

# Memorandum to the City of Markham Committee of Adjustment

March 05, 2019

**File:** A/168/18  
**Address:** 9 Lincoln Green Drive, Markham  
**Applicant:** Yun Ling  
**Agent:** AND Architecture Inc. (Sam Wu)  
**Hearing Date:** Wednesday March 27, 2019

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

The applicant is requesting relief from the following requirements of By-law 1229, R1, as amended:

- a) **Infill By-law 99-90, Section 1.2 (vj):**  
a maximum Net Floor Area Ratio of 49.8 percent, whereas the By-law permits a maximum Net Floor Area Ratio of 45 percent;
- a) **Section 11.2(c)(i):**  
to permit steps to encroach 2 feet 9 inches into the required front yard, whereas the By-law permits a maximum encroachment of 18 inches into any required yard;

as they relate to a proposed residential dwelling.

The Committee of Adjustment deferred the application on January 23, 2019, due to concerns regarding the size of the proposed dwelling. In response to the Committee of Adjustment's comments, the applicant submitted revised drawings on February 22, 2019 (Appendix 'B2'). The applicant is requesting relief to permit a floor area ratio of 49.8 percent, whereas the By-law permits a maximum floor area ratio of 45 percent. This is a reduction from the previous request for a floor area ratio of 49.9 percent. The variance will facilitate the construction of a two-storey detached dwelling with a floor area of approximately 306.9 m<sup>2</sup> (3,303 ft<sup>2</sup>), whereas the By-law permits a dwelling with a maximum floor area of 277.08 m<sup>2</sup> (2,982.46 ft<sup>2</sup>). This represents an increase of approximately 29.82 m<sup>2</sup> (321 ft<sup>2</sup>). Staff's comments dated January 23, 2019 (Appendix 'C2') remain applicable.

## **Applicant's Stated Reason(s) for Not Complying with Zoning**

According to the information provided by the applicant, the reason for not complying with Zoning is, "*due to design constraints*".

## **Zoning Preliminary Review Undertaken**

The applicant has completed a Zoning Preliminary Review (ZPR) to confirm the initial variances required for the proposed development. The applicant submitted revised drawings on February 22, 2019. The applicant has not conducted a Zoning Preliminary Review for the revised drawings. Consequently it is the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

**PUBLIC INPUT SUMMARY**

As of January 15, 2019, the City received 1 letter expressing concerns over the massing of the proposed dwelling. It is noted that additional information may be received after the writing of the 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, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the Planning Act. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:

  
\_\_\_\_\_  
Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:

  
\_\_\_\_\_  
Stacia Muradali, Senior Planner, East District  
File Path: Amanda\File\ 18 254768 \Documents\District Team Comments Memo

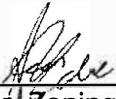
- Appendices
- Appendix A2 – Conditions
- Appendix B2 – Plans
- Appendix C2 – Previous Staff Reports (January 23, 2019 & November 28, 2018)

**APPENDIX "A2"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/168/18**

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B2' to this Staff Report and received by the City of Markham on February 22, 2019 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;
3. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from the Tree Preservation Technician or Director of Operations that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan;
4. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City's Streetscape Manual, including street trees, in accordance with the City's Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Tree Preservation Technician or Director of Operations;
5. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation Technician or Director of Operations.

CONDITIONS PREPARED BY:

  
\_\_\_\_\_  
Aqsa Malik, Planner, Zoning and Special Projects

## Memorandum to the City of Markham Committee of Adjustment

January 15, 2019

**File:** A/168/18  
**Address:** 9 Lincoln Green Dr, Markham  
**Applicant:** Yun Ling  
**Agent:** AND Architecture Inc. (Sam Wu)  
**Hearing Date:** Wednesday January 23, 2019

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

The applicant is requesting relief from the following requirements of By-law 1229, R1, as amended:

- a) **Infill By-law 99-90, Section 1.2(vi):**  
to permit a maximum floor area ratio of 49.9 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;
- b) **Section 11.2(c)(i):**  
to permit steps to encroach 2 feet 9 inches into the required front yard, whereas the By-law permits a maximum encroachment of 18 inches into any required yard;

as they relate to a proposed residential dwelling.

### **Comments**

The Committee of Adjustment deferred the application on November 28, 2018, due to concerns regarding the size of the proposed dwelling. In response to the Committee of Adjustment's comments, the applicant submitted revised drawings on December 06, 2018 (Appendix 'B1'). The applicant is requesting relief to permit a floor area ratio of 49.9 percent, whereas the By-law permits a maximum floor area ratio of 45 percent. This is a reduction from the original request for a floor area ratio of 51.5 percent. The variance will facilitate the construction of a two-storey detached dwelling with a floor area of approximately 307 m<sup>2</sup> (3,307 ft<sup>2</sup>), whereas the By-law permits a dwelling with a maximum floor area of 277.08 m<sup>2</sup> (2,982.46 ft<sup>2</sup>). This represents an increase of approximately 29.92 m<sup>2</sup> (322.06 ft<sup>2</sup>). Staff's comments dated November 21, 2018 (Appendix 'C1') remain applicable.

### **Zoning Preliminary Review Undertaken**

The applicant has completed a Zoning Preliminary Review (ZPR) to confirm the initial variances required for the proposed development. The applicant submitted revised drawings on November 16, 2018. The applicant has not conducted a Zoning Preliminary Review for the revised drawings. Consequently it is the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

**COMMENTS**

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

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

**PUBLIC INPUT SUMMARY**

As of January 15, 2019, the City received 1 letter expressing concerns over the massing of the proposed dwelling. It is noted that additional information may be received after the writing of the 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, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the Planning Act. Staff recommend that the Committee consider public input in reaching a decision.


The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:

  
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 Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:

  
 \_\_\_\_\_  
 Stacia Muradali, Senior Planner, East District  
 File Path: Amanda\File\18 254788\Documents\District Team Comments Memo

- Appendices
- Appendix A1 – Conditions
  - Appendix B1 – Plans
  - Appendix C1 – Staff Report (November 21, 2018)

**APPENDIX "A1"**

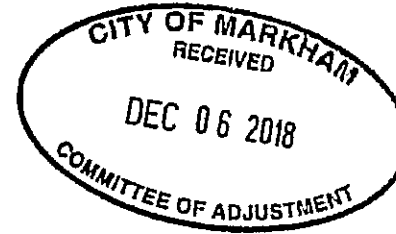
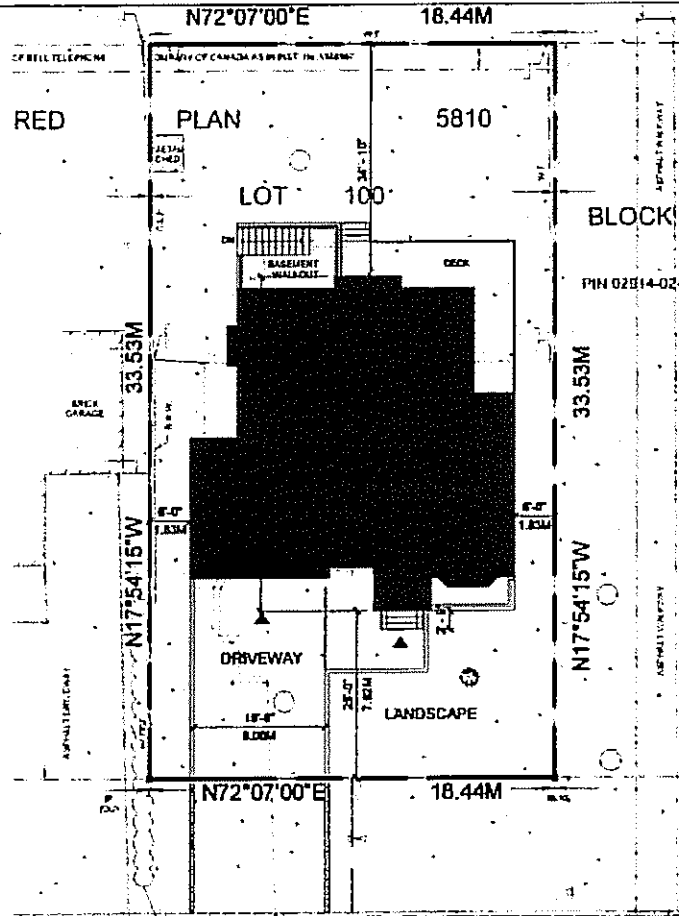
**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/168/18**

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and dated December 06, 2018 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;
3. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from the Tree Preservation Technician or Director of Operations that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan;
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5. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation Technician or Director of Operations.

