

MEMORANDUM

DATE: June 26, 2018
TO: Chairman and Members, Committee of Adjustment
FILE: A/45/18
ADDRESS: 72 Robinson St, Markham
HEARING DATE: July 11, 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, as amended:

- a) **Table 11.1:**
a minimum two-storey side yard setback (east) of 4.53 feet, whereas the By-law requires a minimum two-storey side yard setback of 6 feet;
- b) **Infill By-law 99-90, Section 1.2 (iii):**
a maximum building depth of 21.23 metres, whereas the By-law permits a maximum building depth of 16.8 metres;
- c) **Infill By-law 99-90, Section 1.2 (i):**
a maximum building height of 10.43 metres, whereas the By-law permits a maximum building height of 9.8 metres;
- d) **Infill By-law 99-90, Section 1.2 (vi):**
a maximum Net Floor Area Ratio of 49.5 percent, whereas the By-law permits a maximum Net Floor Area Ratio of 45 percent;
as they relate to a proposed residential dwelling.

The Committee of Adjustment deferred the application on May 30, 2018 in response to comments made by the public about the impact of the proposed dwelling, in particular to the abutting property to the west of the proposed dwelling. The applicant submitted revised plans on June 25, 2018 (see Appendix B) which show the orientation of the proposed dwelling flipped. Thereby minimizing any potential impact to the dwelling to its west, while maintaining sufficient distance to the dwelling to its east. Staff have no objection to the approval of this application.

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 219077 \Documents\District Team Comments Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/45/18

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 received by the City of Markham on *June 25 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. That the owner implement and maintain all of the works required in accordance with the conditions of this variance;
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 Director of Planning and Urban Design or designate 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 Director of Planning and Urban Design or their designate;
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 Director of Planning and Urban Design or designate;
7. That the front and rear porches remain unenclosed.

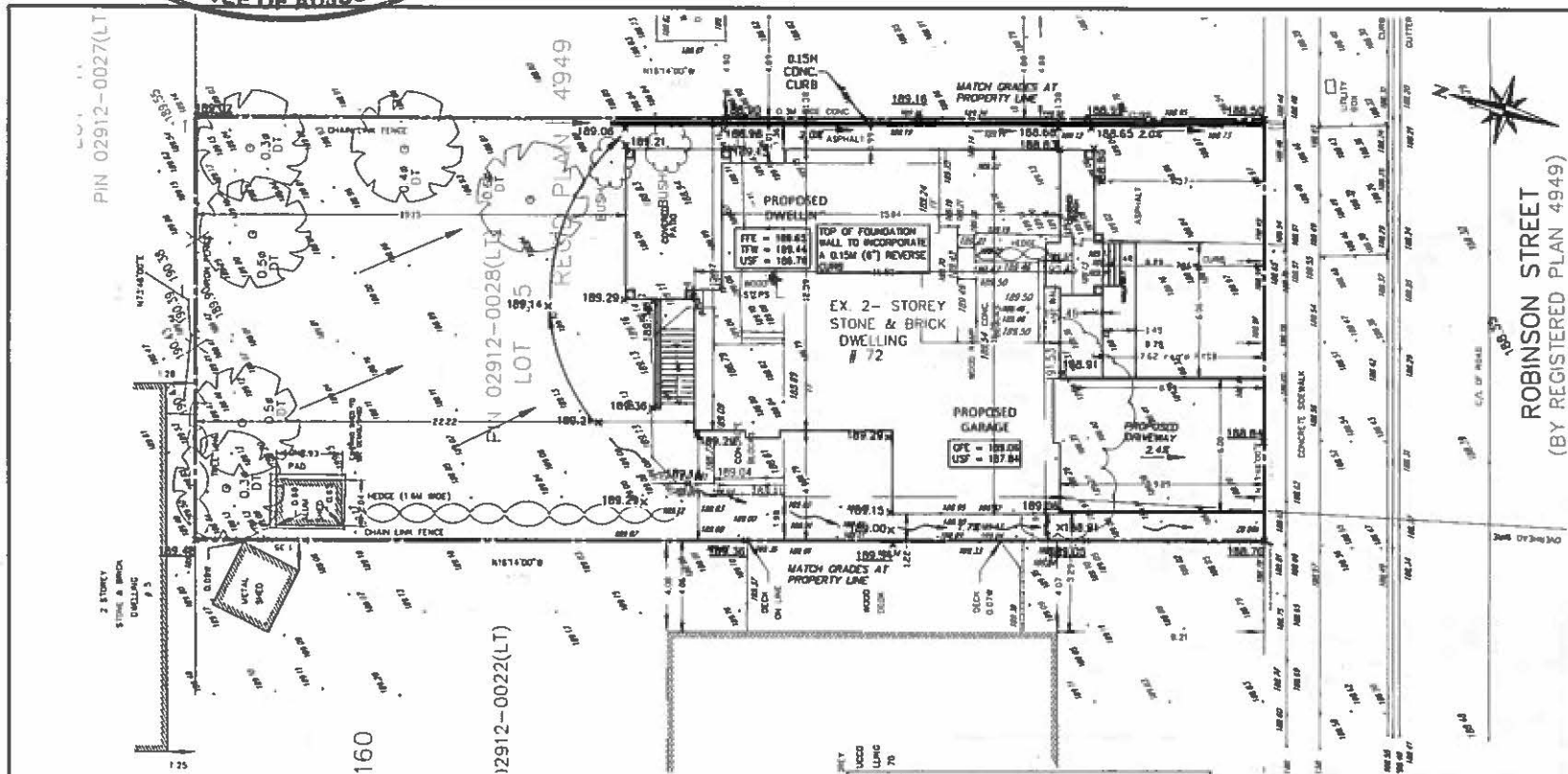
CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

JUN 25 2018

COMMITTEE OF ADJUSTMENT



KARUGU CONSULTING INC.
 1100 GERRARD STREET
 100-300, 48, 418 825
 TEL: 905.476.1791
 905.476.1791
 905.476.1791



ROBINSON STREET
 (BY REGISTERED PLAN 4949)

LEGEND:

- PROPERTY LINE
- +—+— LIMIT OF CONSTRUCTION
- +—+— PROPOSED DRAINAGE DIRECTION
- 227.55 EXISTING ELEVATION
- 232.55 PROPOSED ELEVATION
- 252.55 EXISTING ELEVATION TO REMAIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED SINGLE/DOUBLE CATCH-BASH
- PROPOSED CATCH-BASH MANHOLE
- OVERLAND FLOW ROUTE
- EXISTING HYDRANT & VALVE
- PROPOSED WATER VALVE
- WATER METER
- SWALE
- SILT FENCE

BEARING NOTE:
 BEARINGS ARE APPROXIMATE AND ARE REFERRED TO THE NORTHERLY
 PART OF ROBINSON STREET, AS SHOWN ON REGISTERED
 PLAN 5168, HAVING A BEARING OF N73°46'00"E.

METRIC:
 DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN
 BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BENCHMARK NOTE:
 ALL ELEVATIONS SHOWN HEREON ARE REFERRED TO THE CITY OF
 MARKHAM BENCHMARK NO. 00143385, HAVING AN ELEVATION OF 100.791
 METERS. LOCATOR MARKS CAN BE FOUND 100 METERS TO THE NORTH OF
 THE CENTERLINE OF ROBINSON STREET AND EAST OF THE CENTERLINE OF
 THE ROAD 7070 AVENUE.



SINGLE FAMILY DWELLING
 72 ROBINSON STREET ET
 MARKHAM (ONTARIO)

DESIGNED BY: G. KARUGU	DATE: MAR 04, 2018
DRAWN BY: G. KARUGU	SURVEYED BY: PAO LARUA SURVIVING INC.
CHECKED BY: G. KARUGU	DWG. No. 18012-GR1
SCALE: 1:200	

EROSION CONTROL NOTES:

PRIOR TO ANY EARTH MOVING / CONSTRUCTION ACTIVITIES, CONSTRUCTION ENTRANCE AND EXIT SILT FENCES, TEMPORARY INTERCEPTION DAMS AND ROCK CHECK DAMS MUST BE INSTALLED.

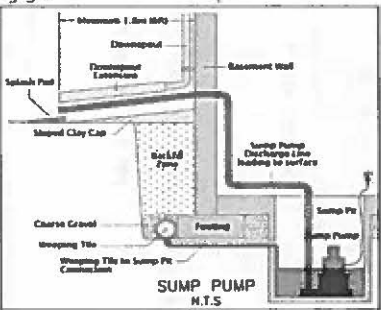
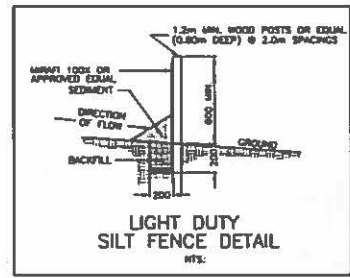
ADJACENT ROADS ARE TO BE MAINTAINED FREE OF MUD DEBRIS ETC THROUGH AN ONGOING PROGRAM OF STREET SWEEPING, CLEANING AND SCRUBBING AS REQUIRED.

THE CATCH-BASH SEDIMENT PROTECTION DEVICES MUST BE INSPECTED A MINIMUM OF ONCE EVERY TWO WEEKS AND IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL EVENT (RAINFALL 10mm OR GREATER).

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED, AS REQUIRED BY THE CONTRACTOR, TO THE SATISFACTION OF THE TOWN/CITY'S AND THE SITE ENGINEER.

THE EROSION AND SEDIMENT CONTROL PLAN IS DYNAMIC AND WHILE THE EROSION AND CONTROL MEASURES ARE TO BE CONSTRUCTED AS SHOWN ON THIS PLAN, THEY ARE ALSO TO BE MAINTAINED AND MODIFIED AS NECESSARY OVER THE CONSTRUCTION PERIOD TO PREVENT THE RELEASE OF SEDIMENT FROM THE CONSTRUCTION AREA.

THE WORKING FACE OF TOPSOIL STOCKPILES SHALL NOT EXCEED THE NATURAL ANGLE OF REPOSE AND MUST MEET THE REQUIREMENTS OF HEALTH AND SAFETY. ACT TOPSOIL STOCKPILES SHALL BE STABILIZED WITH HYDROSEEDING IF THE PERIOD OF INACTIVITY EXCEEDS 1 MONTH.



THE POSITION OF ALL EXISTING UTILITIES ARE APPROXIMATE ONLY AND NOT GUARANTEED. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL VERIFY THE POSITION OF ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.

