

Memorandum to the City of Markham Committee of Adjustment

May 17th, 2019

File: A/20/19
Address: 28 Abercorn Rd, Markham
Applicant: Anna Cirbari
Agent: Kevin Cribari
Hearing Date: Wednesday May 29th, 2019

The applicant is requesting relief from the following requirements of the Residential One (R1) Zone in By-law 1229, as amended, as they relate to a proposed two-storey detached dwelling on the subject property (28 Abercorn Road).

a) Infill By-law 99-90, Section 1.2 (vi):

a maximum Net Floor Area ratio of 49.6 percent, whereas the By-law permits a maximum Net Floor Area ratio of 45 percent;

a) Infill By-law 99-90, Section 1.2 (iii):

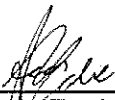
a maximum building depth of 18.92 m, whereas the By-law permits a maximum building depth of 16.8 m.

The Committee of Adjustment deferred this application at the March 27th, 2019 hearing due to concerns with the visual massing and scale of the proposed dwelling. Subsequent to the deferral, the applicant has not revised the requested variances, but has revised the plans to show the height of the roof above the garage has been reduced by approximately 2 ft (0.61 m). Staff note the dwelling has a proposed height of 9.8 m (32.15 ft) measured from the crown (centre) of the road to the top of the roof. This complies with the zoning by-law and is not the subject of the variance application.

Staff provided comments on the application in a memo dated March 20th, 2019 which is attached as Appendix 'C1'. It is staff's opinion that the proposal meets the intent of the Zoning By-law, and is an appropriate development and use of land for the site. Staff comments outlined in the March 20th, 2019 report remain applicable.

Please see Appendix "A1" for conditions to be attached to any approval of this application.

PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:



Stephen Corr, Senior Planner, East District

File Path: Amanda\File\19 114546 \Documents\District Team Comments Memo

APPENDIX "A1"

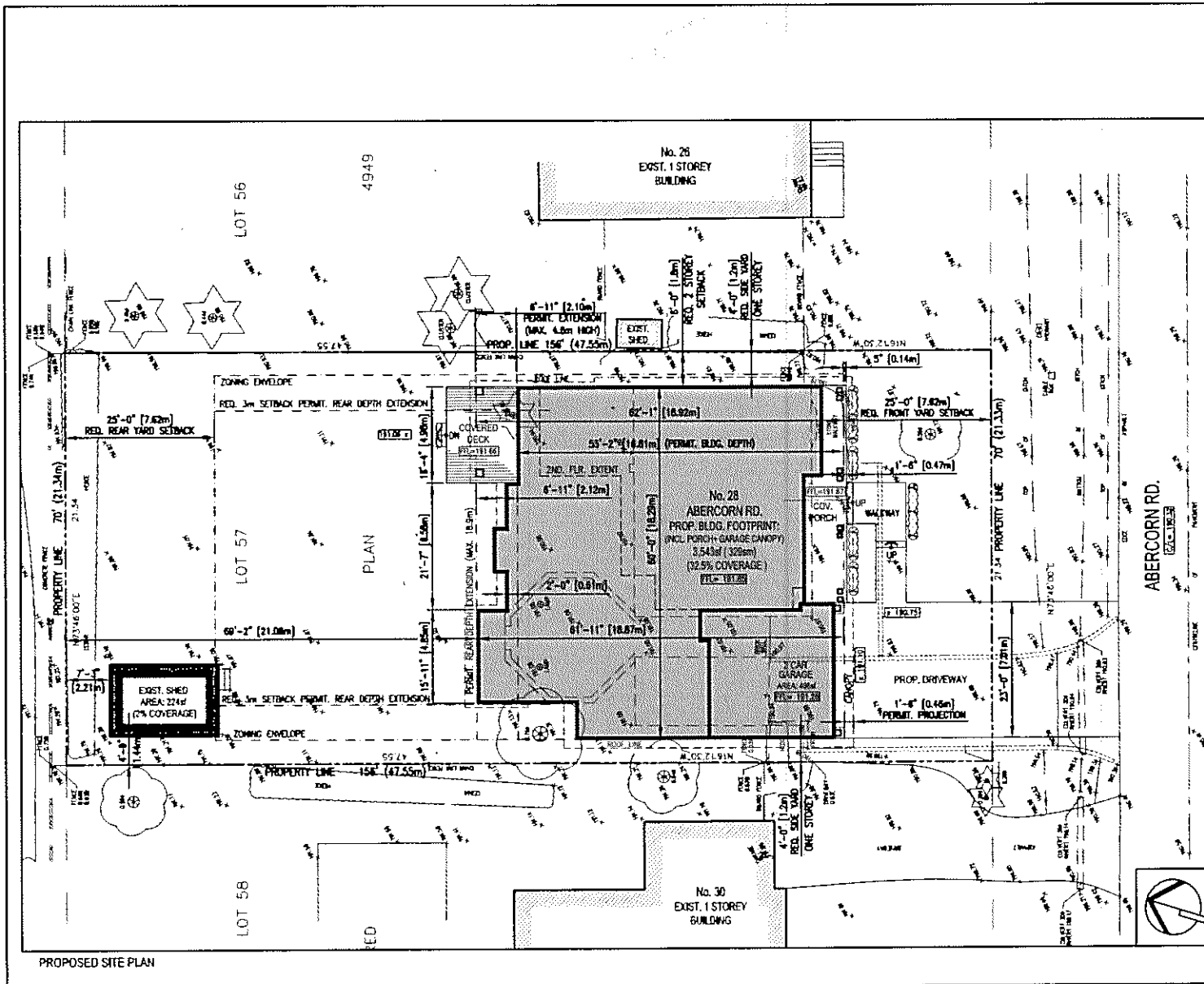
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/20/19

1. That the front covered porch as indicated on drawing A.100 remain unenclosed;
2. The variances apply only to the proposed development as long as it remains;
3. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B1' to this Staff Report and received by the City of Markham on *May 9th, 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;
4. 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;
5. 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;
6. 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



LEGEND

- PROPERTY LINE
- ZONING ENVELOPE
- PROPOSED BUILDING ENVELOPE
- EXIST. BUILDING TO REMAIN
- EXISTING GRADE ELEVATION
- PROP. ELEVATION

SURVEY INFORMATION

PLAN OF SURVEY
 LOT 57, REGISTERED PLAN 4949
 CITY OF MARKHAM,
 REGIONAL MUNICIPALITY OF YORK

DATED: DECEMBER 7TH 2015
 PROJECT : 2015-206

E. W. BOWYER INC.
 ONTARIO LAND SURVEYORS
 LAND DEVELOPMENT CONSULTANTS

9275 MARKHAM ROAD, SUITE 201A
 MARKHAM, ONTARIO L6E 1A3
 TEL. (905) 294-8093
 FAX. (905) 294-8349

NEW CUSTOM HOME
 PROPOSED
 BUNGALOW LOFT

23 ABERCORN ROAD
 MARKHAM, ON

THE CONTRACTOR
 GROUP OF CANADA

ARCHITECT
JOSEPH N. CAMPITELLI
 ARCHITECT INC.

