

Memorandum to the City of Markham Committee of Adjustment

April 1, 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: April 6, 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 for a second time by the Committee of Adjustment (the “Committee”) on March 9, 2022 as the applicant agreed to provide improved renderings and explain the proposed development in more detail (see Minutes Extract attached as Appendix “B”). As of the writing of this report, City staff has not received any new documentation following the previous meeting. As no changes to the variances are proposed, staff comments provided in the previous Staff Report dated March 3, 2022 remain applicable (see Appendix “A”).

It is staff’s understanding that the applicant seeks to recognize the existing dwelling, as it is constructed. A chronology of events relating to this variance application is provided for the Committee’s reference below:

December 12, 2002: Variances were received to permit: a side yard setback for a second storey portion of 1.28 m (4.20 ft), whereas 1.80 m (5.91 ft) is required by the By-law; and a shed to be setback 1.70 ft (0.52

m) from the lot line, whereas the By-law requires a frame shed to be located 2.0 ft (0.61 m) from the nearest lot line.

March 3, 2021: A building permit application was submitted to permit a second storey addition to the westerly side of the dwelling.

March 23, 2021: Based on the plans submitted, Zoning staff identified issues of non-compliance with the By-law.

May 20, 2021: The applicant provided revised plans depicting compliance with the Zoning By-law.

June 15, 2021: A housing permit (21.107000.000.00.HP) was issued for construction to comply with the required By-law.

September 16, 2021: A new building permit was submitted to address modifications to the June 15, 2021 permit plans during construction. As of the writing of this report, the new building permit application remains at a pre-application stage.

November 29, 2021: Minor variance application was submitted. Planning staff advised the applicant to complete a Zoning Preliminary Review (ZPR) to confirm the required variances.

February 4, 2022: A ZPR for the proposed construction was completed, and non-compliances with the By-law were identified.

March 9, 2022: The Minor variance application was heard by the Committee, and deferred accordingly.

March 14, 2022: The City issued an Order to Comply, as the constructed dwelling was not built in accordance with the approved June 15, 2021 plans.

PUBLIC INPUT SUMMARY

No written submissions were received as of April 1, 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

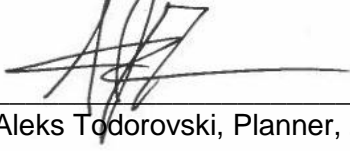
Staff recommend that the Committee consider public input, and the conditions of approval noted in the previous staff report dated March 3, 2022 in reaching a decision (see conditions attached as Appendix “B” to the previous staff report). The onus is ultimately on the applicant to demonstrate how they satisfy the tests of the *Planning Act* required for the granting of minor variances.

APPENDICES

Appendix “A” – Staff Reports: February 7, 2022 & March 3, 2022

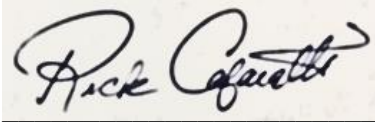
Appendix “B” – Minutes Extract: March 9, 2022

PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:



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

APPENDIX "A"
STAFF REPORTS: FEBRUARY 7, 2022 & MARCH 3, 2022

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 m² (6,250.0 ft²) 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 m² (3,562.50 ft²), 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 m² (3,562.50 ft²), whereas a maximum floor area of 290.32 m² (3,125.0 ft²). This is an increase of 34.84 m² (437.50 ft²).

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:



Aleks Todorovski, Planner, Zoning and Special Projects

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

1 FOOTINGS/FOUNDATION WALL

- 300mm (12") POURED CONCRETE FOUNDATION WALL (2,000 PSI) MIN. 150mm (6") ABOVE GRADE. SOLID FILL TOP COURSE WITH 20 MPa CONCRETE GROUT. 610x150mm (2'-0" x 6") POURED CONCRETE FOOTING. APPLY BITUMINOUS DAMPROOFING AND DRAINAGE LAYER PRIOR TO BACKFILLING BRACE FOUNDATION WALL. ALL FOOTINGS TO BE 1200mm (4'-0") MIN. BELOW GRADE AND NEARLY UNDISTURBED. UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MINIMUM BEARING CAPACITY OF 100 kPa OR BETTER. (OR AS PER SOILS REPORT)
- 150mm (6") OF CRUSHED STONE OVER AND AROUND 100mm (4") DIAMETER WEAPING TILES. (OR AS PER SOILS REPORT)
- STEPPED FOOTINGS TO HAVE MINIMUM 610mm (2'-0") HORIZONTAL STEP AND MINIMUM 610mm (2'-0") VERTICAL STEP FOR FIRM SOILS. MAXIMUM STEP OF 405mm (1'-4") FOR SAND AND GRAVEL.
- 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 SOILD WITH MORTAR.
- RESERVED
- GARAGE SLAB