ALL WORK WITHIN THE MARGINAL RIGHT-OF-WAY TO BE COMPLETED BY TOWN/CITY FORCES OR BY THE OWNER'S CONTRACTOR AS PER TOWN/CITY'S PROCEDURE FOR UT-216 WORKS BY CONTRACTOR.

NOTE:
 IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO ENGAGE A QUALIFIED SOILS CONSULTANT AS REQUIRED TO ENSURE THAT THE HOUSE FOOTINGS ARE FOUNDED UPON SOILS OF ADEQUATE BEARING CAPACITY AND THAT AN ADEQUATE BASEMENT DRAINAGE DESIGN HAS BEEN PREPARED. FOOTINGS TO BE EXTENDED TO NATIVE UNDISTURBED SOILS OR SOILS TO BE ENGINEERED BELOW THE FOOTINGS AS REQUIRED.

REFER TO GRADING PLAN FOR GRADES SWALES

REG'D PLAN 5160
 LOT 11
 PIN 02912-0027(LT) LOT 8

72 ROBINSON STREET
 LOT AREA = 898.7 sqm (9673.63 sq ft.)

LOT COVERAGE (CALCS) MAX 35%

- DWELLING (incl GARAGE) = 2374.77 sq ft. (22067 sqm)
- COVERED FRONT PORCH = 1314 sq ft. (121 sqm)
- COVERED REAR PATIO = 3048.5 sq ft. (2837 sqm)

TOTAL = 2811.02 sq ft. (26115 sqm)
PROVIDED 75.06%

NET FLOOR AREA - 8136.8 sq ft

MAX FLOOR AREA RATIO - 45%

- FIRST FLOOR AREA (incl garage) = 2366.27 sq ft. excludes open to below (first floor) (850 sq ft.)
- SECOND FLOOR AREA = 1636.08 sq ft. excludes 2-storey family room (343 sq ft.) excludes STAIRS (second floor) (76.7 sq ft.)

TOTAL = 4002.35 sq ft. (371.83 sqm)
PROVIDED 49.20%

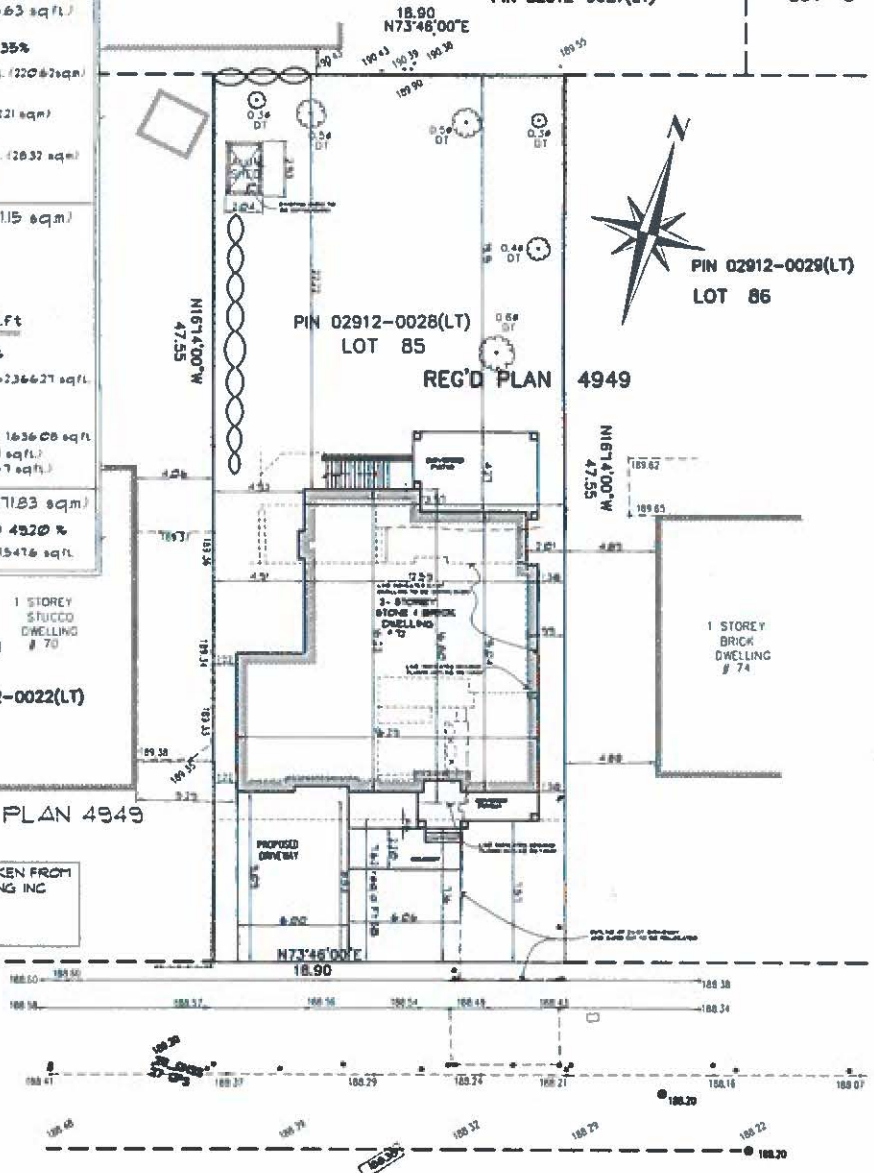
- FN BASEMENT AREA = 1547.6 sq ft.

LOT 6
 REG'D PLAN 5160
 PIN 02912-0022(LT)

1 STOREY STUCCO DWELLING # 70

LOT 85 REGISTERED PLAN 4949
 CITY OF MARKHAM

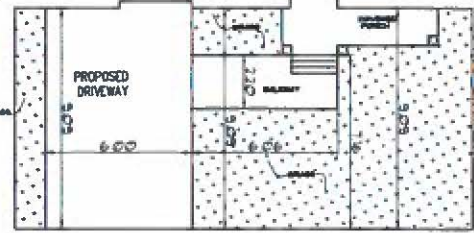
ALL SITE PLAN INFORMATION IS TAKEN FROM SURVEYOR'S KAD LANKA SURVEYING INC ONTARIO LAND SURVEYORS DATED OCTOBER 12 2011



FRONT YARD AREA = 1738.7 sqm

FRONT PORCH AREA = 122 sqm
WALKWAY & STAIRS = 1333 sqm
DRIVEWAY = 545.4 sqm
TOTAL (HARD) = 8000.8 sqm
• 46.0%

ROBINSON STREET
 (BY REGISTERED PLAN 4949)
 PIN 02912-0128(LT)



DATE	1/27/11	BY	SH
SCALE	AS SHOWN	DATE	1/27/11
PROJECT	72 ROBINSON STREET	CLIENT	MARKHAM, ONTARIO
SITE PLAN		PROPOSED 2-STOREY DWELLING	

SH DESIGN

TRAVIS VANDER CAPE ENGINEER

Professional Engineer
 Ontario License No. 11010
 1100 SHEPPARD AVENUE EAST
 SUITE 1000
 MARKHAM, ONTARIO L3R 9V7
 TEL: (416) 441-9100
 FAX: (416) 441-9101
 WWW.SHDESIGN.COM

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	1/27/11
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	



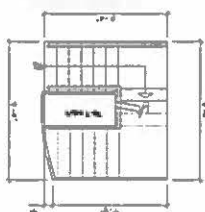
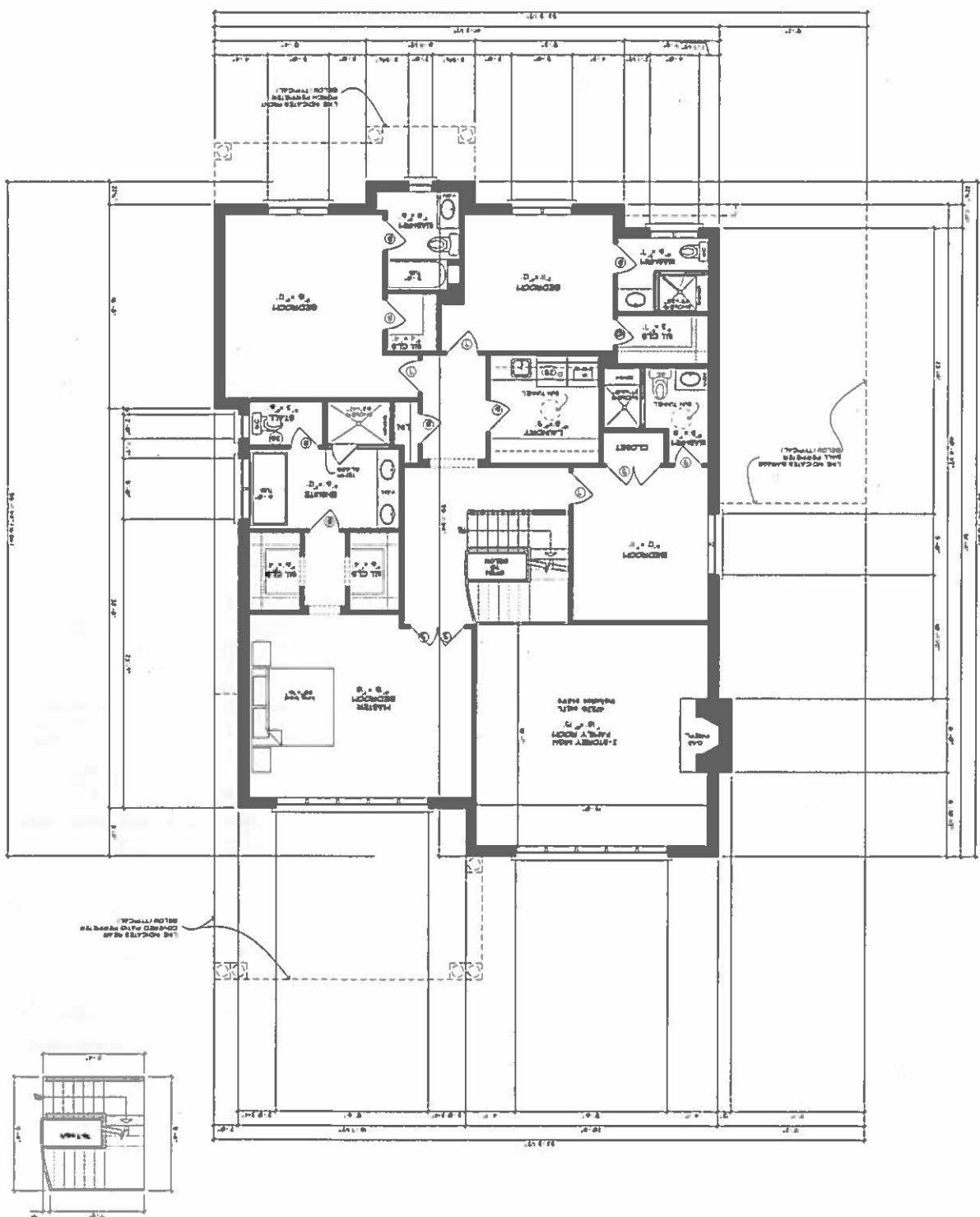
NO.	REVISIONS
1	ISSUED FOR PERMITS (REVISED)
2	AS PER COMMENTS
3	REVISED AS PER COMMENTS
4	REVISED AS PER COMMENTS

