

Memorandum to the City of Markham Committee of Adjustment

August 21, 2018

File: A/99/18
Address: 22 Markhaven Road, Markham
Applicant: Caroline Metz
Agent: SMPL Design Studio (Lindsey Bruce)
Hearing Date: Wednesday August 29, 2018

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

The applicant is requesting relief from the following requirements of By-law 11-72, as amended:

- a) **Section 3.7:** a covered platform projection of 6'2' into the front yard; whereas uncovered platforms are permitted to project no more than 5 ft into the front yard; as it relates to a proposed covered front porch addition to a residential dwelling.

The applicant is requesting a covered platform projection of 6'2" into the front yard whereas the by-law permits covered platforms to project no more than 5ft into the front yard (See Appendix 'B'). This represents a difference of approximately 1'2". Excluding the proposed platform projection, the main component of the building maintains existing setbacks. Given the modest projection and that the covered platform is unenclosed from two sides, Staff are of the opinion that the covered platform will have no adverse impacts to neighbouring lots.

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.

PUBLIC INPUT SUMMARY

No written submissions were received as of August 21st, 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:




Richard Kendall, Development Manager, Central District

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/35/18

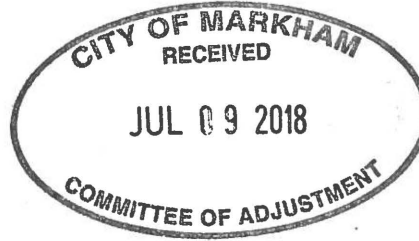
1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and received by the City of Markham on July 09 2018, and that the Secretary-Treasurer 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 porch remain unenclosed from 2 sides as shown on drawings received by the City of Markham on July 09 2018.

CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

22 Markhaven
Unionville, Ontario



Project Description:

- new front porch

The Builder is responsible for checking all dimensions prior to construction and shall notify SMPL Design Studio of any discrepancies found prior to Construction. Drawings should not be scaled to determine dimensions. All Window and Door sizes are approximate and the Manufacturer shall supply the Builder with actual rough opening sizes. All Specifications and Drawings are the property of SMPL Design Studio and may not be reproduced in whole or in part without the written permission of SMPL Design Studio.



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Architectural Services

www.smpldesignstudio.com

Drawing Submissions	
Date	Type
July 5, 2018	Minor Variance

22 Markhaven Rd.
Markham, Ontario

Square Footage:

Porch: 11.21 sq.m

Architectural Design Firm:
SMPL Design Studio
Address: 2B-97 James Street North,
Hamilton, Ontario

Postal: L8R 2K6
Phone: 905-570-2201



Reviewed By: JT
Drawn By: JM
Plot Date:

Page
A0.01

Cover Page

The Builder is responsible for checking all dimensions prior to construction and shall notify S.M.P.L. Design Studio of any discrepancies found prior to Construction. Drawings should not be scaled to determine dimensions. All Window and Door Sizes are approximate and the Manufacturer shall supply the Builder with actual rough opening sizes. All Specifications and Drawings are the property of S.M.P.L. Design Studio and may not be reproduced in whole or in parts without the written permission of S.M.P.L. Design Studio.

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Drawing Submissions	
Date	Type
July 5, 2018	Minor Variance