18 MILLIKEN BLVD. MARKHAM, ON L3R 0V2
 TEL. (905) 477-1111
 WWW.JNCAPIPELLI.COM

DATE PLOTTED: 2015-12-23 10:55:11 AM
 PLOTTER: HP DesignJet T1100PS

PROJECT NO. 2015-206
 SHEET NO. A.100

DATE: 2015-12-23
 TIME: 10:55:11 AM

PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"
 DATE: 2015-12-23

A.100

| DWELLING STATISTICS | | | |
|-------------------------------|--|--|--|
| | BY-LAW 1229 | EXISTING | PROPOSED |
| 1. ZONING | R1 - RESIDENTIAL | DETACHED SINGLE FAMILY RESIDENCE TO BE DEMOLISHED | DETACHED SINGLE FAMILY RESIDENCE |
| 2. LOT FRONTAGE | MIN. 60' (18.29m) | 70' (21.33m) | N/C |
| 3. SITE AREA | MIN. 6,600sf (613sm) | 10,920sf (1,014.5sm) | N/C |
| 4. SETBACKS | FRONT YARD = MIN. 25'-0" (7.62m) SIDE YARD (ONE STRY.) = MAX. 4'-0" (1.2m) SIDE YARD (2 STRY.) = MIN. 6'-0" (1.85m) REAR YARD = MIN. 25'-0" (7.62m) | N/A | FRONT YARD = 25'-0" (7.62m) EAST SIDE YARD = 6'-0" (1.8m) WEST SIDE YARD = 4'-0" (1.2m) REAR YARD = 69'-2" (21.08m) |
| 5. BUILDING HEIGHT | MAX. 9.8m* (1/3 RIDGE OF SLOPED ROOF) MAX. 8.0m* (1/3 PARAPET OF FLAT ROOF) *FROM C/L OF ROAD ELEV. (EL. -190.32) MAX. 2 STOREYS (EXCL. CELLAR) | N/A | PROP. HEIGHT = 9.8m |
| 6. COVERAGE | MAX. 35% (3,822sf) | N/A | GROUND FLOOR: 2,697sf DOUBLE GARAGE: 486sf PROP. BLDG. FOOTPRINT: 3,183sf FRONT PORCH: 212sf GARAGE CANOPY: 54sf COVERED DECK: 114sf TOTAL: 3,543sf ACCESSORY SHED: 224sf SITE COVERAGE TOTAL: 3,767sf (34.5%) |
| 7. BUILDING DEPTH | MAX. 15.8 m (+2.1m ONE-STRY. BLDG. EXTN. OVER 15.8m, MAX. WIDTH 1/2 BLDG. WIDTH, MAX. HEIGHT 4.6m) | N/A | 18.92m (62'-1") (INCL. 2.12m ONE STOREY REAR EXTENSION) |
| 8. NET FLOOR AREA RATIO | MAX. 45% (3,942sf/368.2sm) -INCL. GARAGE NET AREA= 8,760sf (813.8sm) | N/A | GROUND FLOOR - 2,697sf GARAGE - 486sf TOTAL GROUND FLR. - 3,183sf 2ND FLOOR AREA - 1,373sf TOTAL GFA - 4,556sf DEDUCTIONS: STAIR WELL - 95sf OPEN TO BELOW @ GRND. FLR. - 12sf OPEN TO BELOW @ 2ND FLR. - 101sf TOTAL DEDUCTIONS - 208sf TOTAL NET AREA: 4,348sf NET RATIO: 49.6% |
| 9. PERMITTED PROJECTIONS | UNENCLOSED PORCH= 18" (0.46m) UNCOVERED PLATFORMS= 18" (0.46m) | N/A | UNENCLOSED PORCH= 5" (0.14m) |
| 10. GARAGE PROJECTION | MAX. 2.1m FROM MAIN WALL | N/A | |
| ACCESSORY BUILDING STATISTICS | | | |
| | BY-LAW 1229 | EXISTING | PROPOSED |
| 1. LOCATION | PERMITTED IN REAR YARD | EXISTING SHED | EXISTING TO REMAIN |
| 2. SETBACKS | REAR/ SIDE YARD = 4'-0" (1.2m) | SIDE YARD= 4'-9" (1.44m) REAR YARD= 7'-4" (2.21m) | N/C |
| 3. BUILDING HEIGHT | 12'-0" (3.66m) TO ROOF MID-POINT 1 STOREY | T.B.C. | N/C |
| 4. COVERAGE | MAX. 10% OF LOT AREA | FLOOR AREA - 2245F (2%) | N/C |

NEW CUSTOM HOME
PROPOSED
BUNGLOW LOFT

29 ABERCORN ROAD
MARKHAM, ON
THE CONTRACTOR
GROUP OF CANADA

JOSEPH N. CAMPITELLI
ARCHITECT INC.

18 Bldg. Oak Avenue, Unit 2, Markham, ON, L3C 1G3
Tel: (905) 477-3939, Fax: (905) 477-3932
jnc@jncarchitect.com

DATE ISSUED: 1. 1. 2019
DATE REVISED: 2. 1. 2019
DATE REVISED: 3. 1. 2019
DATE REVISED: 4. 1. 2019

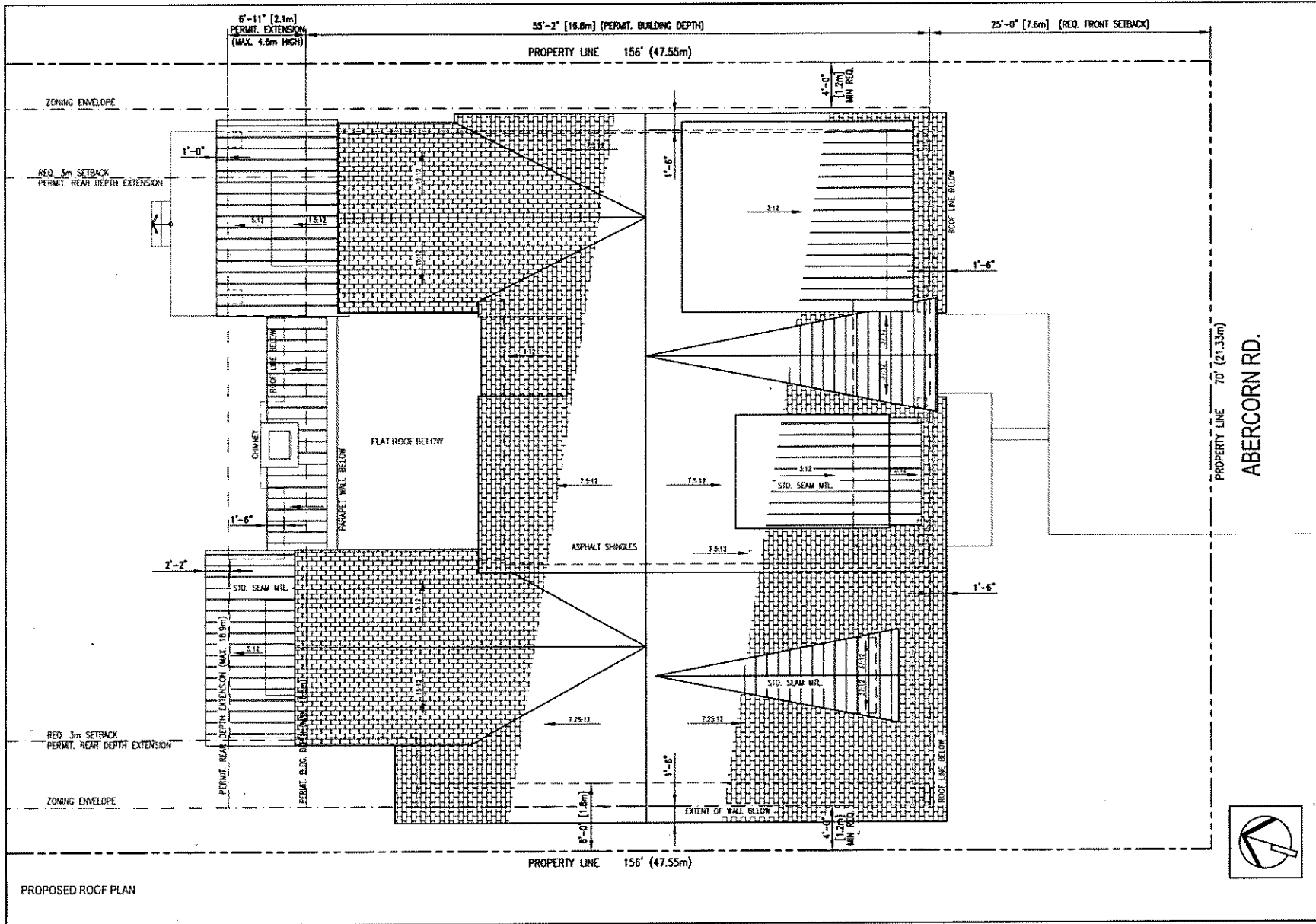
PROJECT ARCHITECT
J. CAMPITELLI
ASSISTANT ARCHITECT

DRAWN BY
PCD
CHECKED BY
J.C.