7 SOLID CORE DOOR WITH WEATHER STRIPPING, SELF CLOSER AND MINIMUM 150mm (6") SILL

- 100mm (4") 3,600 PSI POURED CONCRETE SLAB ON 150mm (6") CRUSHED STONE
- EXTERIOR INSULATED FINISHING SYSTEM
- 2" EXTERIOR INSULATION SYSTEM (E.I.S.). EXTERIOR BARRIER BURCK BEAR COAT AIR/MOISTURE OR EQUIVALENT. EXTERIOR GRADE SHEATHING, 38x150mm (2"x6") WOOD STUDS AT 400mm (16") O.C. R24 BATT INSULATION. 6mil POLY-VAPOUR BARRIER WITH CONTINUOUS AIR BARRIER, 12.7mm (1/2") INTERIOR C.M.B.
- BUILDING STONE WALL ASSEMBLY
- 90mm (3 1/2") BRICK, 25mm (1") AIR SPACE, 22x178x76mm (1 1/2" x 2 1/2") GALVANIZED METAL TIES AT 400mm (16") O.C. HORIZONTAL, 610mm (2'-0") O.C. VERTICAL, No.15 (0.76/m²) 2" INSULATION, BUILDING PAPER, 12.7mm (1/2") EXTERIOR GRADE SHEATHING, 38x150mm (2"x6") WOOD STUDS AT 400mm (16") O.C. R24 BATT INSULATION, 6mil POLY-VAPOUR BARRIER WITH CONTINUOUS AIR BARRIER, 12.7mm (1/2") INTERIOR DRYWALL. PROVIDE WEAP HOLES TO BOTTOM BRICK COURSE AND OVER OPENINGS AT 813mm (2'-8") O.C. PROVIDE BASE FLASHING TO EXTEND UP 150mm (6") BEHIND BUILDING PAPER. PROVIDE PRECAST SILLS UNDER ALL OPENINGS. FLASH UNDER SILLS.

11 BEARING STUD PARTITION

- 38x140mm (2"x6") STUDS @ 400mm (16") O.C., 762mm (2'x6") SILL PLATE ON DAMPROOFING MATERIAL, 12.7mm (1/2") DIAMETER ANCHOR BOLTS 200mm (8") LONG EMBEDDED MINIMUM 100mm (4") INTO CONCRETE @ 2385mm (7'-10") O.C. MAX. 100mm (4") HIGH CONCRETE CURB ON 350x200mm (1'-2"x8") CONCRETE FOOTING.
- INTERIOR STUD PARTITIONS
- FOR BEARING PARTITIONS 38x89mm (2"x4") @ 400mm (16") O.C. (2 STUDS). NON-BEARING PARTITIONS 38x89mm (2"x4") @ 610mm (2'-0") O.C. PROVIDE 12.7mm (1/2") MORTAR BED WITH MESH REINFORCING AND FLOOR JOISTS TO BE INSTALLED AT 300mm (1'-0") O.C. MAXIMUM.
- SILL PLATE
- 38x140mm (2"x6") SILL PLATE WITH 12.7mm (1/2") DIAMETER ANCHOR BOLTS 200mm (8") LONG EMBEDDED MINIMUM 100mm (4") INTO CONCRETE @ 2385mm (7'-10") O.C. GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL.
- 200i MINIMUM POLYSTY RIGID INSULATION WITH 50mm (2") FURRING FIXED TO WALL AND 6mil POLY-VAPOUR BARRIER FOR FULL HEIGHT OF FOUNDATION WALL. DAMPROOF WITH BUILDING PAPER AND VAPOUR BARRIER BETWEEN FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

