

Memorandum to the City of Markham Committee of Adjustment

September 7, 2018

File: A/71/18
Address: 57 Hawkridge Avenue, Markham
Applicant: Lina Dimartino
Agent: Lemca Consultants (Leo Mastrandrea)
Hearing Date: Wednesday September 12, 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 (i):**
a maximum building height of 10.19 m, whereas the By-law permits a maximum building height of 9.8 m;
- b) **Infill By-law 99-90, Section 1.2 (iii)**
a maximum building depth of 21.48 m, whereas the By-law permits a maximum building depth of 16.8 m;
- c) **Infill By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 55 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;
- d) **Section 11.2 (c) (i):**
a maximum front porch step encroachment of 5 ft 4 inches into the front yard, whereas the By-law permits a maximum front porch step encroachment of 18 inches into a required yard;

as they relate to a proposed residential dwelling.

BACKGROUND

Property Description

The 813 m² (8,757 ft²) subject property is located on the east side of Hawkridge Avenue, north of Highway 7 East and west of Main Street Markham North. 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 dwelling on the property, which according to assessment records was constructed in 1963. Mature vegetation exists across the property including one large mature tree in the front and rear yard.

Previous variances requested

The applicant submitted their application to the City of Markham on May 29, 2018. The requested variances included maximum building height of 10.49 m, maximum building depth 23.16 m, minimum two-storey side yard setbacks for the north and south side of 4.04 ft, maximum lot coverage of 38.8 percent and, maximum net floor area ratio of 64.65 percent. Staff were concerned with the massing of the overall dwelling and how the proposed dwelling would fit in with the existing character of the neighbourhood. The applicant worked with staff to address some of the concerns and revised their application to remove and reduce some of the variances.

Proposal

The applicant is proposing to construct a two-storey detached approximately 392.19 m² (4,221.53 ft²) dwelling.

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 family detached dwelling. The proposed development does not comply with the by-law with respect to maximum front porch 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 building height, maximum building depth and 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, "*proposed design, minor variances*".

Zoning Preliminary Review Undertaken

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

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 Building Height

The applicant is requesting relief to permit a maximum building height of 10.19 m (33.43 ft), whereas the By-law permits a maximum building height of 9.8 m (32.15 ft). This represents an increase of 0.39 m (1.27 ft).

The By-law calculates building height using the vertical distance of 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 0.33m (1.08 ft) above the crown of road. The height variance is in part, attributable to the grade height of the centreline (crown) of the street being lower than the proposed average grade of the property. Staff are of the opinion that the proposed building height is in keeping with the intent of the zoning by-law and is minor in nature.

Increase in Maximum Building Depth

The applicant is requesting relief to permit a maximum building depth of 21.48 m (70.47 ft), whereas the By-law permits a maximum building depth of 16.8 m (55.12 ft). This represents an increase of approximately 4.68 m (15.35 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 increase in building depth is to accommodate a front covered porch with a second storey balcony and a rear covered 1-storey sun room which add approximately 1.53 m (5 ft) and approximately 5.02 m (16.5 ft) to the main building. Staff note that the applicant is also proposing a rear balcony above the first storey. The main component of the building, excluding the front covered porch with the second storey balcony and rear covered sunroom, has a depth of approximately 14.93 m (48.98 ft), which complies with the by-law requirement. The rear wall of the sunroom projects farther than the rear wall of neighbouring homes and although bricked, remains unenclosed. The *main* rear wall of the proposed dwelling is generally in line with the home to its south. The main front wall of the proposed dwelling will similarly be setback compared to the main front wall of adjacent homes.

Increase in Maximum Floor Area Ratio

The applicant is requesting relief to permit a floor area ratio of 55 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 392.19 m² (4,221.53 ft²), whereas the By-law permits a dwelling with a maximum floor area of 320.84 m² (3,453.53 ft²). This represents an increase of approximately 71.30 m² (767.55 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 24.61 m² (264.96 ft²) open to below area on the second floor above the foyer which is excluded from the gross floor area calculation under the by-law.

The neighbourhood is under transition with many new infill residential developments which, are larger than existing homes originally developed in the 1950 – 1960s; an indication that the character of the neighbourhood is changing. While previous variances have been approved in the neighbourhood to permit homes larger than what the by-law permits, the proposed dwelling and its massing are larger than what is typically seen in the neighbourhood.

Increase in Maximum Front Porch Step Encroachment

The applicant is requesting a maximum front porch step encroachment of 5ft 4 in (1.52 m) into the front yard, whereas the By-law permits a front porch step encroachment of 18 in (0.45 m).

This represents a difference of approximately 46 in (1.16 m). The request for maximum front porch step encroachment is in addition to the request for maximum building depth and extends beyond the building depth. The front porch step occupies 9.16 ft (2.79 m) of the front width of the dwelling and is minor in nature. Staff have no objections to the request.

PUBLIC INPUT SUMMARY

As of September 7, 2018, the City received 1 letter expressing concerns over the construction of the proposed dwelling damaging a mature neighbouring cedar hedge. 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. Staff are of the opinion that the variance request for building depth, height and front porch stair encroachment meet the four (4) tests of the Planning Act. Staff have concerns with the proposed increase in floor area ratio as it results in a dwelling which overall, has a large massing.

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:



Sally Campbell, District Manager, East District

File Path: Amanda\File\ 18 234829 \Documents\District Team Comments Memo

APPENDIX “A”

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/71/18

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 August 14, 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 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;

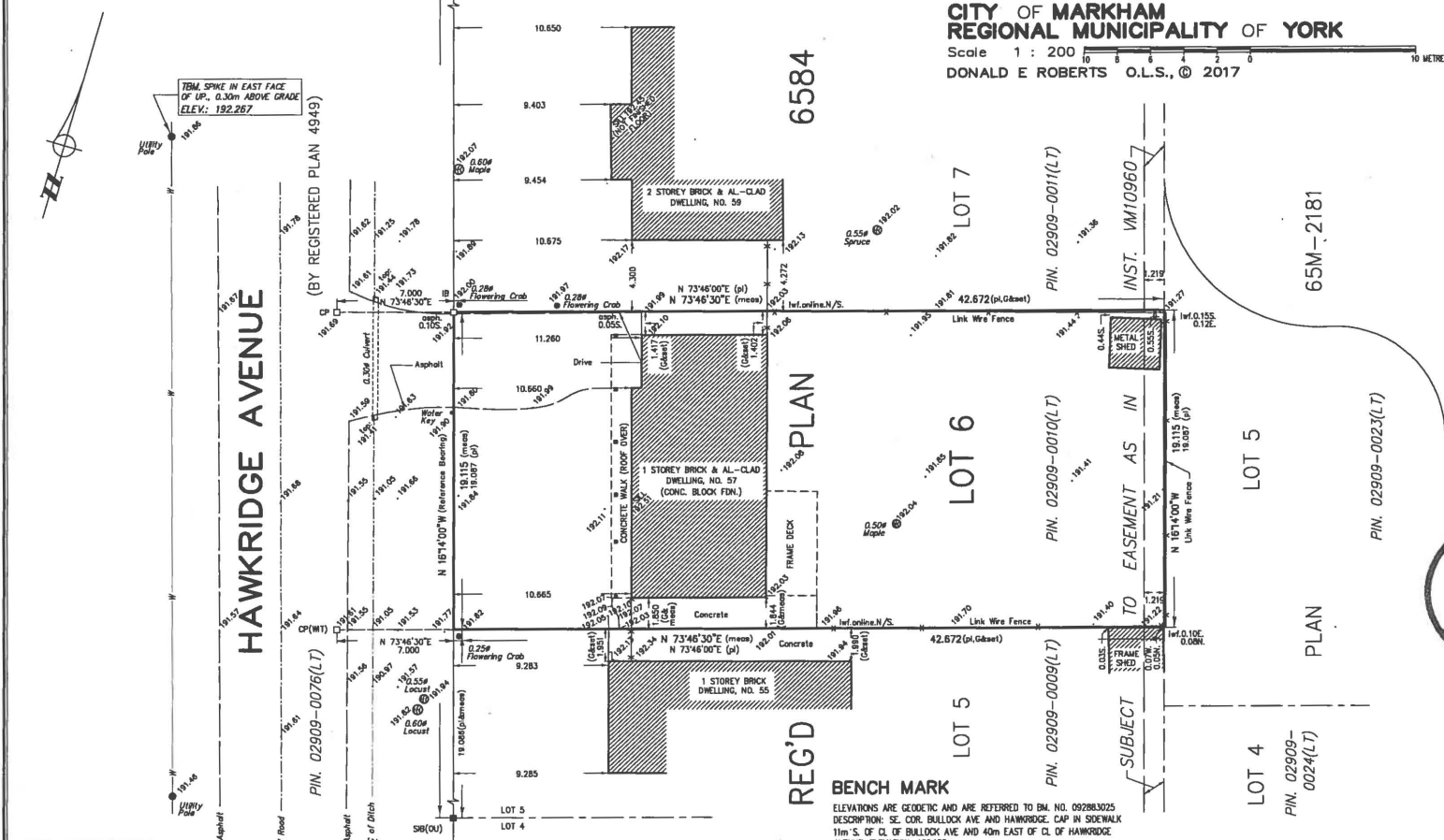
CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

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

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
LOT 6, REGISTERED PLAN 6584
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK
 Scale 1 : 200
 DONALD E ROBERTS O.L.S., © 2017



CITY OF MARKHAM
 RECEIVED
 AUG 14 2018
 COMMITTEE OF ADJUSTMENT

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2030341

THIS PLAN IS NOT VALID UNLESS IT IS AN EXEMPTED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

NOTE
 BEARINGS ARE ASTROMONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF HAWKRIDGE AVENUE, AS SHOWN ON REG. PLAN 6584, HAVING A BEARING OF N 181°4'00"W.