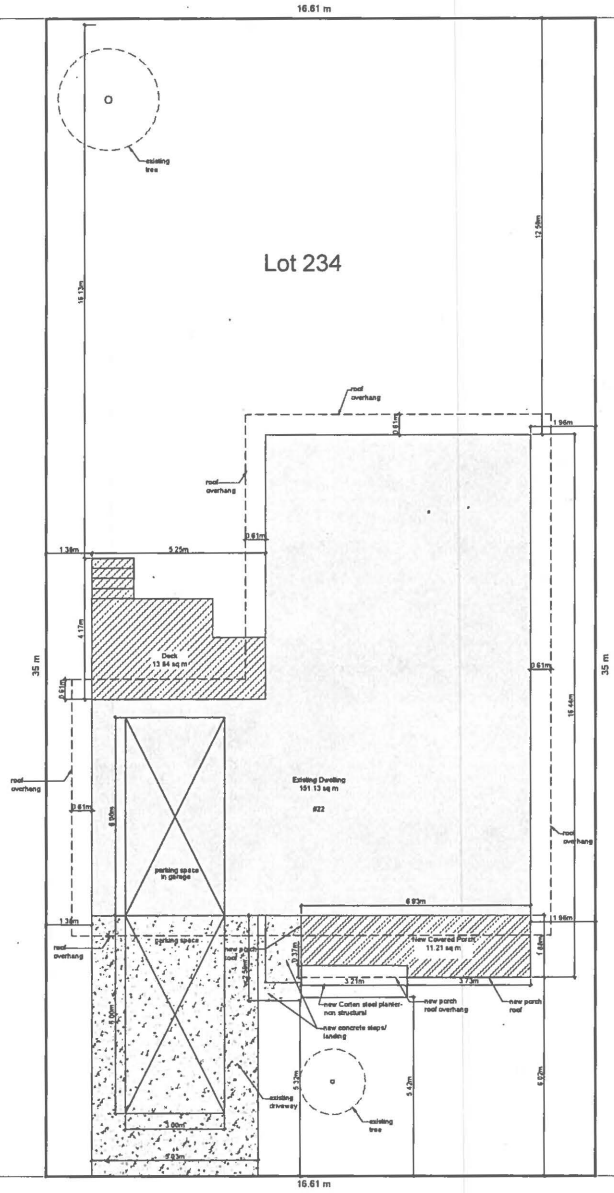
22 Markhaven Rd.
 Markham, Ontario

Reviewed By: JT
 Drawn By: JM
 Plot Date:

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SP1.01

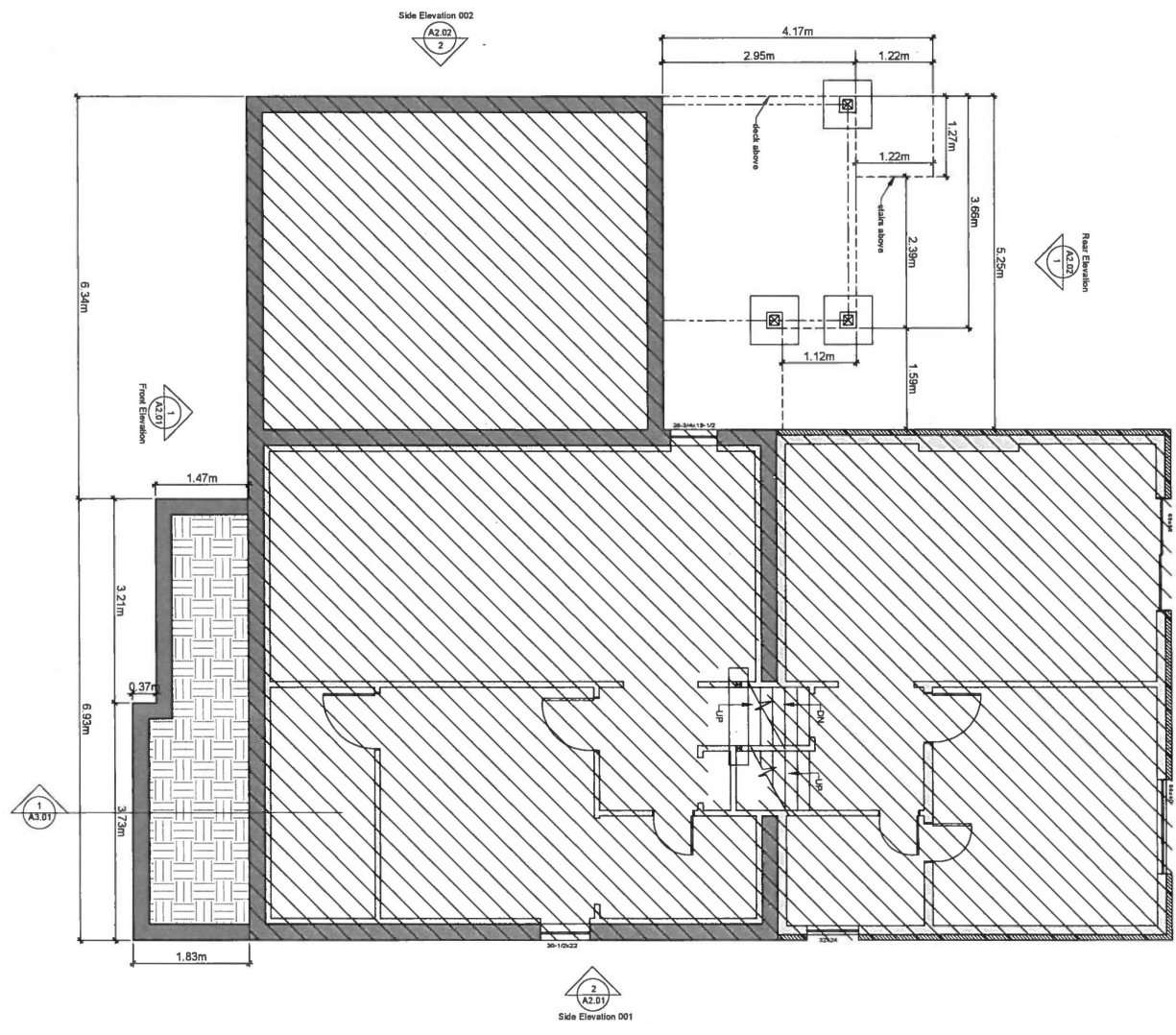
Site Plan

LOT STATISTICS
 22 Markhaven Rd, Unionville, Ontario
 Zoning: R4 (11-72)
 Lot Area: 582.26 sq.m
 Front Yard: 8.23 m required; 6.02 m proposed; variance
 Rear Yard: 7.62 m required; 12.59 m existing
 Side Yard: 1.22m required; 1.38m, 1.96 m existing
 Lot Coverage: max allowed 33 1/3%, 30.3% proposed (with deck and covered porch); ok



1
 SP1.01
Site Plan
 Scale 1:100

Markhaven Rd.



Basement

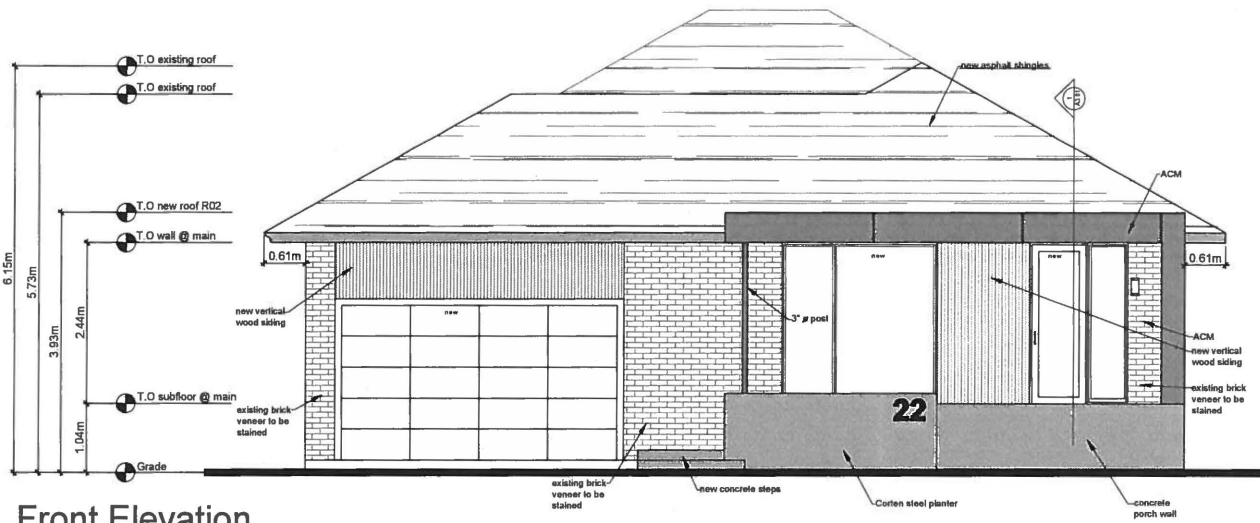
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22 Markhaven Rd.
Markham, Ontario

