

MEMORANDUM

DATE: September 21, 2018
TO: Chairman and Members, Committee of Adjustment
FILE: B/06/18
ADDRESS: 26 Poinsetta Drive, Thornhill
HEARING DATE: Wednesday September 26, 2018

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

B/06/18

The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with approximate lot frontage of 22.86 m and area of 924.62 sq. m (Part A);
- b) retain a parcel of land with approximate lot frontage of 22.86 m and area of 1,042.39 sq. m (Part B).

The purpose of this application is to create two residential lots.

A/93/18 (Part A - RETAINED)

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

- a) **Section 15 (i) (b):**
a minimum lot frontage of 75 ft, whereas the By-law requires a minimum lot frontage of 100 ft;
- b) **Section 15 (i) (a):**
a minimum lot area of 9,952.54 sq. ft, whereas the By-law requires a minimum lot area of 15,000 sq. ft;
- c) **Infill By-law 100-90, Section 1.2 (i):**
a maximum building height of 11.83 m, whereas the By-law permits a maximum building height of 9.8 m;

as they relate to a proposed residential dwelling.

A/94/18 (Part B - CONVEYED)

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

- a) **Section 15 (i) (b):**
a minimum lot frontage of 75 ft, whereas the By-law requires a minimum lot frontage of 100 ft;
- b) **Section 15 (i) (a):**
a minimum lot area of 11,220.20 sq. ft, whereas the By-law requires a minimum lot area of 15,000 sq. ft;
- c) **Infill By-law 100-90, Section 1.2 (i):**
a maximum building height of 11.83 m, whereas the By-law permits a maximum building height of 9.8 m;

as they relate to a proposed residential dwelling.

Comments

The applicant is proposing to sever a portion of the existing residential lot. The applicant has not submitted any building or development applications to the City for consideration to allow the construction of a new dwelling on the proposed or retained lots at this time. However, the applicant has provided conceptual plans which show homes larger than what is permitted by the zoning by-law (See Appendix 'A').

MEMORANDUM

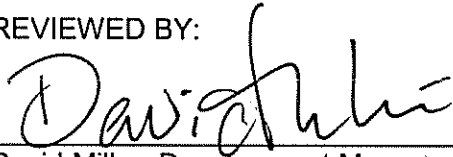
The applicant is seeking variances to address deficiencies in maximum lot frontage, maximum lot area and maximum building height for both the retained (Part A) and conveyed (Part B) parcels. Staff have a number of concerns with the proposal. The applicant and staff met on September 19, 2018. Staff support a deferral at this time to give the applicant time to consider their options/next steps.

PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:



David Miller, Development Manager

File Path: Amanda\File\18 247552\Documents\District Team Comments Memo

C W GIBSON, O.L.S.
121 NORTHOALE RD.
WILLOWDALE
RESIDENCE: 447-7690

RECORDS ON FILE	
DAVID GIBSON	1820-1863
P. S. GIBSON	1832-1818
W. E. GIBSON	1888-1898
G. S. ABNEY	1906-1931
M. M. GIBSON	1915-1947
E. LAMON	1932-1938