CONDITIONS PREPARED BY:

  
\_\_\_\_\_  
Aqsa Malik, Planner, Zoning and Special Projects

**APPENDIX B 1**



**SITE STATISTICS**

ZONING CATEGORY: R1  
LOT AREA: 818.3 m<sup>2</sup> NET LOT AREA: 815.73 m<sup>2</sup>

DESCRIPTION	PERMITTED /REQUIRED	PROPOSED
LOT COVERAGE	35% MAX.	32.9%
FLOOR AREA RATIO	45% MAX.	49.9%
HEIGHT	8.8m MAX.	9.8m
FRONT YARD SETBACK	25' MIN.	25'
SIDE YARD SETBACK	6' MIN.	6'
REAR YARD SETBACK	25' MIN.	34' 8"
DEPTH	10.8m MAX.	15.28m
<b>GROSS FLOOR AREA</b>		
FLOOR	GFA	
GROUND FLOOR	171.1 m <sup>2</sup> (1,841 SF) INCLUDING GARAGE	
SECOND FLOOR	136.2 m <sup>2</sup> (1,480 SF)	
TOTAL	307.3 m <sup>2</sup> (3,321 SF)	
BASEMENT	141.8 m <sup>2</sup> (1,538 SF)	

\*NOTE: GFA DOES NOT INCLUDE CELLAR (BASEMENT)

**SITE PLAN**  
1:200

BY REGISTERED PLAN 18536 5810

LINCOLN GREEN DR PIN 02914-0335

**AND ARCHITECTURE INC.**  
1080 Steeles Avenue East, Suite 109  
Markham ON L3R 4T9  
T: 905-604-8900  
E: info@andarchitect.com  
www.andarchitecture.ca

Project:  
NEW DETACHED HOUSE  
8 LINCOLN GREEN DR MARKHAM ON

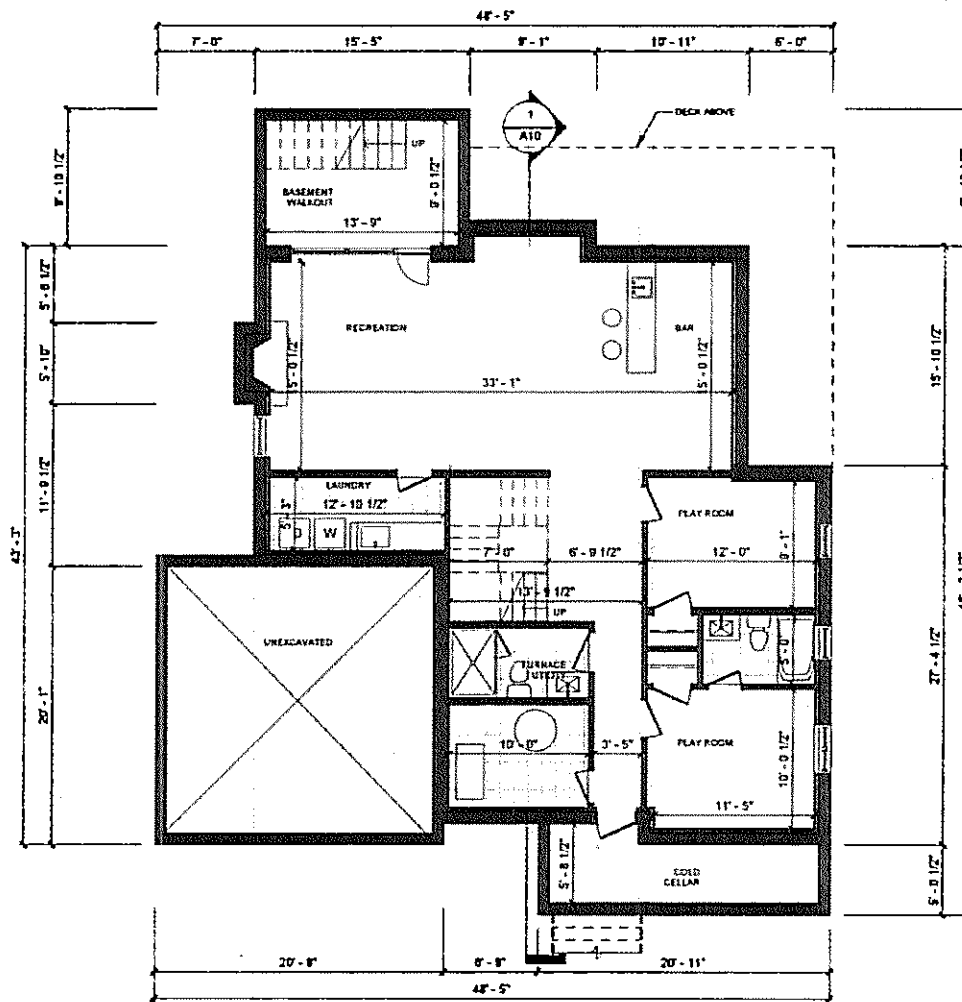
Drawing Name:  
SITE PLAN

Date:  
12/04/18  
Scale:  
As Indicated

Drawn by:  
JW  
Checked by:  
HW

Project No:  
18023

Drawing No:  
A1



**BASEMENT PLAN**  
1/8"=1'-0"



**AND ARCHITECTURE INC.**  
3000 Steeles Avenue East, Suite 100  
Markham ON L3R 4T9  
T: 905-694-8100  
E: info@andarchitects.com  
www.andarchitects.ca

**Project :**  
NEW DETACHED HOUSE  
9 LINCOLN GREEN DR MARKHAM ON

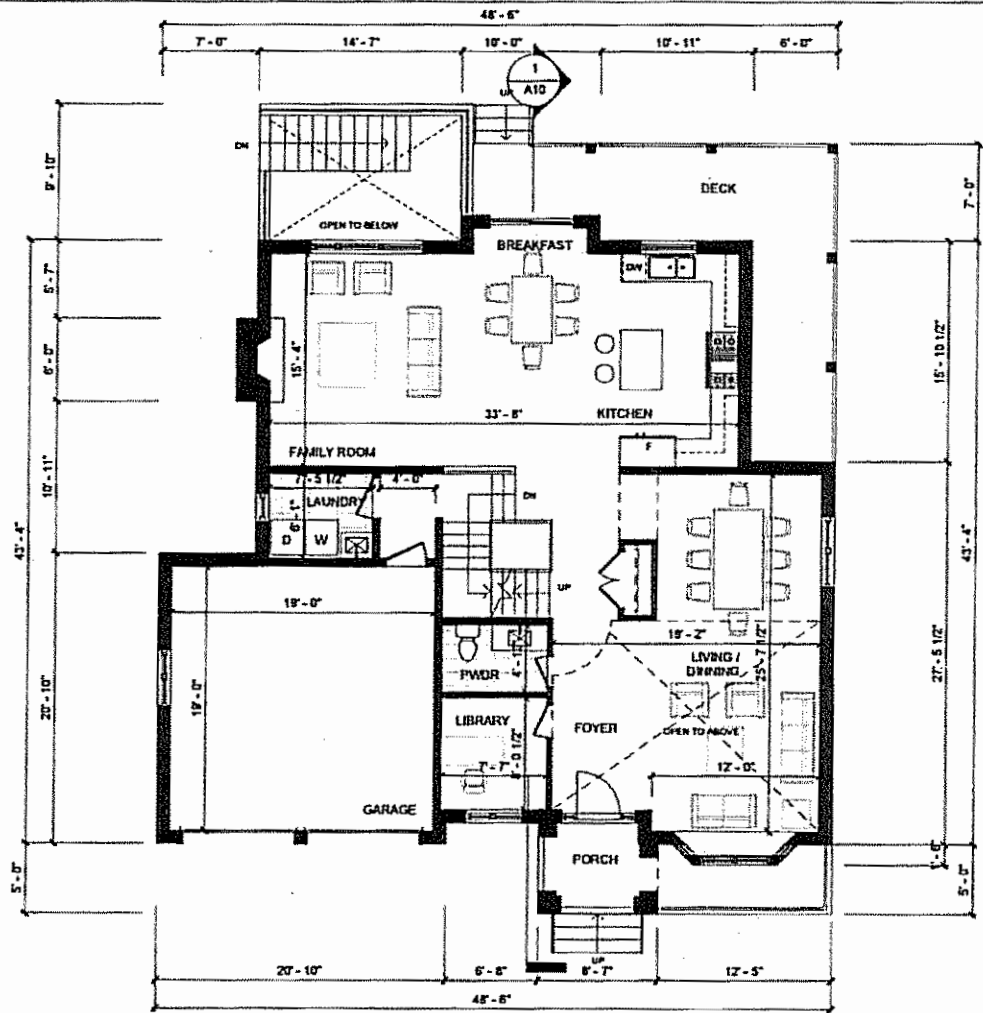
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BASEMENT FLOOR PLAN

