

# Memorandum to the City of Markham Committee of Adjustment

March 3, 2022

**File:** A/190/21  
**Address:** 72 Meadowview Avenue – Markham, ON (Thornhill)  
**Applicant:** 12243598 Canada Inc. (Ivan Lysak)  
**Agent:** Stoyanovskyy Architects Inc. (Orest Stoyanovskyy)  
**Hearing Date:** March 9, 2022

The following comments are provided on behalf of the West District team. The applicant is requesting relief from the following “Fourth Density Single Family Residential – (R4)” zone requirements under By-law 2237, as amended, as they relate to a proposed second-storey addition. The requested variances are to permit:

**a) By-law 2237, Section 3.7:**

a maximum second floor architectural roof overhang that projects 0.51 m (20.0 in) into the west side yard, whereas the by-law permits a maximum roof overhang projection of 0.46 m (18.0 in) into any required yard;

**b) By-law 101-90, Section 1.2(ii):**

a minimum front yard setback of 8.40 m (27.56 ft), whereas the by-law requires a minimum front yard setback of 10.70 m (37.11 ft);

**c) By-law 101-90, Section 1.2 (iv)**

a maximum depth of 20.15 m (66.11 ft), whereas the by-law permits a maximum depth of 16.80 m (55.12 ft); and

**d) By-law 101-90, Section 1.2 (vii):**

a maximum floor area ratio of 57.0%, whereas the by-law permits a maximum floor area ratio of 50.0%.

## BACKGROUND

This application was deferred sine die by the Committee of Adjustment (the “Committee”) on February 16, 2022 to provide the applicant with time to complete the recommended Zoning Preliminary Review (ZPR) process by Planning staff. The applicant completed a ZPR on February 10, 2022, which confirmed additional variances to the By-law. The initial variances requested by the applicant are identified in the Staff Report dated February 7, 2022 (Appendix “C”). Accordingly, new notice has been provided under the *Planning Act, R.S.O. 1990, c. P.13, as amended*.

## PROPERTY DESCRIPTION

The 580.64 m<sup>2</sup> (6,250.0 ft<sup>2</sup>) subject property is located on the north side of Meadowview Avenue, east of Yonge Street, south of Doncaster Avenue, and west of Henderson Avenue. There is an existing two-storey detached dwelling with an attached garage at the ground floor. A frame shed is also located in the rear yard, with mature vegetation across the property. The subject property is located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. The street and surrounding community is in transition, with several examples of recent infill development.

## **PROPOSAL**

The applicant is proposing a second storey addition to the western portion of the dwelling (see Appendix "B"). The total gross floor area of the dwelling, including the existing garage and proposed second storey addition is 330.96 m<sup>2</sup> (3,562.50 ft<sup>2</sup>), and the proposed depth is 20.15 m (66.11 ft).

## **OFFICIAL PLAN AND ZONING**

Official Plan 2014 (partially approved on November 24/17, and updated on April 9/18)

The subject property is designated "Residential Low Rise", which provides for low rise housing forms including single detached dwellings. Section 8.2.3.5 of the Official Plan outlines infill development criteria for the "Residential Low Rise" designation with respect to height, massing, and setbacks. This criteria is established to ensure that infill development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street, while accommodating a diversity of building styles. In considering applications for development approval in a "Residential Low Rise" area, which includes variances, development is required to meet the general intent of the above noted development criteria. In addition, regard shall be had for the retention of existing trees and vegetation.

Zoning By-Law 2237, as amended

The subject property is zoned "Fourth Density Single Family Residential – (R4)" under By-law 2237, as amended, which permits one single detached dwelling per lot. The proposed development does not comply with the By-law requirements with respect to the maximum projection into any required yard.

Residential Infill Zoning By-law 101-90

These lands are also subject to the provisions of Residential Infill Zoning By-law 101-90. 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, 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 the minimum front yard setback, maximum depth, and maximum floor area ratio.

## **COMMENTS**

The *Planning Act* states that four tests must be met in order for a variance to be granted by the Committee:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee, 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.

Staff note that the applicant has chosen to build first and has submitted a minor variance application to recognize the building, which does not currently comply with By-law requirements. The applicant therefore may be required to fully remove, or make modifications to the building to ensure compliance with the requirements of the Zoning By-law, should this minor variance application be denied.

It is in part for this reason that staff strongly recommend any property owners and applicants alike to contact City staff prior to starting any development works on their properties. Notwithstanding the completion of construction, staff's assessment of this variance application is based on whether the development as it is proposed, meets the four tests under the *Planning Act*.

#### Increase in Maximum Roof Overhang Projection (two-storey portion)

The applicant requests a maximum second floor architectural roof overhang that projects 0.51 m (20.0 in) into the west side yard, whereas a maximum roof overhang projection of 0.46 m (18.0 in) into any required yard is permitted. The requested variance is attributable to an architectural feature projecting into the side yard, and staff consider the requested variance to be minor in nature.

#### Reduction in Minimum Front Yard Setback

The applicant requests a minimum front yard setback of 8.40 m (27.56 ft), whereas a minimum front yard setback of 10.70 m (37.11 ft) is required. This is a reduction of 2.30 m (9.55 ft).

