

# 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 6,372.5ft<sup>2</sup> (592.02m<sup>2</sup>) (Part 2);
- b) retain a parcel of land with approximate lot frontage of 59.4ft (18.1m) and area of 6,382.5ft<sup>2</sup> (592.95m<sup>2</sup>) (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 6,382.5ft<sup>2</sup> (592.95m<sup>2</sup>), whereas the By-law requires a minimum lot area of 6,600ft<sup>2</sup> (613.2m<sup>2</sup>);
- 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 6,372.5ft<sup>2</sup> (592.02m<sup>2</sup>), whereas the By-law requires a minimum lot area of 6,600ft<sup>2</sup> (613.2m<sup>2</sup>);
- 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

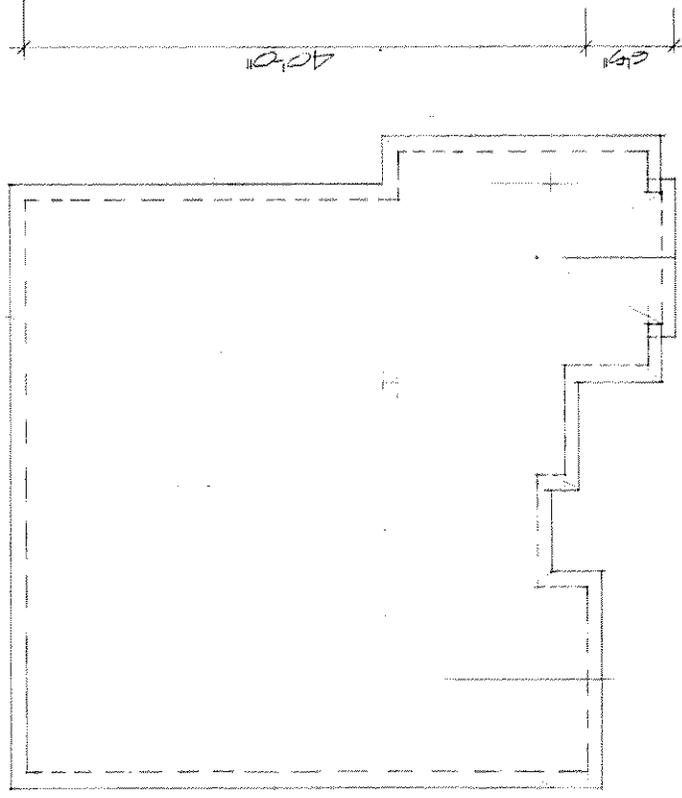
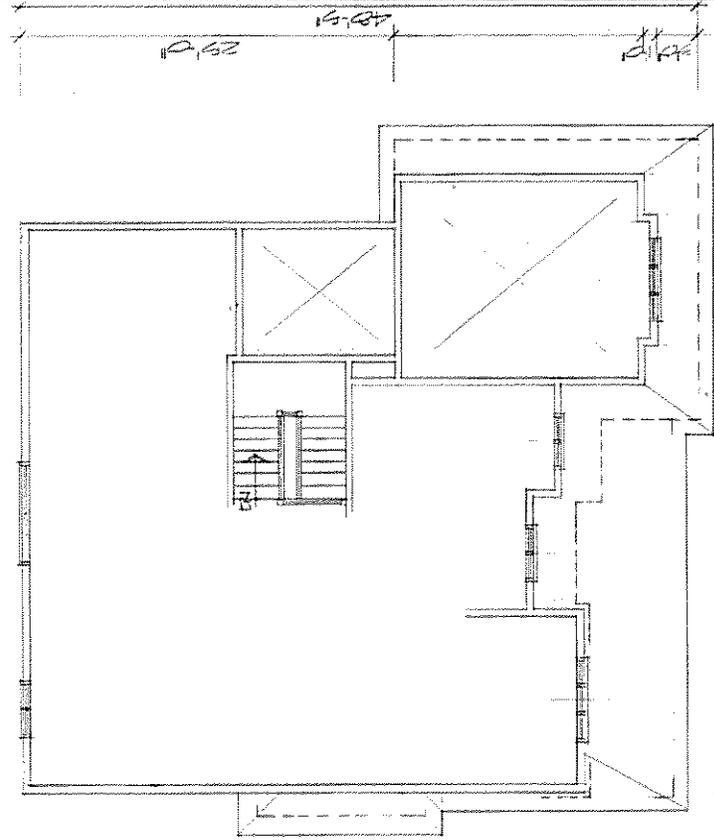
REVIEWED BY:

  
\_\_\_\_\_  
Bradley Roberts, Manager, Zoning and Special Projects





41'-0"

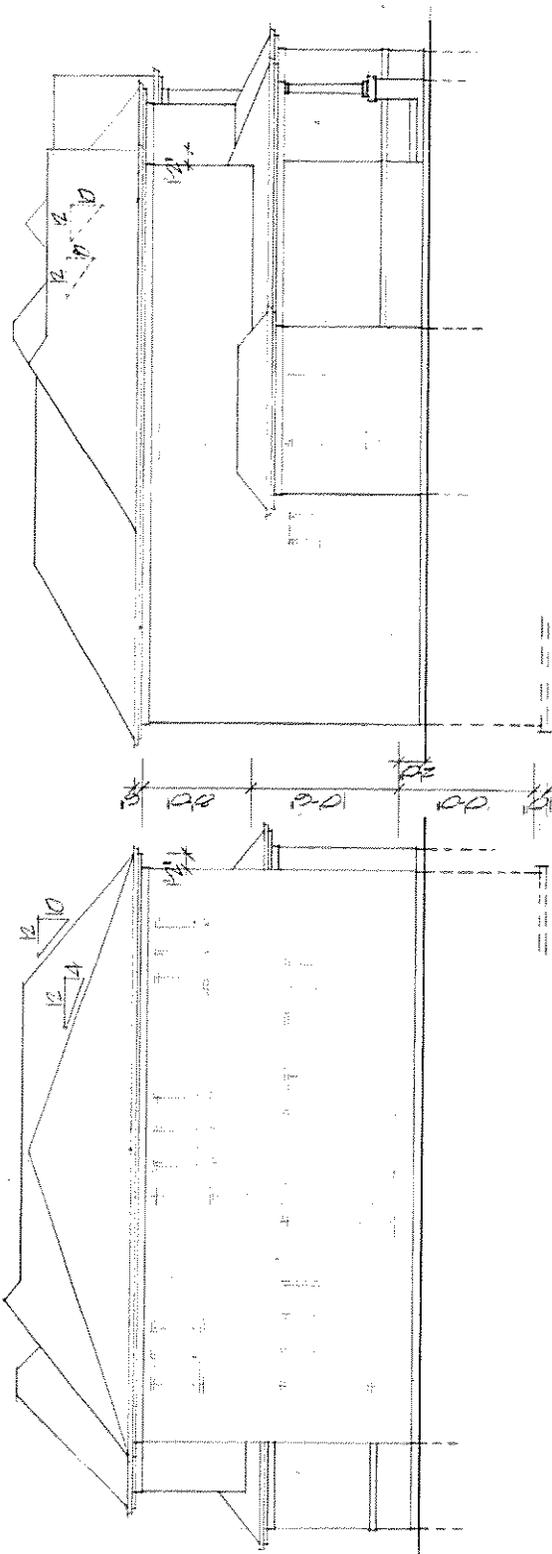


ROOF PLAN

SECOND FLOOR PLAN

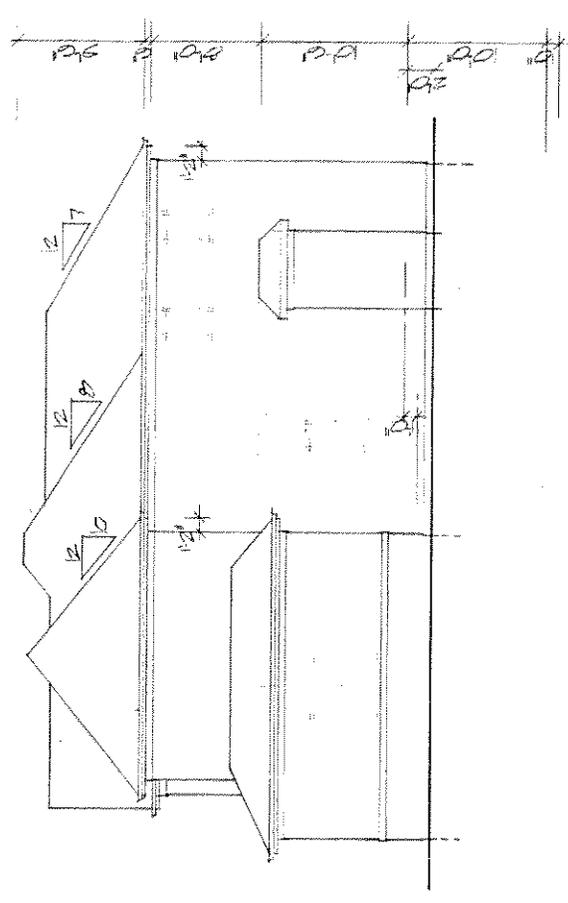
SECOND FLOOR AREA = 1740 SQ FT  
 OPEN SPACE = 80 SQ FT  
 NET FLOOR AREA = 1260 SQ FT

