

# Memorandum to the City of Markham Committee of Adjustment

January 15, 2019

**File:** A/154/18  
**Address:** 24 Windridge Dr, Markham  
**Applicant:** Mr. Tao Song  
**Agent:** SHENSHU ZHANG  
**Hearing Date:** Wednesday January 23, 2019

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

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

- a) **In-fill By-law 99-90, Section 1.2(I):**  
a maximum building height of 10 m, whereas the By-law permits a maximum building height of 9.8 m;
- b) **In-fill By-law 99-90, Section 1.2 (vi):**  
a maximum floor area ratio of 49.88 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;

as they relate to a proposed two storey dwelling.

## **Comments**

The Committee of Adjustment deferred the application on November 14, 2018, due to concerns regarding the size of the proposed dwelling. In response to the Committee of Adjustment's comments, the applicant submitted revised drawings on December 10, 2018 (Appendix 'B'). The applicant is requesting relief to permit a building height of 10 m (32.81 ft) whereas the By-law permits a maximum building height of 9.8 m (32.15 ft). This is a reduction from the original request for building height of 10.2 m (33.46 ft).

The By-law calculates building height using the vertical distance of building or structure measured between the level of the crown of the street and highest point of the roof surface. It should be noted that the proposed grade of the front of the house is approximately 0.12 m (0.39 ft) above the crown of road. Staff's comments dated November 05, 2018, remain applicable.

## **Zoning Preliminary Review 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.

**PUBLIC INPUT SUMMARY**

As of January 15, 2019, the City received 1 letter expressing support for the proposed dwelling. 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.

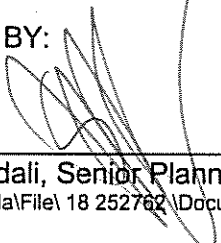
Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



\_\_\_\_\_  
Aqsa Malik, Planner / Zoning and Special Projects

REVIEWED BY:



\_\_\_\_\_  
Stacia Muradali, Senior Planner, East District  
File Path: Amanda\File\ 18 252762 \Documents\District Team Comments Memo

- Appendices
- Appendix A1 – Conditions
  - Appendix B1 – Plans
  - Appendix C1 – Staff Report (November 05, 2018)

**APPENDIX "A1"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/154/18**

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 B' to this Staff Report received by the City of Markham on December 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;
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 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;
5. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation Technician or Director of Operations.

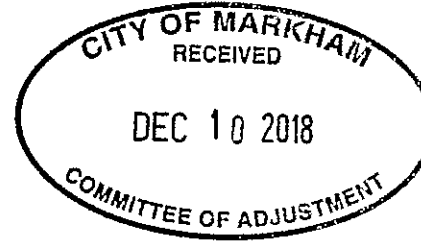
CONDITIONS PREPARED BY:

  
\_\_\_\_\_  
Aqsa Malik, Planner, Zoning and Special Projects



# Residence

24 Windridge Dr. Markham, ON



APPENDIX B ↓



"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."

DO NOT SCALE DRAWINGS.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

| No. | Revision             | Date       | By |
|-----|----------------------|------------|----|
| 1   | Variance Application | 2018-10-30 | HK |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |

**TAES Architects Inc.**

95 Scarsdale Road  
Toronto, ON M3B 2K7  
T: 416 800 3264  
F: 416 800 3485

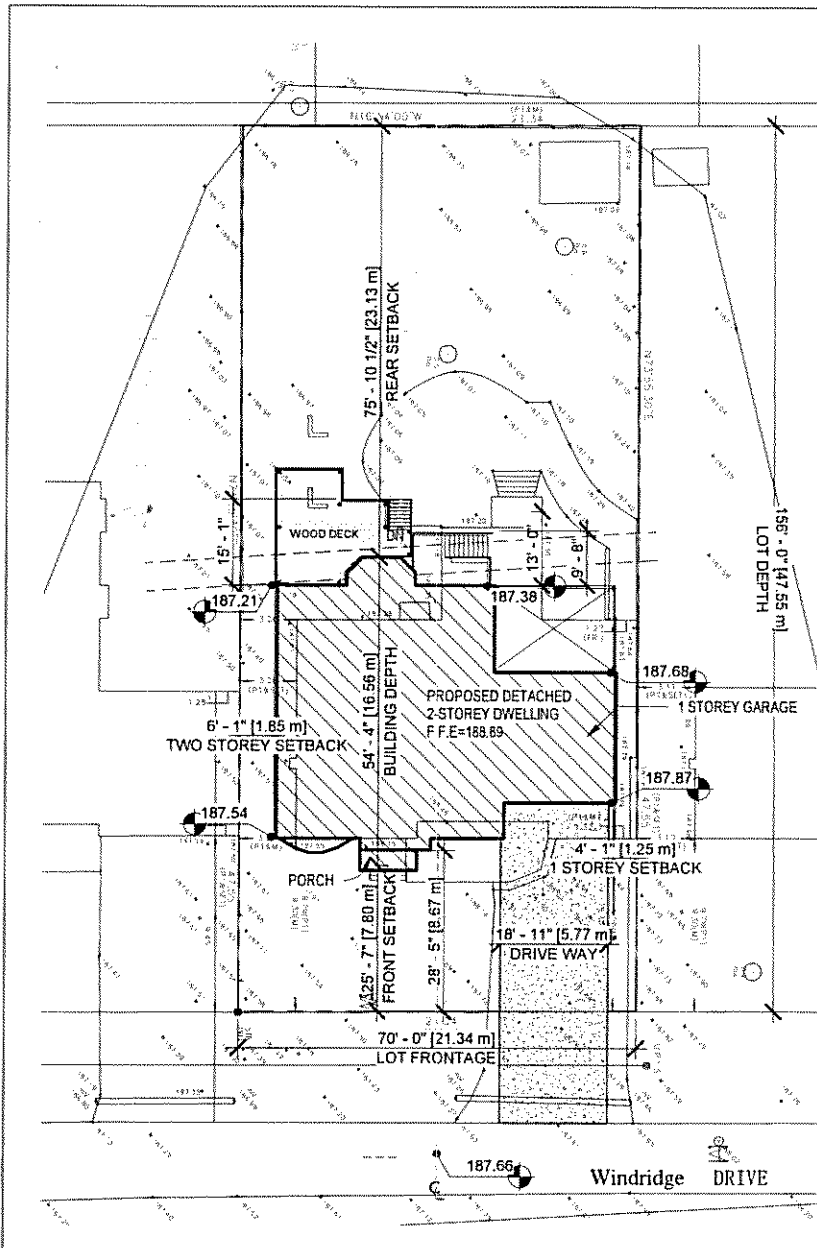
**Residence**

24 Windridge Dr  
Markham, ON

|                |          |
|----------------|----------|
| Project Number | T2018080 |
| Drawn          | Scale    |
| Checked        | Date     |

