

MEMORANDUM

DATE: August 2, 2018
TO: Chairman and Members, Committee of Adjustment
FILE: A/97/18
ADDRESS: 219 The Meadows Avenue, Markham
HEARING DATE: Wednesday August 8, 2018

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

The applicant is requesting relief from requirements of By-law 177-96, as amended, to permit:

- a) **Section 6.3.1.7 a):** a maximum lot coverage of 19.35 percent for a detached private garage, whereas the By-law permits a maximum lot coverage of 15 percent for a detached private garage on lots with frontages greater than 9.75 m;
- b) **Section 7.190.2 c) ii):** a minimum side yard setback of 0.049m (0.16ft) (east), whereas the By-law requires a minimum side yard setback of 0.3 m (1ft);

The applicant is requesting relief from Parking Standards By-law 28-97, as amended, to permit:

- c) **Section 6.1.2 (b):** a minimum parking space width of 2.1 m (6.9ft), whereas the By-law requires a minimum parking space width of 2.6 m (8.5ft);

These variances relate to a proposed addition to an existing detached garage, including a second-storey addition for a coach house dwelling unit (see Appendix 'A').

Comments

The applicant is proposing an addition to an existing garage, including a second-storey addition for a coach house. A portion of the proposed coach house overhangs the existing parking pad to provide a carport on the east side of the garage.

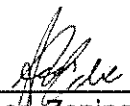
To facilitate the proposed addition, the applicant has submitted a variance application requesting relief from By-laws 177-96 and 28-97, both as amended, as described above.

Staff have concerns with the requests relating to the following:

- The scale and massing of the proposed addition;
- The proposed 0.049m (0.16ft) east side yard setback, particularly how it may impact adjacent properties and onsite drainage.
- The appropriateness of reducing required parking within the garage, particularly how the reduced parking area can adequately function.

Staff would like to meet with the applicant to discuss these concerns and therefore recommend deferral for this discussion to occur.

PREPARED BY:

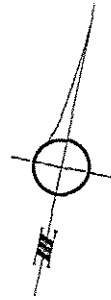

Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:


Stephen Corr, Senior Planner, East District

SURVEYOR'S REAL PROPERTY REPORT
 PART 1) PLAN OF
 LOTS 152, 153, 154, 155, 156 AND 157
 REGISTERED PLAN 65M-4306
 CITY OF MARKHAM
 REGIONAL MUNICIPALITY OF YORK
 SCALE 1 : 300

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Salna Surveying
 Ontario Land Surveyors

