

# Memorandum to the City of Markham Committee of Adjustment

October 11, 2018

**File:** B/15/18  
**Address:** 4 Oakcrest Avenue  
**Applicant:** 1031645 Ontario Inc.  
**Agent:** HSK Design Inc (Serouj Kaloustian)  
**Hearing Date:** Wednesday October 24, 2018

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

The applicant is requesting provisional consent to sever and convey a parcel of land with approximate lot frontage of 21.34 m and approximate lot area of 1,022.91 m<sup>2</sup> (Part 2), while retaining a parcel of land with approximate lot frontage of 21.33 m and approximate lot area of 1,027.46 m<sup>2</sup> (Part 1). The purpose of this application is to create a new residential lot. **This serves as a re-application for consent B/31/16, which was approved by the Committee of Adjustment on May 10, 2017 but lapsed due to unfulfilled conditions of approval.** Related minor variance applications A/200/16 and A/201/16 were approved concurrently.

## COMMENTS

Staff note that the subject consent application was originally heard by the Committee of Adjustment on May 10, 2017 (B/31/16). The application was approved, subject to conditions, which the applicant failed to fulfill within the required timeframe. Planning & Urban Design staff provided comments on the previous applications (see Appendix "B"). Staff wish to advise that our comments in our April 27, 2017 memo continue to apply, subject to the amended conditions identified below.

## CONCLUSION

In concluding that the proposal is appropriate, staff have had regard for the criteria in Section 51 (24) of the Planning Act.

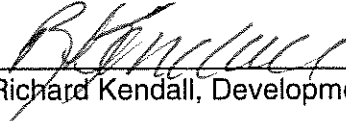
Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Sabrina Bordone, Senior Planner – Central District

REVIEWED BY:



Richard Kendall, Development Manager

## Attachments:

- Appendix "A": Conditions of Approval
- Appendix "B": Staff Memo dated April 27, 2017
- Appendix "C": TRCA Comment Letter dated October 2, 2018

File Path: Amanda\File\18 251482\Documents\District Team Comments Memo

**APPENDIX "A"**  
**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/15/18**

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the severances applied for under Files B/15/18, in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act.
3. Submission to the Secretary-Treasurer of seven white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.
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;
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. Submission of an Appraisal Report prepared by a member of the Appraisal Institute of Canada in accordance with the City's terms of reference respecting the proposed new lot shown as Part 2 on the draft reference plan submitted with the application; to be reviewed and approved by the City; payment of cash-in-lieu of parkland dedication in accordance with By-law 195-90, as amended, 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.
8. The Owner shall make satisfactory arrangements with the Director of Engineering or designate, to confirm that there are no existing easements registered on title in favour of the City that will be impacted by the proposed severance.
9. The Owner shall provide confirmation that any and all existing services for the Retained Lot (Part 1) do not traverse the Severed Lot (Part 2), to the satisfaction of the Director of Engineering or designate.

10. The Owner shall enter into a Development Agreement with the City to the satisfaction of the Director of Planning and Urban Design, the City Solicitor, and the Director of Engineering, or their designates, which Development Agreement shall be registered on title to the lands in priority to all mortgages, charges, liens and other encumbrances, and the Owner shall procure and cause to be executed and registered at its own cost and expense such discharges, postponements, and subordination agreements as may be required by the City in order to provide for the priority of registration for the Development Agreement on title to the Lands. The Development Agreement shall specifically provide for matters including but not limited to:
  - a) Assessment, preservation and canopy replacement compensation as they relate to significant existing vegetation, subject to review and approval by the Director of Planning and Urban Design;
  - b) Acknowledge and agree that the Severed Lot (Part 2) may not be presently provided with municipal servicing to the property line, and to agree to submit an application to the City and pay for the installation of service connections to the City's water distribution and sewer systems.
  - c) Erection and inspection by City staff of tree protection fencing, in accordance with the City's Streetscape Manual (2009), as amended, and the Tree Assessment and Preservation Plan;
  - d) Siting of buildings, garages/driveways, lot grading and servicing plans as they relate to preservation of vegetation and replacement plantings, subject to review and approval by the Director of Planning and Urban Design;
  - e) Submission of cost estimate(s) respecting any works required, Letter of Credits required by the City to ensure compliance with any works required, and Urban Design fees in accordance with the City's fee by-law;
  - f) Payment of any applicable processing fees as identified by the City; and,
  - g) Payment of any applicable cash-in-lieu of parkland dedication.
11. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended.
12. That the applicant satisfies the requirements of the Toronto and Region Conservation Authority, financial or otherwise, as indicated in their letter to the Secretary-Treasurer attached as Appendix "C" to this Staff Report, to the satisfaction of the Toronto and Region Conservation Authority, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Toronto and Region Conservation Authority.
13. Fulfillment of all of the above conditions within one (1) year of the date that notice of the decision was given under Section 50(17) or 50(24) of the Planning Act, R.S.O. 1990, c.P.13.

CONDITIONS PREPARED BY:

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Sabrina Bordone, Senior Planner – Central District

## M E M O R A N D U M

**DATE:** April 27, 2017

**TO:** Chairman and Members, Committee of Adjustment

**COPY TO:** David Johnston, Zoning Examiner - copy by AMANDA comment

**FILES:** B/31/16, A/200/16 & A/201/16

**ADDRESS:** 4 Oakcrest Avenue, Markham

**HEARING DATE:** May 10, 2017 - Tentative

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

**B/31/16**

The Applicant is requesting provisional consent to sever and convey a parcel of land with an approximate area of 1,022 m<sup>2</sup> and lot frontage of 21.34 m (Part 2) while retaining a parcel of land with an approximate area of 1,027.46 m<sup>2</sup> and lot frontage of 21.33 m (Part 1).

The purpose of this application is to create two residential development lots. This application is related to minor variance files A/200/16 & A/201/16.

**A/200/16 (Part 1, Retained)**

- a) Amending By-law 16-93, Section 1.2 (i):  
A maximum building height of 10.84 m whereas the By-law permits a maximum height of 9.8 m;
- b) Amending By-law 16-93, Section (iii):  
A maximum building depth of 20.36 m whereas the By-law permits a maximum building depth of 16.8 m.

This application is related to consent application B/31/16 and minor variance application A/201/16 (Part 2).

**A/201/16 (Part 2, Conveyed)**

- a) Amending By-law 16-93, Section 1.2 (i):  
A maximum building height of 10.62 m whereas the By-law permits a maximum height of 9.8 m;
- b) Amending By-law 16-93, Section (iii):  
A maximum building depth of 19.87 m whereas the By-law permits a maximum building depth of 16.8 m.

This application is related to consent application B/31/16 and minor variance application A/200/16 (Part 1).

## **BACKGROUND**

### Property Description

4 Oakcrest (the "subject lands") is located south of Highway 7 on the west side of Oakcrest Avenue. The subject lands contain a 1½ storey single detached dwelling and mature vegetation.

### History of applications

In 2007 the Applicant submitted a Zoning By-law Amendment application to facilitate a future severance of the subject lands into two lots. In March 2010 site specific Zoning By-law 2010-43, which amended Parent by-law 122-72, as amended, was passed, which rezoned the subject lands from Single-Family Rural Residential (RRH) to Single Family Residential (R3). Two development standards were also amended in By-law 2010-43 requiring a minimum lot frontage of 21 m and a minimum side yard setback of 1.8 m.

### Proposal

The Applicant is requesting provisional consent to sever and convey a parcel of land with an approximate area of 1,022 m<sup>2</sup> and lot frontage of 21.34 m (Part 2) while retaining a parcel of land with an approximate area of 1,027.46 m<sup>2</sup> and lot frontage of 21.33 m (Part 1). The intent of the proposal is to demolish the existing dwelling and construct a two-storey dwelling on each lot.

## **Official Plan and Zoning**

### In-force Official Plan (1987 Revised)

The subject lands are designated "Urban Residential" in the in-force Official Plan (1987 Revised), which provides for single-detached dwellings.

### 2014 Official Plan

The subject lands are designated "Residential Low Rise" in the 2014 Official Plan (as partially approved on October 30, 2015 and May 26, 2016). The 2014 Official Plan includes an area-specific policy for portions of Oakcrest Avenue, Sabiston Drive and River Bend Road, as follows:

"For the 'Residential Low Rise' lands shown in Figure 9.12.2, Council may consider a zoning by-law amendment to permit a consent (severance) to create one additional lot generally equal to one half of the area and frontage of lots from the original plans of subdivision for the lands. Where such consents (severances) are permitted, the lot frontage(s) and lot area(s) of the proposed new lot(s) shall be deemed consistent with the emerging lot sizes on the street where the property is located.

The intent of this Official Plan is to support infill development within this area, but ensure the massing of new dwellings or additions to existing dwellings respects and reflects the pattern and character of the adjacent development, where appropriate. Site specific development standards established through individual zoning by-law amendments may address lot coverage, building depth, *floor area ratios*, height, number of storeys, garage projections and garage widths."

This policy came out of a land use study undertaken by the City for this community in 2010/11 in response to a number of development applications to create new lots.

It should be noted that the subject lands are located within a site plan control area and therefore, the proposed single-detached dwellings will be subject to future site plan control applications. This requirement is reflected in the conditions of minor variance approval (see Appendices B & C).

#### Zoning

As previously discussed, the subject lands are zoned "Single Family Residential (R3)" by by-law 2010-43, which amended Parent By-law 122-72, as amended. The minimum lot frontage requirement of the R3 zone is 21 m (site specific for the subject lands) and the minimum lot area is 695.75 m<sup>2</sup> (per the Parent Zoning By-law). Both of the proposed lots (Part 1 and 2) meet these zone provisions.

