

# Memorandum to the City of Markham Committee of Adjustment

July 17, 2020

**File:** A/148/19  
**Address:** 42 Fonthill Blvd – Markham, ON  
**Applicant:** Qi Huang  
**Agent:** In Roads Consultants  
**Hearing Date:** Wednesday July 29, 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. The application was deferred by the Committee of Adjustment (the “Committee”) on February 19, 2020, as detailed in the minutes extract (Appendix “D”). The applicant submitted revised plans on June 30, 2020 (Appendix “B”), and has consequently amended their request to permit:

**a) Section 6:**

a maximum building height of 8.13 m (26.67 ft), whereas the By-law permits a maximum building height of 7.62 m (25.0 ft);

**b) Section 6:**

a maximum lot coverage of 36.29%, whereas the By-law permits a maximum lot coverage of 33.33%; and,

**c) Section 3.7:**

a covered porch to project 0.61 m (2.0 ft) into the required front yard and to permit an uncovered and unenclosed walk-up stair in the rear yard.

**Note:** Staff recommend that the wording of variance c) be amended as follows, as discussed in detail below:

**c) Section 3.7:**

a covered porch to project 0.61 m (2.0 ft) into the required front yard, whereas the By-law requires any required yard to be open, and unobstructed.

## COMMENTS

The revised plans maintain two of the previously requested variances [a) and c)], as they relate to an increased building height and covered porch encroachment into the front yard, respectively. Variance c), as currently written, also requests that uncovered and unenclosed walk-up stairs be permitted in the rear yard. In accordance with the revised plans, staff are of the opinion that this part of the variance is not required, and have confirmed this with the applicant. This is consistent with the variance requested in the initial staff report (Appendix “C”). Staff recommend that the applicant confirms this change to the wording of the variance with the Committee at the hearing.

The applicant is proposing a new two-storey detached dwelling with a total gross floor area of 523.67 m<sup>2</sup> (5,636.77 ft<sup>2</sup>). Revisions to the plans have resulted in a reduction to the maximum building height from 8.53 m (28.0 ft) as initially proposed in the first set of drawings submitted to staff, to a height of 8.13 m (26.67 ft) [variance a)]; and, a maximum

lot coverage from 37.33% to 36.29%, [variance b)]. The proposed development complies with the required front, rear, and side yard setbacks. The reduction to the lot coverage has resulted in an increased rear yard setback, and east side yard setback at the rear portion of the dwelling.

Staff are of the opinion that these changes allow for a massing and design that is more sympathetic to adjacent properties, and a rear building line that will provide for further relief from the neighbouring property to the east. Staff are satisfied with the revisions to the plans and are of the opinion that the proposed development will not adversely impact neighbouring properties. Staff further advise that the comments from the initial staff report remain applicable (Appendix "C").

### **PUBLIC INPUT SUMMARY**

No written submissions were received as of July 17, 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 requests meet 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.

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

### **APPENDICES**

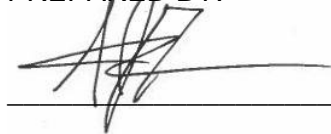
Appendix "A" – Revised Conditions of Approval

Appendix "B" – Revised Plans

Appendix "C" – Initial Staff Report

Appendix "D" – Minutes Extract: February 19, 2020


PREPARED BY:



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Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:



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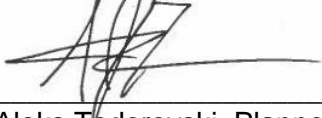
Sabrina Bordone, Senior Planner, Central District

## **APPENDIX "A"**

### **REVISED CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/148/19**

1. The variances apply only to the proposed development 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 received by the City of Markham on June 30, 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. 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 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 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.
5. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site, 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.

CONDITIONS PREPARED BY:



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Aleks Todorovski, Planner, Zoning and Special Projects

**APPENDIX “B”**

**REVISED PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/148/19**

## GENERAL NOTES

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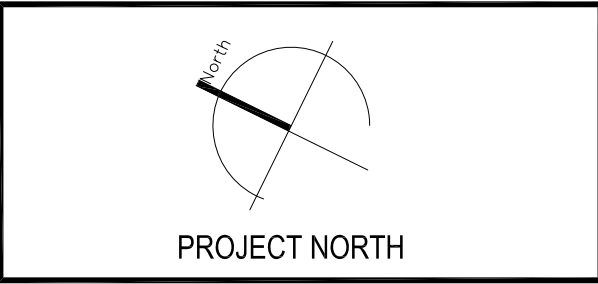
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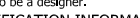
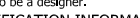
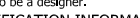
DRAWINGS NOT TO BE SCALED.

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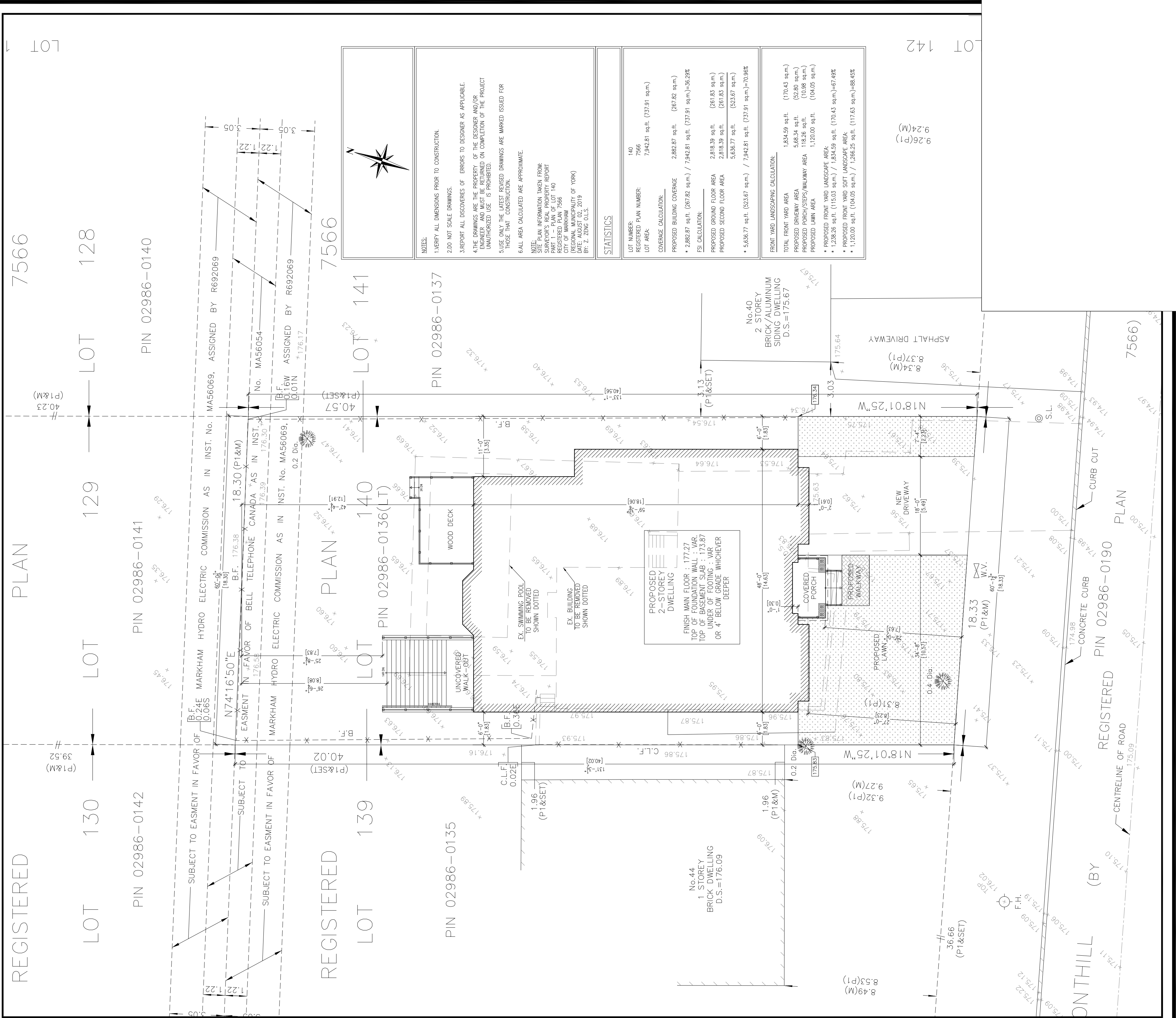
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<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p><b>QUALIFICATION INFORMATION</b></p> <table><tr><td>Morteza Davari</td><td></td><td>103142</td></tr><tr><td>NAME</td><td>SIGNATURE</td><td>BCIN</td></tr></table> <p><b>REGISTRATION INFORMATION</b></p> <table><tr><td>MD BUILDING DESIGN</td><td>106801</td></tr><tr><td>FIRM NAME</td><td>BCIN</td></tr></table>			Morteza Davari		103142	NAME	SIGNATURE	BCIN	MD BUILDING DESIGN	106801	FIRM NAME	BCIN
Morteza Davari		103142										
NAME	SIGNATURE	BCIN										
MD BUILDING DESIGN	106801											
FIRM NAME	BCIN											

[illegible]

PROJECT TITLE  42 Fonthill Blvd, Unionville, ON L3R 1V7	
SHEET TITLE  SITE PLAN	
SCALE  3/32"=1'-0"	DATE  06/05/2020
PROJECT NO.	DRAWING NO.  A-01



## GENERAL NOTES

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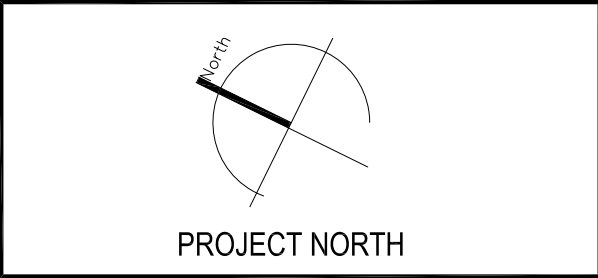
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QUALIFICATION INFORMATION		
Morteza Davari		103142
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
MD BUILDING DESIGN		106801
FIRM NAME		BCIN


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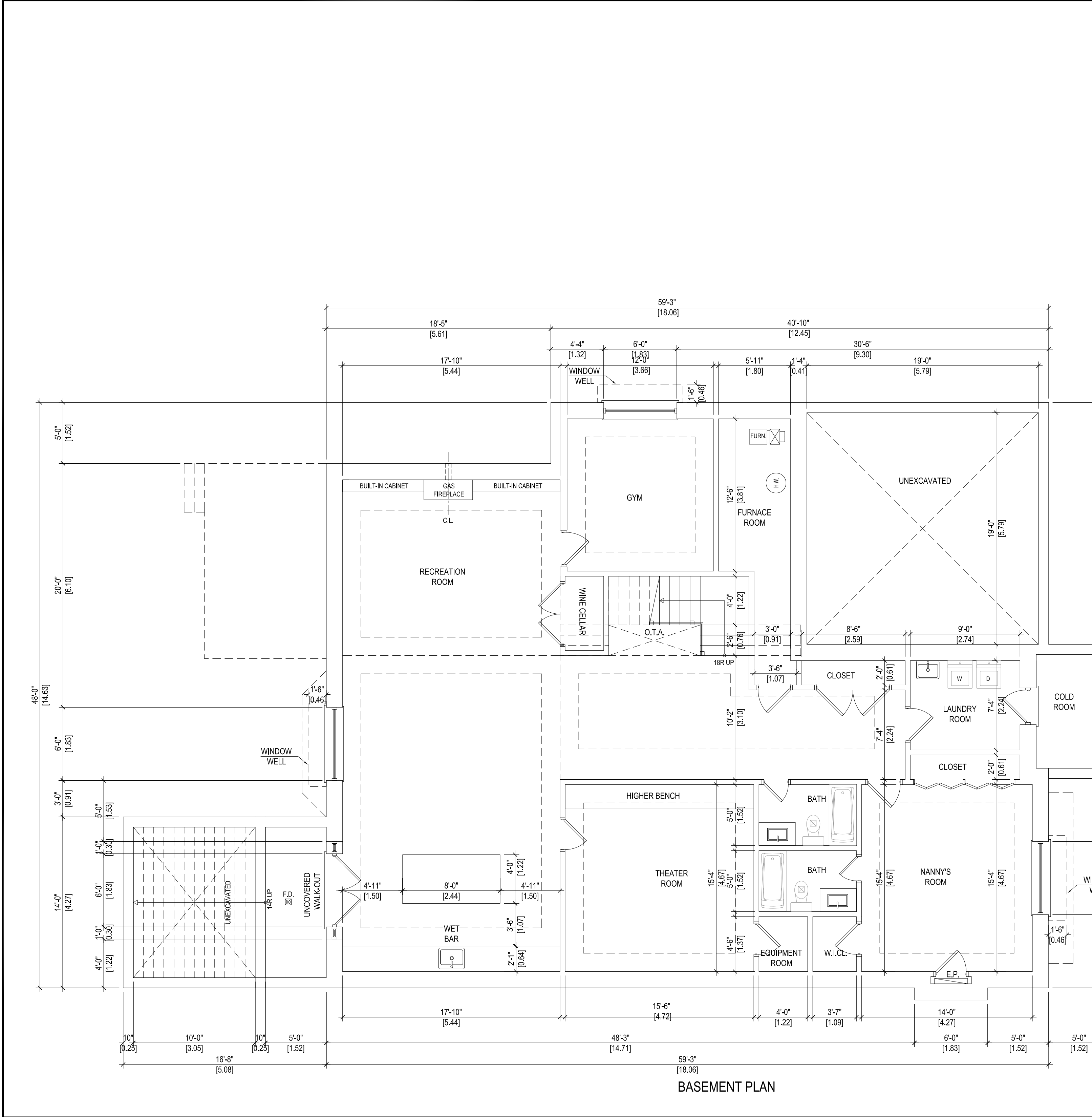
15/05/2016