W. S. GIBSON & SONS

ONTARIO LAND SURVEYORS
ESTABLISHED 1820
4679 YONGE STREET . TELEPHONE: 225-1121

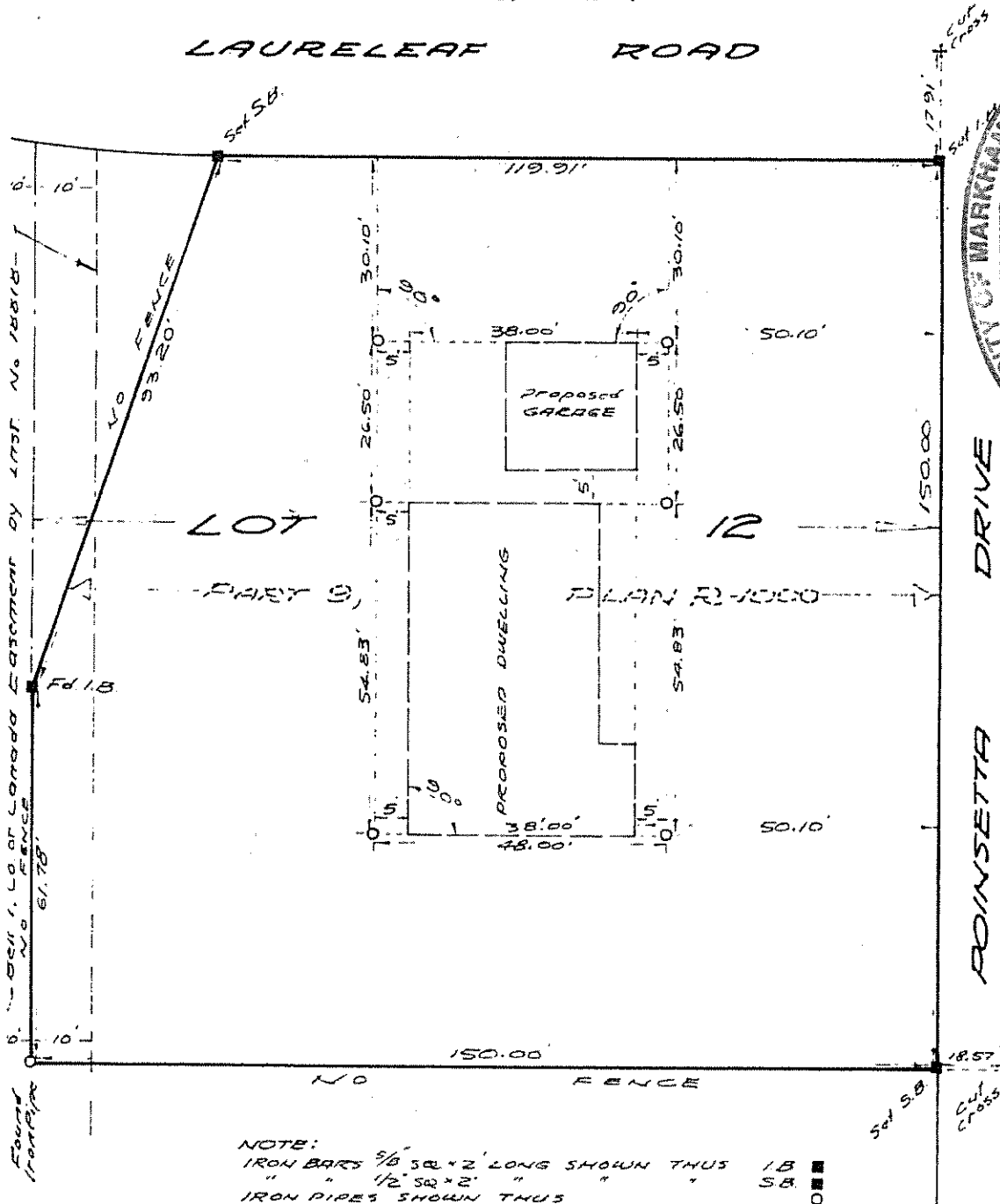
REFERENCE NO

5
- 899

WILLOWDALE, ONT July 21, 1969

PLAN OF SURVEY OF PART OF LOT 12, PLAN M-899,
LAND TITLES OFFICE, TORONTO,
TOWNSHIP OF MARKHAM, COUNTY OF YORK.
Scale: 1" = 20'.

LAURELEAF ROAD

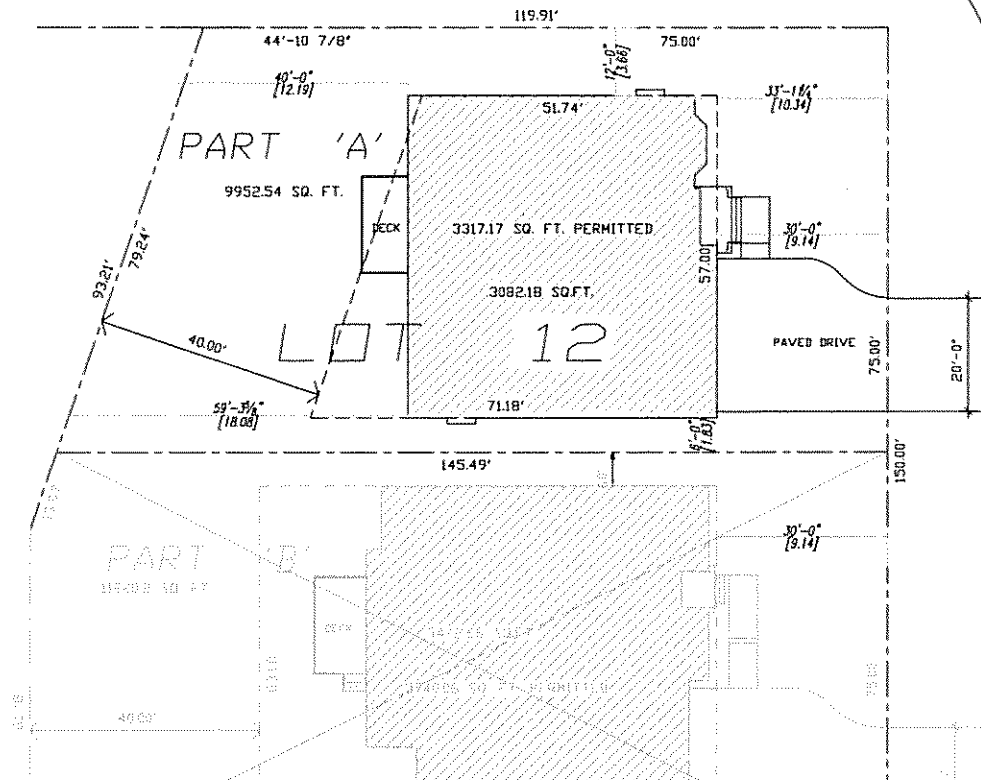


547-122
CITY OF MARKHAM
RECEIVED
AUG 20 2018
COMMITTEE OF ADJUDICATING

FOR:
MR. N. FERRARO,
104 KENMAR DRIVE,

W. S. GIBSON & SONS

LAURELEAF ROAD



9952.54 SQ. FT.
COVERAGE PERMITTED = 33.333%

SITE STATISTICS

LOT AREA:	924.62M ²	(9952.53 sq.ft.)
FOOTPRINT	286.34M ²	3082.18 sq.ft.
COVERAGE:		30.96%
FIRST FLOOR AREA:	223.40M ²	2404.69 sq.ft.
SECOND FLOOR AREA:	267.74M ²	2881.93 sq.ft.
TOTAL AREA:	491.14M ²	5286.62 sq.ft.
FLOOR AREA TO LOT AREA RATIO:		53.11%

