

MEMORANDUM

DATE: August 8, 2018
TO: Chairman and Members, Committee of Adjustment
FILE: B/08/18, A/101/18 and A/102/18
ADDRESS: 11 Ovida Boulevard, Markham
HEARING DATE: Wednesday August 8, 2018

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

B/08/18

The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate lot frontage of 69.1ft (21.05m) and area of 6,372.5ft² (592.02m²) (Part 2);
- b) retain a parcel of land with approximate lot frontage of 59.4ft (18.1m) and area of 6,382.5ft² (592.95m²) (Part 1).

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

A/101/18 (Part 1 - RETAINED)

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

- a) **Table 11.1:**
a minimum lot frontage of 59.4ft (18.1m), whereas the By-law requires a minimum lot frontage of 60ft (18.3m);
- b) **Table 11.1:**
a minimum lot area of 6,382.5ft² (592.95m²), whereas the By-law requires a minimum lot area of 6,600ft² (613.2m²);
- c) **Infill By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 49.90%, whereas the By-law permits a maximum floor area ratio of 45%;

as they relate to a proposed residential dwelling.

A/102/18 (Part 2 - CONVEYED)

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

- a) **Table 11.1:**
a minimum lot area of 6,372.5ft² (592.02m²), whereas the By-law requires a minimum lot area of 6,600ft² (613.2m²);
- b) **Infill By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 49.99%, whereas the By-law permits a maximum floor area ratio of 45%;

as they relate to a proposed residential dwelling.

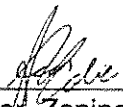
Comments

The applicant proposes to sever a rectangular 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 retained lot at this time. However, the applicant has provided conceptual plans (See Appendix 'A'). To facilitate the construction of detached homes on the conveyed and retained lots the applicant has submitted a variance application requesting relief from By-law 1229, as amended, as described above.

MEMORANDUM

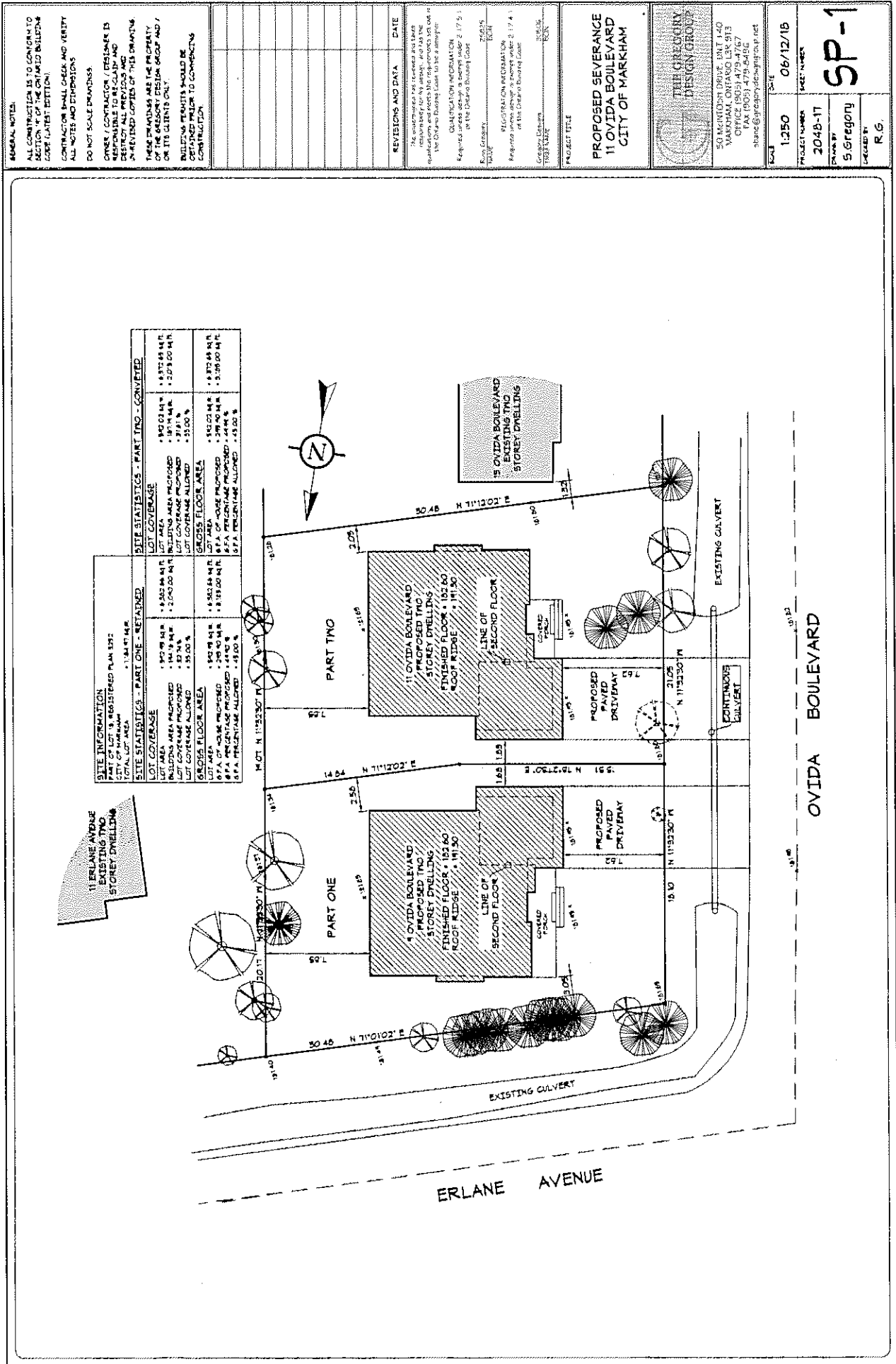
Staff have been made aware of a previous severance and OMB decision on the subject property and are awaiting archived documents to review the history of the subject property. To ensure Staff can provide accurate information, and to ensure Committee can make an informed decision on the application, Staff request deferral to provide additional time to review the history of the subject property.

