

Memorandum to the City of Markham Committee of Adjustment

June 27, 2022

File: A/053/22
Address: 48 Glendale Road, Thornhill
Applicant: Archizoning Design Inc. (Lei Zhang)
Hearing Date: July 6, 2022

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

The applicant is requesting relief from the following requirements of the Eighth Density -Single Family Residential (R8) zone under By-law 72-81, as amended, to permit:

a) Section 6.1.2 (c):

a maximum lot coverage of 38 percent (2,054 ft²); whereas, the By-law permits a maximum lot coverage of 33.3 percent (1,807 ft²);

as it relates to a proposed two storey addition to the existing dwelling.

BACKGROUND

Property Description

The 502.50 m² (5,408.90 ft²) subject property is located on the east side of Glendale Road, north of John Street and east of Leslie Street. There is an existing two storey detached dwelling on the property, which according to assessment records was constructed in 1983. The property is located within an established residential neighbourhood comprised of predominantly two-storey detached dwellings.

Proposal

The applicant is proposing to construct a 6.1 m² (65.67 ft²) two storey addition to the front of the existing single detached 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. Section 8.2.3.5 of the 2014 Official Plan outlines development criteria for the 'Residential Low Rise' designation with respect to height, massing and setbacks. This criteria is established to ensure that the development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street. In considering applications for development approval in a 'Residential Low Rise' area, which includes variances, infill development is required to meet the general intent of these development criteria. Regard shall also be had for retention of existing trees and vegetation, the width of proposed garages and driveways and, the overall orientation and sizing of new lots within a residential neighbourhood.

Zoning By-Law 72-81

The subject property is zoned Eighth Density - Single Family Residential (R8) under By-law 72-81, as amended, which permits single detached dwellings. The proposed development does not comply with the By-law with respect to maximum lot coverage.

Zoning Preliminary Review (ZPR) Not Undertaken

The owner has confirmed that 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 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 Lot Coverage

The applicant is requesting relief for a maximum lot coverage of 38 percent, whereas the By-law permits a maximum lot coverage of 33.3 percent.

In light of the fact that the building meets all other zoning provisions, including minimum setbacks and maximum building height, Staff are of the opinion that the proposed increase in lot coverage will not significantly add to the scale and massing of the dwelling and the resultant dwelling is generally consistent with what the By-law permits.

PUBLIC INPUT SUMMARY

No written submissions were received as of June 27, 2022. 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 requested 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:



Hailey Miller, Planner I, West District

REVIEWED BY:



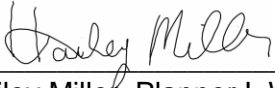
Rick Cefaratti, MCIP, RPP, Senior Planner II, West District

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/053/22

1. The variances apply only to the proposed development as long as it remains; and,
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 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.