□ DENOTES SURVEY MONUMENT SET	Inf DENOTES LINK WIRE FENCE
SB ■ SURVEY MONUMENT FOUND	OU ■ ORIGIN UNKNOWN
IB ■ STANDARD IRON BAR	fr ■ FRAME
CC ■ IRON BAR	-W- ■ AERIAL SERVICE WIRE
CP ■ CILT CROSS	
CP ■ CONCRETE PIN	
WT ■ WITNESS	
G ■ W.S. ORSON O.L.S.	
■ SURVEY DATED JUNE 5, 1963	
■ REGISTERED PLAN 6584	

BUILDING TIES ARE TO BRICK CORNERS EXCEPT AS NOTED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM,
 2. THE SURVEY WAS COMPLETED ON THE 26th DAY OF OCTOBER, 2017.

DATE OCTOBER 31st, 2017

DONALD E. ROBERTS
 ONTARIO LAND SURVEYOR

© COPYRIGHT 2017 DONALD E. ROBERTS O.L.S.

PART 2:

1. FENCE LOCATIONS ARE SHOWN ON THIS PLAN.
 2. SUBJECT TO EASEMENT AS SET OUT IN INST. NO. VM10960

THIS SURVEY WAS PREPARED FOR: ROSE ANNE DIMARTINO

DONALD E. ROBERTS LTD., ONTARIO LAND SURVEYORS
 111 RAINBOW ROAD, SUITE 304, TORONTO ONTARIO, M3A 1B2, (416) 755-5320

DRAWN: B.P.	REF. NO.
CHECKED: D.E.R.	17-9116
DATE: OCTOBER 31, 2017	
SCALE: 1 : 200	

APPENDIX B



**57 HAWKRIDGE AVENUE, MARKHAM
PROPOSED NEW 2-STORY DETACHED DWELLING**

LIST OF DRAWINGS

re-ISSUE COA - AUGUST 13, 2018

- | | |
|--------------------------------------|---|
| A1 SITE PLAN | A5 PROPOSED ROOF PLAN |
| A1a LANDSCAPE PLAN | A6 PROPOSED FRONT (EAST) ELEVATION |
| A1b SITE STATISTICS | A7 PROPOSED REAR (WEST) ELEVATION |
| A2 PROPOSED BASEMENT PLAN | A8 PROPOSED SIDE (SOUTH) ELEVATION |
| A3 PROPOSED GROUND FLOOR PLAN | A9 PROPOSED SIDE (NORTH) ELEVATION |
| A4 PROPOSED SECOND FLOOR PLAN | |

HAWKRIDGE AVENUE

INFORMATION TAKEN FROM:
 SURVEYOR'S REAL PROPERTY REPORT
 PART 1) PLAN OF
 LOT 6, REGISTERED PLAN 6584
 CITY OF MARKHAM
 REGIONAL MUNICIPALITY YORK
 DONALD E ROBERTS O.L.S. © 2017

No.59
 2 STOREY BRICK
 4 AL-CLAD

No.57
 PROPOSED
 TWO-STOREY
 BRICK AND STONE
 DWELLING

U.S.F.	180.83
T.B.S.	190.13
F.F.	193.18
S.F.	196.53
T.O.R	201.86

No.55
 1 STOREY BRICK
 DWELLING

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
 PHONE: (416) 405-8164 FAX: (416) 405-9600

PROJECT: PROPOSED NEW 2-STY DWELLING			
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM			
DWG. BY: ZK	CK'D BY: ZK	APP. BY:	DATE: AUG. 13, 2018
JOB NO.:		DWG. NO.: A1 OF 9	CADD-NAME: 171002

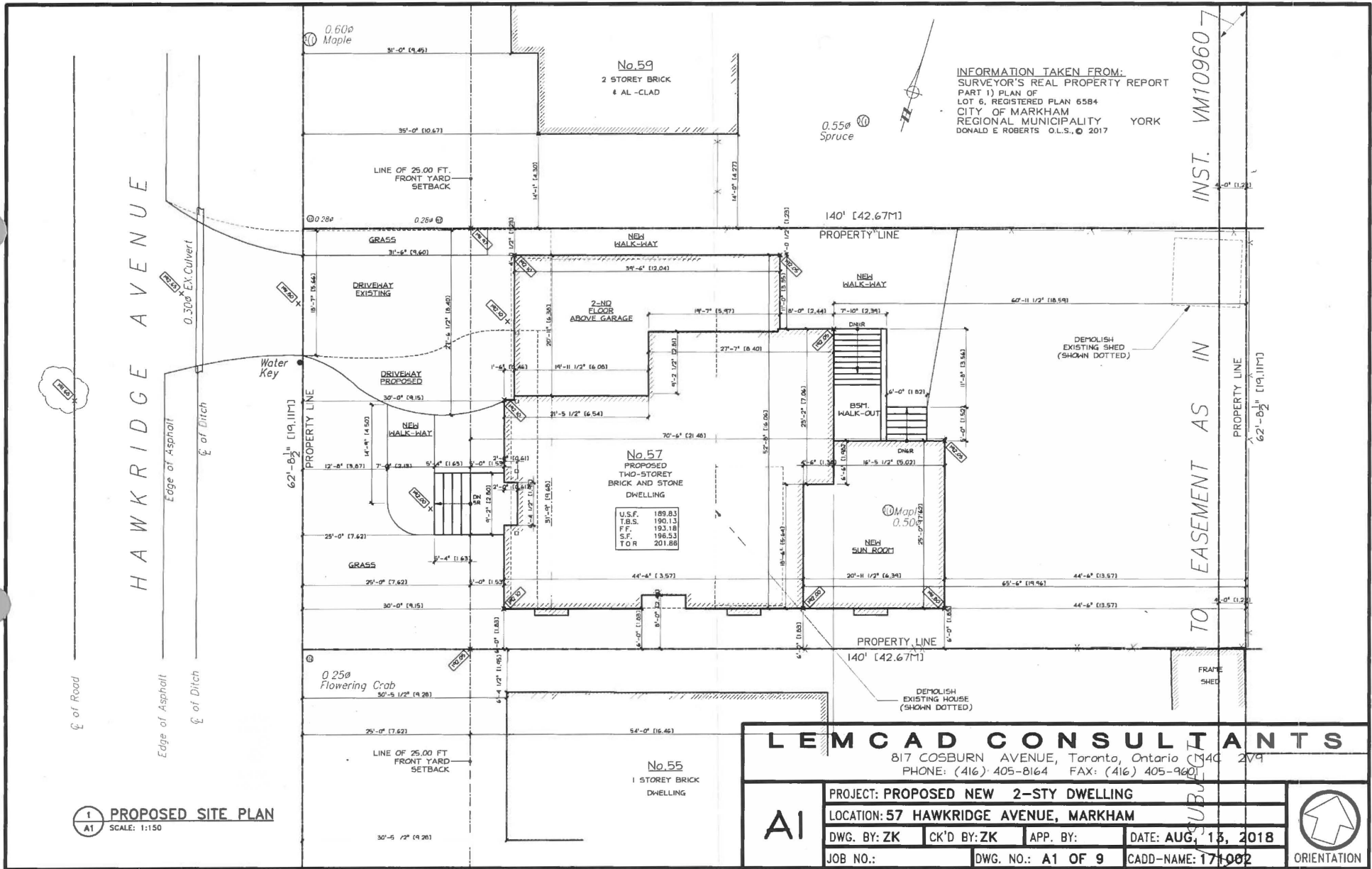


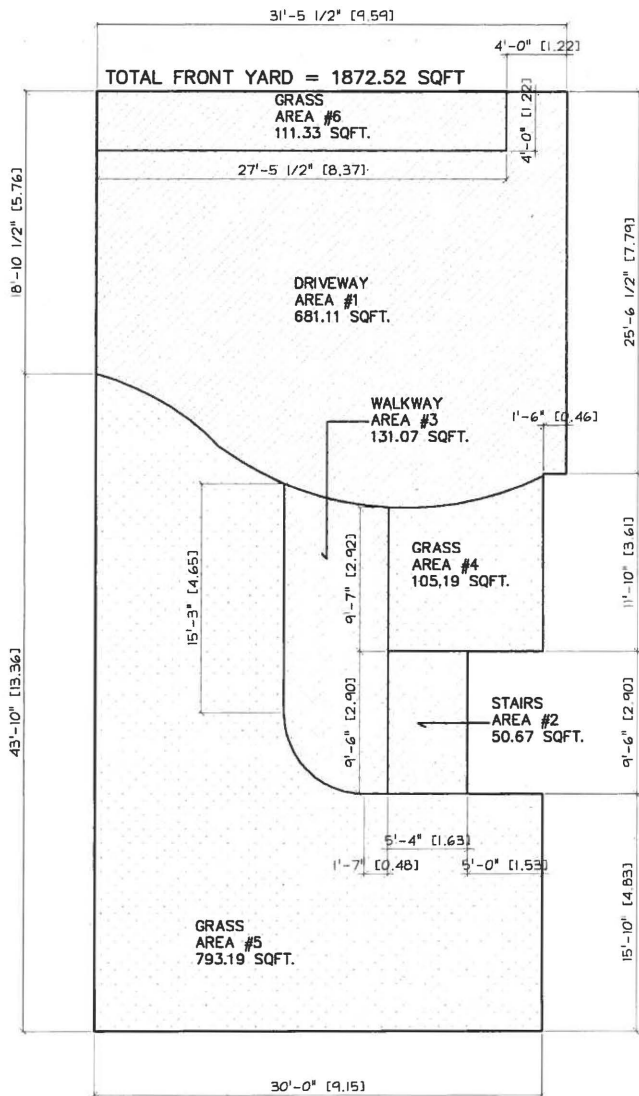
PROPOSED SITE PLAN
 SCALE: 1:150

INST. VM10960-7


TO EASEMENT AS IN

TO EASEMENT AS IN





1
A1a FRONT YARD LANDSCAPING
SCALE: N.T.S

LEM CAD CONSULTANTS			
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9 PHONE: (416) 405-8164 FAX: (416) 405-9601			
A1a	PROJECT: PROPOSED 2-STY NEW DWELLING		
	LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM		
	DWG. BY: ZK	CK'D BY: ZK	APP. BY:
JOB NO.:	DWG. NO.: A1a OF 9	DATE: AUG. 13, 2018	
		CADD-NAME: 171002	 ORIENTATION