PREPARED BY:

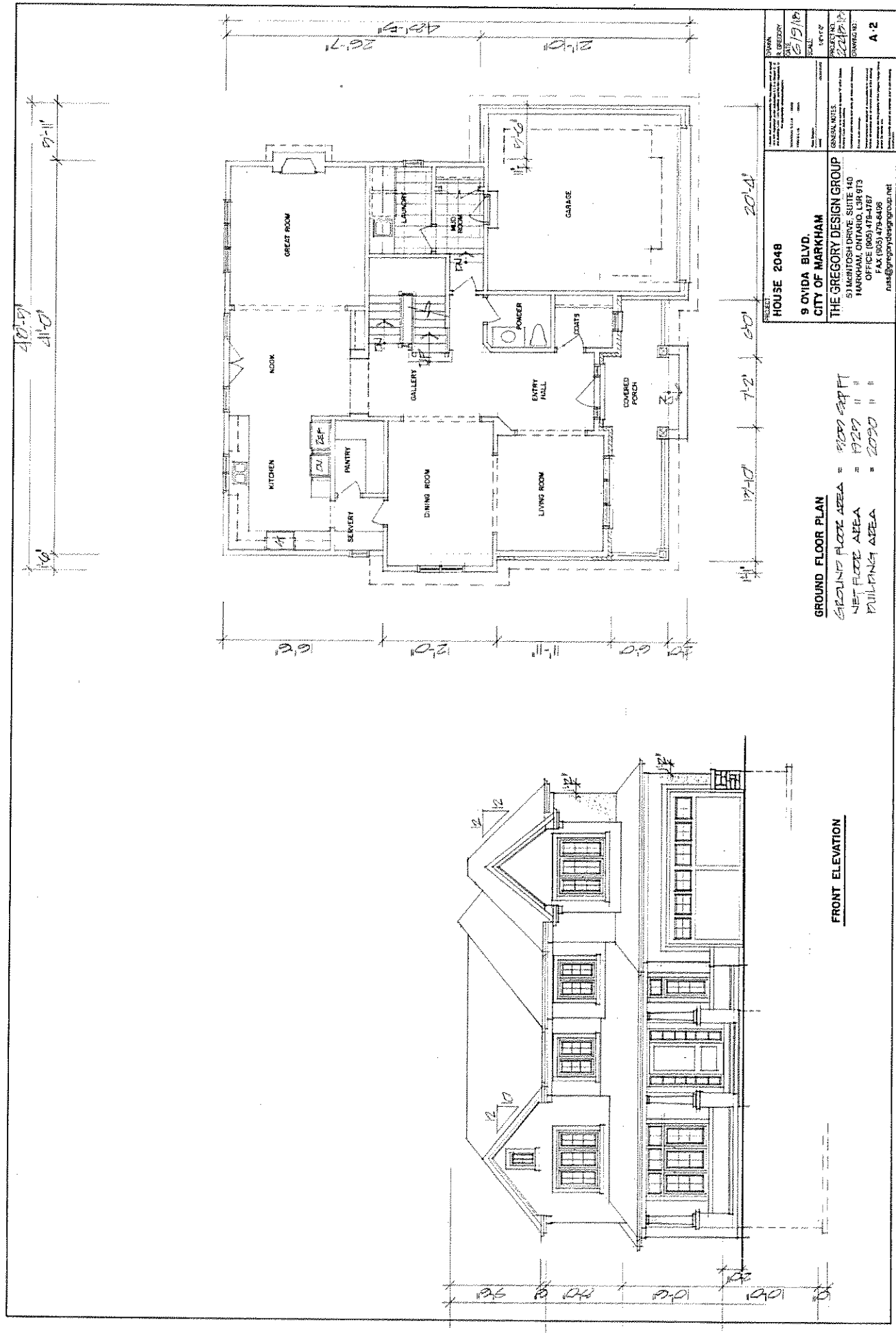

Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:

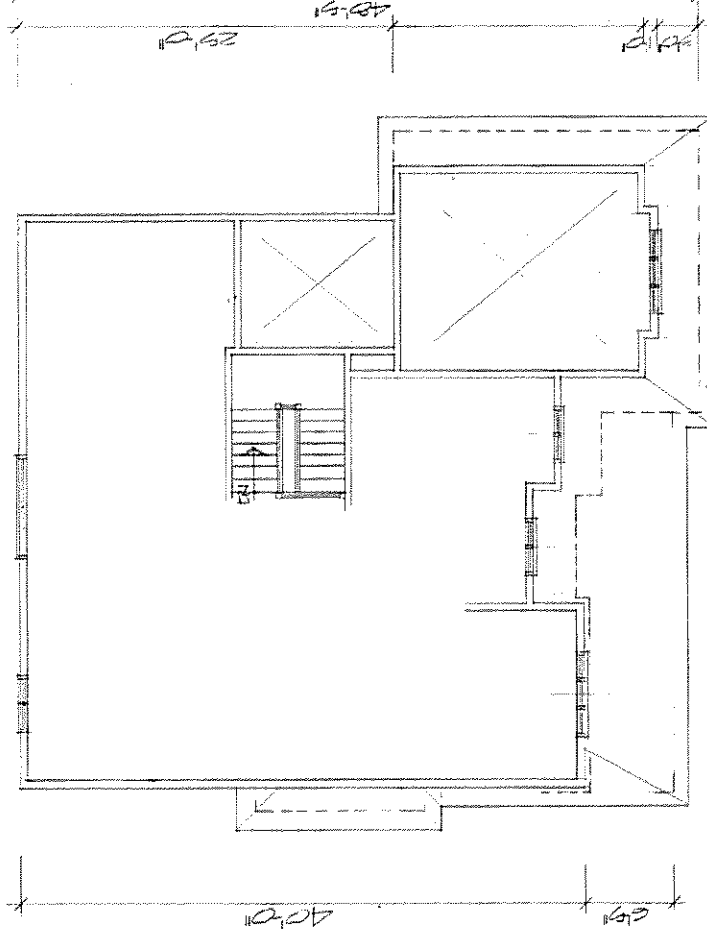

Bradley Roberts, Manager, Zoning and Special Projects



REVISIONS AND DATA	DATE
THE SUBMITTER HAS REVIEWED AND SIGNED THIS DRAWING FOR THE PROJECT AND IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE DRAWING IS THE PROPERTY OF THE DESIGNER AND SHALL REMAIN ON THE CLIENT'S ONLY.	
QUANTITY IS ON REQUEST ONLY.	
Approved unless design is shown under 2.17.5.1	
on the Ontario Building Code	
Drawn by: T.S.G./S	
Check by: T.S.G./S	
Registration Information: Registered under the name of T.S.G./S at the Ontario Building Code	
Project Location: 11 OVIDA BOULEVARD	
Project Title: PROPOSED SEVERANCE 11 OVIDA BOULEVARD CITY OF MARKHAM	
THE GREGORY DESIGN GROUP 50 MCINTOSH DRIVE, UNIT 1-40 MARKHAM, ONTARIO L3R 9T3 OFFICE (905) 479-4767 FAX (905) 479-6456 shane@gregorydesigngroup.com	
Scale: 1:250	Date: 06/12/15
Project Number: 2049-17	Sheet Number: SP-1
Drawn by: S. Gregory	Checked by: R.G.



41'-0"