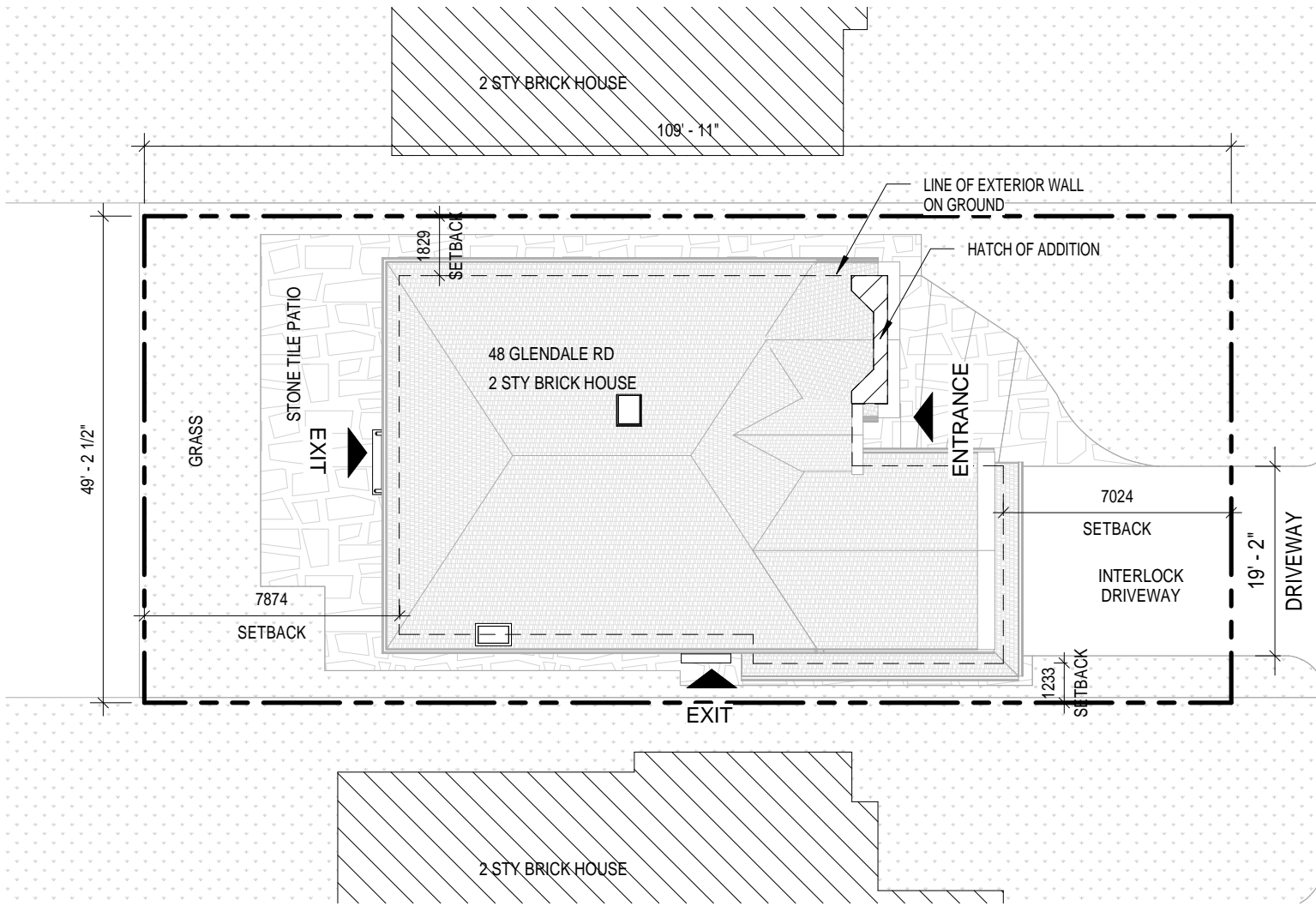
CONDITIONS PREPARED BY:



Hailey Miller, Planner I, West District

SITE SURVEY			
PLAN OF SUBDIVISION OF: PART OF LOT 5 AND 6, CONCESSION III AND PART OF THE ALLOWANCE FOR ROAD BETWEEN LOTS 5 AND 6, CONCESSION III TOWN OF MARKHAM REGIONAL MUNICIPALITY OF YORK Dec. 30, 1982			
SITE STATISTICS:			
ZONING CLASSIFICATION			
BUILDING CLASSIFICATION	2 Storey, Detached		
LOT AREA	502.50MP		
	EXISTING	PROPOSED	CHANGE
FRONT YARD SETBACK	7.0M	7.0M	0.0M
SIDE YARD SETBACK EAST	1.82M	1.82M	0.0M
SIDE YARD SETBACK WEST	1.33M	1.33M	0.0M
REAR YARD SETBACK	7.8M	7.8M	0.0M
OVERALL BUILDING DEPTH			0.0M
OVERALL BUILDING HEIGHT			0.0M
LOT COVERAGE	183.7MP	189.8MP	6.1MP
LOT COVERAGE - %	36.5%	38.0%	1.5%
GROSS FLOOR AREA:			
	EXISTING	PROPOSED	CHANGE
BASEMENT FLOOR AREA	146.0MP	146.0MP	0.0MP
GROUND FLOOR AREA	146.0MP	152.0MP	6.0MP
SECOND FLOOR AREA	151.0MP	148.0MP	-3.0MP
TOTAL GFA	297.0MP	300.0MP	3.0MP

SITE STATISTICS



1
A03 **BP-SITE PLAN**
SCALE: 1 : 200



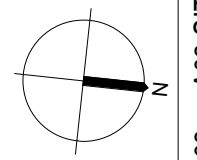
Zhangkei
BCIN:101482
333 DENISON ST, UNIT 18
MARKHAM, ON, L3R 2Z4
F:905 604 2548 C:416 899 6299

NO.	ISSUE	DATE
2	COA APPLICATION	03/10/2022
1	BP APPLICATION	01/18/2022

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Project Name
HOUSE RENOVATION
Project Address
48 Glendale Rd, Markham, L3T 6Y1

