

Memorandum to the City of Markham Committee of Adjustment

December 20, 2018

File: A/173/18
Address: 31 Jeremy Dr, Markham
Applicant: Guanjun Wang
Agent: Paar Design (Nikol Paar)
Hearing Date: Wednesday January 23, 2019

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

The applicant is requesting relief from the following requirements of By-law 11-72, R4, as amended to construct a new two-storey detached dwelling:

a) Section 6, Schedule B:

a maximum lot coverage of 33.88 percent, whereas the By-law permits a maximum lot coverage of 33-1/3 percent;

b) Section 6, Schedule B:

a maximum building height of 27 feet, whereas the By-law permits a maximum building height of 25 feet;

as they relate to a proposed residential dwelling.

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, *"design requirement as per client"*.

Zoning Preliminary Review Undertaken

The applicant has completed a Zoning Preliminary Review (ZPR) on November 12, 2018, to confirm the variances required for the proposed development.

Increase in Maximum Lot Coverage

The applicant is requesting relief for a maximum lot coverage of 33.88 percent, whereas the By-law permits a maximum floor area ratio of 33-1/3 percent. The proposed lot coverage includes a front unenclosed covered porch which adds approximately 4.06 m² (43.75 ft²) to the overall building coverage. Excluding the front unenclosed covered porch, the building has a lot coverage of approximately 33.43 percent which, represents a difference of approximately 0.1 percent from the by-law requirement. Given that the front covered porch is unenclosed, staff are of the opinion that the proposed increase in lot coverage will not significantly add to the scale and massing of the dwelling and that the resultant dwelling is generally consistent with what the by-law permits.

Increase in Maximum Building Height

The applicant is requesting relief to permit a maximum building height of 8.23 m (27 ft), whereas the By-law permits a maximum building height of 7.62 m (25 ft). This represents an increase of approximately 0.61 m (2 ft).

PUBLIC INPUT SUMMARY

No written submissions were received as of December 20, 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. 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.

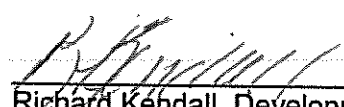
Please see Appendix "A" for conditions to be attached to any approval of this application

PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:



Richard Kendall, Development Manager, Central District
File Path: Amanda\File\ 18 257619 \Documents\District Team Comments Memo

APPENDIX "A"

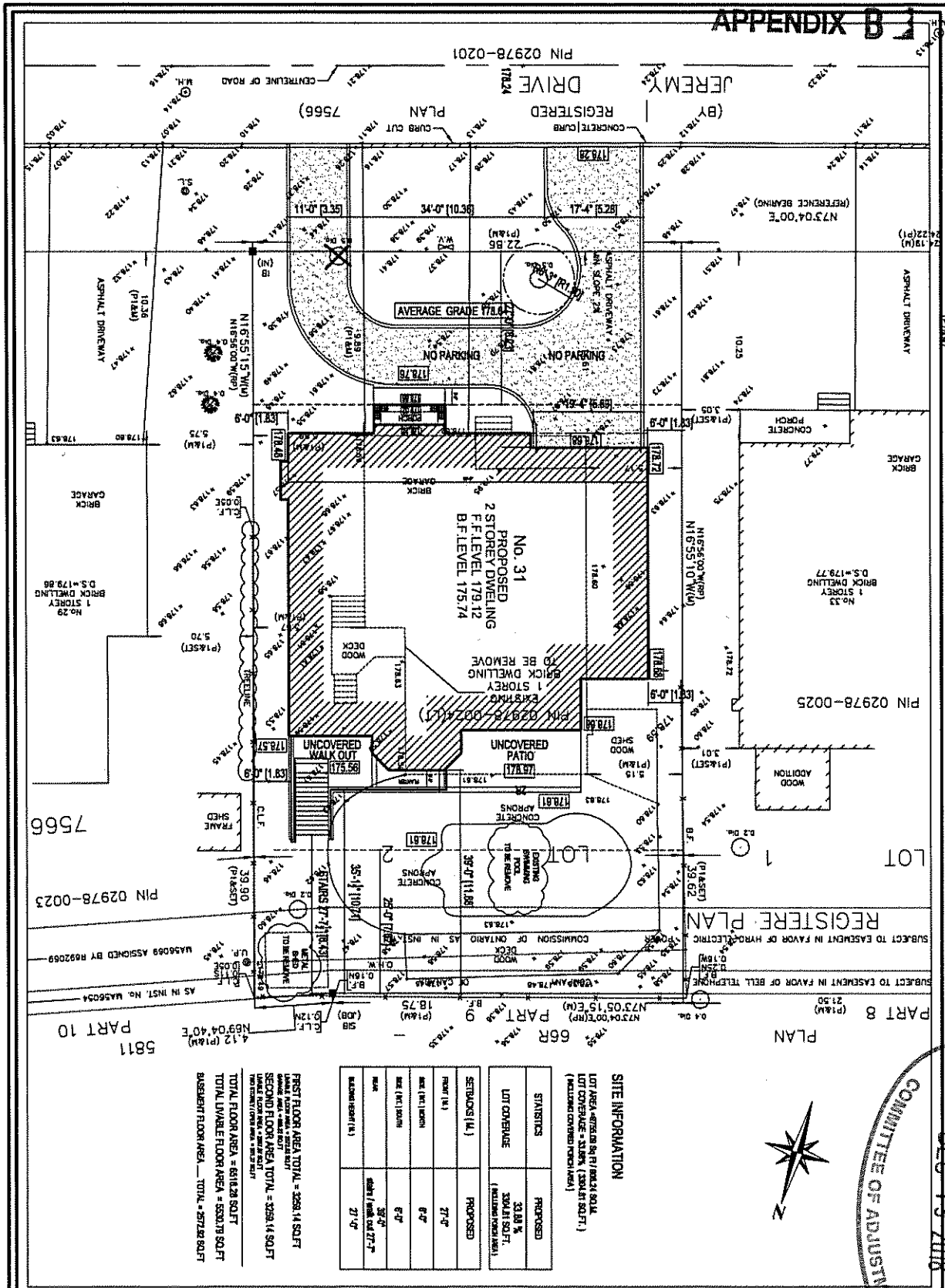
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/173/18