ROOF PLAN

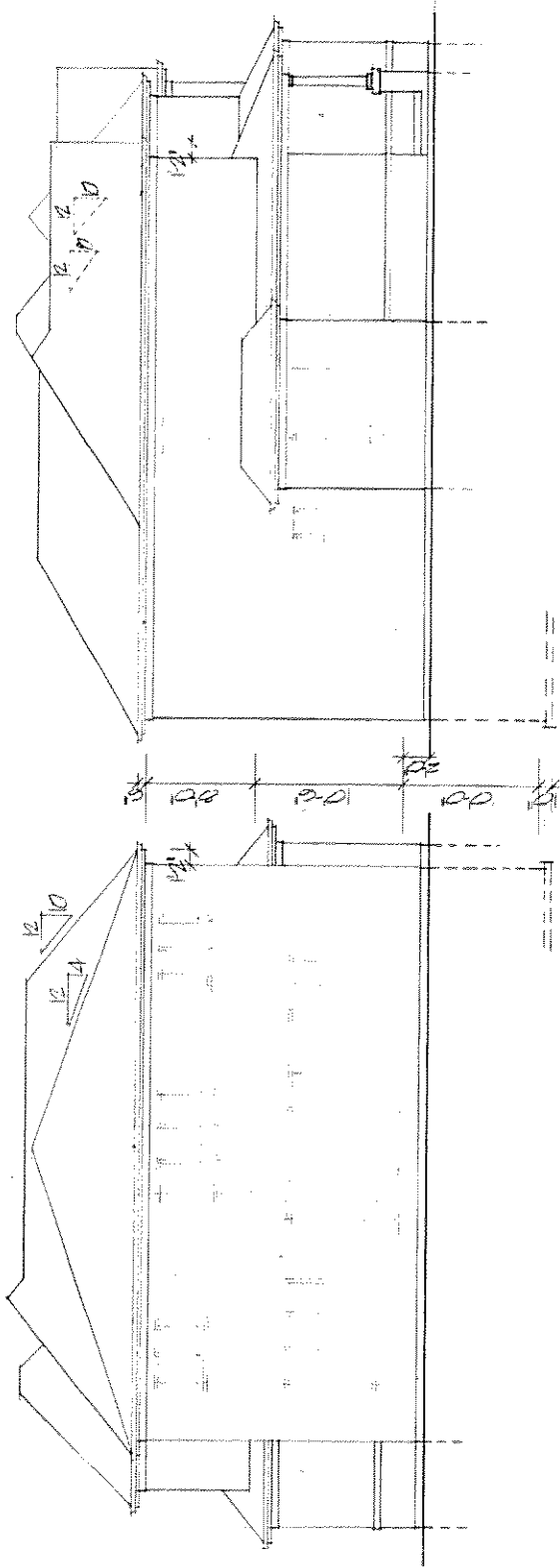
SECOND FLOOR PLAN

SECOND FLOOR AREA = 1740 SQ FT
OPEN SPACE = 80 SQ FT
NET FLOOR AREA = 1260 SQ FT

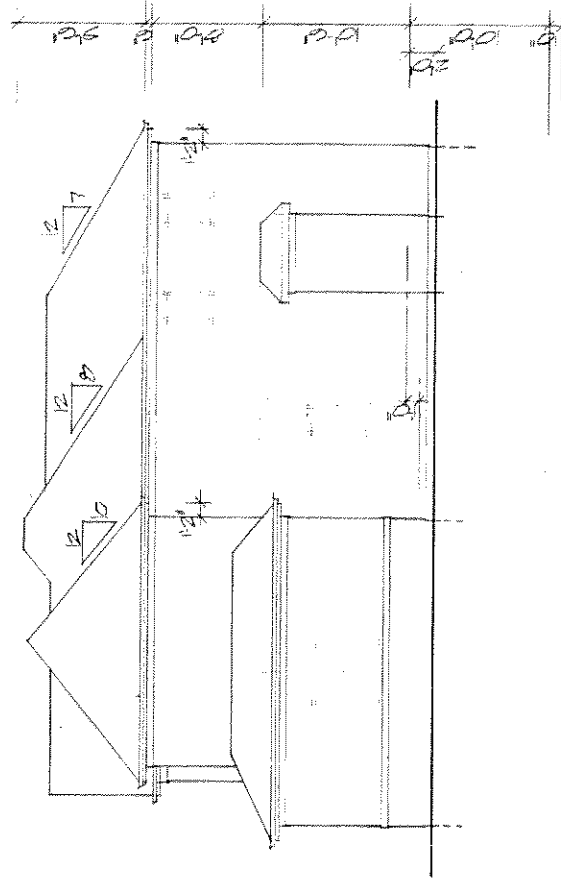
PROJECT
HOUSE 2048

THE GREGORY DESIGN GROUP