PROJECT TITLE	42 Fonthill Blvd, Unionville, ON L3R 1V7
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SCALE  3/16"=1'-0"	DATE  06/05/2020
PROJECT NO.	DRAWING NO.  A-02

PROJECT NO.	DRAWING NO. <b>A-02</b>
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BASEMENT PLAN



## GENERAL NOTES

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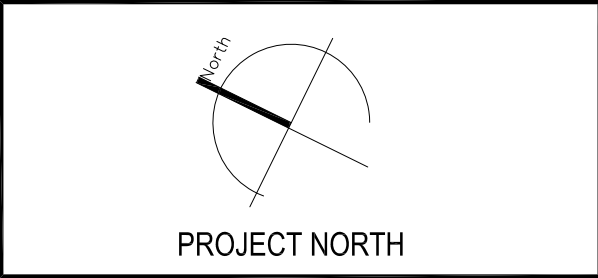
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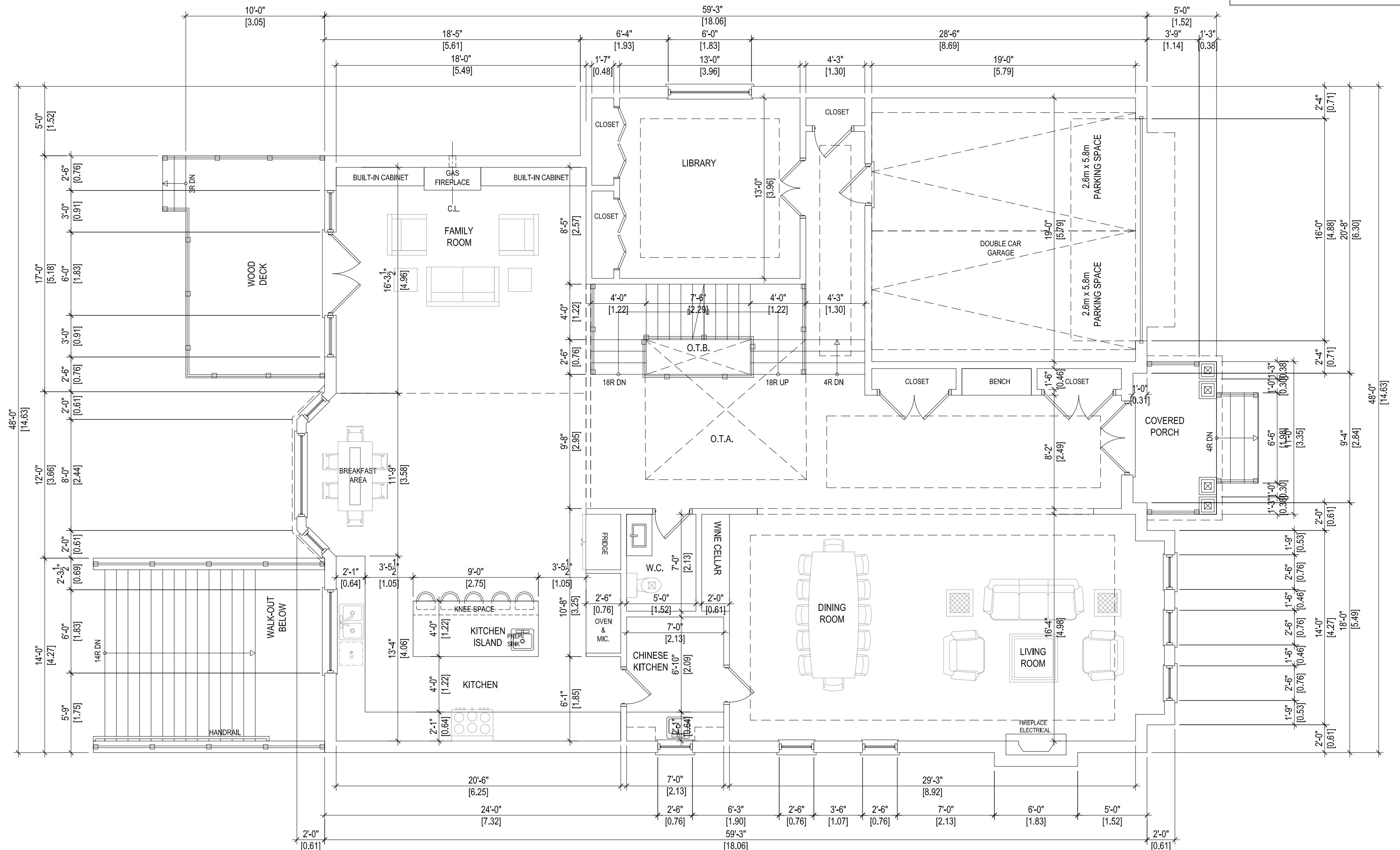
QUALIFICATION INFORMATION		
Morteza Davari		103142
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
MD BUILDING DESIGN		106801
FIRM NAME		BCIN

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PROJECT NO.	DRAWING NO.
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MAIN FLOOR PLAN

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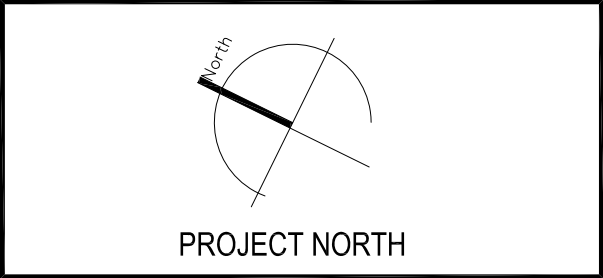
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NAME	SIGNATURE	BCIN
<b>REGISTRATION INFORMATION</b>		
MD BUILDING DESIGN		106801
FIRM NAME		BCIN

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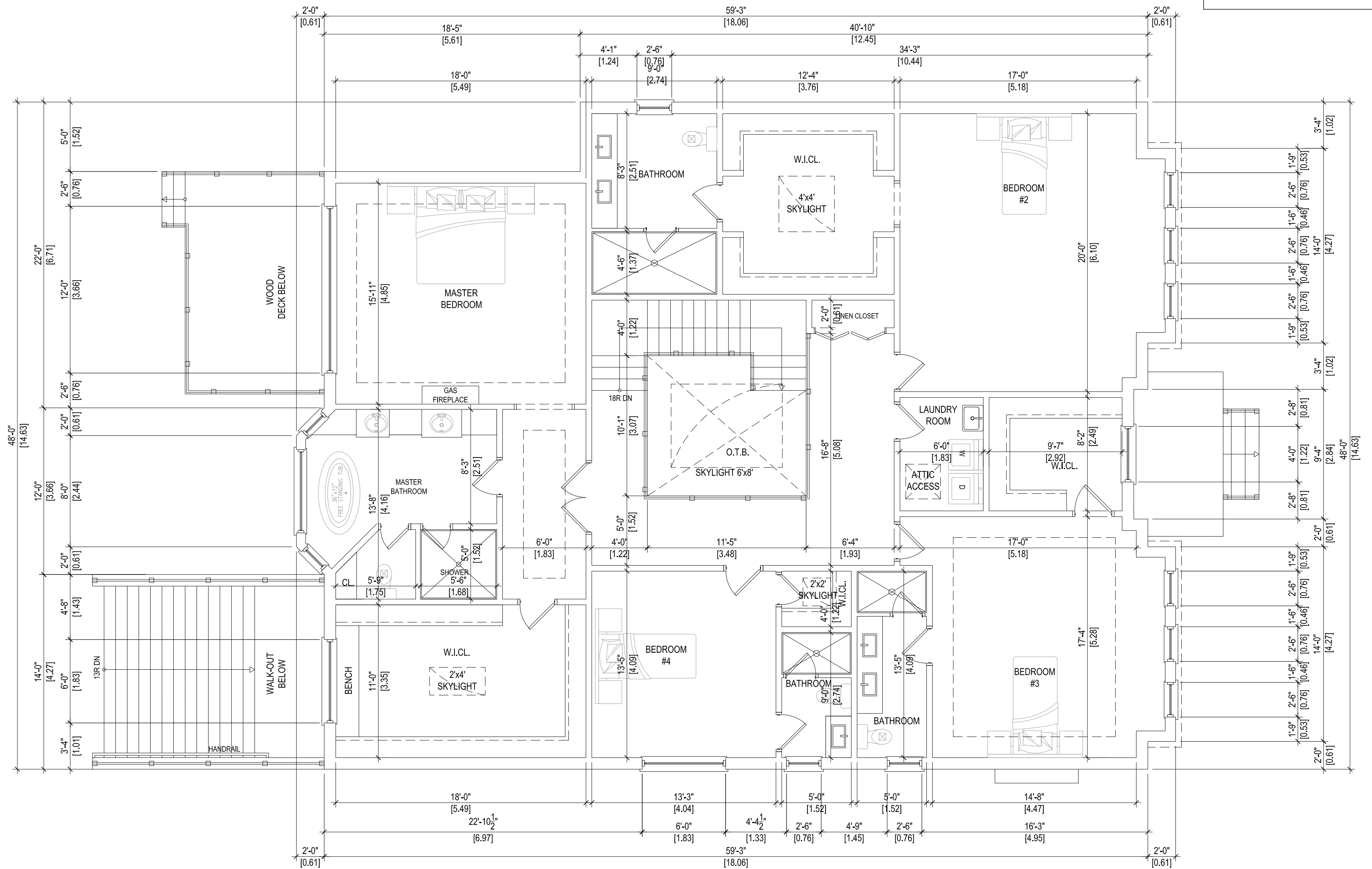
PROJECT TITLE

42 Fonthill Blvd,  
Unionville, ON L3R 1V7

SHEET TITLE

SECOND FLOOR PLAN

PROJECT NO.	DRAWING NO. <b>A-04</b>
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SECOND FLOOR PLAN



## GENERAL NOTES

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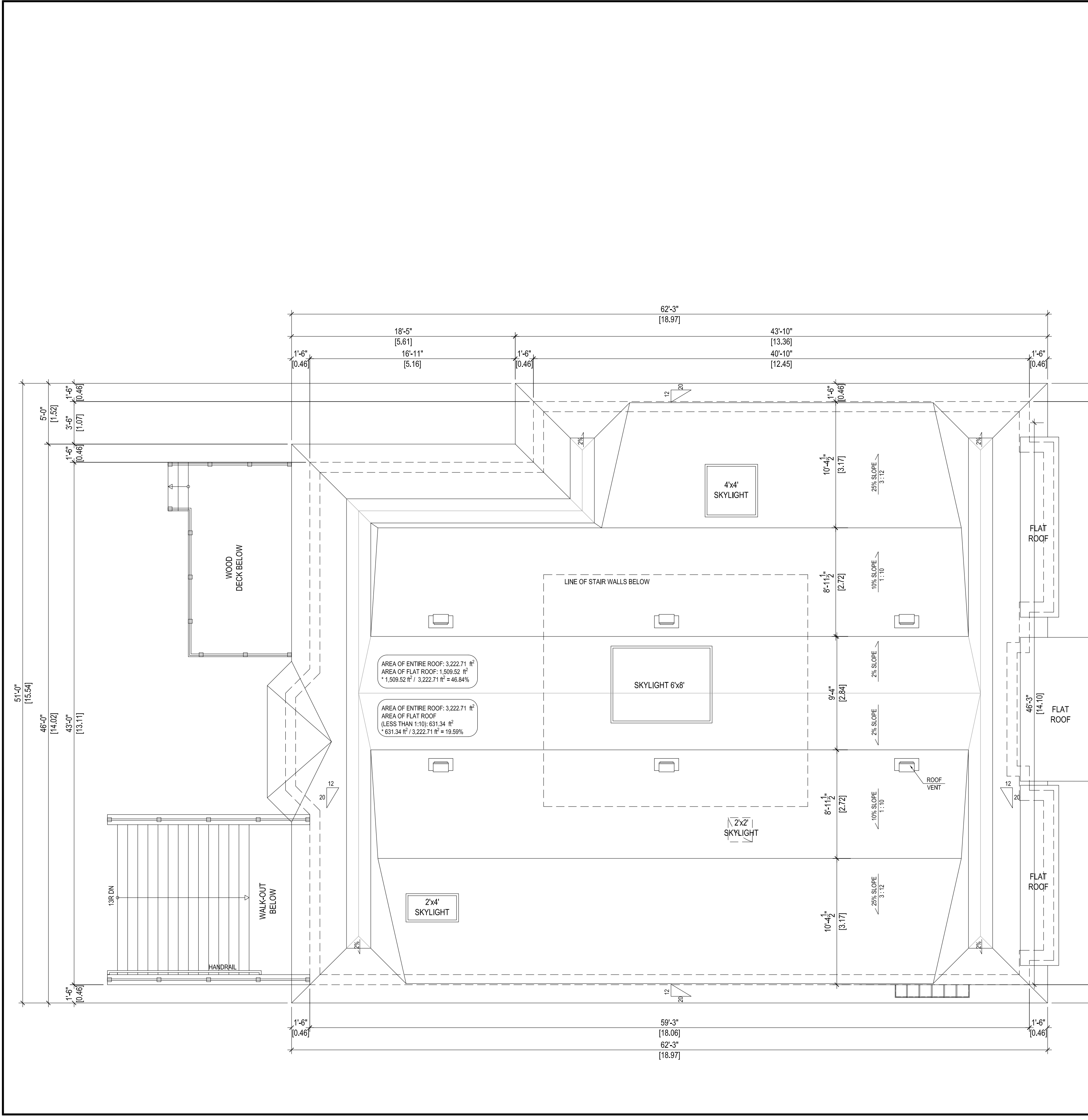
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<p>Morteza Davari</p> <p style="text-align: center;">               SIGNATURE         </p>	<p>103142</p> <p>BCIN</p>
<p><b>REGISTRATION INFORMATION</b></p>	
<p>MD BUILDING DESIGN</p> <p>FIRM NAME</p>	<p>106801</p> <p>BCIN</p>