DRAWN	SF.L
CHECKED	L.Z
DATE	01/18/2022
SCALE	As indicated
PROJECT NO.	2201



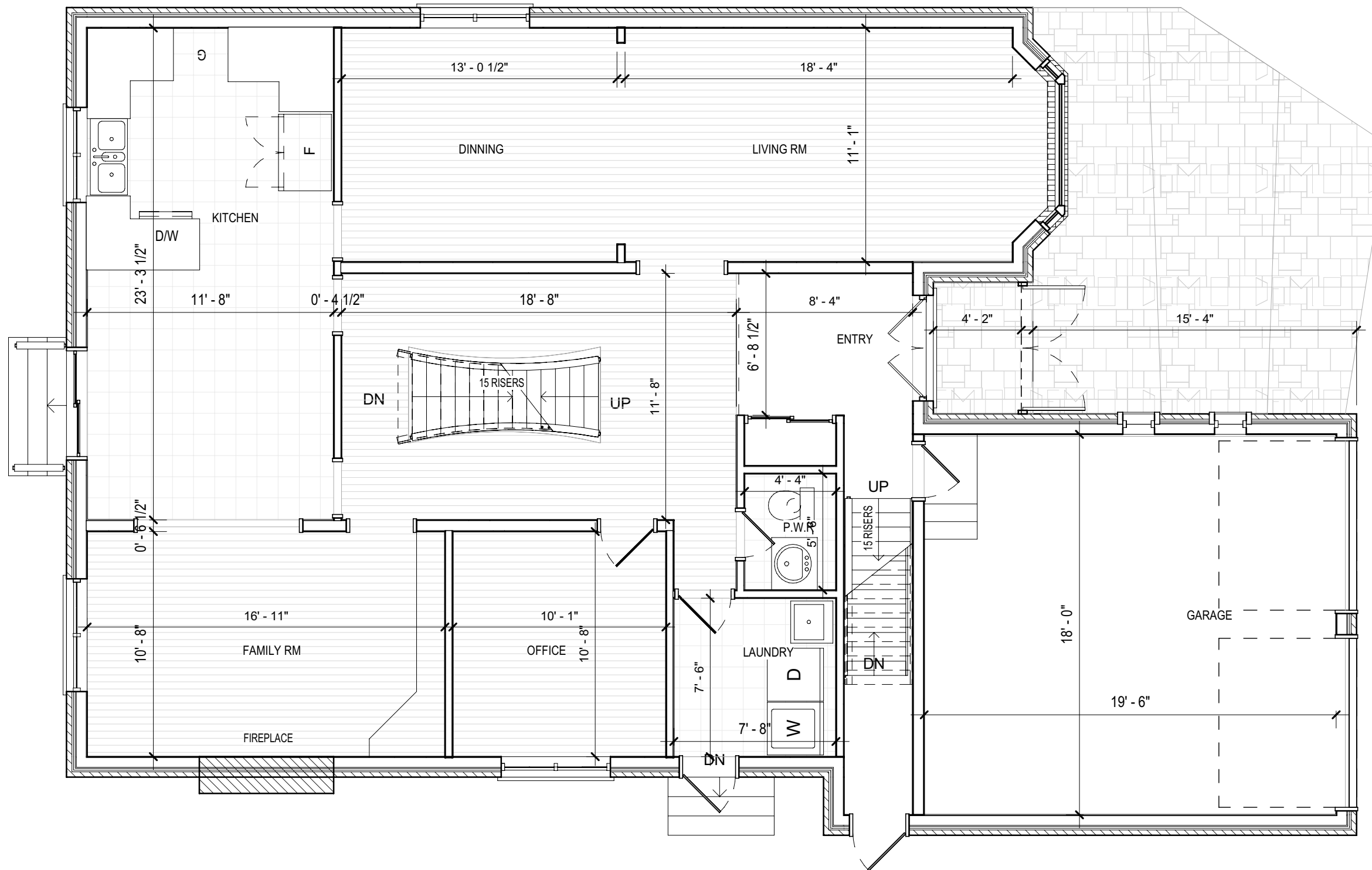
GLENDALE RD

A03 A03 SITE PLAN

Appendix B

File: 22.114554.000.00.MNV

Date: 06/30/22
MM/DD/YY



1 EX-GROUND FLOOR
A102

SCALE: 3/16" = 1'-0"