ADDITIONAL SITE STATISTICS
57 HAWKRIDGE AVENUE

Item	Ontario Building Code Data Matrix Part 3 # 9	OBC Reference		
1	Project Description: <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration	<input type="checkbox"/> Part II	<input type="checkbox"/> Part 3	<input type="checkbox"/> Part 9
2	Major Occupancy(s)	Group C - Residential		2.1.1 9.10.1.3
3	Building Classification	Group C - Residential	3.2.2.20 - .83	9.10.4

	PROVIDED	REQUIRED
TOTAL FRONT YARD AREA = 1872.52 SQFT (173.96 SQ.M.)		
AREA #1 DRIVEWAY AREA = 792.40 SQFT (73.62 SQ.M.)	57.68%	50%
AREA #2 + #3 PROPOSED HARD LANDSCAPING = 181.74 SQFT (16.86 SQ.M.)		
AREA #4 + #5 PROPOSED SOFT LANDSCAPING = 898.38 SQFT (83.17 SQ.M.)	83.17%	75%
	PROVIDED	MINIMUM
LOT FRONTAGE	19.11M	18.29M
LOT AREA	815.42 SQ.M.	613.16 SQ.M.
FRONT YARD SETBACK	7.62M	7.62M
SIDE YARD SETBACK (NORTH)	⊙ GROUND FLOOR 1.23M ⊙ SECOND FLOOR 1.83M	1.20M 1.83M
SIDE YARD SETBACK (SOUTH)	1.83M	1.83M
REAR YARD SETBACK	13.57M	7.62M
	PROVIDED	MAXIMUM
COVERAGE	269.78 SQ.M. 33.10%	208.40 SQ.M. 35%
FLOOR AREA RATIO	LOT AREA = 7688.55 SQ.FT. (714.29 SQ.M.) 34.9%	321.43 SQ.M. 45%
BUILDING HEIGHT	10.19M	9.8M
BUILDING DEPTH	21.49M	16.8M
GARAGE WIDTH	6.10M	7.7M

SITE DATA

LOT AREA = 8777.11 SQ.FT. (815.42 SQ.M.)		
FLOOR AREAS :		
GROUND FLOOR =	1712.11 SQ.FT	(159.06 SQ.M.)
SECOND FLOOR =	1867.26 SQ.FT	(173.47 SQ.M.)
TOTALS G.F.A. =	3579.37 SQ.FT	(332.53 SQ.M.) OR 40.78%
COVERAGE :		
GROUND FLOOR =	1712.11 SQ.FT	(159.06 SQ.M.)
ATTACHED GARAGE =	639.64 SQ.FT	(59.42 SQ.M.)
COVERED PORCH =	58.65 SQ.FT	(5.45 SQ.M.)
SUN ROOM =	495.14 SQ.FT	(46.00 SQ.M.)
TOTALS COVERAGE =	2905.54 SQ.FT	(269.93 SQ.M.) OR 33.10%
FLOOR AREA RATIO PROPOSED		
LOT AREA = 8777.11 SQ.FT. (815.42 SQ.M.)		
- 6600.00 SQ.FT. (613.16 SQ.M.)		
/2= 1088.55 SQ.FT. (101.13 SQ.M.)		
+ 6600.00 SQ.FT. (613.16 SQ.M.)		
= 7688.55 SQ.FT. (714.29 SQ.M.) NEW LOT AREA		
GROUND FLOOR =	+ 1712.11 SQ.FT	(159.06 SQ.M.)
ATTACHED GARAGE =	+ 639.64 SQ.FT	(59.42 SQ.M.)
SECOND FLOOR =	+ 2205.86 SQ.FT	(204.93 SQ.M.)
STAIR OPENING =	- 73.91 SQ.FT	(6.87 SQ.M.)
OPEN TO BELOW =	- 264.69 SQ.FT	(24.59 SQ.M.)
TOTALS G.F.A. =	4219.01 SQ.FT	(391.96 SQ.M.) OR 54.87%

LEMCAD CONSULTANTS

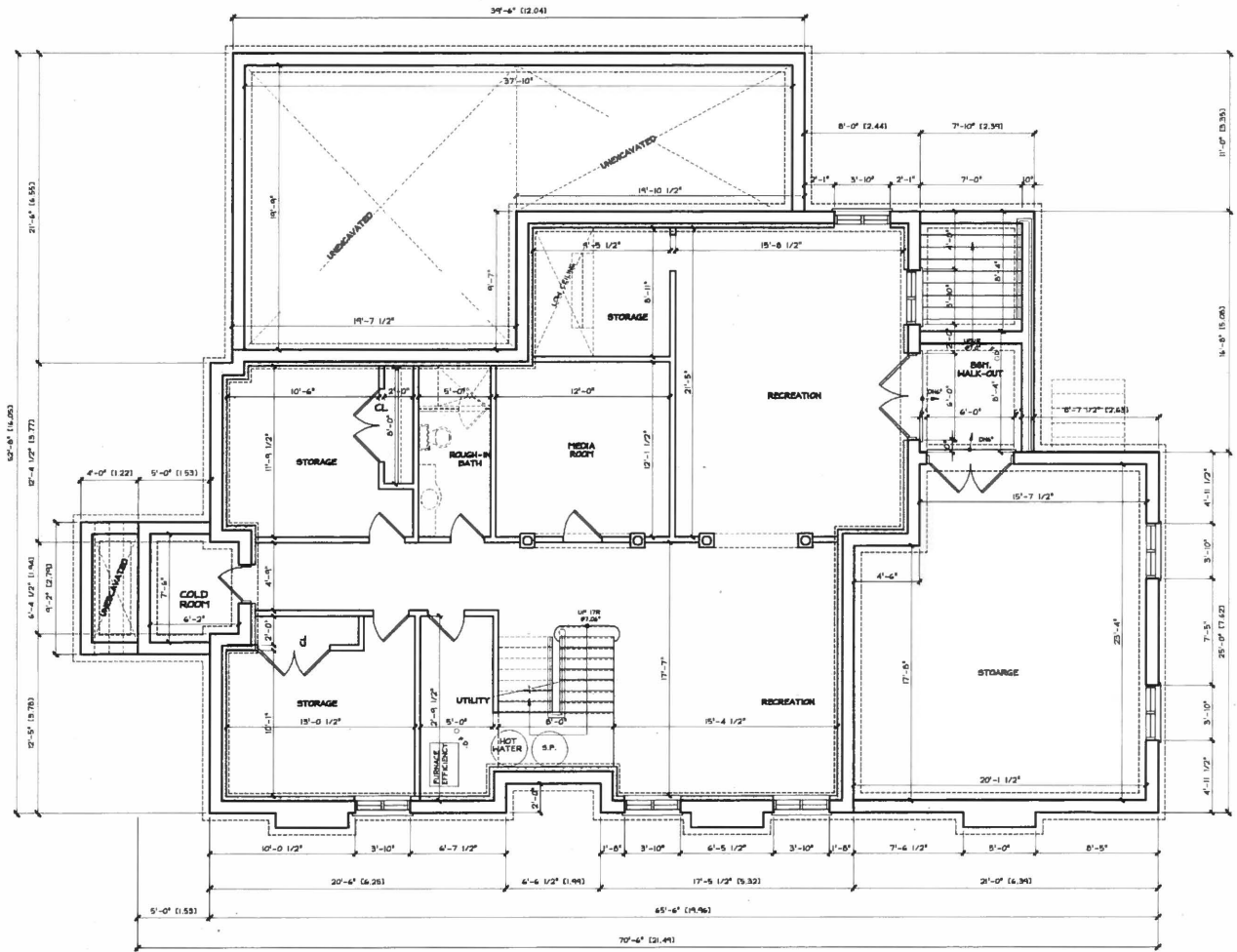
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

Aib

PROJECT: PROPOSED 2-STY NEW DWELLING			
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM			
DWG. BY: ZK	CK'D BY: ZK	APP. BY:	DATE: AUG. 13, 2018
JOB NO.:	DWG. NO.: A1b OF 9	CADD-NAME: 171002	