**Date :**  
12/04/18  
**Scale :**  
1/8" = 1'-0"


**Drawn by :**  
JW  
**Checked by :**  
HW

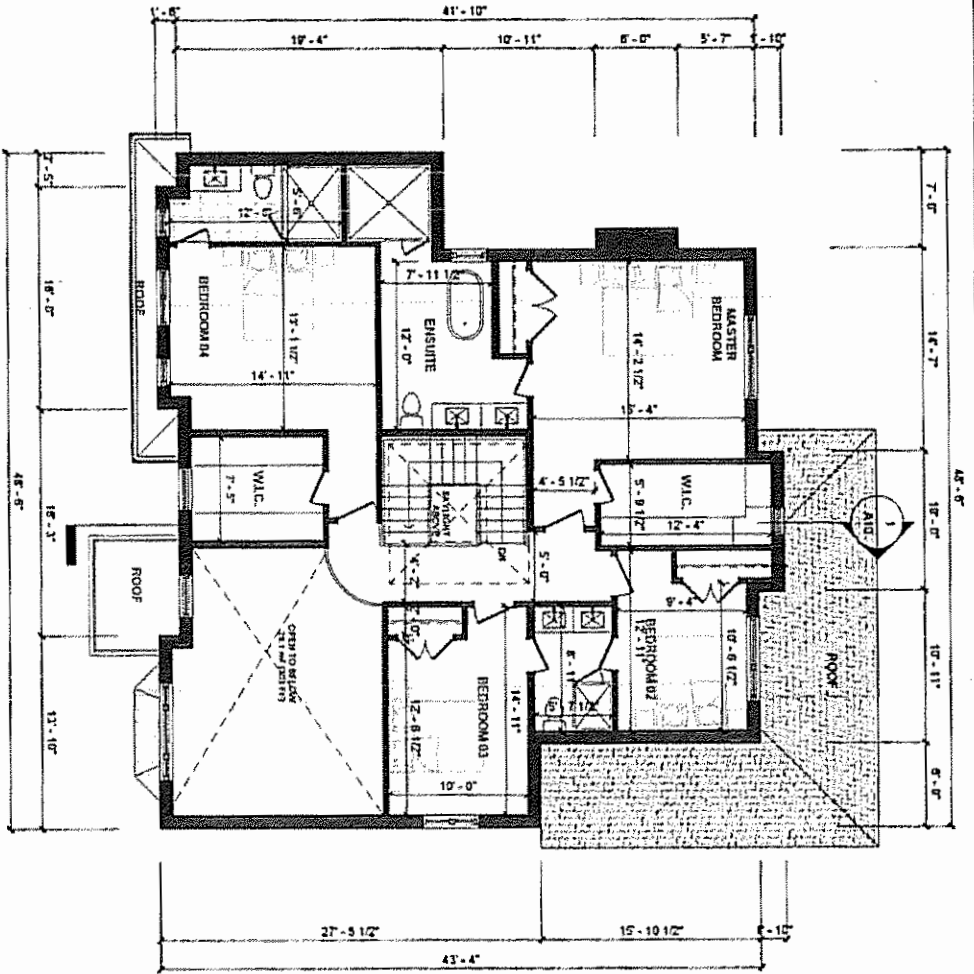
**Project No :**  
18023

**Drawing No. :**  
A2



**GROUND FLOOR PLAN**  
1/8"=1'-0"

 <b>AND ARCHITECTURE INC.</b> 3000 Steeles Avenue East, Suite 100 Markham ON L3R 4T9 T: 905-604-6969 E: info@andarchitectureinc.com www.andarchitecture.ca	<b>Project :</b> NEW DETACHED HOUSE 8 LINCOLN GREEN DR MARKHAM ON	<b>Drawing Name :</b> GROUND FLOOR PLAN	<b>Date :</b> 12/04/18	<b>Drawn by :</b> JW	<b>Project No</b> 18023	<b>Drawing No</b> A3
			<b>Scale :</b> 1/8" = 1'-0"	<b>Checked by :</b> HW		



**SECOND FLOOR PLAN**  
 1/8"=1'-0"

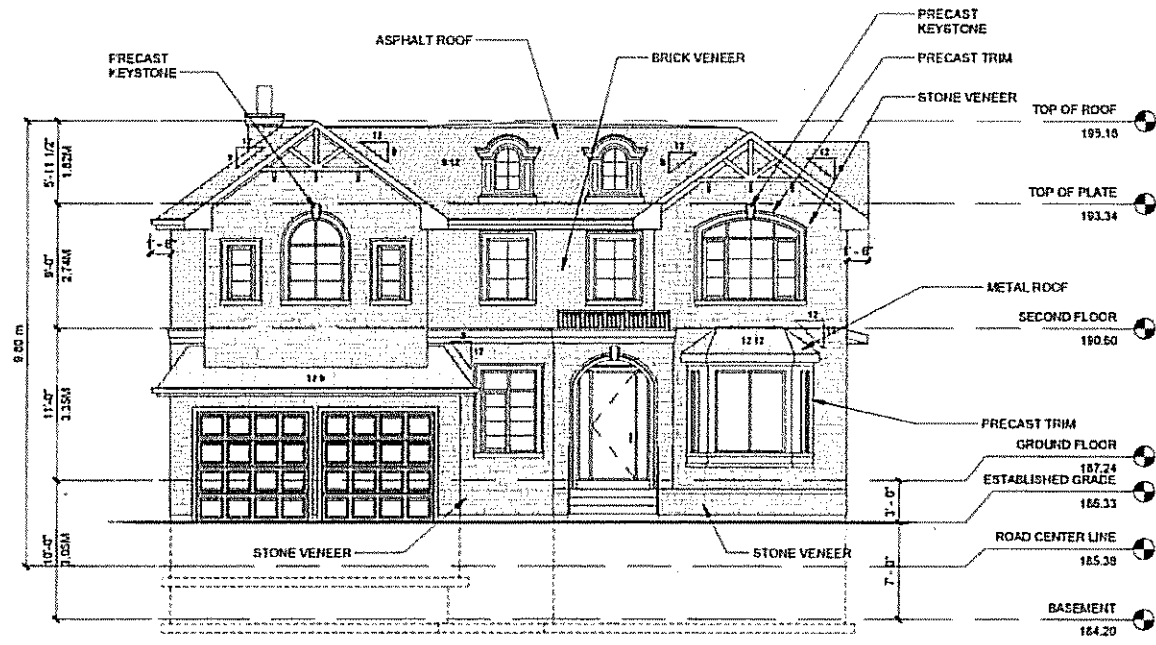
**AND ARCHITECTURE INC.**  
 2000 Franklin Avenue East, Suite 100  
 Milliam, OH 43041-1179  
 T: 603-504-9000  
 E: info@andarchitecture.com  
 www.andarchitecture.com

**Project:**  
 NEW DETACHED HOUSE  
 2 LINDCOU GREEN DR WARREN OH

**Drawing Name:**  
 SECOND FLOOR PLAN

Date:	12/20/15	Drawn by:	JW	Project No:	18023	Drawing No:	A4
Scale:	1/8" = 1'-0"	Checked by:	HV				





1 SOUTH ELEVATION  
1/8" = 1'-0"



AND ARCHITECTURE INC.  
3000 Steeles Avenue East, Suite 100  
Markham ON L3R 4T9  
T: 905-604-6960  
E: info@andarchitecture.com  
www.andarchitecture.ca

Project :  
NEW DETACHED HOUSE  
9 LINCOLN GREEN DR MARKHAM ON

Drawing Name :  
SOUTH ELEVATION

Date  
12/04/18  
Scale:  
1/8" = 1'-0"

Drawn by  
Author  
Checked by  
Checker

Project No  
18023

Drawing No.  
A5



AND ARCHITECTURE INC.  
 3000 Shaker Avenue East, Suite 100  
 Lakeland, ON L5R 4T9  
 T: 705-644-8100  
 E: info@andarchitect.com  
 www.andarchitect.com