SH DESIGN
 YOUR VISION. OUR EXPERIENCE.
 ARCHITECTURE, INTERIORS, LANDSCAPE ARCHITECTURE, ENGINEERING, ENVIRONMENTAL DESIGN, PROJECT MANAGEMENT, CONSTRUCTION ADMINISTRATION.
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T6
 TEL: (416) 491-9716
 FAX: (416) 491-9717
 WWW.SHDESIGN.COM

PROPOSED 2-STORY
 DWELLING
 72 ROBINSON STREET
 MARKHAM, ONTARIO

SECOND FLOOR PLAN
 DRAWN BY: [Name]
 DATE: [Date]
 SCALE: 1/8" = 1'-0"

SECOND FLOOR AREA



LOCKERS ARE SHOWN IN RED FOR REFERENCE

LOCKERS ARE SHOWN IN RED FOR REFERENCE

12 ROBINSON STREET

LOT AREA = 8987 sqm (961363 sq.ft.)

LOT COVERAGE (CALCS) MAX 35%

- DWELLING (incl GARAGE) = 2314.17 sq.ft. (213.62sq.m)
- COVERED FRONT PORCH = 131.4 sq.ft. (12.1 sq.m)
- COVERED REAR PATIO = 304.65 sq.ft. (28.32 sq.m)

TOTAL = 2510.22 sq.ft. (231.15 sq.m)
PROVIDED 29.06%

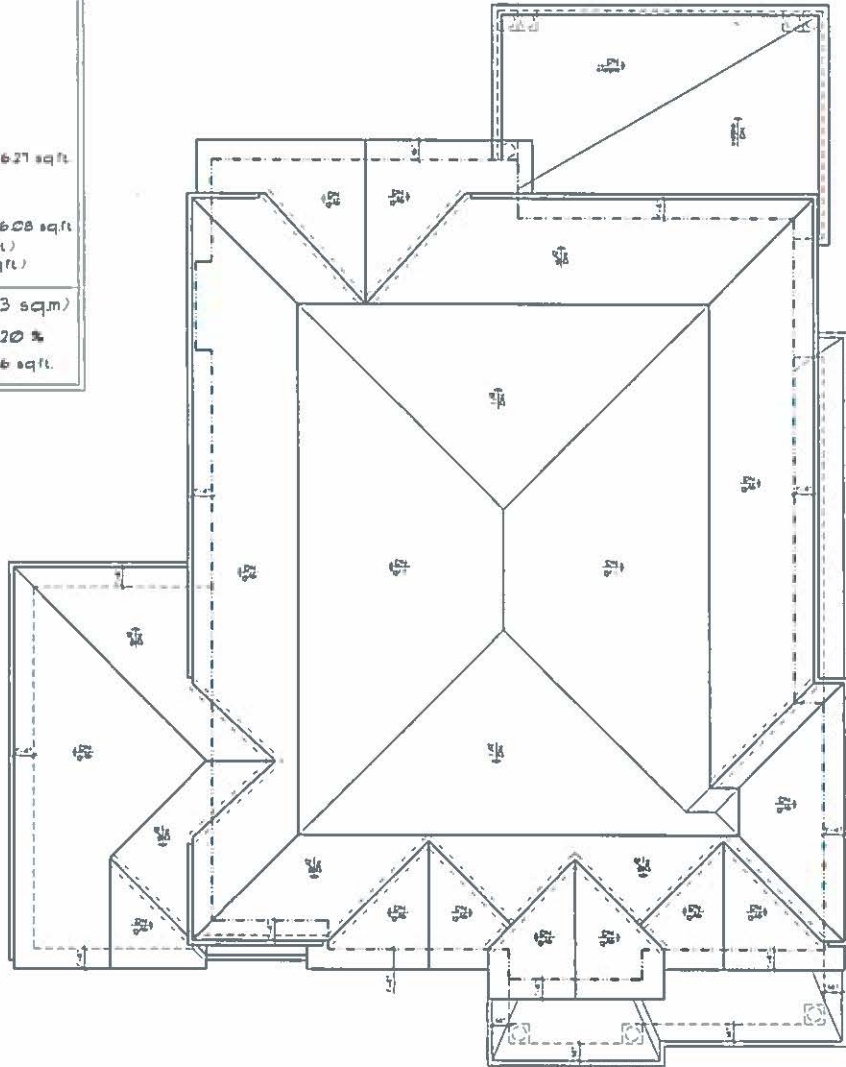
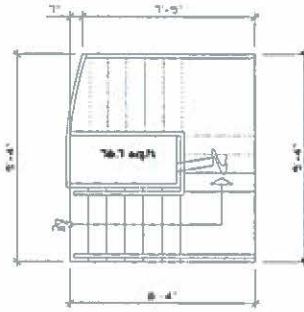
NET FLOOR AREA - 8136.8 sq.ft.

MAX FLOOR AREA RATIO - 45%

- FIRST FLOOR AREA (incl garage) = 2366.27 sq.ft.
 excludes open to below (first floor) (850 sq.ft.)
- SECOND FLOOR AREA = 1636.08 sq.ft.
 excludes 2-storey family room (3431 sq.ft.)
 excludes STAIRS (second floor) (16.7 sq.ft.)

TOTAL = 4,002.35 sq.ft. (371.83 sq.m)
PROVIDED 49.20 %

- FIN. BASEMENT AREA = 1547.6 sq.ft.



ROOF PLAN

<p>SH DESIGN TOTAL VISION OUR EXPERIENCE 1000 SHEPPARD AVENUE EAST, SUITE 100 SCARBOROUGH, ONTARIO M1B 2Y4 TEL: (416) 491-7776 FAX: (416) 491-7777 WWW.SHDESIGN.COM</p>		<p>DATE: 11/11/11 DRAWING NO: 11111 SHEET NO: 1/1</p>
<p>PROPOSED 2-STORY DWELLING 12 ROBINSON STREET MARKHAM, ONTARIO</p>		<p>ROOF PLAN</p>



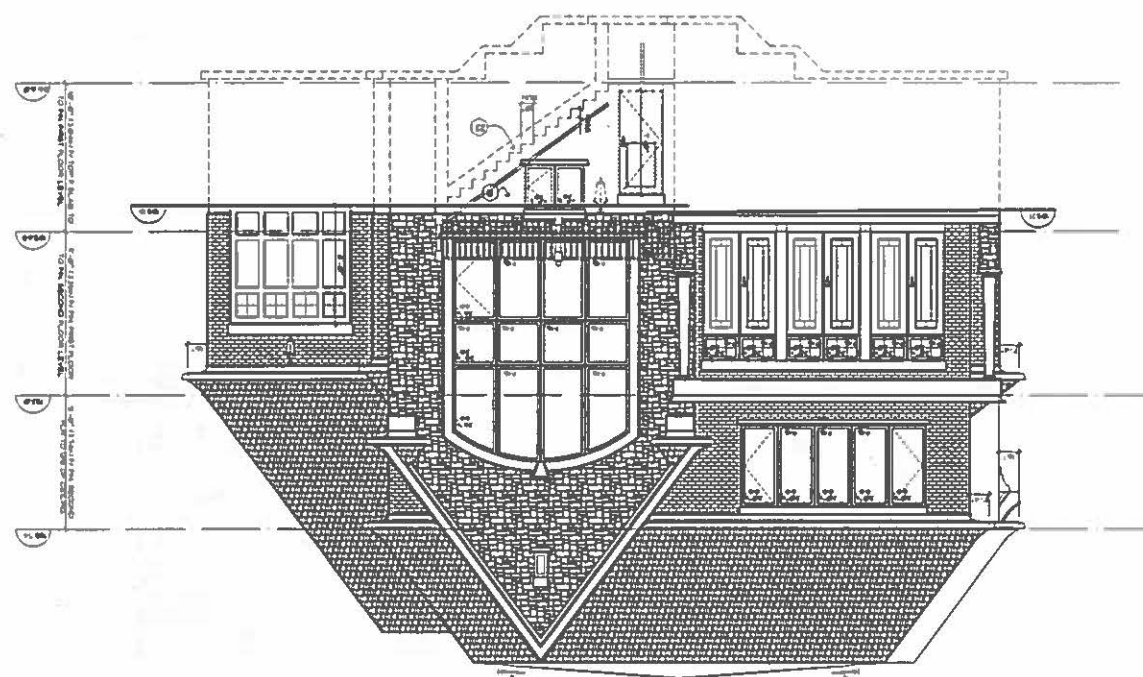
NO.	REVISIONS	DATE
1	ISSUED FOR PERMITTING	10/15/11
2	ISSUED FOR PERMITTING	10/15/11
3	ISSUED FOR PERMITTING	10/15/11
4	ISSUED FOR PERMITTING	10/15/11
5	ISSUED FOR PERMITTING	10/15/11

SH DESIGN
YOUR VISION OUR EXPERTISE
RESIDENTIAL ARCHITECTURE
COMMERCIAL ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
347-709-1000
347-709-1001
347-709-1002
347-709-1003
347-709-1004
347-709-1005
347-709-1006
347-709-1007
347-709-1008
347-709-1009
347-709-1010