FRONT YARD:

TOTAL FRONT YARD AREA:	214.76M ²	(2311.61 sq.ft.)
DRIVEWAY AREA	70.43M ²	(758.43 sq.ft.) 32.79%
TOTAL LANDSCAPING AREA	144.33M ²	(1553.55 sq.ft.) 67.21%
STEPS, SIDEWALK AREA:	6.39M ²	(68.75 sq.ft.) 4.43%
TOTAL SOFT LANDSCAPING AREA	137.94M ²	(1484.77 sq.ft.) 55.57%

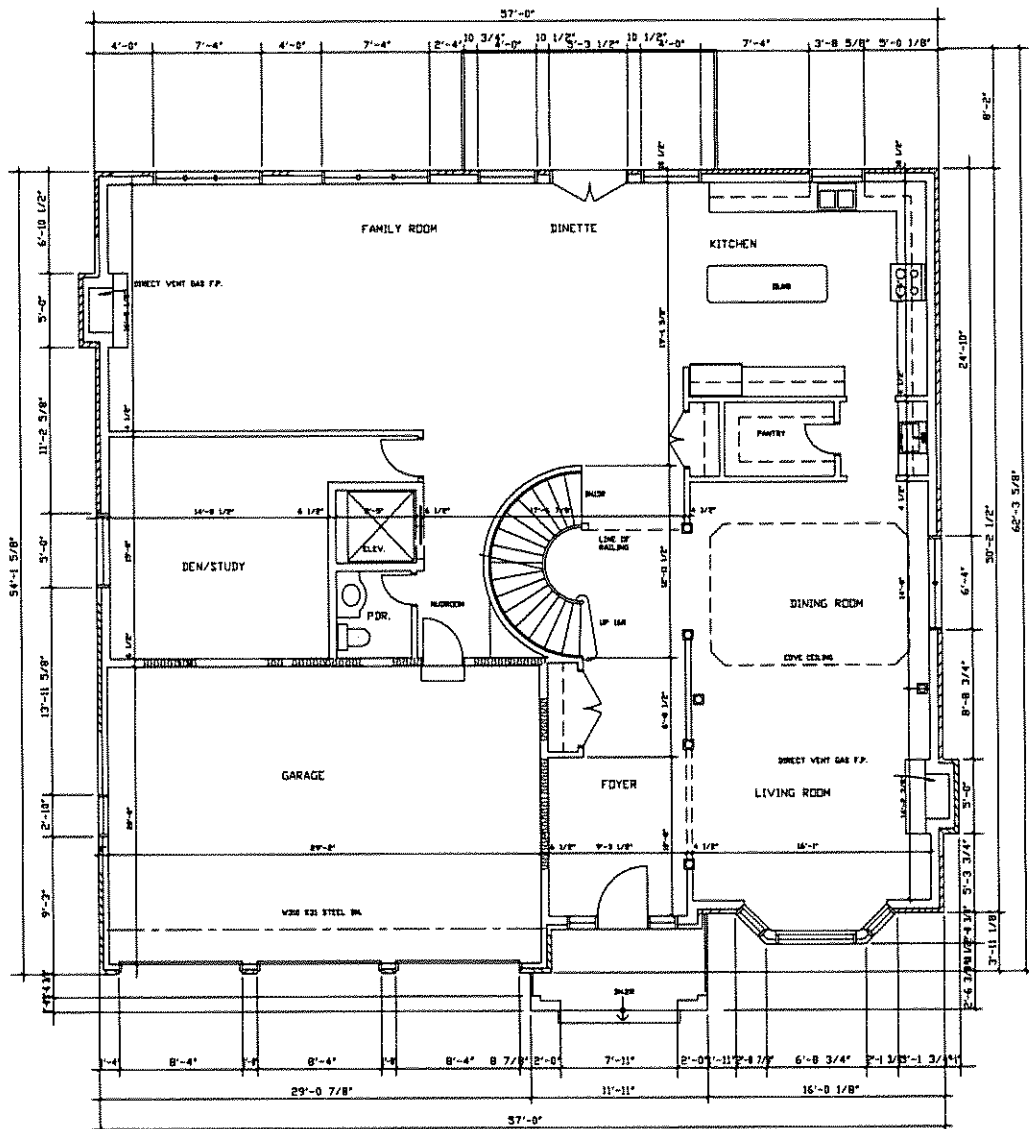
**BATTAGLIA
ARCHITECT INC.**
8888 KEELE ST. #8, CONCORD, ONT.
TEL: (905) 508-2168

The contractor shall check and verify all dimensions and report all errors and omissions to the Architect before proceeding with the work. This drawing is the property of the Architect and must be returned on completion of the work.
Do not scale drawings.