1. That the front covered porch remain unenclosed;
2. The variances apply only to the proposed development as long as it remains;
3. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and received by the City of Markham on December 19, 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.
4. 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.
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 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



SITE INFORMATION

LOT AREA - 4875.00 SQ. FT. (113.00' x 42.90')
 LOT COVERAGE - 33.88% (1634.00 SQ. FT.)
 (EXCLUDING COVERED PORCH AREA)

STATISTICS	PROPOSED
LOT COVERAGE	33.88% (1634.00 SQ. FT.) (EXCLUDING COVERED PORCH AREA)
SETBACKS (ft.)	PROPOSED
FRONT (ft.)	27'-0"
REAR (ft.)	8'-0"
SIDE (ft.)	8'-0"
MAXIMUM HEIGHT (ft.)	32'-0"
MAXIMUM ROOF PITCH	27'-0"

FIRST FLOOR AREA TOTAL = 3258.14 SQ. FT.
 SECOND FLOOR AREA TOTAL = 3258.14 SQ. FT.
 TOTAL FLOOR AREA = 6516.28 SQ. FT.
 TOTAL LIVABLE FLOOR AREA = 5507.79 SQ. FT.
 BASEMENT FLOOR AREA - TOTAL = 2571.00 SQ. FT.

**No. 31
 JEREMY DRIVE
 2 STOREY DWELLING**

SITE PLAN INFORMATION

Scale 1/8"=1'-0"

PAAR DESIGN INC.
 22 W. L. LORAIN ST.
 SUITE 100
 WILLOWDALE, ONT. M2H 1B7
 416-490-7000
 www.paardesign.com