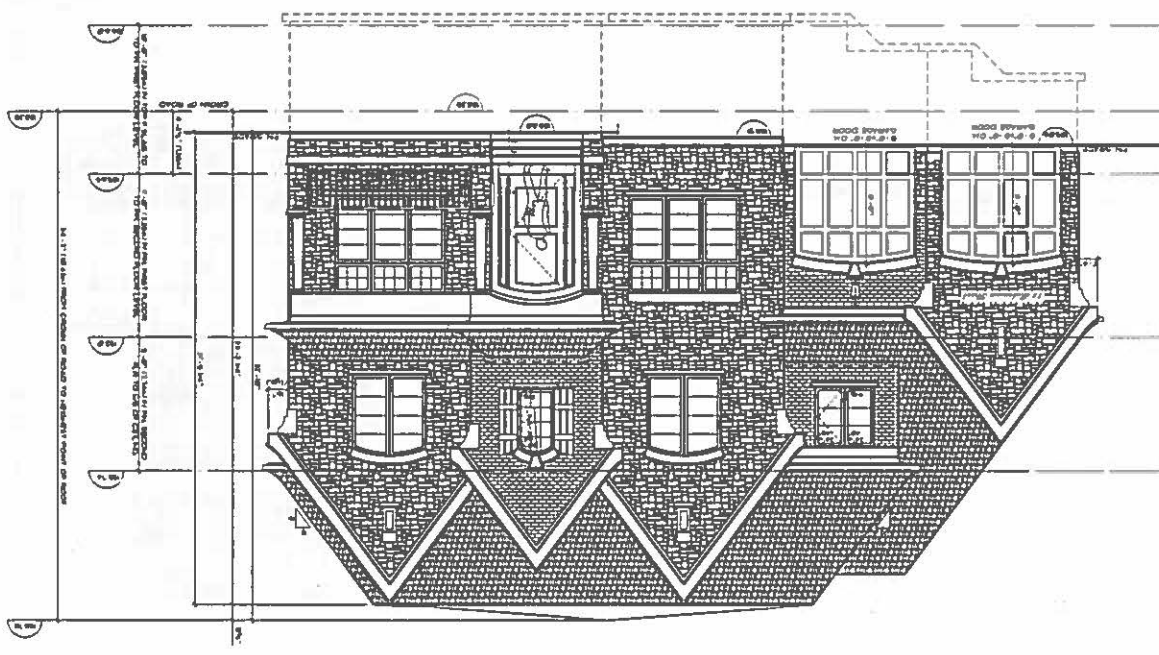
PROPOSED 3-STORY
DUELLING
12 ROBINSON STREET
MARGHAT, ONTARIO

PROJECT & REAR
ELEVATIONS
DATE: 10/15/11
SCALE: 1/8" = 1'-0"

REAR ELEVATION



FRONT ELEVATION





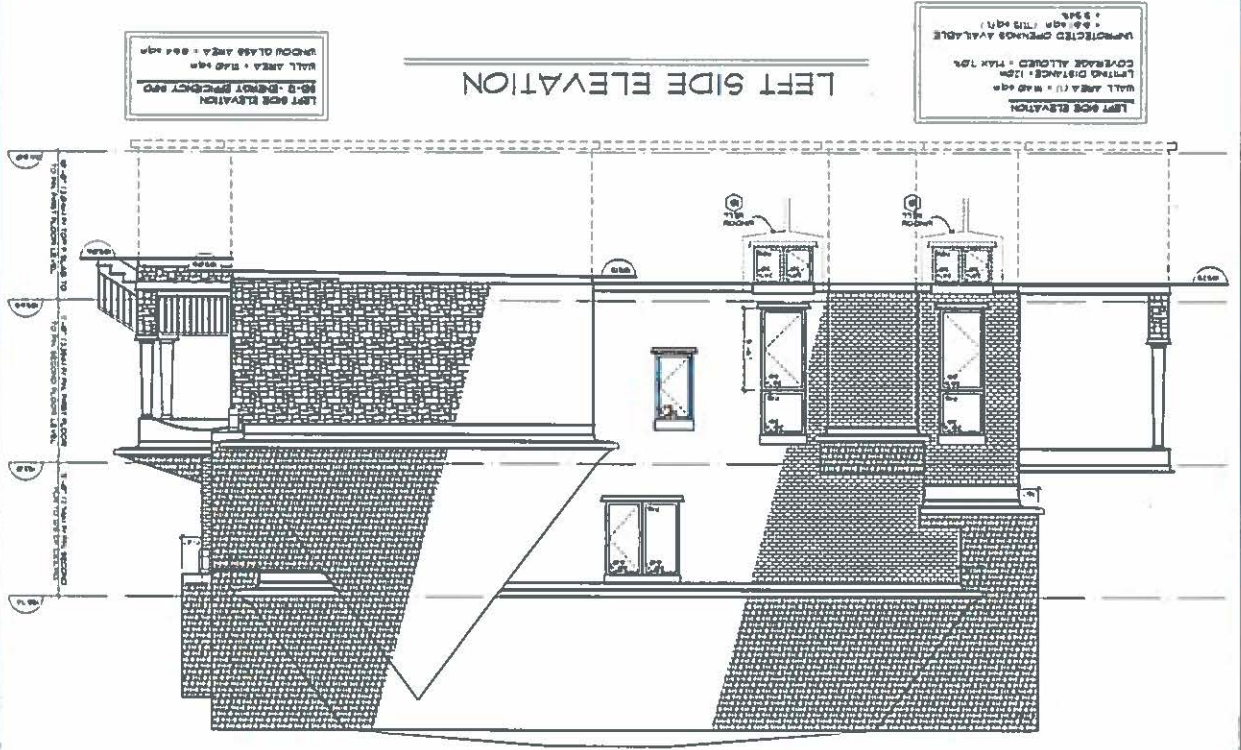
NO.	DESCRIPTION	DATE
1	PROPOSED 2-STORY DWELLING	2018.03.15
2	REVISIONS	2018.03.15
3	REVISIONS	2018.03.15
4	REVISIONS	2018.03.15
5	REVISIONS	2018.03.15

SH DESIGN
 YOUR IDEAS OUR EXPERIENCE
 1000 COMMUNITY COLLEGE DRIVE
 SUITE 100
 MARKHAM, ONTARIO L3R 9V7
 CAN. (416) 441-8700
 E-MAIL: shdesign@shdesign.com

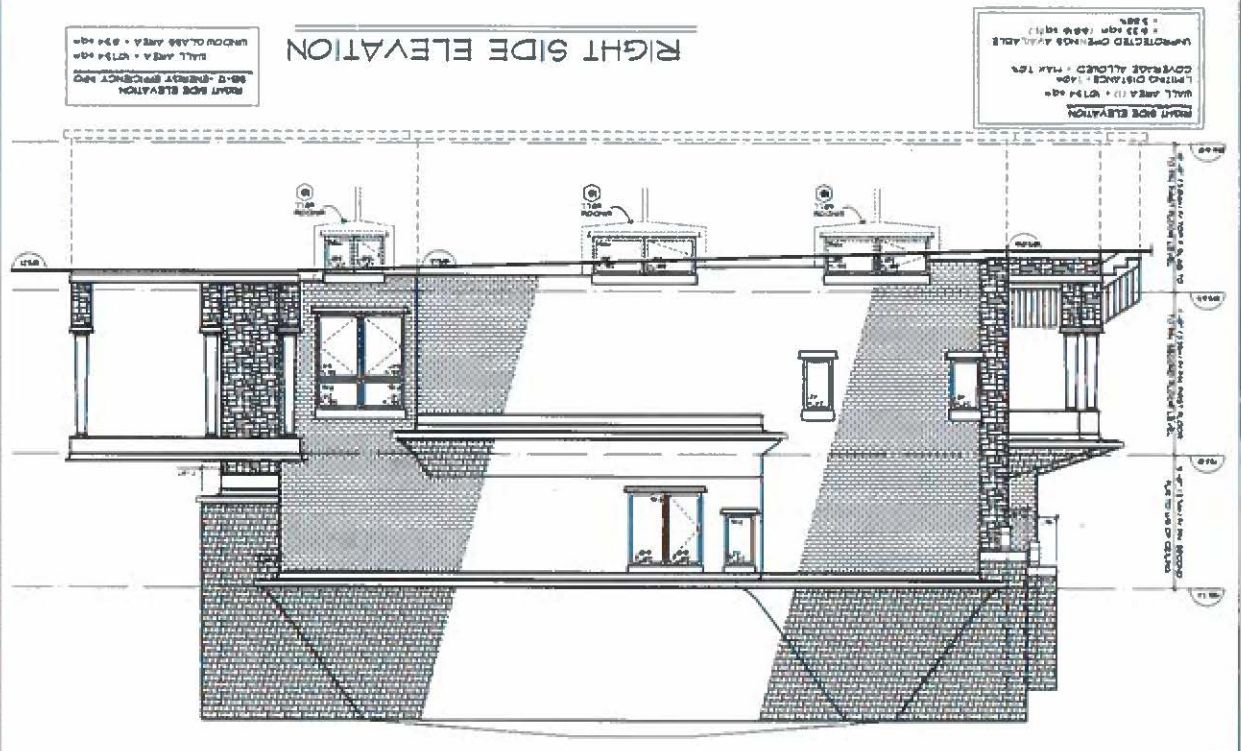
PROPOSED 2-STORY DWELLING
 72 ROBINSON STREET
 MARKHAM, ONTARIO

LEFT AND RIGHT SIDE ELEVATIONS
 DRAWN BY: J. B. B.
 CHECKED BY: J. B. B.
 DATE: 18.03.18

LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



Memorandum to the City of Markham Committee of Adjustment

May 15, 2018

File: A/45/18
 Address: 72 Robinson St, Markham
 Applicant: Jie Liu
 Agent: SH Design (Samir Hinnawi)
 Hearing Date: Wednesday May 30, 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, as amended:

- a) **Table 11.1:**
 a minimum two-storey side yard setback (west) of 4.53 feet, whereas the By-law requires a minimum two-storey side yard setback of 6 feet;
- b) **Infill By-law 99-90, Section 1.2 (iii):**
 a maximum building depth of 21.23 metres, whereas the By-law permits a maximum building depth of 16.8 metres;
- c) **Infill By-law 99-90, Section 1.2 (i):**
 a maximum building height of 10.43 metres, whereas the By-law permits a maximum building height of 9.8 metres;
- d) **Infill By-law 99-90, Section 1.2 (vi):**
 a maximum Net Floor Area Ratio of 49.5 percent, whereas the By-law permits a maximum Net Floor Area Ratio of 45 percent;

as they relate to a proposed residential dwelling.