15 SUBFLOOR, STRAPPING AND BRIDGING

- 19mm (3/4") 1&G SUBFLOOR ON WOOD FLOOR JOISTS, 38x89mm (2"x4") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-10") O.C. MAXIMUM TO ALL JOISTS AS REQUIRED. WHERE PANEL TYPE CEILING FINISH IS NOT APPLIED ALL JOISTS TO BE STRAPPED WITH 19x44mm (3/4"x2") @ 2100mm (6'-10") O.C. WHERE CERAMIC TILE IS TO BE INSTALLED, PROVIDE 12.7mm (1/2") MORTAR BED WITH MESH REINFORCING AND FLOOR JOISTS TO BE INSTALLED AT 300mm (1'-0") O.C. MAXIMUM.
- WOOD-CONCRETE SEPARATION
- WOOD FRAMING NOT TREATED WITH A PRESERVATIVE IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2mil POLYETHYLENE FILM, No.50 (40lb) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.
- GAS PROOFING
- 12.7 (1/2") DRYWALL FINISH ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, R24 IN WALLS, R31 IN CEILING. TIES AND SEAL ALL JOINTS GAS TIGHT.
- INTERIOR/EXTERIOR STAIRS (O.B.C. 9.8.3)
- MAXIMUM RISE 200mm (7 7/8") MINIMUM HEADROOM 1900mm (6'-3") MINIMUM RUN 210mm (8 1/4") RAIL AT LANDING 915mm (3'-0") MINIMUM TREAD 235mm (9 1/4") RAIL AT STAIR 810mm MIN. (2'-8") MAXIMUM NOSING 25mm (1") MINIMUM STAIR WIDTH 800mm (2'-10")

19 EXTERIOR PRECAST CONCRETE STEPS CONFORMING TO SECTION 9.8.9.1 OF THE ONTARIO BUILDING CODE.