50 MINTOSH DRIVE, SUITE 140
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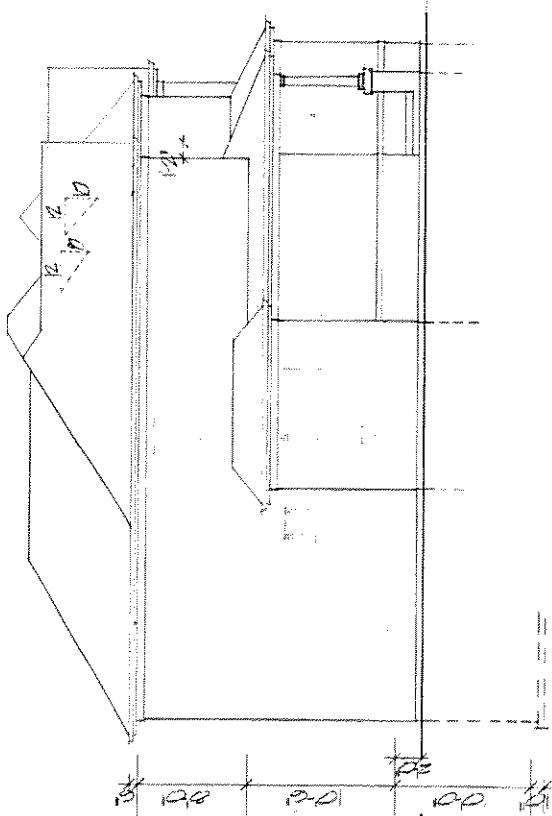
OWNER J. GREGORY	DATE 2/2/10
SCALE 1/8" = 1'-0"	PROJECT NO. 2242-10
DATE 2/2/10	DRAWING NO. A-3