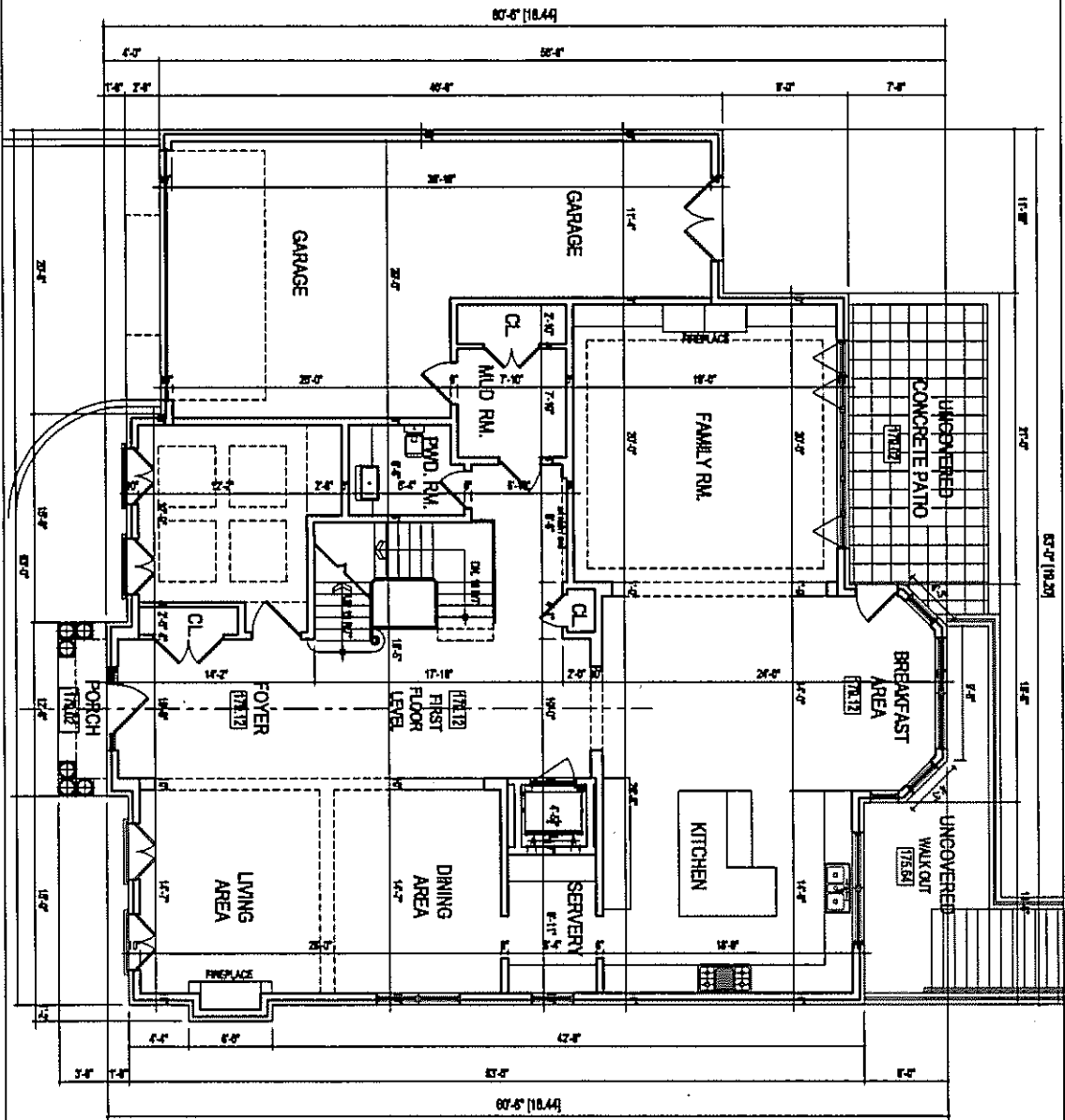
A01

CITY OF MARKHAM
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COMMITTEE OF ADJUSTMENT

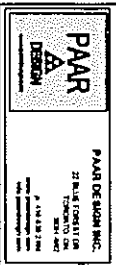
DATE	REVISION
11/1/16	1. SUBMIT FOR C.A.
11/1/16	2. REVISION