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

The applicant provided the following reasons explaining why it is not possible to comply with the provisions of the by-law:

- *"The proposed lot is smaller than the general property sizes in the area"*

#### **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 the lands, 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 Permitted Height

The applicant has requested increases in maximum permitted height for both of the proposed dwellings. The dwelling on Part 1 is proposed to have a height of 10.48 metres and the dwelling on Part 2 is proposed to have a height of 10.62 metres; whereas, the By-law permits a maximum height of 9.8 metres. Staff are of the opinion that the increase in building heights are minor in nature and will not have a negative impact on abutting properties or the surrounding areas. Staff also note that the dwelling proposed for Part 1 is immediately adjacent to three-storey semi-detached dwellings that front onto Prince William Drive.

#### Increase in Maximum Permitted Building Depth

The applicant has requested increases in the maximum permitted building depth for both of the proposed dwellings. The dwelling on Part 1 is proposed to have a maximum building depth of 20.36 m and the dwelling on Part 2 is proposed to have a maximum building depth of 19.87 metres; whereas, the By-law permits a maximum building depth

of 16.8 metres. The proposed dwelling for Part 1 has a greater building depth due to a proposed bay window at the front of the dwelling. The By-law does allow for an increase to 18.9 metres building depth to the rear of the dwelling, provided the extension does not exceed one (1) storey, the extension does not exceed 4.6 metres in height and the extension is not wider than one-half (1/2) the width of the dwelling at its widest point. For both of the proposed dwellings, the increase in building depth is partially necessitated by a projection along the rear facade that is part of the proposed kitchen. This projection is one-storey in height and is less than half the width of the proposed dwelling. Staff acknowledge the proposed building depth exceeds the Zoning By-law requirements that allows for an increase to 18.9 metres, but are of the opinion that the request is minor and will not result in any significant impacts. Staff also note that despite the proposed increase in building depth, the minimum required rear yard setback of 15 metres is still maintained.

#### Engineering Department Comments

The Engineering Department wishes to advise the Owner that, in conjunction with the future building permits for each individual lot, the Owner will be required to: i) submit a separate site servicing and grading plan for review and acceptance by the City, and ii) make satisfactory arrangements with the City's Engineering Department - Municipal Inspections for the installation of the proposed sanitary and watermain service connections to service the newly created lot and disconnect any unused service connection. The Engineering Departments has reviewed the proposed severance and minor variance applications and has no objections to their approval, subject to the conditions listed in Appendix "A".

#### **PUBLIC INPUT SUMMARY**

No written submissions were received as of April 27 2017.

#### **CONCLUSION**

In concluding that the proposal is appropriate, staff have had regard for the criteria in Sections 45(1) and 51(24) of the Planning Act.

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.

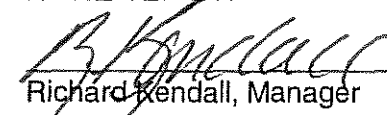
Please see Appendices for conditions to be attached to any approval of these applications.

PREPARED BY:



Sabrina Bordone, Senior Planner, Central District

REVIEWED BY:



Richard Kendall, Manager

File Path: Amanda\File 16 150572 \Document\LD District Team

**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/31/16**

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels;
2. Submission to the Secretary-Treasurer of the required transfer, in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act;
3. Submission to the Secretary-Treasurer of seven white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted;
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;
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. Submission of an Appraisal Report prepared by a member of the Appraisal Institute of Canada in accordance with the City's terms of reference respecting the proposed new lot shown as Part 2 on the draft reference plan submitted with the application; to be reviewed and approved by the City; payment of cash-in-lieu of parkland dedication in accordance with By-law 195-90, as amended, 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.
8. The Owner shall make satisfactory arrangements with the Director of Engineering or designate, to confirm that there are no existing easements registered on title in favour of the City that will be impacted by the proposed severance.
9. The Owner shall provide confirmation that any and all existing services for the Retained Lot (Part 1) do not traverse the Severed Lot (Part 2), to the satisfaction of the Director of Engineering or designate.

10. The Owner shall enter into a Development Agreement with the City to the satisfaction of the Director of Planning and Urban Design, the City Solicitor, and the Director of Engineering, or their designates, which Development Agreement shall be registered on title to the lands in priority to all mortgages, charges, liens and other encumbrances, and the Owner shall procure and cause to be executed and registered at its own cost and expense such discharges, postponements, and subordination agreements as may be required by the City in order to provide for the priority of registration for the Development Agreement on title to the Lands. The Development Agreement shall specifically provide for matters including but not limited to:

- a) Assessment, preservation and canopy replacement compensation as they relate to significant existing vegetation, subject to review and approval by the Director of Planning and Urban Design;
- b) Acknowledge and agree that the Severed Lot (Part 2) may not be presently provided with municipal servicing to the property line, and to agree to submit an application to the City and pay for the installation of service connections to the City's water distribution and sewer systems.
- c) Erection and inspection by City staff of tree protection fencing, in accordance with the City's Streetscape Manual (2009), as amended, and the Tree Assessment and Preservation Plan;
- d) Siting of buildings, garages/driveways, lot grading and servicing plans as they relate to preservation of vegetation and replacement plantings, subject to review and approval by the Director of Planning and Urban Design;
- e) Submission of cost estimate(s) respecting any works required, Letter of Credits required by the City to ensure compliance with any works required, and Urban Design fees in accordance with the City's fee by-law;
- f) Payment of any applicable processing fees as identified by the City; and,
- g) Payment of any applicable cash-in-lieu of parkland dedication.

11. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended.

12. Fulfillment of all of the above conditions within one (1) year of the date that notice of the decision was given under Section 50(17) or 50(24) of the Planning Act, R.S.O. 1990, c.P.13.

CONDITIONS PREPARED BY:

  
\_\_\_\_\_  
Sabrina Bordone, Senior Planner, Central District

**APPENDIX "B"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF A/200/16**

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 "D" to this Staff Report and dated March 20, 2017 and April 24, 2017, to the satisfaction of the Director of Planning and Urban Design or designate; and,
3. That the applicant enter into a site plan agreement with the City.

CONDITIONS PREPARED BY:

  
\_\_\_\_\_  
Sabrina Bordone, Senior Planner, Central District

**APPENDIX "C"**  
**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF A/201/16**

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 "E" to this Staff Report and dated March 20, 2017 and April 24, 2017, to the satisfaction of the Director of Planning and Urban Design or designate; and,
3. That the applicant enter into a site plan agreement with the City.

CONDITIONS PREPARED BY:



Sabrina Bordone  
Sabrina Bordone, Senior Planner, Central District





PROPOSED BASEMENT PLAN FOR CHITILIAN RESIDENCE. THIS PLAN IS THE PROPERTY OF HSK DESIGN AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF HSK DESIGN. ALL RIGHTS ARE RESERVED. HSK DESIGN IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. HSK DESIGN IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

NO.	DATE	DESCRIPTION
1	2007-03-20	ISSUED FOR PERMIT
2	2007-03-20	ISSUED FOR PERMIT
3	2007-03-20	ISSUED FOR PERMIT
4	2007-03-20	ISSUED FOR PERMIT

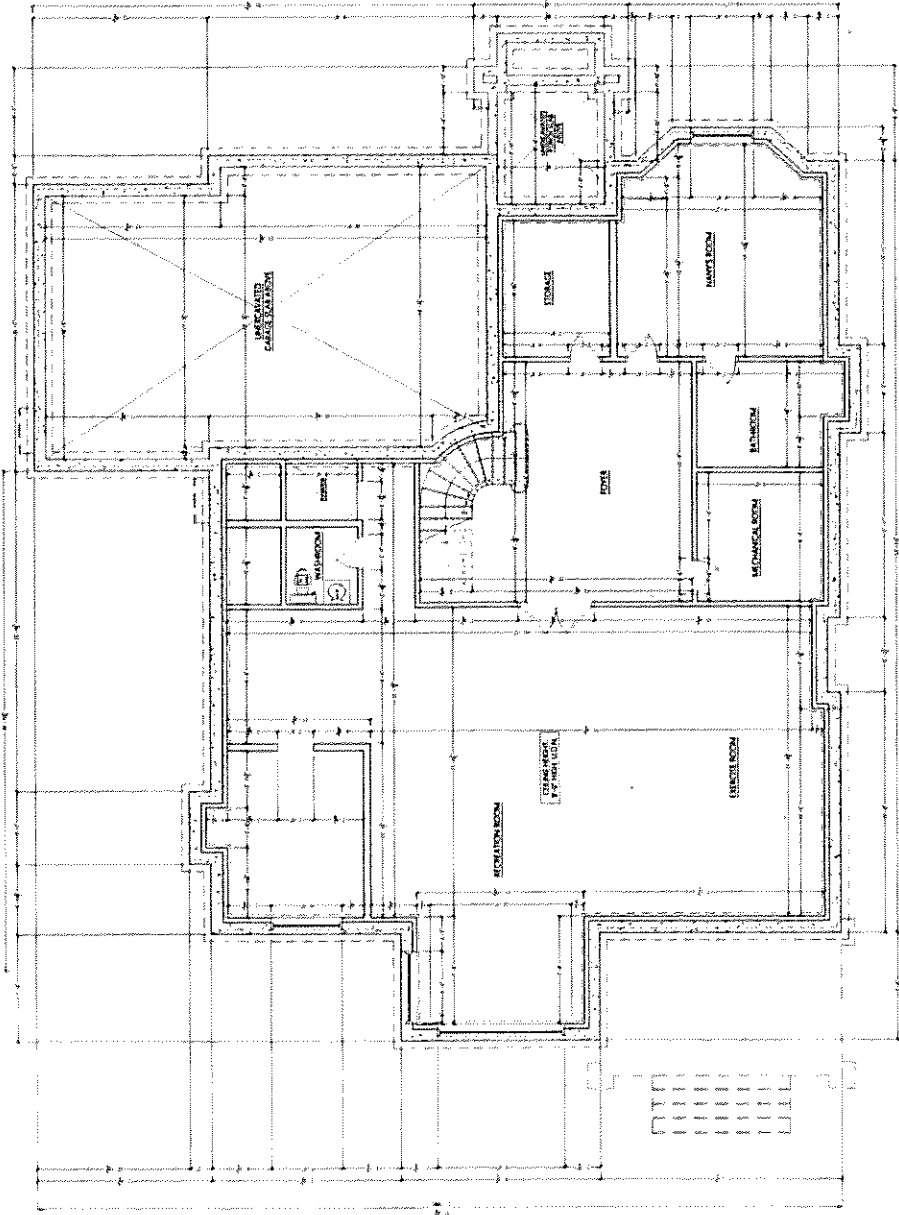
## CHITILIAN RESIDENCE

4 (A) - OAKCREST AVENUE  
 UNINCORPORATED L.R.P.S.

