

Memorandum to the City of Markham Committee of Adjustment

November 28, 2018

File: A/152/18
Address: 404 Manhattan Dr, Markham
Applicant: Promila & Satya Shorey
Agent: Complete Home Construction Inc. (Giancarlo Tari)
Hearing Date: Wednesday December 12, 2018

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

The applicant is requesting relief from the following requirements of By-law 134-79, R7, as amended:

a) Section 7.2:

to permit a maximum lot coverage of 35 percent, whereas the By-law permits a lot coverage of 33-1/3 percent; as it relates to a proposed two storey detached dwelling.

BACKGROUND

Property Description

The 611.39 m² (6,581 ft²) subject property is located on the north side of Manhattan Drive, south of 16th Avenue and west of McCowan Road. The property is located within a residential neighbourhood comprised of two-storey detached dwellings. There is an existing two-storey detached dwelling on the property, which according to assessment records was constructed in 1989. The north and west side of the dwelling abuts Manhattan Woods Park.

Proposal

The applicant is proposing to construct a one-storey 18.02 m² (195 ft²) sunroom at the rear of the dwelling.

Official Plan and Zoning

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

The subject property is designated "Residential – Low Rise", which provides for low rise housing forms including single detached dwellings. Infill development is required to meet the general intent of the 2014 Official Plan with respect to height, massing and setbacks to ensure that the development is appropriate for the site and also generally consistent with the zoning requirements for adjacent properties and properties along the same street. Regard must also be had for retention of existing trees and vegetation, as well as the width of proposed garages and driveways. Planning staff have had regard for the infill development criteria in the preparation of the comments provided below.

Zoning By-Law 134-79

The subject property is zoned R7 'Seventh Density – Single Family Residential' in By-law 134-79, as amended, which permits a single-detached dwelling. The proposed development does not comply with the by-law with respect to maximum lot coverage.

Applicant's Stated Reason(s) for Not Complying with Zoning

According to the information provided by the applicant, the reason for not complying with Zoning is, *"it is not possible to comply with the current Zoning By-Law as it would make the addition too small to use"*.

Zoning Preliminary Review Undertaken

The applicant has completed a Zoning Preliminary Review (ZPR) 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;
- d) The general intent and purpose of the Official Plan must be maintained.

Increase in Maximum Lot Coverage

The applicant is requesting relief for a maximum lot coverage of 35 percent, whereas the By-law permits a maximum lot coverage of 33-1/3 percent. The proposed lot coverage is attributable to a rear one-storey sun room which adds approximately 18.02 m² (195 ft²) to the overall building area. The proposed sunroom is at the rear of the existing dwelling and will not be visible from the street, as such it will have minimal impact on the appearance and character of the existing streetscape. It will be adjacent to the east property line and will maintain existing side yard setbacks. The proposed sunroom will not compromise the rear yard amenity space as it will maintain a setback of approximately 28 feet from the rear property line. Given that the proposed one-storey sunroom is at the rear of the dwelling and maintains all setbacks, Staff are of the opinion that the variance request is minor in nature and have no objection.

PUBLIC INPUT SUMMARY

No written submissions were received as of November 28, 2018. 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 see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:

Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:

Richard Kendall, Development Manager, Central District

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/152/18

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 A' to this Staff Report and received by the City of Markham on October 10, 2018, 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.

CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

APPENDIX B



Tel: 519-624-1966
1-877-624-1966
Fax: 519-623-3994

COMPLETE Home CONSTRUCTION Inc.
180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1

 **Colin A Lee
Engineering Ltd.**
Tel: 519-570-4120 Fax: 519-570-9288

LIST OF DRAWINGS:

- L1 - LOT LAYOUT
- S1 - PROPOSED FIRST FLOOR PLAN
- S2 - PROPOSED DECK PLAN
- S3 - PROPOSED ROOF PLAN
- S4 - PROPOSED ELEVATION
- S5 - PROPOSED ELEVATION
- S6 - PROPOSED ELEVATION
- S7 - SOLARIUM ELEVATIONS
- S8 - DECK SECTION DETAILS
- S9 - SECTION DETAILS
- S10 - EXISTING BASEMENT FLOOR PLAN
- S11 - EXISTING FIRST FLOOR PLAN
- S12 - EXISTING SECOND FLOOR PLAN
- S13 - EXISTING ELEVATION
- S14 - EXISTING ELEVATION
- S15 - EXISTING ELEVATION

