

Memorandum to the City of Markham Committee of Adjustment

February 28, 2019

File: A/71/18
Address: 57 Hawkrigde Avenue, Markham
Applicant: Lina Dimartino
Agent: Lemca Consultatnts (Leo Mastrandrea)
Hearing Date: Wednesday March 13, 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, as they relate to a proposed two-storey single detached dwelling on the subject lands:

a) Infill By-law 99-90, Section 1.2 (vi):

a maximum Net Floor Area Ratio of 54%, whereas the By-law permits a maximum Net Floor Area Ratio of 45%;

b) Infill By-law 99-90, Section 1.2 (iii):

a maximum building depth of 21.0 m, whereas the By-law permits a maximum building depth of 16.8 m.

APPLICATION CHRONOLOGY

This variance application has been deferred by the Committee of Adjustment twice, on September 12 and on November 2, 2018. The deferrals were due to the Committee's concerns over the proposed building mass, floor area ratio and impacts to privacy from a balcony in the rear yard.

At the September 12, 2018 hearing the following variances were requested:

- a) a maximum building height of 10.19 m, whereas the By-law permits a maximum building height of 9.8 m;
- b) a maximum building depth of 21.48 m, whereas the By-law permits a maximum building depth of 16.8 m;
- c) a maximum net floor area ratio of 55 %, whereas the By-law permits a maximum floor area ratio of 45%;
- d) a maximum front porch step encroachment of 5 ft 4 inches into the front yard, whereas the By-law permits a maximum front step encroachment of 18 inches into a required yard.

At the November 2, 2018 hearing the following variances were requested:

- a) a maximum building height of 10 m, whereas the By-law permits a maximum building height of 9.8 m;
- b) a maximum building depth of 21.48 m, whereas the By-law permits a maximum building depth of 16.8 m;
- c) a maximum floor area ratio of 55 percent, whereas the By-law permits a maximum floor area ratio of 45 percent.

COMMENTS

The applicant submitted the latest revised drawings on February 15, 2019 removing the maximum building height variance and reducing the maximum net floor area ratio and maximum building depth variances.

The applicant is requesting a net floor area ratio 54 percent, whereas the By-law permits a maximum net floor area ratio of 45 percent. This will permit a dwelling with a gross floor area of 385.91 m² (4,153.90 ft²), whereas the By-law permits a gross floor area of 320.84 m² (3,456.53 ft²). This is an increase of approximately 65.07 m² (700.40 ft²). The previous Staff comments dated September 7, 2018 expressed concerns with the original net floor area ratio of 55%, which, as noted, has been reduced to 54%. While this is a marginal reduction, staff note that the applicant has revised the proposal to respond to the Committee of Adjustment's comments on the overall building mass, specifically, by reducing the proposed building depth slightly and by removing requested variances to permit an increased building height and front porch encroachment. The combination of revisions result in a dwelling with a reduced massing from the original submission.

The applicant is requesting a maximum building depth of 21.0 m (68.9 ft) whereas the By-law permits a maximum building depth of 16.8 m (55.12 ft). This is an increase of 4.2 m (13.78 ft), which is attributable to a one-storey covered sunroom extending approximately 4.56 m (15 ft) from the rear of the dwelling. The total depth of the proposed dwelling, not including the one-storey sunroom, is approximately 16.44 m (53.9 ft).

PUBLIC INPUT SUMMARY

As of February 28, 2019 the City received one letter expressing concerns over the construction of the proposed dwelling damaging a mature neighbouring cedar hedge. 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

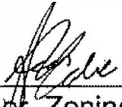
Staff do not have concerns with the requested building depth variance. While a net floor area ratio variance of 54% is still being requested, staff acknowledge that revisions have been made that reduce the overall scale and mass of the proposed dwelling. Notwithstanding the requested variances, the proposed dwelling complies with all other development standards, including front and side yard setbacks, lot coverage, garage projection and building height requirements. Consequently staff are of the opinion that approval of the requested variances will result in a dwelling that does not significantly impact the streetscape along Hawkridge Avenue. While the proposed dwelling will be significantly larger than the majority of existing homes in the area, staff note that several other similar sized homes have been built as infill housing along this section of Hawkridge Avenue, bounded by Bullock Drive to the north and Robinson Street to the south.

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. 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 "A1" for conditions to be attached to any approval of this application.

PREPARED BY:


Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:


Stephen Corr, Senior Planner, East District
File Path: Amanda\File\ 18 256111 \Documents\District Team Comments Memo

Appendices

Appendix A1 – Conditions

Appendix B1 – Plans


Appendix C1 – Staff Reports (November 2, 2018 and September 12, 2018)

APPENDIX "A1"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/71/18

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 and received by the City of Markham on *February 15, 2019*, 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



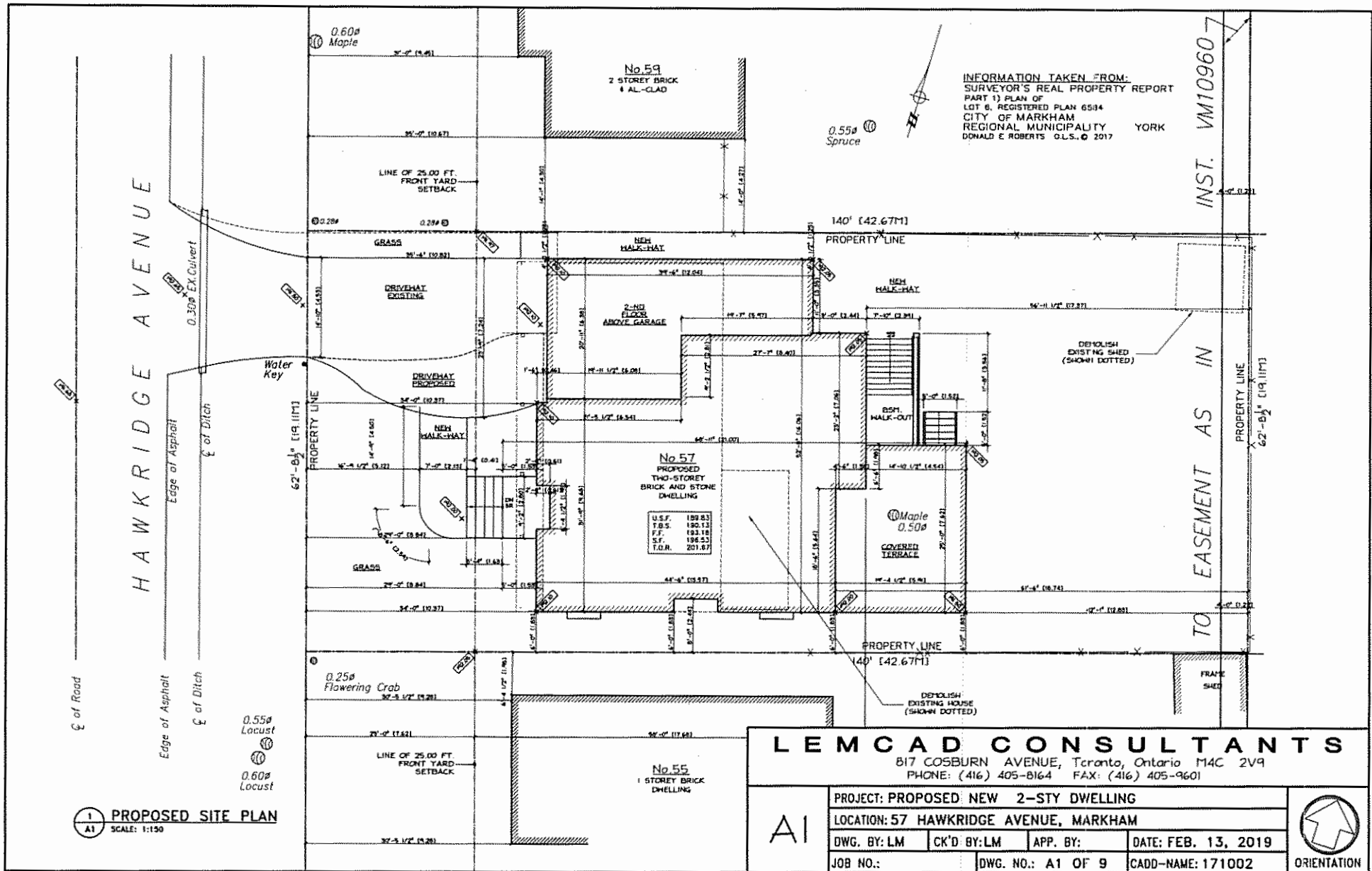
**57 HAWKRIDGE AVENUE, MARKHAM
PROPOSED NEW 2-STORY DETACHED DWELLING**

LIST OF DRAWINGS

RE-ISSUE COA - FEBURARY 13, 2019

A1 SITE PLAN
A1a LANDSCAPE PLAN
A1b SITE STATISTICS
A2 PROPOSED BASEMENT PLAN
A3 PROPOSED GROUND FLOOR PLAN
A4 PROPOSED SECOND FLOOR PLAN

A5 PROPOSED ROOF PLAN
A6 PROPOSED FRONT (EAST) ELEVATION
A7 PROPOSED REAR (WEST) ELEVATION
A8 PROPOSED SIDE (SOUTH) ELEVATION
A9 PROPOSED SIDE (NORTH) ELEVATION



LEMCAD CONSULTANTS
 817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
 PHONE: (416) 405-8164 FAX: (416) 405-9601

PROJECT: PROPOSED NEW 2-STY DWELLING
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

DWG. BY: LM CK'D BY: LM APP. BY: DATE: FEB. 13, 2019

JOB NO.: DWG. NO.: A1 OF 9 CADD-NAME: 171002

ORIENTATION

ADDITIONAL SITE STATISTICS
57 HAWKRIDGE AVENUE

Item	Ontario Building Code Data Matrix Part 3 & 9		OBC Reference		
1	Project Description:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration	Part II	Part 3	Part 9
2	Major Occupancy(s)	Group C - Residential			2.1.1 9.10.1.3
3	Building Classification	Group C - Residential	3.2.2.20 - .B3		2.1.1.3 9.10.4

	PROVIDED	REQUIRED
TOTAL FRONT YARD AREA = 1872.52 SQFT (173.96 SQ.M.)		
AREA #1 DRIVEWAY AREA = 792.40 SQFT (73.62 SQ.M.)	57.68%	50%
AREA #2 + #3 PROPOSED HARD LANDSCAPING = 181.74 SQFT (16.88 SQ.M.)		
AREA #4 + #5 PROPOSED SOFT LANDSCAPING = 898.38 SQFT (83.17 SQ.M.)	83.17%	75%
	PROVIDED	MAXIMUM
LOT FRONTAGE	19.11M	18.29M
LOT AREA	815.42 SQ.M.	613.16 SQ.M.
FRONT YARD SETBACK	8.84M	7.62M
SIDE YARD SETBACK (NORTH)	@ GROUND FLOOR 1.23M @ SECOND FLOOR 1.83M	1.20M 1.83M
SIDE YARD SETBACK (SOUTH)	1.83M	1.83M
REAR YARD SETBACK	12.35M	7.62M
	PROVIDED	MAXIMUM
COVERAGE	261.9% SQ.FT. 32.10% LOT AREA = 7688.55 SQ.FT. (714.29 SQ.M.)	206.40 SQ.FT. 26.9% SQ.FT. 35% 54.00% 45%
FLOOR AREA RATIO	54.00%	45%
BUILDING HEIGHT	9.79M	9.8M
BUILDING DEPTH	21.00M	16.8M
GARAGE WIDTH	6.10M	7.7M

SITE DATA		
LOT AREA = 8777.11 SQ.FT. (815.42 SQ.M.)		
FLOOR AREAS :		
GROUND FLOOR =	1698.59 SQ.FT	(157.88 SQ.M.)
SECOND FLOOR =	2171.95 SQ.FT	(201.88 SQ.M.)
TOTALS G.F.A. =	3870.54 SQ.FT	(359.76 SQ.M.) OR 44.0%
COVERAGE :		
GROUND FLOOR =	1698.59 SQ.FT	(157.88 SQ.M.)
ATTACHED GARAGE =	627.05 SQ.FT	(58.28 SQ.M.)
COVERED PORCH =	58.65 SQ.FT	(5.45 SQ.M.)
SUN ROOM =	434.02 SQ.FT	(40.34 SQ.M.)
TOTALS COVERAGE =	2818.31 SQ.FT	(261.9% SQ.M.) OR 32.10%
FLOOR AREA RATIO		
PROPOSED		
LOT AREA = 8777.11 SQ.FT. (815.42 SQ.M.)		
- 6600.00 SQ.FT. (613.16 SQ.M.)		
/2 = 1088.55 SQ.FT. (101.13 SQ.M.)		
+ 6600.00 SQ.FT. (613.16 SQ.M.)		
= 7688.55 SQ.FT. (714.29 SQ.M.) NEW LOT AREA		
GROUND FLOOR =	+ 1698.59 SQ.FT	(157.88 SQ.M.)
ATTACHED GARAGE =	+ 627.05 SQ.FT	(58.28 SQ.M.)
SECOND FLOOR =	+ 2171.95 SQ.FT	(201.88 SQ.M.)
STAIR OPENING =	- 74.46 SQ.FT	(6.92 SQ.M.)
OPEN TO BELOW =	- 256.61 SQ.FT	(23.85 SQ.M.)
TOTALS G.F.A. =	4151.82 SQ.FT	(385.9% SQ.M.) OR 54.00%