DRAWN: CHECKED: DATE:	SCALE: 1/8" = 1'-0"	PROJECT NO: 2221210	SHEET NO: A-3
PROJECT: <b>HOUSE 2048</b>			
GENERAL NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 2. ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED. 3. ALL DOORS AND WINDOWS ARE TO BE INSTALLED AS SHOWN. 4. ALL FINISHES ARE TO BE AS SHOWN. 5. ALL MATERIALS ARE TO BE AS SHOWN. 6. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE. 7. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. 8. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE. 9. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL MECHANICAL CODE. 10. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES. 11. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL SAFETY COUNCIL (NSC) CODES. 12. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES. 13. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL SAFETY COUNCIL (NSC) CODES.			
THE GREGORY DESIGN GROUP 50 MORTONSH DRIVE, SUITE 140 MARKHAM, ONTARIO, L3R 9T3 OFFICE (905) 479-4767 FAX (905) 479-6936 <a href="mailto:ross@gregorydesigngroup.net">ross@gregorydesigngroup.net</a>			



REAR ELEVATION

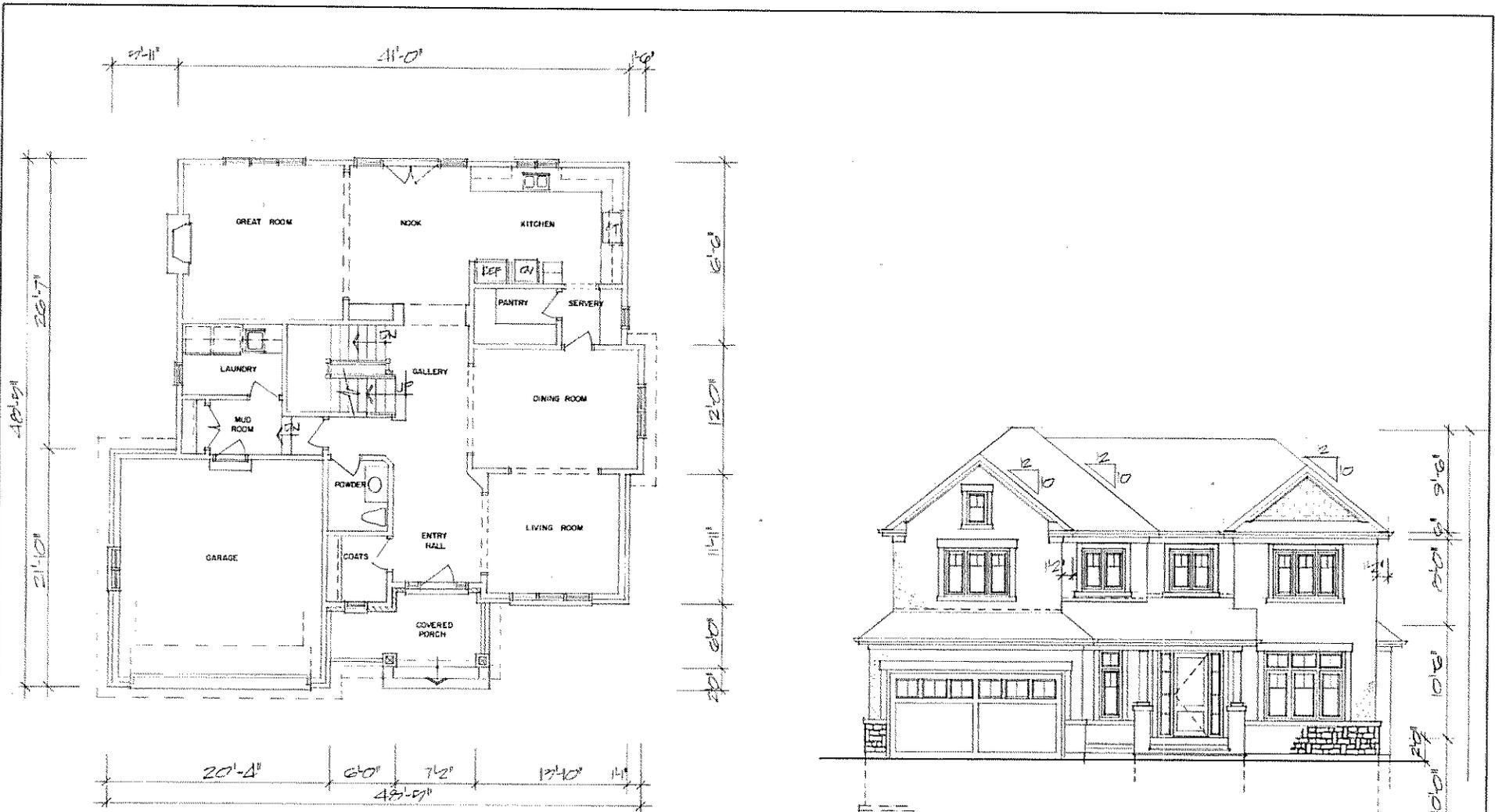
LEFT SIDE



RIGHT SIDE

PROJECT <b>HOUSE 2048</b>	DESIGNER <b>R. GREGORY</b>	DATE
	SCALE <b>1/4" = 1'-0"</b>	DATE
THE GREGORY DESIGN GROUP 53 MINTOSH DRIVE, SUITE 140 MARRHAM, ONTARIO, L3R 9T3 OFFICE (905) 479-4787 FAX (905) 479-6496 rsg@gregorydesigngroup.com	GENERAL NOTES	
	1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED. 2. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES. 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.	
DRAWING NO. <b>2048-01</b>		SCALE <b>1/4" = 1'-0"</b>
DRAWING NO. <b>A-4</b>		DATE



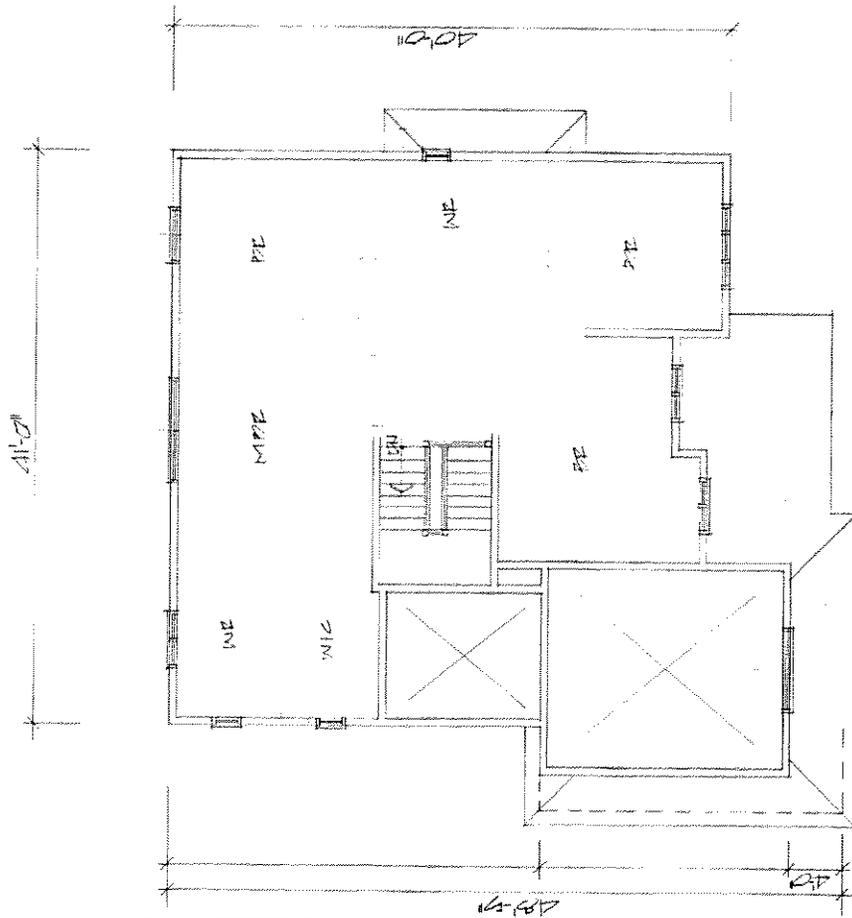


**GROUND FLOOR PLAN**

GROUND FLOOR AREA = 1900 SQ FT  
 NET FLOOR AREA = 1720 " "  
 PAULING AREA = 2017 " "