Project No. 16-0073  
 Date: MARCH 20, 2007

**PROPOSED  
 BASEMENT PLAN**

Scale: 1/4" = 1'-0"  
**A-3.1**



FLOOR AREA:  
 2121.31 ft<sup>2</sup>  
 [ 197.07 m<sup>2</sup> ]



# HSK

D E S I G N

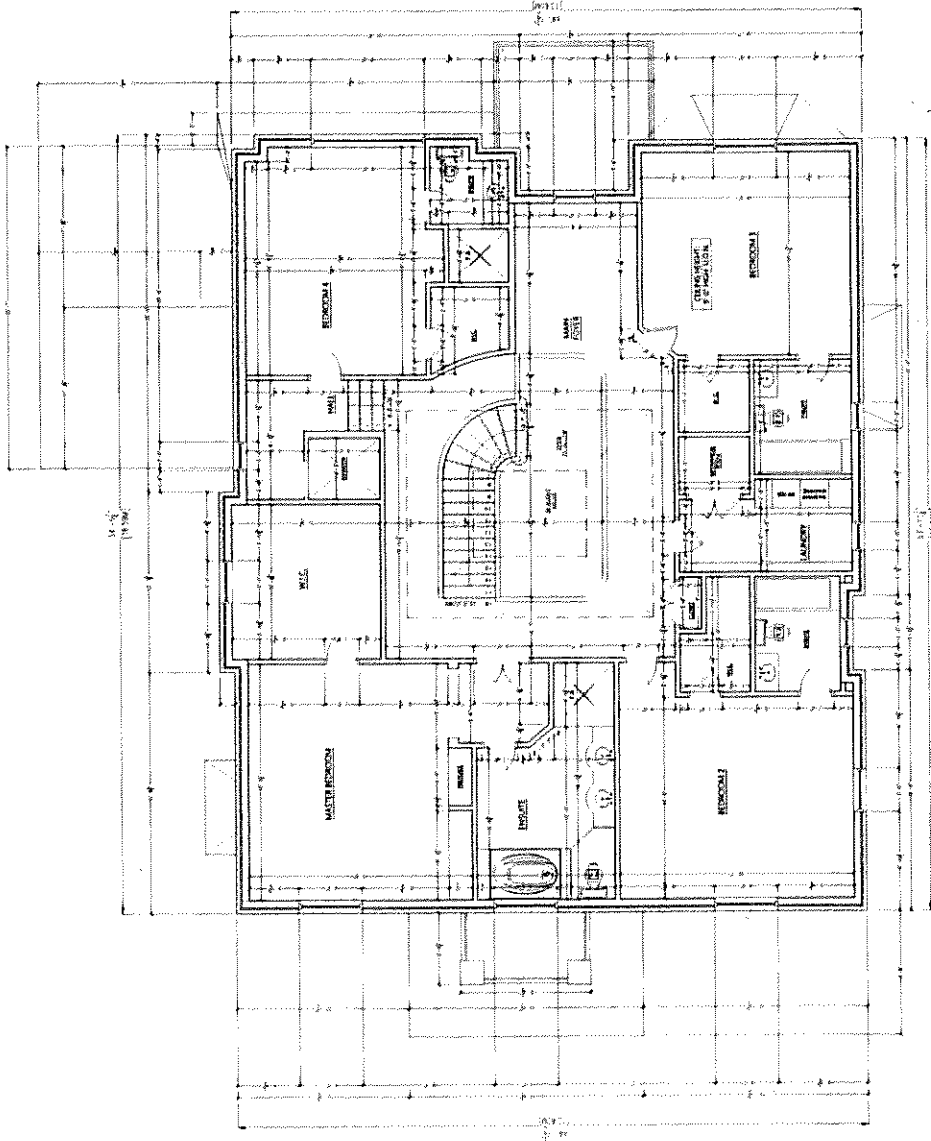
1977 Avenue Road  
10th Fl.  
Toronto, ON M5M 4A3  
Tel: 416-705-0233  
www.hskdesign.ca

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE, AND IS RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

1	DATE: 03/20/2017	ISSUE: 01 - ISSUE FOR PERMIT
2	DATE: 03/20/2017	ISSUE: 02 - ISSUE FOR PERMIT
3	DATE: 03/20/2017	ISSUE: 03 - ISSUE FOR PERMIT
4	DATE: 03/20/2017	ISSUE: 04 - ISSUE FOR PERMIT
5	DATE: 03/20/2017	ISSUE: 05 - ISSUE FOR PERMIT
6	DATE: 03/20/2017	ISSUE: 06 - ISSUE FOR PERMIT
7	DATE: 03/20/2017	ISSUE: 07 - ISSUE FOR PERMIT
8	DATE: 03/20/2017	ISSUE: 08 - ISSUE FOR PERMIT
9	DATE: 03/20/2017	ISSUE: 09 - ISSUE FOR PERMIT
10	DATE: 03/20/2017	ISSUE: 10 - ISSUE FOR PERMIT

**CHITILIAN RESIDENCE**  
4 (A) - OAKCREST AVENUE  
UNIONVILLE, ON L3R 9Y5  
MARCH 20, 2017  
16-023

**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
**A-3.3**

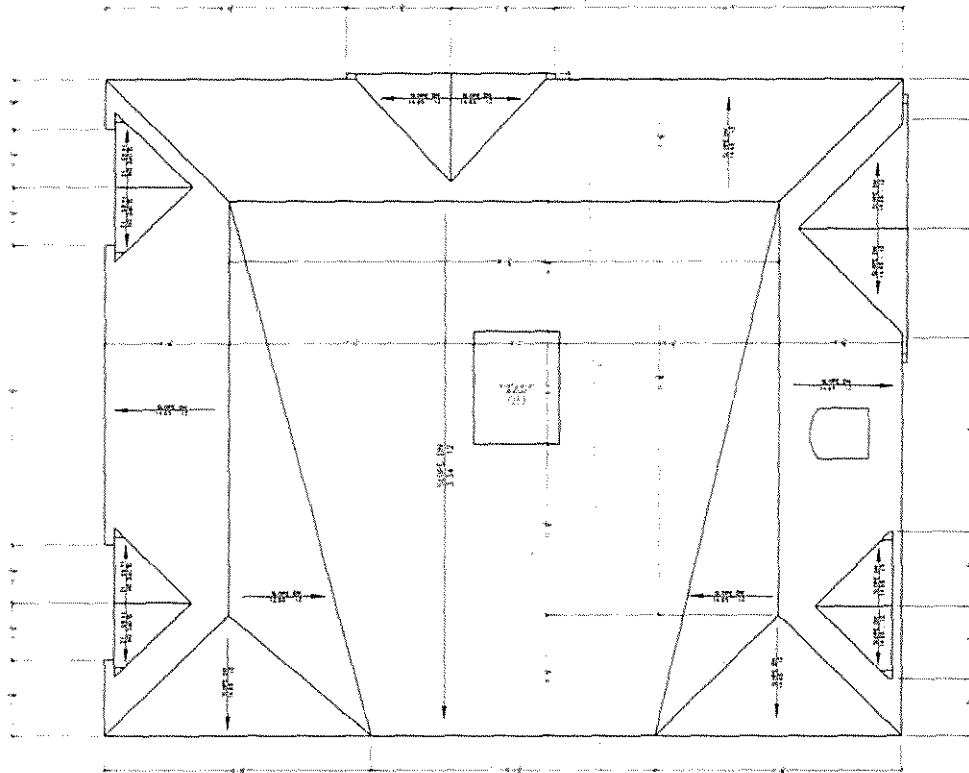


FLOOR AREA:  
2395.01 ft<sup>2</sup>  
[ 222.50 m<sup>2</sup> ]

# HSK Design

1977 Avenue Road  
Unit 204  
Toronto, ON M5M 4A3  
Tel: 416-705-0233  
www.hskdesign.ca

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND BE RESPONSIBLE FOR ANY ADJUSTMENTS AND DISCREPANCIES TO THE CLIENT AND BEING RESPONSIBLE FOR THE WORK.  
Any changes shall be made in consultation with all relevant CONTRACTORS and APPROVED DIMENSIONS IN ALL DIMENSIONS SHALL BE ADJUSTED TO THE DESIGNER BEFORE THE START OF ANY WORK.  
ALL DIMENSIONS TO INCLUDE TYPICAL WALL THICKNESS UNLESS SPECIFIED TO THE CONTRARY AND TO BE ADJUSTED TO THE SITE.  
BE ADVISED TO ALL DIMENSIONS OF SPACING AND WALL THICKNESS SHALL BE ADJUSTED TO THE SITE AND TO THE DESIGNER'S APPROVAL.  
NO WORK SHALL BE DONE.