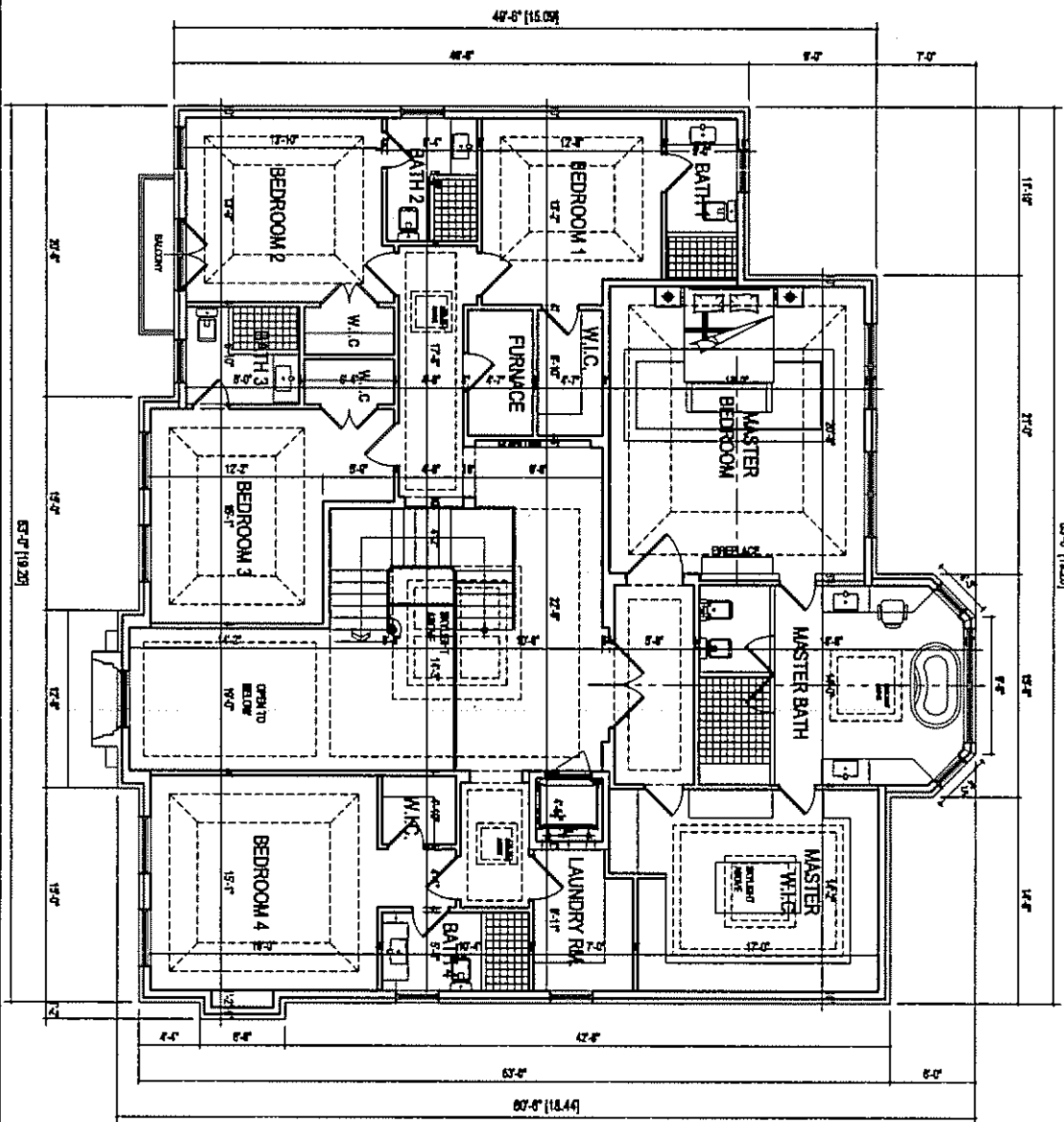
NAME	DATE	DESCRIPTION
1	12/11/2018	REVISION FOR C.O.A.

NOTES:
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
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PROJECT:
 31 JEREMY DRIVE
 2 STOREY DWELLING
 DRY
 FIRST FLOOR PLAN
 SCALE 1/8"=1'-0"



A 03



NO.	DATE	DESCRIPTION
1	2011.01.18	ISSUED FOR C.O.A.

NOTES

1. The owner is responsible for obtaining all necessary permits and approvals for this project.

2. The owner is responsible for obtaining all necessary permits and approvals for this project.

3. The owner is responsible for obtaining all necessary permits and approvals for this project.

4. The owner is responsible for obtaining all necessary permits and approvals for this project.

5. The owner is responsible for obtaining all necessary permits and approvals for this project.

6. The owner is responsible for obtaining all necessary permits and approvals for this project.

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8. The owner is responsible for obtaining all necessary permits and approvals for this project.

9. The owner is responsible for obtaining all necessary permits and approvals for this project.

10. The owner is responsible for obtaining all necessary permits and approvals for this project.

PROJECT :

31 JEREMY DRIVE

2 STOREY DWELLING

DRY :

SECOND FLOOR PLAN

Scale 1/8"=1'-0"

PAAR DESIGN

PAAR DESIGN INC.