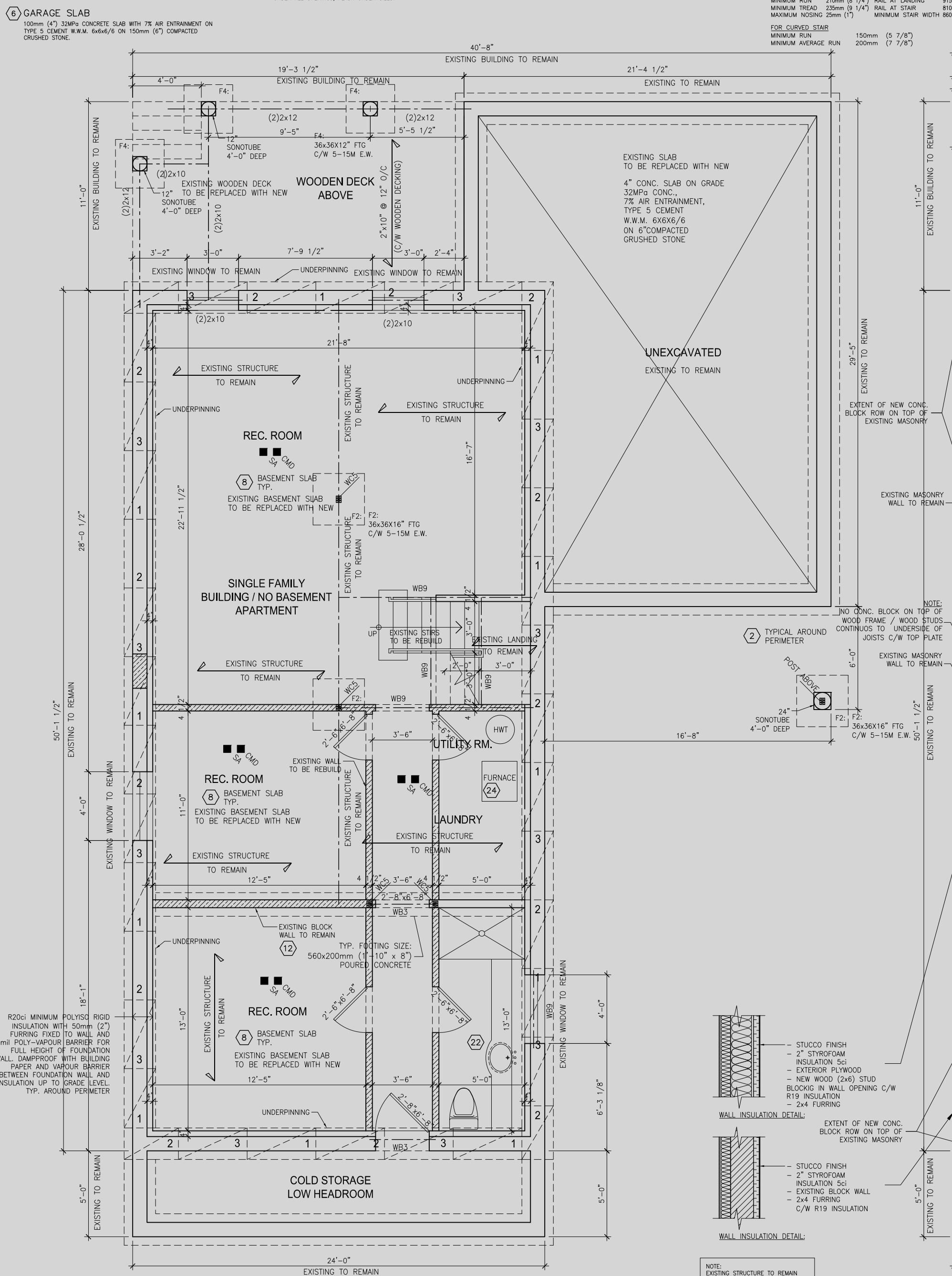
- 42" H. FINISHED RAILING ON WOOD PICKETS AT MAXIMUM 100mm (4") BETWEEN.
- LINEN CLOSET MINIMUM 355mm (1'-2") DEEP WITH 4 SHELVES
- MESH EXHAUST FAN VENTED TO EXTERIOR PROVIDING MINIMUM ONE AIR CHANGE PER HOUR.
- U.L.C. RATED CLASS 'B' VENT. FOR SLOPES UP TO 9:12 VENT TO BE 610mm (2'-0") ABOVE POINT OF CONTACT WITH ROOF. 1200mm (4'-0") HIGH FOR SLOPES GREATER THAN 9:12. REFER TO APPLICABLE CODES (GAS UTILIZATION CODE).
- DIRECT VENT FURNACE TERMINAL MINIMUM 915mm (3'-0") FROM PROPERTY LINE AND GAS REGULATOR. MINIMUM 300mm (1'-0") ABOVE FINISHED GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS, H.B.V. TO BE A MINIMUM OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS.
- CAPPED DRYER EXHAUST VENTED TO EXTERIOR
- ATTIC ACCESS HATCH 908x12mm (1'-8"x2'-4") WITH WEATHERSTRIPPING, POLY-VAPOUR BARRIER AND ROOF INSULATION BACKING.
- MINIMUM TREAD 235mm (9 1/4") RAIL AT STAIR 810mm MIN. (2'-8") MAXIMUM NOSING 25mm (1") MINIMUM STAIR WIDTH 800mm (2'-10")
- DIRECT VENT GAS FIREPLACE VENT TO BE MINIMUM 915mm (3'-0") FROM PROPERTY LINE AND 300mm (1'-0") FROM ANY OPENING AND ABOVE FINISHED GRADE.