Project
**PROPOSED RESIDENCE
26 POINSETTA DRIVE
PART "A"
MARKHAM, ONT.**

drawing
**SITE PLAN
PART "A"**

DATE:
MAY 11, 2018
scale
1:250
Drawn By
P.R.
project no.
17-07P
drawing no.
A1



GROUND FLOOR PLAN
2404.369 SQ. FT.

BATTAGLIA
ARCHITECT INC.
8888 KEELE ST. W8, CONCORD, ONT.
TEL (905) 508-2168

Project
PROPOSED RESIDENCE
26 POINSETTA DRIVE
PART "A"
MARKHAM, ONT.

drawing
GROUND FLOOR

DATE:
MAY 11, 2018

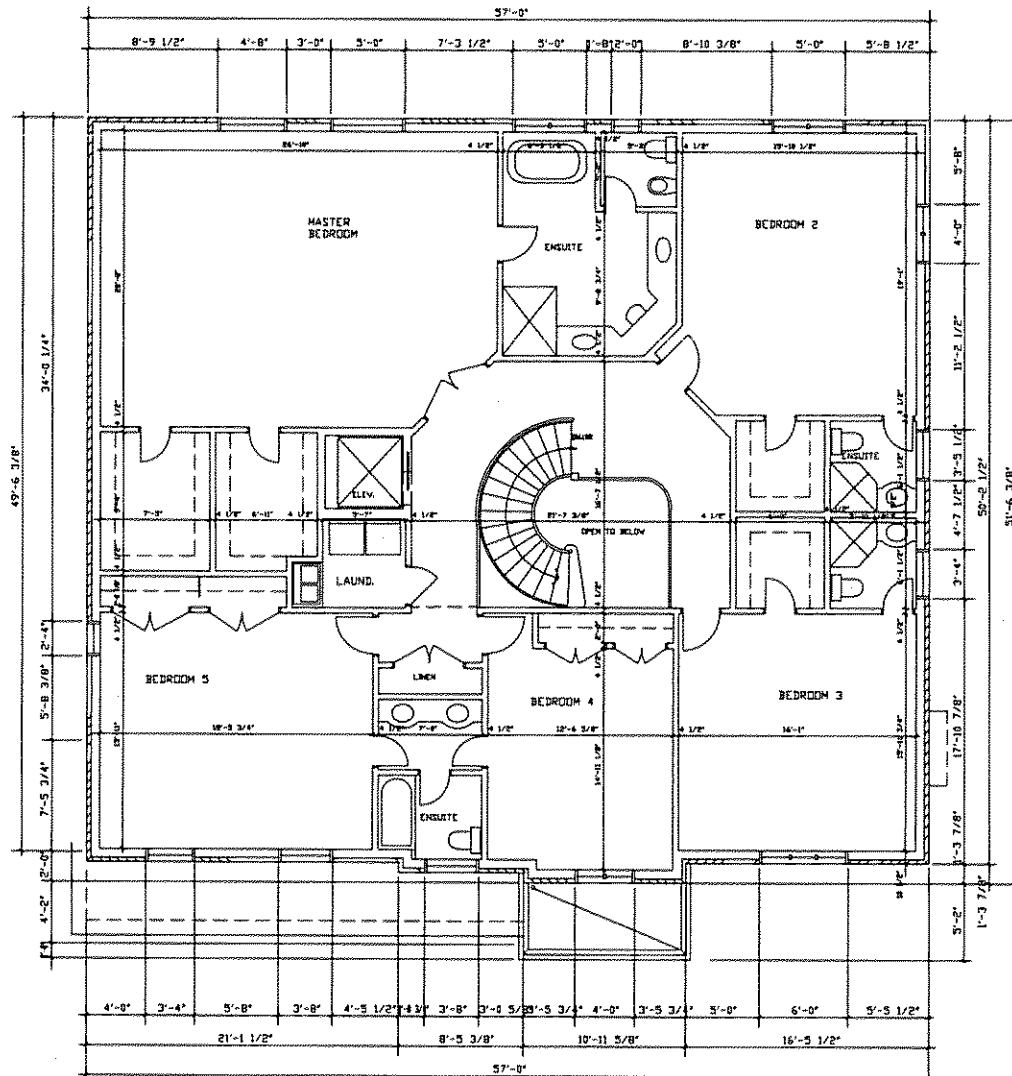
scale
1/8"=1'-0"

Drawn By
P.R.

project no.
18-68P

drawing no.
A2

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ARCHITECT INC.
8888 KEELE ST. #8, CONCORD, ONT.
TEL(905) 508-2168

Project
PROPOSED RESIDENCE
26 POINSETTA DRIVE
PART "A"
MARKHAM, ONT.

drawing
SECOND FLOOR

DATE:
MAY 11, 2018

scale
1/8"=1'-0"

Drawn By
P.R.

project no.
18-68P

drawing no.
A3

The Contractor shall check and verify all dimensions and report all errors and omissions to the Architect before proceeding with the work. This drawing is the property of the Architect and must be returned on completion of the work.
Do not scale drawings.



EAST (FRONT) ELEVATION

**BATTAGLIA
ARCHITECT INC.**
8888 KEELE ST. W., CONCORD, ONT.
TEL: (905) 508-2168

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Do not scale drawings.