BACKGROUND

Property Description

The 898.22 m² (9668.35 ft²) subject property is located on the east side of Grenfell Crescent, north of Highway 7 and west of Galsworthy drive. The property is located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. The surrounding area is undergoing a transition with newer dwellings being developed as infill developments. There is an existing one-storey detached 132.6 m² (1428 ft²) dwelling on the property, which according to assessment records was constructed in 1959. Mature vegetation exists across the rear of the property

Proposal

The applicant is proposing to demolish the existing home and construct a 220.62 m² (2374.77 ft²) two-storey detached dwelling (See Appendix B). A number of trees will be impacted as a result of the proposed development.

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. In considering applications for development approval in a 'Residential Low Rise' area, which includes variances, infill development is required to meet the general intent of Section 8.2.3.5 of the 2014 Official Plan with respect to height, massing and

setbacks to ensure that the development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street. Regard shall also be had for retention of existing trees and vegetation, the width of proposed garages and driveways and the overall orientation and sizing of new lots within a residential neighbourhood. Planning staff have had regard for the requirements of 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 and implements some development standards including side yard setback. The proposed house will not comply with the minimum side yard setback.

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 building depth, building height and net floor area ratio.

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

According to the information provided by the applicant, *"it's not possible to comply based on the design and space required in order to accommodate the home owner and their family's needs. It's not possible to comply with height as the height is taken from the crown of the road, which is lower than the grade by approximately 2'3". Building length includes both the one storey front porch and rear covered patio"*.

Zoning Preliminary Review (ZPR) Undertaken

The applicant has completed a Zoning Preliminary Review (ZPR) to confirm the variances required for the proposed development. However, it is still 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.

Reduced Side Yard Setback (two-storey portion)

The applicant is requesting a minimum side yard setback (west) of 4.53 ft (1.38 m) for the two-storey portion of the dwelling, whereas the by-law requires a minimum side yard setback of 6 ft (1.8 m) for the two-storey portion. This is a difference of approximately 1.47 ft (0.44 m). The requested variance only applies to the two-storey portion of the building while the main floor

complies with the minimum side yard setback requirement. The two-storey portion of the proposed development abuts the rear yard for the property to its west however, limited openings in the form of windows coupled with separation between lots minimizes any potential impact. Engineering staff have reviewed the application and have no concern with the variance respecting drainage.

Increase in Maximum Building Depth

The applicant is requesting relief to permit a maximum building depth of 21.23 m (69.65 ft), whereas the by-law permits a maximum building depth of 16.8 m (55.1 ft). This represents an increase of approximately 4.43 m (14.53 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 front covered porch and rear patio which add approximately 1.47 m (4.82 ft) and approximately 4.27 m (14 ft) to the overall depth of the building. The main component of the building, excluding the porch and patio, has a depth of 16.8 m (55.1 ft) which complies with the by-law requirement. Given that the patio is located in the rear yard of the property and that both porch and patio are unenclosed, staff are of the opinion that the requested variance will have no adverse impacts on neighbouring properties.

Increase in Maximum Building Height

The applicant is requesting relief to permit a maximum building height of 10.43 m (34.21 ft), whereas the By-law permits a maximum building height of 9.8 m (32.15 ft). This represents an increase of approximately 0.63 m (2.06 ft).

The By-law calculates building height using the vertical distance of a building or structure measured between the level of the crown of the street and highest point of the roof surface. It should be noted that the proposed grade of the front of the house is approximately 0.63 m (2.06 ft) above the crown of road. This is generally consistent with newer developments in the neighbourhood which range in height between 10.5 m (34.44 ft) and 10.8 m (35.43 ft). Staff are of the opinion that the requested variance is appropriate in the context of the evolving character of the neighbourhood and will have minimal impact.

Increase in Maximum Floor Area Ratio

The applicant is requesting relief to permit a floor area ratio of 49.5 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 371.83 m² (4002.35 ft²), whereas the By-law permits a dwelling with a maximum floor area of 340.17 m² (3661.56 ft²). This represents an increase of approximately 31.66 m² (340.78 ft²).

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 an approximately 39.0 m² (419.8 ft²) open to below area on the second floor above the family room which is excluded from the gross floor area calculation under the by-law.

The building layout meets all other zoning provisions (such as lot coverage) that establish the prescribed building envelope, which ensures the proposed dwelling will be in keeping with the intended scale of residential infill developments for the neighbourhood. The proposed gross floor

area is also consistent with the recent infill development trend, including a number of nearby infill homes that have obtained variance approval for similar increase in floor area ratio ranging between 49 percent and 50.9 percent.

PUBLIC INPUT SUMMARY

No written submissions were received as of May 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 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, Senior Planner, East District
File Path: Amanda\Files\18 229077 \Documents\District Team Comments Memo

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CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/45/18

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2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix A' to this Staff Report and dated *April 11 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 detailed Siting, Lot Grading and Servicing Plan designed and stamped by a Professional Engineer/Ontario Land Surveyor/Landscape Architect satisfactory to the Director of Engineering, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Engineering or designate.
4. That the front and rear porches shown on the plan(s) attached as 'Appendix B' to this Staff Report and dated *April 11 2018*, remain unenclosed.

CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects



KARUBU CONSULTING INC.
 1000 SHEPPARD AVENUE EAST
 SUITE 1000
 SCARBOROUGH, ONTARIO M1S 1T5
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.KARUBU.COM

- LEGEND:**
- PROPERTY LINE
 - EXISTING CONSTRUCTION
 - PROPOSED CONSTRUCTION
 - PROPOSED GARAGE DETACHMENT
 - PROPOSED ELEVATION
 - PROPOSED ELEVATION TO REGULAR EXISTING GARAGE FLOOR
 - EXISTING STAIR WALKWAY
 - PROPOSED STAIR WALKWAY
 - PROPOSED SINGLE/FAMILY CATCHMENT
 - PROPOSED FLOOR ROOF
 - EXISTING PRODUCT & FINISH
 - PROPOSED PRODUCT & FINISH
 - EXISTING WETTER
 - PROPOSED WETTER
 - SMALL
 - EXIST. FENCE

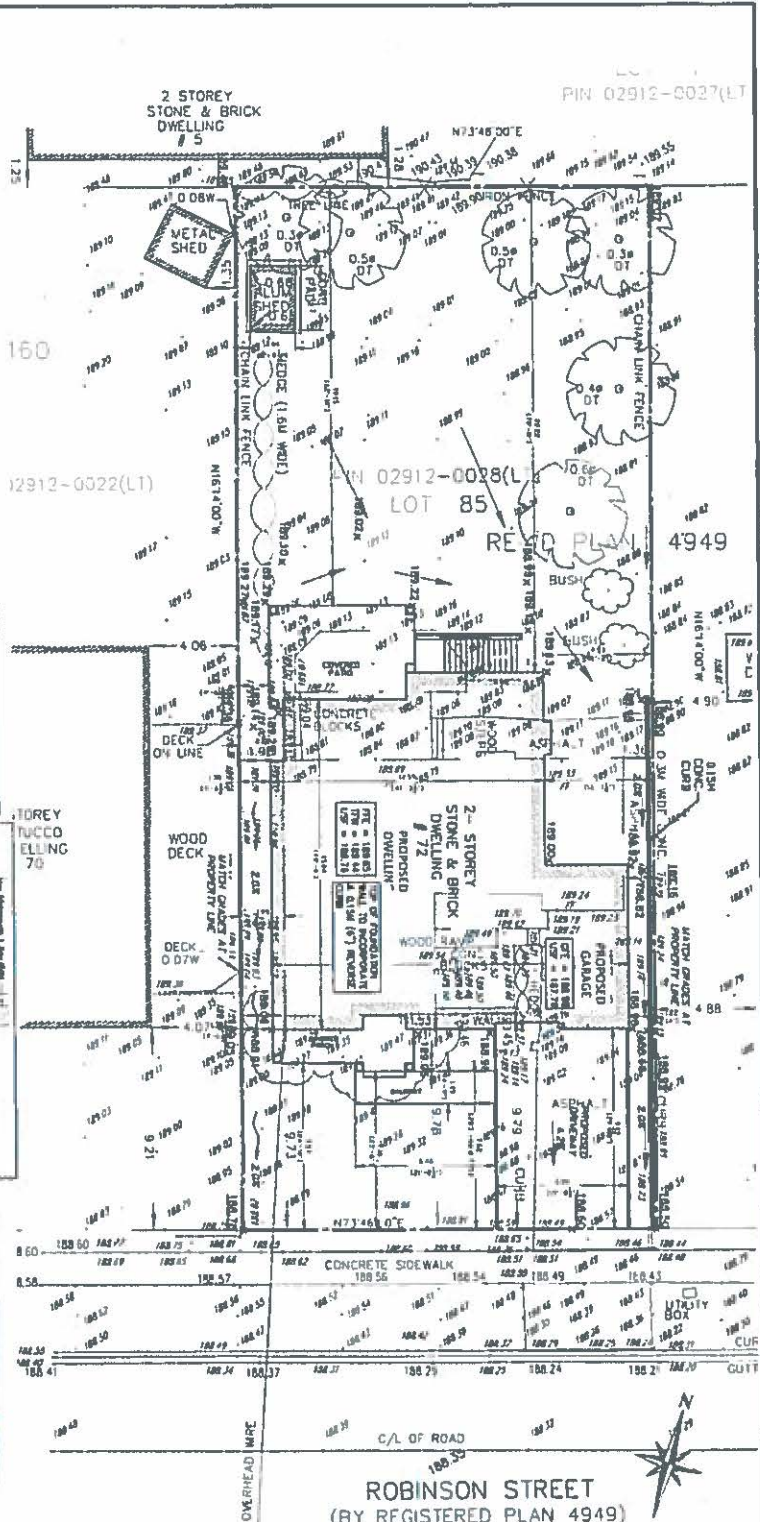
NOTING:
 1. THE GRADING PLAN IS BASED ON THE EXISTING GRADE AND THE PROPOSED GRADE. THE PROPOSED GRADE IS SHOWN IN RED. THE EXISTING GRADE IS SHOWN IN BLACK. THE PROPOSED GRADE IS SHOWN IN RED. THE EXISTING GRADE IS SHOWN IN BLACK. THE PROPOSED GRADE IS SHOWN IN RED. THE EXISTING GRADE IS SHOWN IN BLACK.