ORIENTATION

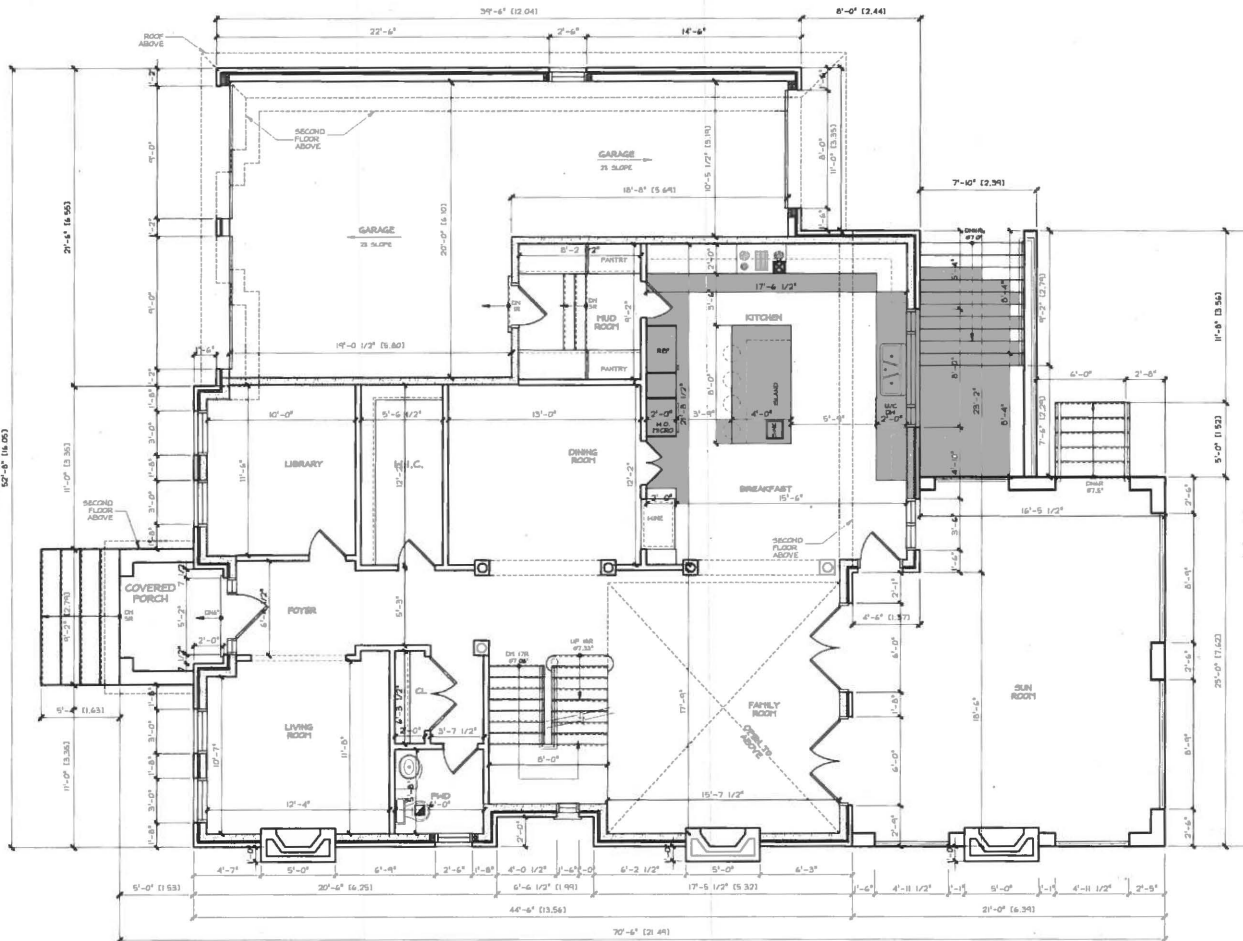


1
A2

**PROPOSED
 BASEMENT FLOOR PLAN**
 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS			
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9 PHONE: (416) 405-8164 FAX: (416) 405-9601			
PROJECT: PROPOSED 2-STY NEW DWELLING			
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM			
DWG. BY: ZK	CK'D BY: ZK	APP. BY:	DATE: AUG. 13, 2018
JOB NO.:	DWG. NO.: A2 OF 9	CADD-NAME: 171002	



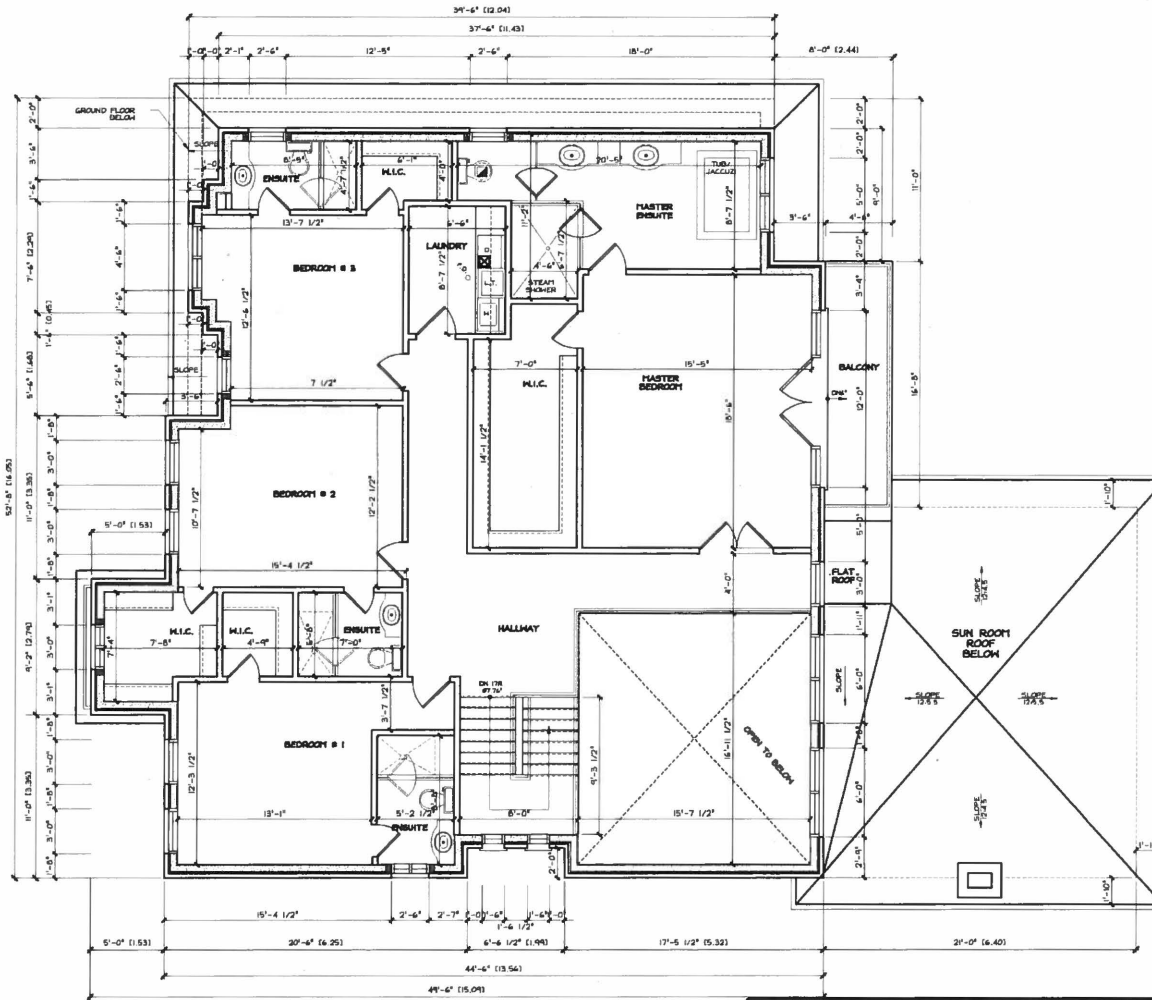


PROPOSED
GROUND FLOOR PLAN
 1
 A3 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS			
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9 PHONE: (416) 405-8164 FAX: (416) 405-9601			
A3	PROJECT: PROPOSED 2-STY NEW DWELLING		
	LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM		
	DWG. BY: ZK	CK'D BY: ZK	APP. BY:
	DATE: AUG. 13, 2018		
JOB NO.:	DWG. NO.: A3 OF 9	CADD-NAME: 171002	



ORIENTATION



PROPOSED
1 SECOND FLOOR PLAN
 A4 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

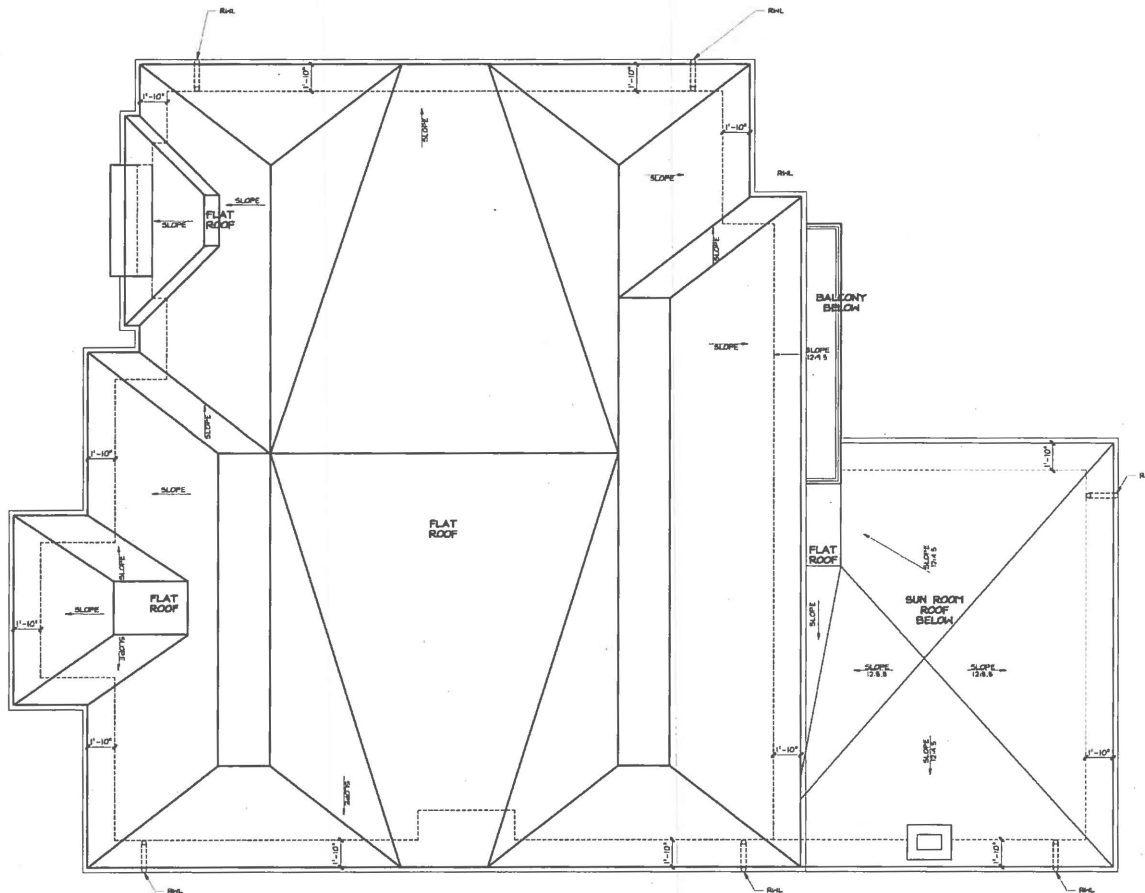
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
 PHONE: (416) 405-8164 FAX: (416) 405-9601

