

MEMORANDUM

Memorandum to the City of Markham Committee of Adjustment

July 30, 2019

File: A/71/19
Address: 21 Personna Boulevard
Applicant: Betty Tse
Agent: Robin McKenna, Sparrow Studio
Hearing Date: August 7, 2019

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

The applicant is requesting relief from the requirements of By-law 304-87, as amended to permit:

a) **Amending By-law 2008-21, Section 7.5 (b)(iv):**

a minimum side yard setback of 3.35 metres (10.99 feet) and the sum of the width of both side yards of 8.1 metres (26.57 feet), whereas the By-law requires a minimum side yard setback of 3.0 metres (9.84 feet) and the sum of the width of both side yards shall not be less than 9.0 metres (29.52 feet);

The requested variance relates to an existing detached garage.

COMMENTS:

Zoning Preliminary Review (ZPR) Not Undertaken

A Zoning Preliminary Review (ZPR) has not been conducted. However, the applicant has received comments from the Building Department through their permit process to confirm the variance required to allow the existing detached garage to remain in the rear yard of the subject property.

PUBLIC INPUT SUMMARY

No written submissions were received as of July 30, 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.

Planning Staff have reviewed the requested variance with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and have no concerns with this application. 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.

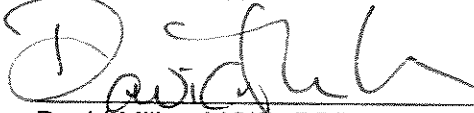
Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



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

REVIEWED BY:



David Miller, MCIP, RPP, West District Manager

File Path: Amanda\File\19 127280\Documents\District Team Short Report Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/71/19

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 plans attached as 'Appendix B' to this Staff Report and dated March 6, 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;

CONDITIONS PREPARED BY:

A handwritten signature in black ink, reading "Rick Cefaratti". The signature is written in a cursive style with a large initial "R".

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



**SPARROW
STUDIO**
ARCHITECTS

21 PERSONNA BLVD
MARKHAM, ON L3C 1G1

21 PERSONNA BLVD
MARKHAM, ON L3C 1G1

CONTRACTOR TO REFER TO
EROSION CONTROL PLAN
AND SEDIMENT CONTROL PLAN
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DETAILS AND NOTES ON TREE
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ARBORIST REPORT.