The requested variance is relates to the proposed front covered porch, and cold cellar which both have a width of 7.32 m (24.0 ft). The main front wall of the building provides for a front yard setback of 9.94 m (32.61 ft).

The Parent Zoning By-law 2237 previously required dwellings to have a minimum front yard setback of 8.23 m (27.0 ft). However, the minimum front yard requirement was amended on May 1, 1990 by the passing of the Infill By-law, which requires a minimum front yard setback of 10.70 m (35.11 ft). The reduced front yard depth appears to be generally consistent with other front yard depths along Meadowview Avenue. Staff have no objections to the requested variance.

#### Increase in Maximum Building Depth

The applicant requests a maximum building depth of 20.15 m (66.11 ft), whereas a maximum building depth of 16.80 m (55.12 ft) is permitted. This is an increase of 3.35 m (10.99 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 of the dwelling which is the farthest from the front lot line.

Excluding the front covered porch, the west side of the dwelling has a depth of approximately 15.55 m (51.0 ft), whereas the depth of the eastern side of the dwelling is 10.97 m (36.0 ft). The requested variance is due in part to the fact that the proposed addition will result in a building footprint that will have a staggered depth between the east and west sides of the dwelling. Staff do not anticipate any adverse impacts and are of the opinion that the requested variance will maintain the general intent and purpose of the By-law and Official Plan.

#### Increase in Maximum Floor Area Ratio

The applicant requests a maximum floor area ratio of 57.0%, whereas a maximum floor area ratio of 50.0% is required. The requested variance would also recognize the construction of the second-storey addition. The applicant proposes a total floor area of

325.16 m<sup>2</sup> (3,562.50 ft<sup>2</sup>), whereas a maximum floor area of 290.32 m<sup>2</sup> (3,125.0 ft<sup>2</sup>). This is an increase of 34.84 m<sup>2</sup> (437.50 ft<sup>2</sup>).

Floor area ratio is a measure of the interior square footage of the dwelling as a percentage of the net lot area; however, it is not a definitive measure of the mass of the dwelling. While the applicant requests variances relating to a reduction in setbacks, staff are of the opinion that these variances when assessed individually and collectively with the requested floor area ratio are minor in nature; in part for the reasons discussed above. Staff are of the opinion that the requested variance is minor in nature as the building is generally to scale, and is in keeping with the context of the street and surrounding area.

#### Tree Protection and Compensation

Operations staff have reviewed the application and have not identified any concerns. Staff note that property owners are required to apply for and obtain a tree permit from the City for any proposed injury to, or removal of any trees that have a diameter at breast height (DBH) of 20.0 cm (7.87 in), or more on the subject property or neighbouring properties.

#### **PUBLIC INPUT SUMMARY**

No written submissions were received as of March 3, 2022. Additional information may be received after the writing of this 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*, and are of the opinion that the variance requests meet the four tests. Staff recommend that the Committee consider public input, and the subsequent conditions of approval in reaching a decision. The onus is ultimately on the applicant to demonstrate how they satisfy the tests of the *Planning Act* required for the granting of minor variances.

#### **APPENDICES**

Appendix "A" – Conditions of Approval

Appendix "B" – Plans

Appendix "C" – Initial Staff Report: February 7, 2022

PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:



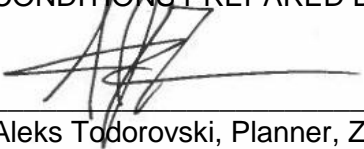
Rick Cefaratti, MCIP, RPP, Senior Planner, West District

**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/190/21**

1. The variances apply only to the proposed development for as long as it remains.
2. That the variances apply only to the proposed development, in substantial conformity with the plans attached as Appendix "B" to this Staff Report, 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.

CONDITIONS PREPARED BY:



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Aleks Todorovski, Planner, Zoning and Special Projects

**APPENDIX "B"**  
**PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/190/21**

GENERAL NOTES/ REQUIREMENTS:

GENERAL REQUIREMENTS

- 1. Hours of Work
1.1 Co-ordinate construction activities and use of premises with Owner's representatives.
1.2 Existing premises will be occupied during work.
2. Standards
2.1 Conform to the latest date of issue of referenced standards on the date of submission of bids, except where a specific date or issue is specifically noted.
3. Safety Measures
3.1 Comply with the safety regulations of the Occupational Health and Safety Act and by all authorities having jurisdiction.
4. Fire Safety
4.1 Provide fire prevention and protection measures to existing building and as required existing exit is blocked off or gated due to the work.
4.2 Maintain exits to the outside. Provide acceptable alternatives to exits where an building shall be removed.
5. Product and Work Quality
5.1 Defective products and work will be rejected, regardless of previous inspections and or reviews. Remove and replace defective products and work.
5.2 Products, materials, equipment, and articles shall be new, not damaged and of best quality for purpose intended. If requested furnish evidence as to type, source and quality.
6. Product Substitution
6.1 Use only products as specified unless written approval for substitution is obtained. There is no obligation on the part of the Owner or Consultant to accept substitutions. Acceptance of substitutions does not relieve the contractors responsibilities under contract.
7. Product/Material/Tool/Equipment Storage, Handling, Protection and Loading
7.1 Handle and store products in manner to prevent damage, adulteration, deterioration, soiling, weather damage, and in accordance with manufacturers instructions.
7.2 Do not unreasonably encumber premises with products, materials, tools and equipment. Do not store on streets, passageways or lanes. Store materials and products in locations acceptable to Owner and to the requirements of authorities having jurisdiction.
7.3 Do not load or permit to be loaded any part of the work with a weight or force that will endanger the work, property, buildings and adjacent property and buildings.
8. Product Manufacturers Instructions and Recommendations
8.1 Unless otherwise indicated, install/erect products in accordance with manufacturers instructions.
9. Workmanship
9.1 Workmanship shall be best quality, executed by workers experienced and skilled and fit in respective duties for which they are employed.
10. Concealment
10.1 In finished areas, conceal pipes, ducts, and wiring in floors walls and ceilings except where indicated otherwise.
11. Examination of Surfaces During Construction
11.1 Examine surfaces prepared by others before executing work against these surfaces. Commencement of work shall indicate acceptance and of surfaces and responsibility concerning the condition of same.
12. Existing Services
12.1 Locate existing services by visual, x-ray, EMF and destructive (non damaging) means, as necessary. Co-ordinate and obtain approvals from authorities having jurisdiction as required.
12.2 Maintain operations of building services, telephone and alarms. Ensure no interruptions of these services during execution of work. Make good damages to services resulting from work.
13. Cutting and Patching
13.1 Perform cutting fitting and patching to perform the work. Remove and replace defective and non conforming work.
13.2 Properly prepare surfaces to receive cutting and patching. Restore work with new products to match existing.
13.3 Fit work airtight to pipes, sleeves, ducts, conduit, and other penetrations.
13.4 Seal voids with fire rated material at penetrations through fire rated walls.
13.5 Refinish surfaces to match adjacent finish to nearest intersection.
14. Making Good
14.1 Make good material, finishes, surfaces, services damaged or disturbed during work.
14.2 Make good existing surfaces to receive new finishes. Where existing work is to be made good, match new work exactly with the old work in material, form, construction, detail, and finish.
14.3 Prepare for new finishes as follows:
1. Remove existing finishes as necessary.
2. Fill cracks and depressions with suitable filler and finish smooth as recommended by the manufacturer of the new finishes.
3. Grind protrusions level and finish smooth.
4. Remove all evidence of existing grease, oil, and other encrustation of foreign material.
5. Clean and prepare substrates to receive new work.
15. Project Cleanliness
15.1 Remove waste materials from site at the end of each work day. Maintain work in tidy condition.
16. Final Cleaning
16.1 When work is substantially performed, remove surplus products, tools, construction, machinery and equipment not required for the performance of the remaining work.
16.2 Clean, vacuum, and polish oil products, new work and all surfaces affected by the work.
16.3 Prepare floor surfaces as recommended by the manufacturer.
17. System and Product Demonstration
17.1 Demonstrate operation of all systems and products to Owner.
17.2 Instruct Owner in operations and adjustment of all systems and products. Provide Owner with operation and maintenance data for each product and system.
18. Shop Drawings
18.1 Provide shop drawings as indicated for review prior or fabrication.
19. Demolition/Disposal
19.1 Where required by authorities having jurisdiction, provide for approval demolition drawings showing details sequencing and disassembly of work. Submissions to bear stamp of a professional engineer registered in the province of the place of work.
19.2 Demolition debris and materials are the property of the Contractor.
19.3 Provide and maintain temporary hoardings and coverings during demolition to maintain free safe passage as required, to the requirements of authorities having jurisdiction. Do not interfere with the use of existing adjacent buildings, maintain free and same passage from same.
19.4 Demolish parts of work, existing materials, finishes and construction as indicated, implied or inferred as part of the work and as necessary to accommodate the work. Demolish in accordance with authorities having jurisdiction.
19.5 Arrange and pay for disconnection, capping and for plugging of gas, water, electric, telephone, and other services as necessary to execute work. Post warning signs on electrical lines which remain energized to serve other properties during work.
19.6 At end of each work shift leave work and structure in safe condition.
19.7 Minimize and control dust and dirt rising.
19.8 Remove all materials from site and dispose of legally. Do not burn or sell materials on site. Do not store materials in streets lanes and passageways.
20. Hoardings and Barricades

GENERAL STRUCTURAL NOTES:

MATERIALS

- 1. CONCRETE: CONFORM TO THE REQUIREMENTS OF CAN/CSA-A23.1.
2. REINFORCEMENT: CONFORM TO CSA G30 SERIES, fy = 400 MPa FOR ALL CONCRETE REINFORCEMENT EXCEPT THAT fy = 386 MPa FOR WELDED WIRE FABRIC.
3. STRUCTURAL STEEL FRAMING: CONFORM TO CAN/CSA-C40.20 AND C40.21, GRADE 300W EXCEPT THAT HSS MEMBERS ARE TO BE GRADE 350W, CLASS H, UNLESS OTHERWISE NOTED OR SHOWN.
4. ANCHOR BOLTS: CONFORM TO ASTM A307 UNLESS OTHERWISE NOTED OR SHOWN.
5. STRUCTURAL BOLTS, NUTS AND WASHERS: CONFORM TO ASTM A325M.
6. CONCRETE MASONRY UNITS: CONFORM TO CAN5-A165 SERIES, 15 MPa MINIMUM COMPRESSIVE STRENGTH BASED ON NET AREA.
7. MORTAR: CONFORM TO CSA A179 TYPE "M" TYPICALLY AND TYPE "M" BELOW GRADE.
8. MASONRY GROUT: CONFORM TO CSA A179, 20 MPa MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, 250 mm SLUMP, MAXIMUM AGGREGATE SIZE 10 mm.
9. NON-SHRINK GROUT: 35 MPa MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS.
10. SAWN LUMBER: CONFORM TO CSA O141.
11. PLYWOOD: CONFORM TO CSA O121-M.
12. FOUNDATION INSULATION: EXTRUDED POLYSTYRENE WITH A MINIMUM COMPRESSIVE STRENGTH OF 0.24 MPa UNLESS OTHERWISE NOTED.

EXCAVATION

- 1. THE TPO/SOIL AND VEGETABLE MATTER IN ALL UNEXCAVATED AREAS UNDER A BUILDING SHALL BE REMOVED.
2. IN LOCALITIES WHERE TERMITES ARE KNOWN TO OCCUR, ALL STUMPS, ROOTS AND OTHER WOOD DEBRIS SHALL BE REMOVED FROM THE SOIL TO A MINIMUM DEPTH OF NOT LESS THAN 300mm (11 3/4") IN UNEXCAVATED AREAS UNDER THE BUILDING.
3. THE BOTTOM OF EVERY EXCAVATION SHALL BE FREE OF ALL ORGANIC MATERIAL.
4. EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER.
5. THE BOTTOM OF EXCAVATIONS SHALL BE KEPT FROM FREEZING THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
6. EVERY EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER TO PREVENT DAMAGE TO ADJACENT PROPERTIES, UTILITIES, UTILITIES, ROADS AND SIDEWALKS AT ALL STAGES OF CONSTRUCTION.
7. MATERIAL SHALL NOT BE PLACED NOR SHALL EQUIPMENT BE OPERATED OR PLACED IN OR ADJACENT TO AN EXCAVATION IN A MANNER THAT MAY ENDANGER THE INTEGRITY OF THE EXCAVATION OR ITS SUPPORTS.
8. BACKFILL SHALL BE PLACED TO AVOID DAMAGING THE FOUNDATION WALL, THE DRAINAGE TILE, EXTERNALLY APPLIED THERMAL INSULATION, WATER PROOFING AND DAMPROOFING OF THE WALL.
9. BACKFILL SHALL BE GRADED TO PREVENT DRAINAGE TOWARDS THE FOUNDATION AFTER SETTLING.
10. BACKFILL WITH 600 mm (24") OF THE FOUNDATION SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS LARGER THAN 250 mm (9 7/8") IN DIAMETER.

FOUNDATIONS AND FOOTINGS

- 1. FOUND ALL FOOTINGS ON NATURALLY CONSOLIDATED UNDISTURBED SOIL CAPABLE OF SAFELY SUSTAINING AN UNFACTORED BEARING PRESSURE OF 100 kPa. IF THESE CONDITIONS DO NOT PREVAIL AT THE ELEVATIONS SHOWN, ADVISE THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
2. FOUND EXTERIOR FOOTINGS AND OTHER FOOTINGS SUSCEPTIBLE TO DAMAGE RESULTING FROM FROST ACTION A MINIMUM OF 4'-0" BELOW FINISHED GRADE IF NOT NOTED TO BE FOUND LOWER.
3. THE LINE OF SLOPE BETWEEN ADJACENT FOOTINGS OR EXCAVATIONS OR ALONG STEPPED FOOTINGS SHALL NOT EXCEED A RISE OF 7 IN A RUN OF 10.
4. DO NOT PLACE BACKFILL AGAINST WALLS RETAINING EARTH (OTHER THAN CANTILEVER WALLS) UNTIL THE WALLS AND THE FLOOR CONSTRUCTIONS AT TOP AND BOTTOM OF THE WALLS HAVE BEEN CAST AND ATTAINED 100% OF THEIR DESIGN STRENGTH.
5. WHERE THE SLAB ON GRADE IS USED TO BE THE TOP OF A WALL RETAINING EARTH, THAT WALL SHALL BE ADEQUATELY SHORED UNTIL THE SLAB HAS BEEN CAST AND ATTAINED 100% OF ITS DESIGN STRENGTH.
6. CARRY OUT BACKFILLING AGAINST FOUNDATION WALLS WHERE THERE IS GRADE ON BOTH SIDES IN SUCH A MANNER THAT THE LEVEL OF BACKFILLING ON ONE SIDE OF THE WALL IS NEVER MORE THAN 500 mm (2 FEET) DIFFERENT FROM THE LEVEL ON THE OTHER SIDE OF THE WALL.
7. PROVIDE FOOTINGS FOR ALL MASONRY WALLS 240 mm (10 INCHES) OR THICKER, 190 mm (8 INCHES) MASONRY WALLS SHALL REST ON A THICKENED SLAB ON GRADE, AS SHOWN IN TYPICAL DETAIL. ALL WALLS 140 mm (6 INCHES) OR LESS SHALL REST ON THE SLAB ON GRADE UNLESS OTHERWISE NOTED OR SHOWN.
8. FOUNDATION WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3 1/2") THICK TO A MAXIMUM DEPTH OF 610mm (2'-0") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 915mm (3'-0") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.
9. STEPPED FOOTINGS TO HAVE MINIMUM 610mm (2'-0") HORIZONTAL STEP AND MAXIMUM 610mm (2'-0") VERTICAL STEP FOR FIRM SOILS, MAXIMUM STEP OF 405mm (1'-4") FOR SAND AND GRAVEL.

