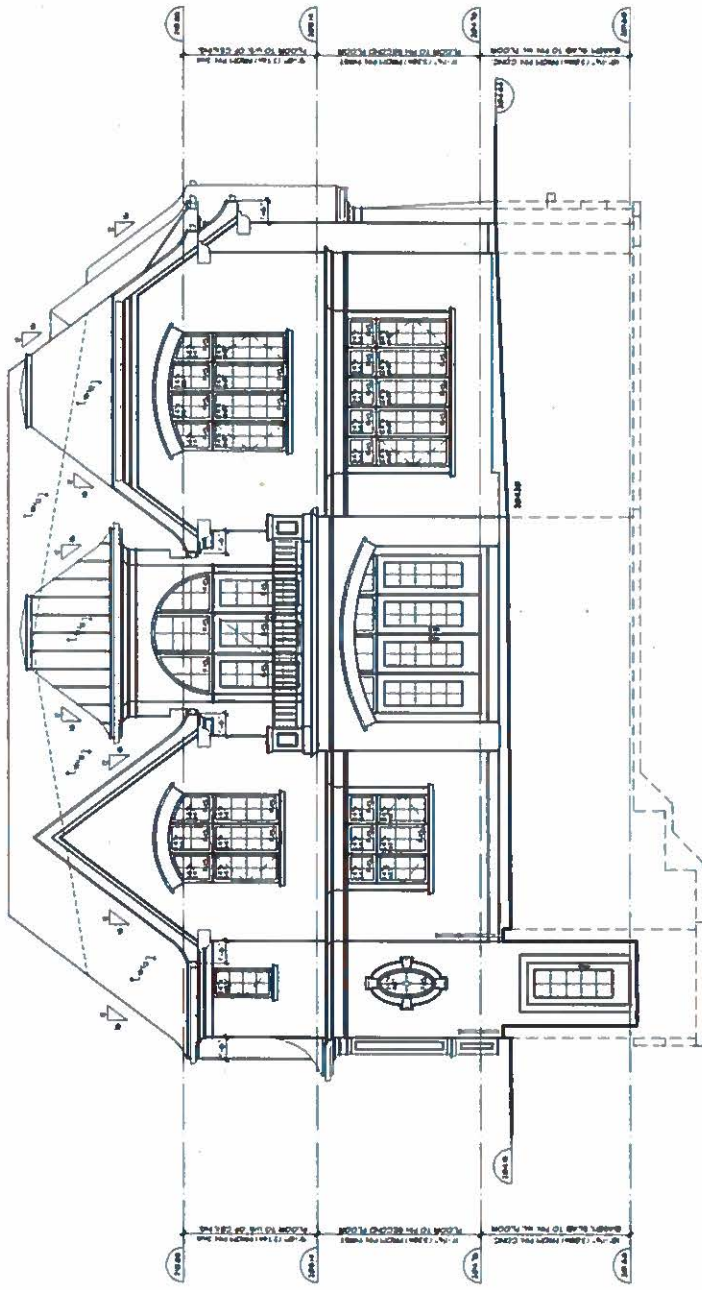
REAR ELEVATION

DATE: 01/15/00

SCALE: 1/8" = 1'-0"