1	March 23, 2017	Issue for Client Review
2	March 23, 2017	Issue for Client Review
3	March 23, 2017	Issue for Client Review
4	March 23, 2017	Issue for Client Review

NO.	DATE	DESCRIPTION
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## CHITILIAN RESIDENCE

4 (A) - OAKCREST AVENUE  
LINCOLN, ONT L3R 7Y5

Project No. 16-073  
Date: MARCH 23, 2017

## PROPOSED ROOF PLAN

Scale: 1/4" = 1'-0"  
Sheet No. A-3.4



# HSK

D e s i g n

1977 Avenue Road  
 Unit 204  
 Toronto, ON M5M 4A3  
 Tel: 416-705-0233  
 www.hskdesign.ca

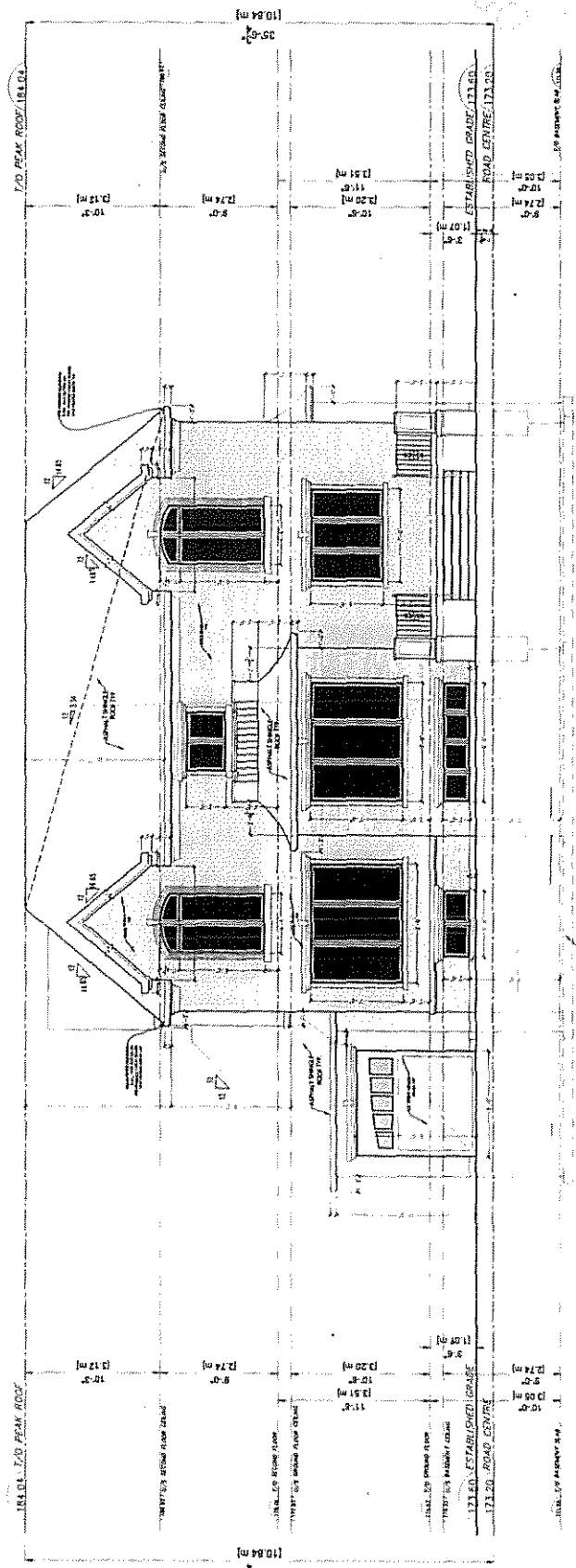
CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND BE RESPONSIBLE FOR ANY DISCREPANCIES. THIS DRAWING IS THE PROPERTY OF HSK DESIGN AND SHALL REMAIN THE PROPERTY OF HSK DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF HSK DESIGN IS STRICTLY PROHIBITED. HSK DESIGN SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. HSK DESIGN SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. HSK DESIGN SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE USER AS A RESULT OF ANY CHANGES TO THIS DRAWING. HSK DESIGN SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY ARISING FROM THE USE OF THIS DRAWING.

REVISIONS

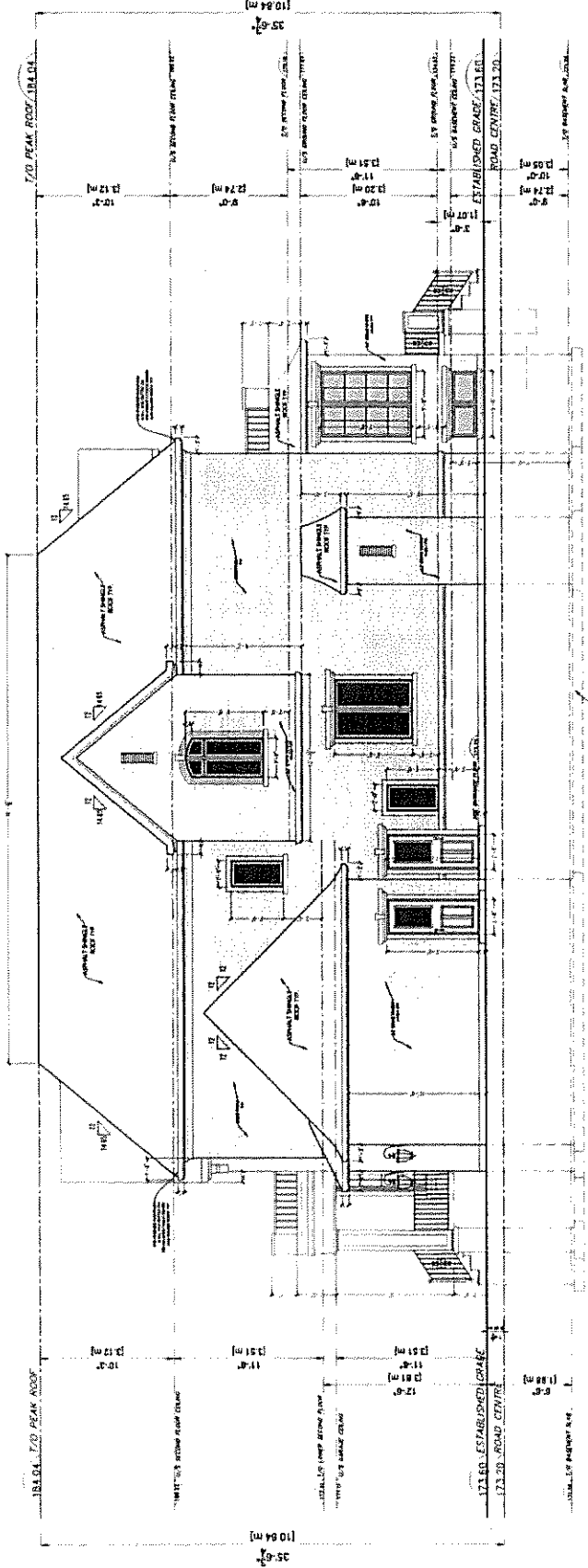
NO.	DATE	DESCRIPTION
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5	2017.03.03	ISSUED FOR PERMIT

**CHITILIAN RESIDENCE**  
 4 (A) - OAKCREST AVENUE  
 MIDLAND, ON L4R 7Y5  
 Project No. 16-023  
 Date: MARCH 2017

**REAR ELEVATION**  
 (WEST)  
 Scale: 1/2" = 1'-0"  
**A-4.2**



CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.



NO.	DATE	DESCRIPTION
1	2011.03.15	ISSUED FOR PERMIT
2	2011.03.15	ISSUED FOR PERMIT
3	2011.03.15	ISSUED FOR PERMIT
4	2011.03.15	ISSUED FOR PERMIT

**CHITILIAN RESIDENCE**  
 4 (A) - OAKCREST AVENUE  
 WILLOWDALE, ONTARIO M2H 1Y5  
 PROJECT NO. 107  
 DATE: 16/02/11

**SIDE ELEVATION (NORTH)**

Scale: 1/4" = 1'-0"  
 Drawing No: A-4.3



# HSK

D E S I G N

1777 Avenue Road  
Toronto, ON M5G 1A3  
Tel: 416-705-0233  
www.hsksdesign.ca

CONTRACT NO. HSK-2007-001  
DATE: 2007-04-24  
PROJECT: CHITLIAN RESIDENCE  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

SITE PLAN & STATISTICS	
4 (A) - OAKCREST AVENUE MARCHEVILLE, ON L3R 7S5	DATE: APRIL 24, 2007
CHITLIAN RESIDENCE	SCALE: 1/8" = 1'-0"
PROJECT NO. HSK-2007-001	SHEET NO. A-1.1



LOT 4 REG'D LOT 5 LOT 6  
LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 LOT 61 LOT 62 LOT 63 LOT 64 LOT 65 LOT 66 LOT 67 LOT 68 LOT 69 LOT 70 LOT 71 LOT 72 LOT 73 LOT 74 LOT 75 LOT 76 LOT 77 LOT 78 LOT 79 LOT 80 LOT 81 LOT 82 LOT 83 LOT 84 LOT 85 LOT 86 LOT 87 LOT 88 LOT 89 LOT 90 LOT 91 LOT 92 LOT 93 LOT 94 LOT 95 LOT 96 LOT 97 LOT 98 LOT 99 LOT 100