**Cover**

Drawing No. **A000**



|              |                    |           |                                   |
|--------------|--------------------|-----------|-----------------------------------|
| ZONING       | BY-LAW 1228/99-80  | LOT NO.   | 07                                |
| PLAN NO.     | 4429               | LOT AREA  | 10920 SF (1014.47M <sup>2</sup> ) |
| LOT FRONTAGE | 70' - 0" (21.34 M) | LOT DEPTH | 156' - 0" (47.55 M)               |

| DESCRIPTION          | EXISTING                          | PROPOSED                                 | REQUIRED                         | SECTION |
|----------------------|-----------------------------------|--|----------------------------------|---------|
| MIN. LOT FRONTAGE    | 70' - 0" (21.34 M)                | 70' - 0" (21.34 M)                       | 60' - 0" (18.29 M)               |         |
| MIN. LOT AREA        | 10920 SF (1014.47M <sup>2</sup> ) | 10920 SF (1014.47M <sup>2</sup> )        | 6600 SF (613.14 M <sup>2</sup> ) |         |
| MAX. BUILDING HEIGHT |                                   | 10.00 M*                                 | 9.8 M                            |         |
| NO. OF STORIES       | 1                                 | 2  | 2                                |         |
| BUILDING DEPTH       |                                   | 16.59 M (54' - 4")                       | 16.8 M                           |         |
| FLOOR AREA, GROSS    |                                   | 4370 SF (405.98 M <sup>2</sup> )         |                                  |         |
| MAX LOT COVERAGE     |                                   | 2301 SF (213.76 M <sup>2</sup> ) 21.07%  | 35%                              |         |
| NET LOT AREA         |                                   | 8760 SF (813.80 M <sup>2</sup> )         |                                  |         |
| MAX FLOOR AREA RATIO |                                   | 4370 SF (405.98 M <sup>2</sup> ) 49.88%* | 45%                              |         |

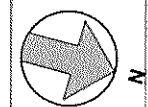
| SETBACK      | EXISTING              | PROPOSED                | REQUIRED          |
|--------------|-----------------------|-------------------------|-------------------|
| FRONT (EAST) | 30' - 6" (9.29 M)     | 25' - 7" (7.80 M)       | 25' - 0" (7.62 M) |
| SIDE (NORTH) | 4' - 2" (1.27 M)      | 4' - 1" (1.25 M)        | 4' - 0" (1.22 M)  |
| SIDE (SOUTH) | 10' - 0 1/2" (3.06 M) | 6' - 1" (1.85 M)        | 6' - 0" (1.83 M)  |
| REAR (WEST)  |                       | 75' - 10 1/2" (23.13 M) | 25' - 0" (7.62 M) |

1 Site Plan  
1 : 250

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."

DO NOT SCALE DRAWINGS.  
CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.  
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

| No. | Revision             | Date       | By |
|-----|----------------------|------------|----|
| 1   | Variance Application | 2018-10-11 | EW |
| 2   | Variance Application | 2018-10-30 | ND |



**TAES Architects Inc.**

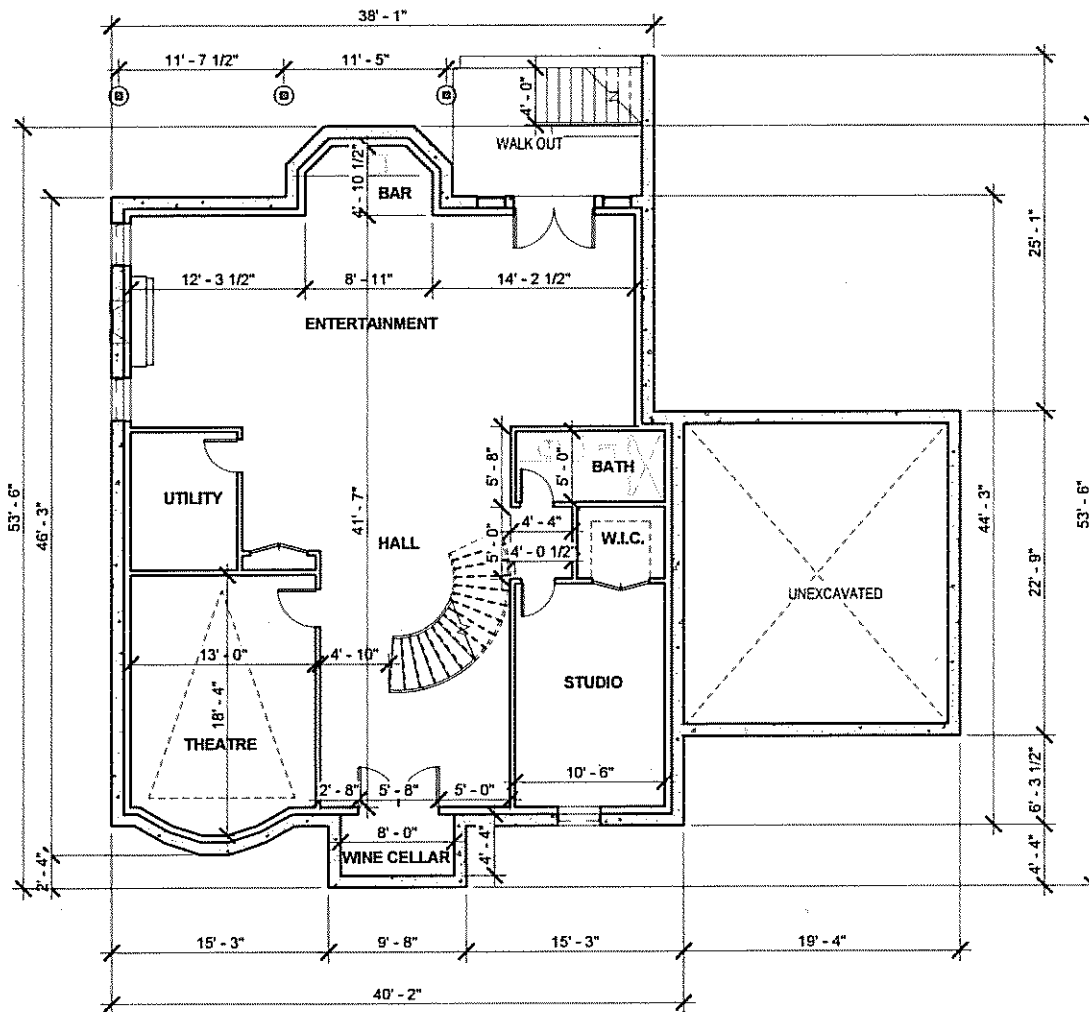
98 Scarsdale Road  
Toronto, ON M3B 2R7  
T 416 800 3284  
F 416 800 3495