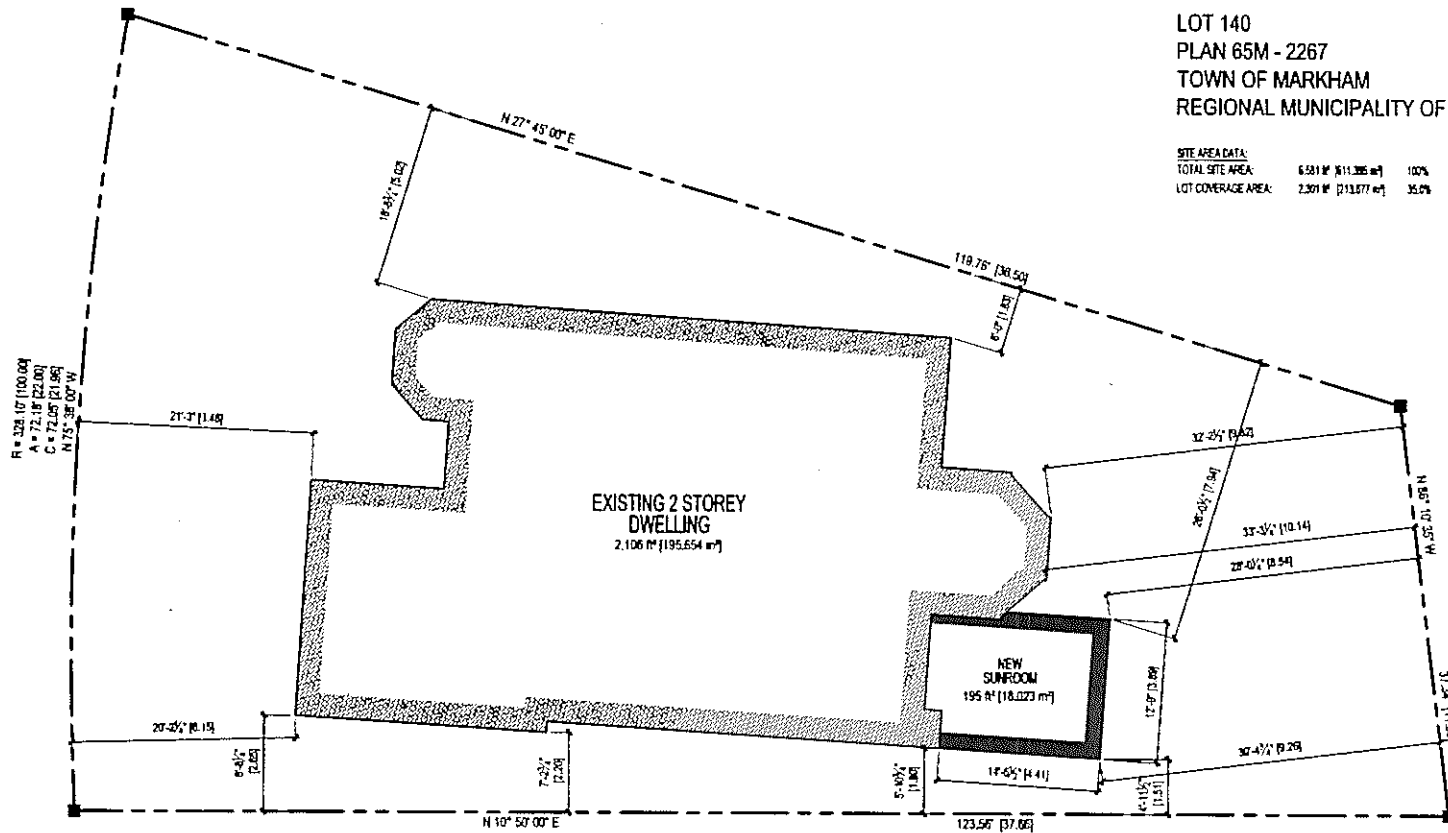
SHOREY PROJECT NEW SUNROOM ADDITION

404 MANHATTAN DRIVE
UNIONVILLE, ONTARIO



A circular compass rose with a thick black arrow pointing towards the top right. The text "TRUE NORTH" is written in capital letters next to the arrowhead.

MANHATTAN DRIVE



SITE PLAN
3/32" = 1'-0"

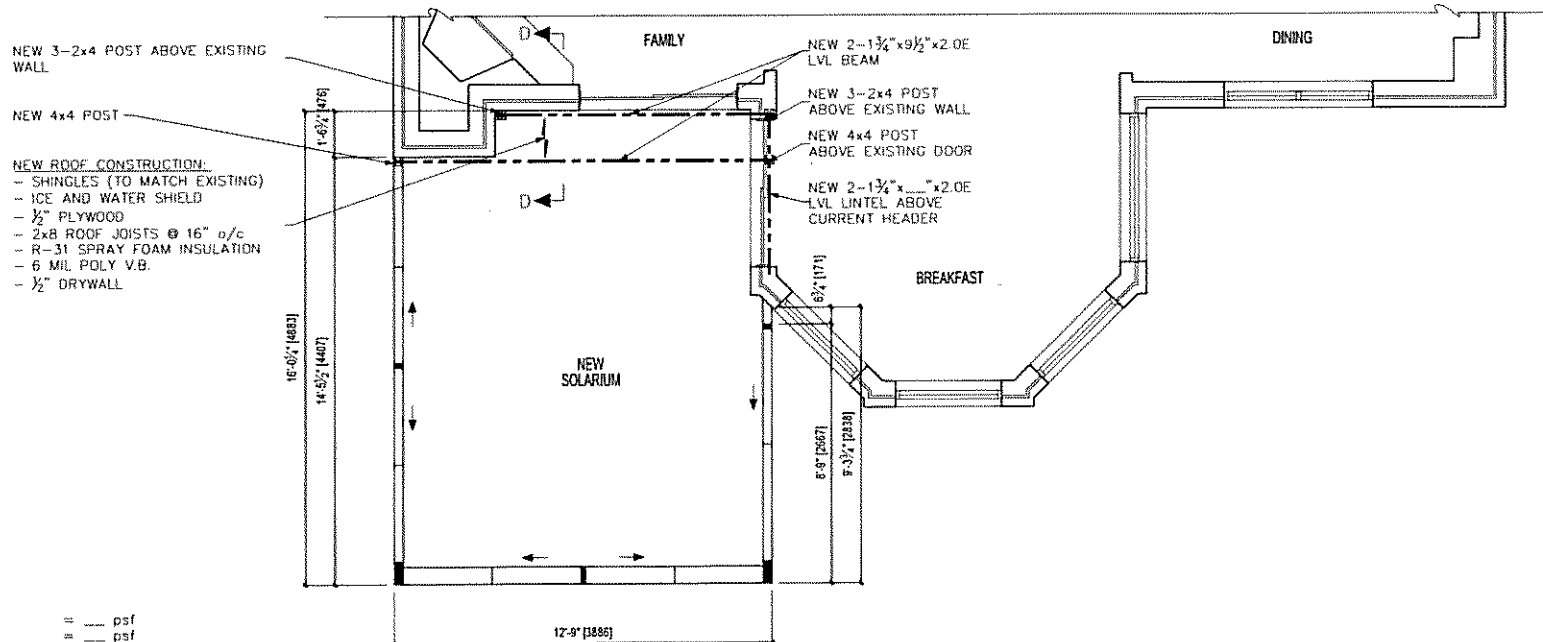
LOT LAYOUT

Tel: 519-570-4120 Fax: 519-570-9288

date: SEPTEMBER 2018

dwg No. L1





NOTES:

ROOF SNOW LOAD	=	psf
ROOF DEAD LOAD	=	psf
DECK LIVE LOAD	=	40 psf
DECK DEAD LOAD	=	20 psf
WIND LOAD (q_{50})	=	09 psf

DESIGN STANDARDS

- (a) 2012 BUILDING CODE COMPENDIUM (VOLUME 1 & 2)
 (b) ALUMINUM: CAN-S157 - SUB-SECTION 4.1.3 STRENGTH DESIGN IN ALUMINUM* AS PER OBC - DIV B, 4.3.5. ALUMINUM ALLOY TO BE 6061-T6 WITH A MINIMUM YIELD STRENGTH OF 240 MPA (35 KSI)
 (c) GLASS: CAN/C658 - 12.20-M STRUCTURAL DESIGN OF GLASS FOR BUILDINGS* AS PER OBC - DIV B, 4.3.6.
 (d) TIMBER: CAN/CSA - 086 "ENGINEERING DESIGN IN WOOD" ALL DIMENSION LUMBER TO BE NO. 2 SPF OR BETTER.

PROPOSED NEW SUNROOM - FIRST FLOOR PLAN

1/4" = 1'-0"

SHOREY PROJECT
404 MANHATTAN DRIVE, UNIONVILLE

PROPOSED FIRST FLOOR PLAN

Colin A Lee
Engineering Ltd.