REAR ELEVATION

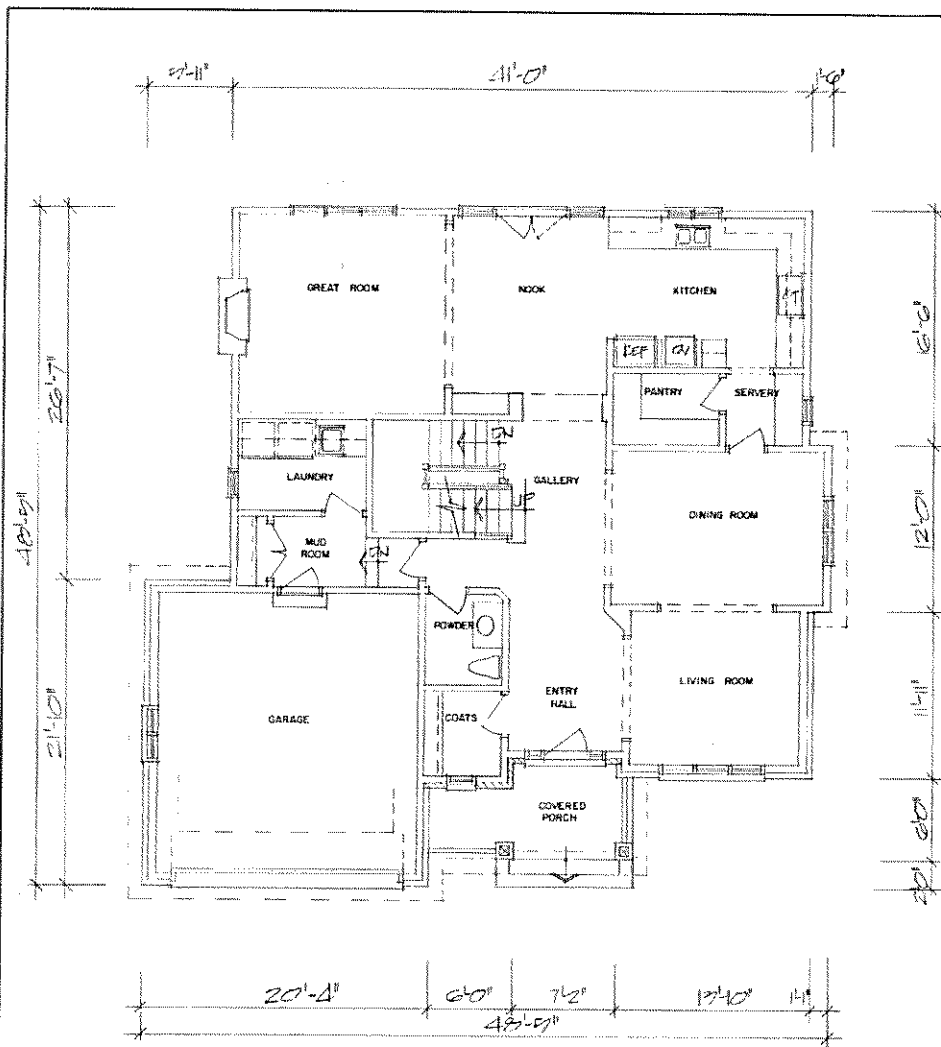


RIGHT SIDE



LEFT SIDE

PROJECT HOUSE 2048	DRAWN E. GREGORY	DATE 2/24/08	SCALE 1/4" = 1'	SHEET NO. 22/24	DRAWING NO. A-4
	GENERAL NOTES 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. FINISHES ARE TO BE DETERMINED BY THE CLIENT. 3. ALL MATERIALS ARE TO BE OF THE HIGHEST QUALITY. 4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE AND ALL APPLICABLE BY-LAWS. 5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. 6. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.				