Residence  
24 Windridge Dr  
Markham, ON

Project Number T2018060  
Drawn Scale As indicated  
Checked Date

Site Plan, Site Statistics & OBC Matrix

Drawing No. A001



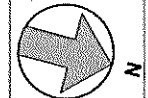
"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."

DO NOT SCALE DRAWINGS.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTB. SIGNED BY THE ARCHITECT.

| No. | Revision             | Date       | By |
|-----|----------------------|------------|----|
| 1   | Variance Application | 2016-10-11 | EW |
| 2   | Variance Application | 2016-10-30 | NO |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |



**TAES Architects Inc.**

98 Scarsdale Road  
 Toronto, ON M3B 2R7  
 T: 416 800 3294  
 F: 416 800 3465

**Residence**

24 Wndridge Dr  
 Markham, ON

Project Number: T2018060

Drawn: Scale 1/100

Checked: Date

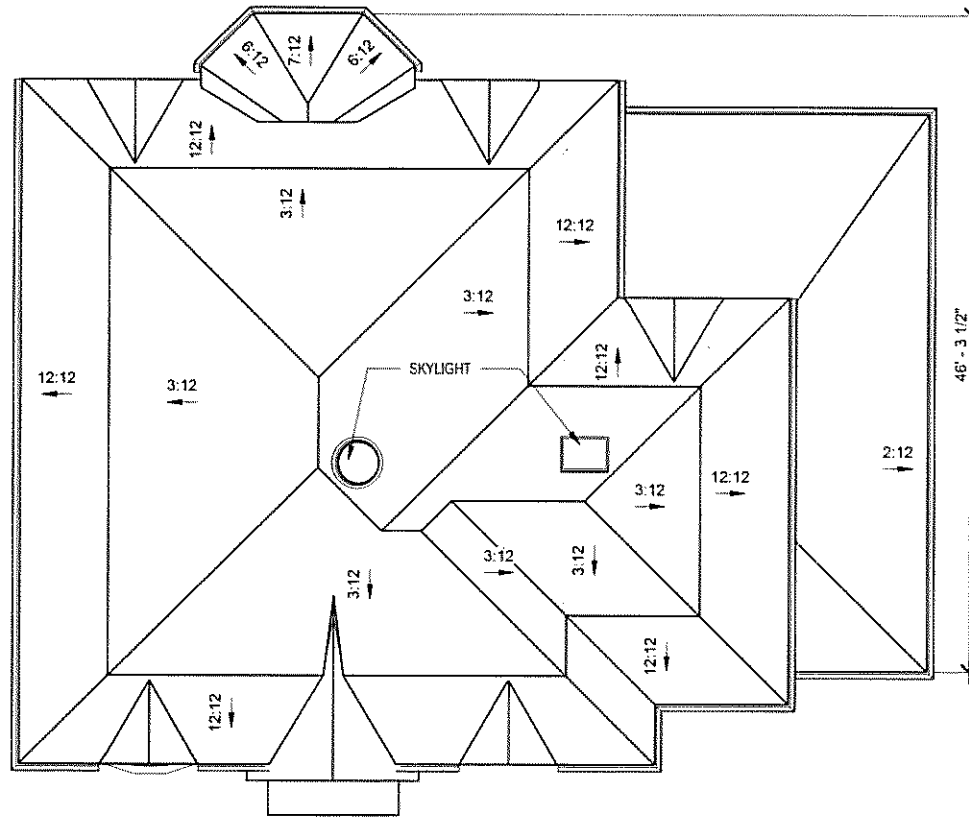
**Cellar Floor**

Drawing No. **A101**

Copyright © 2011 TAES Architects Inc.





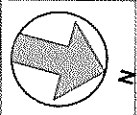


\*ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.\*

DO NOT SCALE DRAWINGS.  
CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

| No. | Revision             | Date       | By  |
|-----|----------------------|------------|-----|
| 1   | Variance Application | 2018-10-11 | EW  |
| 2   | Variance Application | 2018-10-30 | IND |
|     |                      |            |     |
|     |                      |            |     |
|     |                      |            |     |
|     |                      |            |     |
|     |                      |            |     |
|     |                      |            |     |
|     |                      |            |     |



**TAES Architects Inc.**  
 98 Scarsdale Road  
 Toronto, ON M3B 2R7  
 T: 416 800 3284  
 F: 416 800 3485

**Residence**  
 24 Windridge Dr  
 Markham, ON

|                |             |
|----------------|-------------|
| Project Number | T2018060    |
| Drawn          | Scale 1/100 |
| Checked        | Date        |