A4

PROJECT: PROPOSED 2-STY NEW DWELLING			
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM			
DWG. BY: ZK	CK'D BY: ZK	APP. BY:	DATE: AUG. 13, 2018
JOB NO.:	DWG. NO.: A4 OF 9	CADD-NAME: 171002	



ORIENTATION



1
A5

**PROPOSED
 ROOF PLAN**
 SCALE: 1/8"=1'-0"

LEM CAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
 PHONE: (416) 405-8164 FAX: (416) 405-9601

A5


PROJECT: PROPOSED 2-STY NEW DWELLING			
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM			
DWG. BY: ZK	CK'D BY: ZK	APP. BY:	DATE: AUG. 13, 2018
JOB NO.:	DWG. NO.: A5 OF 9	CADD-NAME: 171002	



ORIENTATION



1
A6 **PROPOSED FRONT (EAST) ELEVATION**
 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS			
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9 PHONE: (416) 405-8164 FAX: (416) 405-9601			
PROJECT: PROPOSED 2-STY NEW DWELLING			
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM			
DWG. BY: ZK	CK'D BY: ZK	APP. BY:	DATE: AUG. 13, 2018
JOB NO.:	DWG. NO.: A6 OF 9	CADD-NAME: 171002	
			 ORIENTATION



PROPOSED REAR (WEST) ELEVATION
 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS			
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9 PHONE: (416) 405-8164 FAX: (416) 405-9601			
PROJECT: PROPOSED 2-STY NEW DWELLING			
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM			
DWG. BY: ZK	CK'D BY: ZK	APP. BY:	DATE: AUG. 13, 2018
JOB NO.:	DWG. NO.: A7 OF 9	CADD-NAME: 171002	

A7



ORIENTATION



PROPOSED
1 **SIDE (SOUTH) ELEVATION**
A8 SCALE: 1/8"=1'-0"

LEM CAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
 PHONE: (416) 405-8164 FAX: (416) 405-9601

A8

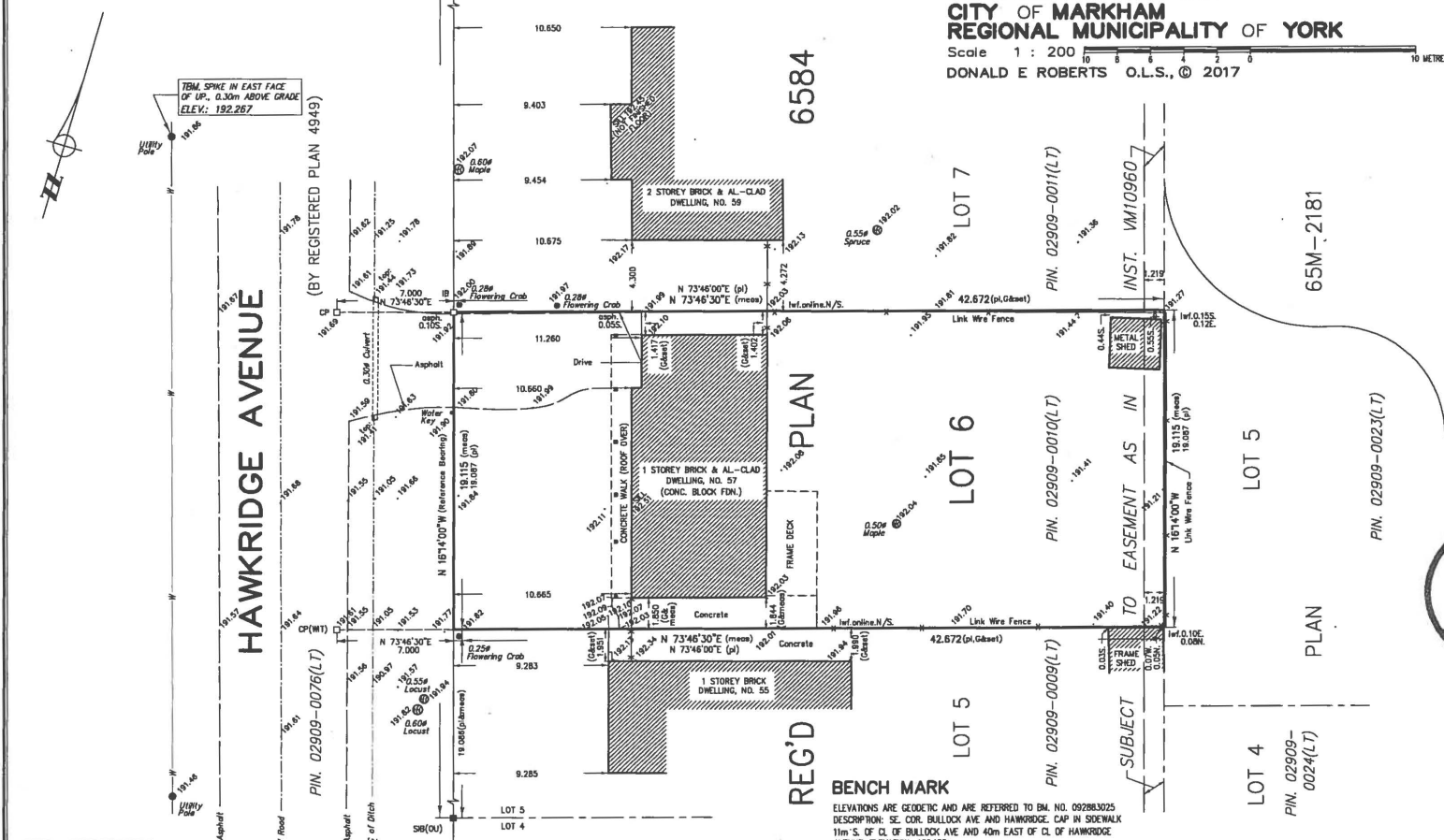
PROJECT: PROPOSED 2-STY NEW DWELLING			
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM			
DWG. BY: ZK	CK'D BY: ZK	APP. BY:	DATE: AUG. 13, 2018
JOB NO.:	DWG. NO.: A8 OF 9	CADD-NAME: 171002	



ORIENTATION

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

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
LOT 6, REGISTERED PLAN 6584
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK
 Scale 1 : 200
 DONALD E ROBERTS O.L.S., © 2017



CITY OF MARKHAM
 RECEIVED
 AUG 14 2018
 COMMITTEE OF ADJUSTMENT

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
2030341

THIS PLAN IS NOT VALID UNLESS IT IS AN EXEMPTED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

NOTE
 BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE EASTERLY LIMIT OF HAWKRIDGE AVENUE, AS SHOWN ON REG. PLAN 6584, HAVING A BEARING OF N 181°4'00\".

□ DENOTES SURVEY MONUMENT SET	Inf DENOTES LINK WIRE FENCE
SB ■ SURVEY MONUMENT FOUND	OU ■ ORIGIN UNKNOWN
IB ■ STANDARD IRON BAR	fr ■ FRAME
CC ■ CUT CROSS	-W- ■ AERIAL SERVICE WIRE
CP ■ CONCRETE PIN	
WT ■ WITNESS	
G ■ W.S. ORSON O.L.S.	
pl ■ SURVEY DATED JUNE 5, 1963	
	REGISTERED PLAN 6584

BUILDING TIES ARE TO BRICK CORNERS EXCEPT AS NOTED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM,
 2. THE SURVEY WAS COMPLETED ON THE 26th DAY OF OCTOBER, 2017.

DATE OCTOBER 31st, 2017

DONALD E. ROBERTS
 ONTARIO LAND SURVEYOR

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PART 2:

1. FENCE LOCATIONS ARE SHOWN ON THIS PLAN.
 2. SUBJECT TO EASEMENT AS SET OUT IN INST. NO. VM10960

THIS SURVEY WAS PREPARED FOR: ROSE ANNE DIMARTINO

DONALD E. ROBERTS LTD., ONTARIO LAND SURVEYORS
 111 RAINBOW ROAD, SUITE 304, TORONTO ONTARIO, M3A 1B2, (416) 755-5320

DRAWN: B.P.	REF. NO.
CHECKED: D.E.R.	17-9116
DATE: OCTOBER 31, 2017	
SCALE: 1 : 200	

APPENDIX B



**57 HAWKRIDGE AVENUE, MARKHAM
PROPOSED NEW 2-STORY DETACHED DWELLING**

LIST OF DRAWINGS

re-ISSUE COA - AUGUST 13, 2018

- | | |
|--------------------------------------|---|
| A1 SITE PLAN | A5 PROPOSED ROOF PLAN |
| A1a LANDSCAPE PLAN | A6 PROPOSED FRONT (EAST) ELEVATION |
| A1b SITE STATISTICS | A7 PROPOSED REAR (WEST) ELEVATION |
| A2 PROPOSED BASEMENT PLAN | A8 PROPOSED SIDE (SOUTH) ELEVATION |
| A3 PROPOSED GROUND FLOOR PLAN | A9 PROPOSED SIDE (NORTH) ELEVATION |
| A4 PROPOSED SECOND FLOOR PLAN | |

HAWKRIDGE AVENUE

INFORMATION TAKEN FROM:
 SURVEYOR'S REAL PROPERTY REPORT
 PART 1) PLAN OF
 LOT 6, REGISTERED PLAN 6584
 CITY OF MARKHAM
 REGIONAL MUNICIPALITY YORK
 DONALD E ROBERTS O.L.S. © 2017