Project:  
 NEW DETACHED HOUSE  
 4 LINDALEY GLEN DR WILLOWDALE ON

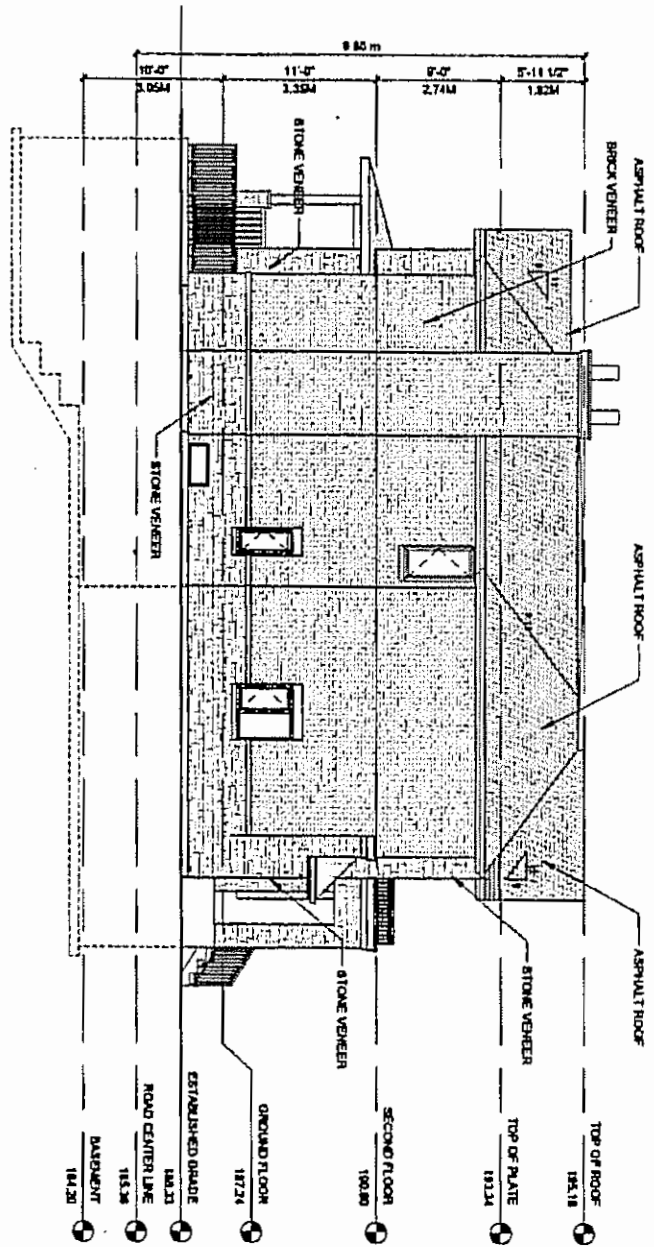
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 WEST ELEVATION

Date:  
 12/01/18  
 Scale:  
 1/8" = 1'-0"

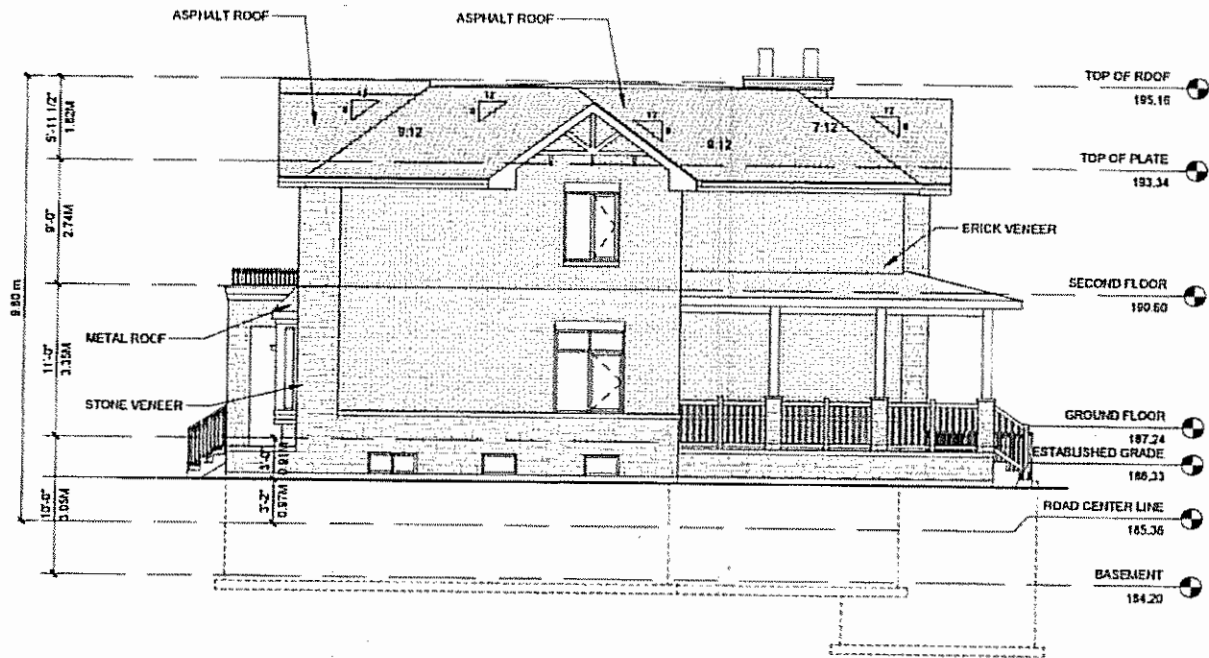
Drawn by:  
 Author  
 Checked by:  
 Designer

Project No:  
 18023

Drawn by:  
 A7



1 WEST ELEVATION  
 1/8" = 1'-0"



1 EAST ELEVATION  
1/8" = 1'-0"



AND ARCHITECTURE INC.  
3000 Steeles Avenue East Suite 103  
Markham ON L3R 4T9  
T: 905-604-6960  
E: info@andarchitectureinc.com  
www.andarchitecture.ca

Project :  
NEW DETACHED HOUSE  
9 LINCOLN GREEN DR MARKHAM ON

Drawing Name :  
EAST ELEVATION

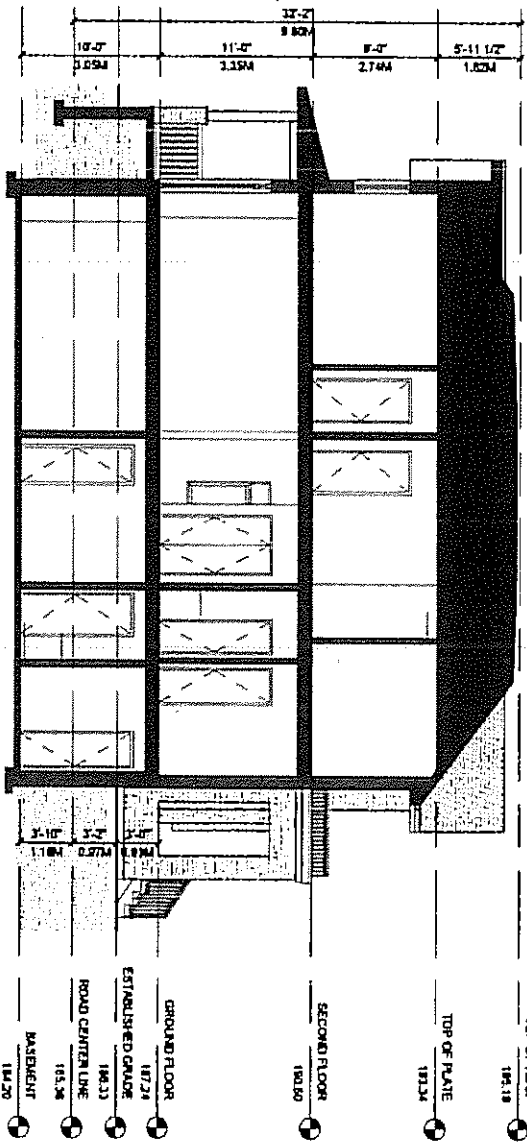
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12/04/18  
Scale :  
1/8" = 1'-0"

Drawn by :  
Author  
Checked by :  
Checker

Project No  
18023

Drawing No  
AB





1 BUILDING SECTION  
1/8" = 1'-0"



AND ARCHITECTURE INC.  
1000 Greenway Avenue East, Suite 100  
Lincoln Center, NY  
T 212-693-1800  
E info@andarchitecture.com  
www.andarchitecture.com

Project :  
NEWDETACHED HOUSE  
# LINCOLN CENTER ON MANHATTAN ON

Drawing Name :  
BUILDING SECTION

Date :  
12/20/18  
Scale :  
1/8" = 1'-0"

Drawn by  
Author  
Checked by  
Checker

Project No  
18023

Drawing No.  
A10

**Memorandum to the City of Markham Committee of Adjustment**  
November 21, 2018

**File:** A/168/18  
**Address:** 9 Lincoln Green Dr, Markham  
**Applicant:** Yun Ling  
**Agent:** AND Architecture Inc. (Sam Wu)  
**Hearing Date:** Wednesday November 28, 2018

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

The applicant is requesting relief from the following requirements of By-law 1229, R1, as amended:

- a) Infill By-law 99-90, Section 1.2(vi):  
to permit a maximum floor area ratio of 51.5 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;
- b) Section 11.2(c)(i):  
to permit steps to encroach 2 feet 9 inches into the required front yard, whereas the By-law permits a maximum encroachment of 18 inches into any required yard;

as they relate to a proposed residential dwelling.