**FRONT ELEVATION**

PROJECT: <b>HOUSE 2093</b>  <b>11 OVIDA BLVD.</b> <b>CITY OF MARKHAM</b>  <b>THE GREGORY DESIGN GROUP</b> 53 MCKINTOSH 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 METERS UNLESS OTHERWISE SPECIFIED. 2. ALL 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 NATIONAL BUILDING CODE OF CANADA. 5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF MARKHAM ZONING BY-LAW. 6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF MARKHAM DEVELOPMENTAL SERVICES ACT. 7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF MARKHAM DEVELOPMENTAL SERVICES REGULATIONS. 8. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF MARKHAM DEVELOPMENTAL SERVICES (DESIGN) REGULATIONS. 9. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF MARKHAM DEVELOPMENTAL SERVICES (DESIGN) REGULATIONS.	DRAWN: A. GREGORY DATE: 6/19/15  SCALE: 1/4" = 1'-0"  PROJECT NO.: 2093-15  DRAWING NO.: <b>A-2</b>
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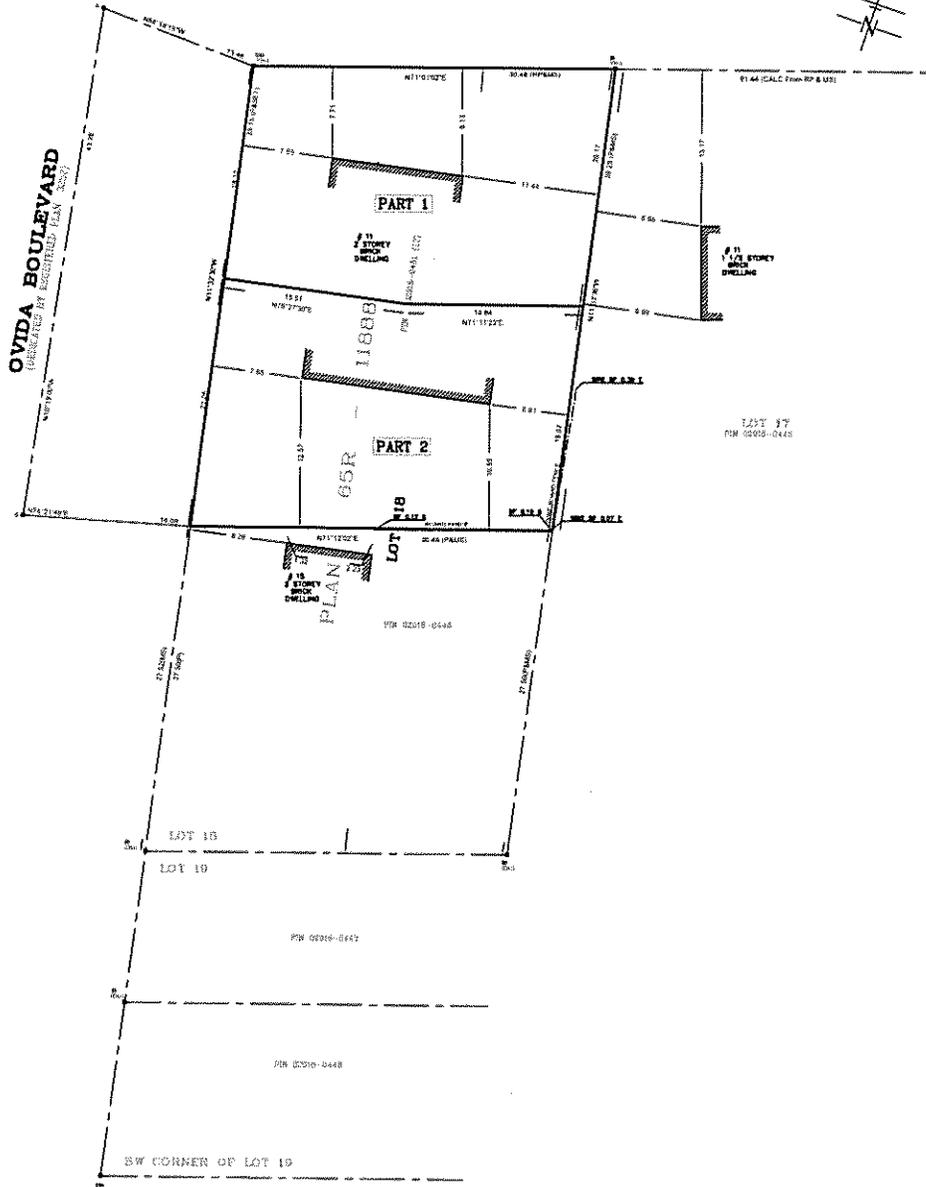
**SECOND FLOOR PLAN**