BY: BA

CHKD.: BA

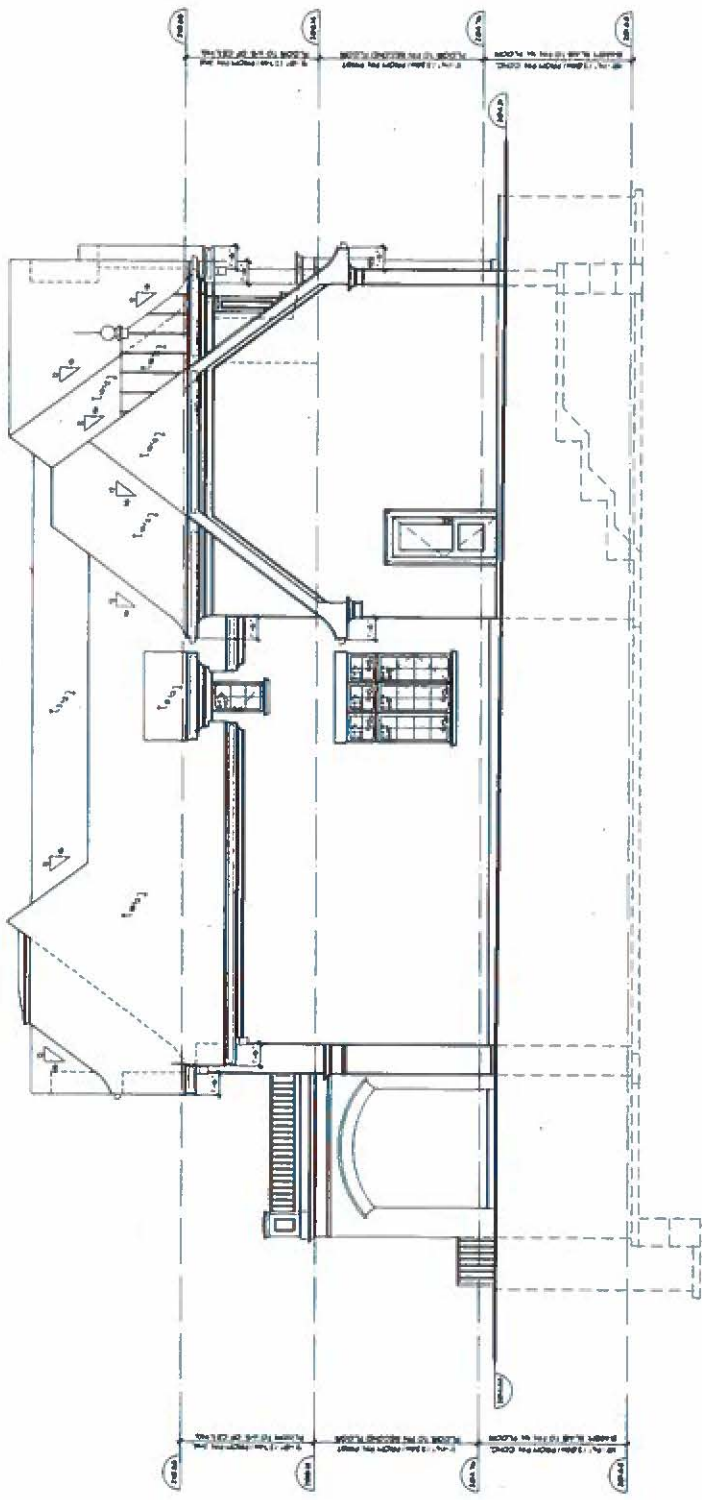




Georgio Lolos Design Inc.
A Division of Bolo Design



BATTAGLIA ARCHITECT INC.
2000 KYLE ST. SUITE 200
CHICAGO, IL 60614
TEL: (773) 462-7440
FAX: (773) 462-7441
WWW.BATTAGLIAARCHITECT.COM

[illegible]

DATE: 01-01-01	BY: J.L.	REVISED: 01-01-01	SCALE: 1/8" = 1'-0"
ASSET FLOOR PLAN			

REVISIONS

NO.	DATE	DESCRIPTION
1	12/1/2010	ISSUED FOR PERMITS
2	12/1/2010	ISSUED FOR PERMITS
3	12/1/2010	ISSUED FOR PERMITS
4	12/1/2010	ISSUED FOR PERMITS

PROJECT INFORMATION

PROJECT NO. 10000

PROJECT NAME: [REDACTED]

CLIENT: [REDACTED]

LOCATION: [REDACTED]

DESIGNER

Georgio Lolas Design Inc.

10000 [REDACTED]

Atlanta, GA 30309

Phone: (404) 555-1234

Fax: (404) 555-1235

Email: info@georgiololas.com

ARCHITECT

BATTAGLIA ARCHITECT INC.

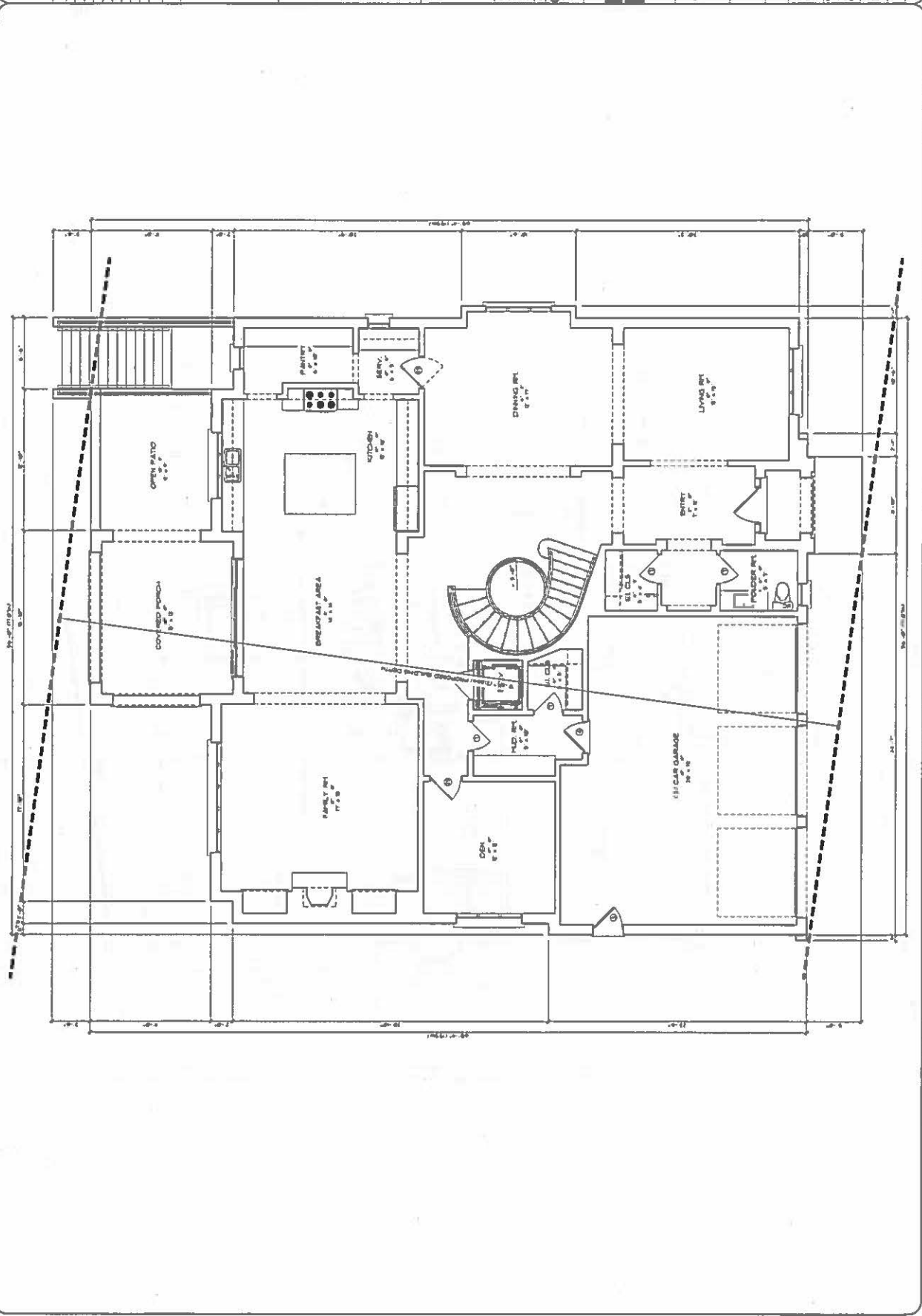
10000 [REDACTED]