STATISTICS

DATE: 1. 1. 2019
DATE: 2. 1. 2019
DATE: 3. 1. 2019
DATE: 4. 1. 2019

A.101



PROPOSED ROOF PLAN

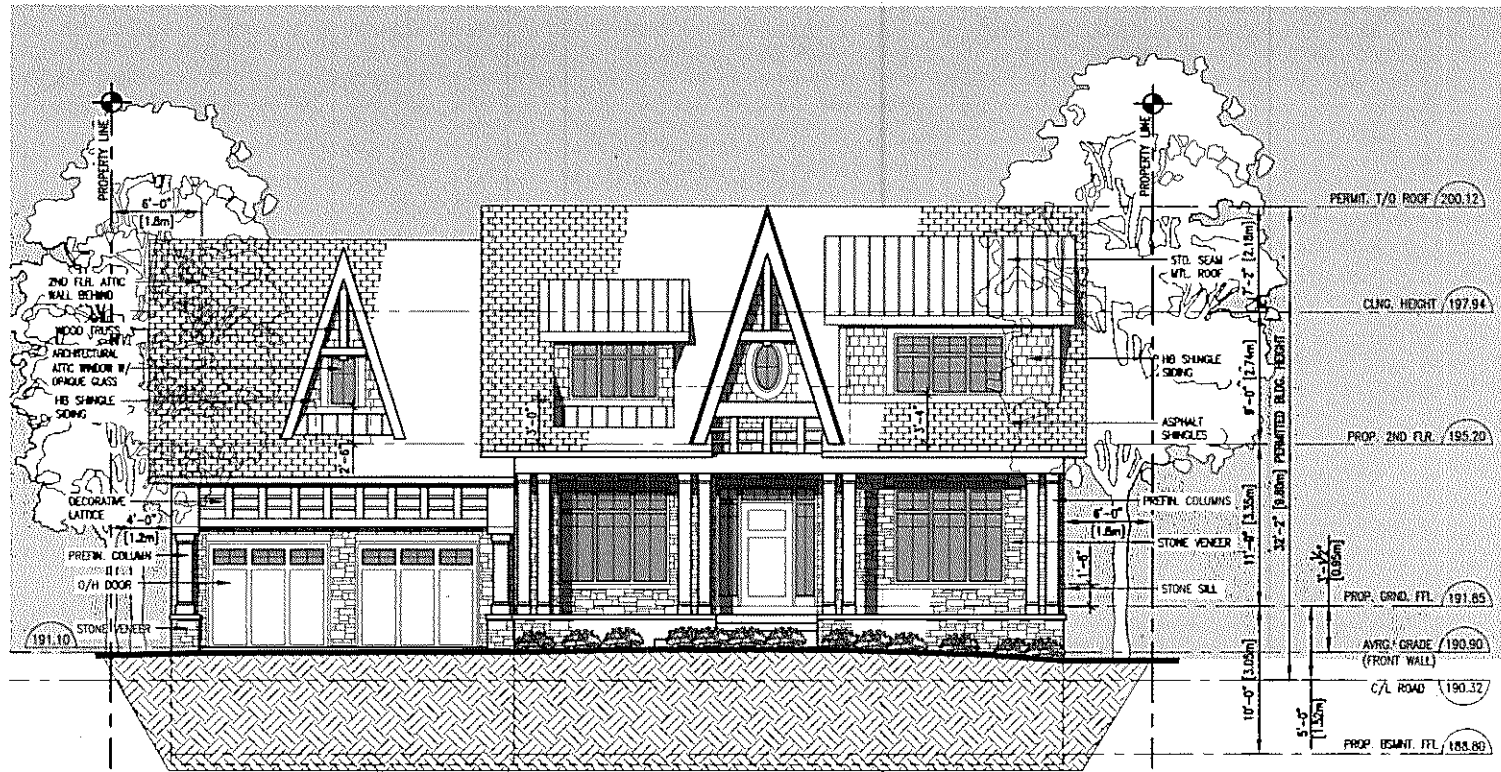
| | |
|-------------------------------|---|
| PROJECT | NEW CUSTOM HOME PROPOSED BUNGALOW LOFT |
| CLIENT | 28 ABERCORN ROAD MARKHAM, ON THE CONTRACTOR GROUP OF CANADA |
| DESIGN/DATE | |
| ARCHITECT | JOSEPH N. CAMPITELLI ARCHITECT INC. |
| SEAL | 11 St. Charles Street, Unit 3, Markham, ON L3R 0G2 Tel: (905) 947-8888 Fax: (905) 947-8889 www.jncampitelli.com |
| DATE | |
| DESCRIPTION | |
| SCALE | |
| PROJECT ARCHITECT | J. CAMPITELLI |
| ASSISTANT ARCHITECT | |
| DRAWN BY | RD |
| CHECKED BY | J.C. |
| PROPOSED ROOF PLAN | |
| DATE | BY / REVISED / PROJECT NO. |
| 1.6" x 1.0" | MAY 28, 2019 / 283.11.D. |

A.303

NEW CUSTOM HOME
 PROPOSED
 BUNGALOW LOFT
 28 AMERCORN ROAD
 WAINWICH ON
 THE CONTRACTOR
 GROUP OF CANADA

JOSEPH N. CAMPITELLI
 ARCHITECT INC.

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED
 2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE



PROPOSED SOUTH ELEVATION

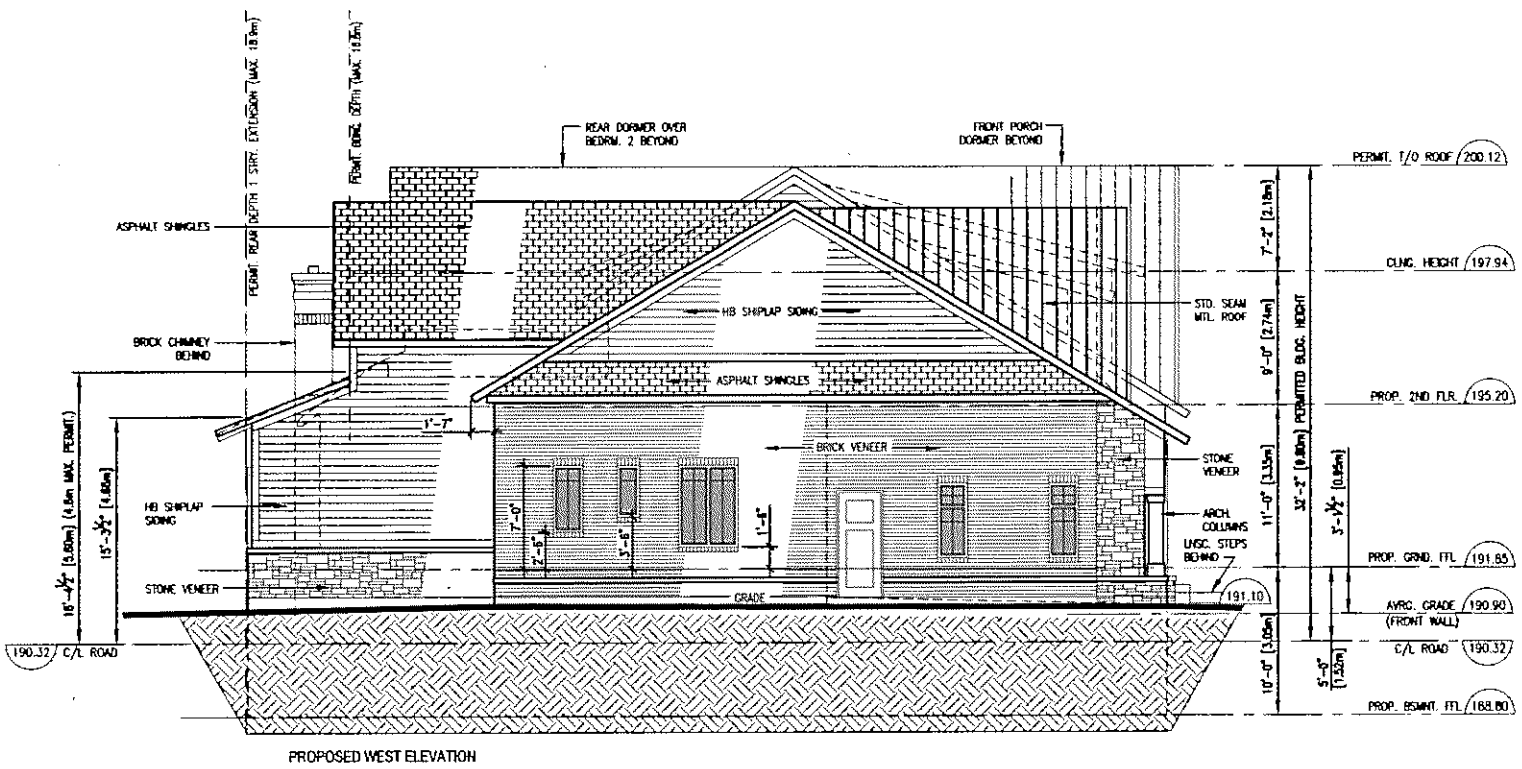
| | |
|---------|--|
| PROJECT | NEW CUSTOM HOME PROPOSED BUNGALOW LOFT |
| CLIENT | 28 AMERCORN ROAD WAINWICH ON THE CONTRACTOR GROUP OF CANADA |
| DATE | |
| PROJECT | JOSEPH N. CAMPITELLI ARCHITECT INC. |
| DATE | |
| PROJECT | 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED 2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE |
| DATE | |
| PROJECT | PROJECT ARCHITECT J. CAMPITELLI ARCHITECT INC. |
| DATE | |
| PROJECT | PROPOSED SOUTH ELEVATION |
| DATE | SCALE: 1/8" = 1'-0" MAY 04, 2019 10:11:02 |
| PROJECT | A.401 |

NEW CUSTOM HOME
PROPOSED
BUNGALOW LOFT

27 AMERCORN ROAD
WARREN, OH
THE CONTRACTOR
GROUP OF CANADA

JOSEPH N. CAMPITELLI
ARCHITECT INC.

18 BUCKINGHAM ST., LAKESIDE, OH 44133
TEL: 216-885-1800 FAX: 216-885-1801
WWW.JNCAMPITELLI.COM



1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

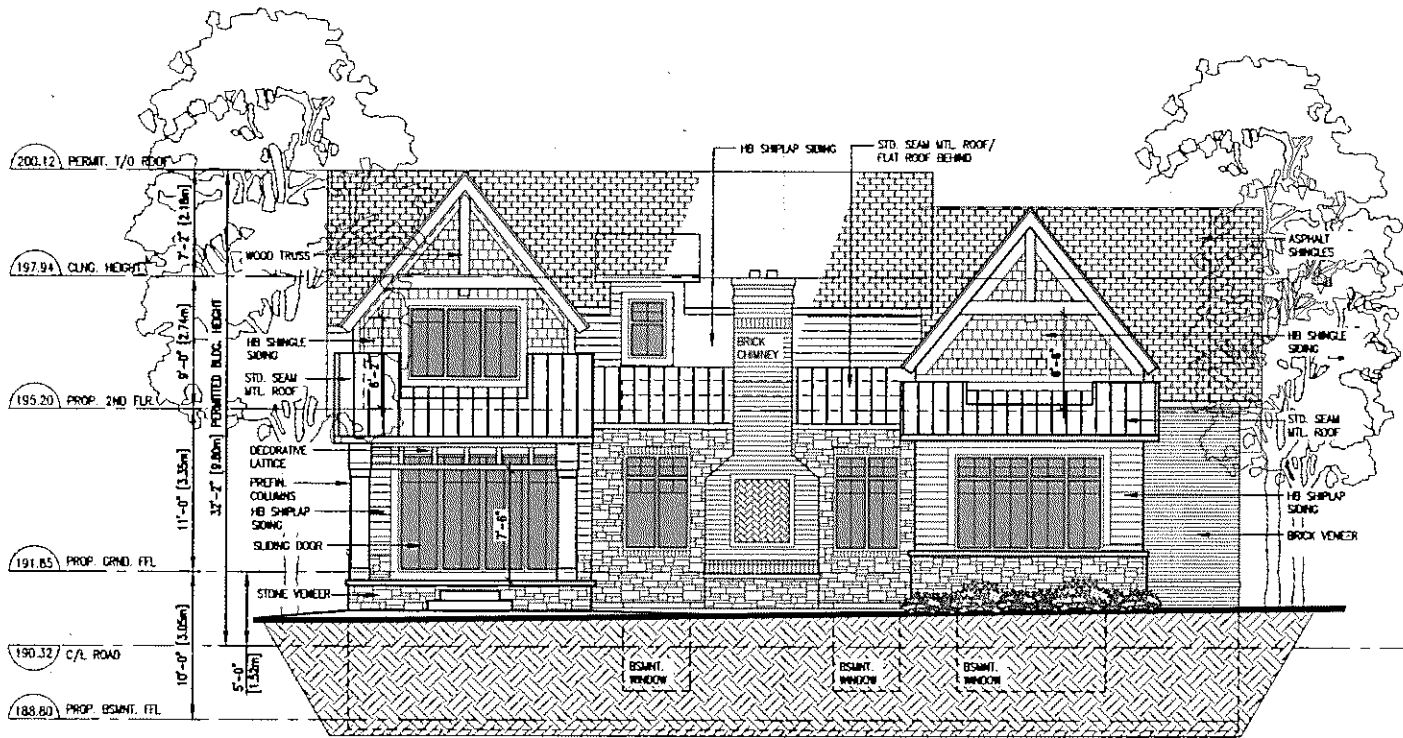
PROJECT ARCHITECT
J. CAMPITELLI
ARCHITECT INC.

DRAWN BY
R.C.
CHECKED BY
J.C.