Tel: 519-570-4120 Fax: 519-570-9288

scale: AS SHOWN

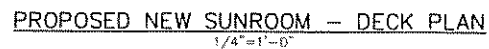
date: SEPTEMBER 2018

dwg No. S1



COMPLETE HOME CONSTRUCTION Inc.
180 Shelton Drive, Unit 2A, Cambridge ON N1R 6V1

Tel: 519-624-1966
1-877-624-1966
Fax: 519-623-3094

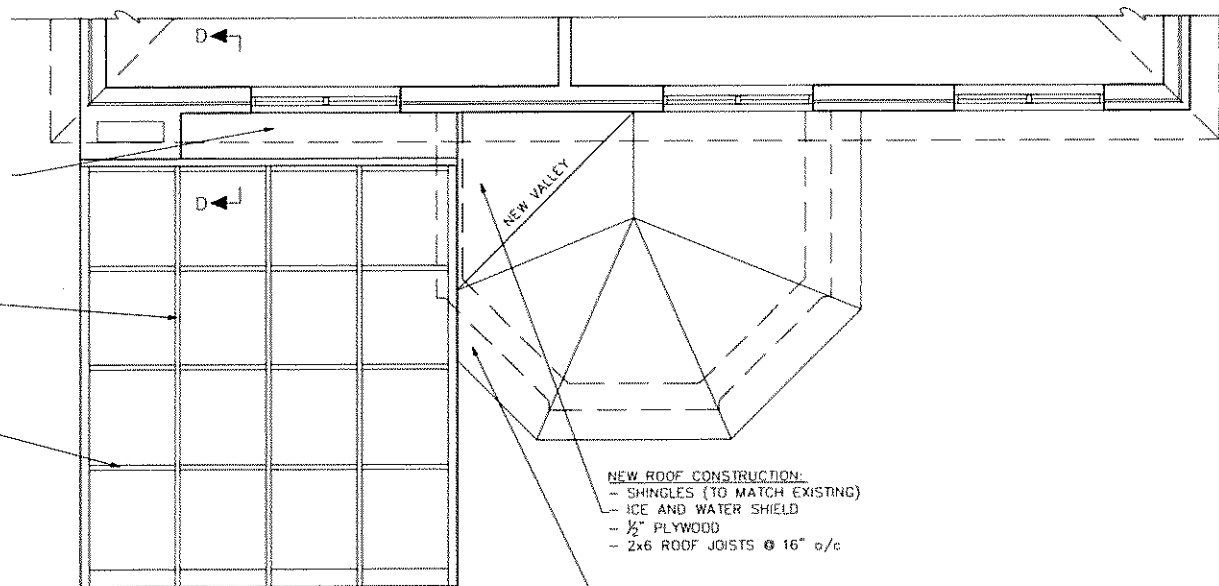


COMPLETE Home CONSTRUCTION Inc.
180 Sheldon Drive, Unit 2A, Cambridge ON N1R 5V1

NEW ROOF CONSTRUCTION:
 - SHINGLES (TO MATCH EXISTING)
 - ICE AND WATER SHIELD
 - 1/2" PLYWOOD
 - 2x8 ROOF JOISTS @ 16" o/c
 - R-31 SPRAY FOAM INSULATION
 - 6 MIL POLY V.B.
 - 1/2" DRYWALL

5" OP GLAZING BAR
 REINFORCED WITH
 4"x1 1/2"x11 GA. STEEL TUBE
 INSERT (TYPICAL).

MUNTIN BAR



NEW ROOF CONSTRUCTION:
 - SHINGLES (TO MATCH EXISTING)
 - ICE AND WATER SHIELD
 - 1/2" PLYWOOD
 - 2x6 ROOF JOISTS @ 16" o/c

REWORK EXISTING ROOF TO
 ACCOMMODATE NEW
 SOLARIUM AS REQUIRED.

PROPOSED NEW SUNROOM — ROOF PLAN

1/4" = 1'-0"

SHOREY PROJECT
 404 MANHATTAN DRIVE, UNIONVILLE

PROPOSED ROOF PLAN

**Colin A Lee
 Engineering Ltd.**
 Tel: 519-570-4120 Fax: 519-570-9288

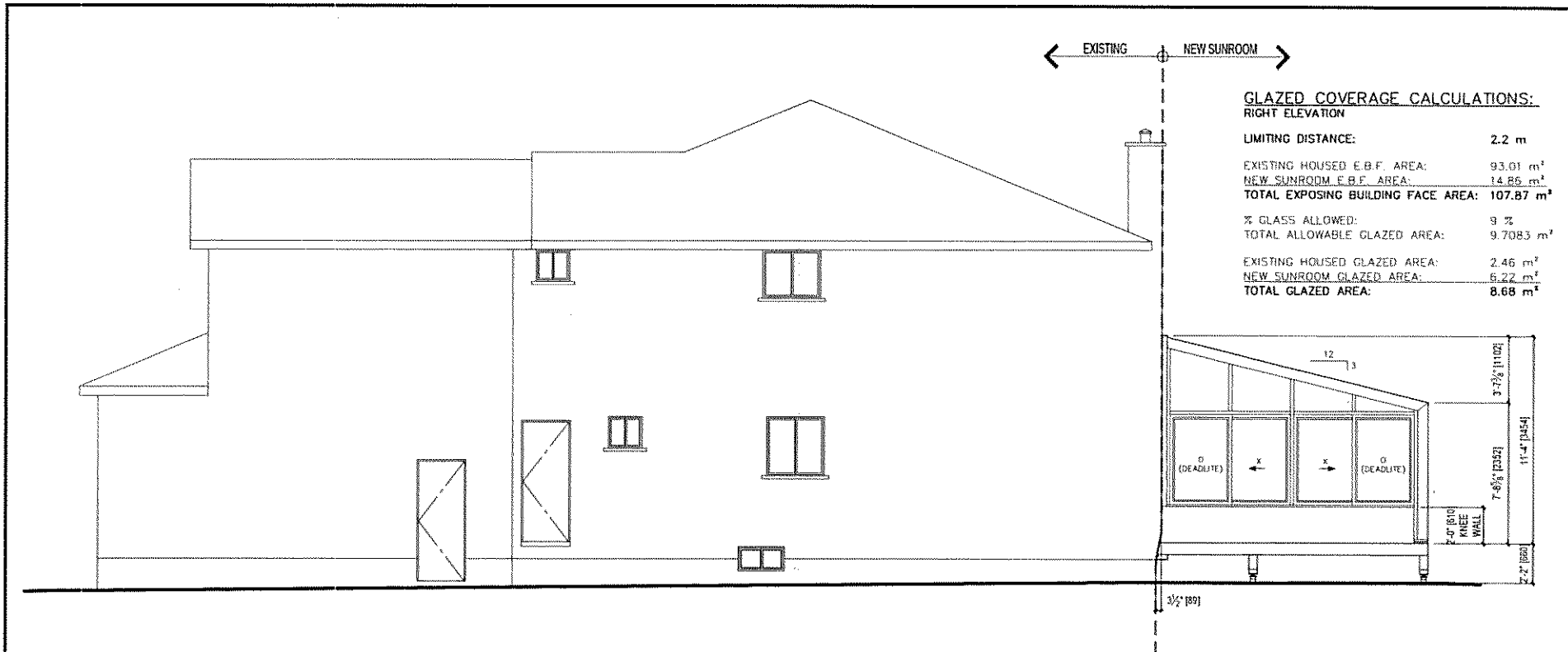
scale: AS SHOWN

date: SEPTEMBER 2018

dwg No. **S3**

No.	DESCRIPTION	DATE
	patio ENCLOSURES INC. Authorized Dealer Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994	

COMPLETE Home CONSTRUCTION Inc.
 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1