**BACKGROUND**

**Property Description**

The 618.3 m<sup>2</sup> (6655.32 ft<sup>2</sup>) subject property is located on the north side of Lincoln Green Drive, east of Laidlaw Boulevard and north of Highway 7 East. The property backs onto Robinson Park and is located within a residential neighbourhood comprised of a mix of one and two-storey detached dwellings. There is an existing one-storey detached 117.15 m<sup>2</sup> (1261 ft<sup>2</sup>) dwelling on the property, which according to assessment records was constructed in 1995. Vegetation exists across the property.

**Proposal**

The applicant is proposing to construct a two-storey detached 317 m<sup>2</sup> (3,412 ft<sup>2</sup>) dwelling with a rear yard deck and a basement walkout.

**Official Plan and Zoning**

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

The subject property is designated "Residential – Low Rise", which provides for low rise housing forms including single detached dwellings. Infill development is required to meet the general intent of the 2014 Official Plan with respect to height, massing and setbacks to ensure that the development is appropriate for the site and also generally consistent with the zoning requirements for adjacent properties and properties along the same street. Regard must also be had for retention of existing trees and vegetation, as well as the width of proposed garages and driveways. Planning staff have had regard for the infill development criteria in the preparation of the comments provided below.

### Zoning By-Law 1229

The subject property is zoned "One Family Detached Dwellings (R1)" under By-law 1229, as amended, which permits a residential detached dwelling. The proposed development does not comply with the by-law with respect to the maximum step encroachment.

### Residential Infill Zoning By-law 99-90

The subject property is also subject to the Residential Infill Zoning By-law 99-90. 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, net 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 maximum floor area ratio.

### **Applicant's Stated Reason(s) for Not Complying with Zoning**

According to the information provided by the applicant, the reason for not complying with Zoning is, "want to increase the living area".

### **Zoning Preliminary Review Undertaken**

The applicant has completed a Zoning Preliminary Review (ZPR) to confirm the initial variances required for the proposed development. The applicant submitted revised drawings on November 16<sup>th</sup>, 2018. The applicant has not conducted a Zoning Preliminary Review for the revised drawings. Consequently it is the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

### **COMMENTS**

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

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

### **Increase in Maximum Floor Area Ratio**

The applicant is requesting relief to permit a floor area ratio of 51.5 percent, whereas the By-law permits a maximum floor area ratio of 45 percent. The variance will facilitate the construction of a two-storey detached dwelling with a floor area of 317 m<sup>2</sup> (3,412 ft<sup>2</sup>), whereas the By-law permits a dwelling with a maximum floor area of 277.08 m<sup>2</sup> (2,982.46 ft<sup>2</sup>). This represents an increase of approximately 39.92 m<sup>2</sup> (429.69 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. It is not a definitive measure of the mass of the dwelling, since it does not include "open to below" areas that may exist within the dwelling (e.g. two-storey foyers, atriums and/or stairs). In addition to the space associated with the stairs, there is 28.2 m<sup>2</sup> (304 ft<sup>2</sup>) of open to below area on the second floor above the foyer which is excluded from the gross floor area calculation under the by-law.

Lincoln Green Drive is characterized by modest one and two-storey detached dwellings. While the proposed dwelling is larger than existing homes on the street, the proposed Floor Area Ratio is similar in scale with recent infill home developments along the street. Except for the floor area ratio and front step encroachment, it is within the prescribed building envelope and complies with setbacks, height and lot coverage. Given this, Staff are of the opinion that the proposal is in keeping with the intended scale of infill development for the neighbourhood and meets the intent and purpose of the Zoning By-law.

**Increase in Maximum Step Encroachment**

The applicant is requesting a maximum step encroachment of 2.75 ft (0.84 m) into the required front yard, whereas the By-law permits a maximum step encroachment of 18 in (0.46 m). This represents a difference of approximately 1.25 ft (0.38 m). Given that the minimum front yard setback will be maintained, Staff are of the opinion that the variance request is minor in nature and will not result in adverse impacts to the character of the streetscape.

**PUBLIC INPUT SUMMARY**

No written submissions were received as of November 15, 2018. It is noted that additional information may be received after the writing of the 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, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the Planning Act. Staff recommend that the Committee consider public input in reaching a decision.


The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

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Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:


  
\_\_\_\_\_  
Stacia Muradali, Senior Planner, East District  
File Path: Amanda\Fila\ 18 254768 \Documents\District Team Comments Memo

**APPENDIX "A"**

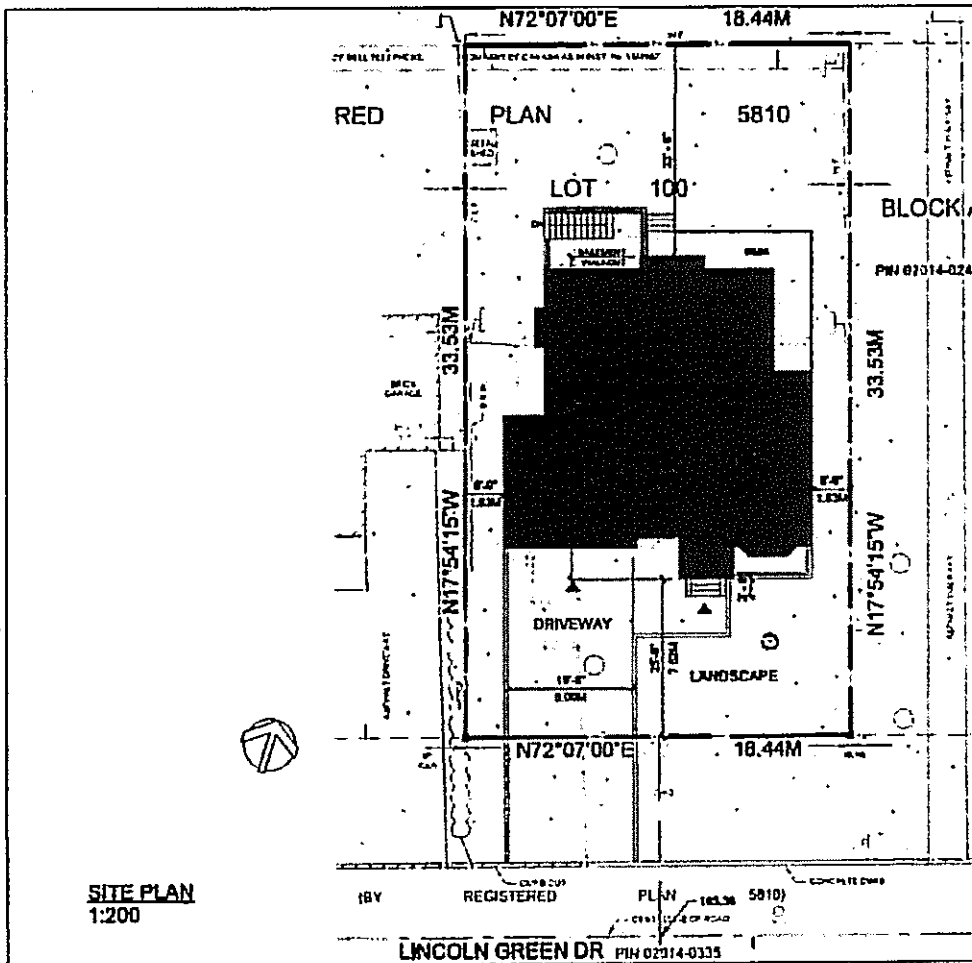
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CONDITIONS PREPARED BY:

  
\_\_\_\_\_  
Aqsa Malik, Planner, Zoning and Special Projects





**SITE PLAN**  
1:200

**SITE STATISTICS**

ZONING CATEGORY: R1  
LOT AREA: 618.3 m<sup>2</sup>      NET LOT AREA: 615.73 m<sup>2</sup>