PROPOSED
WEST ELEVATION

SCALE: DATE: 11/15/19

A.402



PROPOSED NORTH ELEVATION

NEW CUSTOM HOME
 PROPOSED
 BUNGALOW LOFT
 28 ABERDEEN ROAD
 MARSHALL ON
 THE CONTRACTOR
 GROUP OF CANADA

PROJECT ARCHITECT
JOSEPH N CAMPITELLI
 ARCHITECT INC.
 1000 SHEPPARD AVE. E. SUITE 101
 MARKHAM ONTARIO L3R 9V4
 TEL: 905.477.8888
 WWW.JNCAMPITELLI.COM

NOTES:
 1. VERIFY EXIST. DIMENSIONS ON SITE
 2. VERIFY EXIST. OR CLEARANCE
 3. VERIFY EXIST. OR CLEARANCE ON

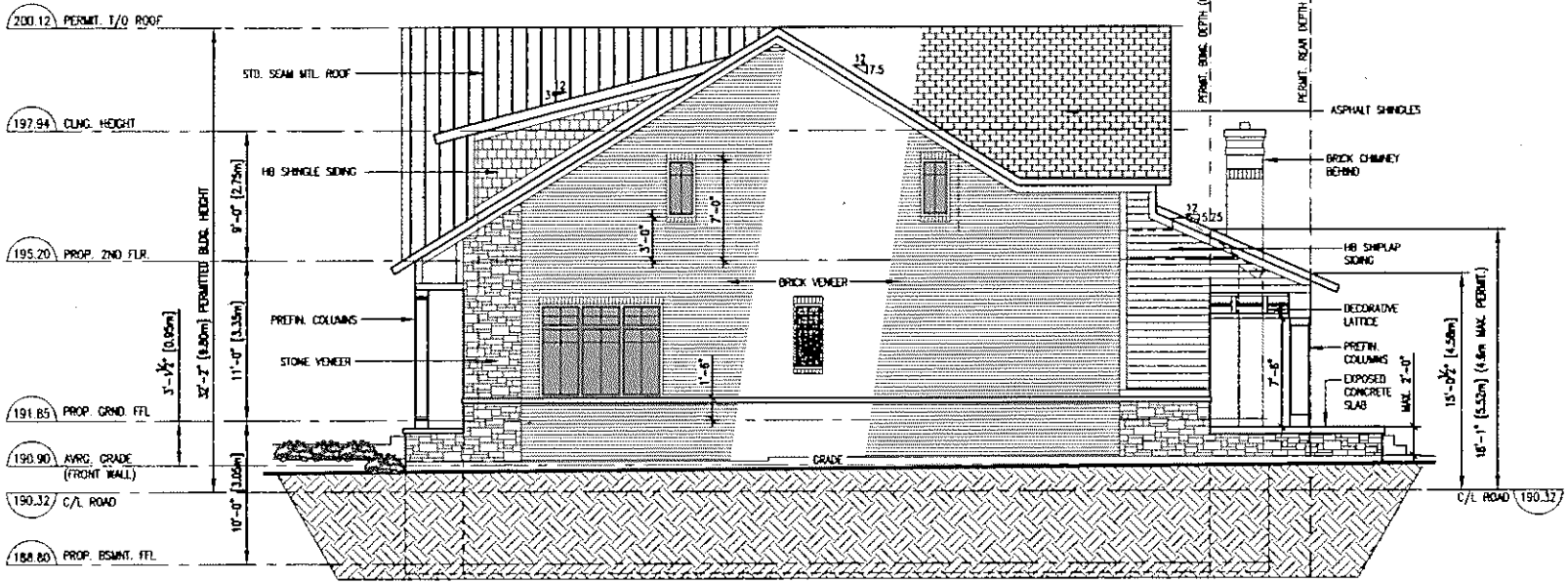
PROJECT ARCHITECT
 J. CAMPITELLI
 LICENSE NO. 123456
 DRAWN BY
 J.C.
 CHECKED BY
 J.C.
 PROPOSED
 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"
 DATE PLOTTED: PROJECT NO.
 1000 SHEPPARD AVE. E. SUITE 101
 MARKHAM ONTARIO L3R 9V4

A.403

NEW CUSTOM HOME
 PROPOSED
 BUNGLOW LOFT
 28 ANKERBORN ROAD
 MARSHALL ON
 THE CONTRACTOR
 GROUP OF CANADA

JOSEPH N. CAMPITELLI
 ARCHITECT INC.

1800 Lakeshore Blvd. East, Suite 100
 Scarborough, Ontario M1S 2S9
 Tel: (416) 291-1111
 Fax: (416) 291-1112
 www.jncampitelli.com



PROPOSED EAST ELEVATION

- 1. BRICK VENEER GOES TO BRICK CHIMNEY
- 2. H/S SHINGLE SIDING GOES FOR CLING HEIGHT
- 3. BRICK CHIMNEY BEHIND

PROJECT ARCHITECT
 J. CAMPITELLI
 DRAWN BY
 CHECKED BY
 DATE
 18' x 12'

PROPOSED
 EAST ELEVATION

A.404

Memorandum to the City of Markham Committee of Adjustment

March 20, 2019

File: A/20/19
 Address: 28 Abercorn Rd, Markham
 Applicant: Anna Cirbari
 Agent: Kevin Cribari
 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 (vi):
 a maximum Net Floor Area ratio of 49.6 percent, whereas the By-law permits a maximum Net Floor Area ratio of 45 percent;
- a) Infill By-law 99-90, Section 1.2 (iii):
 a maximum building depth of 18.92 m, whereas the By-law permits a maximum building depth of 16.8m;

as they relate to a proposed new residential dwelling.

BACKGROUND

The 1,014.5 m² (10,920 ft²) subject property is located on the north side of Abercorn road, north of Highway 7 and west of Main Street Markham North. The property is located within a residential neighbourhood comprised of a mix of one and two-storey detached dwelling. There is an existing one-storey detached 108.7 m² (1,170 ft²) dwelling on the property, which according to assessment records was constructed in 1956. Mature vegetation exists across the property.

Proposal

The applicant is proposing to demolish the existing home and a construct a two-storey detached 404 m² (4,348 ft²) dwelling with a rear covered deck.

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 R1 – 'Residential' under By-law 1229, as amended, which permits a single detached dwelling.

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 Net Floor Area Ratio and maximum Building Depth.

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

According to the information provided by the applicant, *"with current re-development in the area it is extremely difficult to comply with the dated by-laws as people's dream home ideals have changed from 30 years ago"*.

Zoning Preliminary Review (ZPR) not Undertaken

A Zoning Preliminary Review (ZPR) has not been formally undertaken for the proposal. 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 variances in the application contains errors, or if the need for additional variances are identified during the Building Permit review process, further variance application(s) may be required to address the outstanding matters and there will be a delay in application processing.

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 49.6 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 403.93 m² (4,348 ft²), whereas the By-law permits a dwelling with a maximum floor area of 366.2 m² (3,942 ft²). This represents an increase of approximately 37.73 m² (406 ft²).

Floor Area Ratio is a measure of the interior square footage of the dwelling as a percentage of the net lot area. Although the proposed dwelling is larger than existing dwellings originally developed in the 1950s, the site layout meets all setback requirements ensuring adequate separation between dwellings and retention of soft landscape areas. The proposed dwelling will also be comparable in size with other infill development along Abercorn Road, including several homes that have obtained minor variance approvals for maximum net floor area ratio increases between 51 and 53 percent over the past decade. Staff are of the opinion that the requested variance meets the general intent of the zoning By-law.

Increase in Maximum Building Depth

The applicant is requesting relief to permit a maximum building depth of 18.92 m (62.08 ft), whereas the By-law permits a maximum building depth of 16.8 m (55.12 ft). This represents an increase of approximately 2.1 m (6.92 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 on the dwelling which is the farthest from the front lot line.

The variance includes a rear one storey projection which adds approximately 2.10 m (6.92 ft) to the overall depth of the building. The rear one-storey projection will maintain a west side yard setback of approximately 3.1 m (10.2 ft) and a rear yard setback of 21.08 m (69.17 ft), more than the minimum required setbacks from the property line. The main component of the building, excluding the rear one-storey projection, has a depth of approximately 16.8 m (55.12 ft) which complies with the by-law requirement. Given that the variance is attributable to a minor projection at the rear of the proposed dwelling, will maintain more than the required side yard setback and rear yard setback and is one-storey in height, Staff are of the opinion that the variance request is appropriate for the development.