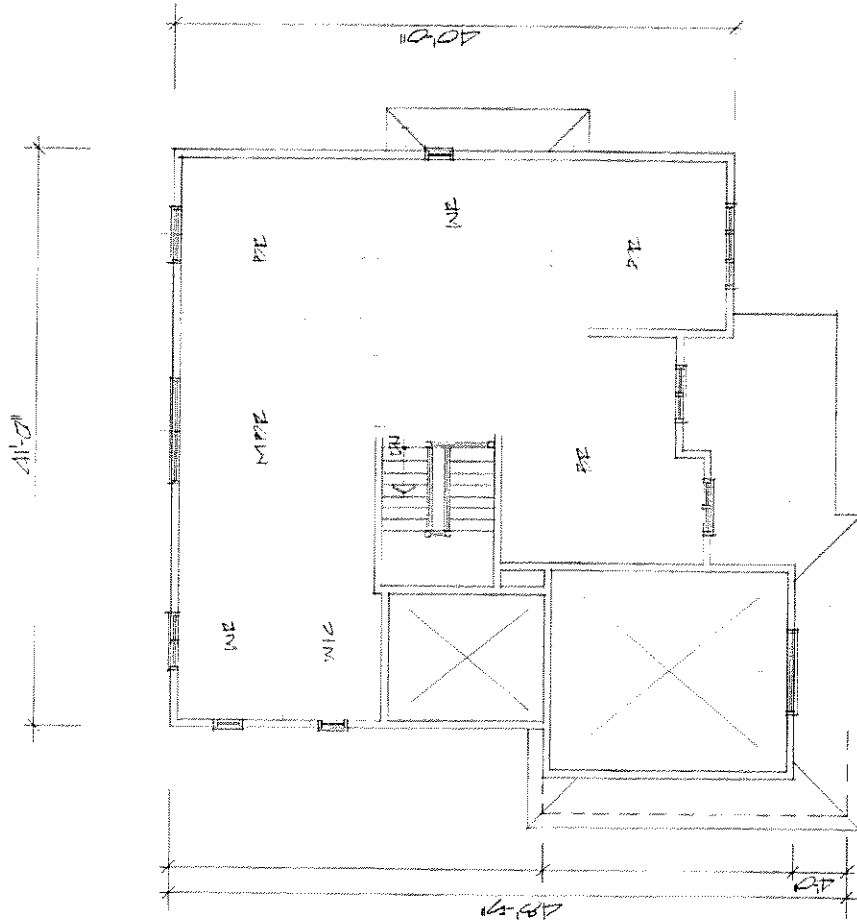
GROUND FLOOR PLAN

GROUND FLOOR AREA = 19009 SQ. FT.
 NET FLOOR AREA = 19207 " " "
 BUILDING AREA = 20107 " " "



FRONT ELEVATION

PROJECT: HOUSE 2093 11 OVIDA BLVD. CITY OF MARKHAM THE GREGORY DESIGN GROUP 53 MCINTOSH DRIVE, SUITE 140 MARKHAM, ONTARIO, L3R 9T3 OFFICE (905) 479-4787 FAX (905) 479-8496 russ@gregorydesigngroup.net	GENERAL NOTES: 1. All dimensions are in feet and inches. 2. All work shall be in accordance with the Ontario Building Code. 3. All materials shall be of good quality and shall be installed in accordance with the manufacturer's instructions. 4. All work shall be completed within the specified time frame. 5. All work shall be done in accordance with the latest edition of the Ontario Building Code.	OWNER: A. GREGORY DATE: 6/19/15 SCALE: 1/4" = 1'-0" PROJECT NO.: 2093-15 DRAWING NO.: A-2
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24'-0" 12'-4" 8'-0" 8'-0" 17'-0"

SECOND FLOOR PLAN

SECOND FLOOR AREA = 1200 SQ FT
 OPEN SPACE = 800 SQ FT
 TOTAL = 1200 SQ FT

PROJECT HOUSE 2093	DRAWN P. GREGORY DATE 07/21/07	SHEET NO. 007/21/07 A-3
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