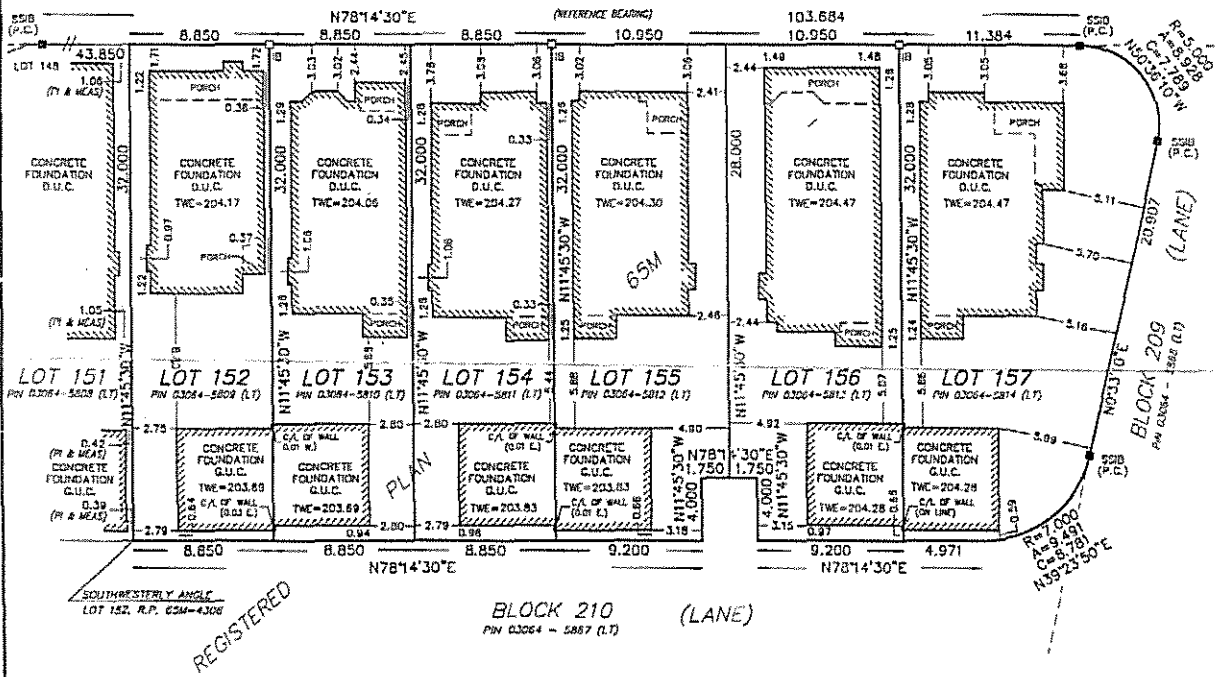


Part 2) Survey Report

REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
 NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED.
 COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THE MEADOWS AVENUE

(BY REGISTERED PLAN 65M-4306)
 PIN 03064 - 5225 (L.T)



Notes
 FENCES AND OCCUPATION AS ILLUSTRATED.
 UNLESS INDICATED, ALL BUILDING TIES ARE TAKEN TO THE FACE OF CONCRETE.
 THIS REPORT WAS PREPARED FOR BALLANTYNE HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
 ALL FOUND MONUMENTS ARE J.O.B. UNLESS OTHERWISE SHOWN.
 ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN SET OR MEASURED IN ACCORDANCE WITH REGISTERED PLAN 65M-4306 UNLESS NOTED OTHERWISE.

Legend

■	denotes	FOUND MONUMENT
□	denotes	SET MONUMENT
SB	denotes	STANDARD IRON BAR
SSB	denotes	SHORT STANDARD IRON BAR
IB	denotes	IRON BAR
MEAS	denotes	MEASURED
PN	denotes	PROPERTY IDENTIFIER NUMBER
INST.	denotes	INSTRUMENT
No.	denotes	NUMBER
D.U.C.	denotes	DWELLING UNDER CONSTRUCTION
G.U.C.	denotes	GARAGE UNDER CONSTRUCTION
P.C.	denotes	POINT OF CURVATURE
C/L	denotes	CENTRELINE
CF	denotes	CONCRETE FOUNDATION
TWE	denotes	TOP OF WALL ELEVATION
921	denotes	P. SALNA COMPANY LTD.
R.P.	denotes	REGISTERED PLAN
PI	denotes	SRPR LOT 151, 65M-4306 BY RPE; DATED 12-OCT-2012

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 1858074

THIS PLAN IS NOT VALID UNLESS IT IS AN EXPRESSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1025, Section 79(3).

Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
 NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF P. SALNA COMPANY LTD., O.L.S.

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 29th DAY OF SEPTEMBER, 2012