GROUND FLOOR AREA = 149.0M²



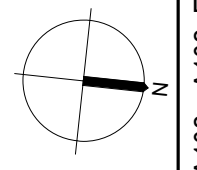
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DATE	01/18/2022
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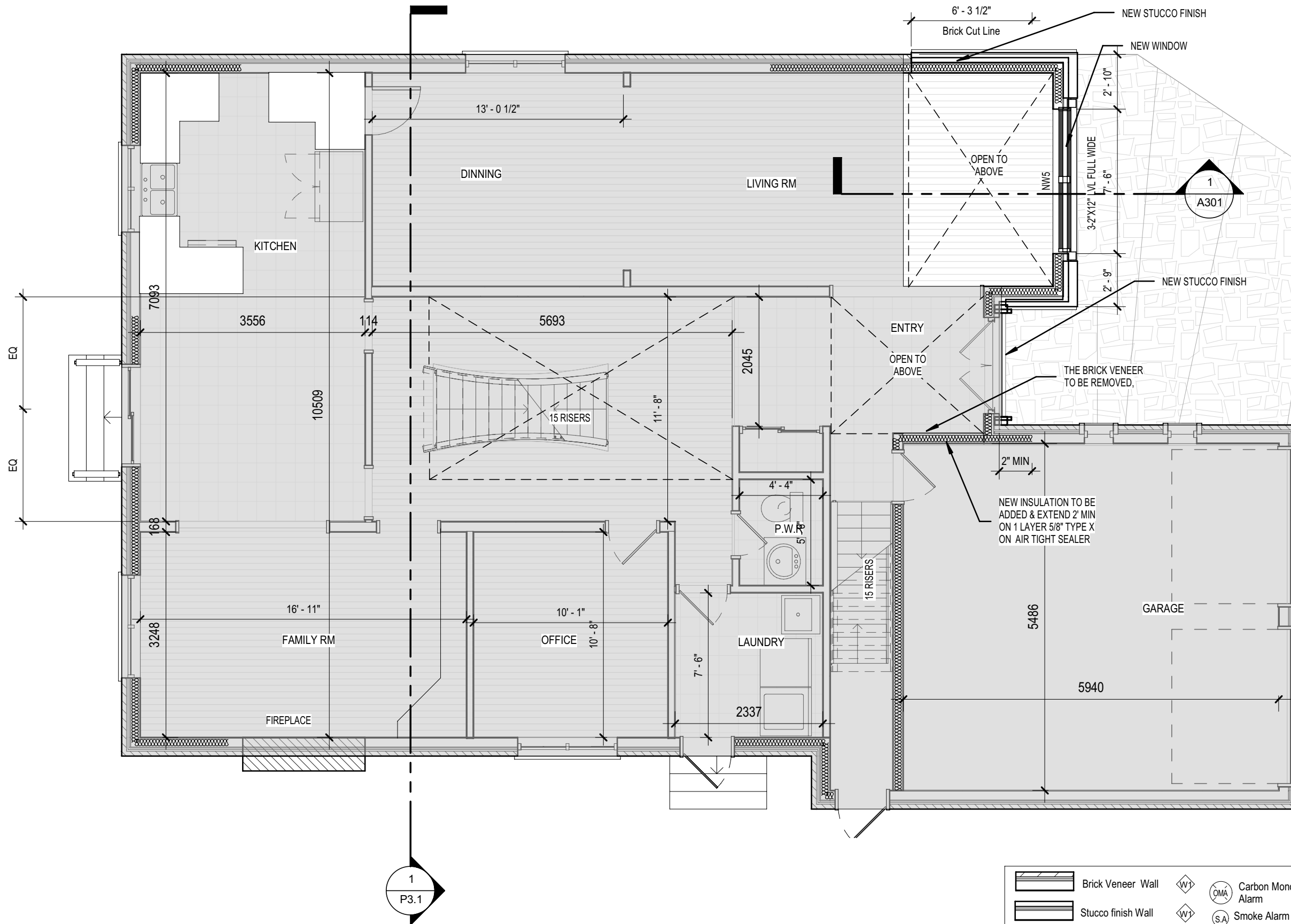
A102 Existing-GROUND FLOOR

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Appendix B

File: 22.114554.000.00.MNV

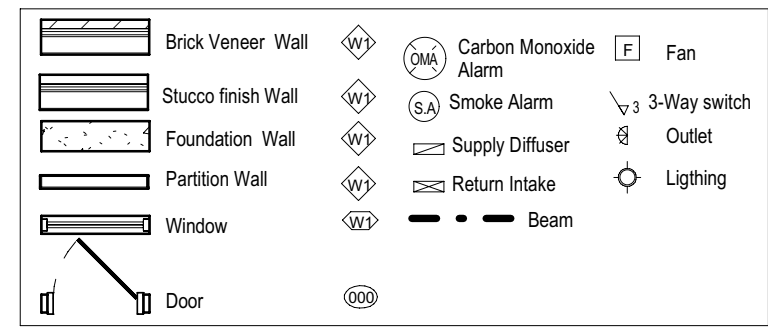
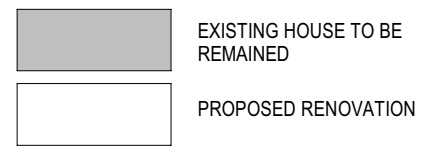
Date: 06/30/22
MM/DD/YY



1 BP-GROUND FLOOR

A106 SCALE: 3/16" = 1'-0"

GROUND FLOOR AREA = 153.0M²



ARCHIZONING
DESIGN INC.