**GLAZED COVERAGE CALCULATIONS:
RIGHT ELEVATION**

LIMITING DISTANCE:	2.2 m
EXISTING HOUSED E.B.F. AREA:	93.01 m ²
NEW SUNROOM E.B.F. AREA:	14.86 m ²
TOTAL EXPOSING BUILDING FACE AREA:	107.87 m ²
% GLASS ALLOWED:	9 %
TOTAL ALLOWABLE GLAZED AREA:	9.7083 m ²
EXISTING HOUSED GLAZED AREA:	2.46 m ²
NEW SUNROOM GLAZED AREA:	6.22 m ²
TOTAL GLAZED AREA:	8.68 m ²

RIGHT ELEVATION
3/16"=1'-0"

SHOREY PROJECT
404 MANHATTAN DRIVE, UNIONVILLE

PROPOSED ELEVATION

**Colin A Lee
Engineering Ltd.**
Tel: 519-570-4120 Fax: 519-570-9288

scale: AS SHOWN

date: SEPTEMBER 2018

dwg No. **S4**

No.	DESCRIPTION	DATE



Tel: 519-624-1966
1-877-624-1966
Fax: 519-623-3994

COMPLETE Home CONSTRUCTION Inc.
180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1

NEW ROOF CONSTRUCTION:
 - SHINGLES (TO MATCH EXISTING)
 - ICE AND WATER SHEILD
 - 1/2" PLYWOOD
 - 2x6 ROOF JOISTS @ 16" o/c
 - R-31 SPRAY FOAM INSULATION
 - 6 MIL POLY V.B.
 - 1/2" DRYWALL

NEW ROOF CONSTRUCTION:
 - SHINGLES (TO MATCH EXISTING)
 - ICE AND WATER SHEILD
 - 1/2" PLYWOOD
 - 2x6 ROOF JOISTS @ 16" o/c



REAR ELEVATION
 $\frac{3}{16}'' = 1'-0''$

SHOREY PROJECT
 404 MANHATTAN DRIVE, UNIONVILLE

PROPOSED ELEVATION

**Colin A Lee
 Engineering Ltd.**
 Tel: 519-570-4123 Fax: 519-570-9288

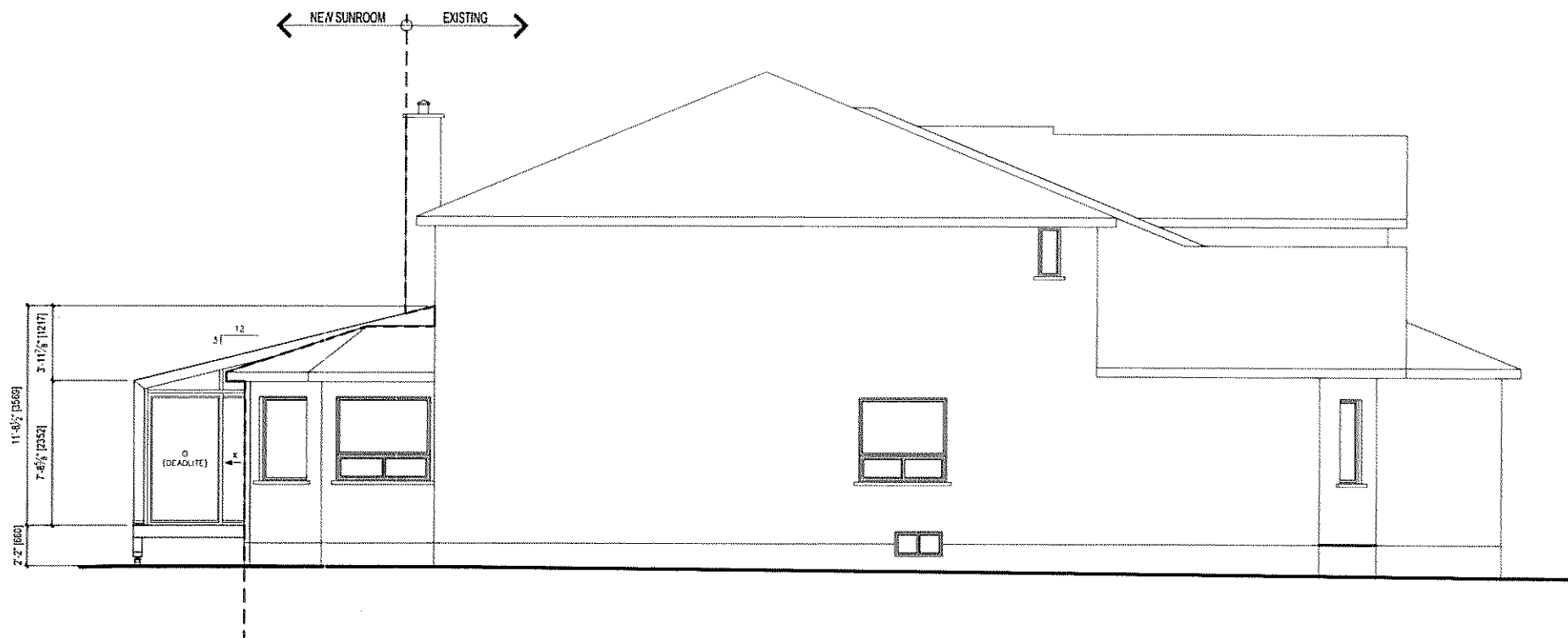
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date: SEPTEMBER 2018

dwg No. S5

No.	DESCRIPTION	DATE
	patio ENCLOSURES INC. Authorized Dealer Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994	

COMPLETE Home CONSTRUCTION Inc.
 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1



LEFT ELEVATION
3/16"=1'-0"