LEMCAD CONSULTANTS

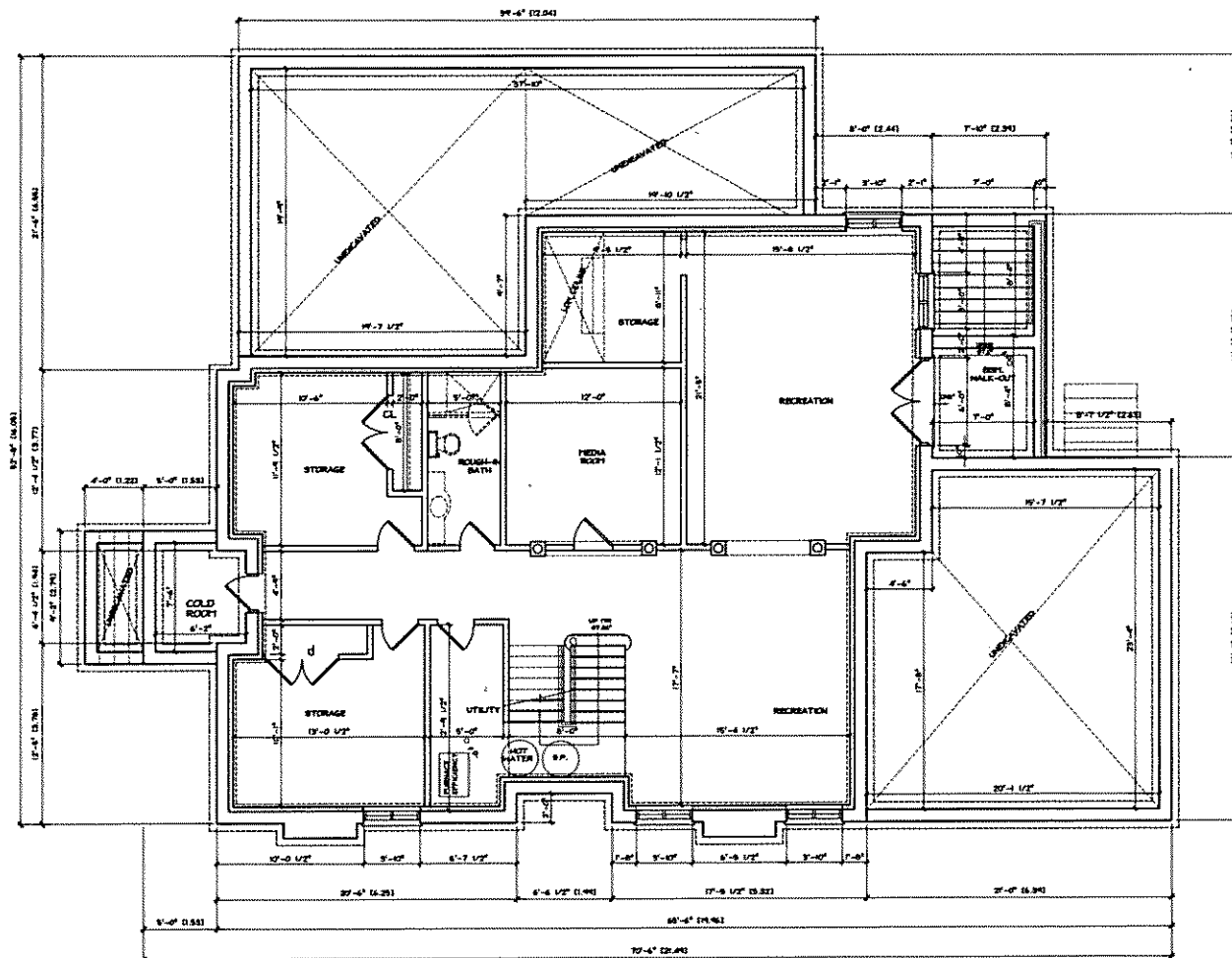
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A1b

PROJECT: PROPOSED 2-STY NEW DWELLING			
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM			
DWG. BY: LM	CK'D BY: LM	APP. BY:	DATE: FEB. 13, 2019
JOB NO.:	DWG. NO.: A1b OF 9	CADD-NAME: 171002	



ORIENTATION



1
 A2
**PROPOSED
 BASEMENT FLOOR PLAN**
 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

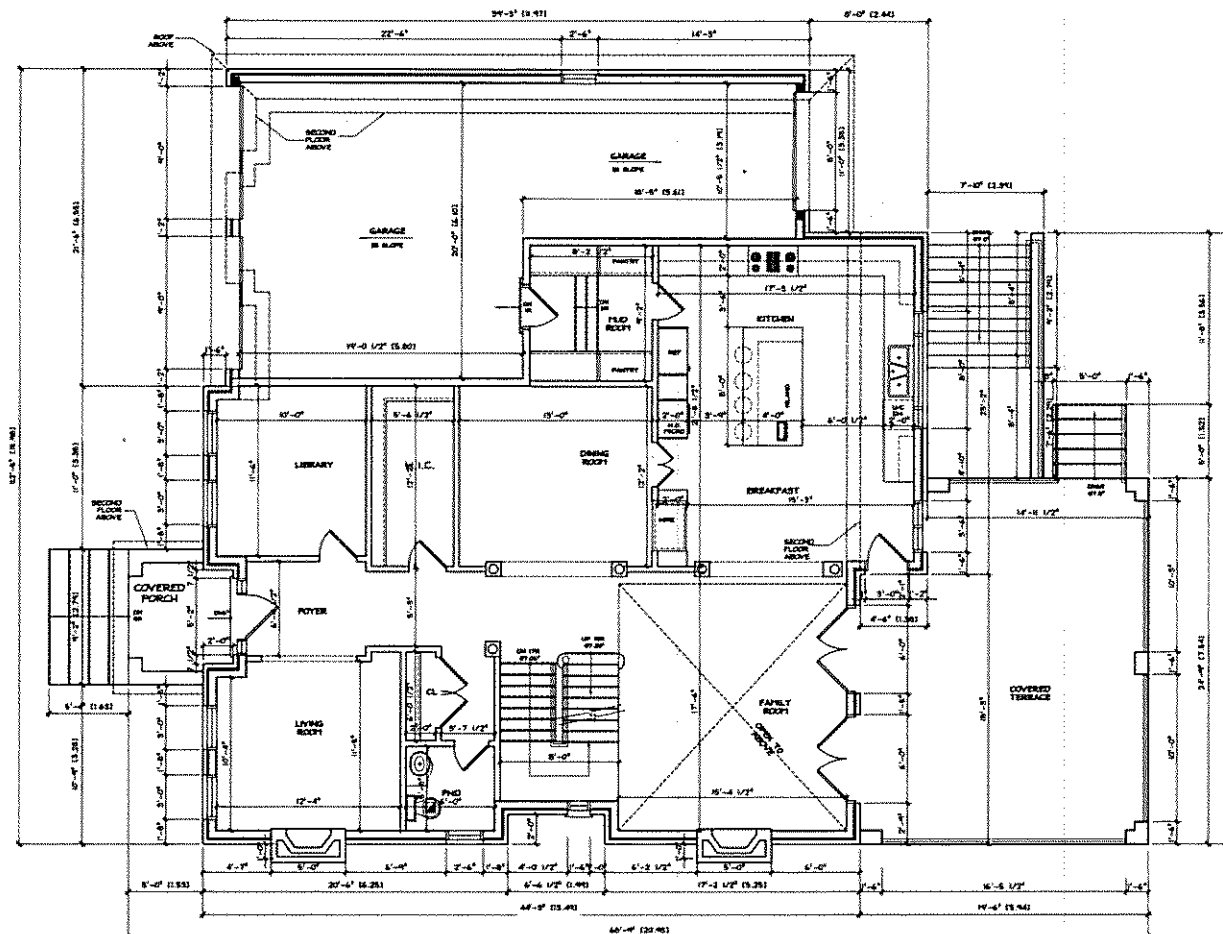
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
 PHONE: (416) 405-8164 FAX: (416) 405-9601

A2

PROJECT: PROPOSED 2-STY NEW DWELLING			
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM			
DWG. BY: LM	CK'D BY: LM	APP. BY:	DATE: FEB. 13, 2019
JOB NO.:	DWG. NO.: A2 OF 9	CADD-NAME: 171002	



ORIENTATION



**PROPOSED
GROUND FLOOR PLAN**
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

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PHONE: (416) 405-8164 FAX: (416) 405-9601

A3

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKRIIDGE AVENUE, MARKHAM

DWG. BY: LM

CK'D BY: LM

APP. BY:

DATE: FEB. 13, 2019

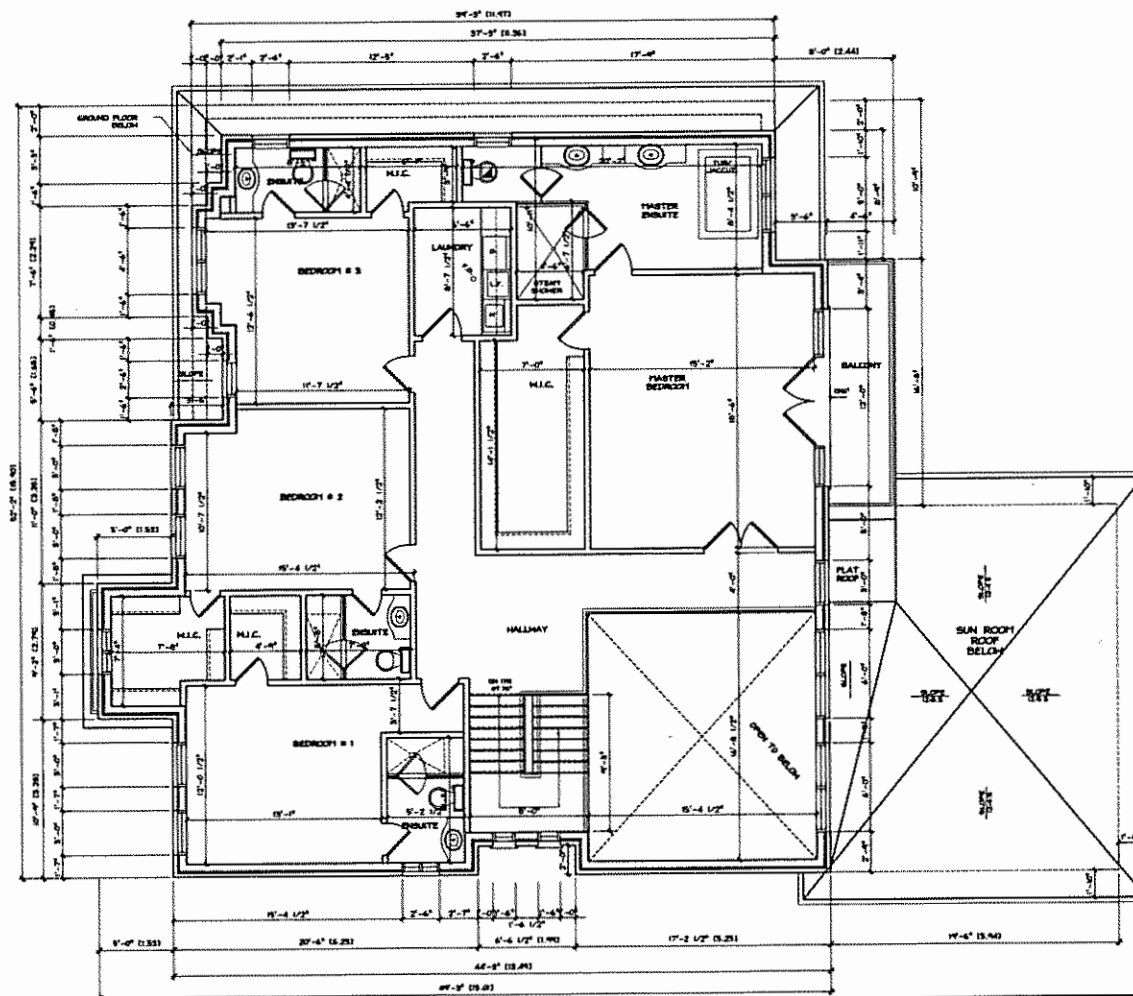
JOB NO.:

DWG. NO.: A3 OF 9

CADD-NAME: 171002



ORIENTATION



1
A4
PROPOSED
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A4

PROJECT: PROPOSED 2-STY NEW DWELLING

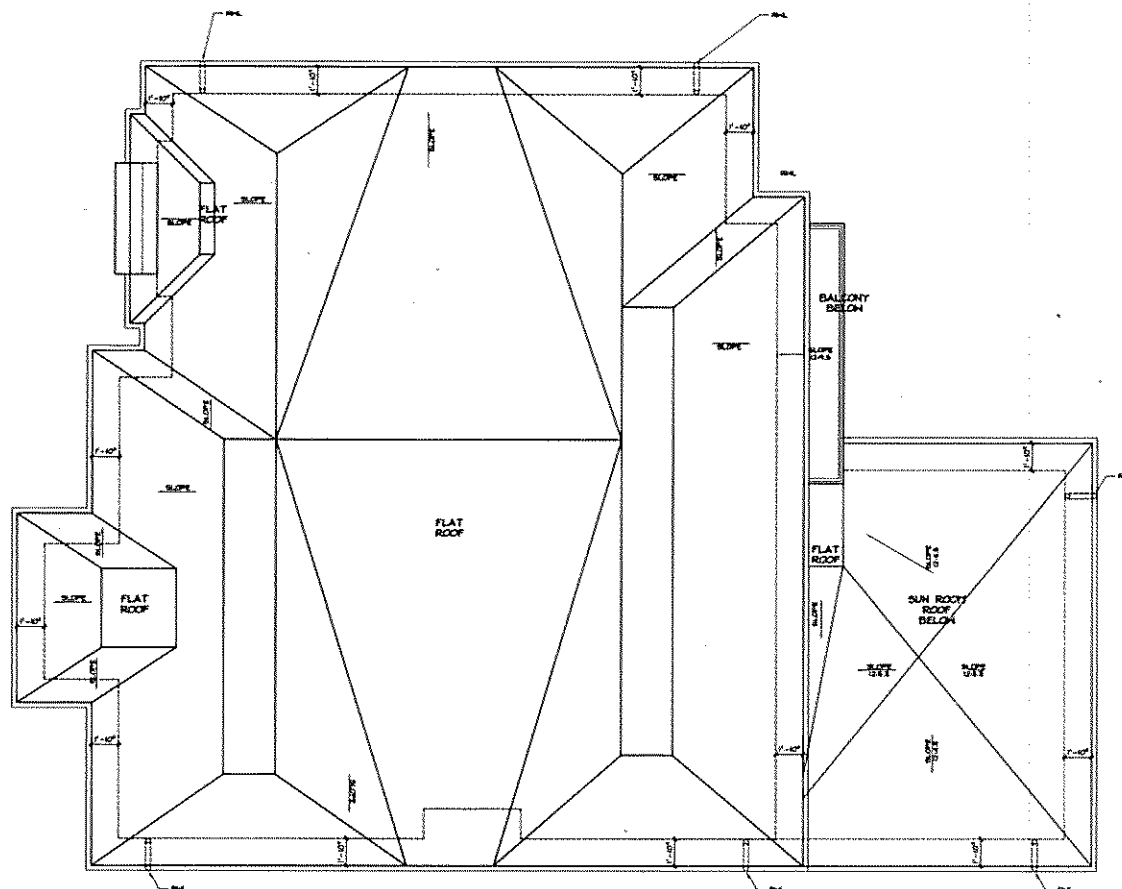
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

DWG. BY: LM CK'D BY: LM APP. BY: DATE: FEB. 13, 2019

JOB NO.: DWG. NO.: A4 OF 9 CADD-NAME: 171002



ORIENTATION



**PROPOSED
ROOF PLAN**
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A5

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

DWG. BY: LM

CK'D BY: LM

APP. BY:

DATE: FEB. 13, 2019

JOB NO.:

DWG. NO.: A5 OF 9

CADD-NAME: 171002



ORIENTATION



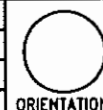
1
 AB
 PROPOSED
 FRONT (EAST) ELEVATION
 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
 PHONE: (416) 405-8164 FAX: (416) 405-9601

A6

PROJECT: PROPOSED 2-STY NEW DWELLING			
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM			
DWG. BY: LM	CK'D BY: LM	APP. BY:	DATE: FEB. 13, 2019
JOB NO.:	DWG. NO.: A6 OF 9	CADD-NAME: 171002	



ORIENTATION



PROPOSED
 REAR (WEST) ELEVATION
 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
 PHONE: (416) 405-8164 FAX: (416) 405-9601

A7

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

DWG. BY: LM

CK'D BY: LM

APP. BY:

DATE: FEB. 13, 2019

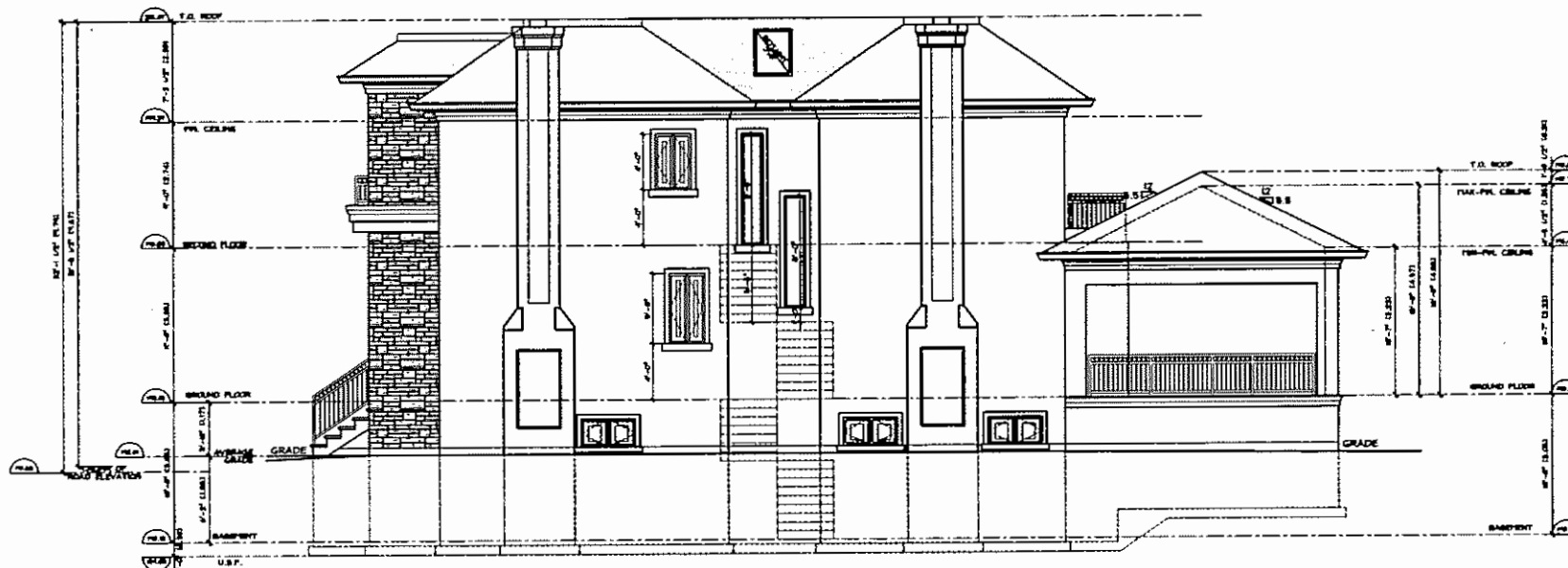
JOB NO.:

DWG. NO.: A7 OF 9

CADD-NAME: 171002



ORIENTATION



PROPOSED
SIDE (SOUTH) ELEVATION
A8
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A8

PROJECT: PROPOSED 2-STY NEW DWELLING

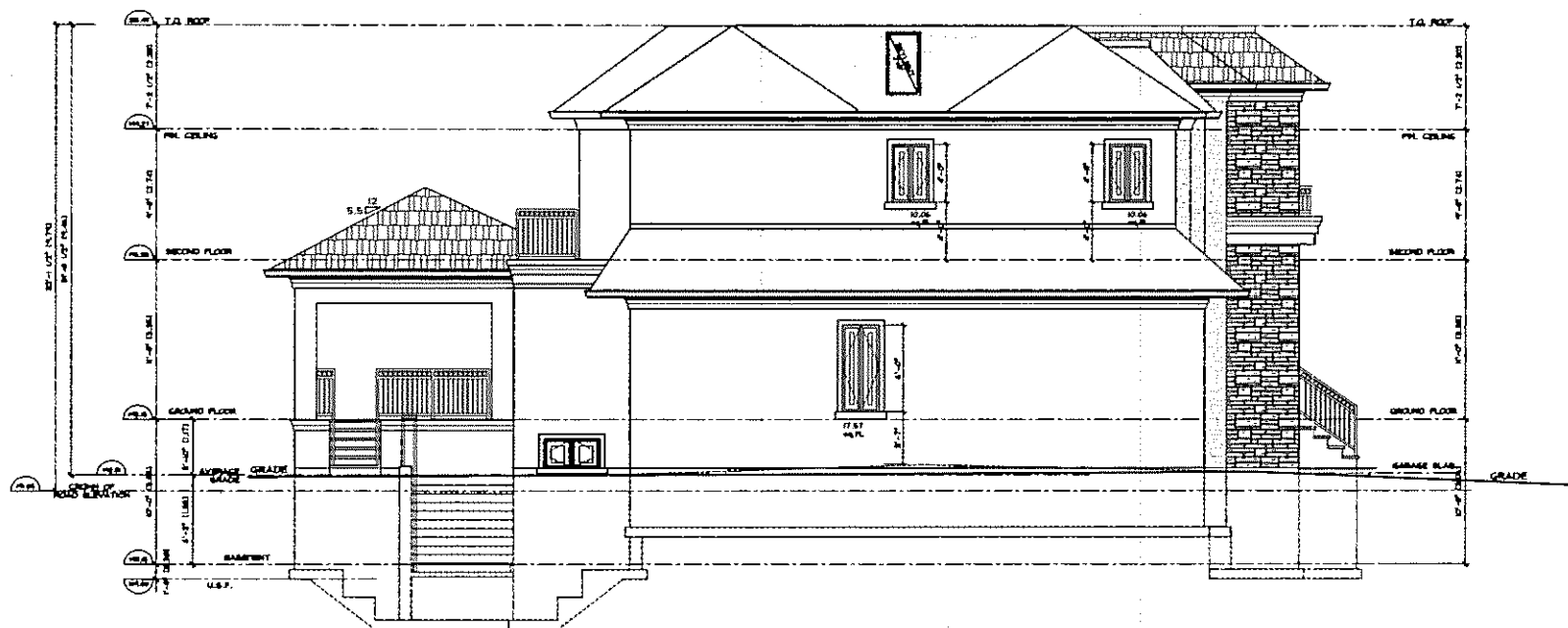
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

DWG. BY: LM CK'D BY: LM APP. BY: DATE: FEB. 13, 2019

JOB NO.: DWG. NO.: A8 OF 9 CADD-NAME: 171002



ORIENTATION



PROPOSED
SIDE (NORTH) ELEVATION
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A9

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

DWG. BY: LM

CK'D BY: LM

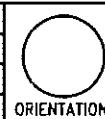
APP. BY:

DATE: FEB. 13, 2019

JOB NO.:

DWG. NO.: A9 OF 9

CADD-NAME: 171002



ORIENTATION

M E M O R A N D U M

DATE: November 2, 2018
TO: Chairman and Members, Committee of Adjustment
FILE: A/71/18
ADDRESS: 57 HawkrIDGE Avenue, Markham
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) **Infill 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) **Infill By-law 99-90, Section 1.2 (iii)**
a maximum building depth of 21.48 m, whereas the By-law permits a maximum building depth of 16.8 m;
- c) **Infill By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 55 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;

as they relate to a proposed residential dwelling.

COMMENTS

The Committee of Adjustment deferred the application on September 12, 2018 due to concerns with respect to the proposed floor area and privacy concerns with respect to the rear balcony. In response to the Committee of Adjustment's comments the applicant submitted revised drawings on August 14, 2018. The applicant removed the request for a maximum front porch step encroachment of 5 ft 4 inches into the front yard, whereas the By-law permits a maximum front porch step encroachment of 18 inches into a required yard. The applicant also reduced the requested variance for a maximum building height from 10.19 m to 10 m. Staff's comments dated September 7th, 2018 (attached) remain unchanged.

PUBLIC INPUT SUMMARY

As of November 01, 2018 the City received 1 letter expressing concerns over the construction of the proposed dwelling damaging a mature neighbouring cedar hedge. 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. Staff are of the opinion that the variance request for building depth and height meet the four (4) tests of the Planning Act. Staff still have concerns with the proposed increase in floor area ratio as it results in a dwelling which overall, has a large massing.

MEMORANDUM

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.