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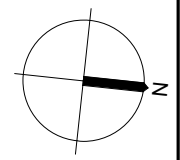
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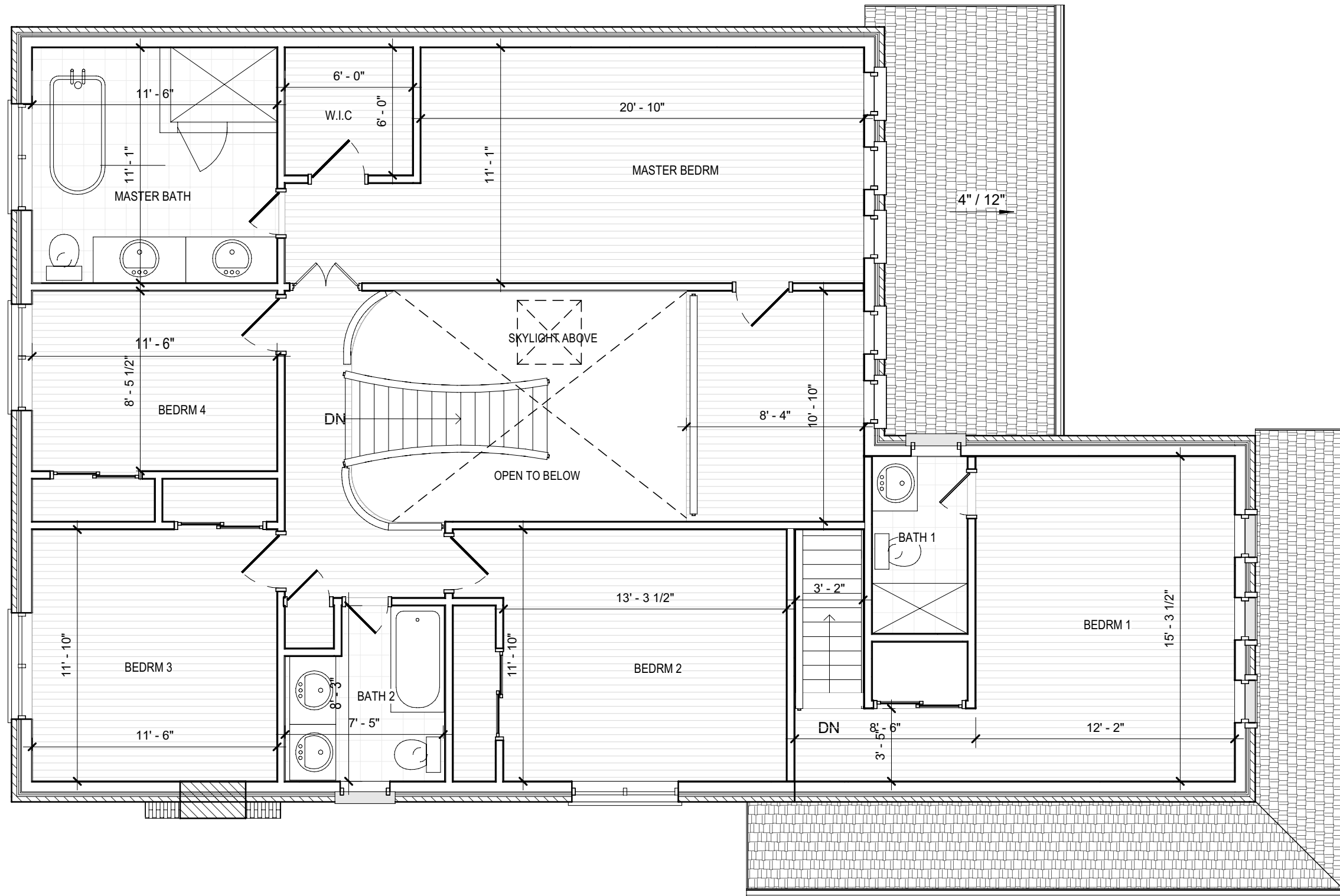
A106 Proposed-GROUND FLOOR

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Appendix B

File: 22.114554.000.00.MNV

Date: 06/30/22
MM/DD/YY



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1
A103 EX-SECOND FLOOR

SCALE: 3/16" = 1'-0"