Atlanta, GA 30309

Phone: (404) 555-1234

Fax: (404) 555-1235

Email: info@battagliaarchitect.com



REVISIONS	
NO.	DATE
1	10/10/00
2	10/10/00
3	10/10/00
4	10/10/00
5	10/10/00
6	10/10/00
7	10/10/00
8	10/10/00
9	10/10/00
10	10/10/00

PROJECT NO. 00-0000
 PROJECT NAME
 PROJECT LOCATION
 PROJECT DESCRIPTION
 PROJECT OWNER
 PROJECT ARCHITECT
 PROJECT ENGINEER
 PROJECT CONTRACTOR
 PROJECT SCHEDULE
 PROJECT BUDGET
 PROJECT STATUS

DATE: 10/10/00
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

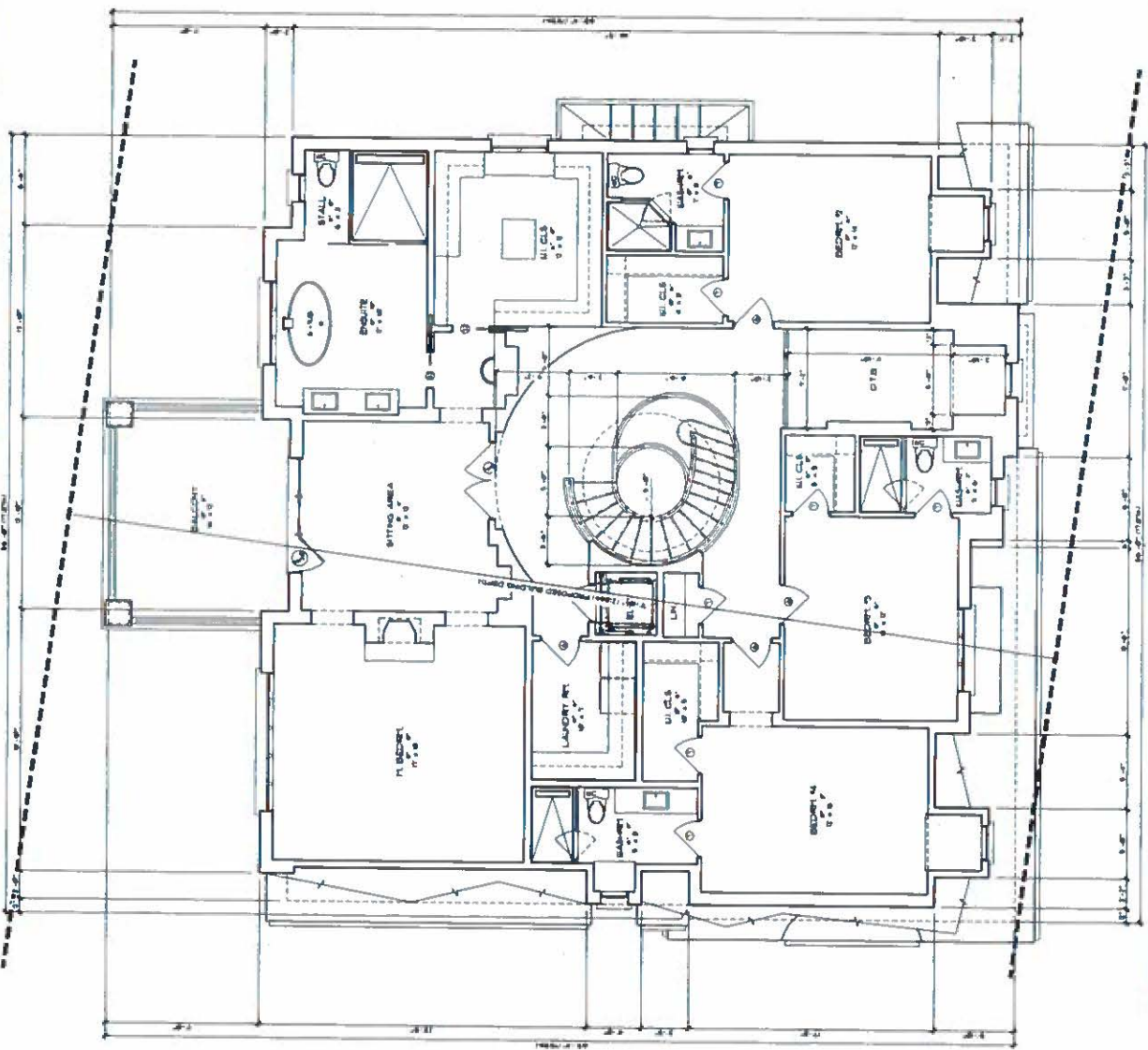
PROJECT NO. 00-0000
 PROJECT NAME
 PROJECT LOCATION
 PROJECT DESCRIPTION
 PROJECT OWNER
 PROJECT ARCHITECT
 PROJECT ENGINEER
 PROJECT CONTRACTOR
 PROJECT SCHEDULE
 PROJECT BUDGET
 PROJECT STATUS