[illegible]

**MD Building Design**  
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Toronto, Ontario M4N 3N1  
T: 416 254 9500  
[www.mdbuildingdesign.ca](http://www.mdbuildingdesign.ca)  
[info@mdbuildingdesign.ca](mailto:info@mdbuildingdesign.ca)

PROJECT TITLE  42 Fontheill Blvd, Unionville, ON L3R 1V7	
SHEET TITLE  ROOF PLAN	
SCALE  3/16"=1'-0"	DATE  06/05/2020
PROJECT NO.	DRAWING NO.  A-05





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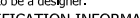
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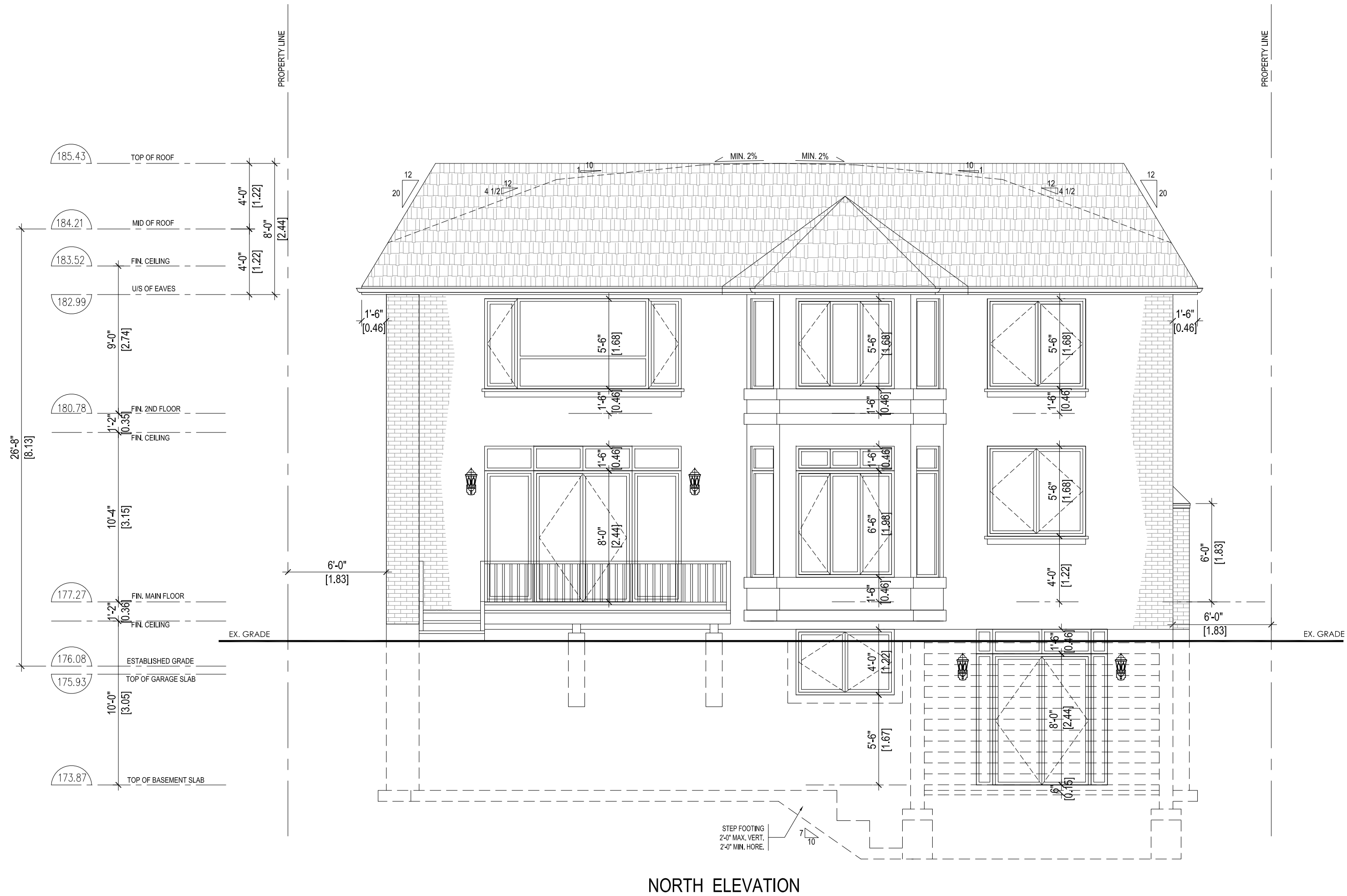
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Morteza Davari		103142
NAME	SIGNATURE	BCIN
<p><b>REGISTRATION INFORMATION</b></p>		
MD BUILDING DESIGN		106001
FIRM NAME		BCIN

[illegible]

PROJECT TITLE	
42 Fonthill Blvd, Unionville, ON L3R 1V7	
SHEET TITLE	
NORTH ELEVATION	
SCALE	DATE
3/16"=1'-0"	06/05/2020
PROJECT NO.	DRAWING NO.
	A-07



## GENERAL NOTES

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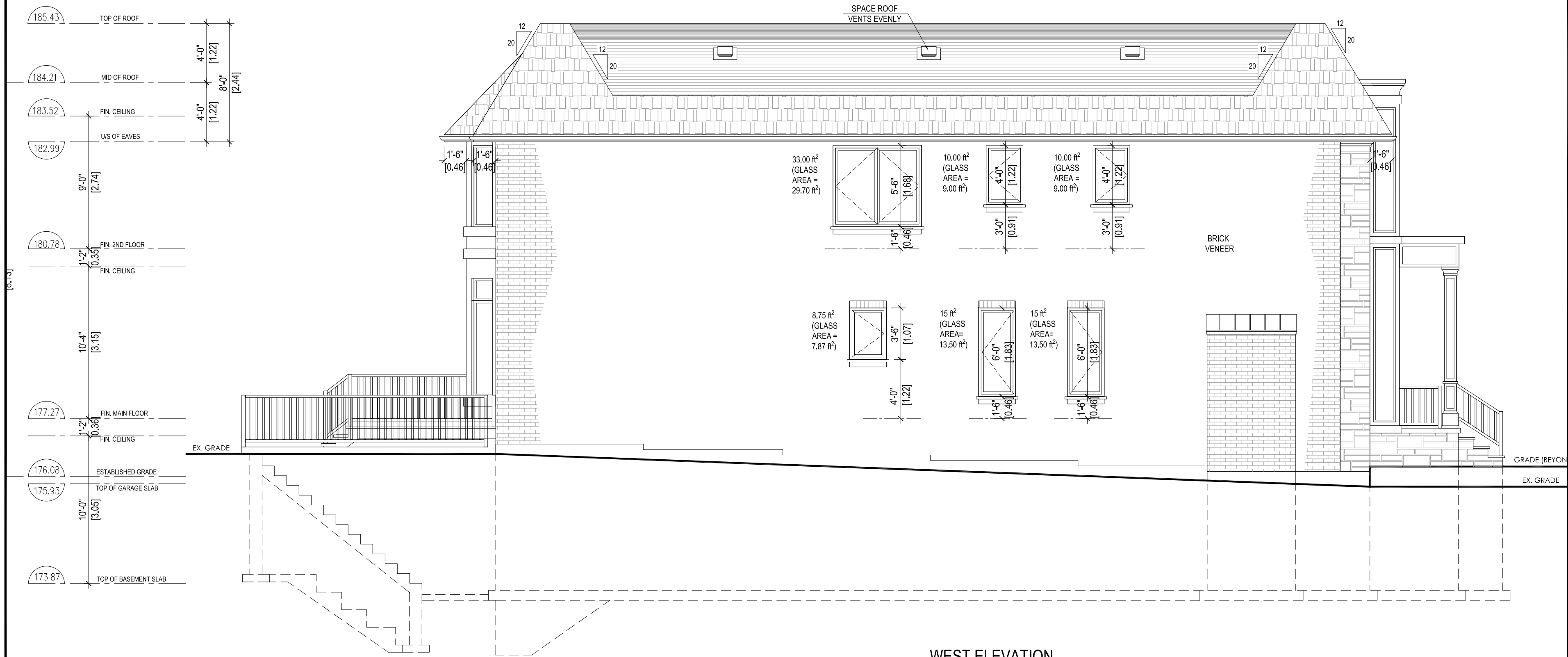
PROJECT NORTH

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NAME	SIGNATURE	BCIN										
MD BUILDING DESIGN	106801											
FIRM NAME	BCIN											

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**MD Building Design**  
3080 Yonge Street, Suite 6060  
Toronto, Ontario M4N 3N1  
T: 416 254 9500  
[www.mdbuildingdesign.ca](http://www.mdbuildingdesign.ca)  
[info@mdbuildingdesign.ca](mailto:info@mdbuildingdesign.ca)

PROJECT TITLE	
42 Fonthill Blvd, Unionville, ON L3R 1V7	
SHEET TITLE	
WEST ELEVATION	
SCALE	DATE
3/16"=1'-0"	06/05/2020
PROJECT NO.	DRAWING NO.
	A-08



WEST ELEVATION

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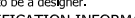
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**QUALIFICATION INFORMATION**