SLAB-ON-GRADE

- 1. PLACE SLABS-ON-GRADE ON MATERIAL CAPABLE OF SUSTAINING 25 kPa WITHOUT SETTLEMENT RELATIVE TO THE BUILDING FOOTINGS.

STRUCTURAL STEEL

- 1. PROVIDE MINIMUM LENGTH OF BEARING OF 200 mm (8 INCHES) FOR ALL STEEL BEAMS BEARING ON MASONRY AND CONCRETE AND A MINIMUM OF 100 mm (4 INCHES) ON STRUCTURAL STEEL, UNLESS OTHERWISE NOTED OR SHOWN.
2. CENTRE BEARING PLATES UNDER BEAMS UNLESS OTHERWISE NOTED OR SHOWN.
3. BEARING PLATE DIMENSION GIVEN FIRST INDICATES SIDE PARALLEL TO BEAM WEB.
4. NO STRUCTURAL STEEL SHALL BE CUT IN THE FIELD UNLESS REVIEWED AND APPROVED BY THE CONSULTANT.
5. PROVIDE WELDED STIFFENER PLATES ON BOTH SIDES OF THE WEB OF BEAMS AT POINTS OF CONCENTRATED LOAD INCLUDING BEAMS SUPPORTING COLUMNS OR RUNNING OVER TOPS OF COLUMNS.
6. PROVIDE ALL ANCHOR BOLTS, CAST IN PLATES WITH ANCHORS, AND ANCHORS REQUIRED TO CONNECT STRUCTURAL STEEL TO CAST-IN-PLACE CONCRETE.
7. LENGTH FOR ANCHOR BOLTS, STRAP ANCHORS AND SIMILAR DEVICES IS GIVEN FOR THE STRAIGHT LENGTH WITHOUT HOOK.
MASONRY
1. ALL MASONRY CONSTRUCTION SHALL CONFORM TO CAN5-A371 MASONRY CONSTRUCTION FOR BUILDINGS.
2. WHERE DOWELS, ANCHOR BOLTS, ETC. ARE SHOWN PROJECTING INTO MASONRY, BUILD THESE TIGHTLY INTO MASONRY VOIDS WITH MASONRY GROUT OR TYPE "M" MORTAR.
3. BENEATH STEEL AND CONCRETE BEAMS, JOISTS AND TRUSSES PROVIDE A MINIMUM DEPTH OF 400 mm (16 INCHES) 100% SOLID MASONRY UNITS PROJECTING A MINIMUM OF 200 mm (8 INCHES) BEYOND THE EDGES OF BEARING PLATES, UNLESS OTHERWISE NOTED OR SHOWN.
4. PROVIDE A MINIMUM LENGTH OF 200 mm (8 INCHES) AND A MINIMUM DEPTH OF 200 mm (8 INCHES) OF 100% SOLID MASONRY UNITS FOR STEEL, CONCRETE OR REINFORCED MASONRY UNITS.
5. PROVIDE A MINIMUM DEPTH OF 200 mm (8 INCHES) OF 100% SOLID MASONRY UNITS FOR SLABS OR STEEL DECK BEARING ON MASONRY.
6. BUILD MASONRY TIGHTLY INTO WEBS OF ALL WALL BEARING STEEL BEAMS AT THEIR POINTS OF BEARING.
7. REINFORCED MASONRY:
A) CELLS TO BE REINFORCED SHALL BE KEPT CLEAN OF MORTAR.
B) GROUT FOR REINFORCED CELLS, BOND BEAMS, UNTELS, AND CELLS CONTAINING DOWELS, ANCHOR BOLTS AND INSERTS SHALL CONFORM TO SPECIFICATION UNDER B. MATERIALS.
C) PROVIDE 2-15M VERTICALS FULL HEIGHT AT ALL WALL ENDS, CORNERS, INTERSECTIONS, AND OPENINGS UNLESS OTHERWISE NOTED ON DRAWINGS.
D) DOWELS FROM FOUNDATIONS TO MATCH VERTICAL REINFORCEMENT IN WALL.
E) PROVIDE CLEANOUTS AT THE BASE OF THE WALL TO VERIFY PROPER PLACEMENT OF GROUT. PLACE GROUT IN MAXIMUM 2400 mm (8'-0") LIFTS. IF NO CLEANOUT PROVIDED, POUR HEIGHT LIMITED TO 1200 mm (4'-0").
MORTAR
1. CONSTITUENTS MATERIALS AND AGGREGATES FOR MORTAR SHALL COMPLY WITH: a) CAN/CSA-A45 "PORTLAND CEMENT", b) CAN5-AB "MASONRY CEMENT", c) CSA A 822 "GYPSUM PLASTER", d) CSA A 8256 "AGGREGATE FOR MASONRY MORTAR", e) ASTM'S "QUICK-LIME FOR STRUCTURAL PURPOSES", OR f) ASTM C207 "HYDRATED LIME FOR MASONRY PURPOSES".
2. WATER AND AGGREGATE SHALL BE CLEAN AND FREE OF SIGNIFICANT AMOUNTS OF DELETERIOUS MATERIALS.
3. MORTAR CONTAINING PORTLAND CEMENT SHALL NOT BE USED LATER THAN 2.5 HRS AFTER MIXING.
4. MORTAR FOR SAND-LIME BRICK AND CONCRETE BRICK MAY CONSIST OF 1 PART MASONRY CEMENT TO NOT LESS THAN 2.5 OR NOT MORE THAN 3 PARTS OF AGGREGATE BY VOLUME IN ADDITION TO THOSE MIXES PERMITTED IN D.B.C. (TABLE 9.20.3.A).
5. MORTAR FOR GLASS BLOCK SHALL CONSIST OF 1 PART PORTLAND CEMENT, 1 PART HYDRATED LIME TO NOT MORE THAN 4 PARTS AGGREGATE BY VOLUME.
MORTAR JOINTS
1. MAXIMUM AVERAGE JOINT THICKNESS SHALL BE 12 mm (1/2").
2. MAXIMUM THICKNESS OF AN INDIVIDUAL JOINT SHALL BE 20 mm (13/16").
3. SOLID MASONRY UNITS SHALL BE LAID WITH FULL HEAD AND BED JOINTS.
4. HOLLOW MASONRY UNITS SHALL BE LAID WITH MORTAR APPLIED TO HEAD AND BED JOINTS OF BOTH INNER AND OUTER FACE SHELLS.