CONSTRUCTION NOTES:
• ALL DIMENSIONS TO BE LOCATED AND MARKED ON THE JOB.
• ALL DIMENSIONS TO BE REPORTED TO THE ENGINEER.
• ALL DIMENSIONS REMAIN THE PROPERTY OF THE ENGINEER.
• DO NOT SCALE DRAWINGS.
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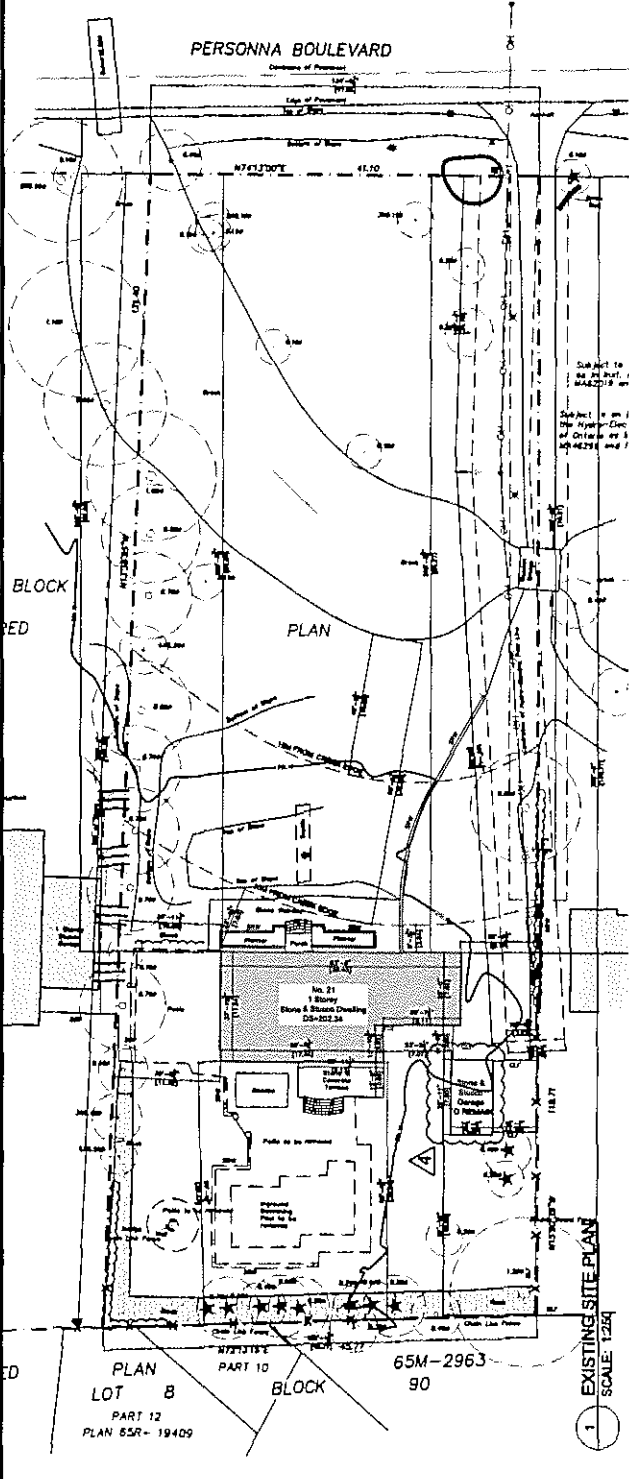
NO.	DESCRIPTION	DATE
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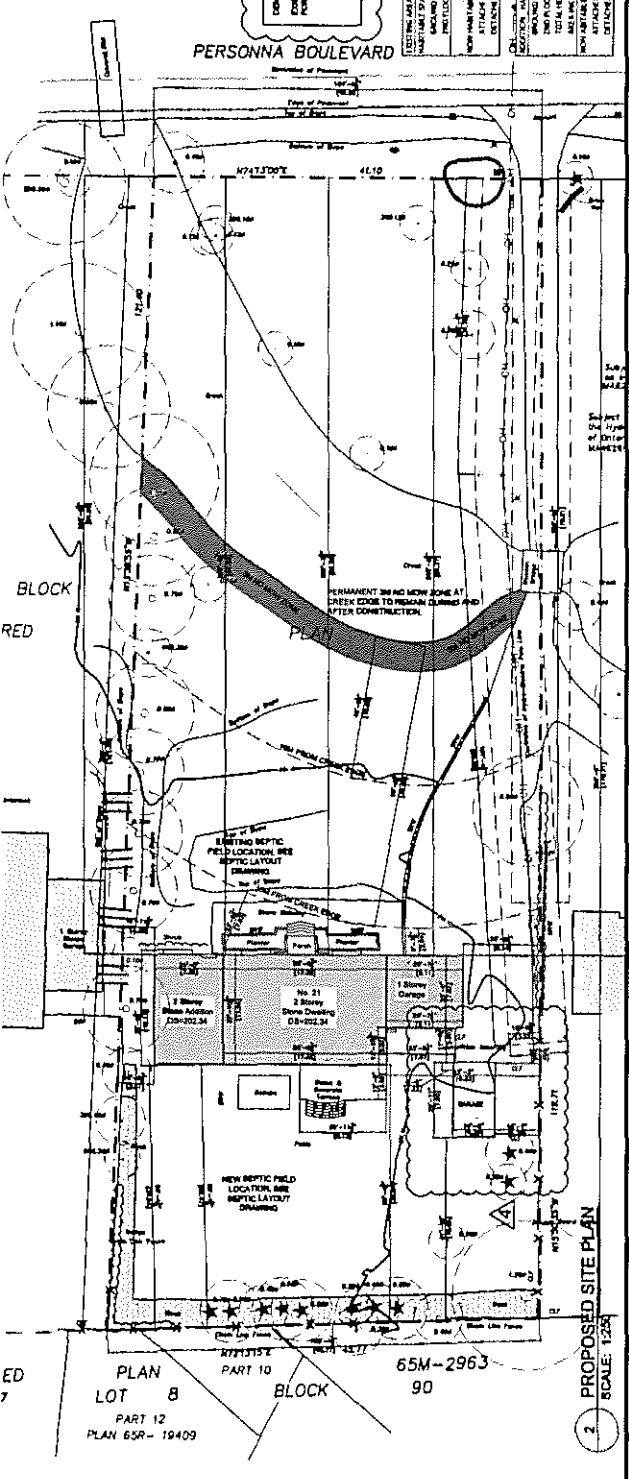
EXISTING AND PROPOSED
SITE PLAN