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NAME	SIGNATURE	BCIN

**REGISTRATION INFORMATION**

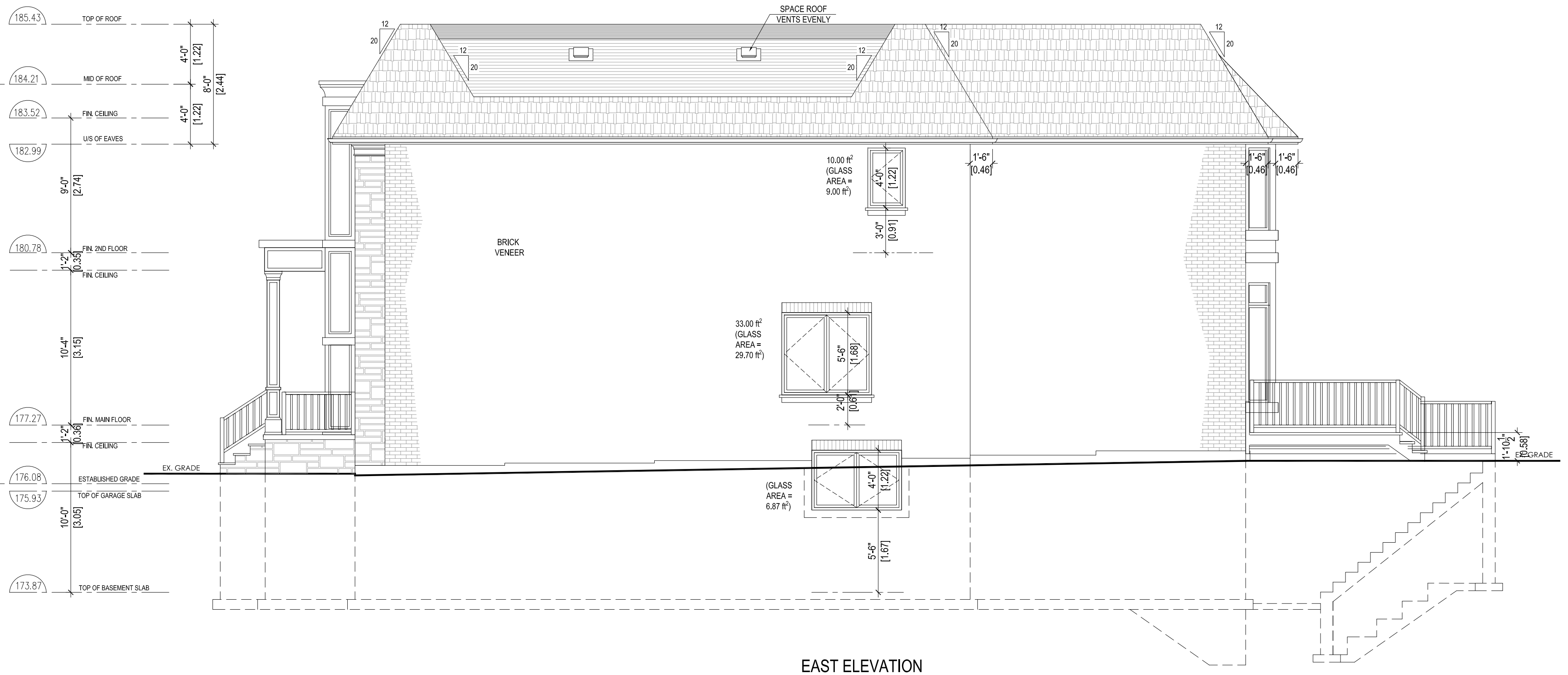
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FIRM NAME	BCIN

[illegible]

PROJECT TITLE

42 Fonthill Blvd,  
Unionville, ON L3R 1V7

SHEET TITLE	
EAST ELEVATION	
SCALE	DATE
3/16"=1'-0"	06/05/2020
PROJECT NO.	DRAWING NO.
	A-09





**APPENDIX “C”**  
**INITIAL STAFF REPORT**

# Memorandum to the City of Markham Committee of Adjustment

February 11, 2019

**File:** A/148/19  
**Address:** 42 Fonthill Blvd – Markham, ON  
**Applicant:** Qi Hang  
**Agent:** In Roads Consultants  
**Hearing Date:** Wednesday January 22, 2020

The following comments are provided on behalf of the Central Team. The Applicant requests relief from the following requirements of the “Fourth Density Single Family Residential – R4 Zone” under By-law 11-72, as amended, as it relates to a proposed two-storey single detached dwelling (the proposed development):

**a) Section 6:**

To permit a maximum building height of 8.13 m (26 ft 8 in), whereas the By-law permits a maximum of 7.62 m (25 ft);

**b) Section 6:**

To permit a maximum lot coverage of 37.33%, whereas the By-law permits a maximum of 33.33%;

**c) Section 3.7:**

To permit a covered porch to project 0.61 m (2 ft) into the required front yard.

## BACKGROUND

### Property Description

The 737.91 m<sup>2</sup> (7,942.81 ft<sup>2</sup>) subject property is located on the north side of Fonthill Boulevard, east of Village Parkway and west of Main Street Unionville. Currently existing on the subject property is a two-storey dwelling with a swimming pool located in the rear yard.

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 undergoing a transition with newer dwellings being developed as infill developments. Mature trees and vegetation exist across the property.

### Proposal

The Applicant proposes to demolish the existing single detached two-storey dwelling, and to construct a two-storey single detached dwelling (the proposed development).

### Official Plan and Zoning

Official Plan 2014 (partially approved on Nov 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 criterion 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 Zone” under By-law 11-72, as amended, which permits one single detached dwelling per lot. The proposed development does not comply with the requirements for maximum height, maximum lot coverage, and maximum front yard encroachment.

#### 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 within this trend, a number of residents asked that Markham consider an infill housing 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.

#### **Applicant’s Stated Reason for Not Complying with Zoning**

According to the information provided by the applicant, the reason for not complying with Zoning is,

*“to construct a dwelling comparable to others within the area.”*

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

The Applicant completed a ZPR on October 17, 2019, to confirm the variances required for the proposed development.

#### **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; and
- d) The general intent and purpose of the Official Plan must be maintained.

#### **Increase in Maximum Building Height**

The Applicant initially requested a variance to permit a maximum building height of 8.53 m (28 ft). The City received revised drawings on February 11, 2020, proposing a reduced maximum building height of 8.13 m (26 ft 8 in), whereas the By-law permits a maximum building height of 7.62 m (25 ft). This represents an increase of 0.51 m (1 ft 8 in) from the By-law.

The proposed height is generally consistent with heights of other infill developments along Fonthill Boulevard, and reflects the low-rise character of the dwellings within the

surrounding area. Staff are of the opinion that the revised height is more appropriate for the proposed development, given the requested lot coverage.

#### **Increase in Maximum Lot Coverage**

Lot coverage is the percentage of the land or lot area covered by buildings, including any covered porch or terrace, and any accessory structures. The Applicant requests relief for a maximum lot coverage of 37.33% (275.46 m<sup>2</sup>), whereas the By-law permits 33.33% (245.95 m<sup>2</sup>). The proposed lot coverage includes the front covered porch which adds approximately 6.13 m<sup>2</sup> (66 ft<sup>2</sup>) to the overall building area. Excluding the front covered porch, the building with the proposed addition has a lot coverage of 36.50% (269.33 m<sup>2</sup>).

Staff are of the opinion that the proposed increase in lot coverage will not adversely impact the character of the street, which has seen an increase in maximum lot coverage as part of the recent infill development trend. The requested relief is consistent with other variance approvals within the surrounding area and along the street with respect to relief from lot coverage requirements.

#### **Increase in Maximum Permitted Front Yard Encroachment**

The Applicant requests a maximum encroachment of 0.61 m (2 ft) into the required front yard for the covered porch, whereas the By-law requires that,

*“every part of any required yard shall be open, and unobstructed from the ground to the sky by any structure except for sills, belt courses, cornices, eaves or gutters which may project no more than eighteen inches into any required yard, and except for an uncovered platform which may project no more than five (5 ft) into a front or rear yard only.”*

The front covered porch is an unenclosed projection of the front building line with minimal impact to the streetscape. Staff do not have any concerns with the variance, provided that the covered porch is unenclosed. Staff recommend that the Committee adopt the conditions provided in Appendix “A”, which requires that the porch remains unenclosed, should the variances be approved.

#### **PUBLIC INPUT SUMMARY**

No written submissions were received as of February 11, 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 zoning by-law, and how they satisfy the tests of the *Planning Act* required for the granting of minor variances.

#### **APPENDICES**

Appendix “A” – Conditions List

Appendix “B” – Plans

**PREPARED BY:**



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Aleks Todorovski, Planner, Zoning and Special Projects

**REVIEWED BY:**



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Stephen Lue, Development Manager, Central District

File Path: Amanda\File\ 19 141144 \Documents\District Team Comments Memo

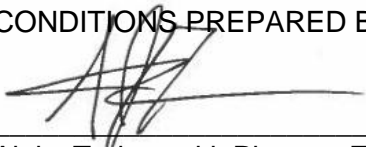


## **APPENDIX "A"**

### **CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/148/19**

1. The variances apply only to the proposed development 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 received by the City of Markham on February 10, 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. 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 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 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.
5. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City's Streetscape Manual, 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.
6. That the front covered porch remain unenclosed.

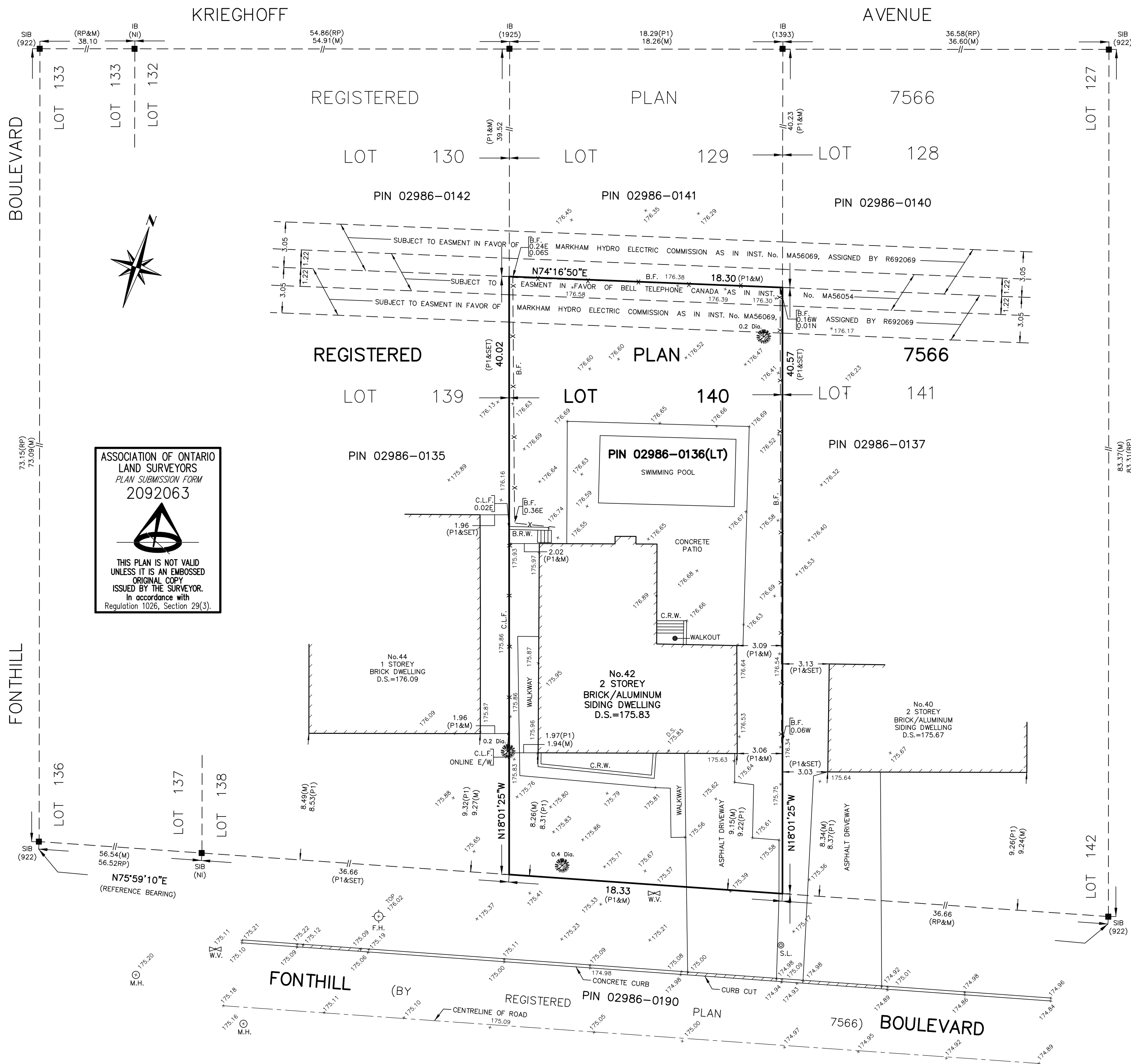
CONDITIONS PREPARED BY:

A handwritten signature in dark ink, appearing to read 'Aleks Todorovski', written over a horizontal line.

Aleks Todorovski, Planner, Zoning and Special Projects

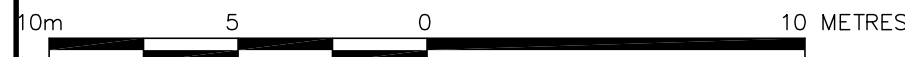
**APPENDIX “B”**

**PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/148/19**



**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1 – PLAN OF**  
**LOT 140**  
**REGISTERED PLAN 7566**  
**CITY OF MARKHAM**  
**REGIONAL MUNICIPALITY OF YORK**

SCALE 1:200



MANDARIN SURVEYORS LIMITED, O.L.S. ©

**METRIC**

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

**LEGEND**

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
P1	DENOTES PLAN OF SURVEY BY N. W. MOYLES, O.L.S.
RP	DATE FEBRUARY 28, 1966
1393	DENOTES REGISTERED PLAN 7566
922	DENOTES TOM DRZIC, O.L.S.
1925	DENOTES FRED SCHAEFFER, O.L.S.
PIN	DENOTES MANDARIN SURVEYORS LTD., O.L.S.
M	DENOTES PROPERTY IDENTIFIER NUMBER
N,S,E,W	DENOTES MEASURED
B.F.	DENOTES NORTH, SOUTH, EAST, WEST
C.L.F.	DENOTES BOARD FENCE
B.R.W.	DENOTES CHAIN LINK FENCE
C.R.W.	DENOTES BRICK RETAINING WALL
NI	DENOTES CONCRETE RETAINING WALL
D.S.	DENOTES NOT IDENTIFIABLE
F.H.	DENOTES FINISHED SILL ELEVATION AT ENTRY
M.H.	DENOTES FIRE HYDRANT
S.L.	DENOTES MANHOLE
W.V.	DENOTES STREET LAMP
C.B.	DENOTES WATER VALVE
	DENOTES CATCH BASIN
	DENOTES CONIFEROUS TREE
	DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.  
BEARINGS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF MARKHAM BENCHMARK No.M-21-033, HAVING AN ELEVATION OF 173.536 METRES, BRASS TABLET SET HORIZONTALLY IN FRONT SIDE OF CULVERT HEADWALL. TABLET IS LOCATED 0.20 M BELOW TOP OF HEADWALL, 1.1M NORTH OF SOUTH EDGE OF HEADWALL, 5.2 M EAST OF CHAIN LINK FENCE, 10.5 M SOUTH OF THE EDGE OF THE SIDEWALK, 110.0 M WEST OF MAIN STREET UNIONVILLE AND SOUTH OF FRED VARLEY DRIVE.