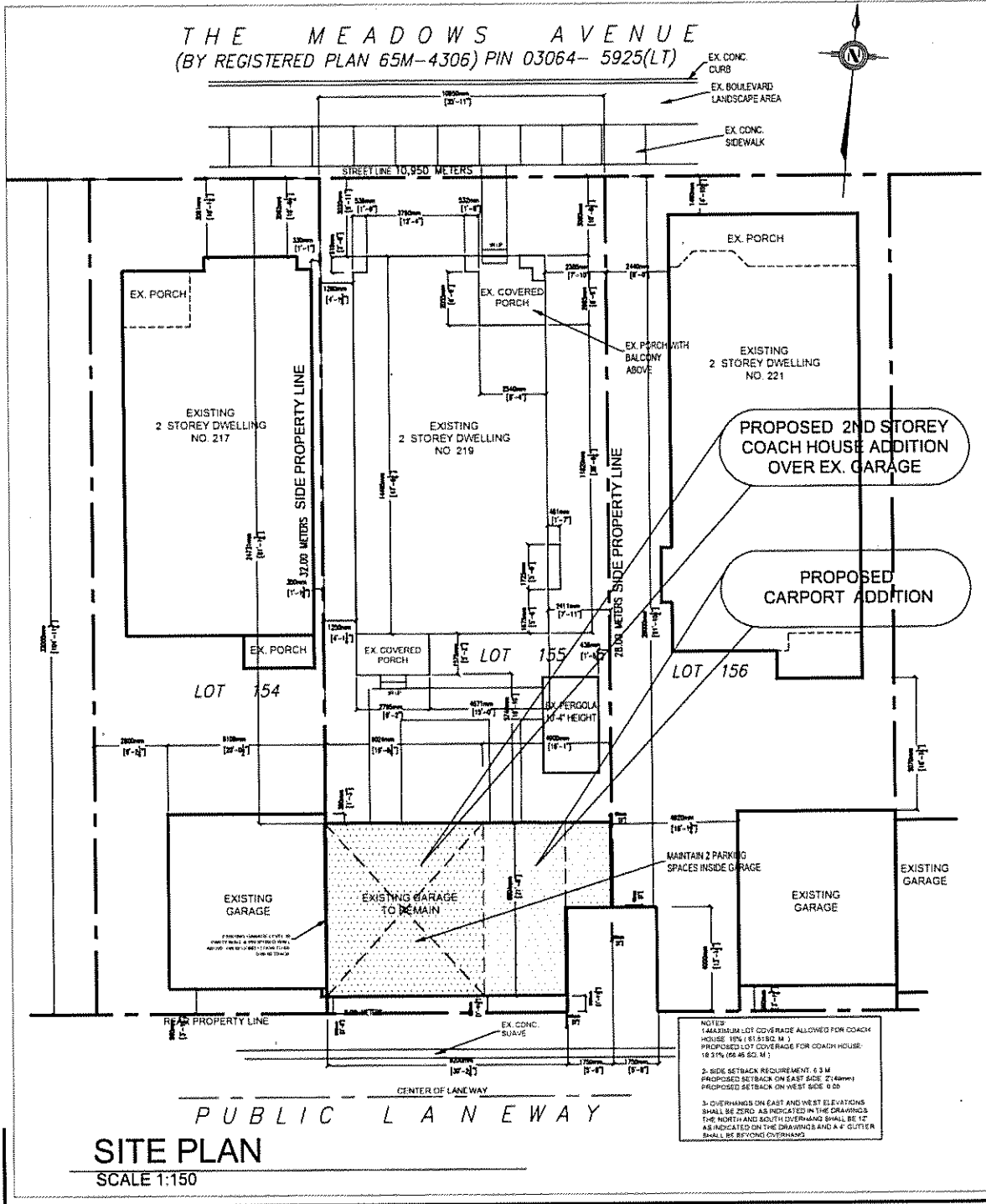
NOVEMBER 7, 2012
 Date *Robert Salna*
 Robert Salna
 Ontario Land Surveyor

Bearing Note
 BEARINGS SHOWN ARE GRID AND ARE REFERRED TO THE SOUTHERLY LIMIT OF THE MEADOWS AVENUE AS SHOWN ON REGISTERED PLAN 65M-4306 HAVING A BEARING OF N 78°14'30" E.

SALNA SURVEYING
 Ontario Land Surveyors
 P. SALNA COMPANY LTD.
 64 INDUSTRIAL ROAD, RICHMOND HILL, ONTARIO L4C 2Y1
 TELEPHONE (905) 884-3988 FAX (905) 737-7516

DRAWN BY: S.J.M. JOB # 12033
 CHECKED BY: M.J.M. CAD FILE: \SRPR 152-157

INFORMATION TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT
 PART 1 PLAN OF LOTS 152, 153, 154, 155, 156 AND 157 REGISTERED PLAN 65M-4306
 CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK
 PREPARED BY: SALNA SURVEYING CO. OLS
 SIGNED BY: ROBERT SALNA DATED: NOVEMBER 7, 2012



SITE PLAN
 SCALE 1:150

Contractor must Check and Verify the existing site conditions including all dimensions and report any discrepancies to Consultants before proceeding with any work at the job site.
 Do Not Scale The Drawings.
 All Drawings, Specifications And Related Documents are the Copyright of The Architect And/Or Designer And Must Be Returned Upon Request.
 Reproduction Of Drawings, Specifications And Related Documents in Part Or Whole is Forbidden Without The Architects Written Permission.
 This Drawing is Not To Be Used For Construction Until Signed By The Architect and/or Designer.

MARCOS LIMITED B.D.C.
 714513 1ST LINE E118
 MARKHAM, ONTARIO L3R 9V8
 TEL: 416-941-8324
 CELL: 416-804-7995
 marcosp@meccs13@gmail.com