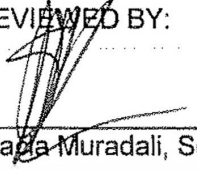
Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:



Stafia Muradali, Senior Planner, East District

MEMORANDUM

APPENDIX "A"

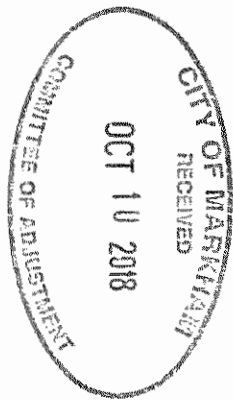
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/71/18

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 and dated 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.
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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



57 HAWKRIDGE AVENUE, MARKHAM
PROPOSED NEW 2-STORY DETACHED DWELLING

LIST OF DRAWINGS

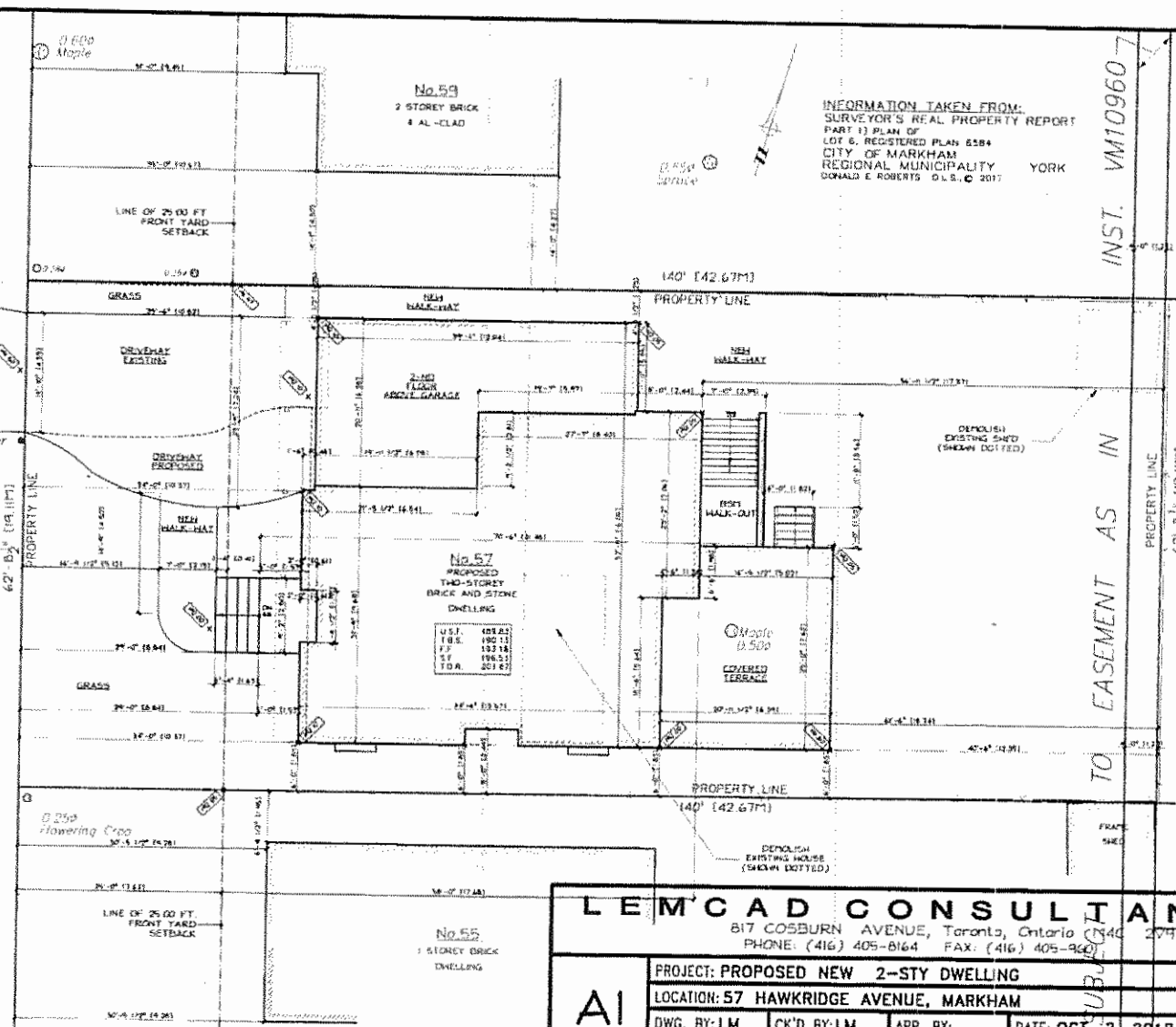
re-ISSUE COA - OCTOBER 2, 2018

- A1 SITE PLAN
- A1a LANDSCAPE PLAN
- A1b SITE STATISTICS
- A2 PROPOSED BASEMENT PLAN
- A3 PROPOSED GROUND FLOOR PLAN
- A4 PROPOSED SECOND FLOOR PLAN

- A5 PROPOSED ROOF PLAN
- A6 PROPOSED FRONT (EAST) ELEVATION
- A7 PROPOSED REAR (WEST) ELEVATION
- A8 PROPOSED SIDE (SOUTH) ELEVATION
- A9 PROPOSED SIDE (NORTH) ELEVATION

HAWKRIDGE AVENUE

1
A1
PROPOSED SITE PLAN
SCALE: 1/150



INFORMATION TAKEN FROM:
SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
LOT 6, REGISTERED PLAN 6584
CITY OF MARKHAM
REGIONAL MUNICIPALITY YORK
DONALD E. ROBERTS O.L.S. © 2017

LEM CAD CONSULTANTS

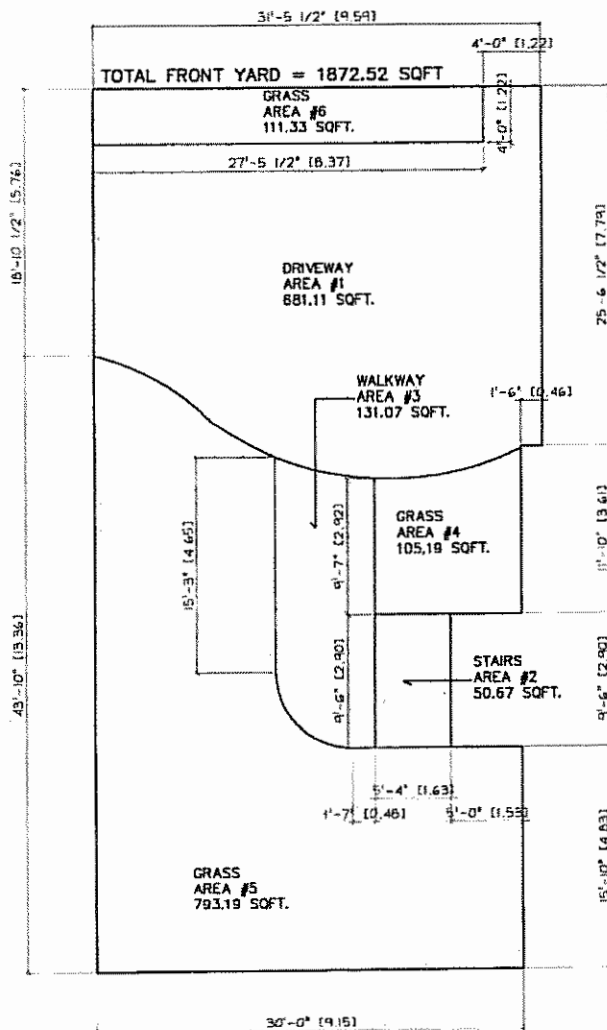
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9400

A1

PROJECT: PROPOSED NEW 2-STY DWELLING
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM
DWG. BY: LM CK'D BY: LM APP. BY: DATE: OCT. 2, 2018
JOB NO.: DWG. NO.: A1 OF 9 CADD-NAME: 17-002



ORIENTATION



1 FRONT YARD LANDSCAPING
SCALE: N.T.S.

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

Ala

PROJECT: PROPOSED 2-STY NEW DWELLING			
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM			
DWG. BY: LM	CK'D BY: LM	APP. BY:	DATE: OCT. 2, 2018
JOB NO.:	DWG. NO.: A1a OF 9	CADD-NAME: 171002	



ADDITIONAL SITE STATISTICS
57 HAWKRIDGE AVENUE

Item	Ontario Building Code Data Matrix Part 3 & 9	OBC Reference
1	Project Description: <input type="checkbox"/> New <input type="checkbox"/> Part II <input type="checkbox"/> Part 3 <input type="checkbox"/> Part 9 <input type="checkbox"/> Change of Use <input type="checkbox"/> Addition <input type="checkbox"/> Alteration	2.1.1 9.10.1.3
2	Major Occupancy(s) Group C - Residential	2.1.1.3
3	Building Classification Group C - Residential	3.2.2.20 - B3 9.10.4

	PROVIDED	REQUIRED
TOTAL FRONT YARD AREA = 1872.52 SQ.FT. (173.96 SQ.M.)		
AREA #1 DRIVEWAY AREA = 792.40 SQ.FT. (73.62 SQ.M.)	57.68%	50%
AREA #2 + #3 PROPOSED HARD LANDSCAPING = 151.74 SQ.FT. (14.06 SQ.M.)		
AREA #4 + #5 PROPOSED SOFT LANDSCAPING = 898.38 SQ.FT. (83.17 SQ.M.)	63.17%	75%
	PROVIDED	REQUIRED
LOT FRONTAGE	19.11M	15.24M
LOT AREA	815.42 SQ.FT. (75.62 SQ.M.)	618.16 SQ.FT. (57.34 SQ.M.)
FRONT YARD SETBACK	8.84M	7.62M
SIDE YARD SETBACK (NORTH)	@ GROUND FLOOR 1.23M @ SECOND FLOOR 1.83M	1.20M 1.83M
SIDE YARD SETBACK (SOUTH)	1.83M	1.83M
REAR YARD SETBACK	12.35M	7.62M
	PROVIDED	REQUIRED
COVERAGE	264.93 SQ.FT. (24.63 SQ.M.) 33.10%	306.40 SQ.FT. (28.43 SQ.M.) 35%
FLOOR AREA RATIO	LOT AREA = 815.42 SQ.FT. (75.62 SQ.M.) 54.57%	321.43 SQ.FT. (29.83 SQ.M.) 45%
BUILDING HEIGHT	9.99M	9.5M
BUILDING DEPTH	21.49M	16.5M
GARAGE WIDTH	4.10M	7.7M

SITE DATA

- LOT AREA = 8177.11 SQ.FT. (815.42 SQ.M.)	
- FLOOR AREAS :	
PROPOSED	
GROUND FLOOR =	1712.11 SQ.FT. (159.06 SQ.M.)
SECOND FLOOR =	1867.26 SQ.FT. (173.47 SQ.M.)
TOTALS G.F.A. =	3579.37 SQ.FT. (332.53 SQ.M.) OR 40.78%
COVERAGE :	
PROPOSED	
GROUND FLOOR =	1712.11 SQ.FT. (159.06 SQ.M.)
ATTACHED GARAGE =	639.64 SQ.FT. (59.42 SQ.M.)
COVERED PORCH =	58.65 SQ.FT. (5.45 SQ.M.)
SUN ROOM =	495.14 SQ.FT. (46.00 SQ.M.)
TOTALS COVERAGE =	2905.54 SQ.FT. (269.93 SQ.M.) OR 33.10%
FLOOR AREA RATIO	
PROPOSED	
LOT AREA = 8177.11 SQ.FT. (815.42 SQ.M.)	
- 6600.00 SQ.FT. (613.16 SQ.M.)	
<hr/>	
/2 = 1088.55 SQ.FT. (101.13 SQ.M.)	
+ 6600.00 SQ.FT. (613.16 SQ.M.)	
= 7688.55 SQ.FT. (714.29 SQ.M.) NEW LOT AREA	
GROUND FLOOR =	+ 1712.11 SQ.FT. (159.06 SQ.M.)
ATTACHED GARAGE =	+ 639.64 SQ.FT. (59.42 SQ.M.)
SECOND FLOOR =	+ 2205.86 SQ.FT. (204.93 SQ.M.)
STAIR OPENING =	- 73.91 SQ.FT. (6.87 SQ.M.)
OPEN TO BELOW =	- 264.69 SQ.FT. (24.59 SQ.M.)
TOTALS G.F.A. =	4219.01 SQ.FT. (391.96 SQ.M.) OR 54.87%

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A1b

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

DWG. BY: LM

CK'D BY: LM

APP. BY:

DATE: OCT. 2, 2018

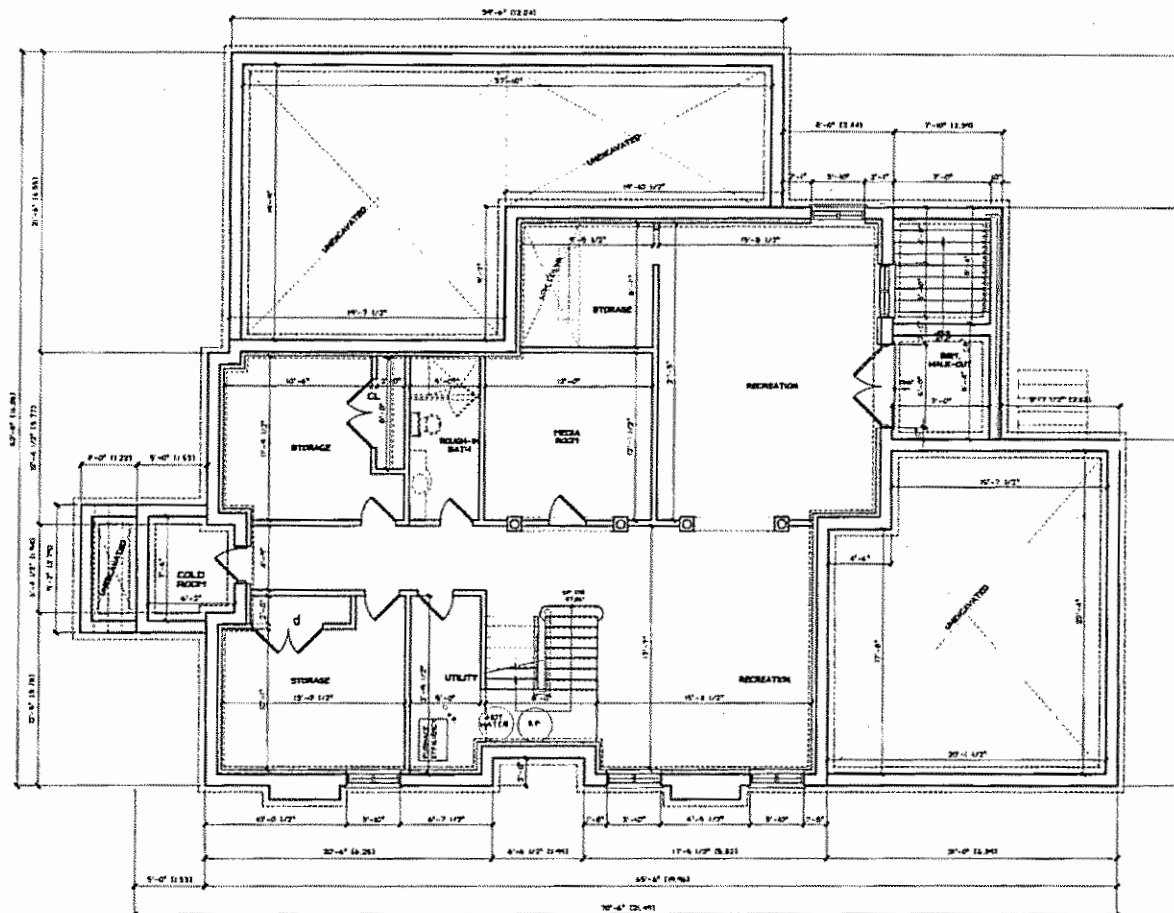
JOB NO.:

DWG. NO.: A1b OF 9

CADD-NAME: 171002



ORIENTATION



**PROPOSED
BASEMENT FLOOR PLAN**
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A2

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

DWG. BY: LM

CK'D BY: LM

APP. BY:

DATE: OCT. 2, 2018

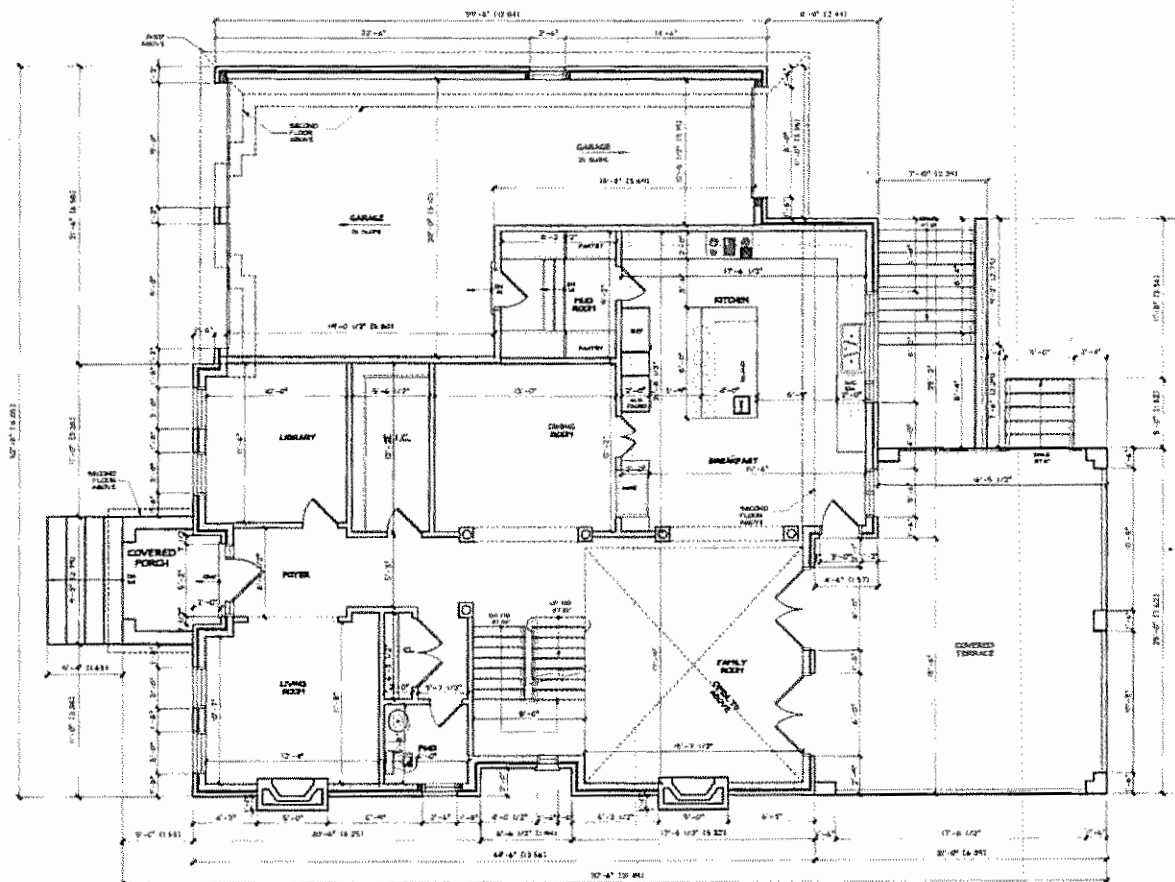
JOB NO.:

DWG. NO.: A2 OF 9

CADD-NAME: 171002



ORIENTATION



LEMCAD CONSULTANTS

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PHONE: (416) 405-8164 FAX: (416) 405-9601

A3

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

DWG. BY: LM

CK'D BY: LM

APP. BY:

DATE: OCT. 2, 2018

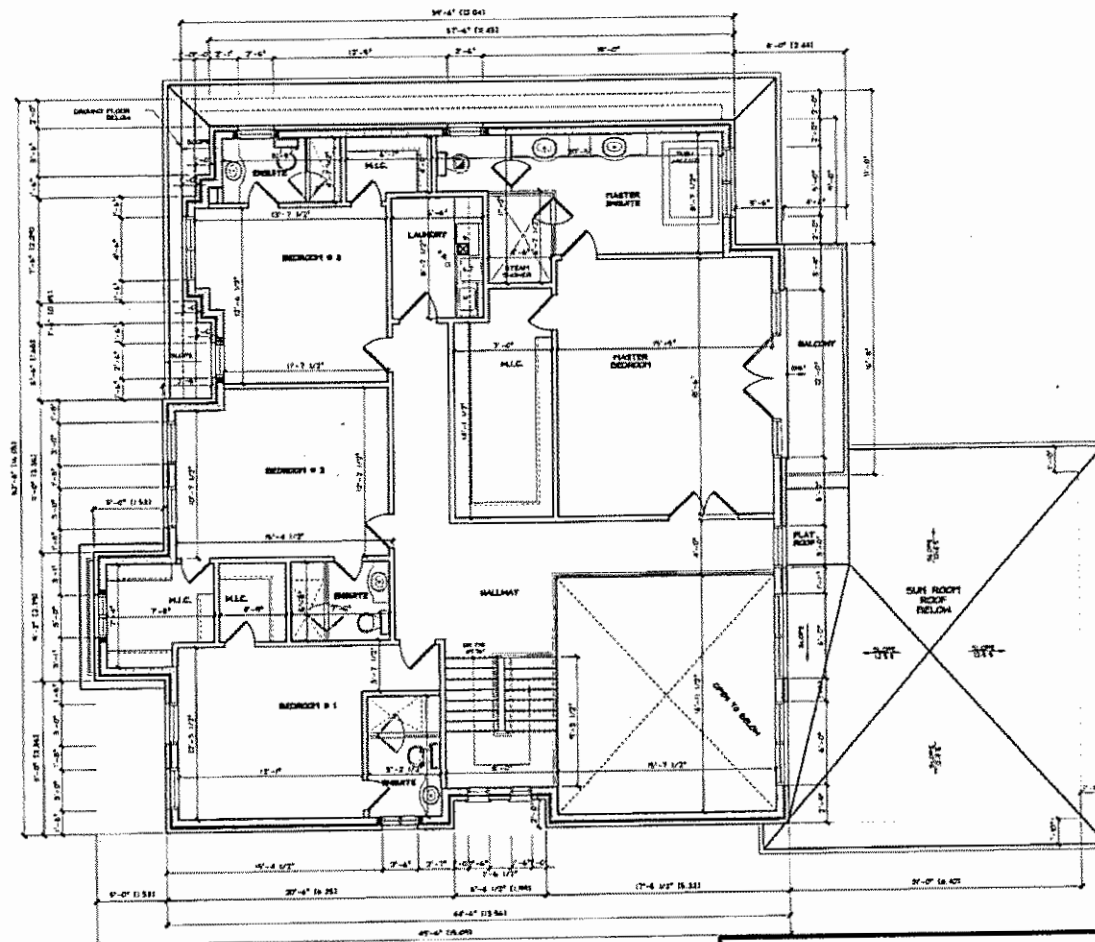
JOB NO.:

DWG. NO.: A3 OF 9

CADD-NAME: 171002



ORIENTATION



**PROPOSED
SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"

LEMCAD CONSULTANTS

617 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A4

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKBRIDGE AVENUE, MARKHAM

DWG. BY: LM

CK'D BY: LM

APP. BY:

DATE: OCT. 2, 2018

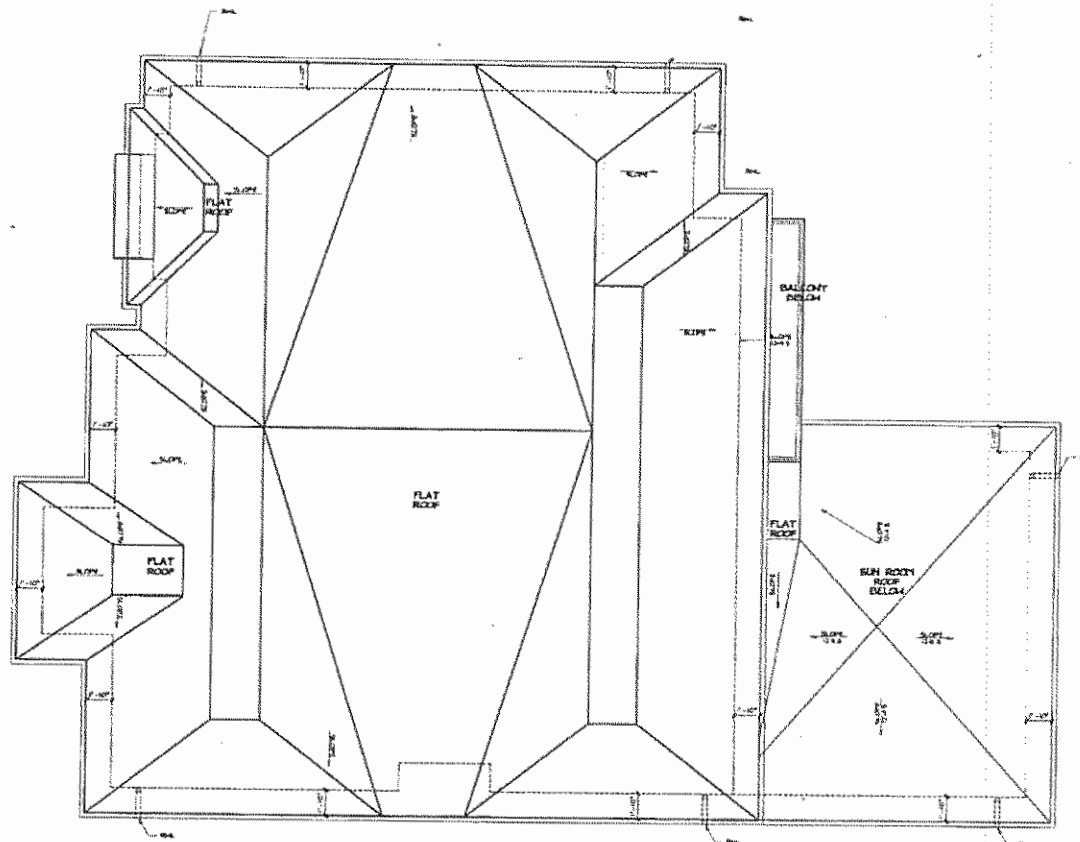
JOB NO.:

DWG. NO.: A4 OF 9

CADD-NAME: 171002



ORIENTATION



PROPOSED
ROOF PLAN
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

617 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A5

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

DWG. BY: LM

CK'D BY: LM

APP. BY:

DATE: OCT. 2, 2018

JOB NO.:

DWG. NO.: A5 OF 9

CADD-NAME: 171002



ORIENTATION



PROPOSED
FRONT (EAST) ELEVATION
 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

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 PHONE: (416) 405-8164 FAX: (416) 405-9601

A6

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

DWG. BY: LM CK'D BY: LM APP. BY: DATE: OCT. 2, 2018

JOB NO.: DWG. NO.: A6 OF 9 CADD-NAME: 171002



ORIENTATION



1
 A7
 PROPOSED
 REAR (WEST) ELEVATION
 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

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 PHONE (416) 405-8164 FAX: (416) 405-9601

A7

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

DWG. BY: LM

CK'D BY: LM

APP. BY:

DATE: OCT. 2, 2018

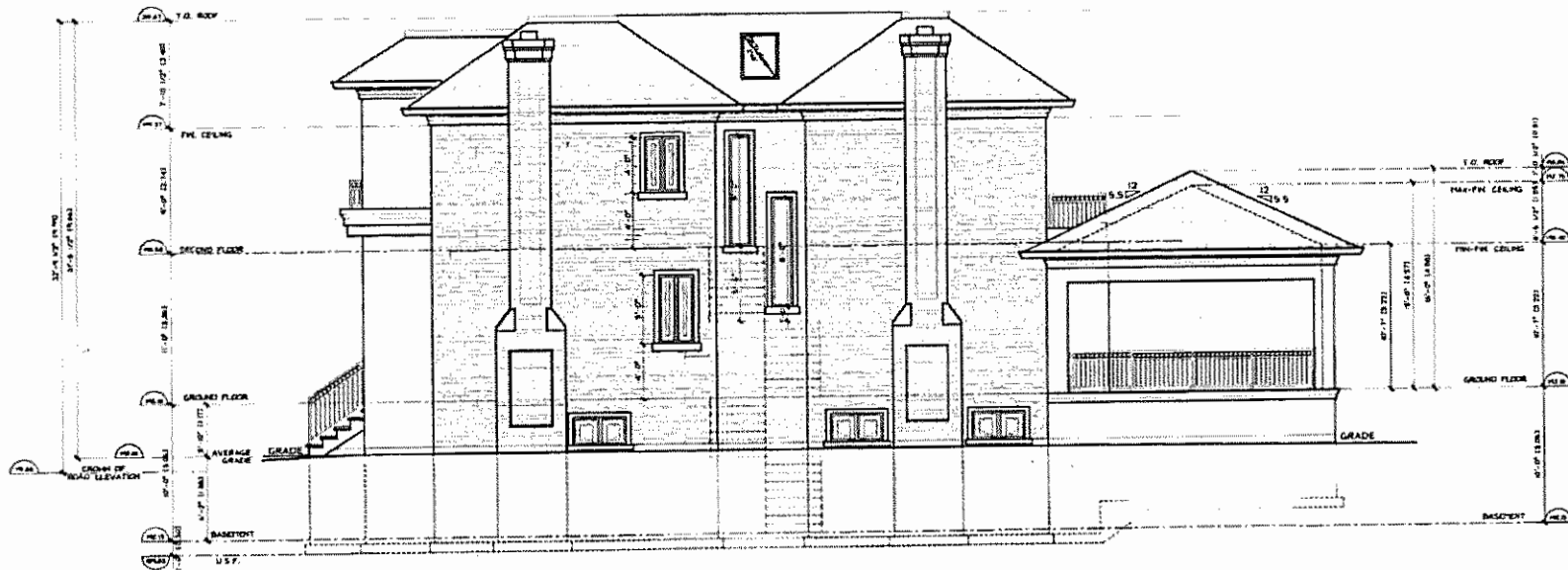
JOB NO.:

DWG. NO.: A7 OF 9

CADD-NAME: 171002



ORIENTATION



PROPOSED
1
A8 **SIDE (SOUTH) ELEVATION**
 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

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 PHONE: (416) 405-8164 FAX: (416) 405-9601

A8

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

DWG. BY: LM CK'D BY: LM APP. BY: DATE: OCT. 2, 2018

JOB NO.: DWG. NO.: A8 OF 9 CADD-NAME: 171002





PROPOSED
SIDE (NORTH) ELEVATION
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

617 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

DWG. BY: LM

CK'D BY: LM

APP. BY:

DATE: OCT. 2, 2018

JOB NO.:

DWG. NO.: A9 OF 9

CADD-NAME: 171002

ORIENTATION

A9



Memorandum to the City of Markham Committee of Adjustment

September 7, 2018

File: A/71/18
 Address: 57 Hawkridge Avenue, Markham
 Applicant: Lina Dimartino
 Agent: Lemca Consultants (Leo Mastrandrea)
 Hearing Date: Wednesday September 12, 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) Infill By-law 99-90, Section 1.2 (i):
 a maximum building height of 10.19 m, whereas the By-law permits a maximum building height of 9.8 m;
- b) Infill By-law 99-90, Section 1.2 (iii):
 a maximum building depth of 21.48 m, whereas the By-law permits a maximum building depth of 16.8 m;
- c) Infill By-law 99-90, Section 1.2 (vi):
 a maximum floor area ratio of 55 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;
- d) Section 11.2 (c) (i):
 a maximum front porch step encroachment of 5 ft 4 inches into the front yard, whereas the By-law permits a maximum front porch step encroachment of 18 inches into a required yard;

as they relate to a proposed residential dwelling.

BACKGROUND

Property Description

The 813 m² (8,757 ft²) subject property is located on the east side of Hawkridge Avenue, north of Highway 7 East and west of Main Street Markham North. The 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. There is an existing one-storey detached dwelling on the property, which according to assessment records was constructed in 1963. Mature vegetation exists across the property including one large mature tree in the front and rear yard.

Previous variances requested

The applicant submitted their application to the City of Markham on May 29, 2018. The requested variances included maximum building height of 10.49 m, maximum building depth 23.16 m, minimum two-storey side yard setbacks for the north and south side of 4.04 ft, maximum lot coverage of 38.8 percent and, maximum net floor area ratio of 64.65 percent. Staff were concerned with the massing of the overall dwelling and how the proposed dwelling would fit in with the existing character of the neighbourhood. The applicant worked with staff to address some of the concerns and revised their application to remove and reduce some of the variances.

Proposal

The applicant is proposing to construct a two-storey detached approximately 392.19 m² (4,221.53 ft²) 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 1229

The subject property is zoned R1 'Residential' under By-law 1229, as amended, which permits a single family detached dwelling. The proposed development does not comply with the by-law with respect to maximum front porch encroachment.

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, maximum building depth 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, "proposed design, minor variances".

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 Building Height

The applicant is requesting relief to permit a maximum building height of 10.19 m (33.43 ft), whereas the By-law permits a maximum building height of 9.8 m (32.15 ft). This represents an increase of 0.39 m (1.27 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 0.33m (1.08 ft) above the crown of road. The height variance is in part, attributable to the grade height of the centreline (crown) of the street being lower than the proposed average grade of the property. Staff are of the opinion that the proposed building height is in keeping with the intent of the zoning by-law and is minor in nature.

Increase in Maximum Building Depth

The applicant is requesting relief to permit a maximum building depth of 21.48 m (70.47 ft), whereas the By-law permits a maximum building depth of 16.8 m (55.12 ft). This represents an increase of approximately 4.68 m (15.35 ft).

Building depth is measured based on the shortest distance between two lines, both parallel to the front lot line, one passing through the point on the dwelling which is the nearest and the other through the point on the dwelling which is the farthest from the front lot line.

The increase in building depth is to accommodate a front covered porch with a second storey balcony and a rear covered 1-storey sun room which add approximately 1.53 m (5 ft) and approximately 5.02 m (16.5 ft) to the main building. Staff note that the applicant is also proposing a rear balcony above the first storey. The main component of the building, excluding the front covered porch with the second storey balcony and rear covered sunroom, has a depth of approximately 14.93 m (48.98 ft), which complies with the by-law requirement. The rear wall of the sunroom projects farther than the rear wall of neighbouring homes and although bricked, remains unenclosed. The *main* rear wall of the proposed dwelling is generally in line with the home to its south. The main front wall of the proposed dwelling will similarly be setback compared to the main front wall of adjacent homes.

Increase in Maximum Floor Area Ratio

The applicant is requesting relief to permit a floor area ratio of 55 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 392.19 m² (4,221.53 ft²), whereas the By-law permits a dwelling with a maximum floor area of 320.84 m² (3,453.53 ft²). This represents an increase of approximately 71.30 m² (767.55 ft²).

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). In addition to the space associated with the stairs, there is an approximately 24.61 m² (264.96 ft²) open to below area on the second floor above the foyer which is excluded from the gross floor area calculation under the by-law.

The neighbourhood is under transition with many new infill residential developments which, are larger than existing homes originally developed in the 1950 – 1960s; an indication that the character of the neighbourhood is changing. While previous variances have been approved in the neighbourhood to permit homes larger than what the by-law permits, the proposed dwelling and its massing are larger than what is typically seen in the neighbourhood.

Increase in Maximum Front Porch Step Encroachment

The applicant is requesting a maximum front porch step encroachment of 5ft 4 in (1.52 m) into the front yard, whereas the By-law permits a front porch step encroachment of 18 in (0.45 m).

This represents a difference of approximately 46 in (1.16 m). The request for maximum front porch step encroachment is in addition to the request for maximum building depth and extends beyond the building depth. The front porch step occupies 9.16 ft (2.79 m) of the front width of the dwelling and is minor in nature. Staff have no objections to the request.

PUBLIC INPUT SUMMARY

As of September 7, 2018, the City received 1 letter expressing concerns over the construction of the proposed dwelling damaging a mature neighbouring cedar hedge. 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. Staff are of the opinion that the variance request for building depth, height and front porch stair encroachment meet the four (4) tests of the Planning Act. Staff have concerns with the proposed increase in floor area ratio as it results in a dwelling which overall, has a large massing.

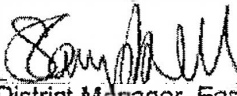
The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

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:


Sally Campbell, District Manager, East District
File Path: Amanda\Files\18 234829\Documents\District Team Comments Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/71/18

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 and dated August 14, 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. That the owner implement and maintain all of the works required in accordance with the conditions of this variance;
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;

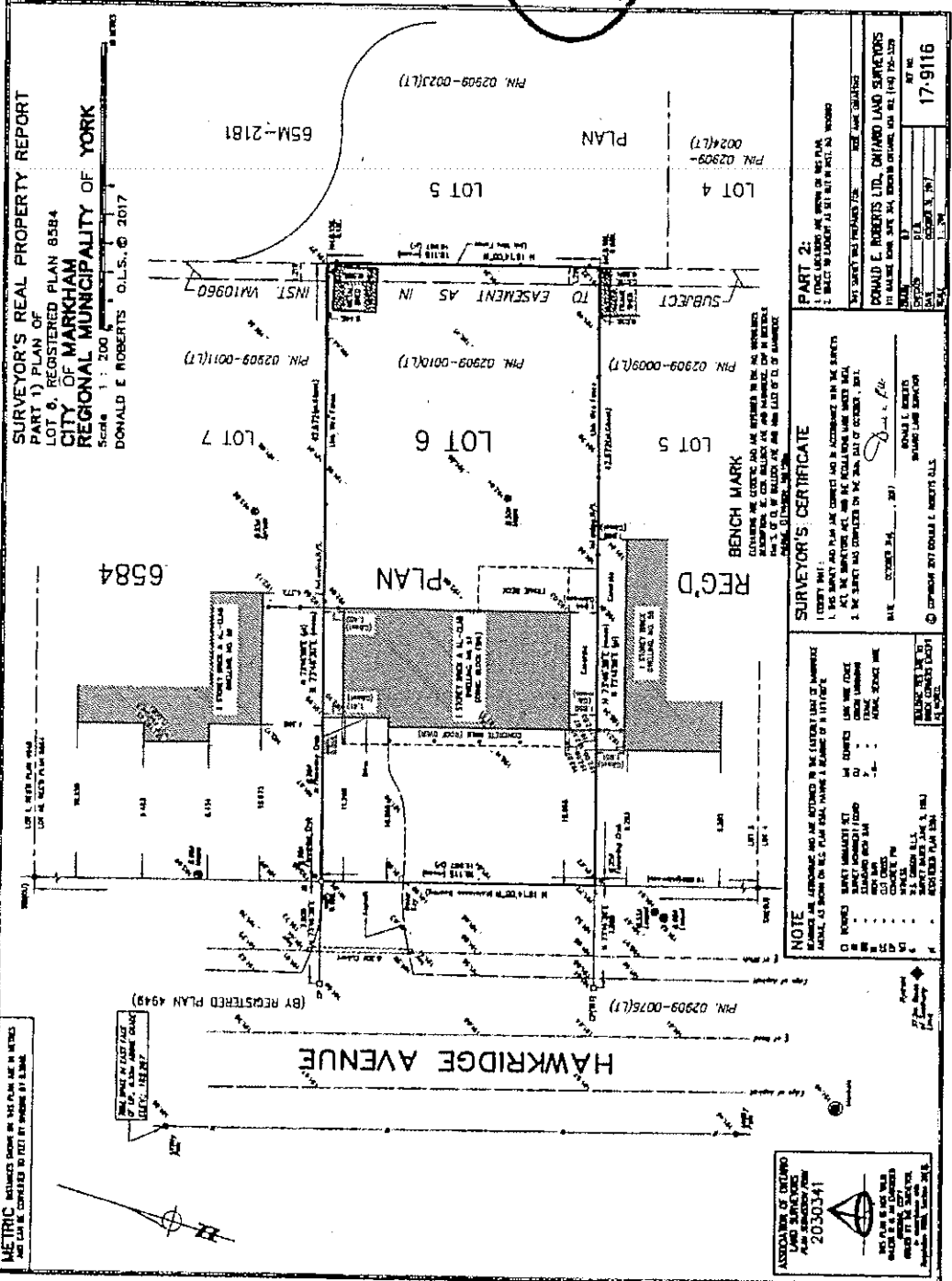
CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