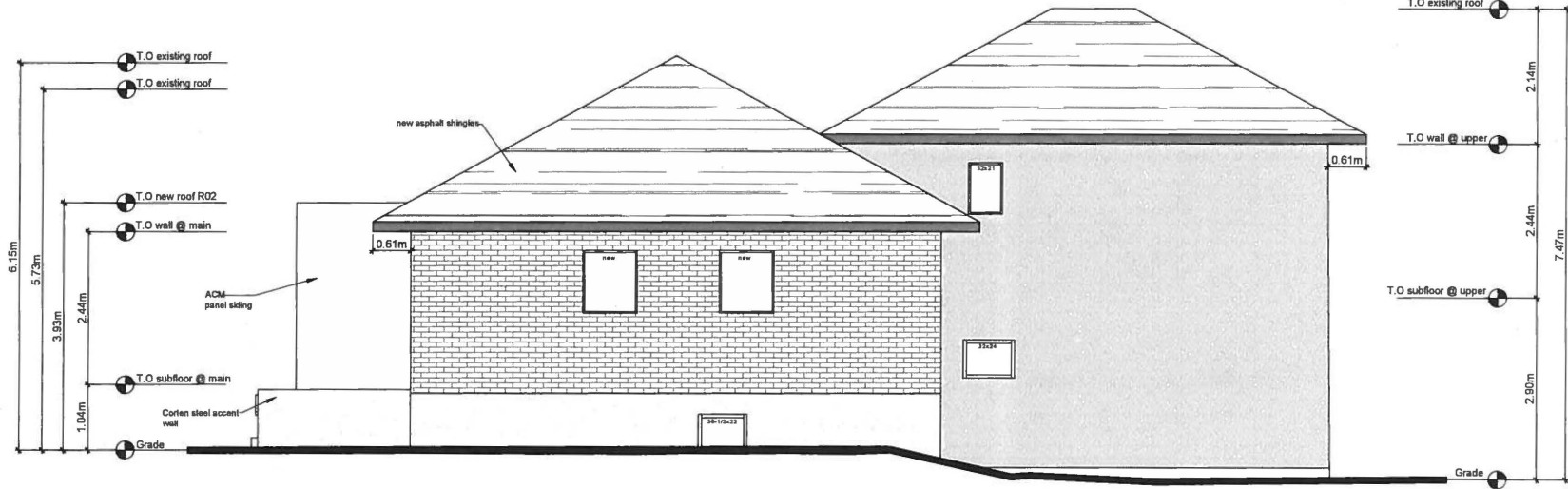
Drawing Submission
Date: July 5, 2018
1 Yrs
Minor Variance

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This Builder is responsible for ensuring all construction complies with applicable codes and standards. The Builder shall be responsible for obtaining all necessary permits and approvals. The Builder shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications. The Builder shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications. The Builder shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications.



1
A2.01
Front Elevation
Scale 1:50



2
A2.01
Side Elevation 001
Scale 1:50

The Builder is responsible for checking all dimensions prior to construction and shall notify SAMP Design Studio of any discrepancies found prior to Construction. Drawings should not be scaled to customer's dimensions.
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Drawing Submissions	
Date	Type
July 5, 2018	Minor Variance

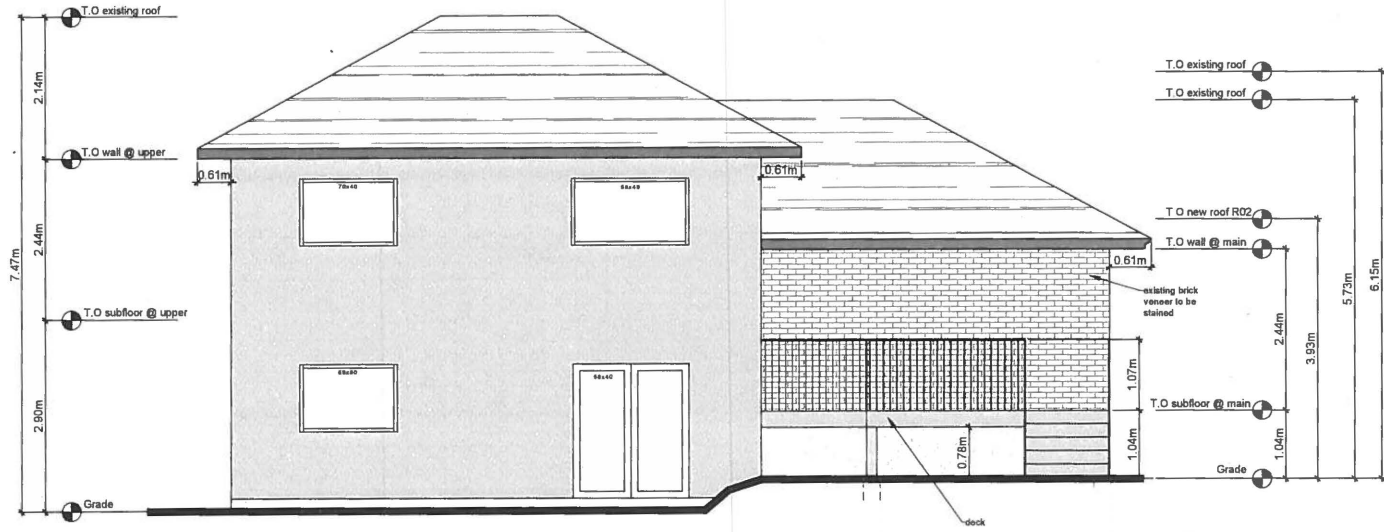
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Markham, Ontario