PROJECT NO. 00-0000
 PROJECT NAME
 PROJECT LOCATION
 PROJECT DESCRIPTION
 PROJECT OWNER
 PROJECT ARCHITECT
 PROJECT ENGINEER
 PROJECT CONTRACTOR
 PROJECT SCHEDULE
 PROJECT BUDGET
 PROJECT STATUS

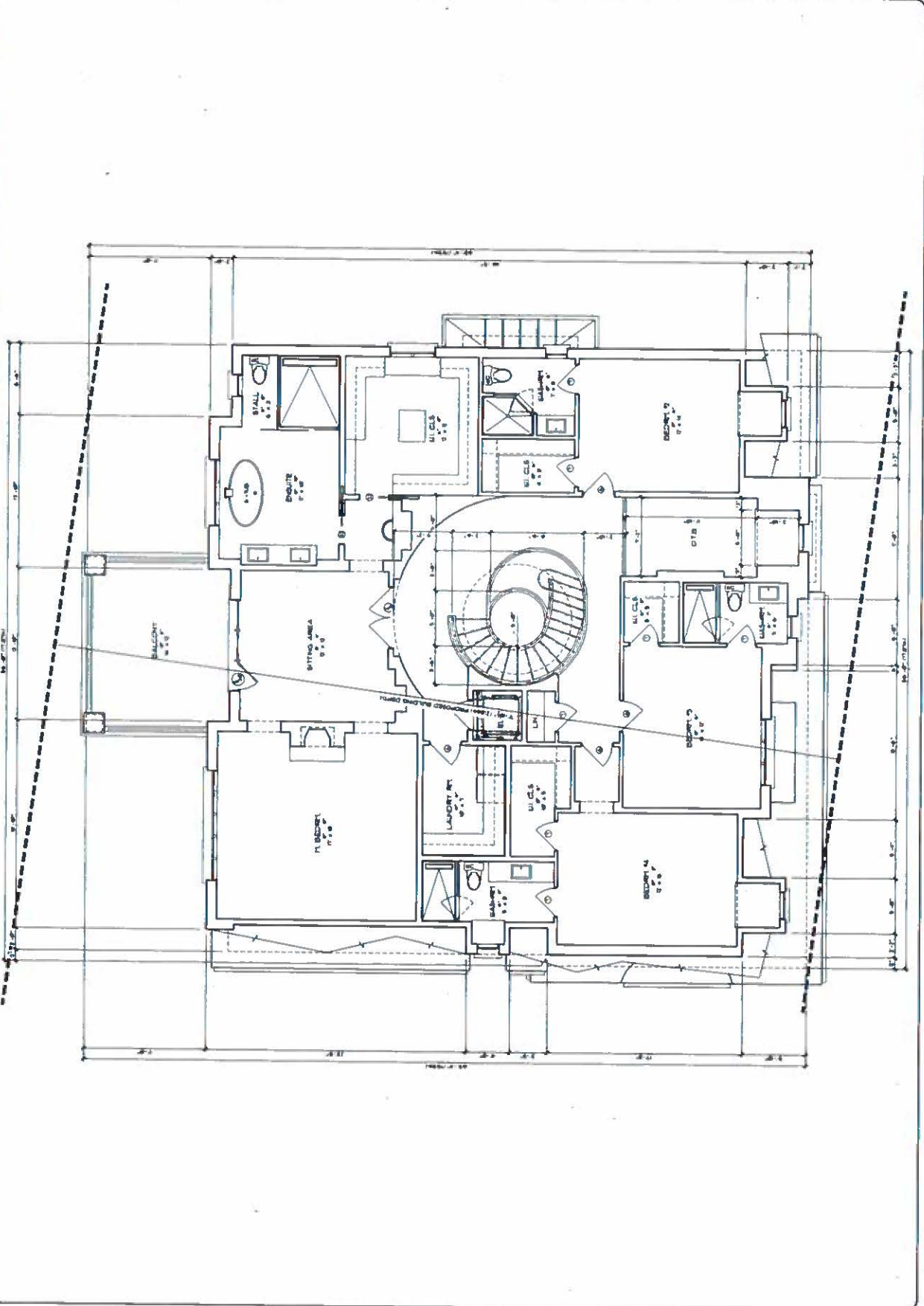
PROJECT NO. 00-0000
 PROJECT NAME
 PROJECT LOCATION
 PROJECT DESCRIPTION
 PROJECT OWNER
 PROJECT ARCHITECT
 PROJECT ENGINEER
 PROJECT CONTRACTOR
 PROJECT SCHEDULE
 PROJECT BUDGET
 PROJECT STATUS