SECOND FLOOR AREA = 1240 SQ FT  
 OPEN SPACE = 80 SQ FT  
 TOTAL = 1320 SQ FT

PROJECT <b>HOUSE 2093</b>	OWNER P. GREGORY	DATE
	ARCHITECT <b>THE GREGORY DESIGN GROUP</b> 50 MARITOSH DRIVE, SUITE 140 MARKHAM, ONTARIO, L3R 9T3 OFFICE (905) 479-4187 FAX (905) 479-8498 info@gregorydesigngroup.net	SCALE AS SHOWN DATE 07/21/07 PROJECT NO.
SHEET NO. <b>A-3</b>		



**ERLANE AVENUE**  
(DERIVED BY REGISTERED PLAN 050-02)



I HEREBY THIS PLAN TO BE REGISTERED UNDER THE LAND TITLES ACT.

**PLAN 65R-**

RECEIVED AND DEPOSITED:

DATE: JUNE 11, 2018 DATE: \_\_\_\_\_ 2018

A. AZIZ SURVEYORS INC. O.L.S. REPRESENTATIVE FOR LAND REGISTRY FOR THE LAND TITLES DIVISION OF THE YORK REGION REGISTRY OFFICE (RM. 85)

PLAN OF SURVEY OF  
PART OF LOT 18  
REGISTERED PLAN 3252  
CITY OF MARKHAM  
(REGIONAL MUNICIPALITY OF YORK)

SCALE = 1 : 100

A. AZIZ SURVEYORS INC. O.L.S.

METRIC DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING SHOWN HEREON ARE DERIVED FROM OBSERVED INTERFERENCE POINTS (OPPS) A & B BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83 (CRS W8) (EPOCH 2010.00) COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF CLREG 2016.0 AND CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**INTEGRATION DATA**

POINT ID	NORTHING	EASTING
A	4858908.58	639308.68
B	4858865.61	639318.43

DISTANCE SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCE AND CAN BE USED TO COMPUTE GRID DISTANCE BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9997422

**SCHEDULE**

PART	LOT	REGISTERED PLAN	ALL OF PIN	AREA
1	PART OF LOT 18	3252	02916-0451 (L1)	592.95 m <sup>2</sup>
2	PART OF LOT 18			592.02 m <sup>2</sup>

- LEGEND:**
- SB DENOTES SURVEY MONUMENT FOUND
  - SI DENOTES SURVEY MONUMENT SET
  - SB - STANDING BORN BAR
  - N.E.S.W. - NORTH, EAST, SOUTH, WEST
  - SP - BOUND FENCE
  - W.F. - WIRE BOUND FENCE
  - RP - REGISTERED PLAN 3252
  - P - PLAN 809-1188
  - R.S.M. - R. C. MORRISON O.L.S.
  - IB DENOTES IRON BAR
  - CU - CROWN MONUMENT
  - MS - MEASURED

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 10th DAY OF NOV, 2018

DATE: 10 NOV, 2018

REVISÉ (R): JUNE 11, 2018

*A. Aziz*  
A. AZIZ  
CHIEF LAND SURVEYOR

**A. AZIZ SURVEYORS INC**

16-466 Onda Boulevard, Markham, Ontario L3R 9V7  
Tel: (905) 477-1111 Fax: (905) 477-1112

PROJECT NUMBER	PROJECT
16-466	11 ONDA BOULEVARD (RP)
DRAWN BY: <u>KU</u>	CHECKED BY: <u>A.A</u>