COMMITTEE OF ADJUSTMENT

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
LOT 8, REGISTERED PLAN 8584
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK
 Scale: 1" = 200'
 DONALD E ROBERTS O.L.S. © 2017



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBSIDIARY FORM
2030341



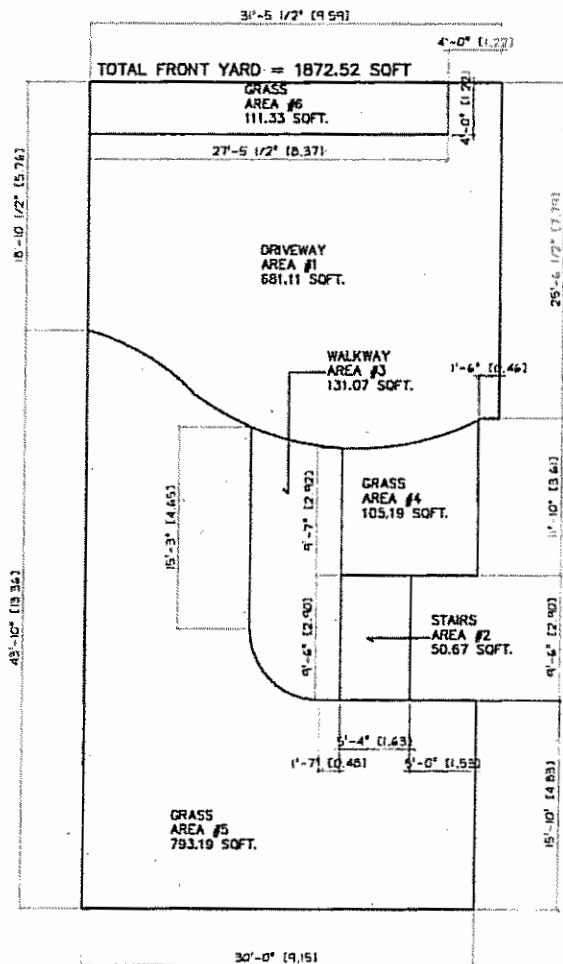
57 HAWKRIDGE AVENUE, MARKHAM
PROPOSED NEW 2-STORY DETACHED DWELLING

LIST OF DRAWINGS

re-ISSUE COA - AUGUST 13, 2018

A1 SITE PLAN
A1a LANDSCAPE PLAN
A1b SITE STATISTICS
A2 PROPOSED BASEMENT PLAN
A3 PROPOSED GROUND FLOOR PLAN
A4 PROPOSED SECOND FLOOR PLAN

A5 PROPOSED ROOF PLAN
A6 PROPOSED FRONT (EAST) ELEVATION
A7 PROPOSED REAR (WEST) ELEVATION
A8 PROPOSED SIDE (SOUTH) ELEVATION
A9 PROPOSED SIDE (NORTH) ELEVATION



1 FRONT YARD LANDSCAPING
A1a SCALE: N.T.S.

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A1a

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

DWG. BY: ZK

CK'D BY: ZK

APP. BY:

DATE: AUG. 13, 2018

JOB NO.:

DWG. NO.: A1a OF 9

CADD-NAME: 171002



ORIENTATION

ADDITIONAL SITE STATISTICS
57 HAWKRIDGE AVENUE

Item	Ontario Building Code Data Matrix Part 3 & 4	OBC Reference
1	Project Description: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration	<input type="checkbox"/> Part II <input type="checkbox"/> Part 3 <input type="checkbox"/> Part 4 2.1.1 9.10.1.3
2	Major Occupancy(s): Group C - Residential	2.1.1.3
3	Building Classification: Group C - Residential	9.2.2.20 - .83 9.10.4

	PROVIDED	REQUIRED
TOTAL FRONT YARD AREA = 1872.52 SQ.FT. (173.9% SQ.M.)		
AREA #1 DRIVEWAY AREA = 792.40 SQ.FT. (73.62 SQ.M.)	57.68%	50%
AREA #2 + #3 PROPOSED HARD LANDSCAPING = 181.74 SQ.FT. (16.85 SQ.M.)		
AREA #4 + #5 PROPOSED SOFT LANDSCAPING = 895.38 SQ.FT. (83.17 SQ.M.)	83.17%	75%
	PROVIDED	REQUIRED
LOT FRONTAGE	19.18M	15.24M
LOT AREA	85.42 SQ.M.	81.18 SQ.M.
FRONT YARD SETBACK	7.62M	7.62M
SIDE YARD SETBACK (NORTH)	@ GROUND FLOOR 1.23M @ SECOND FLOOR 1.83M	1.20M 1.83M
SIDE YARD SETBACK (SOUTH)	1.83M	1.83M
REAR YARD SETBACK	13.57M	7.62M
	PROVIDED	REQUIRED
COVERAGE	264.9% SQ.FT. 33.10%	204.93 SQ.FT. 35%
FLOOR AREA RATIO	LOT AREA = 796.58 SQ.FT. (74.21 SQ.M.) 294.9% SQ.FT. 54.87%	324.9 SQ.FT. 45%
BUILDING HEIGHT	10.19M	9.2M
BUILDING DEPTH	21.49M	16.5M
GARAGE WIDTH	6.10M	7.7M

SITE DATA		
LOT AREA = 8777.11 SQ.FT. (815.42 SQ.M.)		
FLOOR AREAS - PROPOSED		
GROUND FLOOR =	1712.11 SQ.FT.	(159.06 SQ.M.)
SECOND FLOOR =	1867.26 SQ.FT.	(173.47 SQ.M.)
TOTALS G.F.A. =	3579.37 SQ.FT.	(332.53 SQ.M.) OR 40.78%
COVERAGE - PROPOSED		
GROUND FLOOR =	1712.11 SQ.FT.	(159.06 SQ.M.)
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COVERED PORCH =	58.65 SQ.FT.	(5.45 SQ.M.)
SUN ROOM =	495.14 SQ.FT.	(46.00 SQ.M.)
TOTALS COVERAGE =	2905.54 SQ.FT.	(269.93 SQ.M.) OR 33.10%
FLOOR AREA RATIO - PROPOSED		
LOT AREA = 8777.11 SQ.FT. (815.42 SQ.M.)		
= 6400.00 SQ.FT. (613.16 SQ.M.)		
/ 2 = 1000.00 SQ.FT. (101.13 SQ.M.)		
+ 6400.00 SQ.FT. (613.16 SQ.M.)		
= 7400.00 SQ.FT. (714.29 SQ.M.) NEW LOT AREA		
GROUND FLOOR =	+ 1712.11 SQ.FT.	(159.06 SQ.M.)
ATTACHED GARAGE =	+ 639.64 SQ.FT.	(59.42 SQ.M.)
SECOND FLOOR =	+ 2208.06 SQ.FT.	(204.93 SQ.M.)
STAIR OPENING =	- 73.91 SQ.FT.	(6.87 SQ.M.)
OPEN TO BELOW =	- 264.69 SQ.FT.	(24.59 SQ.M.)
TOTALS G.F.A. =	4219.01 SQ.FT.	(391.96 SQ.M.) OR 64.87%

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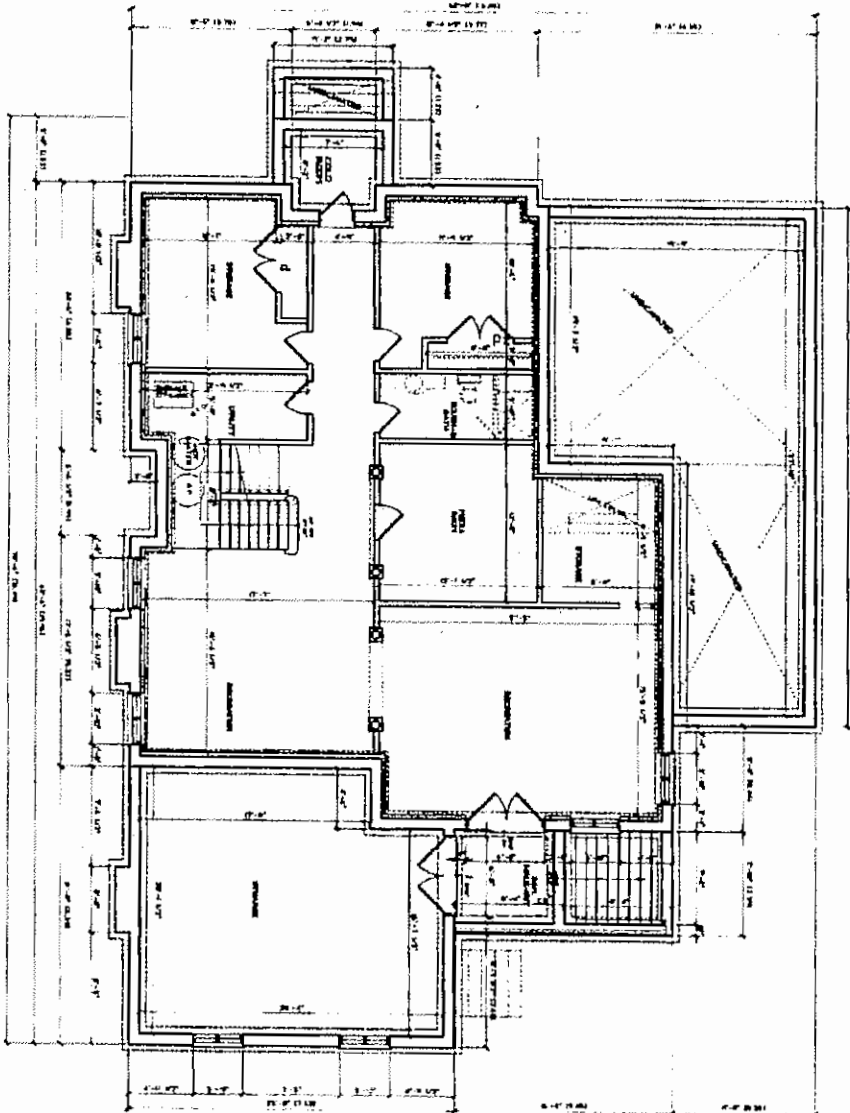
A1b

PROJECT: PROPOSED 2-STY NEW DWELLING			
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM			
DWG. BY: ZK	CK'D BY: ZK	APP. BY:	DATE: AUG. 13, 2018
JOB NO.:		DWG. NO.: A1b OF 9	CADD-NAME: 171002