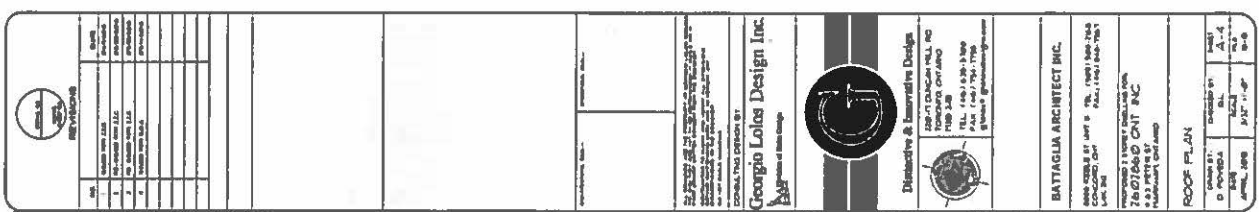
PROJECT NO. 00-0000
 PROJECT NAME
 PROJECT LOCATION
 PROJECT DESCRIPTION
 PROJECT OWNER
 PROJECT ARCHITECT
 PROJECT ENGINEER
 PROJECT CONTRACTOR
 PROJECT SCHEDULE
 PROJECT BUDGET
 PROJECT STATUS

PROJECT NO. 00-0000
 PROJECT NAME
 PROJECT LOCATION
 PROJECT DESCRIPTION
 PROJECT OWNER
 PROJECT ARCHITECT
 PROJECT ENGINEER
 PROJECT CONTRACTOR
 PROJECT SCHEDULE
 PROJECT BUDGET
 PROJECT STATUS



SECOND FLOOR PLAN	
SCALE	1/8" = 1'-0"
DATE	10/10/00
DRAWN BY	[Name]
CHECKED BY	[Name]
APPROVED BY	[Name]





ROOF PLAN



STATE OF GEORGIA
COUNTY OF DEKALB

PROJECT NO. 12345
DATE: 10/15/2010
DRAWN BY: J. Smith
CHECKED BY: M. Jones
APPROVED BY: K. Brown

PROJECT NO. 12345
DATE: 10/15/2010
DRAWN BY: J. Smith
CHECKED BY: M. Jones
APPROVED BY: K. Brown

PROJECT NO. 12345
DATE: 10/15/2010
DRAWN BY: J. Smith
CHECKED BY: M. Jones
APPROVED BY: K. Brown

CONSULTING DESIGNER BY
Georgia Lotus Design Inc.
12345 Peachtree Dunwoody Rd.
Suite 100, Atlanta, GA 30328
TEL: (404) 123-4567
FAX: (404) 123-4568
WWW.GEORGIALOTUSDESIGN.COM



Georgia Lotus Design Inc.
A Division of Lotus Design

Deductive & Innovative Design
2700 ATL DUNWOODY RD.
SUITE 100, ATLANTA, GA 30328
TEL: (404) 123-4567
FAX: (404) 123-4568
WWW.GEORGIALOTUSDESIGN.COM

BATTAGLIA ARCHITECT INC.
2700 ATL DUNWOODY RD.
SUITE 100, ATLANTA, GA 30328
TEL: (404) 123-4567
FAX: (404) 123-4568
WWW.BATTAGLIAARCHITECT.COM