SHOREY PROJECT
404 MANHATTAN DRIVE, UNIONVILLE

PROPOSED ELEVATION

**Colin A Lee
Engineering Ltd.**
Tel: 519-570-4120 Fax: 519-570-9288

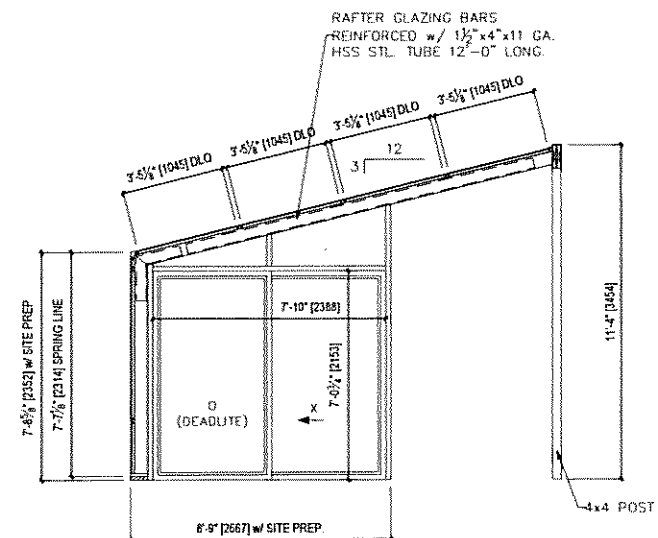
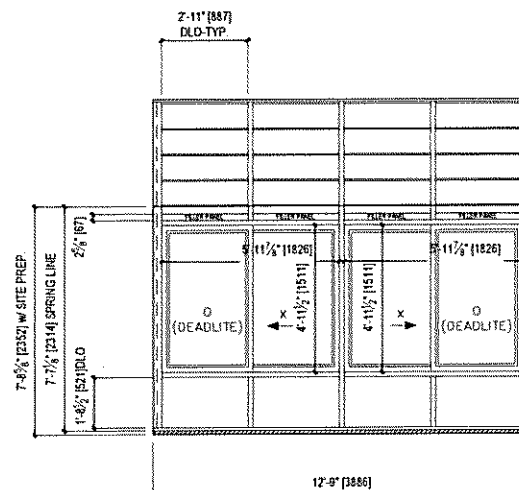
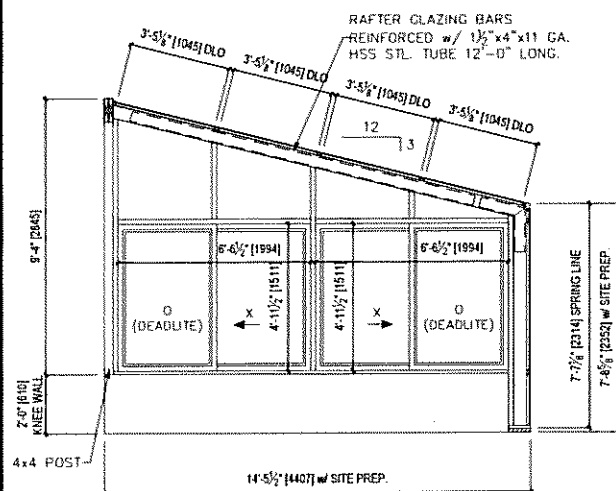
scale: AS SHOWN

date: SEPTEMBER 2018

dwg No. **S6**

No.	DESCRIPTION	DATE
	 <p>patio ENCLOSURES INC. Authorized Dealer</p>	<p>Tel: 519-624-1968 1-877-624-1968 Fax: 519-623-3994</p>

COMPLETE HOME CONSTRUCTION Inc.
180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1



NOTES:

MODEL: CUSTOM SOLARIUM (SE), (14') 4 BAY UNIT, 2 STOREY MOUNT
 COLOUR: WHITE
 GLASS: ROOF: SOLARBAN 70 VT / CLEAR
 FRONT WALL: SOLARBAN 70 VT / CLEAR
 LEFT GABLE: SOLARBAN 70 VT / CLEAR
 RIGHT GABLE: SOLARBAN 70 VT / CLEAR
 DOORS: (1) GDI DOUBLE BAY SLIDER CAB
 WINDOWS: (4) GDI DOUBLE BAY SLIDERS CAB
 OTHERS: 5" GLAZING BARS (RAFTER GLAZING BARS REINFORCED w/ 1 1/2"x4"x11 GA. HSS STEEL TUBE), 3" ENDWALL BARS

** GLAZING BAR & COVER TO BE SENT 3" LONG & FIELD CUT TO FIT

SHOREY PROJECT
 404 MANHATTAN DRIVE, UNIONVILLE

SOLARIUM ELEVATIONS

Colin A Lee
 Engineering Ltd.

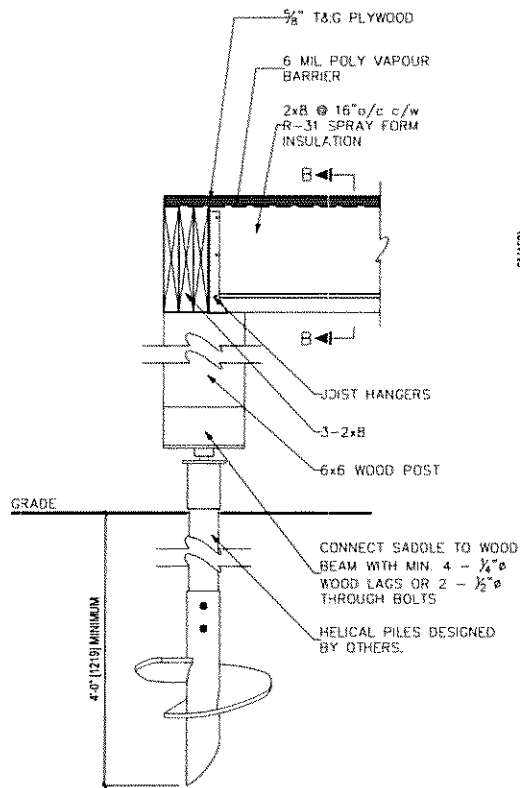
Tel: 519-570-4120 Fax: 519-570-9288

scale: AS SHOWN

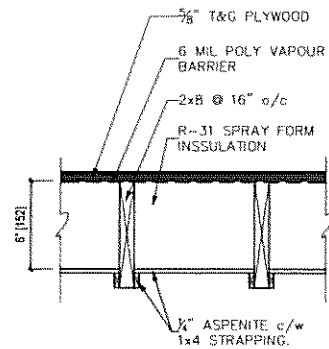
date: SEPTEMBER 2018

dwg No. S7

No.	DESCRIPTION	DATE
	 Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994	
	COMPLETE HOME CONSTRUCTION Inc. 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1	

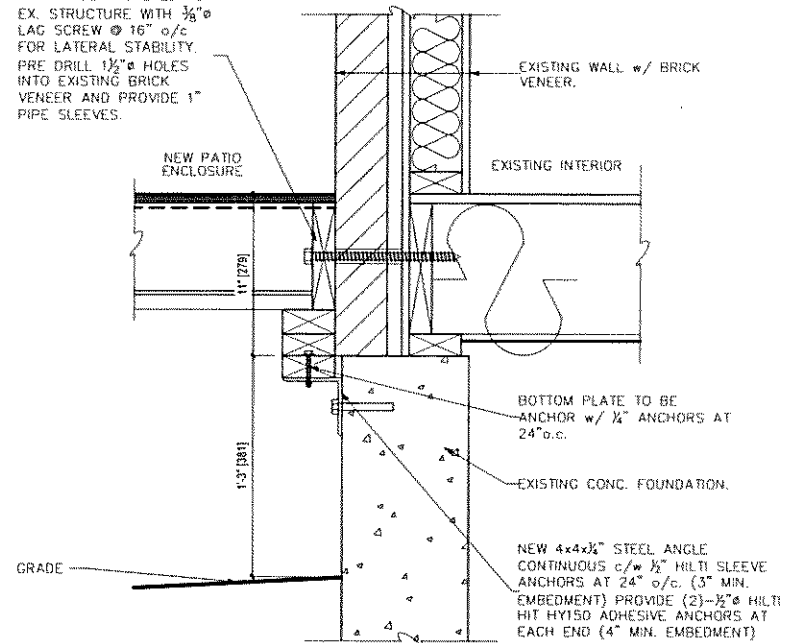


DECK DETAIL A-A
1 1/2"=1'-0"



SECTION B-B
1 1/2"=1'-0"

2x8 TO BE FASTENED TO EX. STRUCTURE WITH 3/8" LAG SCREW @ 16" o/c FOR LATERAL STABILITY. PRE DRILL 1 1/2" HOLES INTO EXISTING BRICK VENEER AND PROVIDE 1" PIPE SLEEVES.