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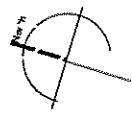
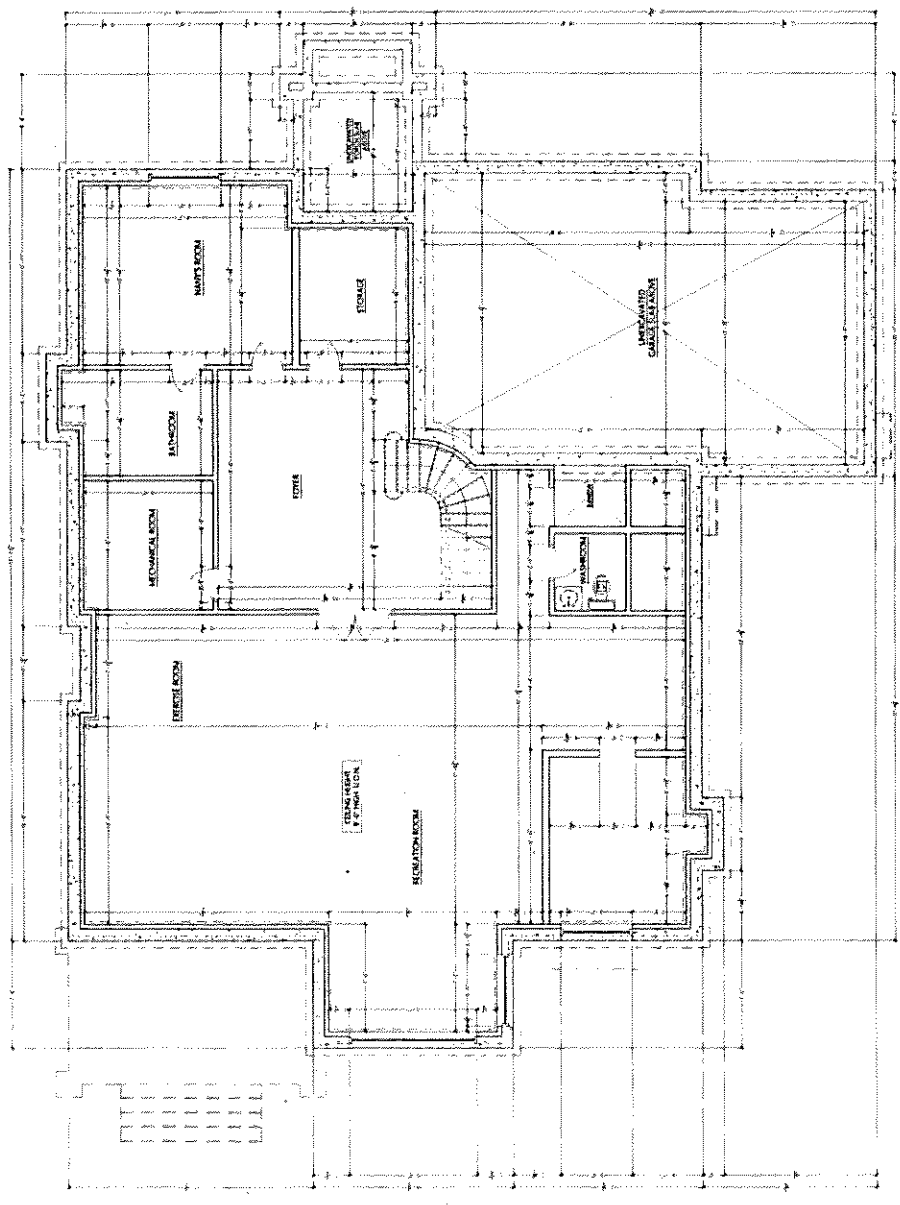
1	DATE: 10/20/2017	OWNER: MR. & MRS. CHITILIAN
2	DATE: 10/20/2017	PROJECT: BASEMENT PLAN
3	DATE: 10/20/2017	PROJECT: 4 (B) - OAKCREST AVENUE
4	DATE: 10/20/2017	PROJECT: 4 (B) - OAKCREST AVENUE
5	DATE: 10/20/2017	PROJECT: 4 (B) - OAKCREST AVENUE
6	DATE: 10/20/2017	PROJECT: 4 (B) - OAKCREST AVENUE
7	DATE: 10/20/2017	PROJECT: 4 (B) - OAKCREST AVENUE
8	DATE: 10/20/2017	PROJECT: 4 (B) - OAKCREST AVENUE
9	DATE: 10/20/2017	PROJECT: 4 (B) - OAKCREST AVENUE
10	DATE: 10/20/2017	PROJECT: 4 (B) - OAKCREST AVENUE

**CHITILIAN  
RESIDENCE**

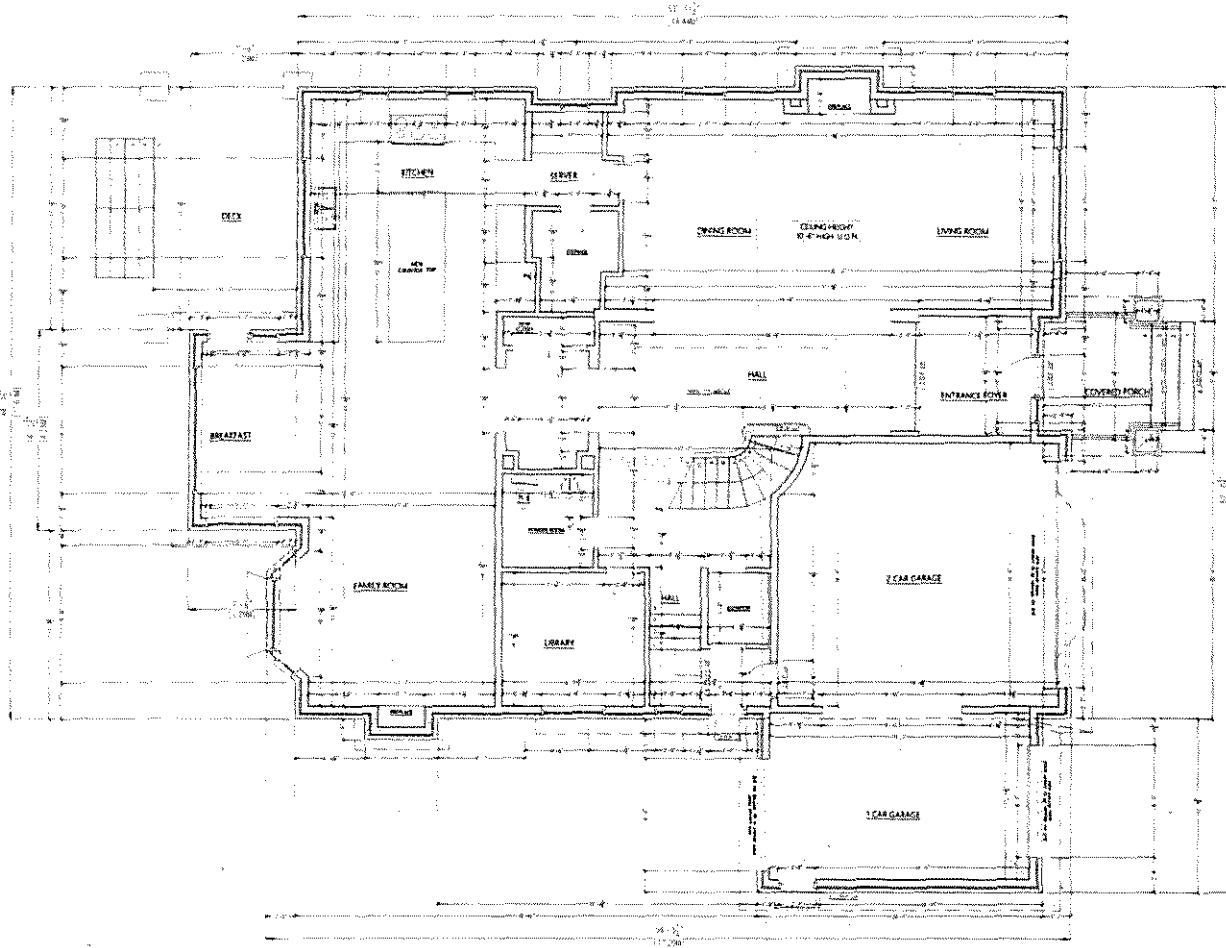
4 (B) - OAKCREST AVENUE  
BRIDGEVIEW, ON L3R 7Y5  
MAY 12, 2017

**PROPOSED  
BASEMENT PLAN**

Scale: 1/4" = 1'-0"  
Sheet: A-3.1



FLOOR AREA:  
2098.65 ft<sup>2</sup>  
[ 194.97 m<sup>2</sup> ]



FLOOR AREA: EXCLUDING GARAGE:  
 2126.55 ft<sup>2</sup>  
 [ 197.56 m<sup>2</sup> ]

FLOOR AREA:  
 2772.32 ft<sup>2</sup>  
 [ 257.55 m<sup>2</sup> ]

# HSK

Design

1577 Avenue Road  
 Unit 204  
 Toronto, ON M5M 4A3  
 Tel: 416-705-0233  
 www.hskdesign.ca

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND BE RESPONSIBLE FOR ANY DISCREPANCIES AND ADJUSTMENTS TO THE DESIGN AND CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES AND ADJUSTMENTS TO THE DESIGN AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES AND ADJUSTMENTS TO THE DESIGN AND CONSTRUCTION.