BATTAGLIA ARCHITECT INC.
A Division of Battaglia Architect

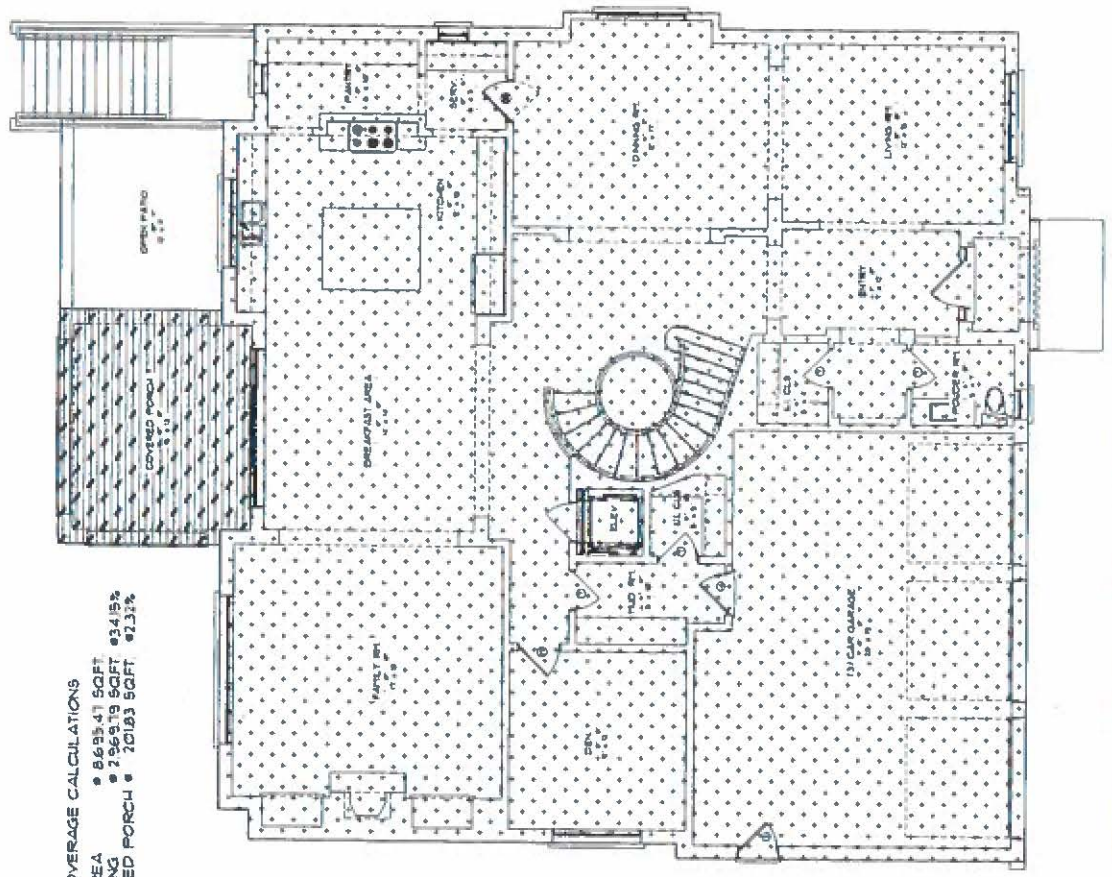
2607660 CNT INC.
2700 ATL DUNWOODY RD.
SUITE 100, ATLANTA, GA 30328
TEL: (404) 123-4567
FAX: (404) 123-4568
WWW.2607660CNT.COM

CALCULATIONS
DESIGNED BY: J. Smith
CHECKED BY: M. Jones
APPROVED BY: K. Brown

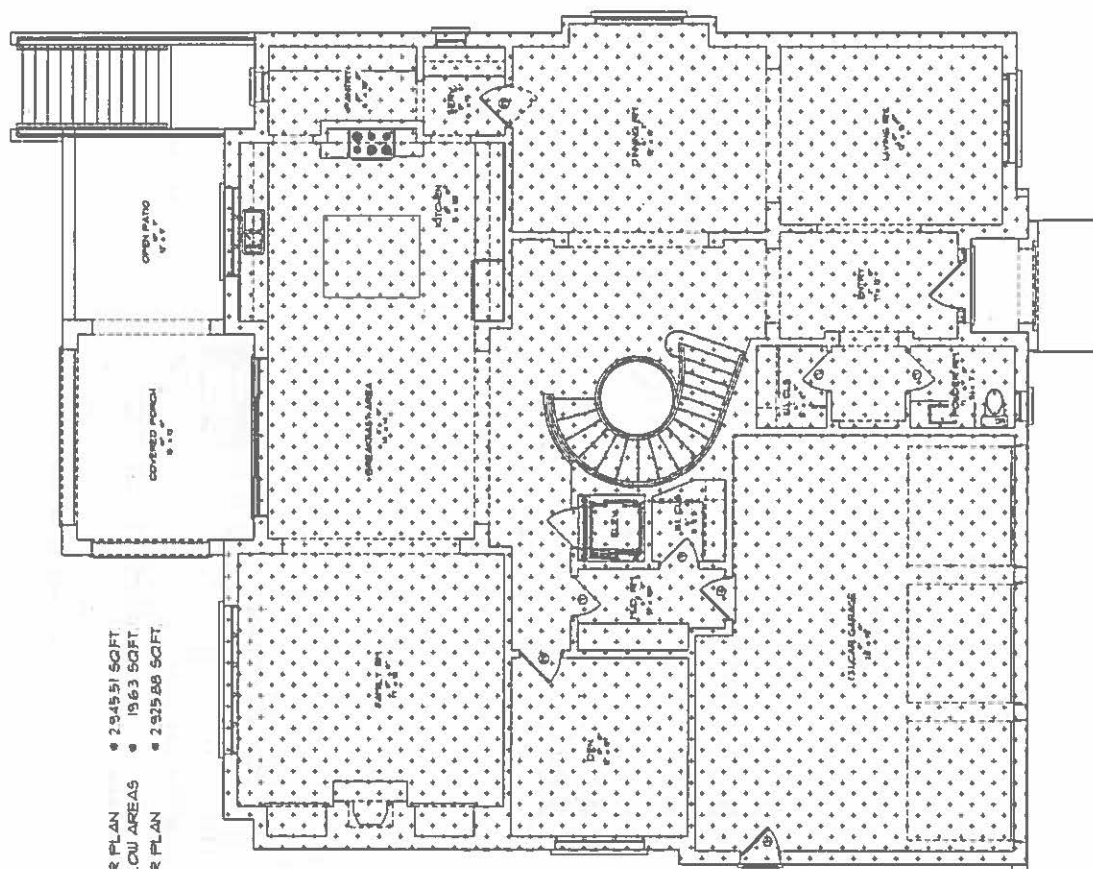


STATE OF GEORGIA
COUNTY OF DEKALB

PROJECT NO. 12345
DATE: 10/15/2010
DRAWN BY: J. Smith
CHECKED BY: M. Jones
APPROVED BY: K. Brown