LEDGER DETAIL C-C
1 1/2"=1'-0"

SHOREY PROJECT
404 MANHATTAN DRIVE, UNIONVILLE


DECK SECTION DETAILS

Colin A Lee
Engineering Ltd.
Tel: 519-570-4120 Fax: 519-570-9288

scale: AS SHOWN

date: SEPTEMBER 2018

dwg No. S8

No.	DESCRIPTION	DATE
 <p>Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994</p> <p>Authorized Dealer</p> <p>COMPLETE HOME CONSTRUCTION Inc. 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1</p>		

- NEW ROOF CONSTRUCTION:**
- SHINGLES (TO MATCH EXISTING)
 - ICE AND WATER SHIELD
 - 1/2" PLYWOOD
 - 2x8 ROOF JOISTS @ 16" o/c
 - R-31 SPRAY FOAM INSULATION
 - 6 MIL POLY V.B.
 - 1/2" DRYWALL

NEW 2-1 3/4"x9 1/2"x2.0E LVL BEAM

NEW 1" INSULATED GLASS UNIT

NEW 5" DP GLAZING BAR

NEW RIDGE FILLER

1"x1 1/2"x3/8"x1 3/4" LG ALUM. ANGLE
w/ (2)-3/4"x1" HEX HD SELF
TAPPING SCREWS INTO GLAZING
BAR AND 1-3/4"x1 1/2" HEX HD LAG
BOLT INTO NAILER (TYPICAL OF 4
- i.e. 2 EACH SIDE OF GLAZING
BAR)

EXISTING WALL w/ BRICK VENEER.

NEW 2-1 3/4"x9 1/2"x2.0E LVL BEAM
FASTEN TO HOUSE USING 3/8" Ø
WOOD LAGS AT 16" o/c.
STAGGERED, PROVIDE 2"
EMBEDMENT FOR LATERAL
STABILITY.

PRE-DRILL 1 1/2" Ø HOLES INTO
EXISTING BRICK VENEER AND
PROVIDE 1" Ø STEEL PIPE SLEEVES
TO PROVIDE LATERAL STABILITY

EXISTING
SECOND FLOOR

5" DP
GLAZING BAR



SECTION E-E

N.T.S.

LEDGER DETAIL D-D

1 1/2"=1'-0"

SHOREY PROJECT
404 MANHATTAN DRIVE, UNIONVILLE

SECTION DETAILS

Colin A Lee
Engineering Ltd.

Tel: 519-570-4120 Fax: 519-570-9288

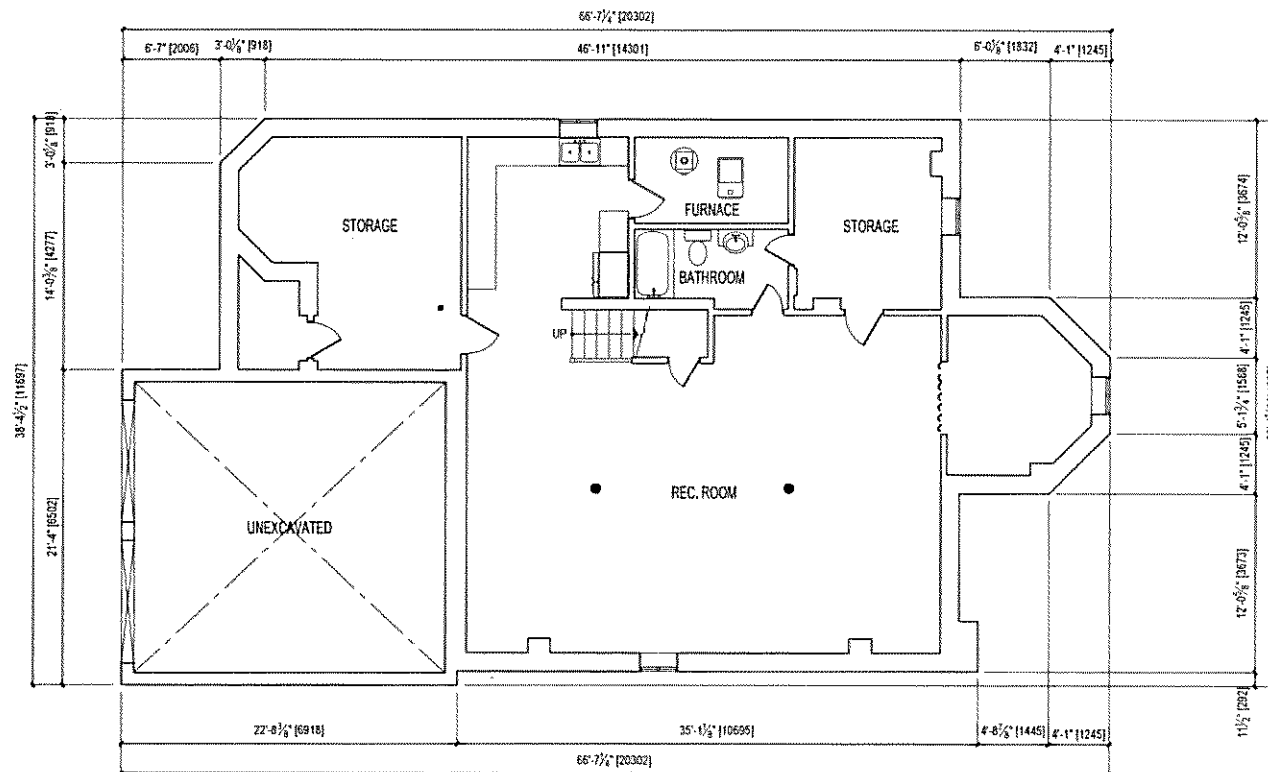
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date: SEPTEMBER 2018

dwg No. **S9**

No.	DESCRIPTION	DATE
	ipatio ENCLOSURES INC. Authorized Dealer	
	COMPLETE Home CONSTRUCTION Inc. 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1	

Tel: 519-624-1966
1-877-624-1966
Fax: 519-623-3994



EXISTING BASEMENT FLOOR PLAN
1/8" = 1'-0"