1	1577 AVE RD	1577 AVE RD
2	1577 AVE RD	1577 AVE RD
3	1577 AVE RD	1577 AVE RD
4	1577 AVE RD	1577 AVE RD
5	1577 AVE RD	1577 AVE RD
6	1577 AVE RD	1577 AVE RD

**CHITLIAN RESIDENCE**

4 (B) - OAKCREST AVENUE  
 URBANVILLE, ONA L3R 7V5

Prep Date: MARCH 20, 2017  
 Project No: 16-023

**PROPOSED GROUND FLOOR PLAN**

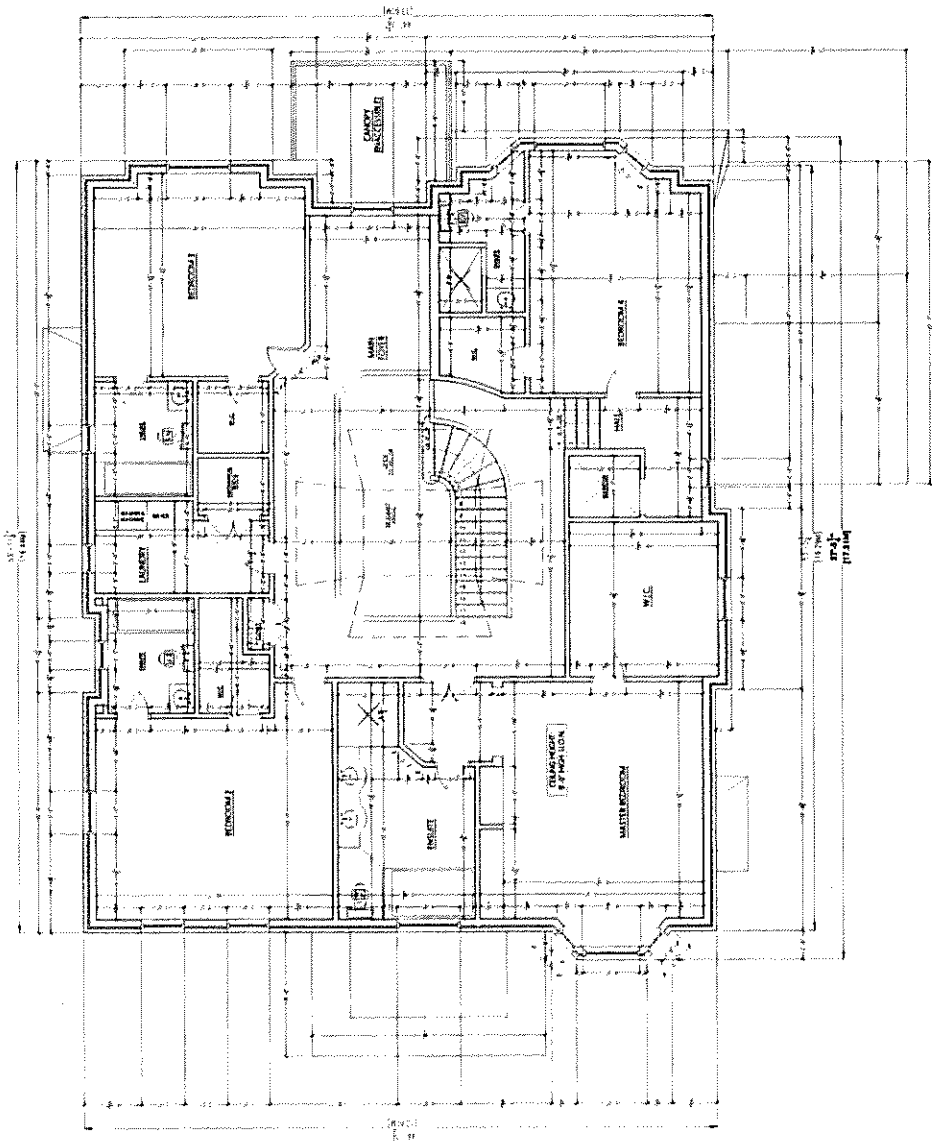
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 Drawing No: **A-3.2**

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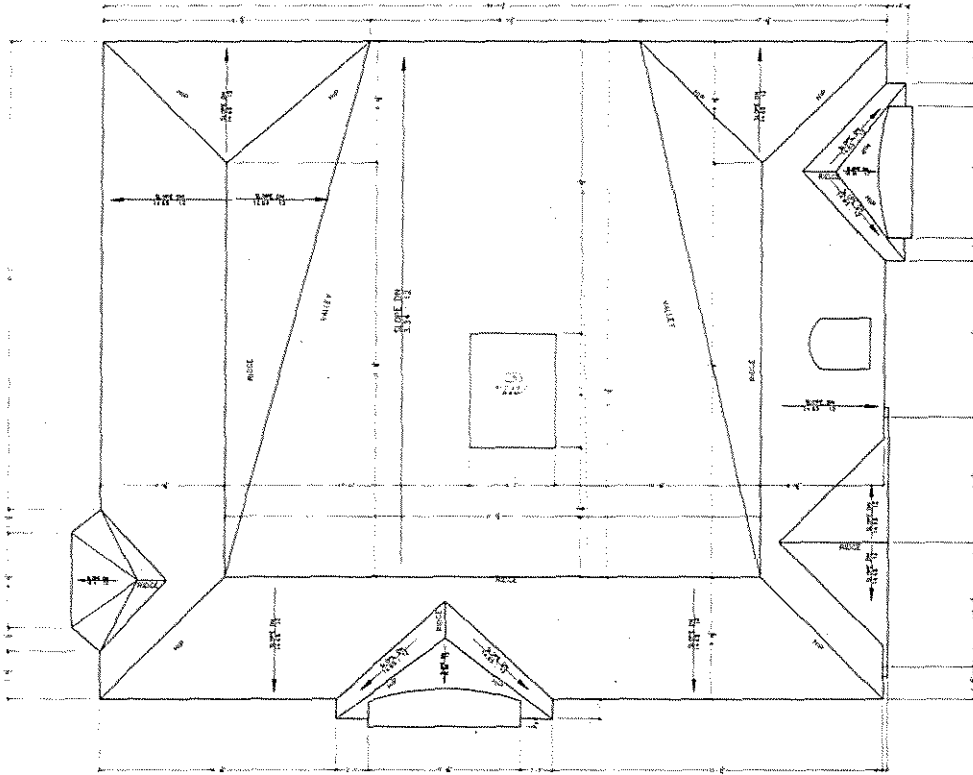
NO.	DATE	DESCRIPTION
1	2017.03.20	PROPOSED FLOOR PLAN
2	2017.03.20	PROPOSED FLOOR PLAN
3	2017.03.20	PROPOSED FLOOR PLAN
4	2017.03.20	PROPOSED FLOOR PLAN

**CHITILIAN RESIDENCE**  
 4 (B) - OAKCREST AVENUE  
 MISSISSAUGA, ON L4R 1P5  
 PROJECT NO. W-0373  
 DATE: MARCH 20, 2017

**PROPOSED SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
**A-3.3**



FLOOR AREA:  
 2404.79 ft<sup>2</sup>  
 [ 223.41 m<sup>2</sup> ]



# HSK

Design

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Unit 204  
Toronto, ON M5M 4A3  
Tel: 416-705-0233  
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ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE IN METERS AND MILLIMETERS. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

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FOR COMMENT REVIEW



NO.	DATE	REVISION
1	2017-03-20	ISSUE FOR COMMENT REVIEW
2	2017-03-20	ISSUE FOR COMMENT REVIEW
3	2017-03-20	ISSUE FOR COMMENT REVIEW
4	2017-03-20	ISSUE FOR COMMENT REVIEW

**CHITILIAN RESIDENCE**

4 (B) - OAKCREST AVENUE  
UNIONVILLE, ON, L3R 7V5

Project No: 16-023

**PROPOSED ROOF PLAN**

Scale: 1/2" = 1'-0"

**A-3.4**

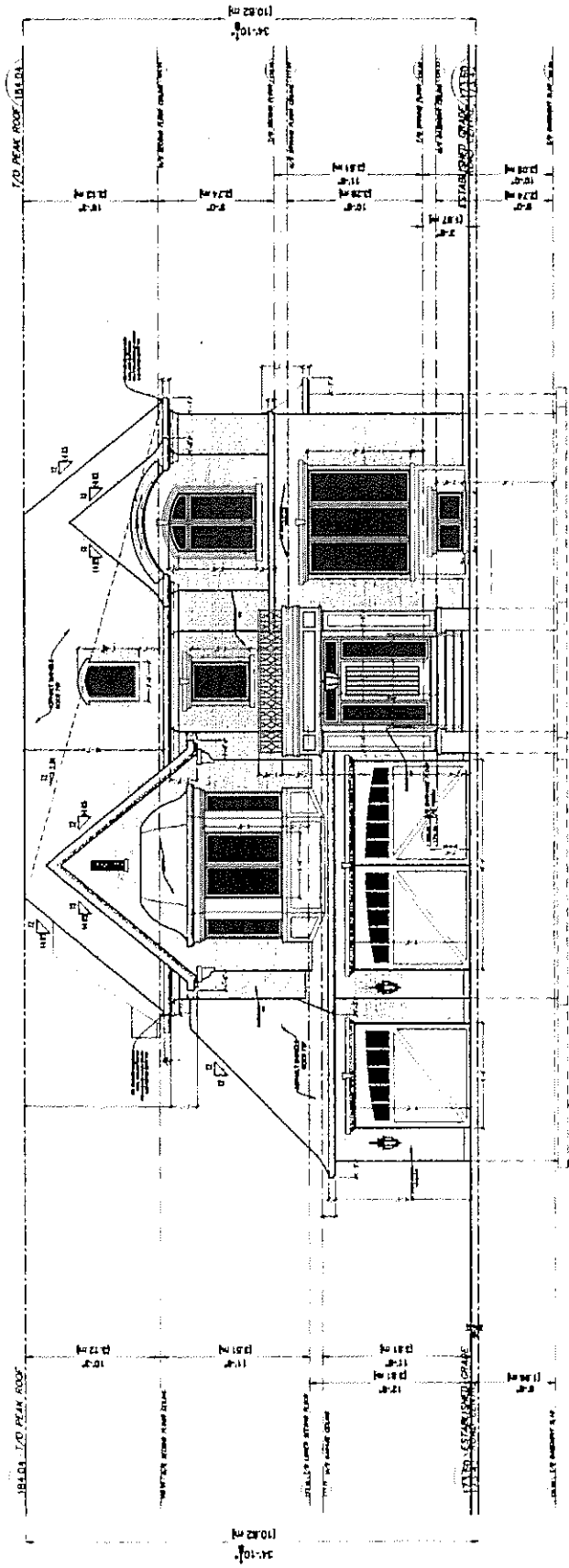
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1	DATE	DESCRIPTION
2	DATE	DESCRIPTION
3	DATE	DESCRIPTION
4	DATE	DESCRIPTION
5	DATE	DESCRIPTION