TIMBER FRAMING

- 1. ALL FRAMING, BRIDGING, NAILING, PROTECTION, HARDWARE AND OTHER FRAMING DETAILS ARE TO BE IN ACCORDANCE WITH PART 9 OF THE ONTARIO BUILDING CODE, LATEST EDITION.
2. EXTERIOR WALL SHEATHING TO BE PLYWOOD OR STRAND BOARD NAILED AT 150 mm (6 inches) c/c ALONG EDGES AND 300 mm (12 inches) c/c ON INTERMEDIATE FRAMING MEMBERS. SHEATHING PROVIDES LATERAL SUPPORT FOR FRAMING AND MUST BE NAILED TO EACH STUD.
3. ALL GYPSUM (DRYWALL) IS CONTRIBUTING TO THE LATERAL RESISTANCE OF THE STRUCTURE. NAILING OF GYPSUM (DRYWALL) SHALL BE ACHIEVED BY USING 44 mm (1 1/2 inch) WALLS WITH AN 11.1 mm (c inch) HEAD SPACED AT 180 mm (7 inch) c/c ALONG STUDS AND PLATES.
4. FLOOR SHEATHING TO BE PLYWOOD SUB FLOOR GLEUED AND NAILED SECURELY TO ALL JOISTS.
5. ROOF SHEATHING TO BE PLYWOOD NAILED AT 150 mm (6 inch) c/c ALONG EDGES AND 300 mm (12 inches) c/c ON INTERMEDIATE FRAMING MEMBERS.
6. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, THE CONTRACTOR SHALL PROVIDE STANDARD SIMPSON STRONG-TIE HARDWARE OR APPROVED EQUIVALENT FOR ALL JOIST HANGERS, BEAM HANGERS, BEAM SEATS, POST ANCHORS, ETC.
7. MEMBERS SHALL BE ALIGNED LEVEL AND PLUMB, WITHIN A TOLERANCE OF 1 IN 500.
8. MAKE ADEQUATE PROVISIONS FOR ERECTION STRESSES AND FOR SUFFICIENT TEMPORARY BRACING TO KEEP THE STRUCTURAL FRAME PLUMB AND IN TRUE ALIGNMENT UNTIL THE COMPLETION OF THE ENTIRE FRAMING INCLUDING INSTALLATION OF THE DECK.
9. FRAME AROUND ALL OPENINGS WITH DOUBLE HEADERS AND TRIMMERS NAILED TOGETHER WITH TWO ROWS OF 89 mm (3-1/2") SPIRAL NAILS AT 200 mm c/c (8" c/c) STAGGERED UNLESS NOTED OTHERWISE. DO NOT SPICE MEMBERS BETWEEN SUPPORTS.
10. FOR ALL BUILT UP BEAMS SUPPORTED ON TIMBER WALLS, SUPPORT BEAMS ON POSTS WITH AN EQUAL NUMBER OF LAMINATIONS UNLESS NOTED OTHERWISE. ALL BUILT UP BEAMS TO BE NAILED TOGETHER WITH TWO ROWS OF 89 mm (3-1/2") SPIRAL NAILS AT 200 mm (8 inch) c/c. DO NOT SPICE MEMBERS BETWEEN SUPPORTS.
11. ALL BEAMS SUPPORTED ON TIMBER WALLS ARE TO BEAR ON BUILT UP POSTS OR BE CONNECTED TO OTHER BEAMS WITH METAL BEAM HANGERS. PRESSURE NAILING PLATES WILL NOT BE ACCEPTED.
12. ALL BUILT UP POSTS ARE TO BE CONSTRUCTED CONTINUOUSLY TO THE FOUNDATION WITH TRANSFER BLOCKING AT EACH FLOOR FRAMING. POSTS ARE TO CONTINUE TO FOUNDATIONS EVEN IF SUPPORTED ON LOADBEARING STUD WALLS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
13. BUILT UP POSTS OF 2 OR 3 PLY SHALL BE NAILED TOGETHER AT 150 mm (6 inch) c/c STAGGERED UNLESS NOTED OTHERWISE.