**Roof Plan**

Drawing No. **A104**



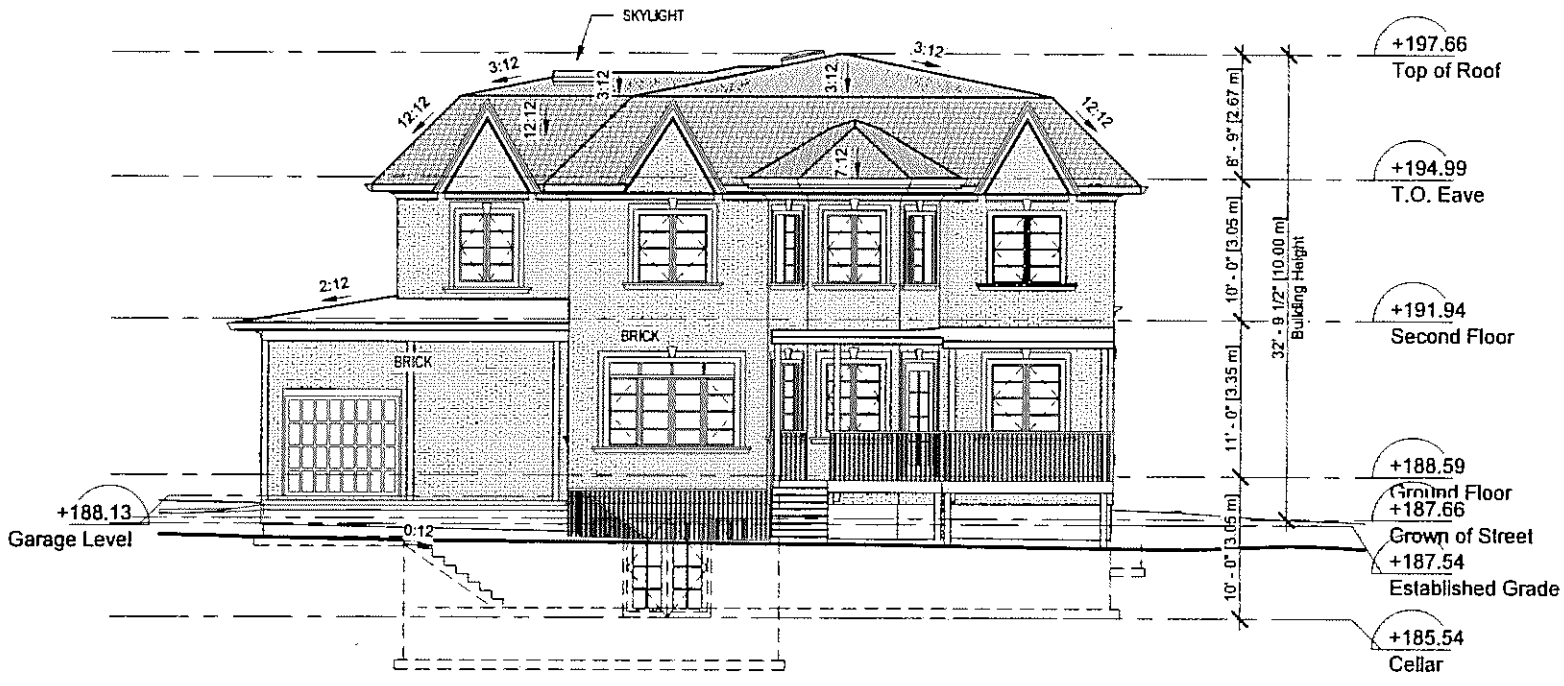
"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."

DO NOT SCALE DRAWINGS.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

| No. | Revision             | Date       | By  |
|-----|----------------------|------------|-----|
| 1   | Variance Application | 2018-10-11 | EW  |
| 2   | Variance Application | 2018-10-30 | TKO |
|     |                      |            |     |
|     |                      |            |     |
|     |                      |            |     |
|     |                      |            |     |
|     |                      |            |     |
|     |                      |            |     |



**TAES Architects Inc.**  
 98 Scarisdale Road  
 Toronto, ON M3B 2R7  
 T: 416 800 3284  
 F: 416 800 3485

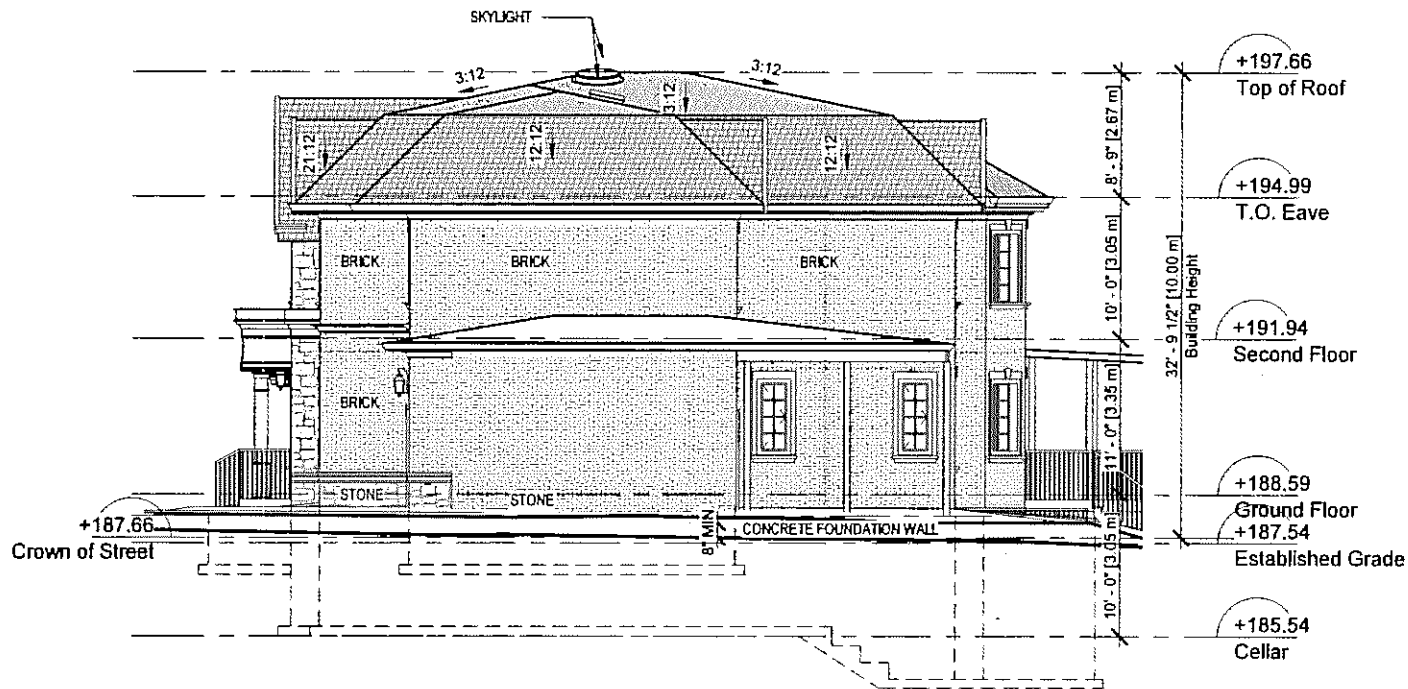
Residence  
 24 Windridge Dr  
 Markham, ON

Project number: T2018080  
 Drawn: Scale: 1/100  
 Checked: Date:

West (Rear) Elevation

Drawing No. A202





"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."