28 PORCH SLAB CONSTRUCTION

- 150mm (6") CONG. SLAB-15M BARS @250 (10") O.C. EACH WAY. BOTTOM 25 MPa CONCRETE AT 28 DAYS.
- 5-BE AIR ENTRAINMENT.
- SMOKE ALARMS
- SMOKE ALARMS SHALL BE INTERCONNECTED CONFORMING TO O.B.C. 9.10.16.1, 3 AND 4. REFER TO PLANS FOR LOCATIONS.
- RESERVED
- R60 ROOF INSULATION, VAPOUR BARRIER, 16mm (5/8") INTERIOR DRYWALL FIN.

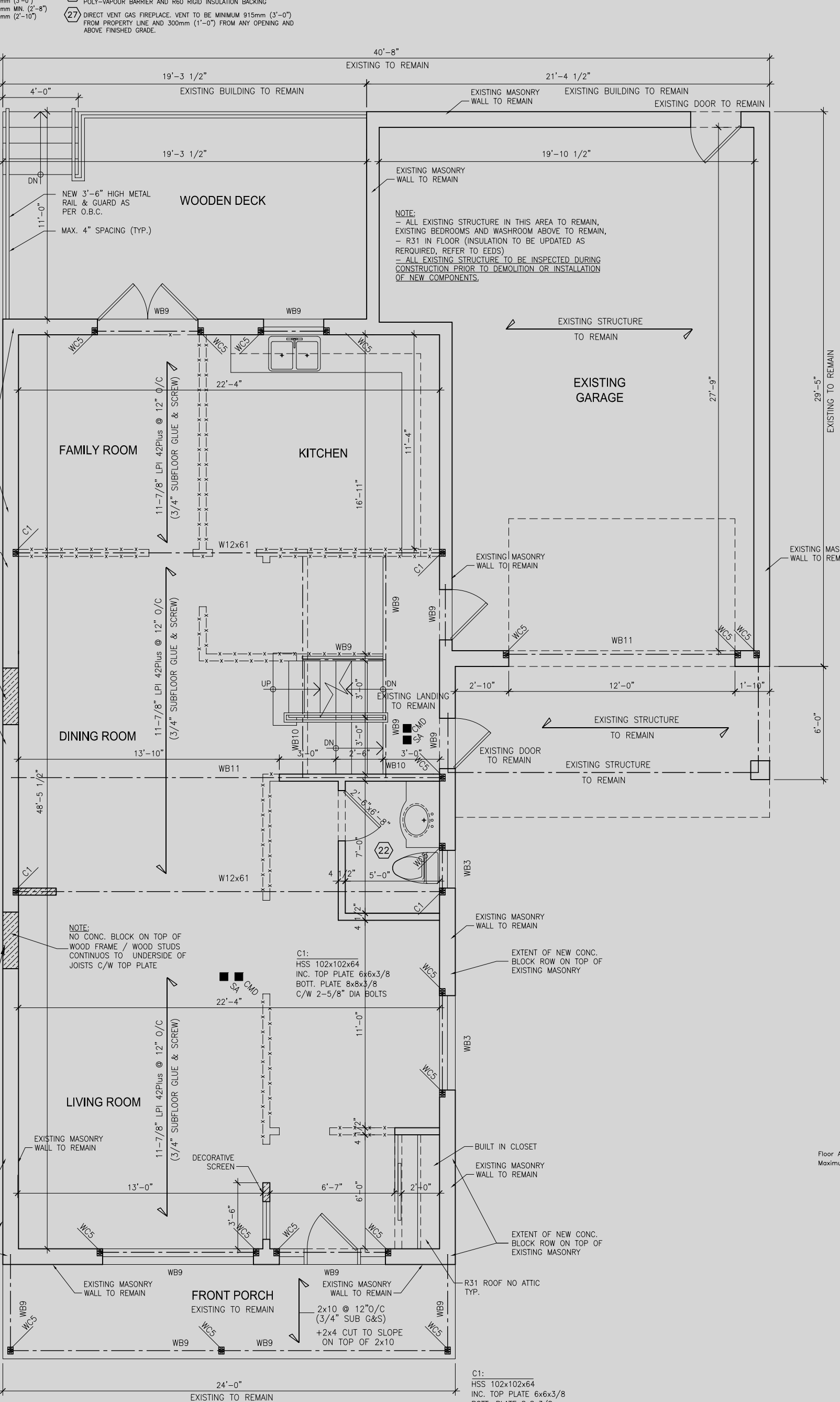
32 CONVENTIONAL ROOF FRAMING

- No. 210 ASPHALT SHINGLES, TYPE 'B' ROLL ROOFING FROM EDGE OF ROOF TO 915mm (3'-0") UP ROOF SLOPE TO A LINE NOT LESS THAN 300mm (12") PAST THE INSIDE FACE OF THE EXTERIOR WALL. ROOFING PAPER, 3.5mm (3/8") PLYWOOD SHEATHING WITH 'H' CLIPS.
- APPROVED WOOD TRUSSES @ 610mm (2'-0") O.C., 25x89mm (1 1/4") TRUSS BRACING, 38x89mm (2"x4") WALL TIES ACROSS BOTTOM CHORD @ 1200mm (4'-0") O.C. MIN. FOR 4:12 SLOPES AND GREATER. METAL EAVES THROUGH ON ALUMINUM FASCIA AND ALUMINUM VENTED SOFFIT. ATTIC VENTILATION AT 1300mm WITH 50% AT EAVE.
- RESERVED
- RESERVED
- RESERVED
- MASONRY PRELACE CONSTRUCTION TO COMPLY WITH ONTARIO BUILDING CODE 9.22. ZERO CLEARANCE PRELACE CONSTRUCTION TO COMPLY WITH MANUFACTURERS SPECIFICATION.
- CAPPED RANGE HOOD VENT.