**BENCHMARK NOTE**

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF MARKHAM BENCHMARK No.M-21-033, HAVING AN ELEVATION OF 173.536 METRES, BRASS TABLET SET HORIZONTALLY IN FRONT SIDE OF CULVERT HEADWALL. TABLET IS LOCATED 0.20 M BELOW TOP OF HEADWALL, 1.1M NORTH OF SOUTH EDGE OF HEADWALL, 5.2 M EAST OF CHAIN LINK FENCE, 10.5 M SOUTH OF THE EDGE OF THE SIDEWALK, 110.0 M WEST OF MAIN STREET UNIONVILLE AND SOUTH OF FRED VARLEY DRIVE.

THIS REPORT WAS PREPARED FOR NING, TEDDY AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

**PART 2 (SURVEY REPORT)**

- REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: SUBJECT TO EASEMENT IN FAVOR OF BELL CANADA AS SET OUT IN INST. No. MA56054; SUBJECT TO EASEMENT IN FAVOR OF MARKHAM HYDRO ELECTRIC COMMISSION AS SET OUT IN INST. No. MA56069 ASSIGNED BY R692069.
- ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE NORTHERLY, EASTERLY AND WESTERLY LIMITS OF THE SUBJECT PROPERTY.
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

**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 THE 19th DAY OF JULY, 2019

AUGUST 02, 2019  
DATE

Z. ZENG  
ONTARIO LAND SURVEYOR



**MANDARIN SURVEYORS LIMITED**

ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR  
WWW.MANDARINSURVEYOR.COM

2400 MIDLAND AVE., #121 PHONE: (647)430-1366 FAX: (647)799-4068  
SCARBOROUGH, ONTARIO, M1S 1X7 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: S.Z.

CAD No: 19-224SRPR

JOB No: 2019-224

## GENERAL NOTES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

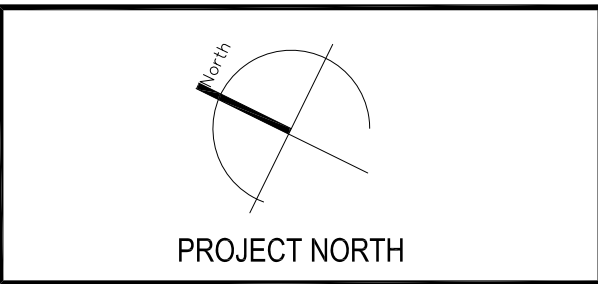
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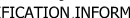
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The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**

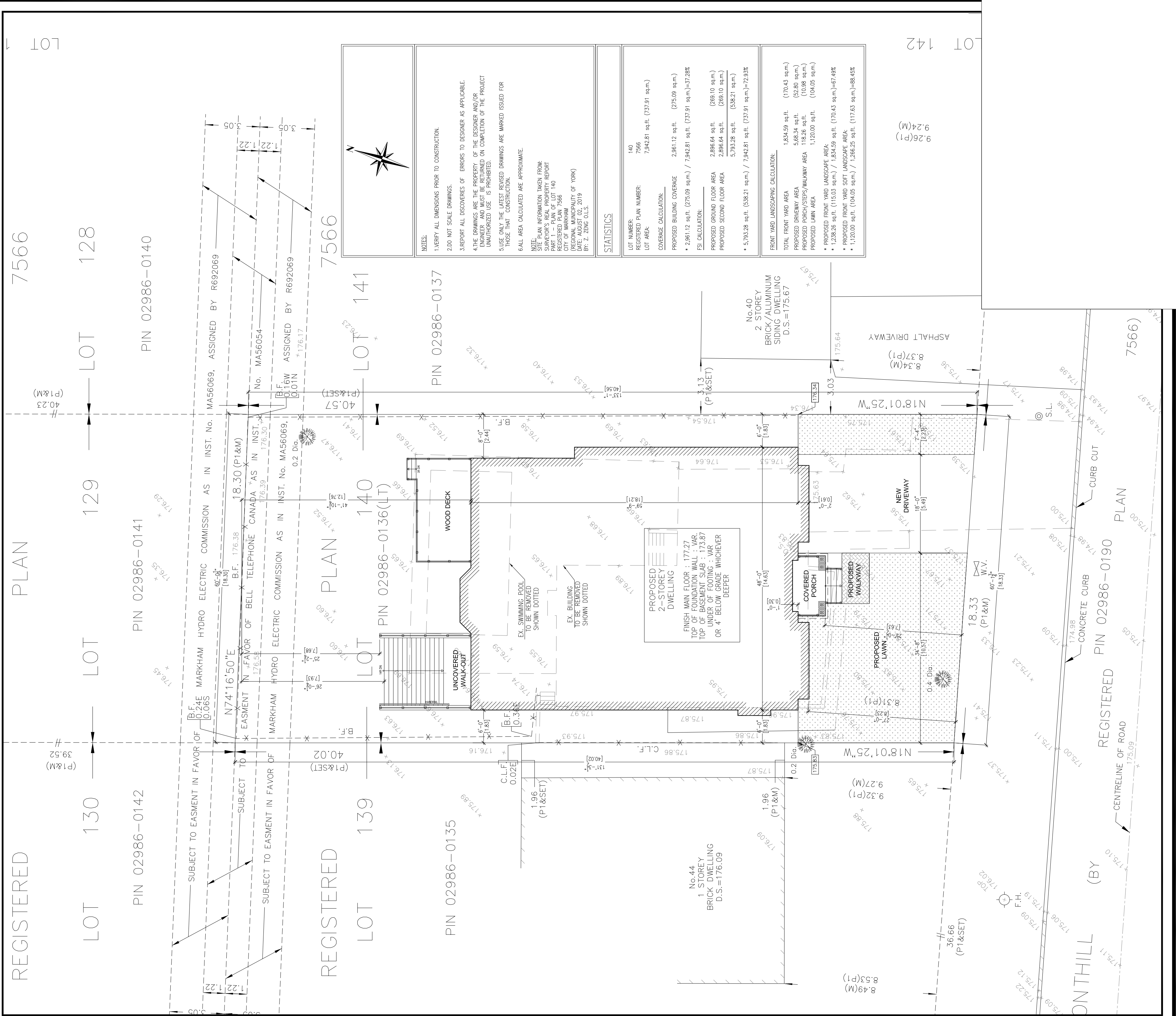
Morteza Davari		103142
NAME	SIGNATURE	BCIN

**REGISTRATION INFORMATION**

MD BUILDING DESIGN	1060801
FIRM NAME	BCIN

[illegible]

PROJECT TITLE <b>42 Fonthill Blvd, Unionville, ON L3R 1V7</b>	
SHEET TITLE <b>SITE PLAN</b>	
SCALE <b>3/32"=1'-0"</b>	DATE <b>09/16/2019</b>
PROJECT NO.	DRAWING NO. <b>A-01</b>





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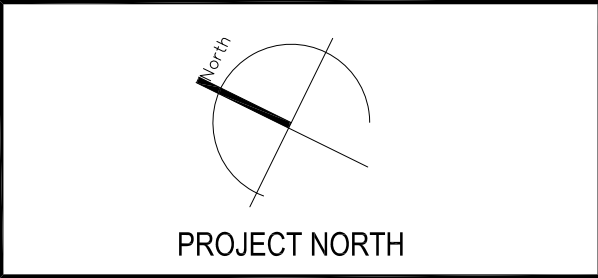
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<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p><b>QUALIFICATION INFORMATION</b></p> <table><tr><td>Morteza Davari</td><td></td><td>103142</td></tr><tr><td>NAME</td><td>SIGNATURE</td><td>BCIN</td></tr></table> <p><b>REGISTRATION INFORMATION</b></p> <table><tr><td>MD BUILDING DESIGN</td><td>106801</td></tr><tr><td>FIRM NAME</td><td>BCIN</td></tr></table>			Morteza Davari		103142	NAME	SIGNATURE	BCIN	MD BUILDING DESIGN	106801	FIRM NAME	BCIN
Morteza Davari		103142										
NAME	SIGNATURE	BCIN										
MD BUILDING DESIGN	106801											
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QUALIFICATION INFORMATION		
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NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
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FIRM NAME		BCIN

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REGISTRATION INFORMATION		
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FIRM NAME		BCIN

MD BUILDING DESIGN	106801
FIRM NAME	BCIN

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## REVISIONS



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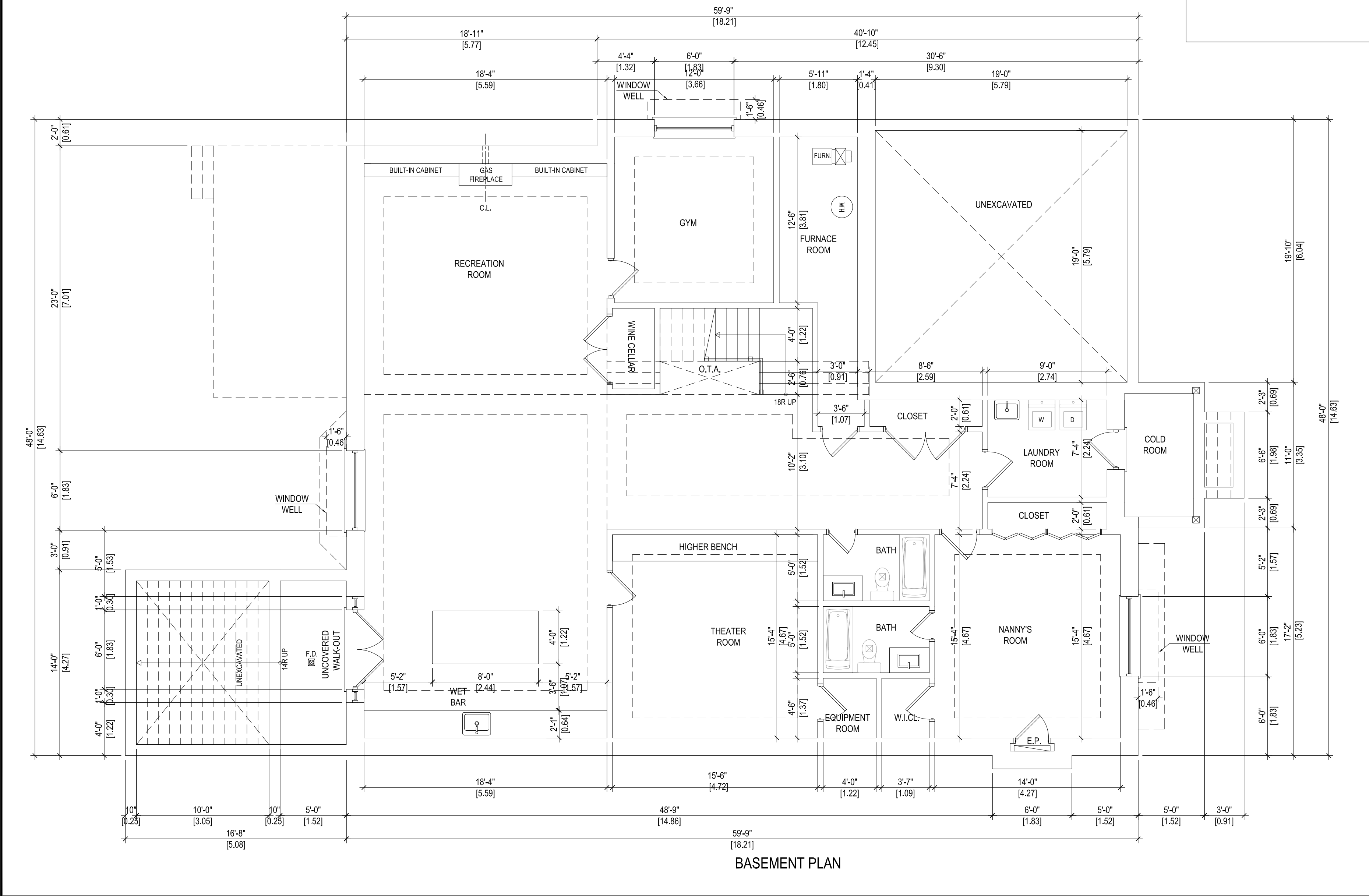
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SCALE	DATE
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PROJECT NO.	DRAWING NO.
	A-02

PROJECT TITLE

42 Fonthill Blvd,  
Unionville, ON L3R 1V7

SHEET TITLE	
BASEMENT PLAN	
SCALE	DATE
3/16"=1'-0"	09/16/2019
PROJECT NO.	DRAWING NO.
	A-02



BASEMENT PLAN



## GENERAL NOTES

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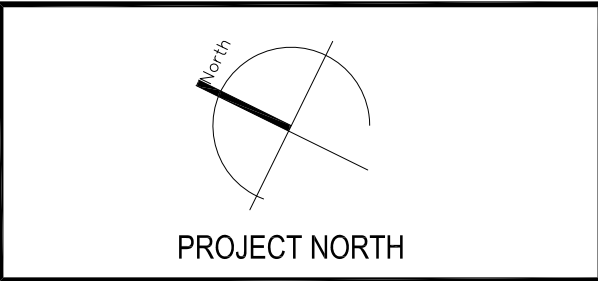
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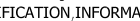
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The undersigned has examined and takes responsibility for this design.