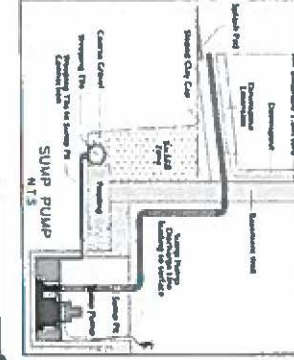
SINGLE FAMILY DWELLING

GRADING PLAN

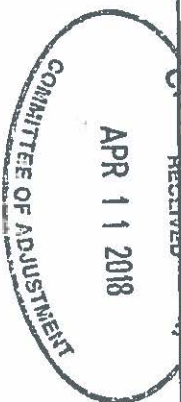
DESIGNED BY:	G. KARUBU	DATE: JAN 04, 2018
DRAWN BY:	E. KARUBU	DATE: FEB 10, 2018
CHECKED BY:	E. KARUBU	DATE: FEB 10, 2018
SCALE:	1:200	PROJECT NO.: 18012-GR1



NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING ACT AND THE BUILDING REGULATIONS.
 2. THE GRADING PLAN IS BASED ON THE EXISTING GRADE AND THE PROPOSED GRADE. THE PROPOSED GRADE IS SHOWN IN RED. THE EXISTING GRADE IS SHOWN IN BLACK. THE PROPOSED GRADE IS SHOWN IN RED. THE EXISTING GRADE IS SHOWN IN BLACK.



EXISTING CONSTRUCTION:
 2 STOREY STONE & BRICK DWELLING # 5
 METAL SHED
 CHAIN LINK FENCE
 HEDGE (1.5M HGT.)
 DECK ON LINE
 WOOD DECK
 DECK ON LINE
 PROPOSED 2-STOREY STONE & BRICK DWELLING # 72
 PROPOSED GARAGE
 PROPOSED CONCRETE SIDEWALK
 CONCRETE SIDEWALK
 C/OB STREET
 ROBINSON STREET (BY REGISTERED PLAN 4949)



REFER TO GRADING PLAN FOR GRADES
SWALES

REG'D PLAN 5160

LOT 11

PIN 02912-0027(LT)

LOT 8

72 ROBINSON STREET
 LOT AREA = 8567 sqm (267363 sq.ft.)

LOT COVERAGE (CALCS) MAX 35%

- DWELLING (incl GARAGE) = 2314.71 sq.ft. (21662 sq.m)
- COVERED FRONT PORCH = 131.4 sq.ft. (122 sq.m)
- COVERED REAR PATIO = 304.89 sq.ft. (2832 sq.m)

TOTAL = 2811.02 sq.ft. (26115 sq.m)
 PROVIDED 29.06%

NET FLOOR AREA - 8136.8 sq.ft

MAX FLOOR AREA RATIO - 45%

- FIRST FLOOR AREA (incl garage) = 2366.21 sq.ft. (includes open top below (flat) floor / 1835 sq.ft.)
- SECOND FLOOR AREA = 1639.28 sq.ft. (includes 2-storey family room (343) sq.ft.) (includes STAIRS (second floor) (16.1) sq.ft.)

TOTAL = 4002.35 sq.ft. (371.83 sq.m)
 PROVIDED 49.70%

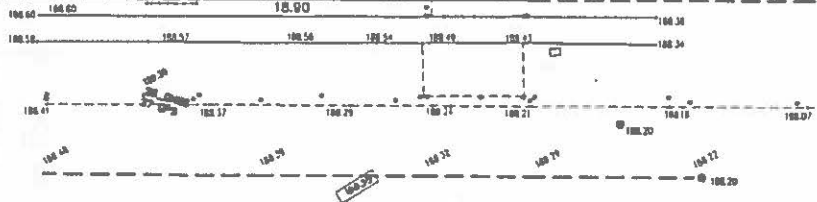
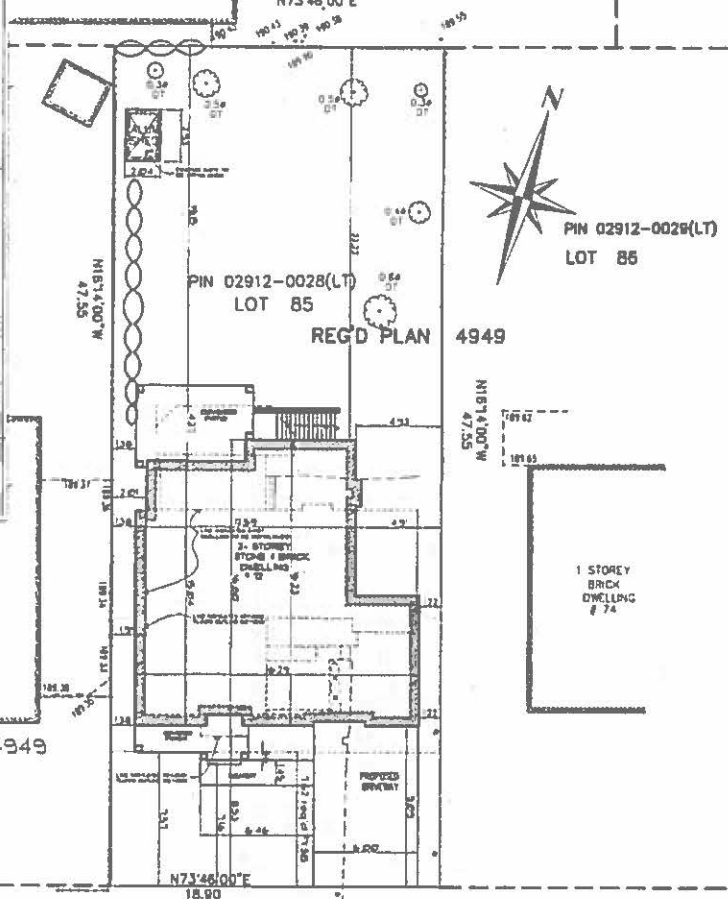
- FIN. BASEMENT AREA = 1541.6 sq.ft.

LOT 6
 REG'D PLAN 5160
 PIN 02912-0022(LT)

1 STOREY
 STUCCO
 DWELLING
 # 70

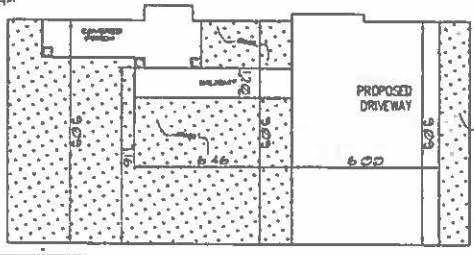
LOT 85 REGISTERED PLAN 4949
 CITY OF MARKHAM

ALL SITE PLAN INFORMATION IS TAKEN FROM
 SURVEYOR'S KAD LANKA SURVEYING INC
 ONTARIO LAND SURVEYORS
 DATED OCTOBER 12, 2011



FRONT YARD AREA - 17387 sqm

FRONT PORCH AREA = 021 sqm
WALKWAY + STAIRS = 531 sqm
DRIVEWAY = 8454 sqm
TOTAL (HARD) = 1617 sqm
 = 43.78%

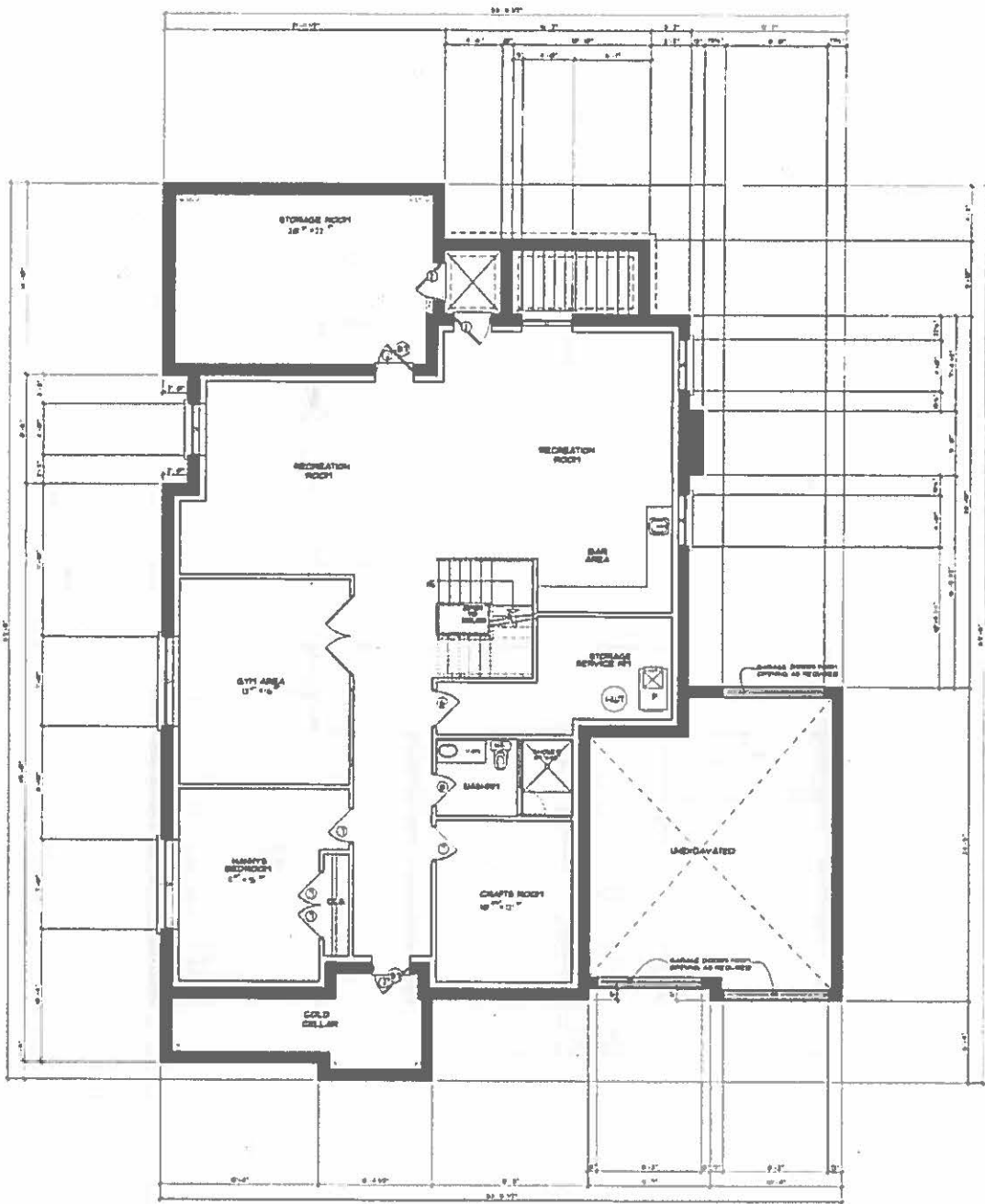


PROPOSED 1-STOREY DWELLING	72 ROBINSON STREET	MARKHAM, ONTARIO
SITE PLAN		
DATE: 08/11/11	SCALE: 1/8" = 1'-0"	BY: [Signature]