DO NOT SCALE DRAWINGS.  
CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

| No. | Revision             | Date       | By |
|-----|----------------------|------------|----|
| 1   | Variance Application | 2018-10-11 | EW |
| 2   | Variance Application | 2018-10-30 | MO |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |

**TAES Architects Inc.**  
98 Scarsdale Road  
Toronto, ON M3B 2R7  
T: 416 800 3284  
F: 416 800 3485

**Residence**  
24 Windridge Dr  
Markham, ON

|                |             |
|----------------|-------------|
| Project Number | T2018066    |
| Drawn          | Scale 1/100 |
| Checked        | Date        |

**North (Side) Elevation**

Drawing No. **A204**

Copyright © 2011 TAES Architects Inc.

## Memorandum to the City of Markham Committee of Adjustment

November 05, 2018

File: A/154/18  
 Address: 24 Windridge Dr, Markham  
 Applicant: Mr. Tao Song  
 Agent: SHENSHU ZHANG  
 Hearing Date: Wednesday November 14, 2018

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

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

- a) **In-fill By-law 99-90, Section 1.2(i):**  
 a maximum building height of 10.2, whereas the By-law permits a maximum building height of 9.8 m;
- b) **In-fill By-law 99-90, Section 1.2 (vi):**  
 a maximum floor area ratio of 49.88 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;

as they relate to a proposed two storey dwelling.

### BACKGROUND

#### Property Description

The 1,014.47 m<sup>2</sup> (10,920 ft<sup>2</sup>) subject property is located on the west side of Windridge Drive, west of Main Street Markham North of and north of Highway 7 East. The property is located within a residential neighbourhood comprised of a mix of one and two-storey detached dwellings. There is an existing shed and one-storey detached 221.7 m<sup>2</sup> (2,386.34 ft<sup>2</sup>) dwelling on the property, which according to assessment records was constructed in 1953. Mature vegetation exists across the rear of the property.

#### Proposal

The applicant is proposing to construct a new two-storey detached 405.98 m<sup>2</sup> (4370 ft<sup>2</sup>) dwelling with an attached two-car garage, rear yard deck and rear basement walk out.

#### 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 1229

The subject property is zoned "One Family Detached Dwellings (R1)" in By-law 1229, as amended, which permits a single detached dwelling. The proposed development does not comply with the by-law with respect to the proposed side yard setback.

### Residential Infill Zoning By-law 99-90

The subject property is also subject to the Residential Infill Zoning By-law 99-90. The intent of this By-law is to ensure the built form of new residential construction will maintain the character of existing neighbourhoods. It specifies development standards for building depth, garage projection, garage width, net floor area ratio, height, yard setbacks and number of storeys. The proposed development does not comply with the infill By-law requirements with respect to maximum building height and maximum floor area ratio.

### **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, *"to provide required bedrooms for the family"*.

### **Zoning Preliminary Review 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 Building Height**

The applicant is requesting relief to permit a maximum building height of 10.20 m (33.46 ft), whereas the By-law permits a maximum building height of 9.8 m (32.15 ft). This represents an increase of approximately 0.4 m (1.31 ft).

The By-law calculates building height using the vertical distance of building or structure measured between the level of the crown of the street and highest point of the roof surface. It should be noted that the proposed grade of the front of the house is approximately 0.12 m (0.39 ft) above the crown of road. Staff are of the opinion that the variance request is minor in nature and, is generally consistent with the intent of the By-law.

### **Increase in Maximum Floor Area Ratio**

The applicant is requesting relief to permit a floor area ratio of 49.88 percent, whereas the By-law permits a maximum floor area ratio of 45 percent. The variance will facilitate the construction of a two-storey detached dwelling with a floor area of 405.98 m<sup>2</sup> (4370 ft<sup>2</sup>), whereas the By-law

permits a dwelling with a maximum floor area of 366.22 m<sup>2</sup> (3,942 ft<sup>2</sup>). This represents an increase of approximately 39.76 m<sup>2</sup> (428 ft<sup>2</sup>).

Floor Area Ratio is a measure of the interior square footage of the dwelling as a percentage of the net lot area. It is not a definitive measure of the mass of the dwelling, since it does not include "open to below" areas that may exist within the dwelling (e.g. two-storey foyers, atriums and/or stairs). There is no open to below area on the second storey other than the space associated with the stairs.

A few homes along Windridge Drive have been redeveloped in the past couple of years, with a number of new infill construction that feature larger homes. Some have been constructed in accordance with the net floor area ratio requirement while others have included minor variance approvals for net floor rear ratio increases ranging from approximately 48 to 50 percent.

The immediate vicinity is largely made up of single storey detached dwellings and some two-storey detached dwellings. The proposed dwelling will be larger in size than majority of the existing dwellings within the immediate vicinity. Notwithstanding this, Staff are of the opinion that the requested variance is minor in nature and generally consistent with other infill homes on the street.

#### **PUBLIC INPUT SUMMARY**

No written submissions were received as of November 05, 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:

  
\_\_\_\_\_  
Stacia Muradali, Senior Planner, East District  
File Path: Amandal\File\18 252762 \Documents\District Team Comments Memo