22 K. OF PAVEMENT

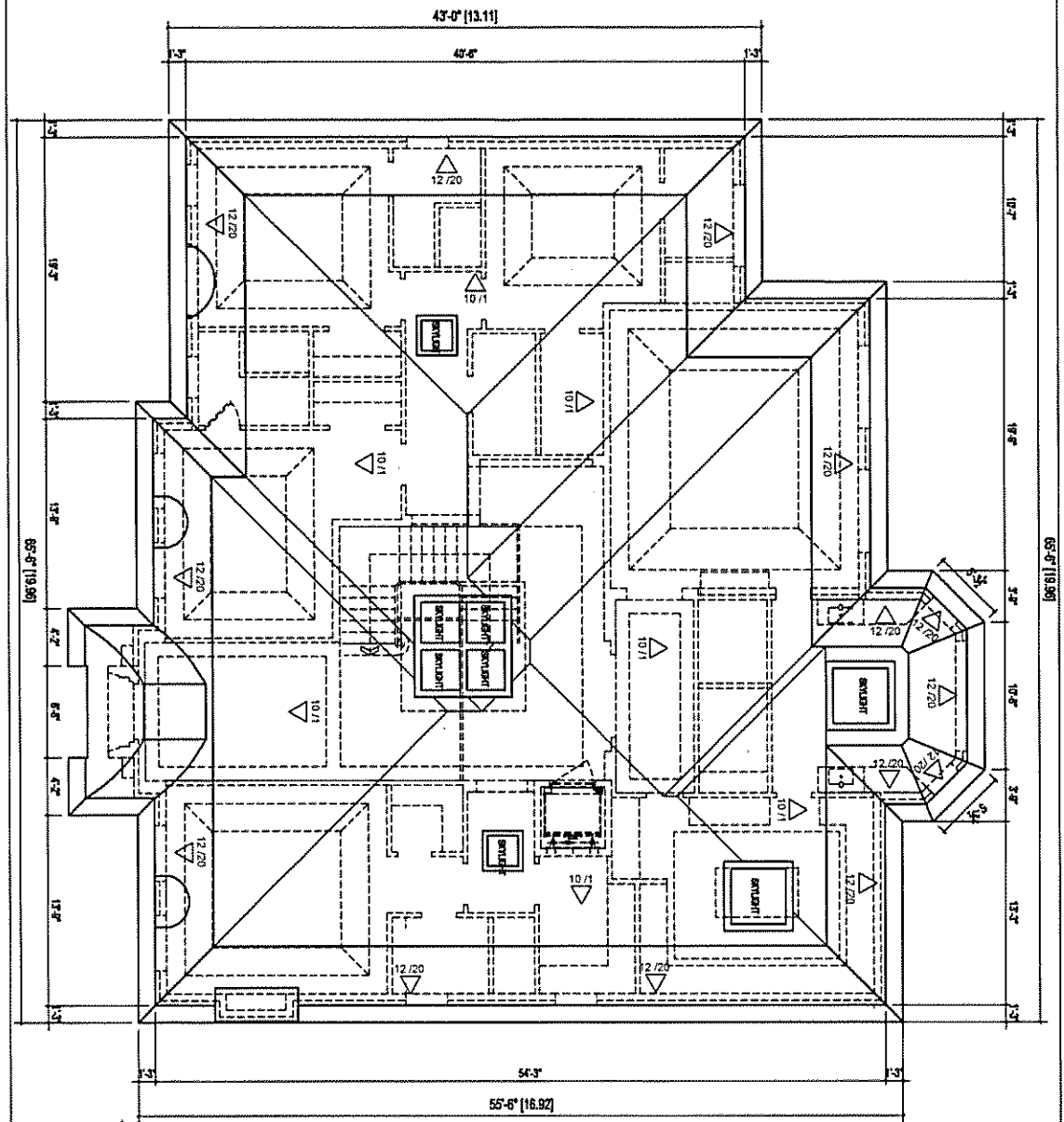
THUNDERBOLT, ONT.