Project
**PROPOSED RESIDENCE
26 POINSETTA DRIVE
PART "A"
MARKHAM, ONT.**

drawing
FRONT ELEVATION

DATE:
MAY 11, 2018
Scale
1:75
Drawn By
P.R.
Project no.
17-07P
Drawing no.
A4



BATTAGLIA
ARCHITECT INC.
8888 KEELE ST. #8, CONCORD, ONT.
TEL (905) 588-2168

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Project
PROPOSED RESIDENCE
26 POINSETTA DRIVE
PART "A"
MARKHAM, ONT.

drawing
REAR ELEVATION (WEST)

DATE:
MAY 11, 2018

Scale
1:75

Drawn By
P.R.

Project no.
17-07P

drawing no.
A5



BATTAGLIA
ARCHITECT INC.
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TEL: (905) 508-2168

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Project
PROPOSED RESIDENCE
26 POINSETTA DRIVE
PART "A"
MARKHAM, ONT.

drawing
NORTH ELEVATION

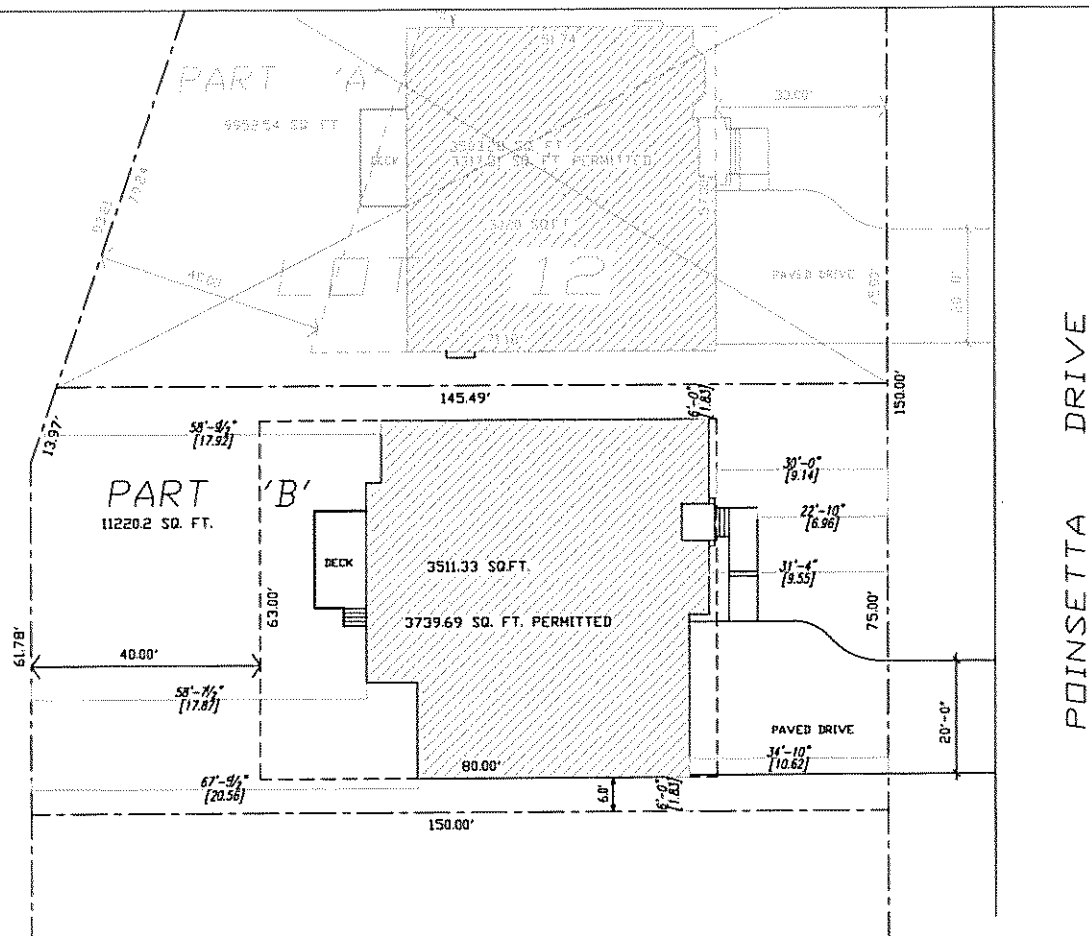
DATE:
MAY 11, 2018

scale
1/75

Drawn By
P.R.

project no
17-07P

drawing no
A7



SITE STATISTICS			
LOT AREA:	1042.39M ²	(11220.20 sq.ft.)	
FOOTPRINT	326.21M ²	3511.33 sq.ft.	
COVERAGE:		31.29%	
FIRST FLOOR AREA:	264.22M ²	2844.04 sq.ft.	
SECOND FLOOR AREA:	308.16M ²	3317.02 sq.ft.	
TOTAL AREA:	572.38M ²	6161.06 sq.ft.	
FLOOR AREA TO LOT AREA RATIO:		54.91%	
FRONT YARD:			
TOTAL FRONT YARD AREA:	232.41M ²	(2501.68 sq.ft.)	
DRIVEWAY AREA:	81.39M ²	(876.12 sq.ft.)	35.02%
TOTAL LANDSCAPING AREA:	151.02M ²	(1625.57 sq.ft.)	64.98%
STEPS/SIDEWALK AREA:	10.43M ²	(112.34 sq.ft.)	6.90%
TOTAL SOFT LANDSCAPING AREA:	140.59M ²	(1513.30 sq.ft.)	93.10%