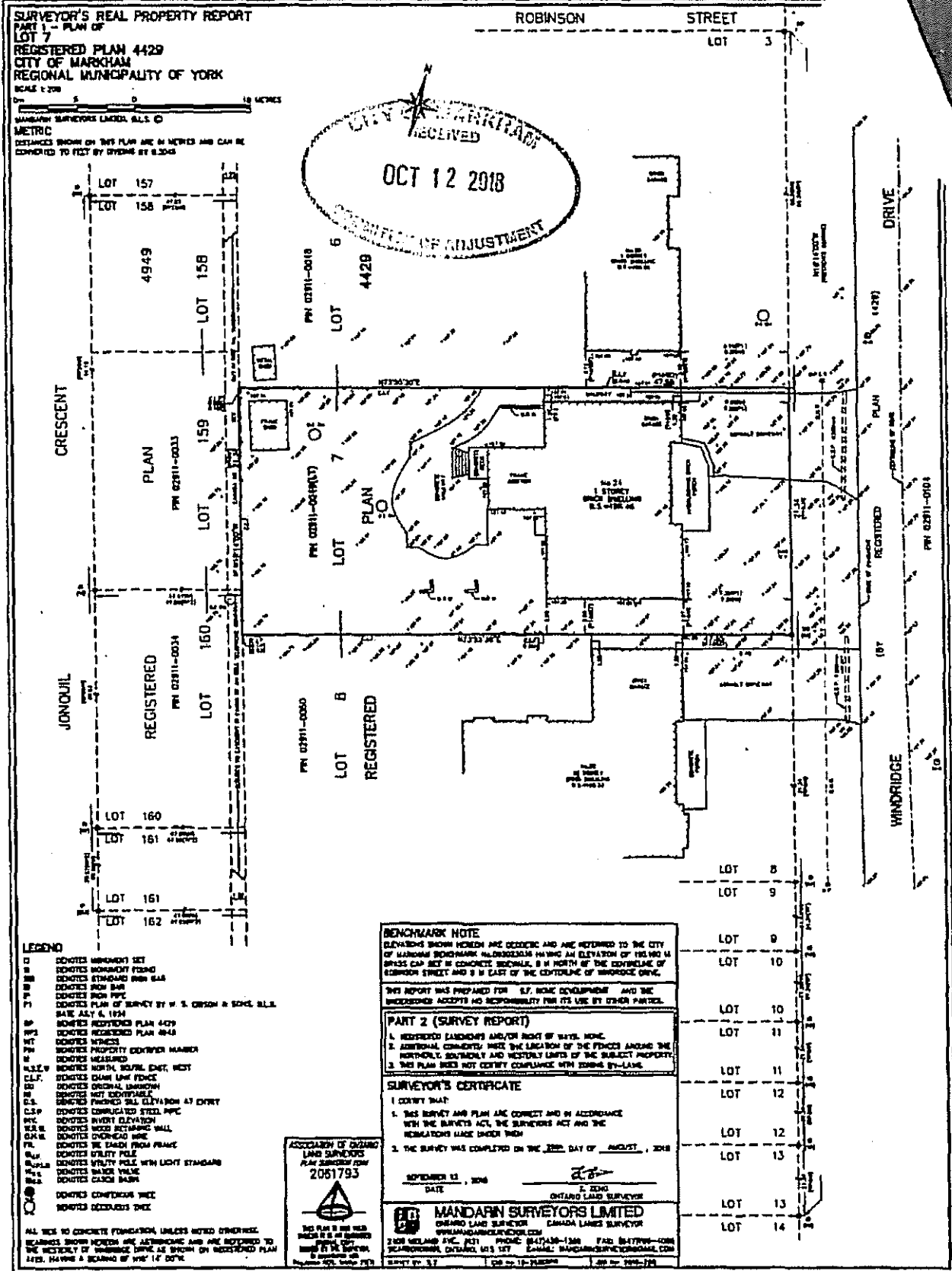
**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/154/18**

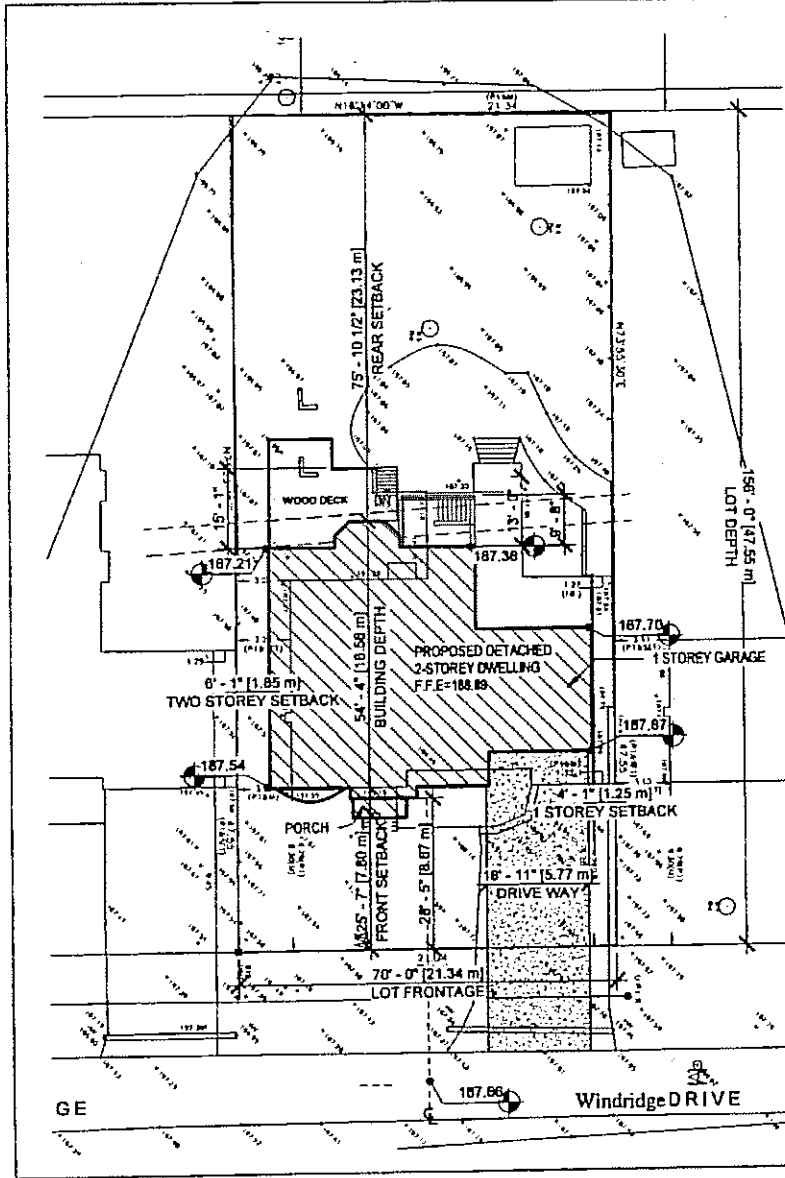
1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report received by the City of Markham on October 12 and October 30, 2018 and that 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;
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 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;
5. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation Technician or Director of Operations.