SHOREY PROJECT
404 MANHATTAN DRIVE, UNIONVILLE


EXISTING BASEMENT FLOOR PLAN

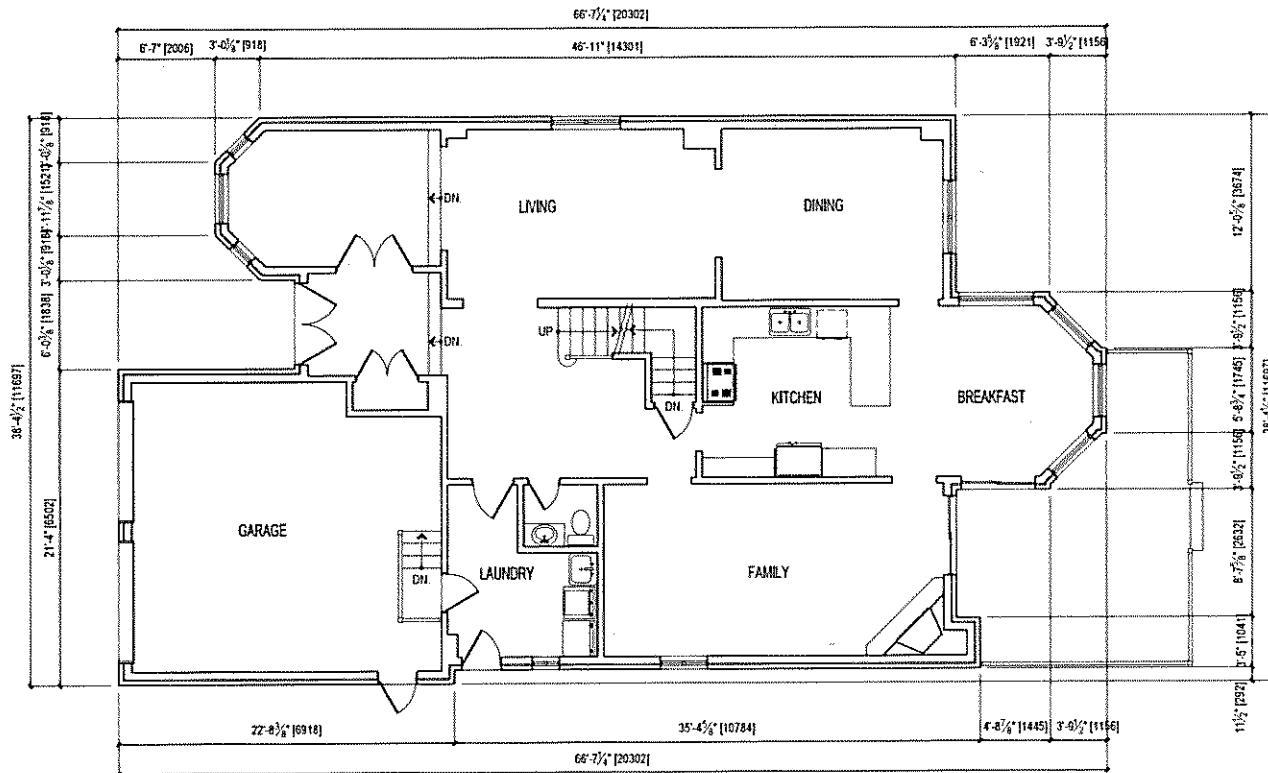
Colin A Lee
Engineering Ltd.
Tel: 519-570-4120 Fax: 519-570-9288

scale: AS SHOWN

date: SEPTEMBER 2018

dwg No. S10

No.	DESCRIPTION	DATE
	 <p>Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994</p> <p>Authorized Dealer</p> <p>COMPLETE HOME CONSTRUCTION Inc. 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1</p>	



EXISTING FIRST FLOOR PLAN
1/8" = 1' - 0"

SHOREY PROJECT
404 MANHATTAN DRIVE, UNIONVILLE

EXISTING FIRST FLOOR PLAN

**Colin A Lee
Engineering Ltd.**

Tel: 519-570-4120 Fax: 519-570-9288

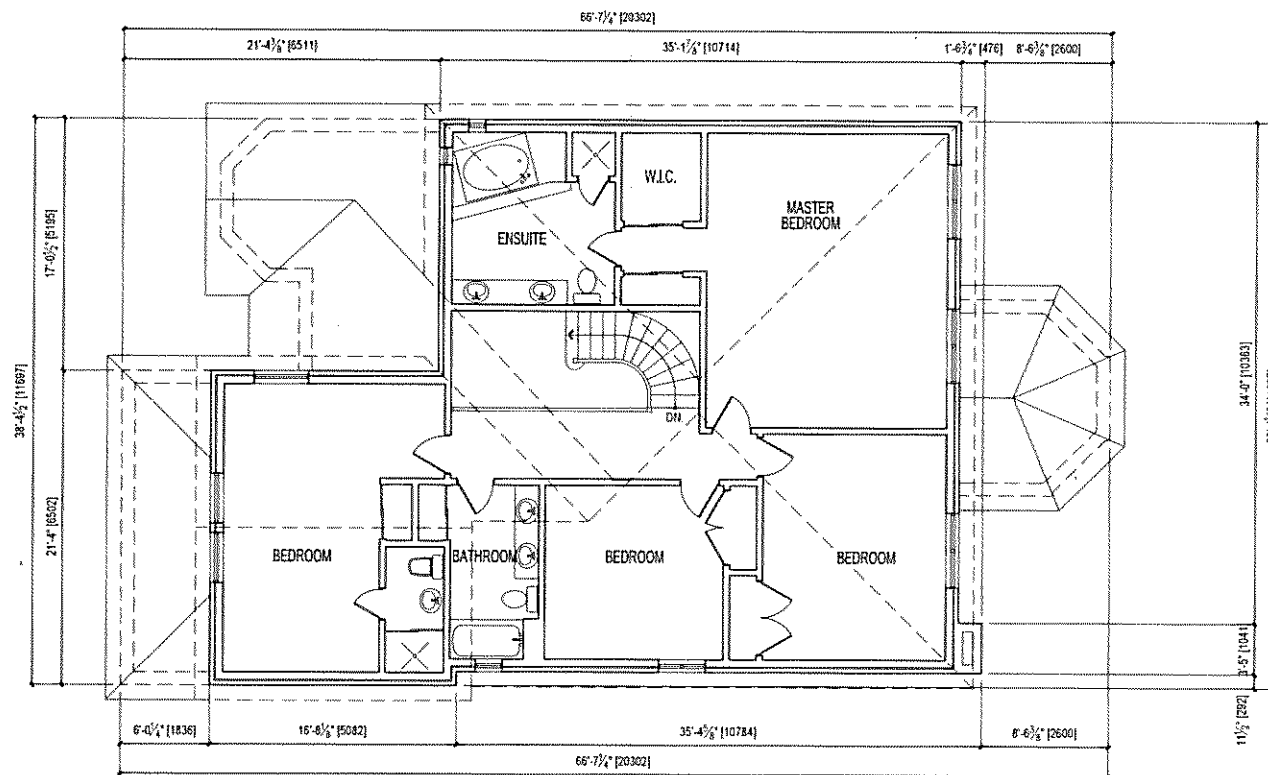
scale: AS SHOWN

date: SEPTEMBER 2018

dwg No. S11

No.	DESCRIPTION	DATE
	patio ENCLOSURES INC. Authorized Dealer	
	COMPLETE Home CONSTRUCTION Inc. 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1	

Tel: 519-624-1966
1-877-624-1966
Fax: 519-623-3994



EXISTING SECOND FLOOR PLAN
1/8"=1'-0"