DESCRIPTION	PERMITTED / REQUIRED	PROPOSED
LOT COVERAGE	31% MAX.	33.3%
FLOOR AREA RATIO	41% MAX.	81.8%
HEIGHT	8.2m MAX.	8.8m
FRONT YARD SETBACK	25' MIN.	25'
SIDE YARD SETBACK	8' MIN.	8'
REAR YARD SETBACK	23' MIN.	23' 8"
DEPTH	18.8m MAX.	18.8m
<b>ORDER FLOOR AREA</b>		
FLOOR	GFA	
GROUND FLOOR	178.8 m <sup>2</sup> (1,924 SF) INCLUDING SHEDS	
SECOND FLOOR	141.8 m <sup>2</sup> (1,518 SF)	
TOTAL	320.6 m <sup>2</sup> (3,442 SF)	
BASEMENT		
*TOTAL GFA DOES NOT INCLUDE CELLAR (BASEMENT)		



**AND ARCHITECTURE INC.**  
2000 Highway 41, Suite 100  
Markham, ON L3R 4T9  
T: 905.461.4988  
E: info@andarchitectureinc.com  
www.andarchitecture.ca

**Project :**  
NEW DETACHED HOUSE  
9 LINCOLN GREEN DR MARKHAM ON

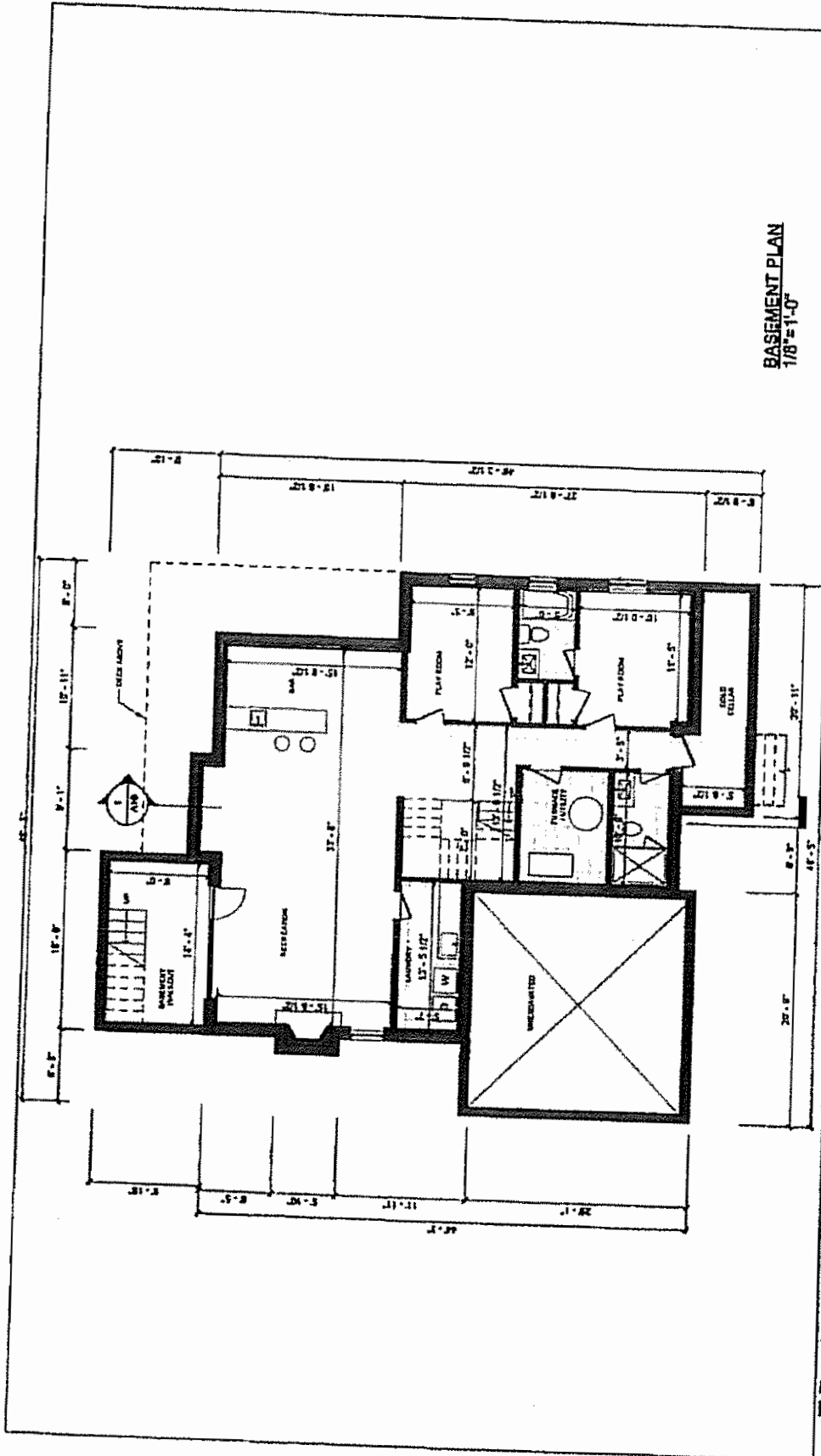
**Drawing Name :**  
SITE PLAN

**Date :**  
09/19/18  
**Scale :**  
As Indicated

**Drawn by :**  
JW  
**Checked by :**  
HW

**Project No :**  
18023

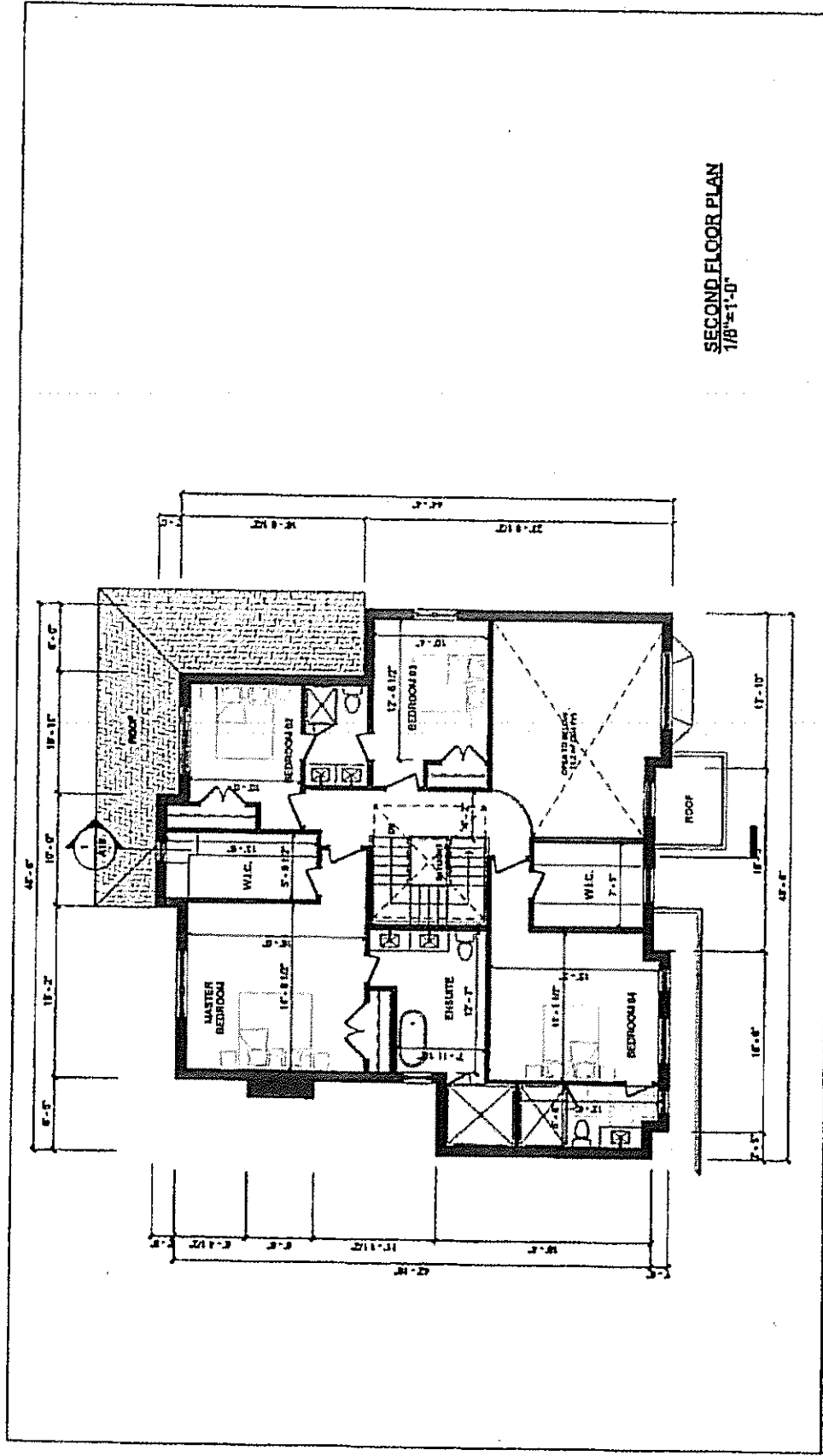
**Drawing No. :**  
A1



**BASEMENT PLAN**  
1/8" = 1'-0"

<b>AND ARCHITECTURE INC.</b> 3002 MARKET AVENUE EAST, SUITE 100 MANASSAS, VA 20108 P: 703-261-4999 E: info@andarchitecture.com www.andarchitecture.com	<b>Project:</b> NEW DETACHED HOUSE 9 LINDEN GREEN DR. MANASSAS, VA		<b>Drawing Name:</b> BASEMENT FLOOR PLAN		Date: 09/13/18 Scale: 1/8" = 1'-0"	Drawn by: JIV Checked by: HW	Project No: 18023	Drawing No: A2