1 BASEMENT PLAN

A01 SCALE 3/16" = 1'-0"



2 GROUND FLOOR PLAN

A01 SCALE 3/16" = 1'-0"

NO.	REVISIONS	DATE
1.	CLIENT	5FEB2021
CITY:	REV-1	25OCT2021
CITY:	SPA	5FEB2021
TO	ISSUED	DATE

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

	Exhaust vent		Light fixture (ceiling mounted)
	Class 'B' vent		Light fixture (wall mounted)
	Duplex outlet		Switch
	Duplex outlet (height as noted)		Floor drain
	Weatherproof duplex outlet		Hose bib
	Smoking panel		Double joint
	Duplex outlet		Triple joint
	Heavy duty outlet		P.T. Pressure treated
	Light fixture (pull down)		F.A. Flat roof
	Smoke alarm		Medicine cabinet
	Carbon monoxide detector		

SMOKE ALARM
PROMOTE 1 PER FLOOR NEAR STAIRS CONNECTING THE LEVELS. ALARMS SHALL BE CONNECTED TO ELECTRICAL CIRCUIT AND INTERCONNECTED SO AS TO ACTIVATE ALL ALARMS IF ONE SOUNDS.

CARBON MONOXIDE DETECTOR
A CARBON MONOXIDE DETECTOR CONFORMING TO CAN/ULC-8-18 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH ROOM IN WHICH THERE IS INSTALLED A SOLID FUEL BURNING APPLIANCE. OPEN MONOXIDE DETECTORS SHALL BE WIRED TO THE SPK WHEN THESE ACTIVATE THE SMOKE ALARMS WILL ALSO ACTIVATE.

ONTARIO ASSOCIATION OF ARCHITECTS
DRESE STROYANOVSKY LICENCE 6410
STROYANOVSKY ARCHITECTS
T: 416.571.3493
194 ROYAL YORK RD, SUITE 101 TORONTO, ONTARIO, M 5V 2 V 6 EMAIL: MAIL@STROYANOVSKY.COM

PROJECT
72 MEADOWVIEW RESIDENCE
72 MEADOWVIEW RD. MARKHAM, ONTARIO
DRAWING
BASEMENT AND GROUND FLOOR PLAN
PROJECT NO. 21104 DRAWING NO. A01
DRAWN: V.M. DATE: FEB 2021
CHECKED: D.S. OF

Floor Area Loading is: 40 Live Load & 30 Dead Load
Maximum Allowed Deflection L/480 Live Load & L/360 Total Load

BEAMS AND LINTELS

WB1	2-38x184 (2'-2"x8") SPF #2
WB2	2-38x235 (2'-2"x10") SPF #2
WB3	2-38 x 286 (2'-2"x12") SPF #2
WB4	3-38x184 (2'-2"x8" D.F.) SPF #2
WB5	3-38x235 (2'-2"x10" D.F.) SPF #2
WB6	3-38x286 (2'-2"x12" D.F.) SPF #2
WB8	1-1 3/4" x 11 7/8" MICROROLL LVL 2.0E
WB9	2-1 3/4" x 11 7/8" MICROROLL LVL 2.0E
WB10	3-1 3/4" x 11 7/8" MICROROLL LVL 2.0E
WB11	4-1 3/4" x 11 7/8" MICROROLL LVL 2.0E

L1 90x90x8.0 (3 1/2" x 3 1/2" x 5/16")
L2 - 100x90x8.0 (4" x 3 1/2" x 5/16")
L3 - 125x90x8.0 (4 7/8" x 3 1/2" x 5/16")
L4 - 125x90x10.0 (4 7/8" x 3 1/2" x 3/8")
L5 - 150x100x10.0 (6" x 4" x 3/8")

COLUMNS

WC1	2-38x89 (2"x4") SPF #2
WC2	3-38x89 (2"x4") SPF #2
WC3	3-38x150 (2"x6") SPF #2
WC4	2-38x150 (2"x6") SPF #2
WC5	4-38x89 (2"x4") SPF #2
WC6	4-38x150 (2"x6") SPF #2

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.

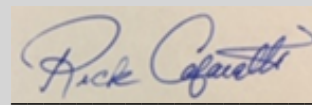
Staff received formal confirmation of the applicant’s request to defer this application on February 4, 2022, and recommend that the application be deferred sine die, by the Committee of Adjustment.

PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:



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

APPENDIX "B"
MINUTES EXTRACT: MARCH 9, 2022

THAT Application No A/161/21 be approved subject to conditions contained in the staff report.