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**

Morteza Davari		103142
NAME	SIGNATURE	BCIN

**REGISTRATION INFORMATION**

MD BUILDING DESIGN	106801
FIRM NAME	BCIN

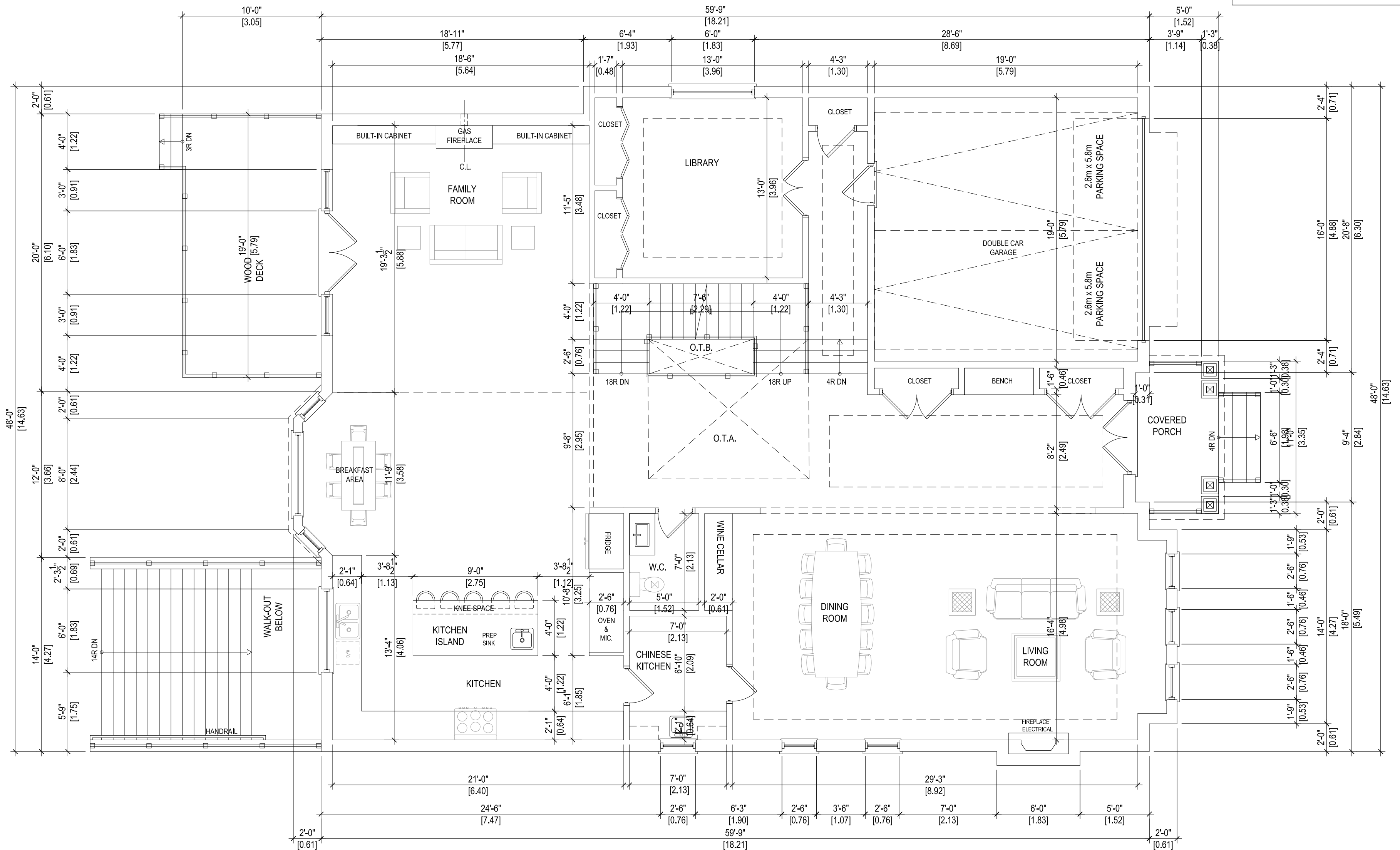
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PROJECT	TITLE
	42 Fonthill Blvd, Unionville, ON L3R 1V7

SHEET TITLE
MAIN FLOOR PLAN

SCALE	DATE
3/16"=1'-0"	09/16/2019

PROJECT NO.	DRAWING NO. <b>A-03</b>
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MAIN FLOOR PLAN

## GENERAL NOTES

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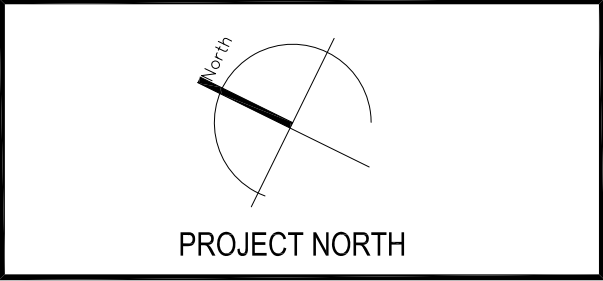
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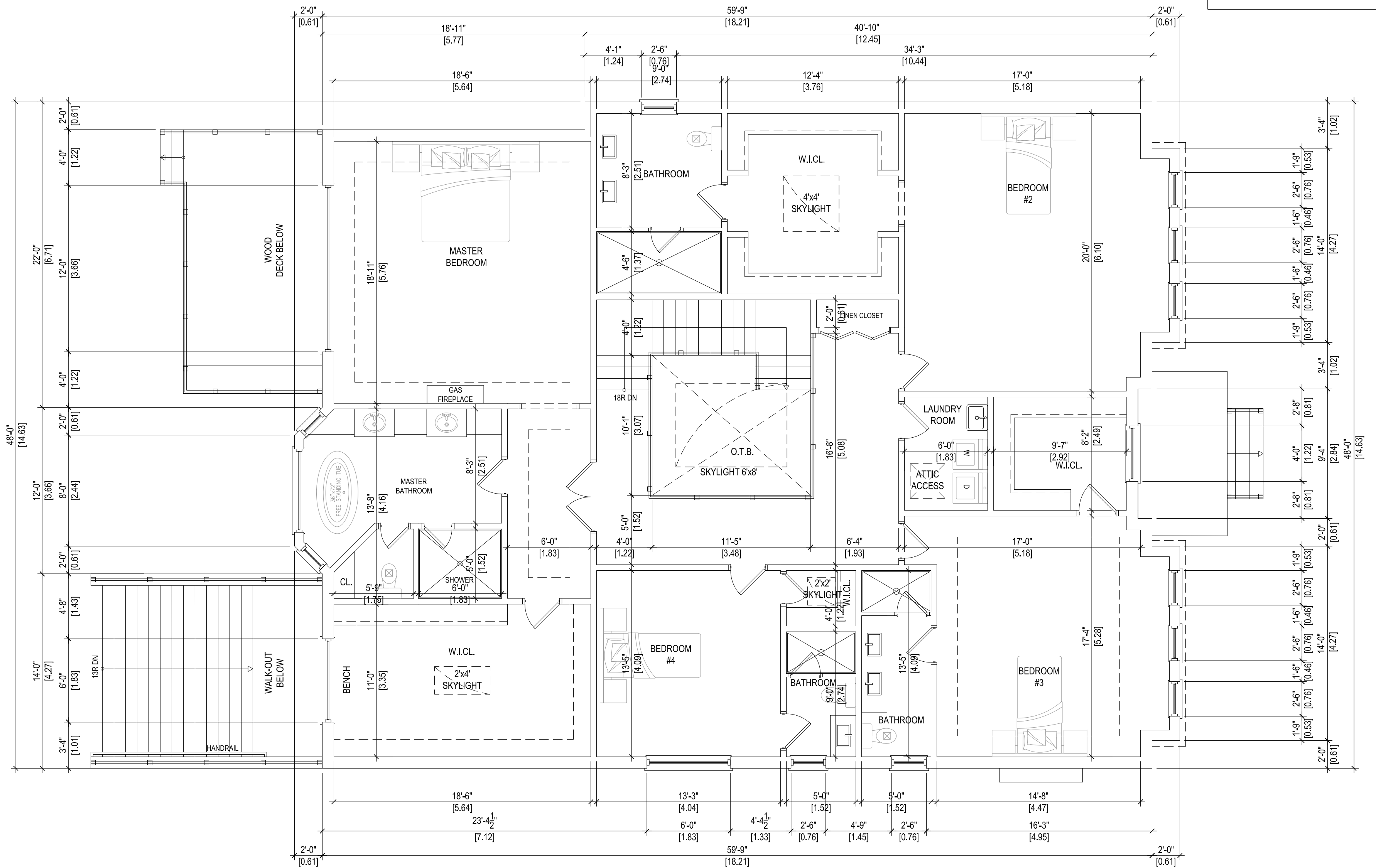
QUALIFICATION INFORMATION		
Morteza Davari		103142
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
MD BUILDING DESIGN		106801
FIRM NAME		BCIN

[illegible]

PROJECT TITLE

42 Fonthill Blvd,  
Unionville, ON L3R 1V7

SHEET TITLE	
SECOND FLOOR PLAN	
SCALE	DATE
3/16"=1'-0"	09/16/2019
PROJECT NO.	DRAWING NO.
	A-04



SECOND FLOOR PLAN

## GENERAL NOTES

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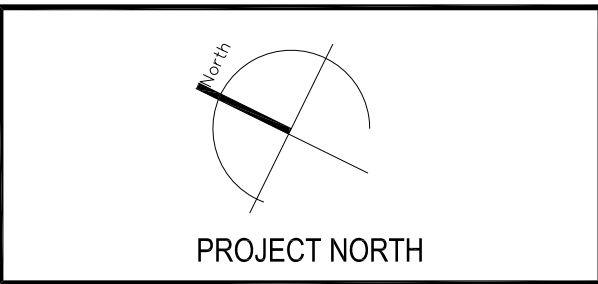
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PROJECT NORTH

<p>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.</p> <p><b>QUALIFICATION INFORMATION</b></p>		
Morteza Davari		103142
NAME	SIGNATURE	BCIN
<p><b>REGISTRATION INFORMATION</b></p>		
MD BUILDING DESIGN		106001
FIRM NAME		BCIN

[illegible]