	<p style="text-align: center;"><b>AND</b></p>							



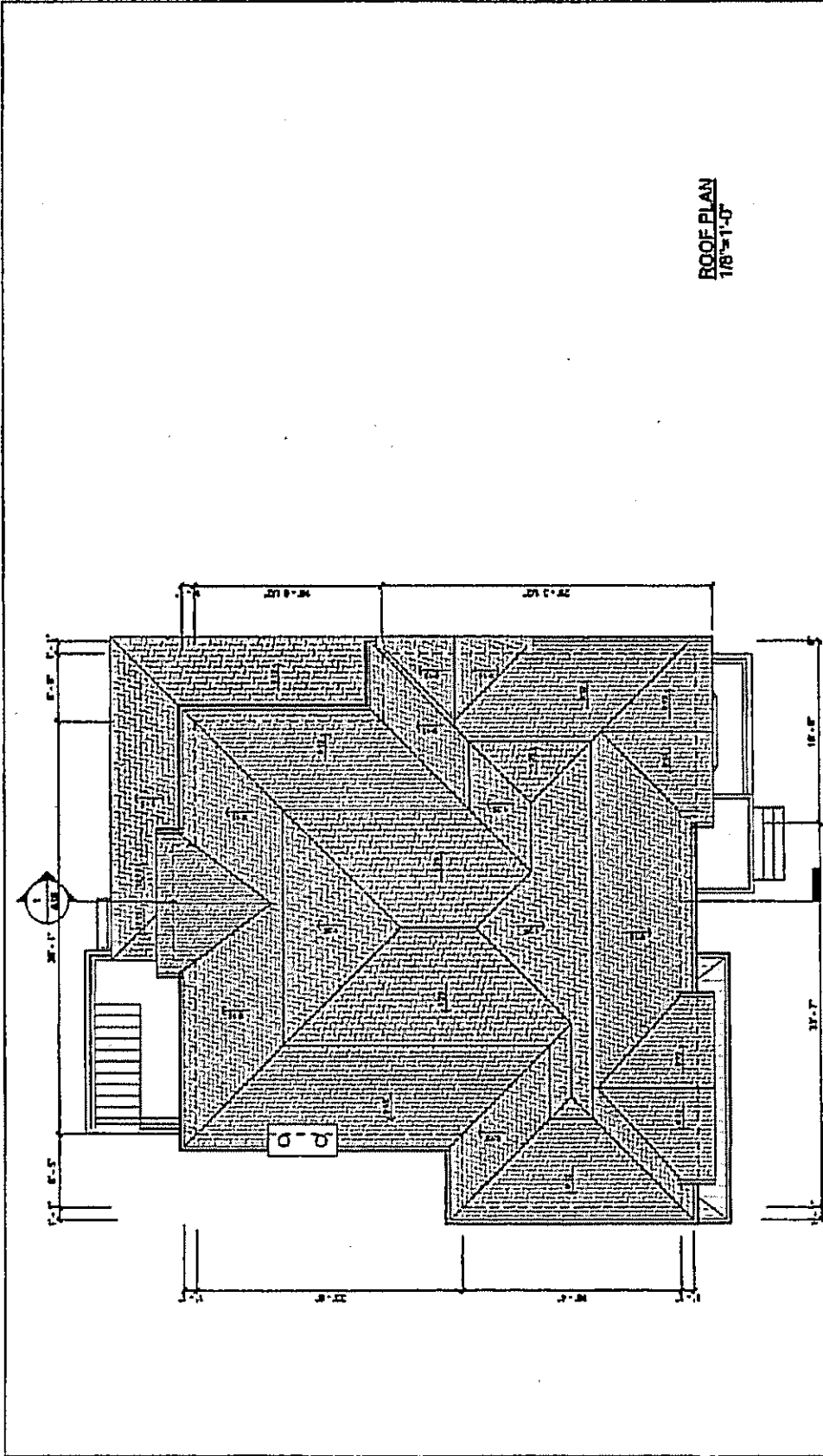


**SECOND FLOOR PLAN**  
1/8" = 1'-0"

<b>Project :</b> NEW DETACHED HOUSE 4 BRICKLY GREEN DR BLANCKENHURST, OH	<b>Drawing Name :</b> SECOND FLOOR PLAN	<b>Date :</b> 09/12/11	<b>Drawn by :</b> JW	<b>Project No :</b> 10023	<b>Drawing No :</b> A4
		<b>Scale :</b> 1/8" = 1'-0"	<b>Checked by :</b> RW		

**AND ARCHITECTURE INC.**  
 3500 Blakely Avenue, E. Side, Suite 100  
 Marietta, OH 45750  
 T: 614-381-4888  
 E: info@andarchitecture.com  
 www.andarchitecture.com



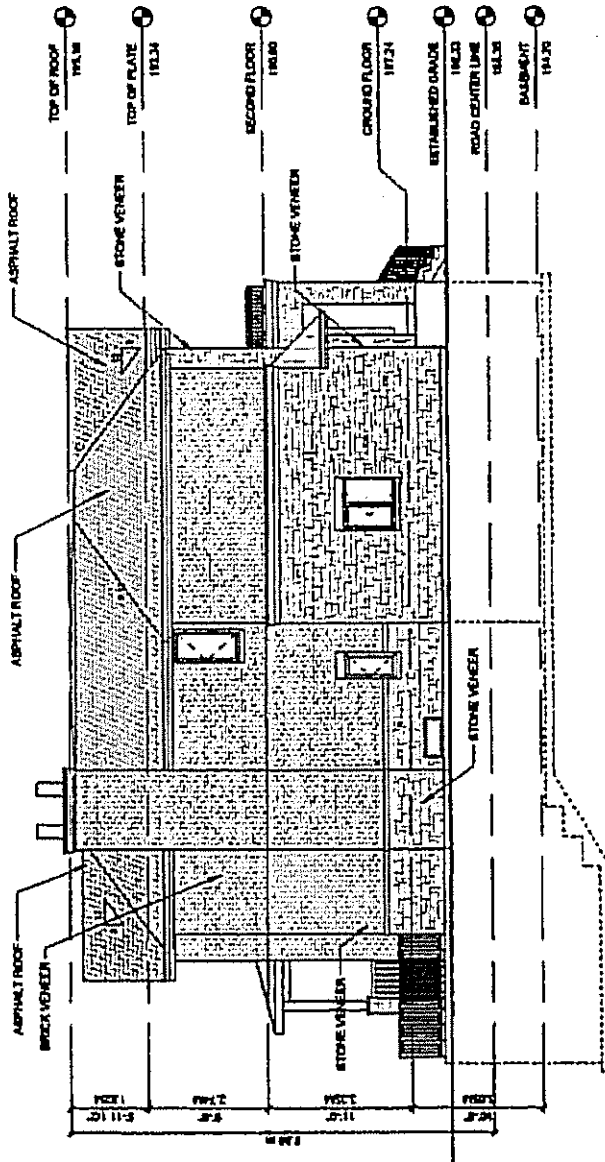


**ROOF PLAN**  
1/8"=1'-0"

<b>AND ARCHITECTURE INC.</b> 3400 Sargent Avenue Blvd, Suite 100 Columbus, Ohio 43228 Tel: 614.291.1111 Fax: 614.291.1112 www.andarchitecture.com www.andinteriors.com	<b>Project:</b> NEW DETACHED HOUSE 9 LINCOLN SQUARE DR BARRISMAN OH	<b>Drawing Name:</b> ROOF PLAN	Date: 08/13/11 Scale: 1/8" = 1'-0"	Drawn by: Author	Project No: 10023	Drawing No: A5
			Checked by: Checker			