**CHITLIAN RESIDENCE**  
 4 (B) - OAKCREST AVENUE  
 BRIMLEY, ON L1R 1Y3  
 MARCH 20, 2017

**FRONT ELEVATION (EAST)**

Scale: 1/4" = 1'-0"  
**A-4.1**



# HSK

D e s i g n

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Unit 201  
Toronto, ON M5A 4A3  
Tel: 416-755-0233  
www.hsksdesign.ca

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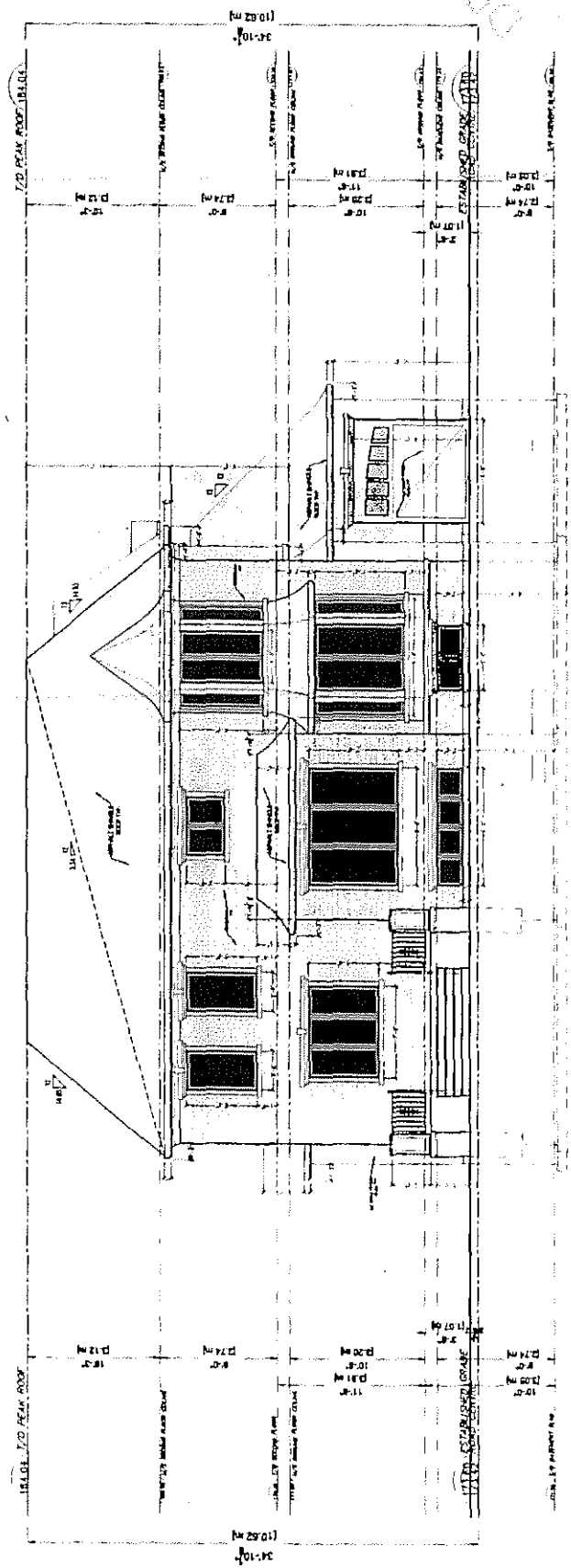
REAR ELEVATION (WEST)

CHITLIAN RESIDENCE

4 (B) - OAKCREST AVENUE  
MONTREAL, QUEBEC H3T 2Y5

MARCH 2017

REAR ELEVATION (WEST)  
Scale: 1/2" = 1'-0"  
A-4.2



# HSK

D e s i g n

1977 Avenue Road  
Oakland, CA 94612  
Tel: 415-705-0213  
www.hskdesign.com

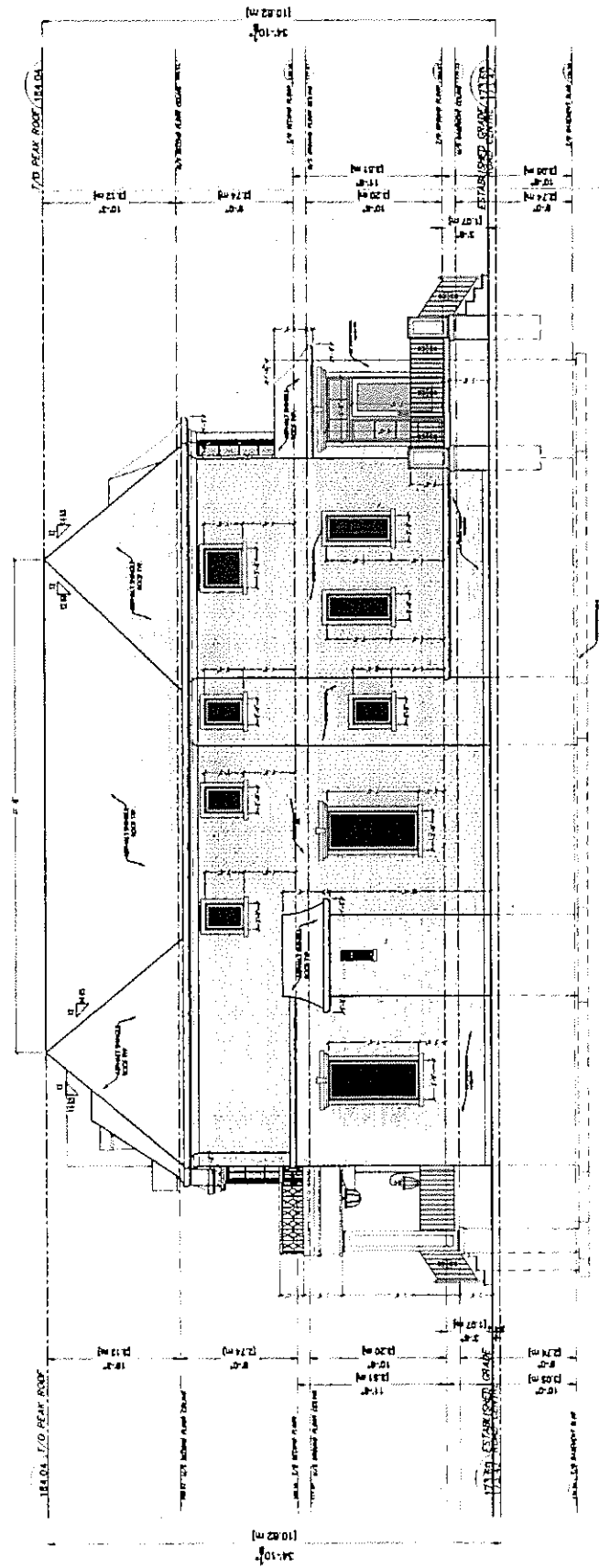
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NO.	DATE	DESCRIPTION
1	03/20/2017	ISSUED FOR PERMITS
2	03/20/2017	ISSUED FOR PERMITS
3	03/20/2017	ISSUED FOR PERMITS
4	03/20/2017	ISSUED FOR PERMITS
5	03/20/2017	ISSUED FOR PERMITS
6	03/20/2017	ISSUED FOR PERMITS
7	03/20/2017	ISSUED FOR PERMITS
8	03/20/2017	ISSUED FOR PERMITS
9	03/20/2017	ISSUED FOR PERMITS
10	03/20/2017	ISSUED FOR PERMITS