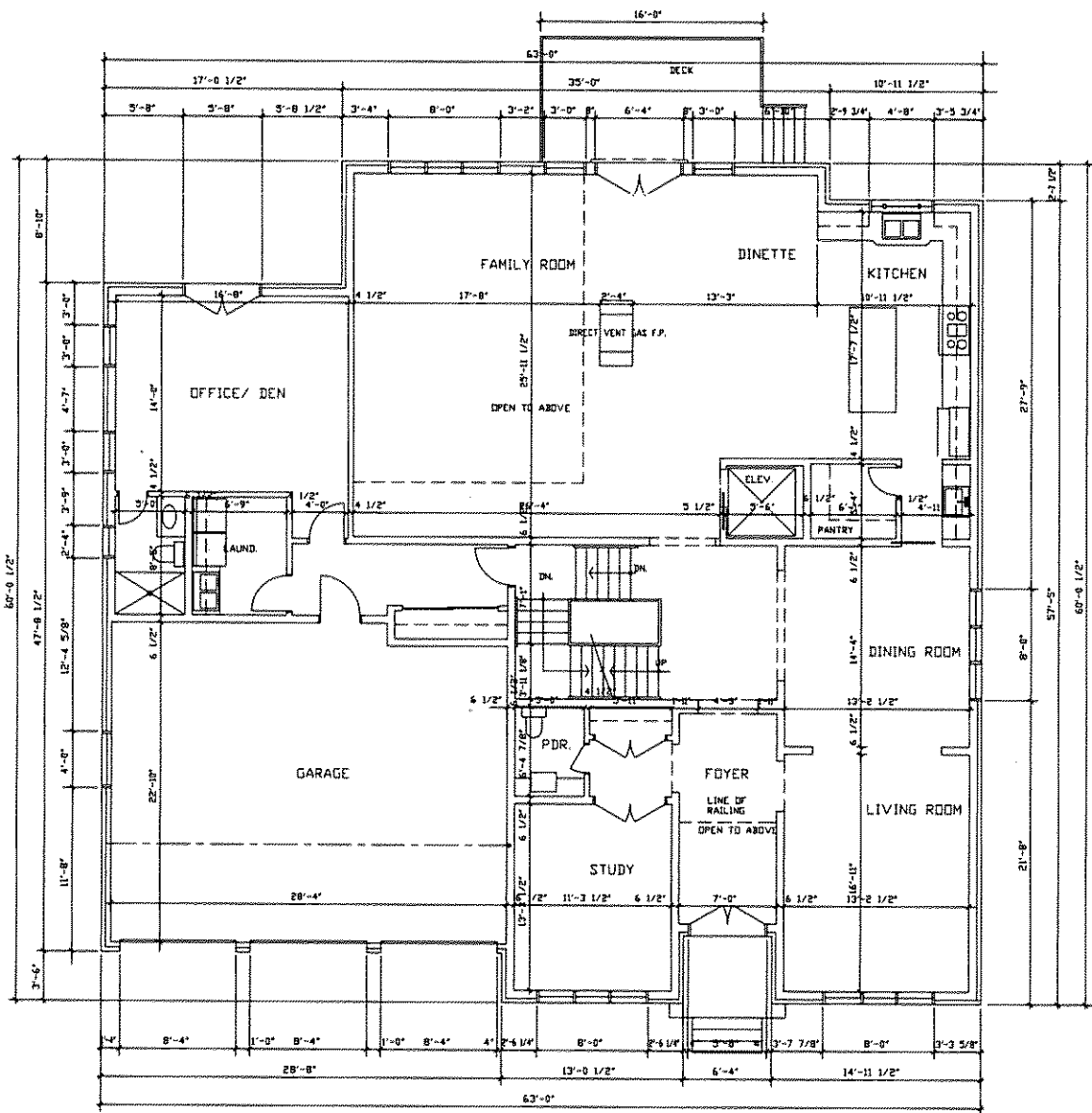
**BATTAGLIA
ARCHITECT INC.**
8888 KEELE ST. NO. CONCORD, ONT.
TEL.(905) 508-2168

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Project
**PROPOSED RESIDENCE
26 POINSETTA DRIVE
PART "B"
MARKHAM, ONT.**

drawing
**SITE PLAN
PART "B"**

DATE:
MAY 11, 2018
scale
1:250
Drawn By
P.R.
project no.
17-07P
drawing no.
A1-B



GROUND FLOOR PLAN
2844.04 SQ. FT.