SHOREY PROJECT
404 MANHATTAN DRIVE, UNIONVILLE

EXISTING SECOND FLOOR PLAN

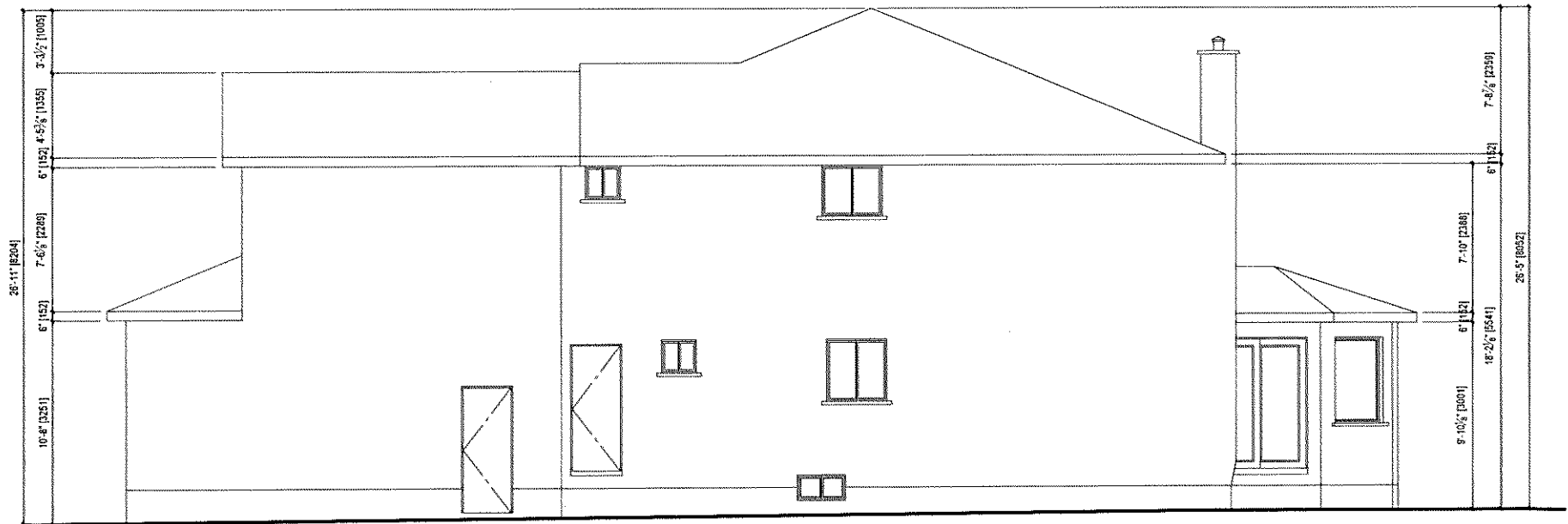
Colin A Lee
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Tel: 519-570-4120 Fax: 519-570-9288

scale: AS SHOWN

date: SEPTEMBER 2018

dwg No. **S12**

No.	DESCRIPTION	DATE
 <p>COMPLETE Home CONSTRUCTION Inc. 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1</p>		
<p>Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994</p>		



EXISTING RIGHT ELEVATION
 $\frac{3}{16}'' = 1' - 0''$

SHOREY PROJECT
 404 MANHATTAN DRIVE, UNIONVILLE

EXISTING ELEVATION

**Colin A Lee
 Engineering Ltd.**

Tel: 519-570-4120 Fax: 519-570-9288

scale: AS SHOWN

date: SEPTEMBER 2018

dwg No. **S13**

No.	DESCRIPTION	DATE
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Tel: 519-624-1966
 1-877-624-1966
 Fax: 519-623-3994

COMPLETE HOME CONSTRUCTION Inc.
 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1



EXISTING REAR ELEVATION
3/16" = 1'-0"

SHOREY PROJECT
404 MANHATTAN DRIVE, UNIONVILLE

EXISTING ELEVATION

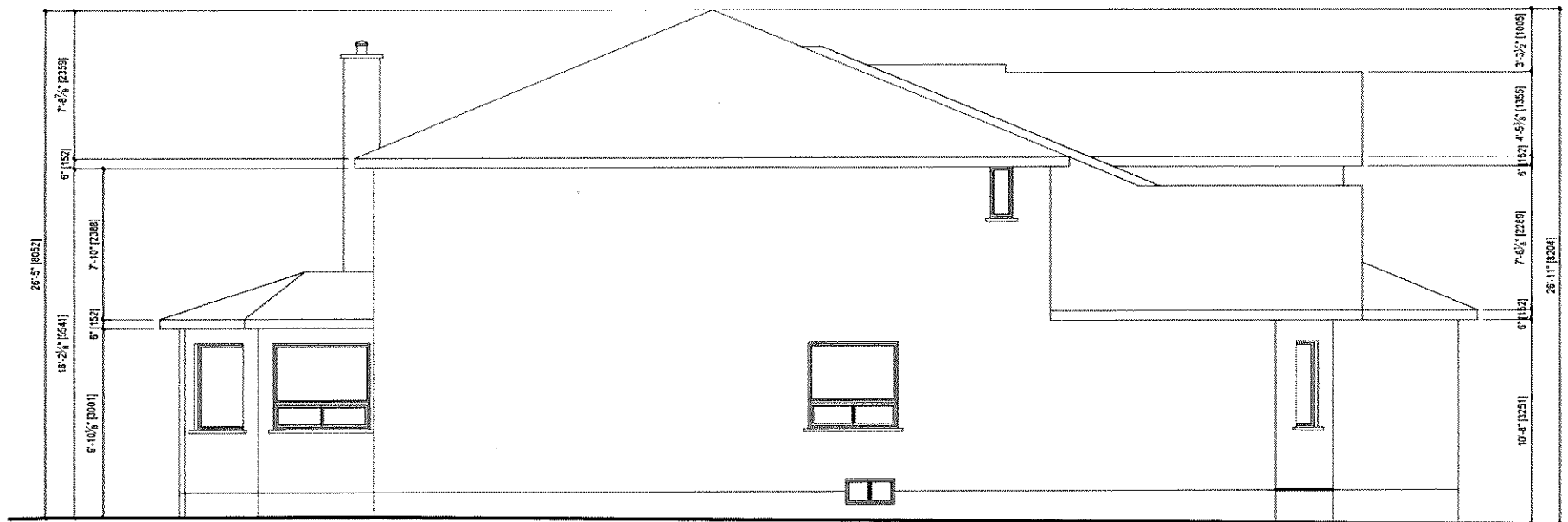
**Colin A Lee
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Scale: AS SHOWN

date: SEPTEMBER 2018

dwg No. **S14**

No.	DESCRIPTION	DATE
	<p>Tel: 519-624-1986 1-877-324-1966 Fax: 519-623-3994</p> <p>Authorized Dealer</p> <p>COMPLETE HOME CONSTRUCTION Inc. 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1</p>	



EXISTING LEFT ELEVATION
3/16" = 1'-0"

SHOREY PROJECT
404 MANHATTAN DRIVE, UNIONVILLE

EXISTING ELEVATION

Colin A Lee
Engineering Ltd.
Tel: 519-570-4120 Fax: 519-570-9288

scale: AS SHOWN

date: SEPTEMBER 2018

dwg No. S15

No.	DESCRIPTION	DATE
<p>ipatio ENCLOSURES INC. Authorized Dealer</p> <p>COMPLETE HOME CONSTRUCTION INC. 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1</p> <p>Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994</p>		