PUBLIC INPUT SUMMARY

No written submissions were received as of March 20, 2019. 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 and have no objection. 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, Development Manager, East District
File Path: Amanda\File\19 114546 \Documents\District Team Comments Memo

APPENDIX "A"
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/20/19

1. That the front covered porch remain unenclosed;
2. The variances apply only to the proposed development as long as it remains;
3. 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 received by the City of Markham on *March 06, 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;
4. 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 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;
5. 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;
6. 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



NEW CUSTOM HOME PROPOSED BUNGALOW LOFT

28 ABERCORN RD. MARKHAM, ON
PROJECT NO: 263.18

DRAWING LIST:

- A.000 COVER PAGE
- A.100 PROPOSED SITE PLAN
- A.101 SITE STATISTICS
- A.201 PROPOSED BASEMENT PLAN
- A.301 PROPOSED GROUND FLOOR PLAN
- A.302 PROPOSED 2ND FLOOR PLAN
- A.303 PROPOSED ROOF PLAN
- A.401 PROPOSED SOUTH ELEVATION
- A.402 PROPOSED WEST ELEVATION
- A.403 PROPOSED NORTH ELEVATION
- A.404 PROPOSED EAST ELEVATION
- A.501 PROPOSED BUILDING SECTION A-A

ISSUED FOR MINOR VARIANCE - MAR.05, 2019

NEW CUSTOM HOME
PROPOSED
BUNGALOW LOFT
28 ABERCORN ROAD
MARKHAM, ON
THE CONTRACTOR
GROUP OF CANADA

JOSEPH
IN
CAMPITELLI
ARCHITECTURE
1000 SHEPPARD AVENUE EAST, SUITE 100
MARKHAM, ONTARIO L3R 9V7
TEL: (905) 477-8888
WWW.CAMPITELLIARCHITECTURE.COM

PROJECT NO: 263.18
A.000
DRAWN BY: AC
CHECKED BY: JC
COVER PAGE
DATE: 03/05/2019

A.000

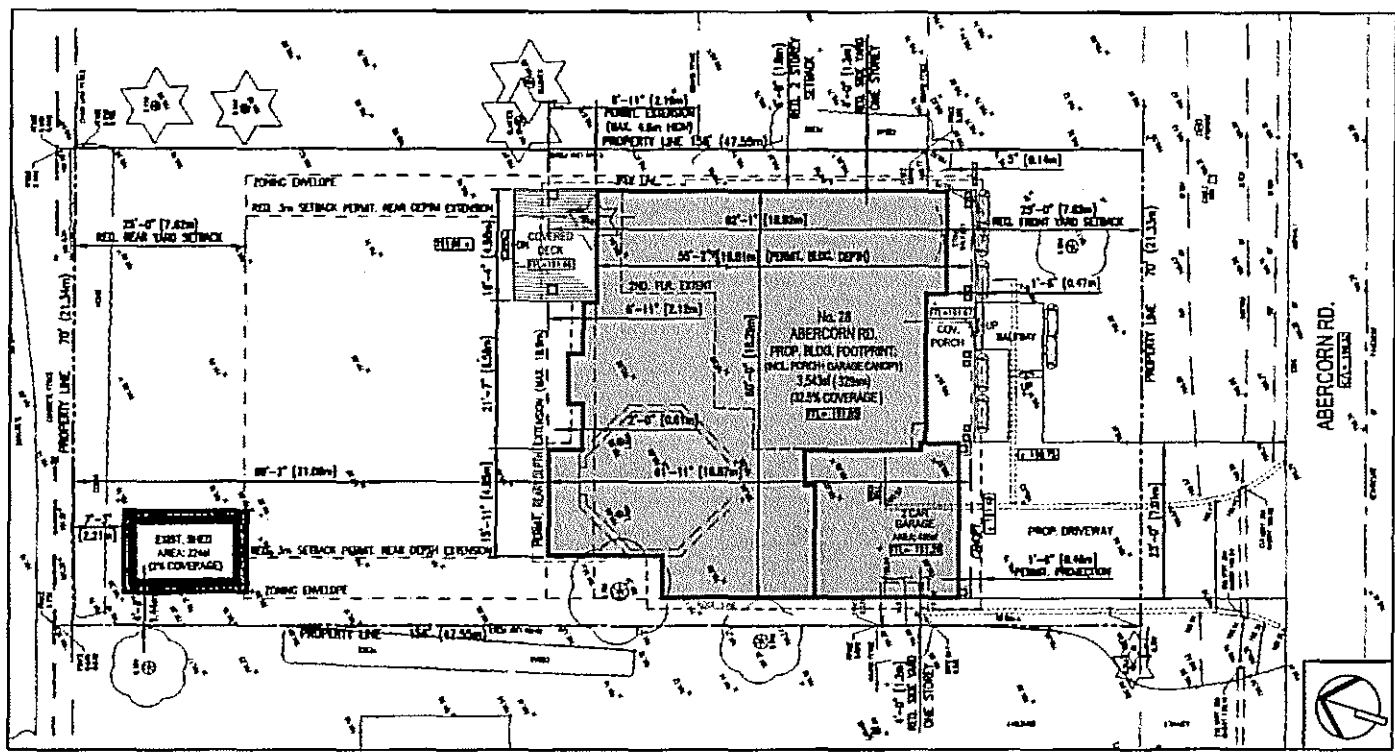
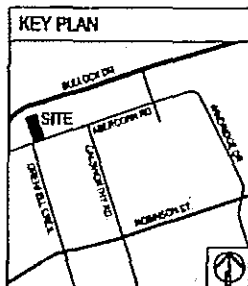
| LEGEND | |
|--------|----------------------------|
| | PROPERTY LINE |
| | ZONING ENVELOPE |
| | PROPOSED BUILDING ENVELOPE |
| | EXIST. BUILDING TO REMAIN |
| | EXISTING GRADE ELEVATION |
| | PROP. ELEVATION |

SURVEY INFORMATION

PLAN OF SURVEY
 LOT 57, REGISTERED PLAN 4949
 CITY OF MARKHAM
 REGIONAL MUNICIPALITY OF YORK
 DATED: DECEMBER 7TH 2015
 PROJECT: 7015-206