L1A 1A5

200-466-8888

www.paardesign.com

A 04

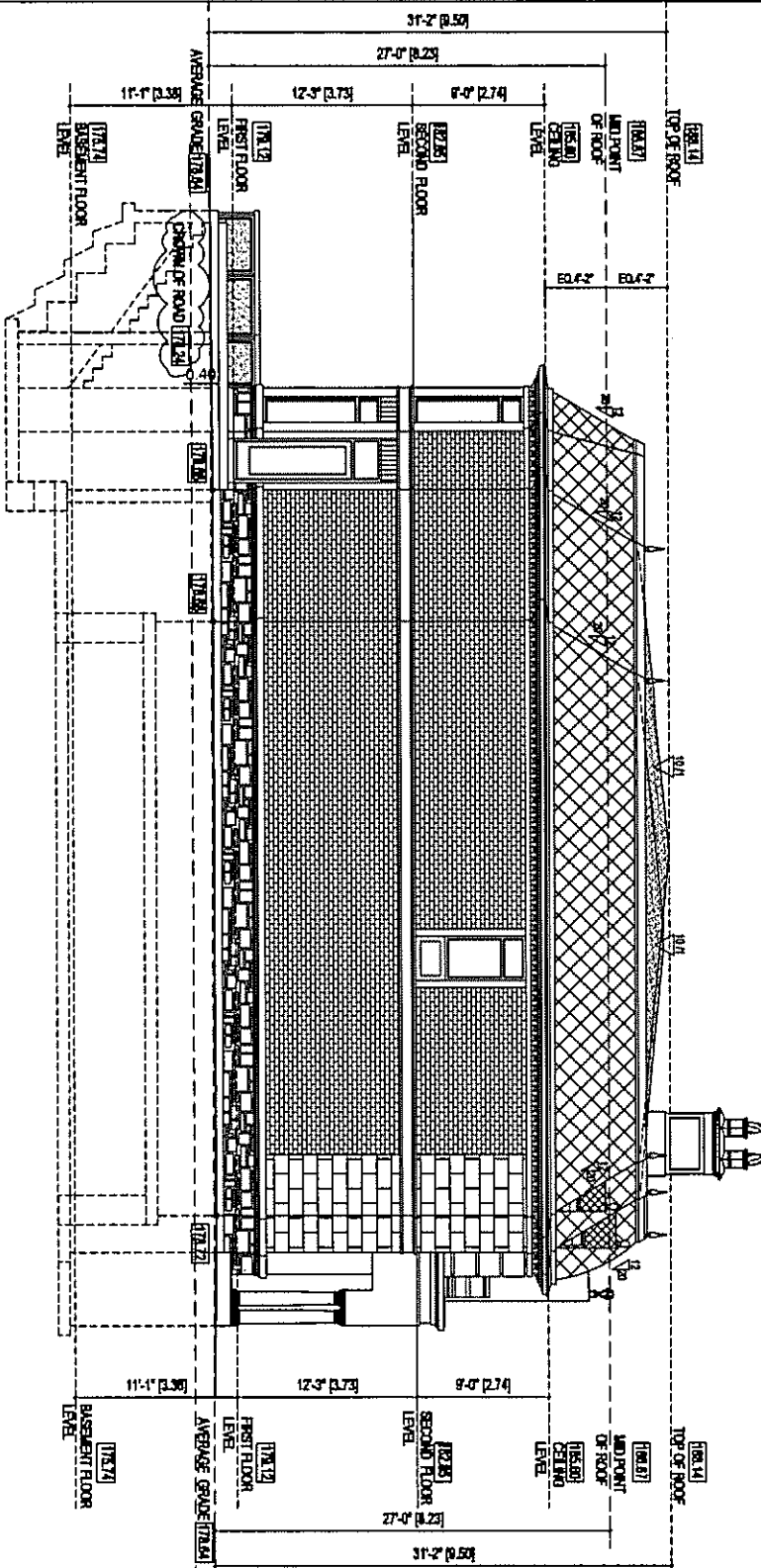


DATE	DESCRIPTION
28.11.2018	ISSUED FOR C.O.A
1	

PROJECT : 31 JEREMY DRIVE 2 STOREY DWELLING DRY. ROOF PLAN scale 1/8"=1'-0"	PAAR DESIGN INC. 22 RUSSELL STREET TORONTO, ONTARIO M5T 1A5 TEL: 416-593-7106 WWW.PAARDDESIGN.COM
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PAAR DESIGN ARCHITECTS	A 05
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A 06