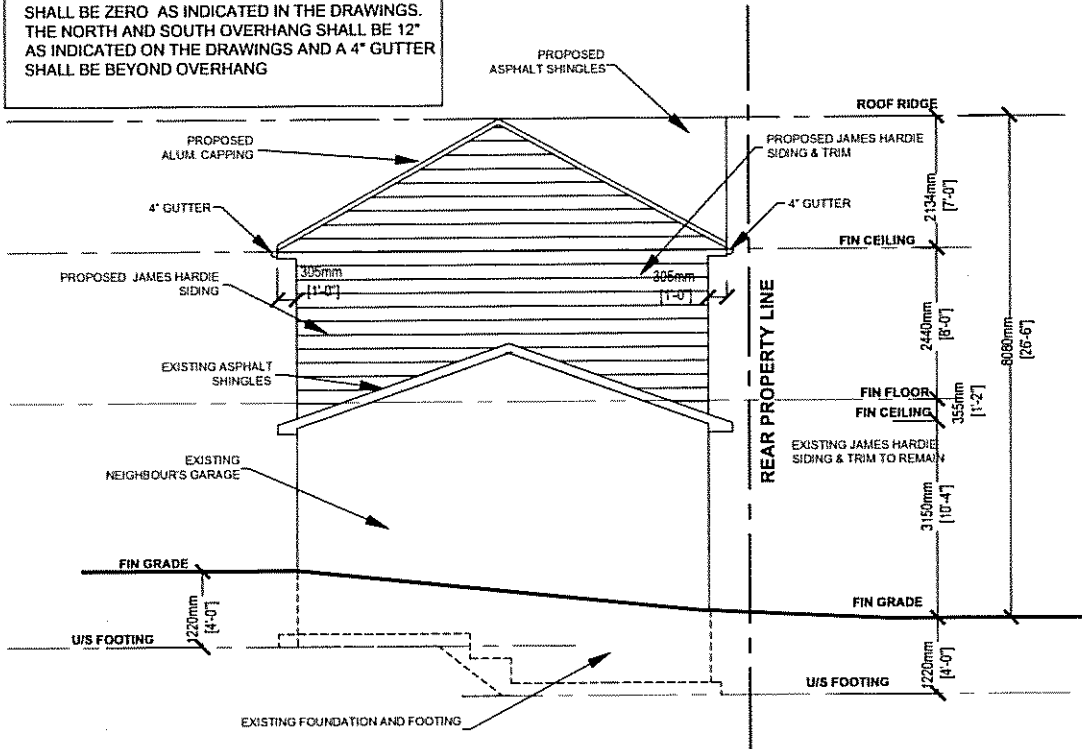
The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.
 Registration information:
 Marcel Marone BOM 21770
 Registration information:
 Marcose Limited Building Design Consultants BOM 31209

Drawing Title
SITE PLAN
 Project
COACH HOUSE ADDITION
 219 THE MEADOWS AVENUE
 MARKHAM ONTARIO

Drawn by
T.M.
 Checked by
M.M.
 AS SHOWN
 1803-608
 2 OF 10

Plot Date
FEBRUARY 12, 2018
 Revised
MAY 7, 2018
 Drawing No.
A-2

NOTES:
 OVERHANGS ON EAST AND WEST ELEVATIONS SHALL BE ZERO AS INDICATED IN THE DRAWINGS.
 THE NORTH AND SOUTH OVERHANG SHALL BE 12" AS INDICATED ON THE DRAWINGS AND A 4" GUTTER SHALL BE BEYOND OVERHANG



WEST ELEVATION
 SCALE 1:75

<p>Copyright © 2018. All rights reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.</p>	<p>Drawn by T.M.</p>	<p>Checked by M.M.</p>	<p>Scale AS SHOWN</p>	<p>Project No. 1803-608</p>	<p>Sheet No. 8 OF 10</p>
	<p>Plot Date FEBRUARY 12, 2018</p>	<p>Revision MAY 7, 2018</p>	<p>Drawing No. A-8</p>	<p>Project Title WEST ELEVATION</p> <p>Project COACH HOUSE ADDITION</p> <p>219 THE MEADOWS AVENUE MARKHAM ONTARIO</p>	
<p>The undersigned has reviewed and issues this certificate of approval for the construction of the project as shown on the drawings and in accordance with the Ontario Building Code Act and the Ontario Building Code Regulations. I am a duly Licensed Architect in the Province of Ontario.</p>	<p>Signature [Signature]</p>		<p>Registration No. B.C. 21772</p>	<p>Member Since 2008</p>	<p>Member No. 3708</p>
<p>MARCOS LIMITED B.C.C. 714311 1ST LANE BNS Markham, Ontario L3R 9V6 Tel: 416-464-7695 www.marcoslimited.com</p>	<p>Consulting Architect and Engineer The undersigned has reviewed and issues this certificate of approval for the construction of the project as shown on the drawings and in accordance with the Ontario Building Code Act and the Ontario Building Code Regulations. I am a duly Licensed Architect in the Province of Ontario.</p>				