No.59
 2 STOREY BRICK
 4 AL-CLAD

No.57
 PROPOSED
 TWO-STOREY
 BRICK AND STONE
 DWELLING

U.S.F.	180.83
T.B.S.	190.13
F.F.	193.18
S.F.	196.53
T.O.R	201.86

No.55
 1 STOREY BRICK
 DWELLING

LEMCAD CONSULTANTS
 817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
 PHONE: (416) 405-8164 FAX: (416) 405-9600

PROJECT: PROPOSED NEW 2-STY DWELLING
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

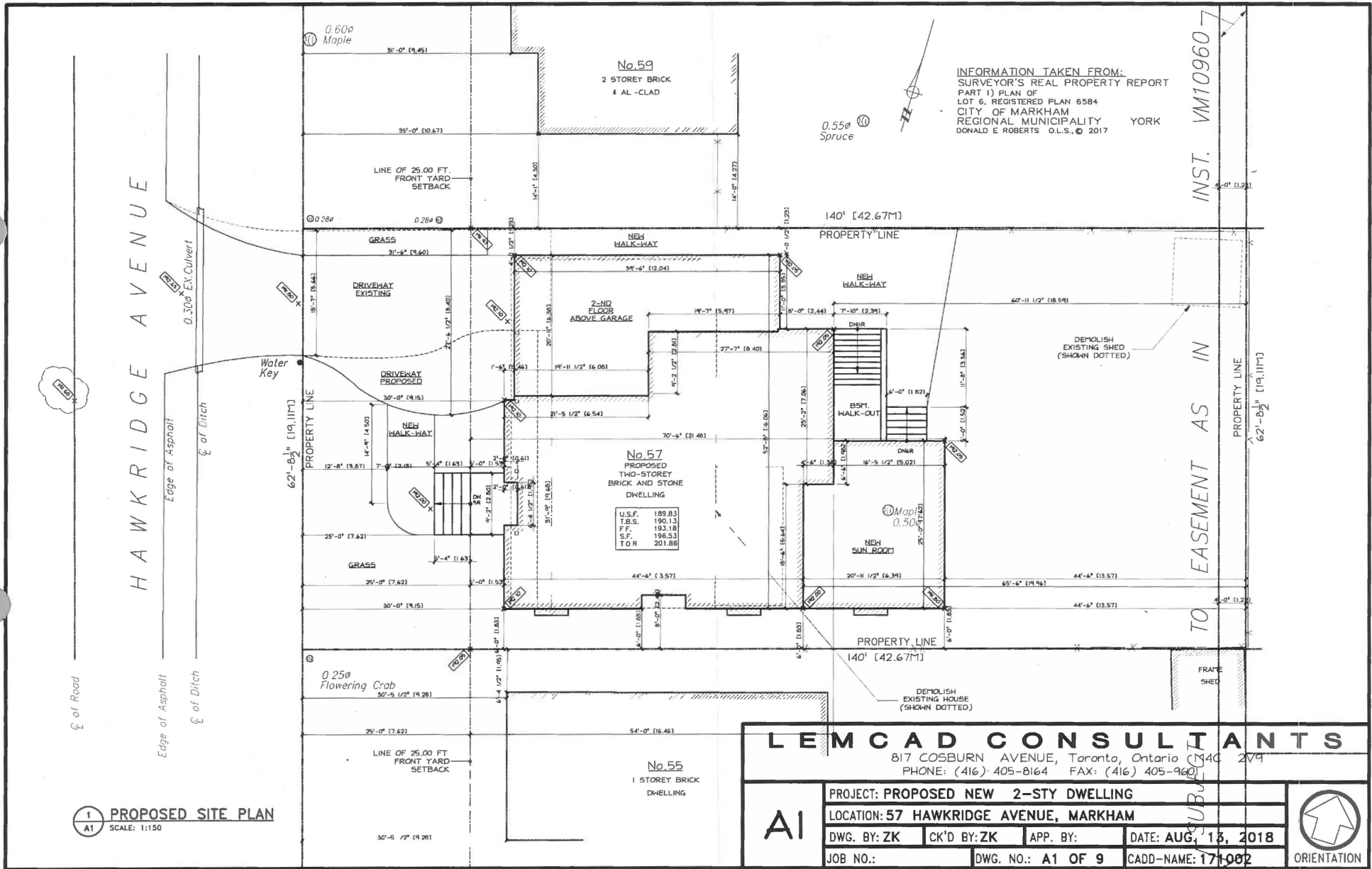
AI DWG. BY: ZK CK'D BY: ZK APP. BY: DATE: AUG. 13, 2018
 JOB NO.: DWG. NO.: A1 OF 9 CADD-NAME: 171002

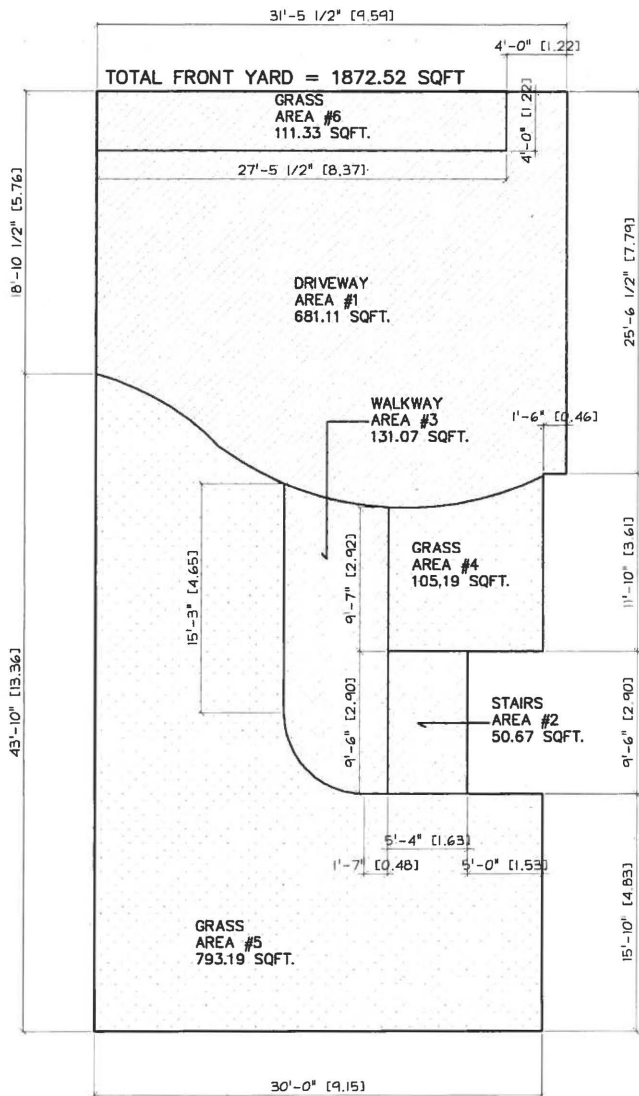
1
 A1 PROPOSED SITE PLAN
 SCALE: 1:150

INST. VM10960-7

TO EASEMENT AS IN

TO EASEMENT AS IN





1
A1a FRONT YARD LANDSCAPING
SCALE: N.T.S

LEM CAD CONSULTANTS			
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9 PHONE: (416) 405-8164 FAX: (416) 405-9601			
A1a	PROJECT: PROPOSED 2-STY NEW DWELLING		
	LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM		
	DWG. BY: ZK	CK'D BY: ZK	APP. BY: _____
JOB NO.:	DWG. NO.: A1a OF 9	DATE: AUG. 13, 2018	
		CADD-NAME: 171002	



ADDITIONAL SITE STATISTICS
57 HAWKRIDGE AVENUE

Item	Ontario Building Code Data Matrix Part 3 # 9	OBC Reference		
1	Project Description: <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration	<input type="checkbox"/> Part II	<input type="checkbox"/> Part 3	<input type="checkbox"/> Part 9
2	Major Occupancy(s)	Group C - Residential		2.1.1 9.10.1.3
3	Building Classification	Group C - Residential	3.2.2.20 - .83	9.10.4

	PROVIDED	REQUIRED
TOTAL FRONT YARD AREA = 1872.52 SQFT (173.96 SQ.M.)		
AREA #1 DRIVEWAY AREA = 792.40 SQFT (73.62 SQ.M.)	57.68%	50%
AREA #2 + #3 PROPOSED HARD LANDSCAPING = 181.74 SQFT (16.86 SQ.M.)		
AREA #4 + #5 PROPOSED SOFT LANDSCAPING = 898.38 SQFT (83.17 SQ.M.)	83.17%	75%
	PROVIDED	MINIMUM
LOT FRONTAGE	19.11M	18.29M
LOT AREA	815.42 SQ.M.	613.16 SQ.M.
FRONT YARD SETBACK	7.62M	7.62M
SIDE YARD SETBACK (NORTH)	⊙ GROUND FLOOR 1.23M ⊙ SECOND FLOOR 1.83M	1.20M 1.83M
SIDE YARD SETBACK (SOUTH)	1.83M	1.83M
REAR YARD SETBACK	13.57M	7.62M
	PROVIDED	MAXIMUM
COVERAGE	269.78 SQ.M. 33.10%	208.40 SQ.M. 35%
FLOOR AREA RATIO	LOT AREA = 7688.55 SQ.FT. (714.29 SQ.M.) 34.9%	321.43 SQ.M. 45%
BUILDING HEIGHT	10.19M	9.8M
BUILDING DEPTH	21.49M	16.8M
GARAGE WIDTH	6.10M	7.7M