14. PROVIDE DOUBLE FLOOR JOISTS AT ALL NON-LOADBEARING AND LOADBEARING PARTITION WALLS SPANNING PARALLEL TO THE FLOOR FRAMING UNLESS OTHERWISE NOTED.
15. PROVIDE SOLID BLOCKING, MATCHING JOIST MEMBER SIZE, UNDER ALL LOADBEARING WALLS OFFSET FROM THE SUPPORTS BELOW FOR FLOOR JOISTS SPANNING PERPENDICULAR TO THE WALL.
16. PROVIDE SOLID BLOCKING BETWEEN JOISTS OVER SUPPORT AT ALL CANTILEVERED ROOF SPACES
1. EVERY ROOF SPACE OR ATTIC ABOVE AN INSULATED CEILING SHALL BE VENTILATED WITH AN OPENING TO THE EXTERIOR TO PROVIDE UNOBSTRUCTED VENT AREA OF NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.
2. VENTS REQUIRED MAY BE ROOF TYPE, EAVE TYPE, GABLE-END TYPE OF ANY COMBINATION THEREOF AND SHALL BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE BUILDING.
3. VENTS TO BE DESIGNED TO PREVENT THE ENTRY OF RAIN, SNOW AND INSECTS.
4. THE UNOBSTRUCTED VENT AREA SHALL BE DETERMINED IN CONFORMANCE WITH CAN3-A63, "NATURAL AIRFLOW VENTILATORS FOR BUILDINGS".
5. WHERE INSULATION IS PLACED BELOW THE ROOF SHEATHING IN ROOFS HAVING A SLOPE OF LESS THAN 1 IN 6 OR ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA.

Table with 2 main sections: ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9 and OBC REFERENCES. Includes columns for ITEM, PROJECT DESCRIPTION, MAJOR OCCUPANCY, BUILDING AREA, GROSS AREA, NUMBER OF STOREYS, HEIGHT OF BUILDING, BUILDING CLASSIFICATION, SPRINKLER SYSTEM, STAIRWELL REQUIRED, FIRE ALARM REQUIRED, WATER SERVICE, HIGH BUILDING, PERMITTED CONSTRUCTION, ACTUAL CONSTRUCTION, OCCUPANT LOAD, MEZZANINE(S) AREA, HAZARDOUS SUBSTANCES, REQUIRED FIRE RESISTANCE, HORIZONTAL ASSEMBLIES, AREA OF LEAK, FINISHED WALL, FLOOR FINISH, FLOOR FINISH, MEZZANINE, FINISH OF SUPPORTING MEMBERS, MEZZANINE, SPATIAL SEPARATION, WALL, NORTH, EAST, SOUTH, WEST, OTHER - DESCRIBE.

OBC MATRIX

Table with 2 columns: OBC MATRIX and SITE STATISTICS. Includes rows for LOT AREA, ZONING, BUILDING HEIGHT, LOT COVERAGE.

SITE STATISTICS

Table with 2 columns: SITE STATISTICS and SCOPE OF WORK. Includes rows for LOT AREA, ZONING, BUILDING HEIGHT, LOT COVERAGE.

FLOOR AREAS:

Table with 2 columns: FLOOR AREAS and SCOPE OF WORK. Includes rows for GROUND FLOOR EXISTING, GARAGE, GROUND FLOOR PROPOSED, 2ND FLOOR EXISTING, 2ND FLOOR PROPOSED, TOTAL (G.F.A. INCL. GARAGE), NEW PROPOSED AREA, EXISTING AREA TO BE RENOV.

SITE STATISTICS

Table with 2 columns: SITE STATISTICS and SCOPE OF WORK. Includes rows for FRONT, LEFT SIDE, RIGHT SIDE, REAR.

Appendix B logo and file information: File: 21-149176.000.00.MNV, Date: 03/03/22, MMDDYY.