BATTAGLIA
ARCHITECT INC.
8888 KEELE ST. #8, CONCORD, ONT.
TEL: (905) 508-2168

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Project
PROPOSED RESIDENCE
26 POINSETTA DRIVE
PART "B"
MARKHAM, ONT.

drawing
GROUND FLOOR

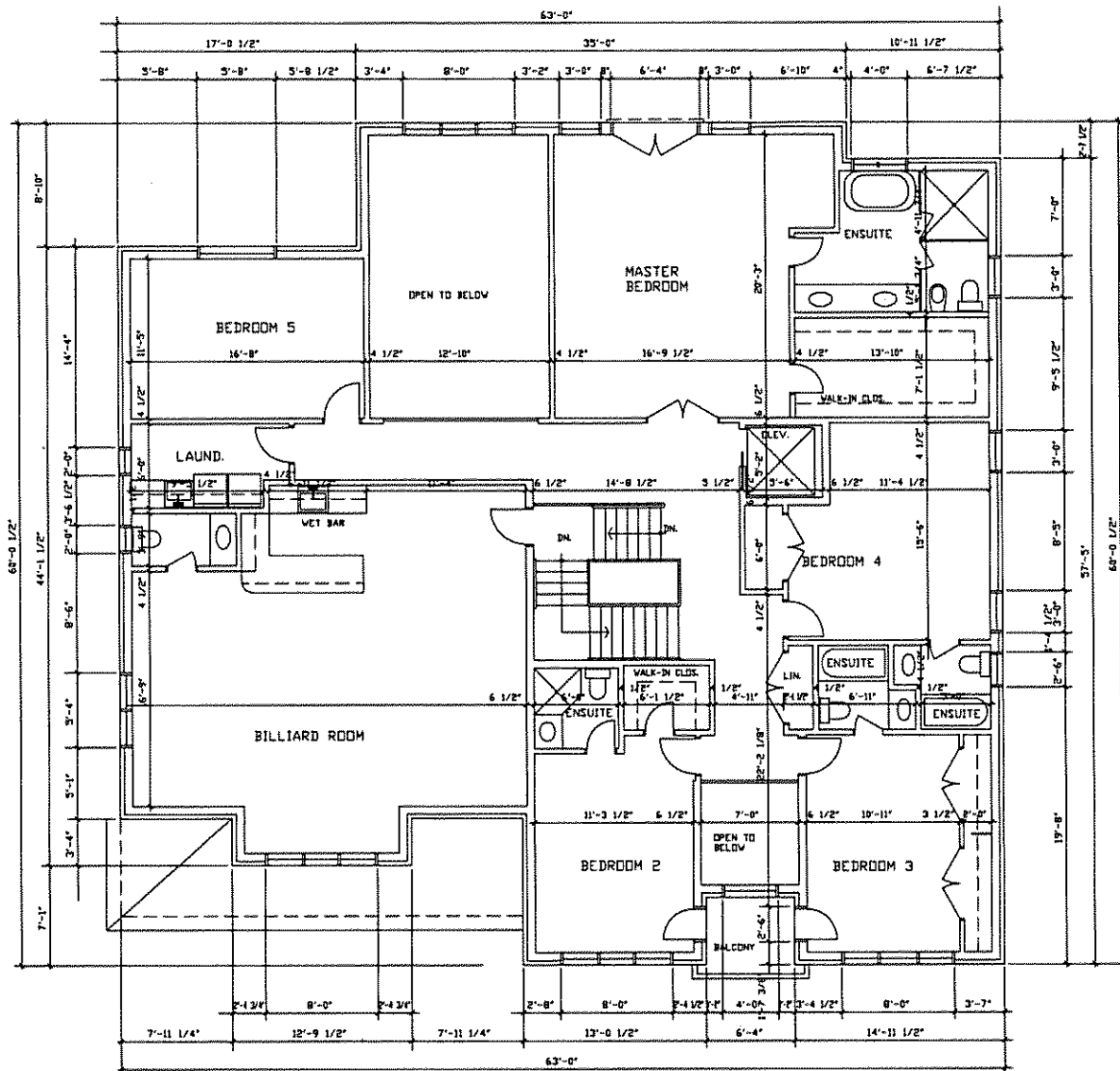
DATE:
MAY 11, 2018

scale
1/8"=1'-0"

Drawn By
P.R.

project no.
18-68P

drawing no.
A2-B



SECOND FLOOR PLAN
3317.02 SQ. FT.

BATTAGLIA ARCHITECT INC. 8888 KEELE ST. #8, CONCORD, ONT. TEL: (905) 508-2168 The contractor shall check and verify all dimensions and report all errors and omissions to the Architect before proceeding with the work. This drawing is the property of the Architect and must be returned on completion of the work. Do not scale drawings.	Project PROPOSED RESIDENCE 26 POINSETTA DRIVE PART "B" MARKHAM, ONT. drawing SECOND FLOOR	DATE: MAY 11, 2018 Scale 1/8"=1'-0" Drawn By P.R. Project no. 18-68P Drawing no. A3-B



BATTAGLIA
ARCHITECT INC.
8888 KEELE ST. #8, CONCORD, ONT.
TEL: (905) 508-2168

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Project
PROPOSED RESIDENCE
26 POINSETTA DRIVE
PART "B"
MARKHAM, ONT.