SECOND FLOOR AREA = 151.0M²



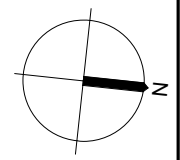
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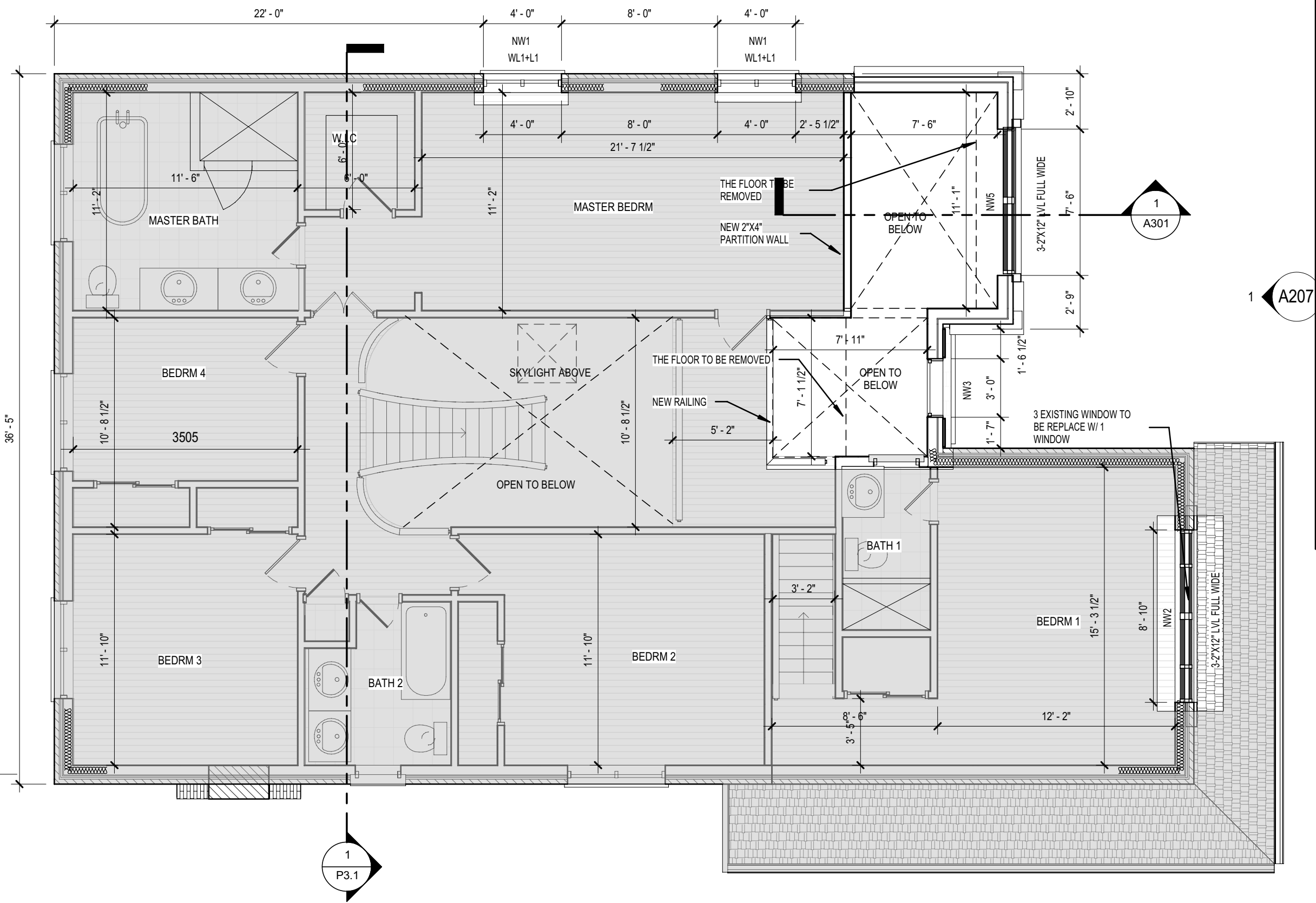
A103 Existing-SECOND FLOOR

Appendix B

File: 22.114554.000.00.MNV

Date: 06/30/22

MM/DD/YY



1 A301

1 A207

1 P3.1

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SCALE	As indicated
PROJECT NO.	2201

1 A107

BP-SECOND FLOOR

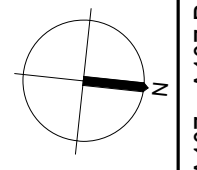
SCALE: 3/16" = 1'-0"

SECOND FLOOR AREA = 148.0M²

EXISTING HOUSE TO BE REMAINED

PROPOSED RENOVATION

	Brick Veneer Wall		Carbon Monoxide Alarm		Fan
	Stucco finish Wall		Smoke Alarm		3-Way switch
	Foundation Wall		Supply Diffuser		Outlet
	Partition Wall		Return Intake		Lighting
	Window		Beam		
	Door				