A0.1

TIRCA AND MARI REQUIREMENTS:
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1 EXISTING SITE PLAN
SCALE: 1:250

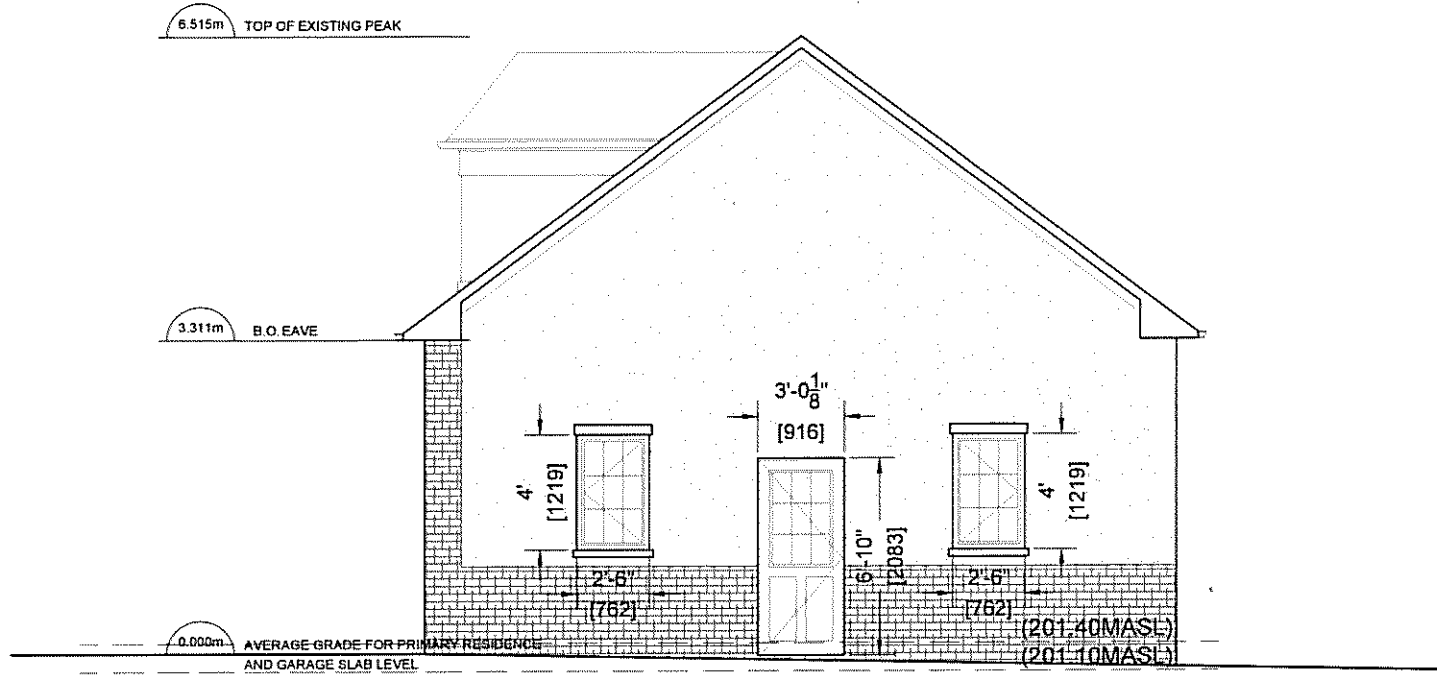


2 PROPOSED SITE PLAN
SCALE: 1:250

CONSTRUCTION NOTES:
EXISTING DAMAGE TO REMAIN AS IS. NO LOWER PLANNED
RECONSTRUCTION.

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EXISTING AREA	277.14
NEW HATCHED AREAS	107.14
TOTAL	384.28
EXISTING AREA	277.14
NEW HATCHED AREAS	107.14
TOTAL	384.28



WEST ELEVATION



**SPARROW
STUDIO**

TEL: 416.292.2247 | WWW.SPARROWSTUDIO.COM | 100 BAYVIEW AVE. #100 MARKHAM, ONT. L3R 0Y7

PROFESSIONAL STAMP

The Architectural Firm, Engineer and Surveyor responsible for this design, and not the qualifications and names for endorsement set out in the Ontario Building Code to be observed.

QUALIFICATION INFORMATION

Professional name: **Robin M. St. Milla** License No.: **402767**
 Title: **Architect** License No.: **1004**

REGISTRATION AND CERTIFICATION

Professional name: **Robin M. St. Milla** License No.: **1004**
 Title: **Architect** License No.: **1004**

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 File No.: **23001**

14 MUNICIPAL ADDRESS:
 21 PERSONNA BLVD
 MARKHAM, ON L6C 1G1

PROJECT SCOPE:
 PARTIAL DEMOLITION FOR NEW
 2ND FLOOR AND SIDE ADDITION

DIMENSIONS NOTE:
 ALL DIMENSIONS ARE IN IMPERIAL FEET AND INCHES
 AND CAN BE CONVERTED TO MM BY MULTIPLYING
 FEET BY 304.8 AND INCHES BY 25.4

GENERAL NOTES:

- ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE JOB
- ANY AND ALL DISCREPANCIES TO BE REPORTED TO THE DESIGNER
- ALL DRAWINGS REMAIN THE PROPERTY OF THE DESIGNER
- DO NOT SCALE DRAWINGS

LIST OF REVISIONS

NO.	DESCRIPTION	DATE	BY
16	GARAGE DRAWINGS	27/10/19	RM
1	GARAGE WATER PROOFING	26/03/19	RM
2	GARAGE TO REMAIN REV A	26/03/19	RM
3	REVS SEPTIC AND GROUND FLOOR LAYOUT	20/1/18	RM
4	REVS CLIFF CATER	27/09/17	RM
5	GARAGE DEMOLITION REV 1	27/07/17	RM
6	PERMIT APPLICATION	27/07/17	RM
7	ESC AND ARCHITECT REPORT	28/06/17	RM
8	TRUCK APPLICATION POLYPOUR	28/06/16	RM
9	TRUCK APPLICATION	28/06/16	RM
10	DESCRIPTION	DATE	BY

ORIENTATION:

SHEET TITLE:
 DETACHED GARAGE
 ELEVATIONS
 WEST

SCALE: **1:50** DRAWN BY: **RM** CHECKED BY: **RM**

DRAWING NUMBER

B2.1