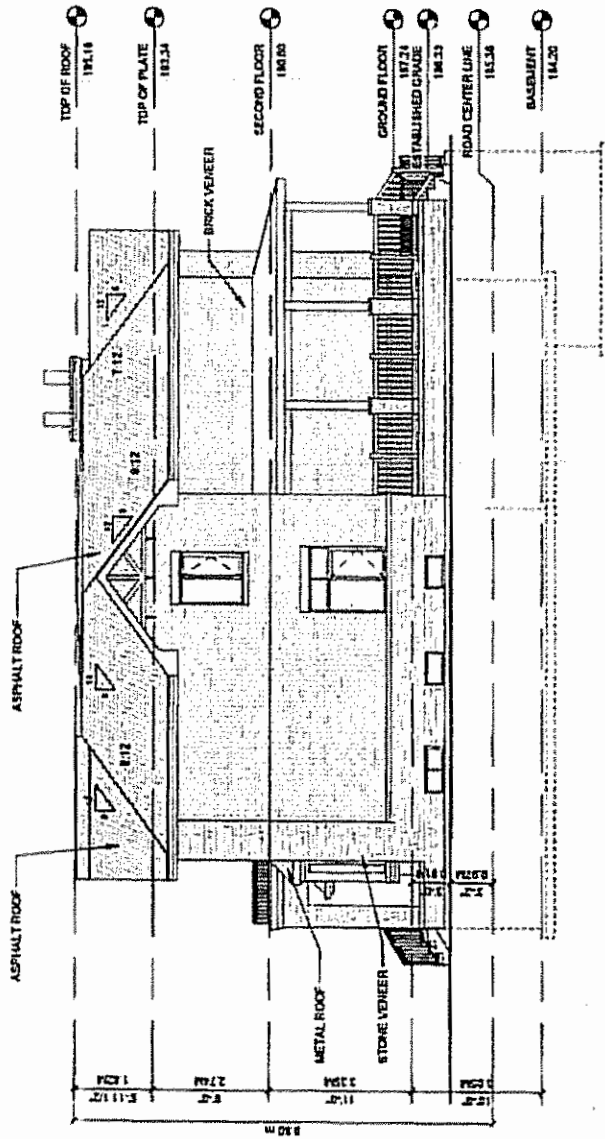




1 WEST ELEVATION  
1/8" = 1'-0"

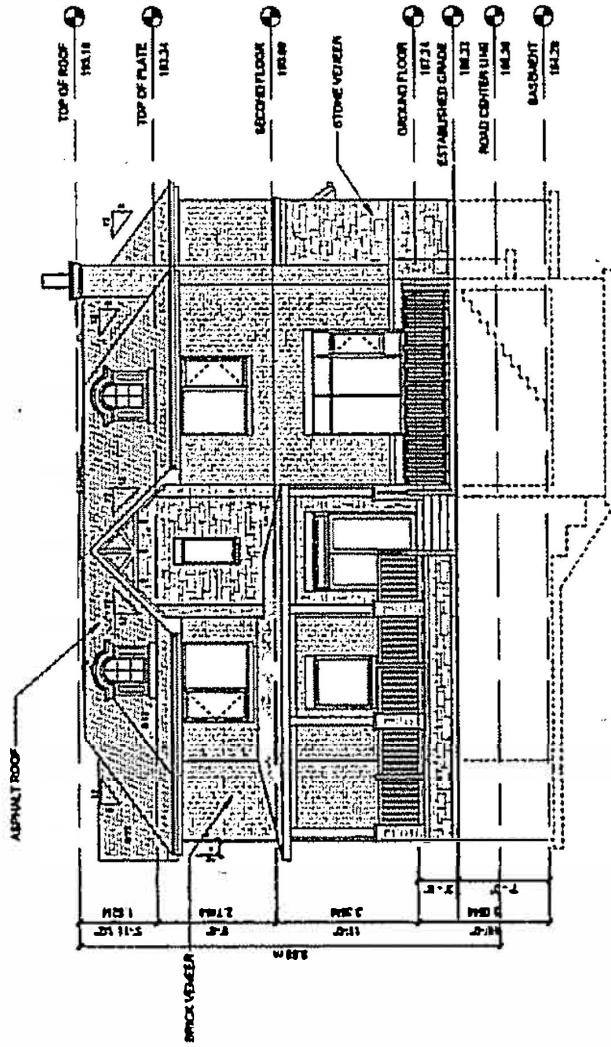
<b>AHD ARCHITECTURE INC.</b> 3040 Sanders Avenue East, Suite 106 Cincinnati, OH 45244 Tel: 513.763.4444 E: info@ahdarchitecture.com www.ahdarchitecture.com	<b>Project:</b> NEW DETACHED HOUSE 9 URSULIN GARDEN DE SARASOTA, OH		<b>Drawing Name:</b> WEST ELEVATION		Date: 09/13/11	Drawn by: Author	Project No: 16023	Drawing No: A7
					Scale: 1/8" = 1'-0"	Checked by: Checker		





1 EAST ELEVATION  
1/8" = 1'-0"

<b>AND ARCHITECTURE INC.</b> 3302 Lakeshore Ave. Marquette, MI 49855 T: 907-561-4180 E: info@andarchitectureinc.com www.andarchitecture.com	<b>Project:</b> NEW DETACHED HOUSE 1 LINDEN GREEN DR MARQUETTE MI		<b>Drawing Name:</b> EAST ELEVATION	Date: 02/13/18 Scale: 1/8" = 1'-0"	Drawn by: Author Checked by: Checker	Project No: 16023	Drawing No: AS
	AND ARCHITECTURE INC.						



1 NORTH ELEVATION  
1/8" = 1'-0"



AND ARCHITECTURE INC.  
3000 S. 10th Avenue, East, Omaha, NE 68106  
Tel: 402.476.1111  
www.andarch.com

Project:  
NEW DETACHED HOUSE  
1 LINCOLN GATEWAY DR. LINCOLN, NE

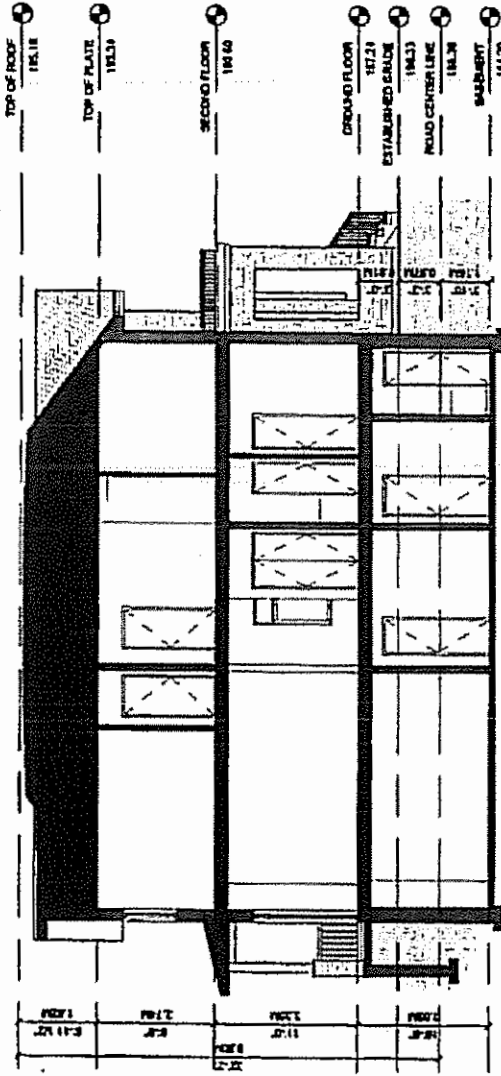
Drawing Name:  
NORTH ELEVATION

Scale:  
1/8" = 1'-0"

Drawn by:  
Author

Project No:  
18003

Drawing No:  
AS



1 BUILDING SECTION  
1/8" = 1'-0"

<b>AND ARCHITECTURE, P.C.</b> 2405 ... ... ... ...	<b>Project:</b> NEW DETACHED HOUSE 11000 GREEN ON MARSHAL DR		<b>Drawing Name:</b> BUILDING SECTION		Date: 08/25/18	Drawn by: AURIA	Project No: 180023	Drawing No: A10
	Scale: 1/8" = 1'-0"		Checked by: CHECKER					