Resolution Carried

2. **A/190/21**

Owner Name: 12243598 Canada Inc. (Ivan Lysak)
Agent Name: Stoyanovskyy Architects Inc (Orest Stoyanovskyy)
72 Meadowview Avenue, Thornhill
REG COMP PLAN 10327 LOT 49

The applicant is requesting relief from the requirements of By-law 2237 as amended, to permit:

- a) **By-law 101-90, Section 1.2 (ii):**
a minimum front yard setback of 8.40 metres, whereas the By-law requires a minimum front yard setback of 10.70 metres;
- b) **By-law 101-90, Section 1.2 (vii):**
a maximum floor area ratio of 57.0 percent, whereas the By-law permits a maximum floor area ratio of 50.0 percent;
- c) **By-law 101-90, Section 1.2 (iv):**
a building depth of 20.15 metres whereas, the By-law permits a maximum building depth of 16.80 metres;
- d) **By-law 2237, Section 3.7:**
a 20" west side yard second-floor architectural roof overhang, whereas the By-law permits an 18" roof overhang encroachment into the required side yard;

as it relates to a proposed second-storey addition on a single detached dwelling. **(West District, Ward 1)**

The Secretary-Treasurer introduced the application.

The agent Orest Stoyanovskyy appeared on behalf of the application.

Committee member Jeamie Reingold understands that the building is built, but wants more clarification about the current situation.

The agent Orest Stoyanovskyy responded that a significant renovation triggered a few variances and applied for the current variances. They are building on the existing ground floor, and there is a second-storey addition.

Committee of Adjustment Minutes
Wednesday, March 9, 2022

Committee member Arun Prasad asked about a final rendering of the finished dwelling.

The agent, Orest Stoyanovskyy, responded that they do not have one.

Committee member Sally Yan inquired about how the building would sit on the foundation.

The agent, Orest Stoyanovskyy, responded that they are only adding to the one-storey portion of the dwelling.

Manager of Zoning & Special Projects Brad Roberts wanted to help the committee understand the scope of the variances.

The agent, Orest Stoyanovskyy, asked to defer the application in order to modify their application.

Committee member Sally Yan wanted to understand the new construction and the previous construction.

Manager of Zoning & Special Projects Brad Roberts clarified that the variances have changed since the last meeting.

The agent, Orest Stoyanovskyy, explained that the cold storage area is the issue regarding the variances and that they built on the foundation.

Committee member Arun Prasad inquired about the previous approvals.

Committee Chair Greg Knight clarified that the cold storage, that no one can see, could not be the only issue flagged during the building permit process.

The agent, Orest Stoyanovskyy, stated a new room above the pre-existing living room that was open to below.

Committee Chair Greg Knight stated that the massing has changed and explained to the client that this was more significant.

Committee member Tom Gutfreund wanted to see another rendering of the dwelling to understand the proposal, providing context to the variances.

Committee member Kelvin Kwok was having a hard time understanding the requests. He believes the committee would need to review the permit.

The agent, Orest Stoyanovskyy, requested to defer the application in order to create renderings and explain the proposal more at another meeting.

Committee of Adjustment Minutes
Wednesday, March 9, 2022

Manager of Zoning & Special Projects Brad Roberts provided drawings from the building permit so that committee could understand the variances better.

Committee member Tom Gutfreund inquired about the increased Floor Area Ratio.

Committee Chair Greg Knight explained that they squared off the second floor.

The agent, Orest Stoyanovskyy, stated that he would provide street views and improved renderings for the committee.

Moved By: Tom Gutfreund
Seconded By: Arun Prasad

THAT Application No A/190/21 be deferred sine die.

Resolution Carried

NEW BUSINESS:

1. A/004/20

Owner Name: Suncor Energy Products Partnership
Agent Name: Brutto Consulting (Francesco Fiorani)
7750 McCowan Road, Markham
CON 6 PT LT 5 65R14272 PT 1 65R14126 PTS 6 & 7

The applicant is requesting relief from the requirements of By-law 90-81 as amended, to permit:

- a) **Section 4.7.2:**
a building to be constructed within 23.98 m of the centerline of 14th Avenue, whereas the By-law does not permit any building or structure to be constructed within 30.0 m of the centreline of any arterial road or Provincial Highway;

as it relates to the reconstruction of the canopy and kiosk of an existing gas station. **(Central District, Ward 8)**

Moved By: Tom Gutfreund
Seconded By: Arun Prasad

THAT Application No A/004/20 be deferred sine die.

Resolution Carried