SM DESIGN

TRACY SMITH, P. ENG.
 1000 SHEPPARD AVENUE EAST
 SUITE 100
 MARKHAM, ONTARIO L3R 9V7
 TEL: (905) 477-1111
 FAX: (905) 477-1112
 WWW.SMDESIGN.COM

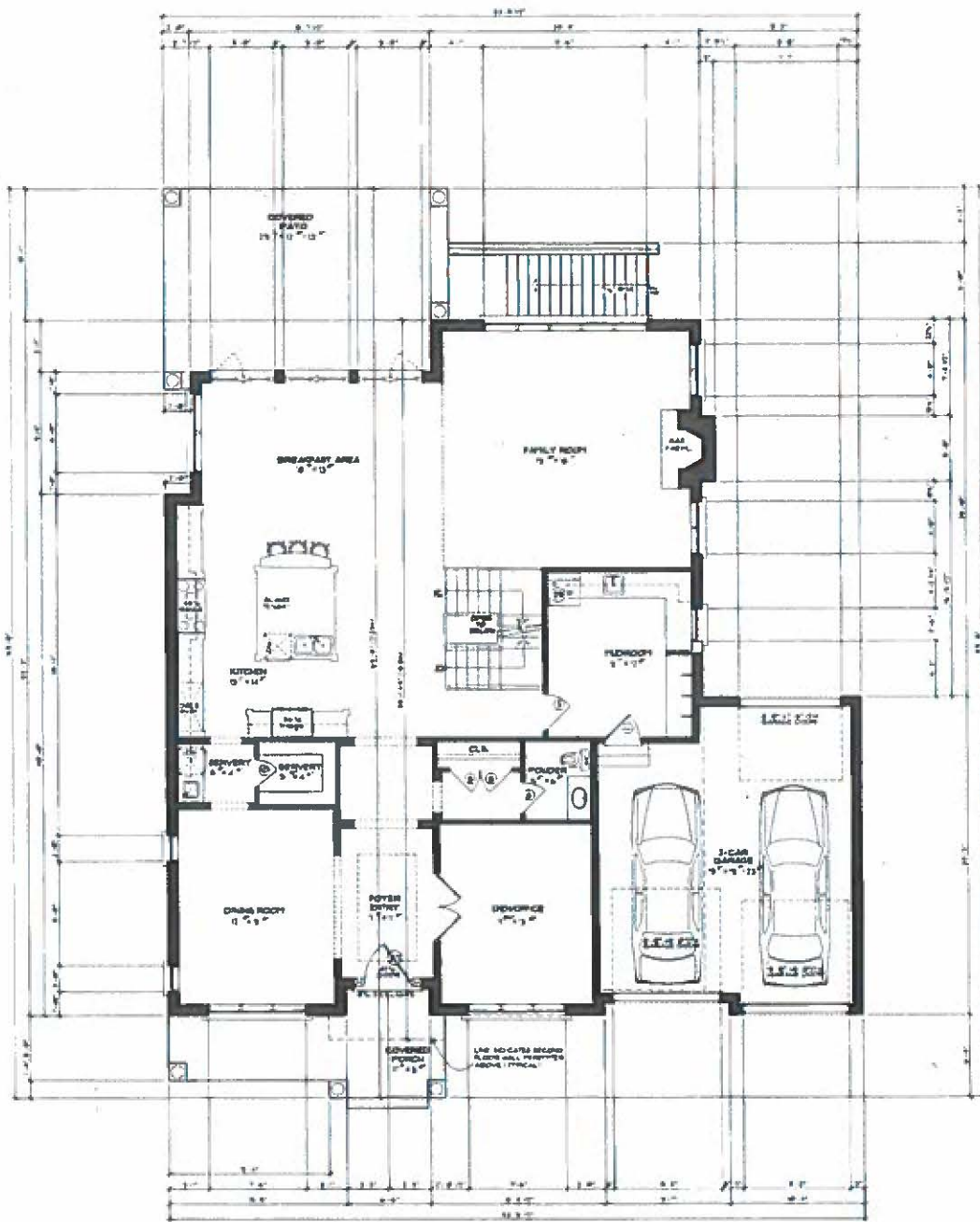
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/11/11
2	REVISED PER PERMIT COMMENTS	08/11/11
3	REVISED PER PERMIT COMMENTS	08/11/11



NOTE -
 BASEMENT TO BE USED AS
 PART OF A SINGLE FAMILY DWELLING
 ONLY AND NOT AS A SECOND SUITE

BASEMENT FLOOR AREA

SM DESIGN 1000 VICTORIA PARK DRIVE MISSISSAUGA, ONTARIO L4X 1L3 TEL: (905) 277-8888 FAX: (905) 277-8889 WWW.SMDESIGN.COM		PROJECT NO. 1000 SHEET NO. A-1 DATE: 10/1/04 DRAWN BY: J.M. CHECKED BY: J.M.
PROPOSED 1.5 STOREY DWELLING 12 ROBINSON STREET MARKHAM, ONTARIO		
BASEMENT FLOOR PLAN		



FIRST FLOOR AREA

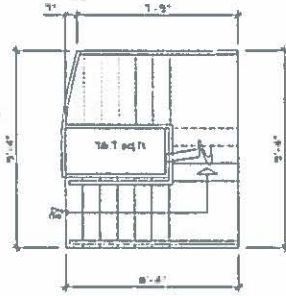
PROPOSED 1.810007
 DWELLING
 12 ROBINSON STREET
 PARQUET ONTARIO

FIRST FLOOR PLAN

DATE: 11/11/11
 SCALE: 1/8" = 1'-0"
 SHEET: A-1

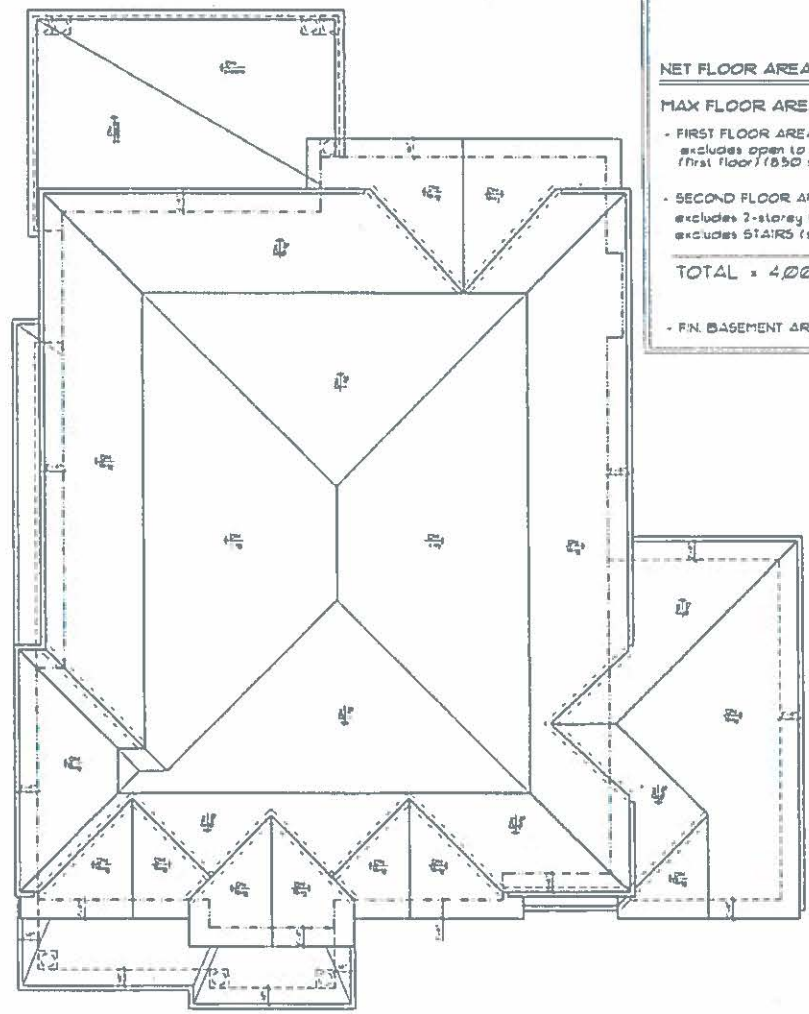
SM DESIGN
 YOUR VISION OUR EXPERTISE
 ARCHITECTURE • INTERIORS • LANDSCAPE
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T5
 TEL: (416) 291-1111
 WWW.SMDESIGN.COM

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/11/11
2	ISSUED FOR PERMIT	11/11/11
3	ISSUED FOR PERMIT	11/11/11



72 ROBINSON STREET
 LOT AREA = 8987 sqm (267363 sq ft.)
 LOT COVERAGE (CALCS) MAX 35%
 - DWELLING (incl GARAGE) = 237477 sq ft. (220625sqm)
 - COVERED FRONT PORCH = 1314 sq ft. (1221 sqm)
 - COVERED REAR PATIO = 30485 sq ft. (2832 sqm)
 TOTAL = 2,811,02 sq ft. (26115 sqm)
 PROVIDED 2906%

NET FLOOR AREA = 8,368 sq ft
 MAX FLOOR AREA RATIO - 45%
 - FIRST FLOOR AREA (incl garage) = 236627 sq ft.
 excludes open to below (first floor) (850 sq ft.)
 - SECOND FLOOR AREA = 163608 sq ft.
 excludes 2-storey family room (343) sq ft.)
 excludes STAIRS (second floor) (167 sq ft.)
 TOTAL = 4,002,35 sq ft. (37183 sqm)
 PROVIDED 4920 %
 - FIN. BASEMENT AREA = 15476 sq ft.