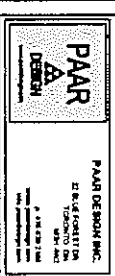


NO.	DATE	DESCRIPTION
1	28.11.2018	ISSUED FOR C.O.A.
2	19.12.2018	REVISION

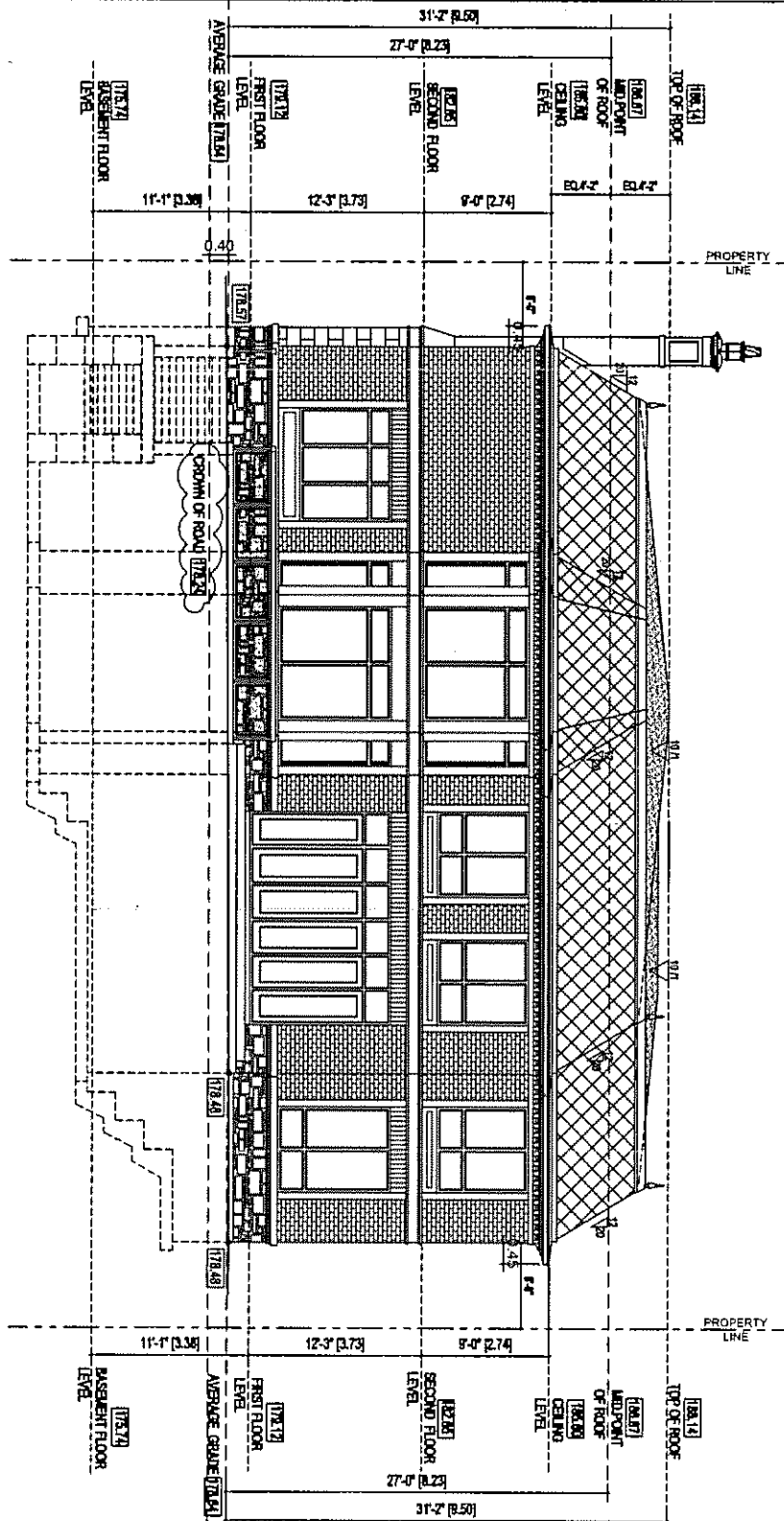
The owner hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he is not aware of any facts or circumstances which might render the same misleading or incomplete. This certificate is given in full and exclusive reliance upon the information furnished by the owner and his agents, and no other investigation or inquiry has been made by the architect.

PAAR DE BROSSE INC.
 12 R. DE LA POSTE
 1000-100
 1000-100
 1000-100

PROJECT:
 31 JEREMY DRIVE
 2 STOREY DWELLING
 SIDE/WEST ELEVATION
 SCALE 1/8"=1'-0"