CONDITIONS PREPARED BY:

  
\_\_\_\_\_  
Aqsa Malik, Planner, Zoning and Special Projects





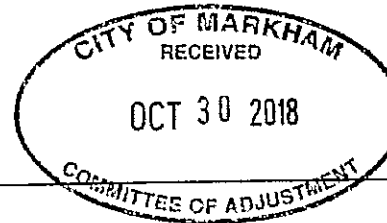


|              |                     |           |                                      |
|--------------|---------------------|-----------|--------------------------------------|
| ZONING       | BY-LAW 1225/99-90   | LOT NO.   | 07                                   |
| PLAN NO.     | 429                 | LOT AREA  | 10920 SF<br>(1014.47M <sup>2</sup> ) |
| LOT FRONTAGE | 70'-0"<br>(21.34 M) | LOT DEPTH | 156'-0"<br>(47.55 M)                 |

| DESCRIPTION          | EXISTING                             | PROPOSED                             | REQUIRED                            | SECTION |
|----------------------|--------------------------------------|--------------------------------------|-------------------------------------|---------|
| MIN. LOT FRONTAGE    | 70'-0"<br>(21.34 M)                  | 70'-0"<br>(21.34 M)                  | 67'-0"<br>(18.29 M)                 |         |
| MIN. LOT AREA        | 10920 SF<br>(1014.47M <sup>2</sup> ) | 10920 SF<br>(1014.47M <sup>2</sup> ) | 6500 SF<br>(613.14 M <sup>2</sup> ) |         |
| MAX. BUILDING HEIGHT |                                      | 10.20 M*                             | 9.8 M                               |         |
| NO. OF STORIES       | 1                                    | 2                                    | 2                                   |         |
| BUILDING DEPTH       |                                      | 16.58 M<br>(54'-4")                  | 16.8 M                              |         |
| FLOOR AREA, GROSS    |                                      | 4370 SF<br>(405.98 M <sup>2</sup> )  |                                     |         |
| MAX LOT COVERAGE     |                                      | 2301 SF<br>(213.76 M <sup>2</sup> )  | 21.07%                              | 35%     |
| NET LOT AREA         |                                      | 6760 SF<br>(613.60 M <sup>2</sup> )  |                                     |         |
| MAX FLOOR AREA RATIO |                                      | 4370 SF<br>(405.98 M <sup>2</sup> )  | 49.85%                              | 45%     |

| SETBACK      | EXISTING               | PROPOSED                 | REQUIRED           |
|--------------|------------------------|--------------------------|--------------------|
| FRONT (EAST) | 30'-0"<br>(9.29 M)     | 25'-7"<br>(7.80 M)       | 25'-0"<br>(7.62 M) |
| SIDE (NORTH) | 4'-2"<br>(1.27 M)      | 4'-1"<br>(1.25 M)        | 4'-0"<br>(1.22 M)  |
| SIDE (SOUTH) | 10'-0 1/2"<br>(3.06 M) | 6'-1"<br>(1.85 M)        | 6'-0"<br>(1.83 M)  |
| REAR (WEST)  |                        | 75'-10 1/2"<br>(23.13 M) | 25'-0"<br>(7.62 M) |

① Site Plan  
1 : 250



"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."

DO NOT SCALE DRAWINGS.  
CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

| No. | Revision             | Date       | By |
|-----|----------------------|------------|----|
| 1   | Variance Application | 2018-10-11 | EM |
| 2   | Variance Application | 2018-10-30 | EM |



TAES Architects Inc.