## REVISIONS



PROJECT TITLE

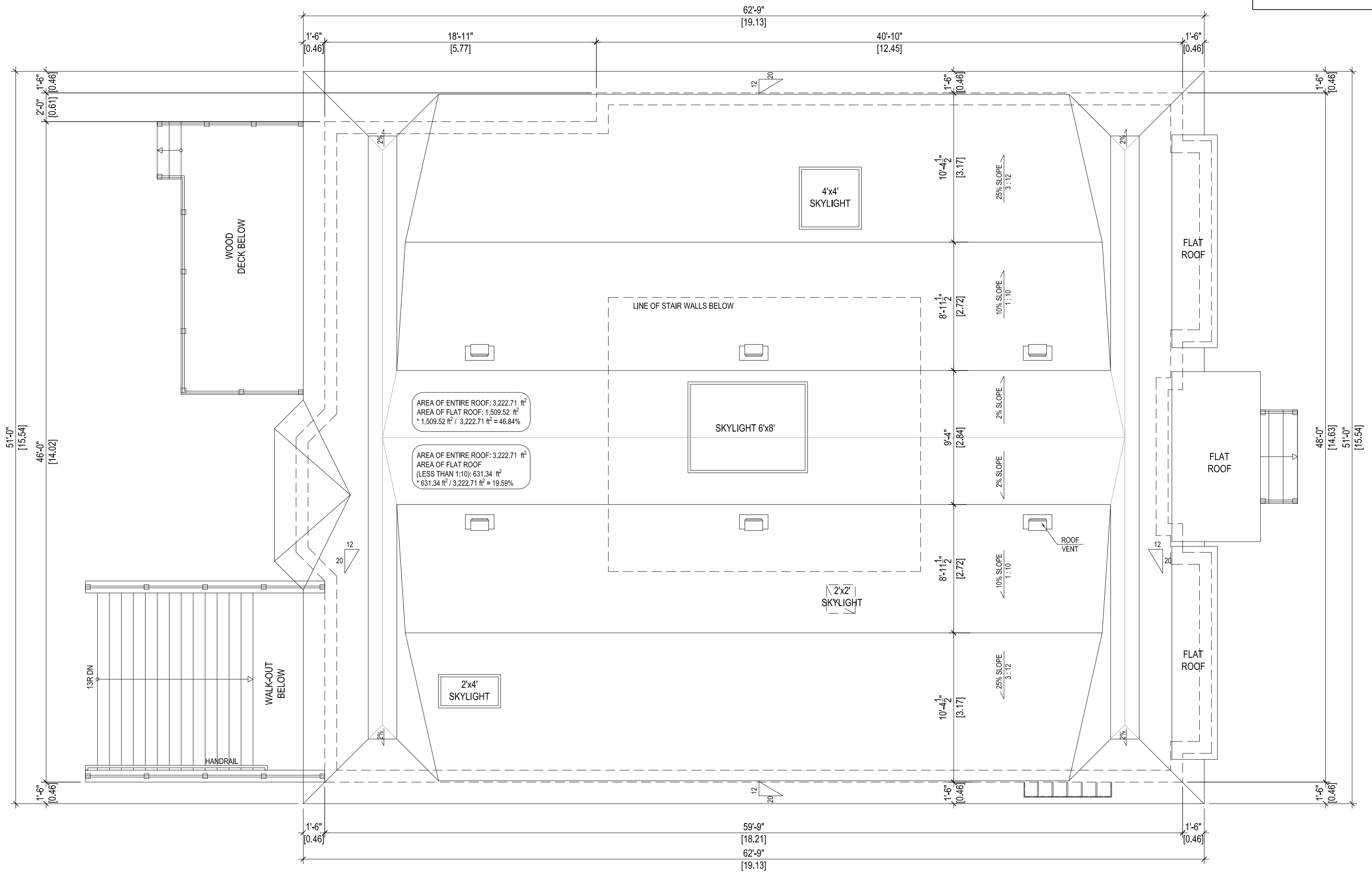
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Unionville, ON L3R 1V7

SHEET TITLE

ROOF PLAN

SCALE	DATE
3/16"=1'-0"	09/16/2019

PROJECT NO.	DRAWING NO. <b>A-05</b>
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GENERAL NOTES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.


ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.  
These architectural drawings are the property of MD Building Design. In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments is granted to the client/agency responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of MD Building Design.

PROJECT NORTH

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.

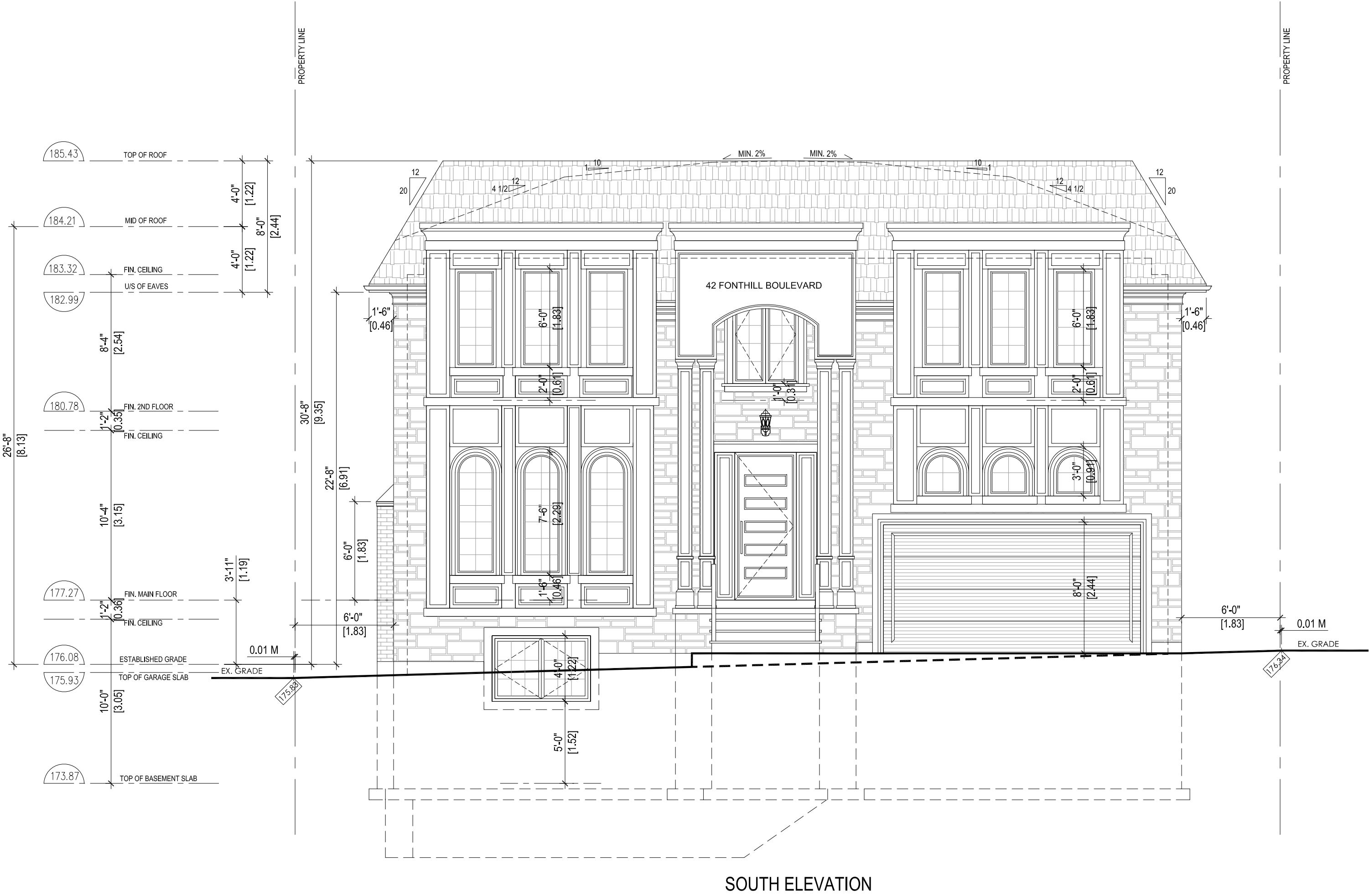
QUALIFICATION INFORMATION			
Morteza Davari		103142	
NAME	SIGNATURE	BCIN	
MD BUILDING DESIGN		106801	
FIRM NAME		BCIN	

REVISIONS



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Toronto, Ontario M4N 3N1  
T: 416 254 9500  
www.mdbuildingdesign.ca  
info@mdbuildingdesign.ca

PROJECT TITLE 42 Fonthill Blvd, Unionville, ON L3R 1V7	
SHEET TITLE SOUTH ELEVATION	
SCALE 3/16"=1'-0"	DATE 09/16/2019
PROJECT NO.	DRAWING NO. A-06





## GENERAL NOTES

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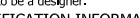
DRAWINGS NOT TO BE CALED.

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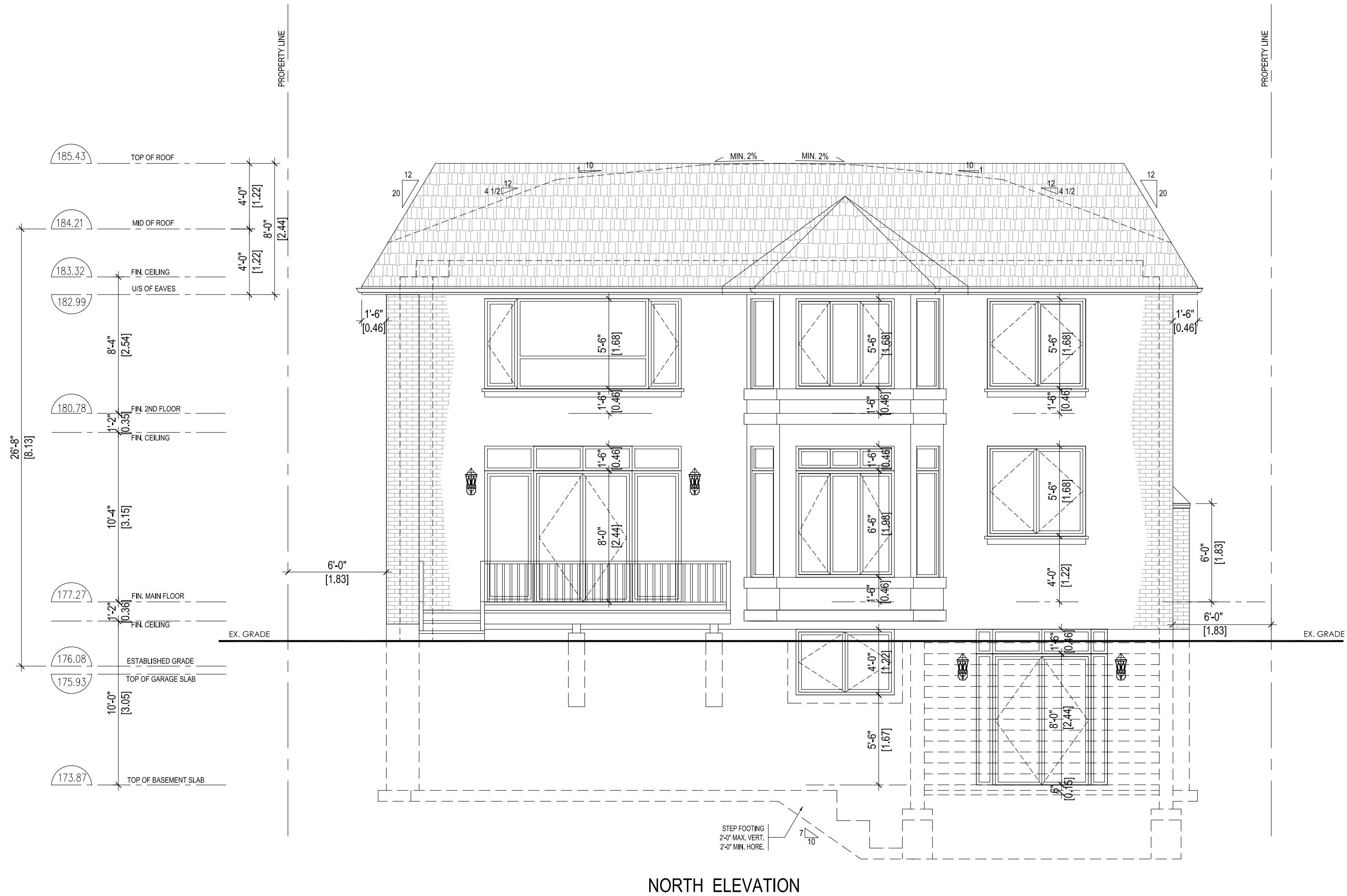
These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of *MD Building Design*.

A large, empty rectangular box with a thin black border. The text "PROJECT NORTH" is centered at the bottom of the box in a black, sans-serif font.