Reviewed By JT
Drawn By JM
Plot Date

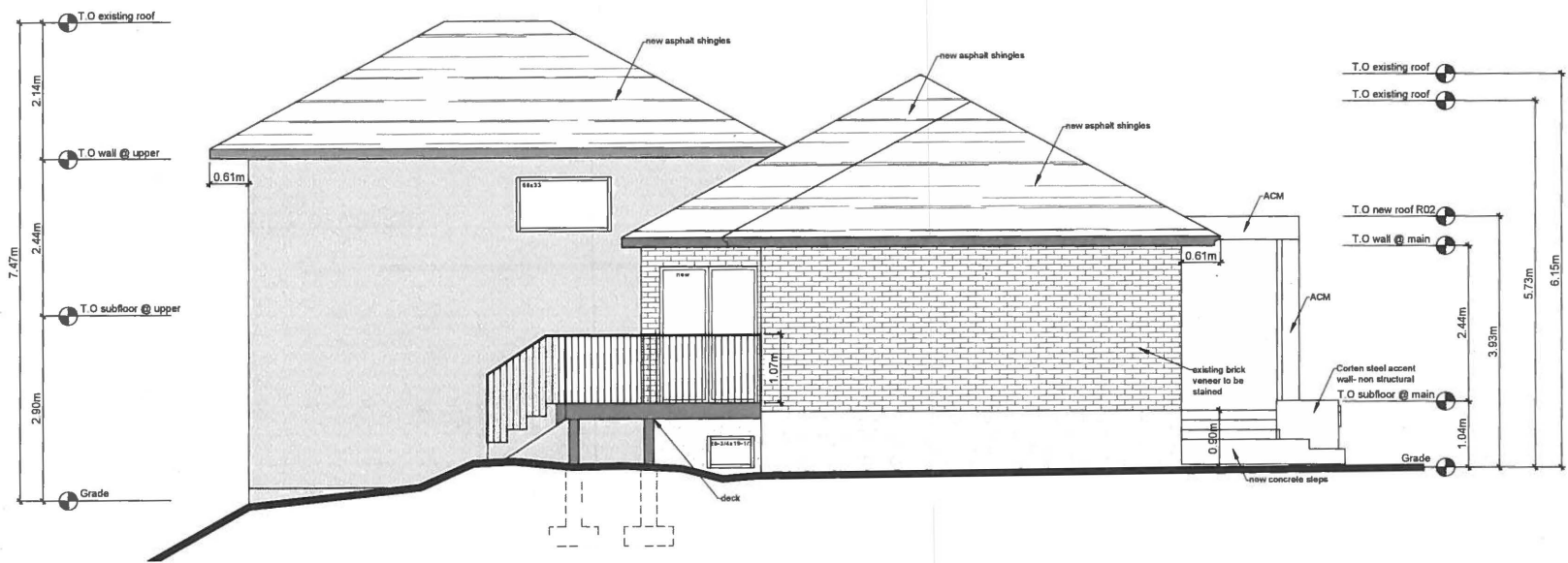
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A2.01

Elevations

The Builder is responsible for checking all dimensions prior to construction and shall notify S&MPL Design Studio of any discrepancies found prior to Construction. Drawings should not be scaled to determine dimensions. All Window and Door sizes are approximate and the manufacturer shall supply the Builder with actual rough opening sizes. All Specifications and Drawings are the property of S&MPL Design Studio and may not be reproduced in whole or in part without the written permission of S&MPL Design Studio.



1
A2.02
Rear Elevation
Scale 1:50



2
A2.02
Side Elevation 002
Scale 1:50

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Elevations