88 Scarborough Road  
Toronto, ON M3B 2Y7  
T: 416 800 3284  
F: 416 800 3485

Residence

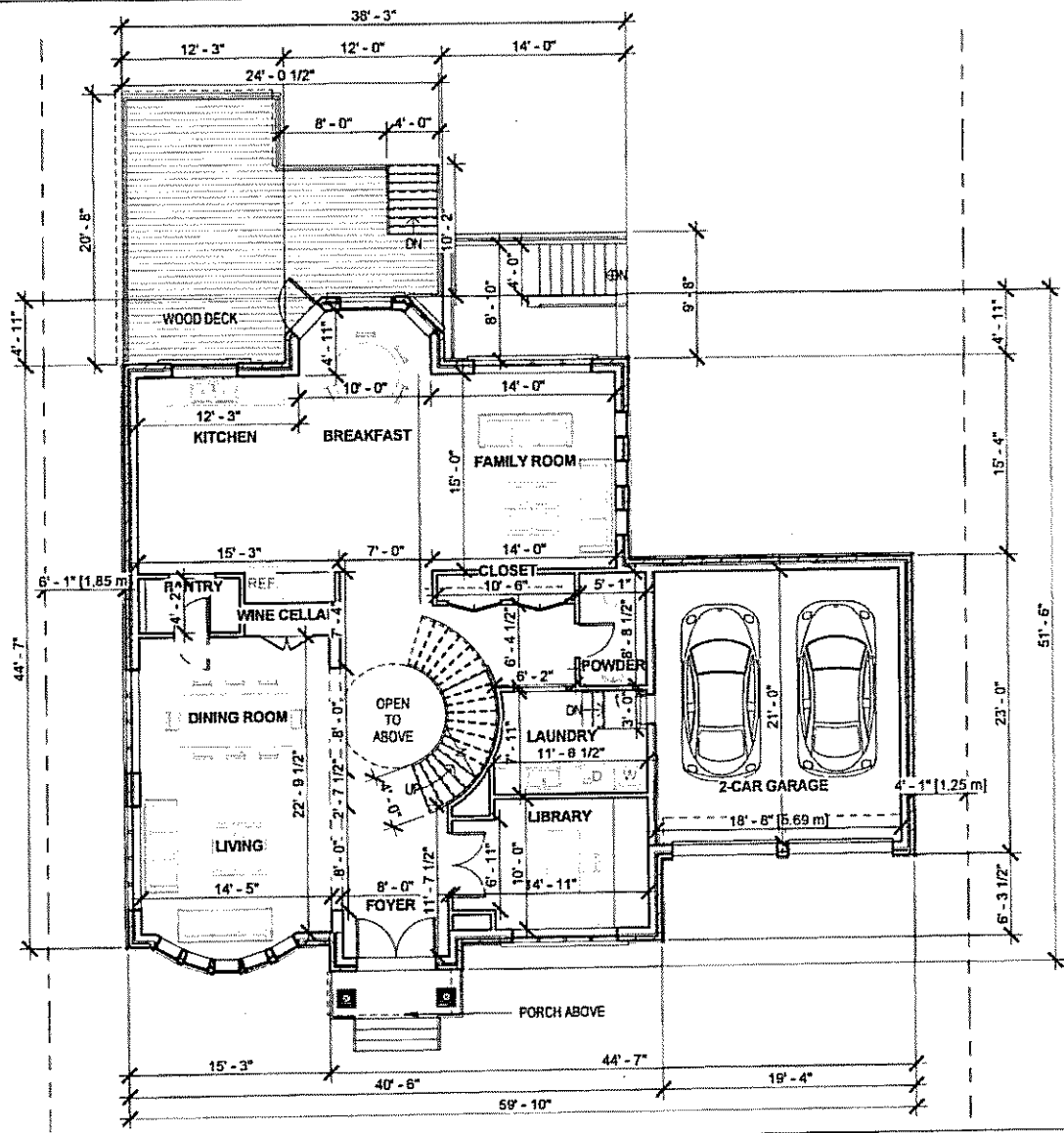
24 Windridge Dr  
Markham, ON

|                |                    |
|----------------|--------------------|
| Project Number | 12014082           |
| Drawn          | Scale As indicated |
| Checked        | Date               |

Site Plan, Site Statistics &  
OBC Matrix

Drawing No. A001



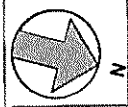


"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."

DO NOT SCALE DRAWINGS.  
CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

| No. | Revision             | Date       | By |
|-----|----------------------|------------|----|
| 1   | Variance Application | 2018-10-13 | EW |
| 2   | Variance Application | 2018-10-30 | KG |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |



**TAES Architects Inc.**

58 Scarsdale Road  
Toronto, ON M3B 2T7  
T: 416 800 3234  
F: 416 800 3485

Residence  
24 Windridge Dr  
Markham, ON

|                |             |
|----------------|-------------|
| Project Number | T2018000    |
| Drawn          | Scale 1:100 |
| Checked        | Date        |

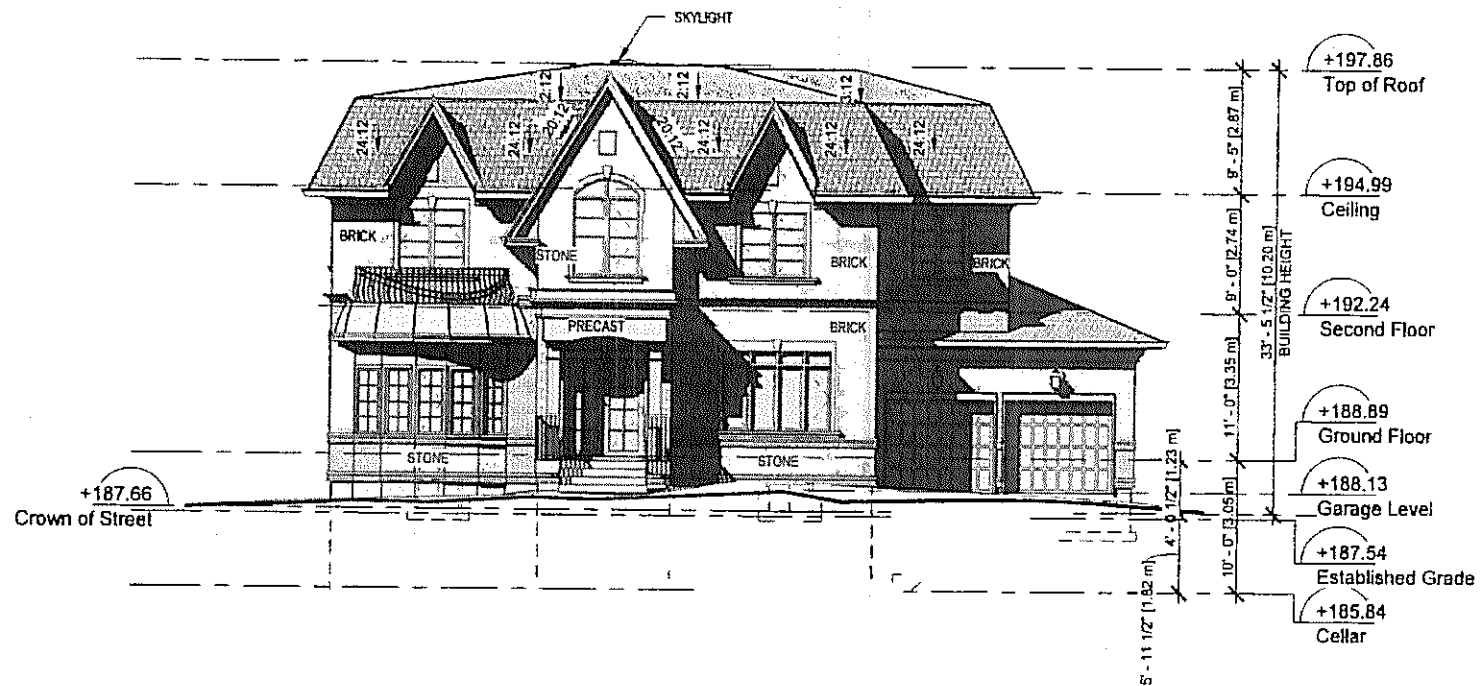
Ground Floor Plan

Drawing No. A102

Copyright © 2011 TAES Architects Inc.







"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."

DO NOT SCALE DRAWINGS.  
CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.

| No. | Revision             | Date       | By |
|-----|----------------------|------------|----|
| 1   | Variance Application | 2018-10-11 | EV |
| 2   | Variance Application | 2018-10-30 | EV |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |
|     |                      |            |    |

**TAES Architects Inc.**  
96 Scarasca Road  
Toronto, ON M3B 2H7  
T: 416 803 3284  
F: 416 803 3425

**Residence**  
24 Windridge Dr  
Markham, ON

Project Number: T201 8882  
Drawn: Scale: 1/100  
Checked: Date:

**East (Front) Elevation**

Drawing No. **A201**

Copyright © 2011 TAES Architects Inc.