**CHITLIAN RESIDENCE**  
4 (B) - OAKCREST AVENUE  
DANFORTHVILLE, OH 43015  
DATE: MARCH 20, 2017  
SCALE: 1/8" = 1'-0"

**SIDE ELEVATION (NORTH)**

**A-4.3**



# HSK

D e s i g n

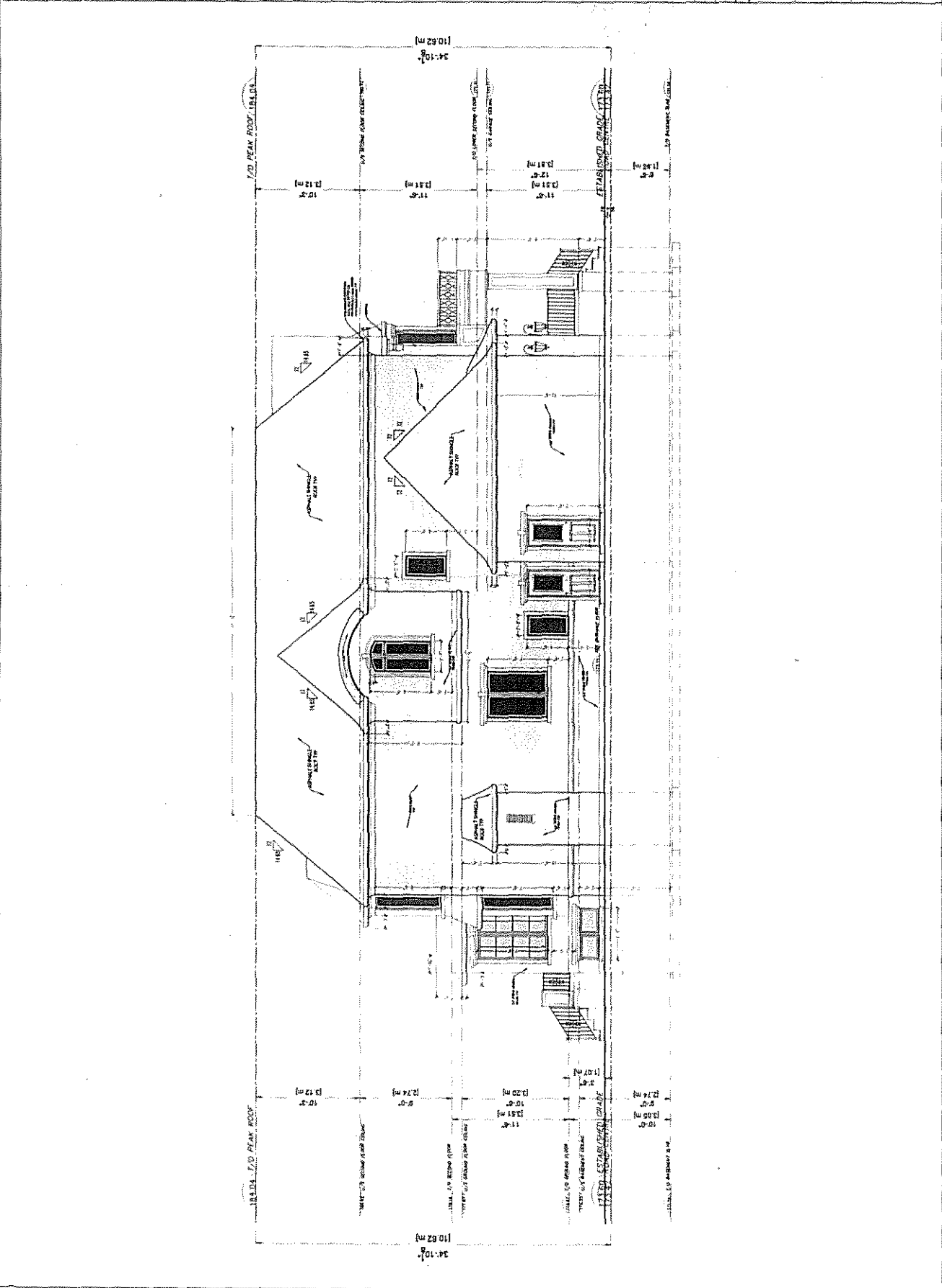
1977 Avenue Road  
 Unit 204  
 Toronto, ON M5M 4A3  
 Tel: 416-705-0233  
 www.hsksdesign.ca

CONTRACTOR: [REDACTED]  
 ARCHITECT: [REDACTED]  
 DATE: [REDACTED]  
 PROJECT: [REDACTED]  
 SHEET: [REDACTED]

1	DATE: 20.03.2017	ISSUE FOR PERMIT
2	DATE: 20.03.2017	ISSUE FOR PERMIT
3	DATE: 20.03.2017	ISSUE FOR PERMIT
4	DATE: 20.03.2017	ISSUE FOR PERMIT
5	DATE: 20.03.2017	ISSUE FOR PERMIT
6	DATE: 20.03.2017	ISSUE FOR PERMIT
7	DATE: 20.03.2017	ISSUE FOR PERMIT
8	DATE: 20.03.2017	ISSUE FOR PERMIT
9	DATE: 20.03.2017	ISSUE FOR PERMIT
10	DATE: 20.03.2017	ISSUE FOR PERMIT

**CHITILIAN RESIDENCE**  
 4 (B) - OAKCREST AVENUE  
 UNKOPANLE, ON L3R 7W5  
 PROJECT NO.: 16-023  
 DATE: MARCH 20, 2017

**SIDE ELEVATION (SOUTH)**  
 SCALE: 1/8" = 1'-0"  
**A-4.4**





Toronto and Region  
**Conservation**  
 Authority

October 2, 2018

CFN: 59030.02  
 X-CFN: 56971.01

**BY E-MAIL ONLY**

Mr. Justin Leung  
 Secretary-Treasurer  
 Committee of Adjustment  
 City of Markham  
 101 Town Centre Boulevard  
 Markham, ON  
 L3R 9W3

Dear Mr. Leung:

Re: **Consent Application – B/15/18**  
**4 Oakcrest Avenue, Markham, ON**  
**1031645 Ontario Inc.**

This letter will acknowledge receipt of the above noted application. Toronto and Region Conservation Authority (TRCA) staff have reviewed this application and provide the following comments.

**PURPOSE OF THE APPLICATION**

**B/15/18**

The purpose of the consent application is to create a new residential lot.

- a) Sever and convey a parcel of land with approximate lot frontage of 21.34 metres and approximate lot area of 1,022.91 square metres (Part 2);
- b) Retain a parcel of land with approximate lot frontage of 21.33 metres and approximate lot area of 1,027.46 square metres (Part 1).

**APPLICABLE TRCA REGULATIONS AND POLICIES**

**Ontario Regulation 166/06 (as amended):**

A portion of the subject property is located within TRCA's Regulated Area, as it is adjacent to the Regulatory Floodplain associated with the Rouge River Watershed. In accordance with Ontario Regulation 166/06, as amended, (Development, Interference with Wetlands and Alteration to Shorelines and Watercourses), a permit is required from the TRCA prior to any of the following works taking place:

- a. straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland;
- b. development, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

**Development is defined as:**

- i. the construction, reconstruction, erection or placing of a building or structure of any kind;

- ii. any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
- iii. site grading;
- iv. the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere.

#### **Living City Policies for Planning and Development in the Watersheds of the TRCA (LCP)**

The LCP describes a "Natural System" of water resources, natural features and areas, natural hazards, potential natural cover and/or buffers. TRCA policies generally require that natural features within the "Natural System" be protected from development, site alteration and infrastructure. Notwithstanding additional setbacks prescribed by federal, provincial or municipal requirements, TRCA defines the limit of the "Natural System" as the greater of, but not limited to the following:

- Valley and Stream Corridors: 10 metre buffer from the greater of the long-term stable top of slope (LTSTOS), top of slope (TOS), Regulatory Floodplain, meander belt and any contiguous natural features or areas;
- Woodlands: 10 metre buffer from the dripline and any contiguous natural features or areas;
- Wetlands: 30 metre buffer from Provincially Significant Wetlands (PSWs) and a 10 metre buffer from all other wetlands and any contiguous natural features or areas.

#### **APPLICATION SPECIFIC COMMENTS**

##### **Planning & Development:**

Based on our review, it appears that the property is void of any significant natural features and/or hazard lands. As such, TRCA have no concerns with the proposed consent application of the subject lands.

##### **Ontario Regulation 166/06, as amended:**

As noted above, a portion of the subject property is within TRCA's Regulated Area of the Rouge River Watershed. The driveway associated with the new dwelling proposed for the retained lands (Part 1) is located within TRCA's Regulated Area.

We acknowledge that on June 7, 2017 TRCA staff issued a permit to facilitate the site alteration required to construct an asphalt driveway on the subject lands. Please note, the permit expires on June 6, 2019. In the circumstance that the proposed works is not completed within that timeframe, the applicant should contact the undersigned to obtain a permit extension.

Please note, TRCA has an interest in all future development on the above mentioned property and all future applications must be circulated to TRCA for review and comments.

#### **APPLICATION FEE**

Please be advised, in addition to TRCA's Regulating responsibilities, TRCA has a role as a commenting agency for *Planning Act* applications circulated by member municipalities to assess whether a proposed development may be impacted by the TRCA. By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services.

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is typically subject to a \$1,400.00 review fee (2018 TRCA Planning Fees Schedule – Consent/Severance/Land Division – Minor). However, due to nature of this application and our previous review of Consent Application B/31/16, TRCA staff request a reduced fee of \$105.00 to cover the administrative costs associated with our review. The applicant is responsible for fee payment and should forward the fee to this office within 60 days of this letter.

#### **RECOMMENDATION**

Based on the above, TRCA staff have **no objections** to the approval of the above noted application subject to the following condition:

1. The applicant remits the outstanding TRCA Planning Services review fee of \$105.00 within 60 days of this letter.

I trust these comments are of assistance. Should you have any further questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Aidan Pereira  
Planner I, Planning & Development  
[apereira@trca.on.ca](mailto:apereira@trca.on.ca)  
(416) 661-6600 ext. 5723

AP/as