E. W. BOWLER INC.
 ONTARIO LAND SURVEYORS
 LAND DEVELOPMENT CONSULTANTS

9275 MARKHAM ROAD, SUITE 201A
 MARKHAM, ONTARIO L6E 1A5
 TEL. (905) 294-8093
 FAX. (905) 294-8149



PROPOSED SITE PLAN

**NEW CUSTOM HOME
 PROPOSED
 BUNGALOW LOFT**

28 ABERCORN ROAD
 MARKHAM, ONT.
 THE CONTRACTOR
 GROUP OF CANADA

JOSEPH N. CAMPITELLI
 ARCHITECTURE

28 ABERCORN ROAD, SUITE 101
 MARKHAM, ONTARIO L6E 1A5
 TEL: (905) 294-8149
 FAX: (905) 294-8149

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

DATE: 12/15/15

PROJECT: 7015-206

PROPOSED SITE PLAN

A.100

| DWELLING STATISTICS | | | |
|-------------------------------|--|---|--|
| | BY-LAW 1223 | EXISTING | PROPOSED |
| 1. ZONING | R1 - RESIDENTIAL | DETACHED SINGLE FAMILY RESIDENCE TO BE DEMOLISHED | DETACHED SINGLE FAMILY RESIDENCE |
| 2. LOT FRONTAGE | MIN. 60' (18.29m) | 70' (21.33m) | N/C |
| 3. SITE AREA | MIN. 6,602sf (613sqm) | 10,922sf (1,014.5sqm) | N/C |
| 4. SETBACKS | FRONT YARD = MIN. 25'-0" (7.62m) SIDE YARD (ONE STRY.) = MIN. 4'-0" (1.2m) SIDE YARD (2 STRY.) = MIN. 5'-0" (1.53m) REAR YARD = MIN. 25'-0" (7.62m) | N/A | FRONT YARD = 25'-0" (7.62m) EAST SIDE YARD = 5'-0" (1.53m) WEST SIDE YARD = 4'-0" (1.2m) REAR YARD = 69'-2" (21.08m) |
| 5. BUILDING HEIGHT | MAX. 9.8m (1/3 RISE OF SLOPED ROOF) MAX. 8.0m (1/3 PHASEY OF FLAT ROOF) MINOR C/L OF ROOF ELEV. (EL. +190.22) MAX. 2 STOREYS (EXCL. CELLAR) | N/A | PROF. HEIGHT = 9.8m |
| 6. COVERAGE | MAX. 35% (1,822sf) | N/A | GROUND FLOOR 2,697sf DOUBLE GARAGE 486sf PROP. BLDG. FOOTPRINT: 3,183sf FRONT PORCH 212sf GARAGE CANOPY 34sf COVERED DECK 144sf TOTAL 3,543sf ACCESSORY SHED 224sf SITE COVERAGE TOTAL 3,767sf (34.5%) |
| 7. BUILDING DEPTH | MAX. 16.8 m (42.1m ONE-STORY, BLDG. EXTN. OVER 16.2m, MAX. WIDTH 1/2 BLDG. WIDTH, MAX. HEIGHT 4.6m) | N/A | 18.92m (62'-1") (INCL. 2.12m ONE STOREY REAR EXTENSION) |
| 8. NET FLOOR AREA RATIO | MAX. 65% (1,544sf/2,376.2sqm) - INCL. GARAGE NET AREA = 2,762sf (813.8sqm) | N/A | GROUND FLOOR - 2,697sf GARAGE - 486sf TOTAL GROUND FLR - 3,183sf 2ND FLOOR AREA - 1,373sf TOTAL GFA - 4,556sf STAR DEDUCTION - 95sf OBL. VOLUME DEDUCT. - 113sf TOTAL NET AREA 4,348sf NET RATIO 49.6% |
| 9. PERMITTED PROJECTIONS | UNENCLOSED PORCHES = 18' (3.46m) UNCOVERED PLATFORMS = 18' (3.46m) | N/A | |
| 10. GARAGE PROJECTION | MAX. 2.1m FROM MAIN WALL | N/A | |
| ACCESSORY BUILDING STATISTICS | | | |
| | BY-LAW 1223 | EXISTING | PROPOSED |
| 1. LOCATION | PERMITTED IN REAR YARD | EXISTING SHED | EXISTING TO REMAIN |
| 2. SETBACKS | REAR/ SIDE YARD = 4'-0" (1.2m) | SIDE YARD = 4'-9" REAR YARD = 7'-4" | N/C |
| 3. BUILDING HEIGHT | 12'-0" (3.66m) TO ROOF MID-POINT 1 STOREY | I.B.C. | N/C |
| 4. COVERAGE | MAX. 10% OF LOT AREA | FLOOR AREA = 224sf (21) | N/C |

NEW CUSTOM HOME
PROPOSED
BUNGALOW LOFT

11 ABERCROM ROAD
MADISON CT
THE CONTRACTOR
SHELF OF CANADA

JOSEPH N. CAMPITELLI
ARCHITECT INC.

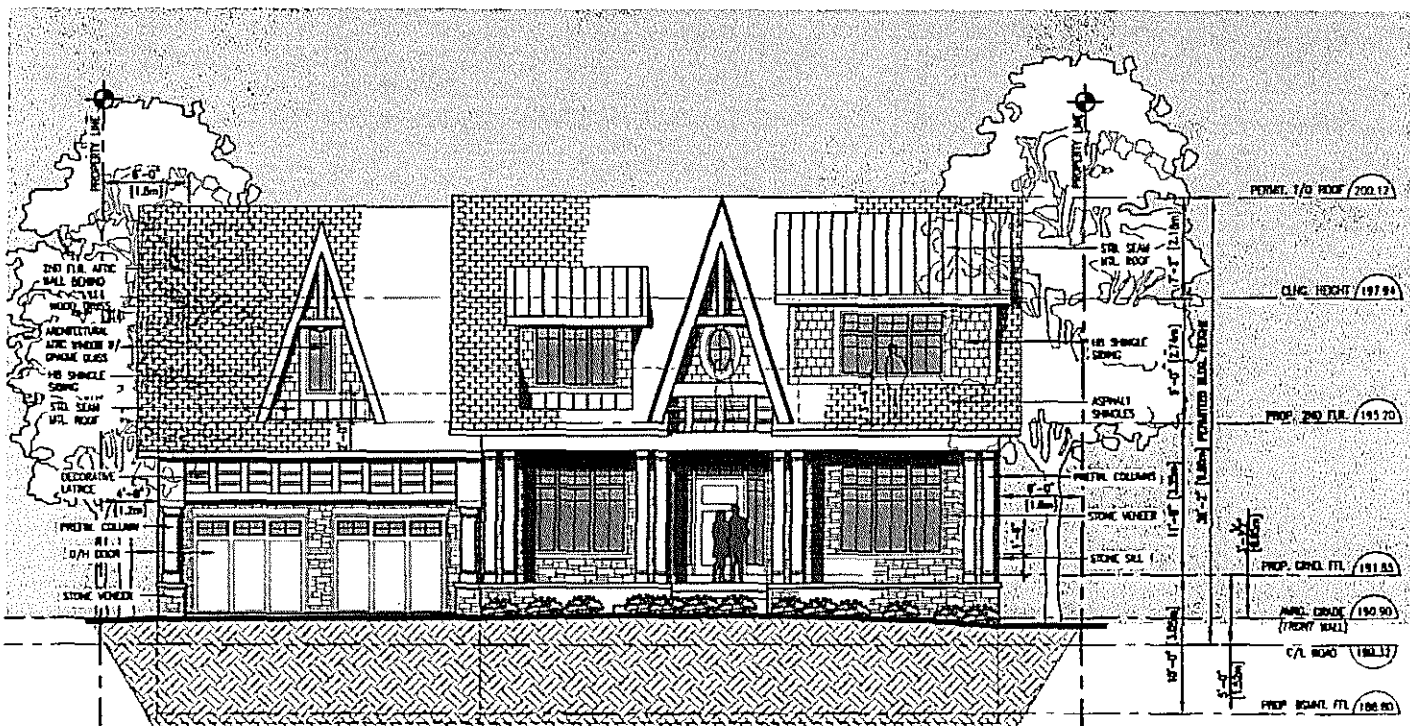
1100 St. Lawrence St. Suite 100
Montreal, Quebec H2Z 1S4
Tel: (514) 392-1111
Fax: (514) 392-1112
www.jncampitelli.com

STATISTICS

DATE: 2011-05-11
DRAWN BY: JNC
CHECKED BY: JNC
SCALE: AS SHOWN

NEW CUSTOM HOME
 PROPOSED
 BUNGALOW LOFT
 27 FRANCIS ROAD
 LINDENHURST, NY
 S.E. EDVINGTON
 GROUP OF CANADA

JOSEPH N. CAMPITELLI
 ARCHITECT INC.
 100 W. 42nd Street, 10th Floor, New York, NY 10018
 Tel: (212) 850-8800



PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"
 DRAWN BY: J.C.
 CHECKED BY: J.C.
 PROPOSED SOUTH ELEVATION
 DATE: 10/20/00