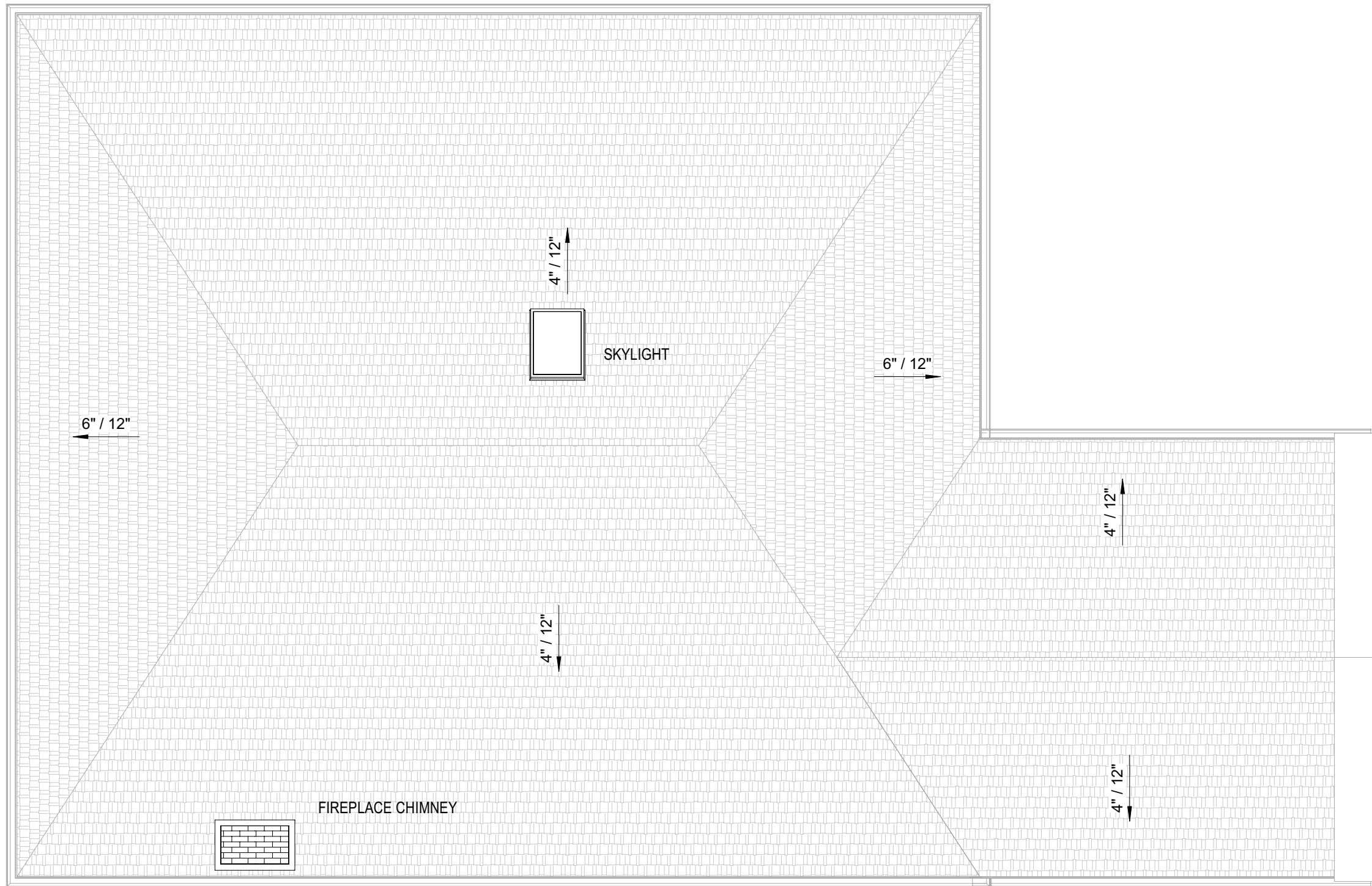
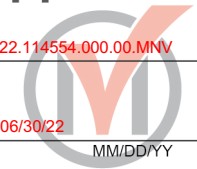
A107 Proposed-SECOND FLOOR

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Appendix B

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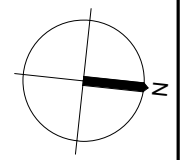
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BCIN:101482
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HOUSE RENOVATION
Project Address
48 Glendale Rd, Markham, L3T 6Y1