ORIENTATION

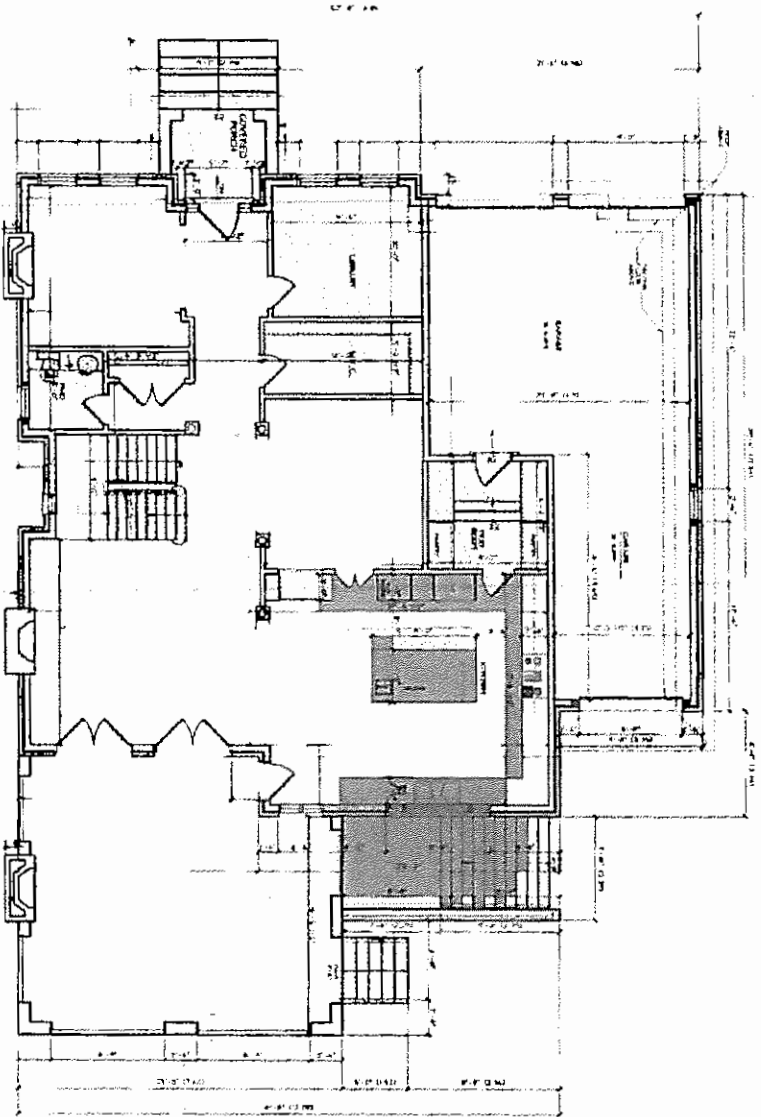
PROPOSED
BASEMENT FLOOR PLAN
Scale: 1/8" = 1'-0"



LEM CAD CONSULTANTS			
817 COSEBURN AVENUE, Toronto, Ontario M4C 2V9 PHONE: (416) 405-0164 FAX: (416) 405-9601			
PROJECT: PROPOSED 2-STY NEW DWELLING			
LOCATION: 57 HAWKRIE AVENUE, MARKHAM			
DWG. BY: ZK	CK'D BY: ZK	APP. BY:	DATE: AUG. 13, 2018
JOB NO.:		DWG. NO.: A2 OF 9	
		CADD-NAME: 171002	
		ORIENTATION	

A2





L M A CONSULTANTS

817 E.D.
P.A.C.N.

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKRIE AVENUE, HARKHAM

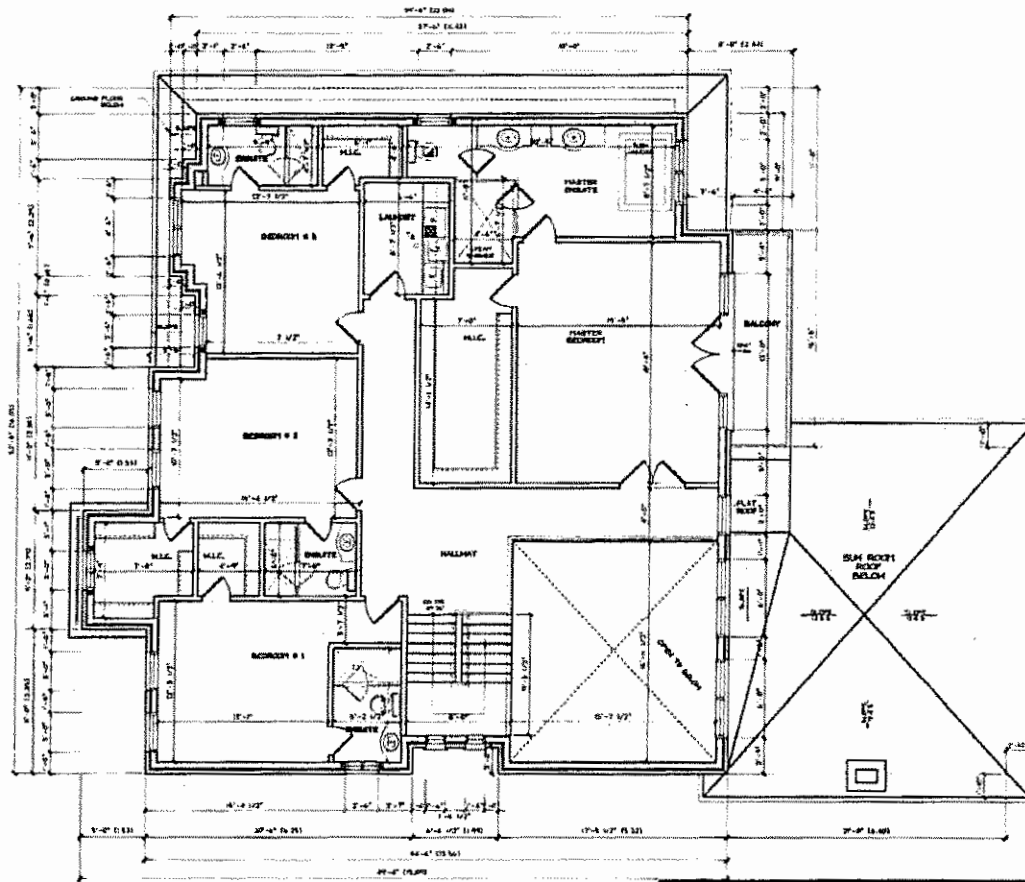
DWG. BY: ZK CX'D BY: ZK APP. BY: DATE: AUG. 13, 2018

JOB NO.: DWG. NO.: A3 OF 9 CAD-DRAWN: 171002

A3



ORIENTATION



PROPOSED
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

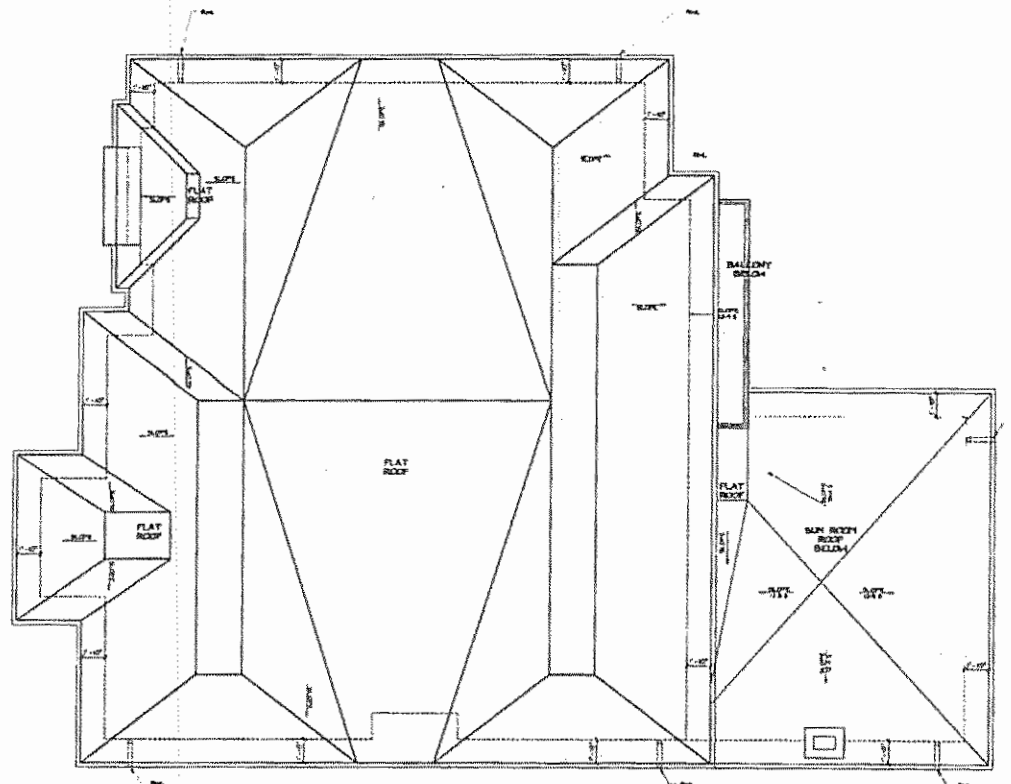
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A4

PROJECT: PROPOSED 2-STY NEW DWELLING			
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM			
DWG. BY: ZK	CK'D BY: ZK	APP. BY:	DATE: AUG. 13, 2018
JOB NO.:	DWG. NO.: A4 OF 9	CADD-NAME: 171002	



ORIENTATION



PROPOSED
ROOF PLAN
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A5

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

DWG. BY: ZK

CK'D BY: ZK

APP. BY:

DATE: AUG. 13, 2018

JOB NO.:

DWG. NO.: A5 OF 9

CADD-NAME: 171002



ORIENTATION



PROPOSED
FRONT (EAST) ELEVATION
SCALE: 1/8"=1'-0"

LEM CAD CONSULTANTS

817 COSEBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A6

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKBRIDGE AVENUE, MARKHAM

DWG. BY: ZK

CK'D BY: ZK

APP. BY:

DATE: AUG. 13, 2018

JOB NO.:

DWG. NO.: A6 OF 9

CADD-NAME: 171002

ORIENTATION





PROPOSED
 REAR (WEST) ELEVATION
 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
 PHONE: (416) 405-8164 FAX: (416) 405-9601

A7

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

DWG. BY: ZK

CK'D BY: ZK

APP. BY:

DATE: AUG. 13, 2018

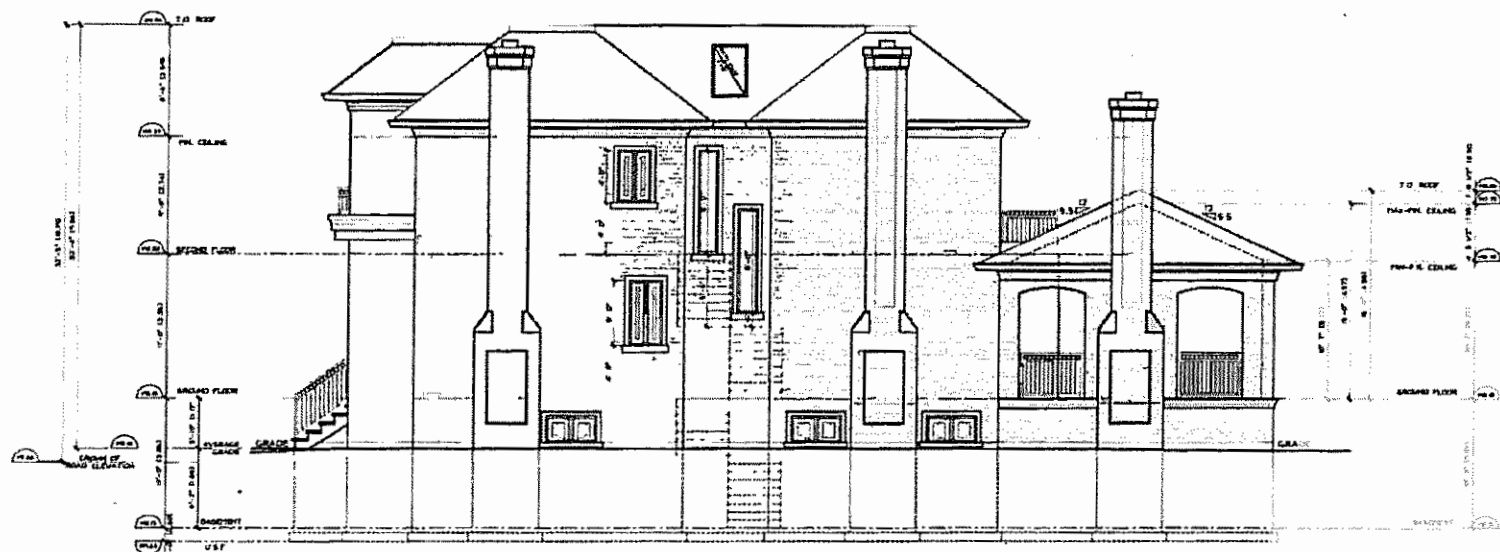
JOB NO.:

DWG. NO.: A7 OF 9

CADD-NAME: 171002



ORIENTATION



PROPOSED
1 SIDE (SOUTH) ELEVATION
A8
 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
 PHONE: (416) 405-8164 FAX: (416) 405-9601

A8

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

DWG. BY: ZK

CK'D BY: ZK

APP. BY:

DATE: AUG. 13, 2018

JOB NO.:

DWG. NO.: A8 OF 9

CADD-NAME: 171002



ORIENTATION



PROPOSED
SIDE (NORTH) ELEVATION
SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

A9

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

DWG. BY: ZK CK'D BY: ZK APP. BY: DATE: AUG. 13, 2018

JOB NO.: DWG. NO.: A9 OF 9 CADD-NAME: 171002



ORIENTATION