LOT COVERAGE CALCULATIONS
 LOT AREA • 86,954.7 SQFT
 DWELLING • 29,659.19 SQFT • 34.15%
 COVERED PORCH • 70,183.50 SQFT • 80.33%



TOTAL FIRST FLOOR PLAN • 2945.51 SQFT
 LESS OPEN TO BELOW AREAS • 1963 SQFT
 TOTAL FIRST FLOOR PLAN • 2925.88 SQFT

DATE	DESCRIPTION	AMOUNT	CHECK NO.	BANK	REMARKS
10/1/2010	DEPOSIT	100.00			
10/2/2010	DEPOSIT	100.00			
10/3/2010	DEPOSIT	100.00			
10/4/2010	DEPOSIT	100.00			
10/5/2010	DEPOSIT	100.00			
10/6/2010	DEPOSIT	100.00			
10/7/2010	DEPOSIT	100.00			
10/8/2010	DEPOSIT	100.00			
10/9/2010	DEPOSIT	100.00			
10/10/2010	DEPOSIT	100.00			
10/11/2010	DEPOSIT	100.00			
10/12/2010	DEPOSIT	100.00			
10/13/2010	DEPOSIT	100.00			
10/14/2010	DEPOSIT	100.00			
10/15/2010	DEPOSIT	100.00			
10/16/2010	DEPOSIT	100.00			
10/17/2010	DEPOSIT	100.00			
10/18/2010	DEPOSIT	100.00			
10/19/2010	DEPOSIT	100.00			
10/20/2010	DEPOSIT	100.00			
10/21/2010	DEPOSIT	100.00			
10/22/2010	DEPOSIT	100.00			
10/23/2010	DEPOSIT	100.00			
10/24/2010	DEPOSIT	100.00			
10/25/2010	DEPOSIT	100.00			
10/26/2010	DEPOSIT	100.00			
10/27/2010	DEPOSIT	100.00			
10/28/2010	DEPOSIT	100.00			
10/29/2010	DEPOSIT	100.00			
10/30/2010	DEPOSIT	100.00			
10/31/2010	DEPOSIT	100.00			
11/1/2010	DEPOSIT	100.00			
11/2/2010	DEPOSIT	100.00			
11/3/2010	DEPOSIT	100.00			
11/4/2010	DEPOSIT	100.00			
11/5/2010	DEPOSIT	100.00			
11/6/2010	DEPOSIT	100.00			
11/7/2010	DEPOSIT	100.00			
11/8/2010	DEPOSIT	100.00			
11/9/2010	DEPOSIT	100.00			
11/10/2010	DEPOSIT	100.00			
11/11/2010	DEPOSIT	100.00			
11/12/2010	DEPOSIT	100.00			
11/13/2010	DEPOSIT	100.00			
11/14/2010	DEPOSIT	100.00			
11/15/2010	DEPOSIT	100.00			
11/16/2010	DEPOSIT	100.00			
11/17/2010	DEPOSIT	100.00			
11/18/2010	DEPOSIT	100.00			
11/19/2010	DEPOSIT	100.00			
11/20/2010	DEPOSIT	100.00			
11/21/2010	DEPOSIT	100.00			
11/22/2010	DEPOSIT	100.00			
11/23/2010	DEPOSIT	100.00			
11/24/2010	DEPOSIT	100.00			
11/25/2010	DEPOSIT	100.00			
11/26/2010	DEPOSIT	100.00			
11/27/2010	DEPOSIT	100.00			
11/28/2010	DEPOSIT	100.00			
11/29/2010	DEPOSIT	100.00			
11/30/2010	DEPOSIT	100.00			
12/1/2010	DEPOSIT	100.00			
12/2/2010	DEPOSIT	100.00			
12/3/2010	DEPOSIT	100.00			
12/4/2010	DEPOSIT	100.00			
12/5/2010	DEPOSIT	100.00			
12/6/2010	DEPOSIT	100.00			
12/7/2010	DEPOSIT	100.00			
12/8/2010	DEPOSIT	100.00			
12/9/2010	DEPOSIT	100.00			

© 1994 by The McGraw-Hill Companies, Inc.