DRAWN	SF.L
CHECKED	L.Z
DATE	01/18/2022
SCALE	3/16" = 1'-0"
PROJECT NO.	2201



1
A104 EX-ROOF
SCALE: 3/16" = 1'-0"

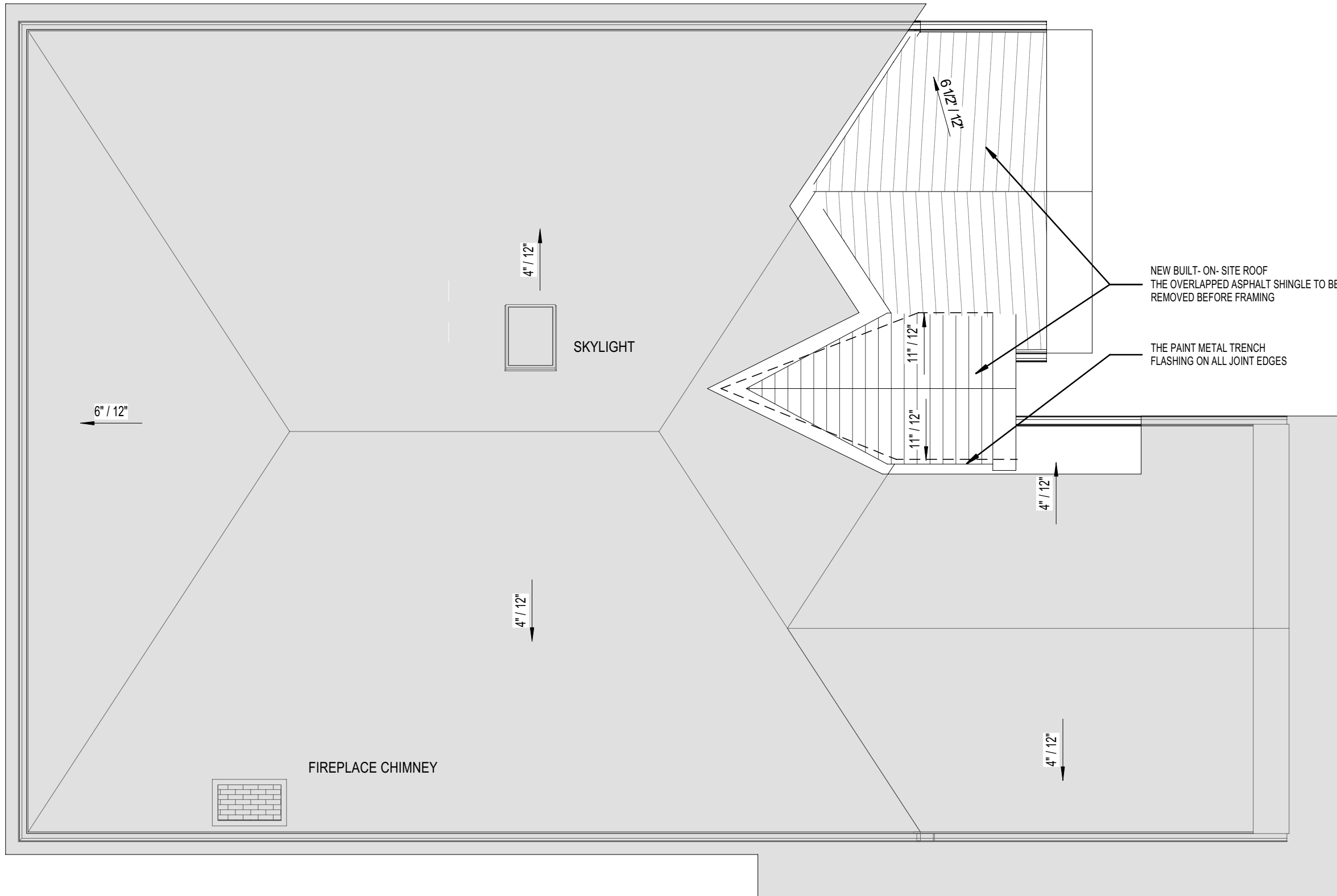
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3/18/2022 12:19:22 PM

A104 A104 Existing-ROOF PLAN

Appendix B

File: 22.114554.000.00.MNV

Date: 06/30/22
MM/DD/YY



NEW BUILT- ON- SITE ROOF
THE OVERLAPPED ASPHALT SHINGLE TO BE
REMOVED BEFORE FRAMING

THE PAINT METAL TRENCH
FLASHING ON ALL JOINT EDGES

SKYLIGHT

FIREPLACE CHIMNEY

6" / 12"

4" / 12"

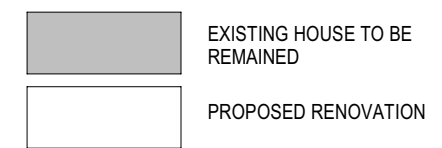
6" / 12"

11" / 12"

11" / 12"

4" / 12"

4" / 12"



1
A108
BP-ROOF
SCALE: 3/16" = 1'-0"



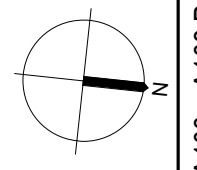
Zhangkei
BCIN:101482
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A108 Proposed-Roof PLAN

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