SITE DATA

LOT AREA = 8777.11 SQ.FT. (815.42 SQ.M.)		
FLOOR AREAS :		
GROUND FLOOR =	1712.11 SQ.FT	(159.06 SQ.M.)
SECOND FLOOR =	1867.26 SQ.FT	(173.47 SQ.M.)
TOTALS G.F.A. =	3579.37 SQ.FT	(332.53 SQ.M.) OR 40.78%
COVERAGE :		
GROUND FLOOR =	1712.11 SQ.FT	(159.06 SQ.M.)
ATTACHED GARAGE =	639.64 SQ.FT	(59.42 SQ.M.)
COVERED PORCH =	58.65 SQ.FT	(5.45 SQ.M.)
SUN ROOM =	495.14 SQ.FT	(46.00 SQ.M.)
TOTALS COVERAGE =	2905.54 SQ.FT	(269.93 SQ.M.) OR 33.10%
FLOOR AREA RATIO PROPOSED		
LOT AREA = 8777.11 SQ.FT. (815.42 SQ.M.)		
- 6600.00 SQ.FT. (613.16 SQ.M.)		
/2= 1088.55 SQ.FT. (101.13 SQ.M.)		
+ 6600.00 SQ.FT. (613.16 SQ.M.)		
= 7688.55 SQ.FT. (714.29 SQ.M.) NEW LOT AREA		
GROUND FLOOR =	+ 1712.11 SQ.FT	(159.06 SQ.M.)
ATTACHED GARAGE =	+ 639.64 SQ.FT	(59.42 SQ.M.)
SECOND FLOOR =	+ 2205.86 SQ.FT	(204.93 SQ.M.)
STAIR OPENING =	- 73.91 SQ.FT	(6.87 SQ.M.)
OPEN TO BELOW =	- 264.69 SQ.FT	(24.59 SQ.M.)
TOTALS G.F.A. =	4219.01 SQ.FT	(391.96 SQ.M.) OR 54.87%

LEMCAD CONSULTANTS

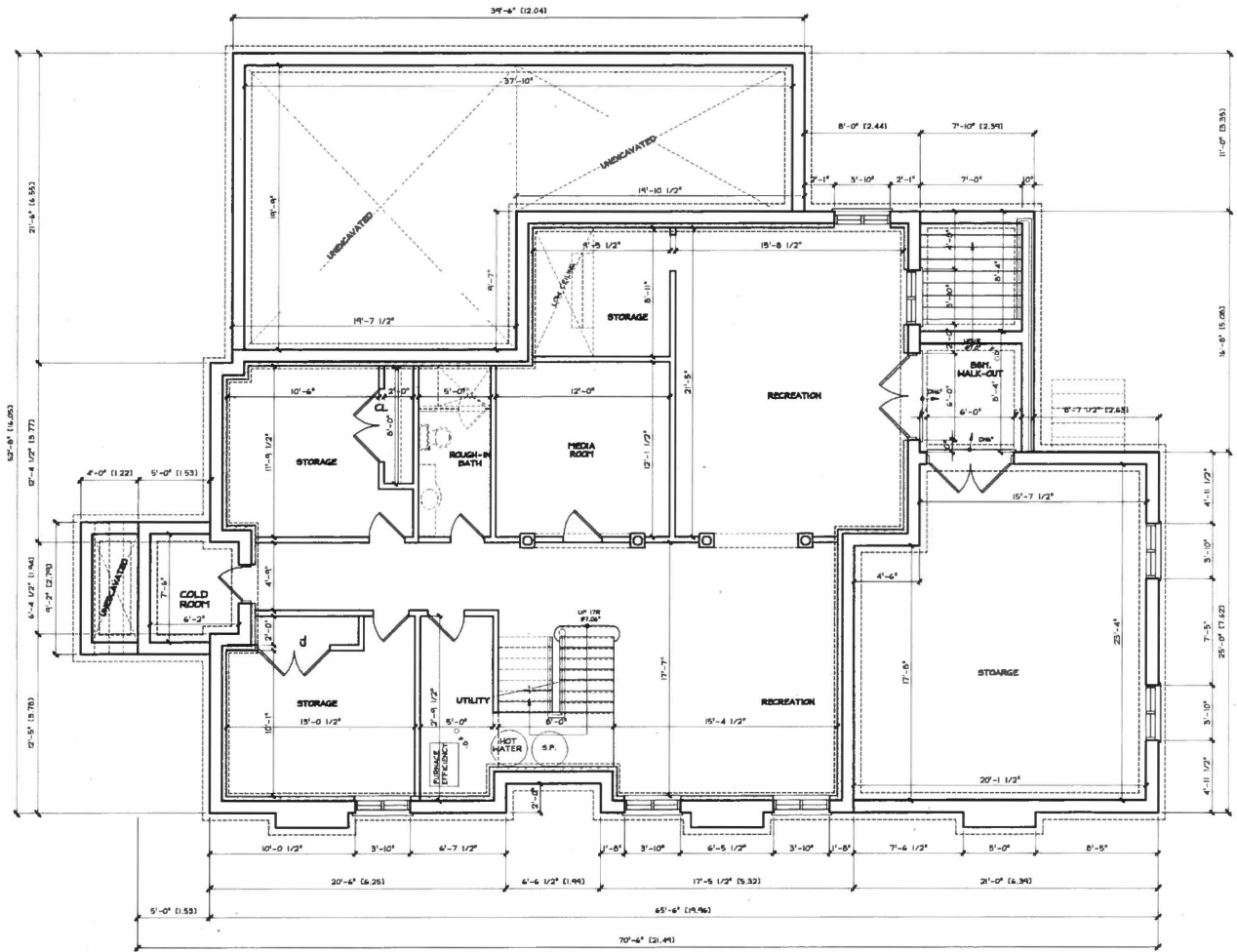
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

Aib

PROJECT: PROPOSED 2-STY NEW DWELLING			
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM			
DWG. BY: ZK	CK'D BY: ZK	APP. BY:	DATE: AUG. 13, 2018
JOB NO.:	DWG. NO.: A1b OF 9	CADD-NAME: 171002	



ORIENTATION



1
A2

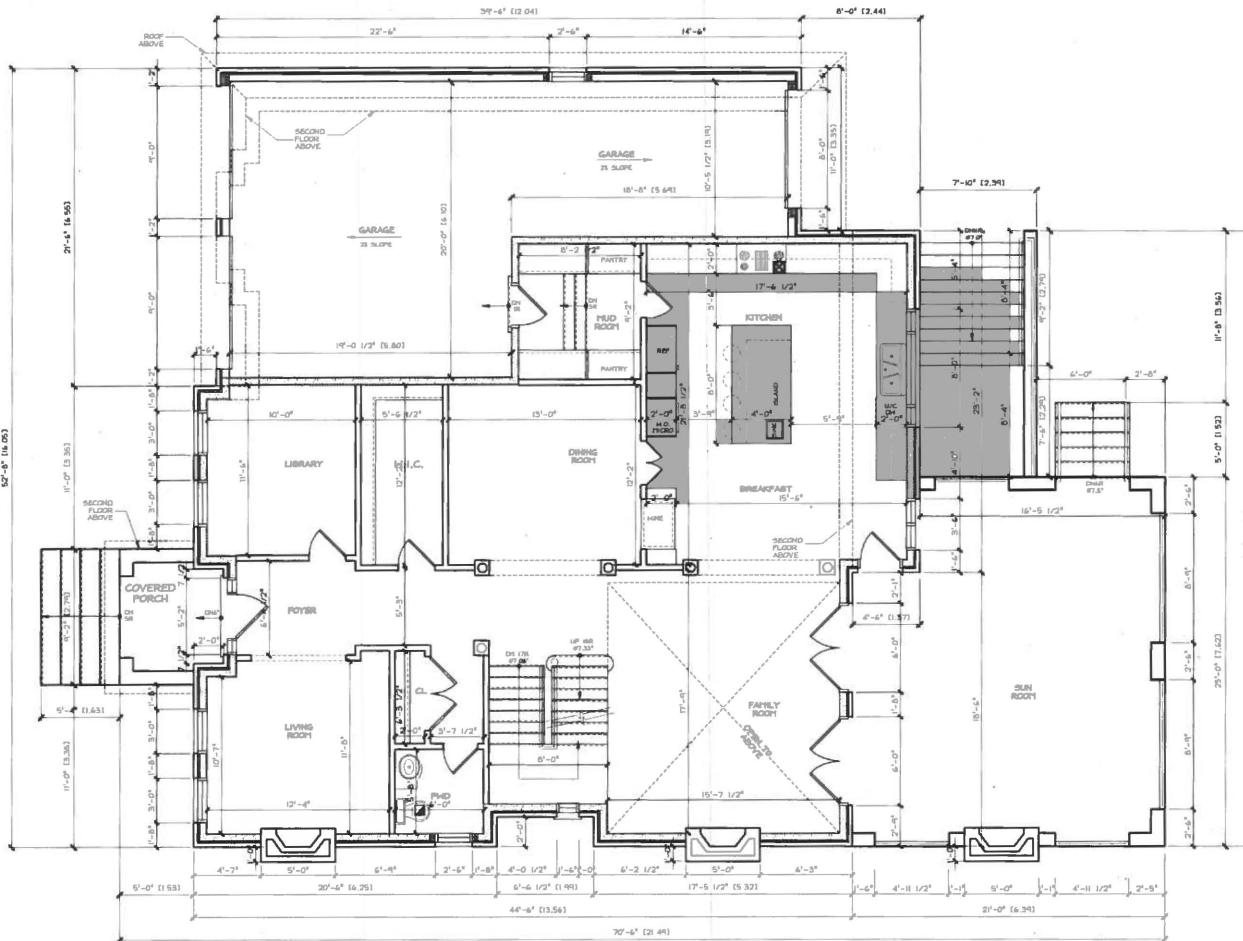
**PROPOSED
 BASEMENT FLOOR PLAN**
 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS			
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9 PHONE: (416) 405-8164 FAX: (416) 405-9601			
PROJECT: PROPOSED 2-STY NEW DWELLING			
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM			
DWG. BY: ZK	CK'D BY: ZK	APP. BY:	DATE: AUG. 13, 2018
JOB NO.:	DWG. NO.: A2 OF 9	CADD-NAME: 171002	