<p>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.</p> <p><b>QUALIFICATION INFORMATION</b></p>		
Morteza Davari		103142
NAME	SIGNATURE	BCIN
<p><b>REGISTRATION INFORMATION</b></p>		
MD BUILDING DESIGN		106001
FIRM NAME		BCIN

[illegible]

PROJECT TITLE	
42 Fonthill Blvd, Unionville, ON L3R 1V7	
SHEET TITLE	
NORTH ELEVATION	
SCALE	DATE
3/16"=1'-0"	09/16/2019
PROJECT NO.	DRAWING NO.
	A-07





GENERAL NOTES

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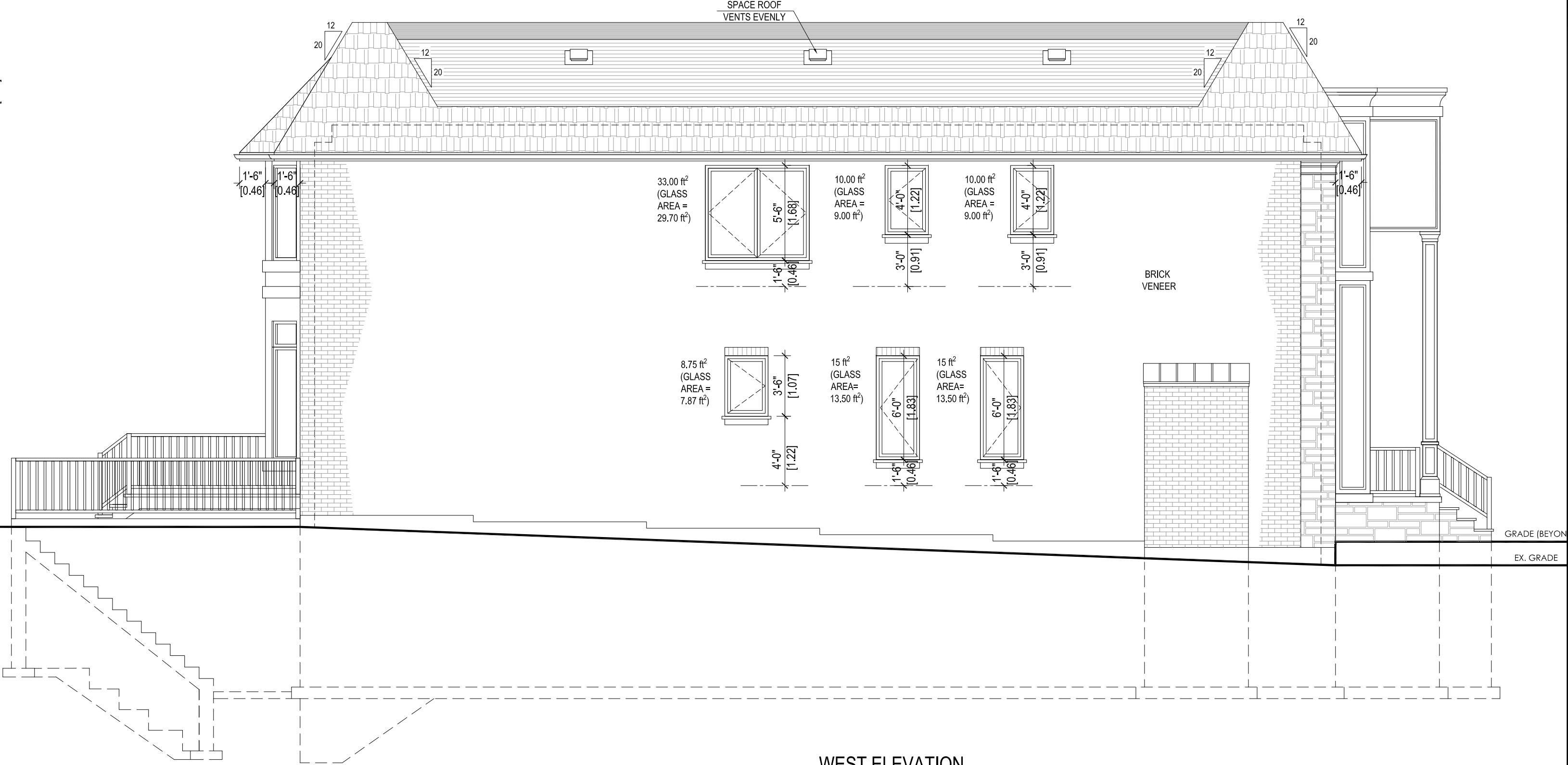
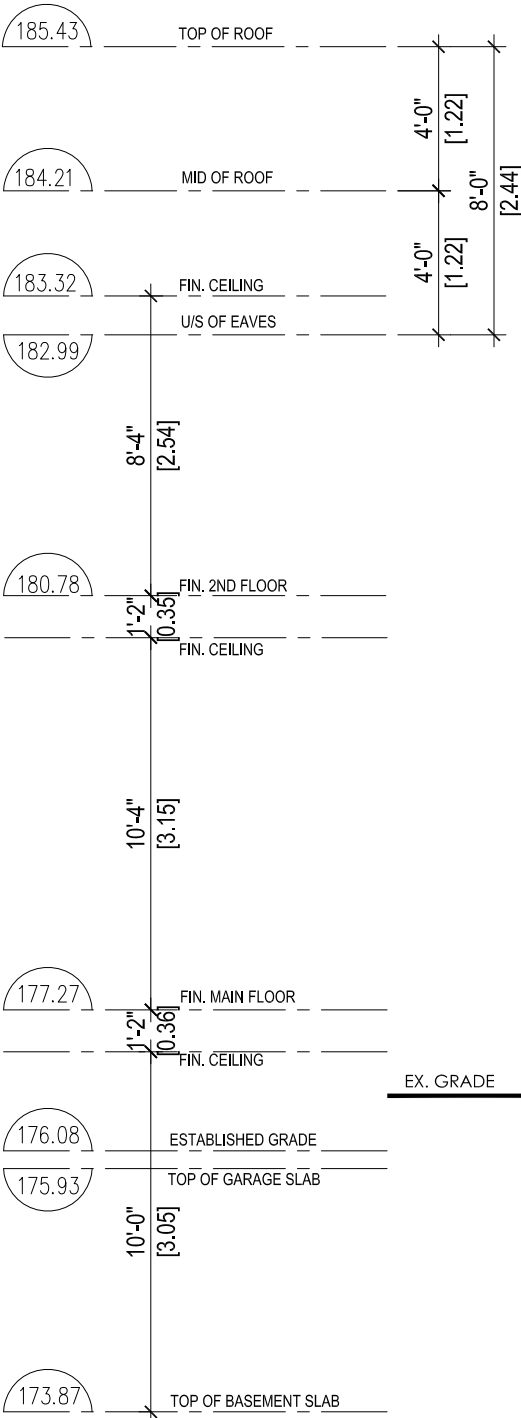
DRAWINGS NOT TO BE SCALED.

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PROJECT NORTH

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		
Morteza Davari		103142
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
MD BUILDING DESIGN		106901
FIRM NAME		BCIN



WEST ELEVATION

PROJECT TITLE	
42 Fonthill Blvd, Unionville, ON L3R 1V7	
SHEET TITLE	
WEST ELEVATION	
SCALE	DATE
3/16"=1'-0"	09/16/2019
PROJECT NO.	DRAWING NO.
	A-08

## GENERAL NOTES

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DRAWINGS NOT TO BE CALED.

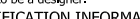
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The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**

Morteza Davari		103142
NAME	SIGNATURE	BCIN

**REGISTRATION INFORMATION**

MD BUILDING DESIGN	106001
FIRM NAME	BCIN

[illegible]

## REVISIONS



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T: 416 254 9500  
[www.mdbuildingdesign.ca](http://www.mdbuildingdesign.ca)  
[info@mdbuildingdesign.ca](mailto:info@mdbuildingdesign.ca)

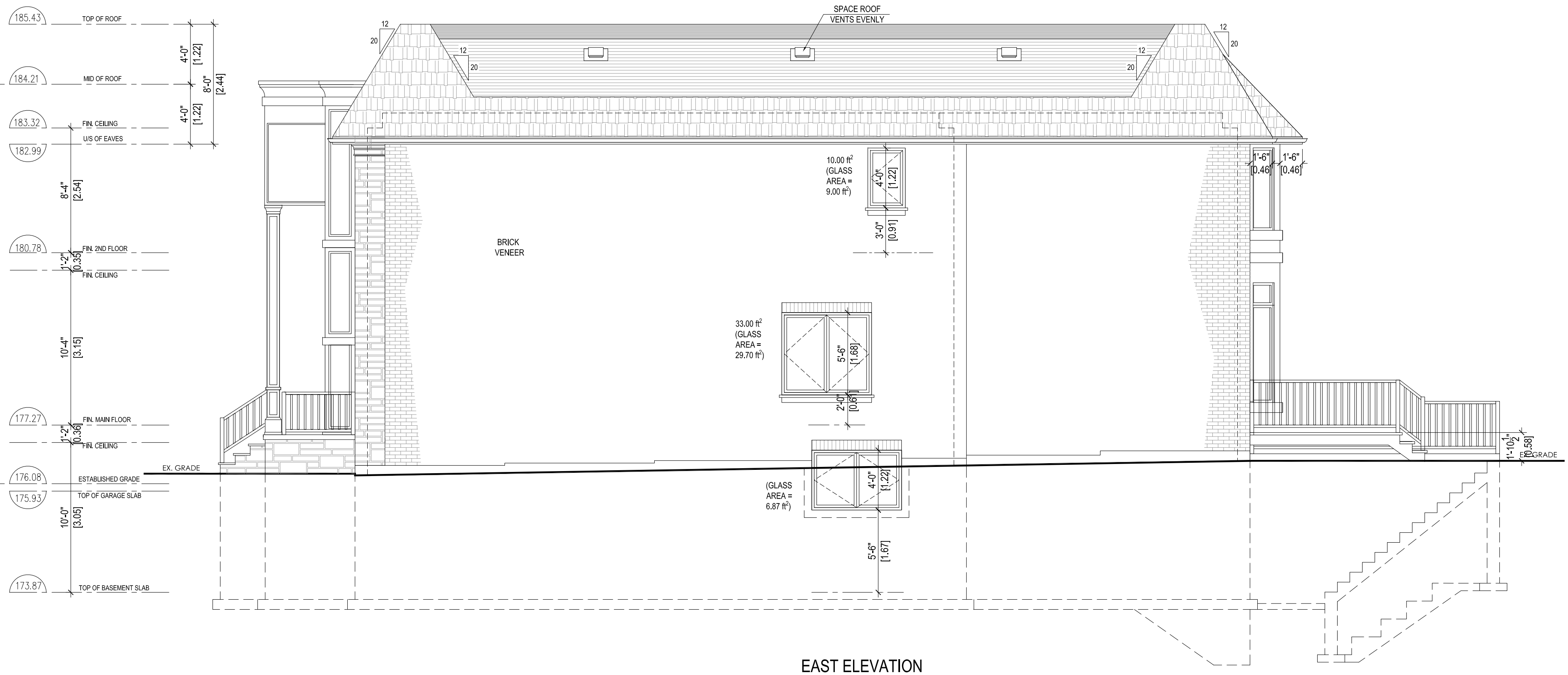
PROJECT TITLE
42 Fonthill Blvd, Unionville, ON L3R 1V7

SHEET TITLE

EAST ELEVATION

SCALE	DATE
3/16"=1'-0"	09/16/2019

PROJECT NO.	DRAWING NO. <b>A-09</b>
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**APPENDIX “D”**  
**MINUTES EXTRACT: FEBRUARY 19, 2020**

THAT Application No. A/107/19 be approved subject to conditions contained in the staff report.

Resolution Carried

**NEW BUSINESS:**

**1. A/148/19**

**Owner Name: QI HUANG  
Agent Name: In Roads Consultants (Ida Evangelista)  
42 Fonthill Blvd, Markham  
PLAN 7566 LOT 140**

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

- a) **Section 6:**  
to permit a maximum building height of 28 ft, whereas the By-law permits a maximum of 25 ft;
- b) **Section 6:**  
to permit a maximum lot coverage of 37.3 percent, whereas the By-law permits a maximum of 33 1/3 percent;
- c) **Section 3.7:**  
to permit a covered porch to project 2 ft into the required front yard and to permit an uncovered and unenclosed walk-up stair in the rear yard;

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

The Secretary-Treasurer introduced the application.

Ida Evangelista appeared on behalf of the application. This is an area in transition.

Ian Free spoke in opposition to the application. The building height variance is not required for this proposal.

Dan McCrazic of 168 Krieghoff Avenue spoke in opposition to the application. The lot coverage variance is not appropriate.

Christine Berger Free spoke in opposition to the application. She raised concerns about the height as proposed.

Committee member Tom Gutfreund believes this is a large proposal.

Committee member Jeamie Reingold also stated she does not believe this was a compatible design. The design could be done in a more local appropriate context.

Ms. Evangelista believes the proposal has been refined to address local site context.

**Moved By: Jeamie Reingold**

**Seconded By: Arun Prasad**

THAT Application No. A/148/19 be deferred sine die.

Resolution Carried

**2. A/152/19**

**Owner Name: Zhi Bo Li and Yuan Wu**

**Agent Name: In Roads Consultants (Ida Evangelista)**

**178 Krieghoff Ave, Markham**

**PLAN 7566 LOT 109**

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

**a) Section 3.7:**

a 4 ft covered porch with 3 ft uncovered steps to project into the required front yard;

**b) Section 6.1:**

a maximum height of 28 ft, whereas the By-law permits a maximum of 25 ft;

**c) Section 6.1:**

a maximum lot coverage of 37.21 percent, whereas the By-law permits a maximum of 33 1/3 percent;

**d) Section 4.1:**

one accessory dwelling unit in the basement, whereas the By-law only permits one single family detached dwelling;

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

The Secretary-Treasurer introduced the application.

Ida Evangelista appeared on behalf of the application. Attempts have been made to further reduce the height impact. This is not atypical of the housing regeneration which is occurring here.