Table with 3 columns: NO., REVISIONS, DATE. Includes rows for CLIENT, REV-1, SPA, ISSUED.

GENERAL NOTES: ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER. DO NOT SCALE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

LEGEND: Symbols for EXHAUST VENT, GLASS VENT, DUPLEX OUTLET, WEATHERPROOF, GROUND FALT, INTERFERE, HEAVY DUTY OUTLET, POT LIGHT, LIGHT FIXTURE (PULL DOWN), LIGHT FIXTURE (CEILING MOUNTED), LIGHT FIXTURE (WALL MOUNTED), SWITCH, FLOOR DRAIN, HOSE BB, DOUBLE JOIST, TRIPLE JOIST, FLOOR FINISH, LIGHT FIXTURE (FLUSH DOWN), MEDICINE CABINET, CARBON MONOXIDE DETECTOR.

NOTE: 1) THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED 14th APR. 1994. 2) THIS PLAN AND REPORT WERE PREPARED FOR SUE-LIN BANG AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES. 3) THIS PLAN IS NOT VALID UNLESS EMPLOYED WITH THE SURVEYOR'S SEAL.

BEARING NOTE: BEARINGS ARE ASTROLOGICAL AND ARE REFERRED TO THE NORTH-TRUE LINE OF MEADOWVIEW ROAD HAVING A BEARING OF N 73° 20' 40" E AS SHOWN ON A PLAN OF SURVEY BY F. SCHAEFFER, O.L.S. DATED FEBRUARY 25, 1963.

ONTARIO ASSOCIATION OF ARCHITECTS logo and STOYANOVSKY ARCHITECTS information: License 6410, Toronto, Ontario, M 5 V 2 V 6.

STOYANOVSKY ARCHITECTS: T: 416.571.3493, 194 ROYAL YORK RD., SUITE 101 TORONTO, ONTARIO, M 5 V 2 V 6 EMAIL: MAIL@STOYANOVSKY.COM

PROJECT: 72 MEADOWVIEW RESIDENCE, 72 MEADOWVIEW RD., MARKHAM, ONTARIO.

DRAWING: SITEPLAN GENERAL NOTES.

Table with 2 columns: PROJECT NO. and DRAWING NO. Includes rows for PROJECT NO., DRAWN, PLOTTED DATE, SCALE, CHECKED, O.S., DRAWING NO., A00.

REGISTRAR'S COMPILED PLAN 10327. MEADOWVIEW ROAD. (Dedicated by By-Law N° H2-91, Inst. N° 569938). Includes detailed site plan with lot numbers 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. Includes bearings, distances, and annotations.

RABIDEAU & CZERWINSKI ONTARIO LAND SURVEYORS: 833 THE QUEENSWAY, TORONTO, ONTARIO M8Z 1Y5. Includes contact information and professional details.









**APPENDIX "C"**  
**INITIAL STAFF REPORT: FEBRUARY 7, 2022**

# Memorandum to the City of Markham Committee of Adjustment

February 7, 2022

**File:** A/190/21  
**Address:** 72 Meadowview Avenue – Markham, ON (Thornhill)  
**Applicant:** 12243598 Canada Inc. (Ivan Lysak)  
**Agent:** Stoyanovskyy Architects Inc. (Orest Stoyanovskyy)  
**Hearing Date:** February 16, 2022

The following comments are provided on behalf of the West District team. The applicant is requesting relief from the following “Fourth Density Single Family Residential – (R4)” zone requirements under By-law 2237, as amended, as they relate to a proposed second-storey addition. The requested variances are to permit:

**a) By-law 2237, Section 6.1:**

a minimum west side yard setback of 1.22 m (4.0 ft), whereas the by-law requires a minimum side yard setback of 1.80 m (5.91 ft);

**b) By-law 101-90, Section 1.2(ii):**

a minimum front yard setback of 9.90 m (32.48 ft), whereas the by-law requires a minimum front yard setback of 10.70 m (37.11 ft);

**c) By-law 101-90, Section 1.2 (vii):**

a maximum floor area ratio of 57.0%, whereas the by-law permits a maximum floor area ratio of 50.0%; and

**d) By-law 2237, Section 3.7:**

a maximum front yard roofed canopy encroachment of 60.0 in (1.52 m), whereas the by-law permits a maximum roofed canopy encroachment of 18.0 in (0.46 m) into the required front yard.

## COMMENTS

Through a detailed review of the application, staff are of the understanding that the requested variances are associated with building permit comments (21.107000.000.00 HP) previously received from the City’s Building Department. Planning staff recommend that the applicant complete a Zoning Preliminary Review (ZPR) to confirm the non-compliances with the Zoning By-law relating to the submitted plans. The applicant has agreed to undertake this process.

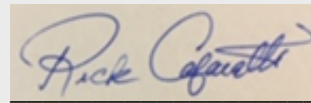
Staff received formal confirmation of the applicant’s request to defer this application on February 4, 2022, and recommend that the application be deferred sine die, by the Committee of Adjustment.

PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:



Rick Cefaratti, MCIP, RPP, Senior Planner, West District