A.401



PROPOSED NORTH ELEVATION

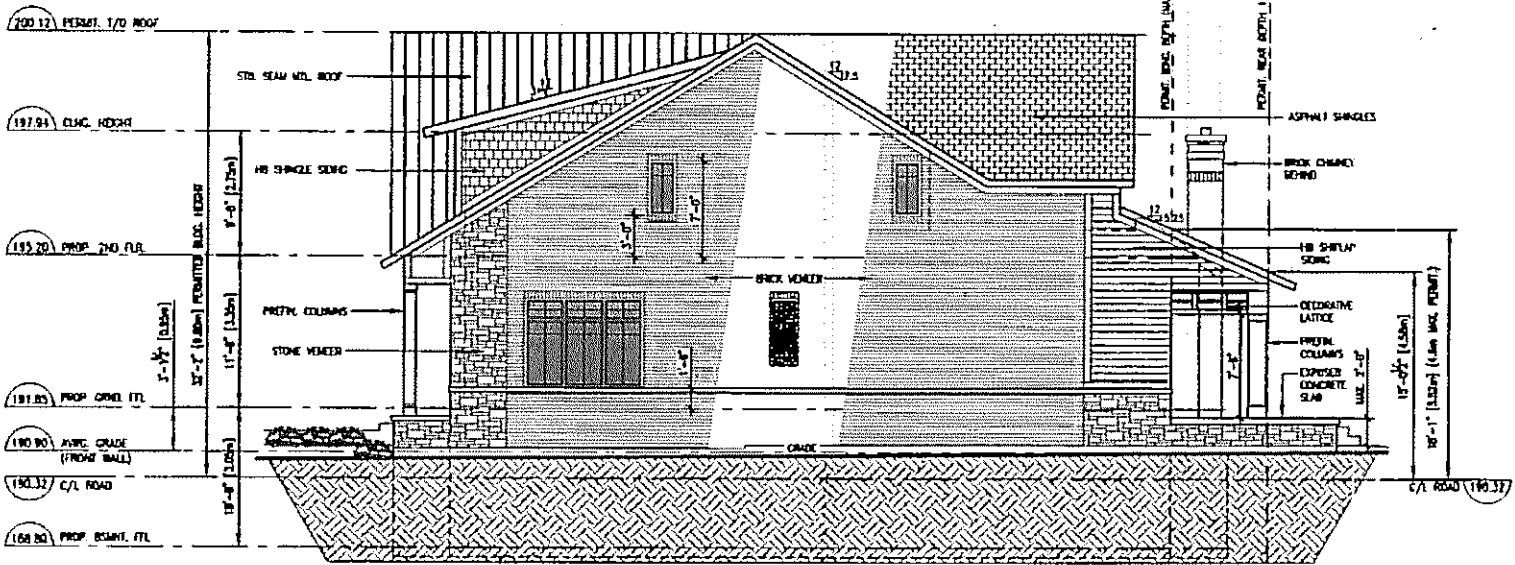
NEW CUSTOM HOME
 PROPOSED
 BUNGALOW LOFT
 27 ARLINGTON ROAD
 BARRINGTON ON
 THE CONTRACTOR GROUP OF CANADA

JOSEPH W. CAMPITELLI
 ARCHITECTURE
 1100 SHEPPARD AVENUE EAST
 SUITE 100
 SCARBOROUGH, ONTARIO M1B 3Y9
 TEL: (416) 291-1111
 FAX: (416) 291-1112

JOSEPH W. CAMPITELLI
 & ASSOCIATES
 ARCHITECTS
 1100 SHEPPARD AVENUE EAST
 SUITE 100
 SCARBOROUGH, ONTARIO M1B 3Y9
 TEL: (416) 291-1111
 FAX: (416) 291-1112

PROPOSED
 NORTH ELEVATION
 1/8" = 1'-0" (1:24)
 1/4" = 1'-0" (1:12)

A.403



PROPOSED EAST ELEVATION

NEW CUSTOM HOME
 PROPOSED
 BUNGALOW LOFT
 71 HENDON ROAD
 BRIDGEVILLE, ONT.
 THE CONTRACTOR
 GROUP OF CANADA

JOSEPH N. CAMPITELLI
 ARCHITECT INC.
 1000 Lakeshore Blvd. E. Suite 100
 Willowdale, Ontario M2H 1P3
 Tel: (416) 491-1111
 Fax: (416) 491-1112

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

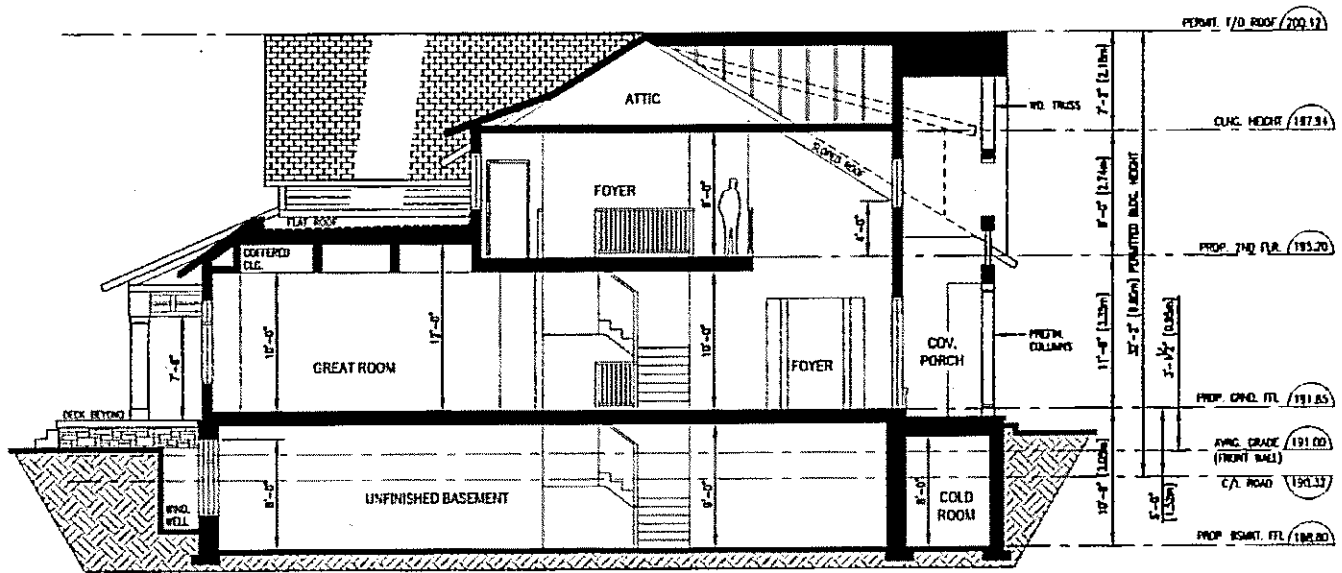
PROJECT NO. 2024-01
 J. CAMPITELLI
 DATE: 08/20/24

DESIGNED BY: JC
 DRAWN BY: JC

PROPOSED
 EAST ELEVATION

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

A.404



PROPOSED BUILDING SECTION A-A

NEW CUSTOM HOME
 PROPOSED
 BUNGALOW LOFT
 23 KILGORE ROAD
 BURLINGTON ON
 THE CONSTRUCTION
 GROUP OF CANADA

JOSEPH
 CAMPITELLI
 ARCHITECT INC.
 100 St. Lawrence St. 11th Floor
 Montreal, Quebec H2Y 1K9
 Tel: (514) 392-1111
 Fax: (514) 392-1112

1. HOLD BY OWNER FOR ONE MONTH

SCALE: AS SHOWN
 DATE: 10/10/11
 DRAWN BY: J.C.
 CHECKED BY: A.C.

PROPOSED
 BUILDING SECTION A-A
 SCALE: 1/8" = 1'-0"

A.501