A2



ORIENTATION



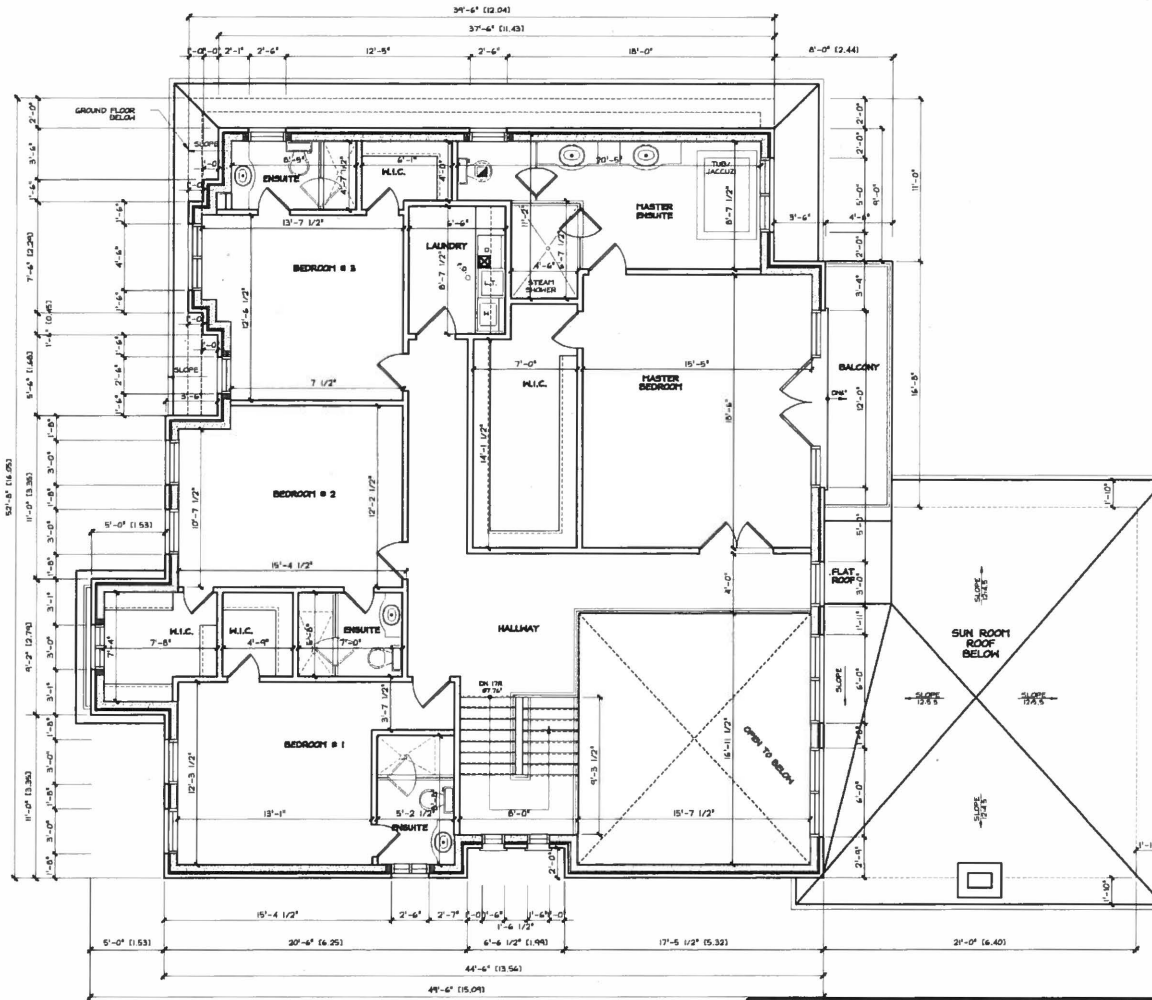
PROPOSED
GROUND FLOOR PLAN
 1
 A3 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS			
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9			
PHONE: (416) 405-8164 FAX: (416) 405-9601			
PROJECT: PROPOSED 2-STY NEW DWELLING			
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM			
DWG. BY: ZK	CK'D BY: ZK	APP. BY:	DATE: AUG. 13, 2018
JOB NO.:	DWG. NO.: A3 OF 9	CADD-NAME: 171002	

A3



ORIENTATION



PROPOSED
SECOND FLOOR PLAN
 1
 A4 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
 PHONE: (416) 405-8164 FAX: (416) 405-9601

A4

PROJECT: PROPOSED 2-STY NEW DWELLING

LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM

DWG. BY: ZK

CK'D BY: ZK

APP. BY:

DATE: AUG. 13, 2018

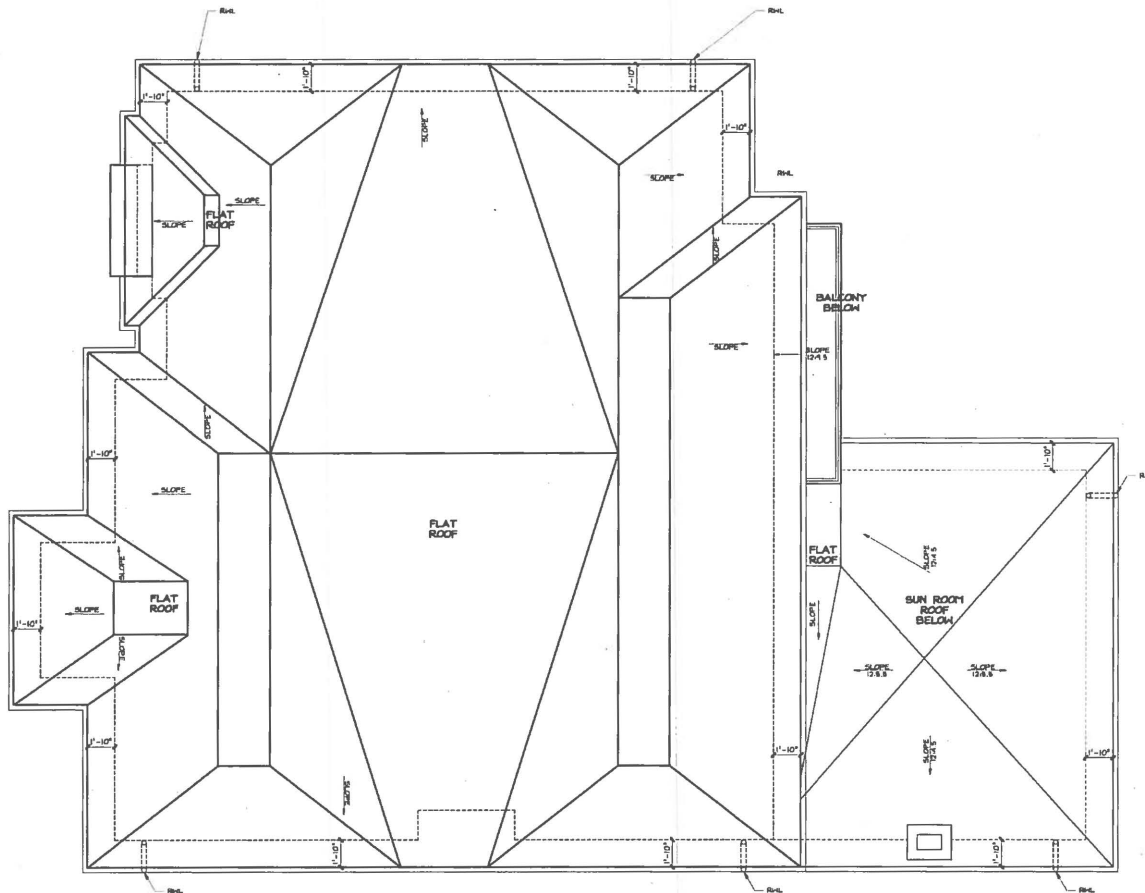
JOB NO.:

DWG. NO.: A4 OF 9

CADD-NAME: 171002



ORIENTATION



1
A5 **PROPOSED ROOF PLAN**
 SCALE: 1/8"=1'-0"


LEM CAD CONSULTANTS			
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9 PHONE: (416) 405-8164 FAX: (416) 405-9601			
A5	PROJECT: PROPOSED 2-STY NEW DWELLING		
	LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM		
	DWG. BY: ZK	CK'D BY: ZK	APP. BY:
	DATE: AUG. 13, 2018		
JOB NO.:	DWG. NO.: A5 OF 9	CADD-NAME: 171002	



ORIENTATION



1
A6 **PROPOSED FRONT (EAST) ELEVATION**
 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS			
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9 PHONE: (416) 405-8164 FAX: (416) 405-9601			
PROJECT: PROPOSED 2-STY NEW DWELLING			
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM			
DWG. BY: ZK	CK'D BY: ZK	APP. BY:	DATE: AUG. 13, 2018
JOB NO.:	DWG. NO.: A6 OF 9	CADD-NAME: 171002	
			 ORIENTATION



PROPOSED REAR (WEST) ELEVATION
 SCALE: 1/8"=1'-0"

LEMCAD CONSULTANTS			
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9 PHONE: (416) 405-8164 FAX: (416) 405-9601			
A7	PROJECT: PROPOSED 2-STY NEW DWELLING		
	LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM		
	DWG. BY: ZK	CK'D BY: ZK	APP. BY:
	DATE: AUG. 13, 2018		
JOB NO.:	DWG. NO.: A7 OF 9	CADD-NAME: 171002	



ORIENTATION



PROPOSED
1 **SIDE (SOUTH) ELEVATION**
A8 SCALE: 1/8"=1'-0"

LEM CAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
 PHONE: (416) 405-8164 FAX: (416) 405-9601

A8

PROJECT: PROPOSED 2-STY NEW DWELLING			
LOCATION: 57 HAWKRIDGE AVENUE, MARKHAM			
DWG. BY: ZK	CK'D BY: ZK	APP. BY:	DATE: AUG. 13, 2018
JOB NO.:	DWG. NO.: A8 OF 9	CADD-NAME: 171002	



ORIENTATION