Georgio Lolos Design Inc.
A Division of Lolos Design



Disruptive & Innovative Design

128-17 QUACKENBUSH HILL RD
TOWNSHIP, ONTARIO
R7M 3J9

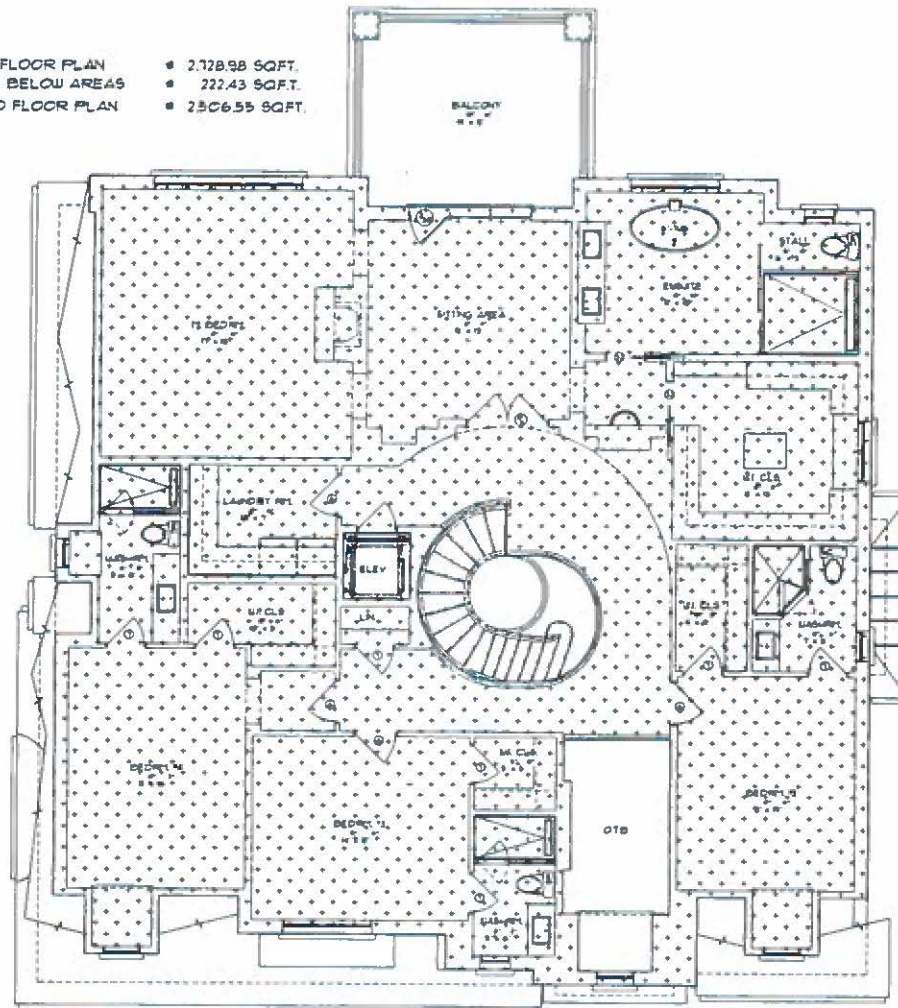
TEL: (416) 238-8399
FAX: (416) 754-1758
gibson@disruptive-design.com

BATTAGLIA ARCHITECT INC.
400 RIVIERE ST. UNIT 6 TOR. ONT. M5S 1A6
TEL. (416) 593-7100
FAX. (416) 545-7957

60250 CNT INC
01 APR 1982
COUNTY OF LOS ANGELES

CALCULATIONS			
NUMBER OF MOVES	NUMBER OF CL	NUMBER OF CL	NUMBER OF CL
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32
33	33	33	33
34	34	34	34
35	35	35	35
36	36	36	36
37	37	37	37
38	38	38	38
39	39	39	39
40	40	40	40
41	41	41	41
42	42	42	42
43	43	43	43
44	44	44	44
45	45	45	45
46	46	46	46
47	47	47	47
48	48	48	48
49	49	49	49
50	50	50	50
51	51	51	51
52	52	52	52
53	53	53	53
54	54	54	54
55	55	55	55
56	56	56	56
57	57	57	57
58	58	58	58
59	59	59	59
60	60	60	60
61	61	61	61
62	62	62	62
63	63	63	63
64	64	64	64
65	65	65	65
66	66	66	66
67	67	67	67
68	68	68	68
69	69	69	69
70	70	70	70
71	71	71	71
72	72	72	72
73	73	73	73
74	74	74	74
75	75	75	75
76	76	76	76
77	77	77	77
78	78	78	78
79	79	79	79
80	80	80	80
81	81	81	81
82	82	82	82
83	83	83	83
84	84	84	84
85	85	85	85
86	86	86	86
87	87	87	87
88	88	88	88
89	89	89	89
90	90	90	90
91	91	91	91
92	92	92	92
93	93	93	93
94	94	94	94
95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100

TOTAL SECON FLOOR PLAN • 2,728.98 SQFT.
 LESS OPEN TO BELOW AREAS • 222.43 SQFT.
 TOTAL SECOND FLOOR PLAN • 2,506.55 SQFT.



NO.	REVISIONS	DATE
1	ISSUED FOR L&S	04/10/2010
2	FOR REVIEW FOR L&S	04/10/2010
3	FOR REVIEW FOR L&S	04/10/2010
4	ISSUED FOR L&S	04/10/2010

DESIGNED BY: **GEORGIO LOLOS DESIGN INC.**
 CONSULTING DESIGNER: **GEORGIO LOLOS DESIGN INC.**

CONSULTING DESIGNER BY:
Georgio Lolos Design Inc.
 Architect of Record



Director & Innovative Design
 228-11 DUNCAN HILL RD
 TORONTO, ONTARIO
 M2H 3A8
 TEL: (416) 520-1100
 FAX: (416) 754-1100
 g.lolos@georgiololos.com

BATTAGLIA ARCHITECT INC.
 8888 KEELE ST UNIT 8 TEL: (905) 884-7868
 CONCORD, ONTARIO FAX: (905) 884-7868
 L4M 3H1
 PREPARED & CHECKED FOR:
26/07/2010 CNT INC.
 • S.J. PETERS ST
 PARACRAFT ONTARIO

DESIGN BY:	CHECKED BY:	DATE:
D. POVEDA	S.J.	A-1
DATE:	SCALE:	PLS
APRIL, 2010	1/8" = 1'-0"	S-10