A07



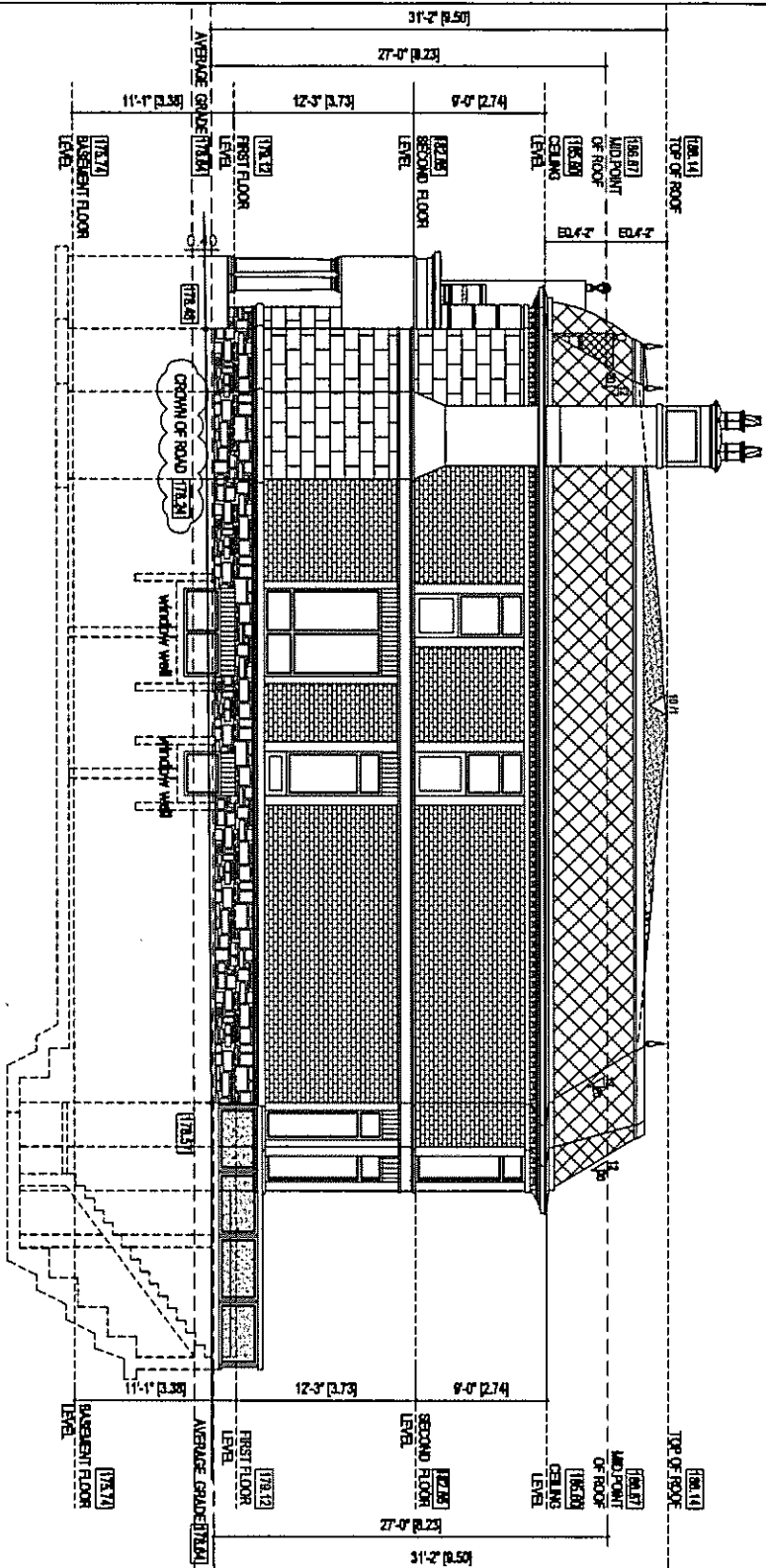
DATE	DESCRIPTION
1. 28.11.2018	PERMISSION C.O.A.
2. 19.12.2018	REVISION

OWNER

31 JEREMY DRIVE
2 STOREY DWELLING
REAR/NORTH ELEVATION
Scale 1/8"=1'-0"

PAAR
DESIGN
27 RIVERVIEW DR.
SCARBOROUGH, ONT. M1V 1S7
416-291-1100
www.paardesign.ca

A 08



DATE	DESCRIPTION
1. 28.11.2018	ISSUED FOR C.O.A
2. 18.12.2018	REVISION

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Architect: **PAAR DESIGN INC.**
 27 BLUE FOREST DR.
 TOWSON, MD 21204
 P: 410.438.7700
 F: 410.438.7701
 www.paardesigninc.com

Project: **31 JEREMY DRIVE**
 2 STOREY DWELLING
 Scale: 1/8"=1'-0"

PAAR
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 27 BLUE FOREST DR.
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A 09