drawing
FRONT ELEVATION

DATE:
MAY 11, 2018
Scale
1:75
Drawn By
P.R.
Project no.
17-07P
drawing no.
A4-B



WEST ELEVATION

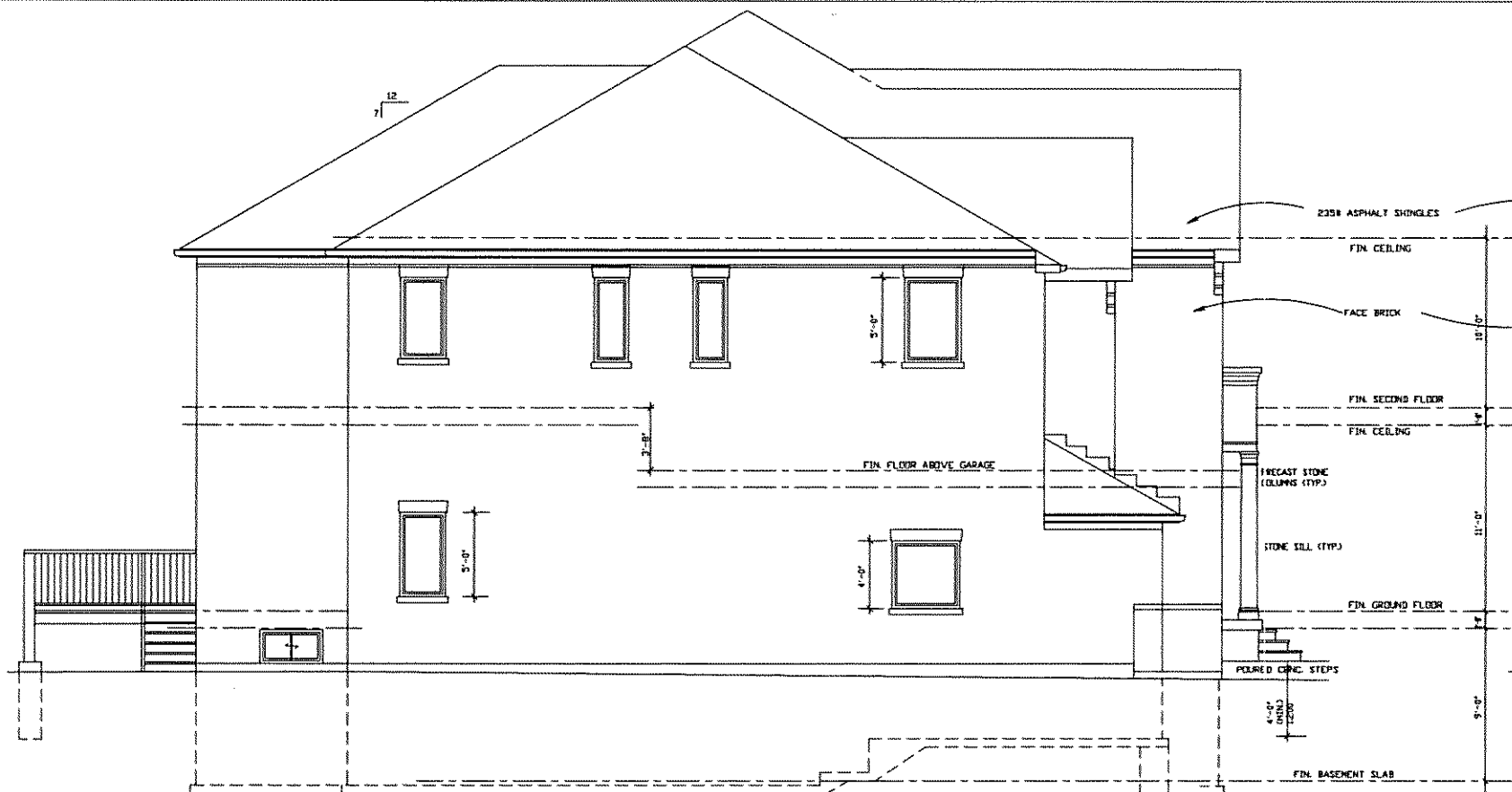
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Project
PROPOSED RESIDENCE
26 POINSETTA DRIVE
PART 'B'
MARKHAM, ONT.

drawing
REAR ELEVATION (WEST)

DATE:
MAY 11, 2018
scale
1:75
Drawn By
P.R.
project no.
17-07P
drawing no.
A5-B



SOUTH ELEVATION

BATTAGLIA
ARCHITECT INC.
8888 KEELE ST. W., CONCORD, ONT.
TEL: (905) 508-2168

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Project
PROPOSED RESIDENCE
26 POINSETTA DRIVE
PART "B"
MARKHAM, ONT.

drawing
SOUTH ELEVATION

DATE:
MAY 11, 2018

Scale
1:75

Drawn By
P.R.

Project no.
17-07P

Drawing no.
A6-B



NORTH ELEVATION

BATTAGLIA
ARCHITECT INC.
8888 KEELE ST. #8, CONCORD, ONT.
TEL: (905) 508-2168

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Project
PROPOSED RESIDENCE
26 POINSETTA DRIVE
PART "B"
MARKHAM, ONT.

drawing
NORTH ELEVATION

DATE
MAY 11, 2018
scale
1:75
Drawn By
P.R.
project no.
17-07P
drawing no.
A7-B