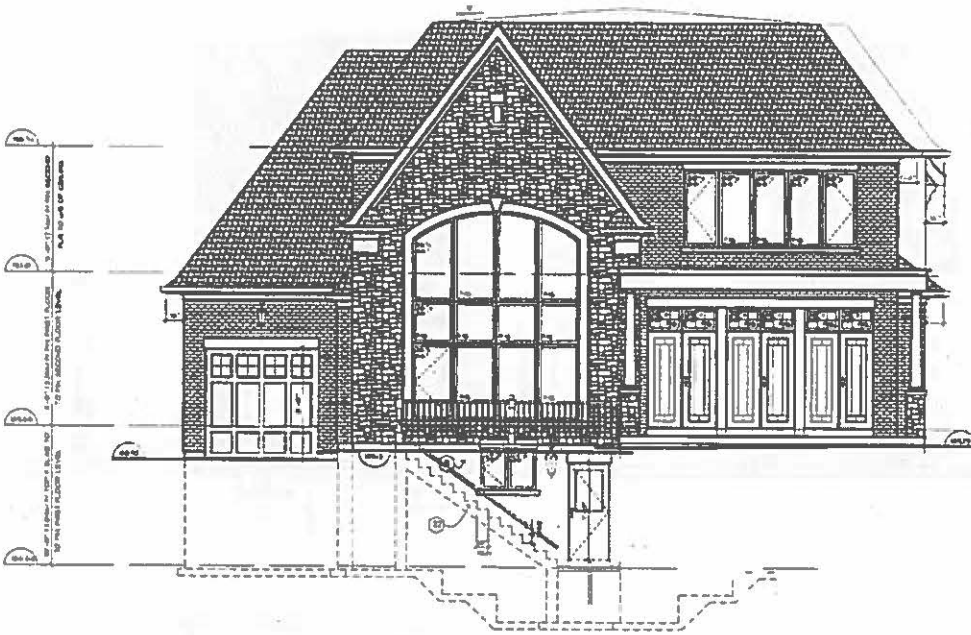


ROOF PLAN

<p>72 ROBINSON STREET HARBOURT, ONTARIO</p>		<p>PROPOSED 1-STOREY DWELLING 72 ROBINSON STREET HARBOURT, ONTARIO</p>		<p>SM DESIGN YOUR VISION. OUR EXPERTISE. ARCHITECTURE • INTERIORS • LANDSCAPE DESIGN • CONSTRUCTION MANAGEMENT 1000 SHEPPARD AV. E. SUITE 100 SCARBOROUGH, ONTARIO M1S 1T7 TEL: (416) 291-9999 WWW.SMDESIGN.COM</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> </tr> <tr> <td>9</td> <td></td> <td></td> </tr> <tr> <td>10</td> <td></td> <td></td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1			2			3			4			5			6			7			8			9			10		
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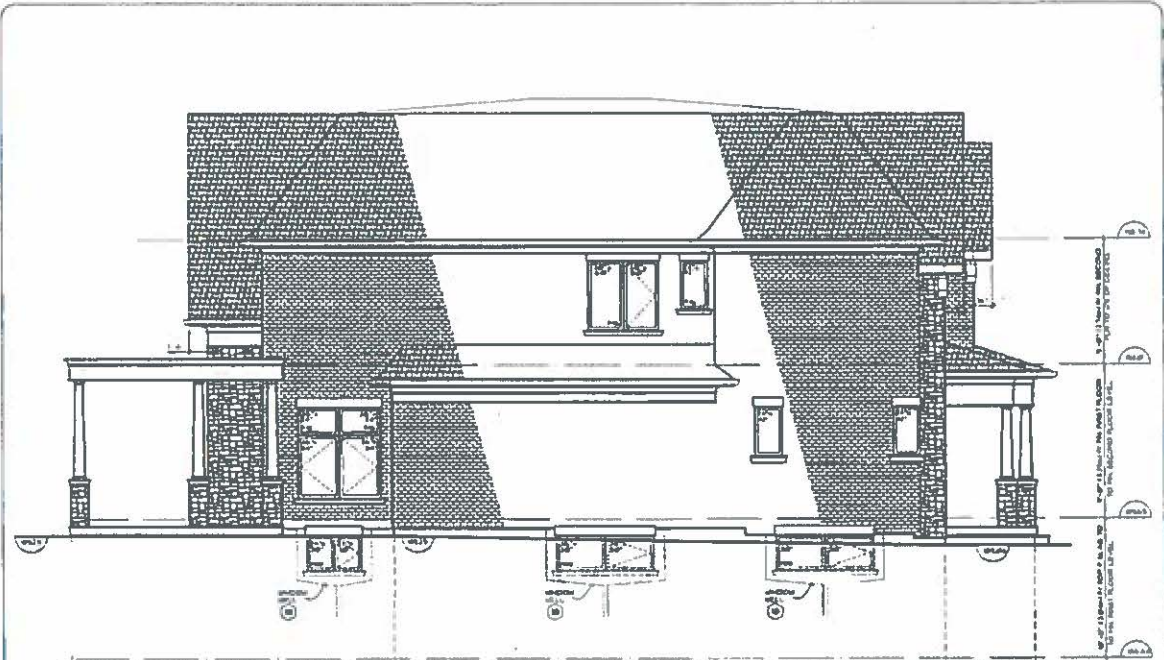


FRONT ELEVATION



REAR ELEVATION

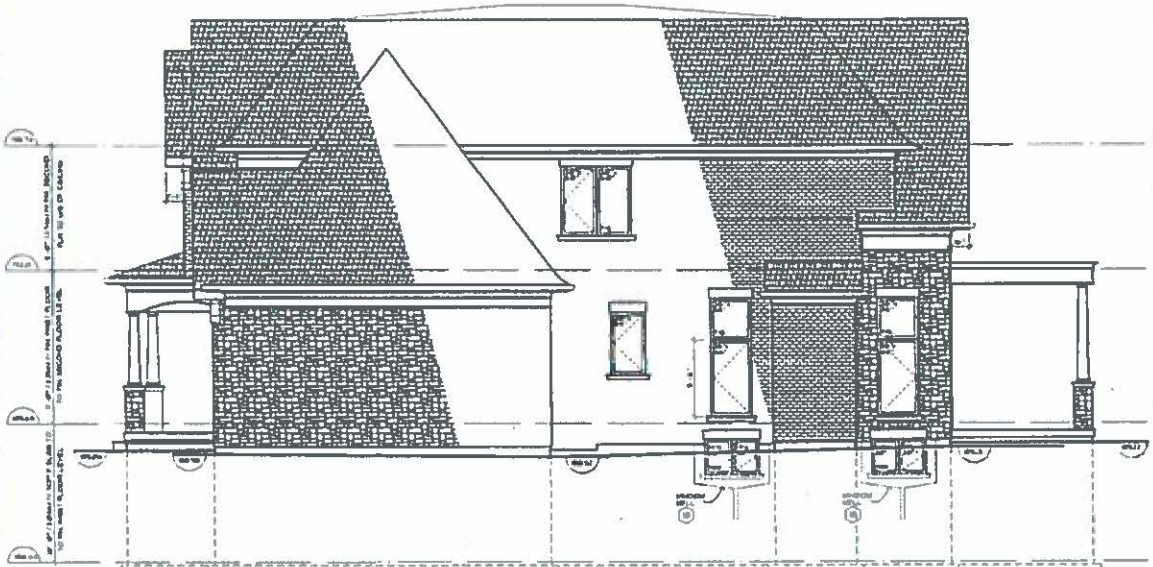
<p>SH DESIGN 1000 VICTORIA LANE SUITE 100 MISSISSAUGA, ONTARIO L4X 1L7 TEL: (905) 277-8888 FAX: (905) 277-8889 WWW.SHDESIGN.COM</p>		<p>DATE: 11/11/11 DRAWN BY: A.S. CHECKED BY: M.S.</p>
<p>PROJECT: FRONT & REAR ELEVATIONS</p>		<p>PROJECT NO: 11-11-11</p>
<p>CLIENT: 17 ROBINSON STREET MISSISSAUGA, ONTARIO</p>		<p>PROJECT NO: 11-11-11</p>
<p>PROPERTY: 17 ROBINSON STREET MISSISSAUGA, ONTARIO</p>		<p>PROJECT NO: 11-11-11</p>



LEFT SIDE ELEVATION
 60-0 - ENERGY EFFICIENCY AND
 WALL AREA = 10734 sqft
 WINDOW GLASS AREA = 854 sqft

LEFT SIDE ELEVATION

LEFT SIDE ELEVATION
 WALL AREA (1) = 10734 sqft
 LIVING DISTANCE = 1480
 COVERAGE ALLOWED = MAX 10%
 UNPROTECTED OPENINGS AVAILABLE
 = 833 sqft (65% sqft)
 = 25%



RIGHT SIDE ELEVATION
 60-0 - ENERGY EFFICIENCY AND
 WALL AREA = 11440 sqft
 WINDOW GLASS AREA = 894 sqft

RIGHT SIDE ELEVATION

RIGHT SIDE ELEVATION
 WALL AREA (1) = 11440 sqft
 LIVING DISTANCE = 1276
 COVERAGE ALLOWED = MAX 10%
 UNPROTECTED OPENINGS AVAILABLE
 = 894 sqft (73% sqft)
 = 25%

PROJECT NO. 10100
 SHEET NO. 10100-01
 DATE 10/15/10
 SCALE 1/4" = 1'-0"

172 ROBINSON STREET
 WINDSOR, ONTARIO

PROPOSED 2-STOREY
 DETACHED
 172 ROBINSON STREET
 WINDSOR, ONTARIO

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/10
2	ISSUED FOR PERMIT	10/15/10
3	ISSUED FOR PERMIT	10/15/10
4	ISSUED FOR PERMIT	10/15/10
5	ISSUED FOR PERMIT	10/15/10
6	ISSUED FOR PERMIT	10/15/10
7	ISSUED FOR PERMIT	10/15/10
8	ISSUED FOR PERMIT	10/15/10
9	ISSUED FOR PERMIT	10/15/10
10	ISSUED FOR PERMIT	10/15/10

SH DESIGN
 TOTAL VISION AND PERFORMANCE
 ARCHITECTURE
 1000 SHEPPARD AVENUE EAST
 SUITE 100
 AURORA, ONTARIO L4G 1V3
 TEL: (905) 709-8888
 FAX: (905) 709-8889
 WWW.SHDESIGN.COM

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/10
2	ISSUED FOR PERMIT	10/15/10
3	ISSUED FOR PERMIT	10/15/10
4	ISSUED FOR PERMIT	10/15/10
5	ISSUED FOR PERMIT	10/15/10
6	ISSUED FOR PERMIT	10/15/10
7	ISSUED FOR PERMIT	10/15/10
8	ISSUED FOR PERMIT	10/15/10
9	ISSUED FOR PERMIT	10/15/10
10	ISSUED FOR PERMIT	10/15/10