

Memorandum to the City of Markham Committee of Adjustment

September 16, 2022

File: B/008/22, A/050/22, and A/058/22
Address: 3 Lunar Crescent, Markham
Applicant: Xiang Yun Chen
Agent: Paar Design Inc.
Hearing Date: Wednesday September 21, 2022

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

Consent Application B/008/22

Pursuant to the provisions of Section 53 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and Ontario Regulation No. 197/96, the Applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate lot frontage of 19.33 metres (63.42 feet) and an approximate lot area of 790.35 sq. m. (8,507.26 sq. ft.) (Part 2); and,
- b) retain a parcel of land with an approximate lot frontage of 19.58 metres (64.24 feet) and an approximate lot area of 790.35 sq. m. (8,507.26 sq. ft.) (Part 1).

The purpose of this application is to facilitate the creation of one new residential lot. This application is being heard concurrently with minor variance applications A/050/22 and A/058/22, as detailed below.

Minor Variance Application A/050/22 (Retained Lot - Part 1)

The Applicant is requesting relief from the requirements of the “Residential Third Density, Exception Two (R3*2) Zone” under By-law 221-81, as amended, as it relates to a proposed detached dwelling on the Retained Lot of consent application B/008/22 (Part 1), to permit:

- a) **Amending By-law 2012-13, Section 7.2.2 (ix):**
a maximum building depth of 21.11 metres (69.26 feet), whereas the By-law permits a maximum building depth of 19.90 metres (65.29 feet);
- b) **Amending By-law 2012-13, Section 7.2.2 (viii):**
three storeys within a single vertical plane, whereas the By-law permits a maximum of two storeys within a single vertical plane; and,
- c) **Amending By-law 2012-13, Section 7.2.2(v):**
a minimum lot frontage of 49.29 percent (19.18 metres), whereas the By-law requires a minimum lot frontage of 50 percent (19.455 metres).

Minor Variance Application A/058/22 (Severed Lot - Part 2)

The Applicant is requesting relief from the requirements of the “Residential Third Density, Exception Two (R3*2) Zone” under By-law 221-81, as amended, as it relates to a proposed detached dwelling on the Severed Lot of consent application B/008/22 (Part 2), to permit:

- a) **Amending By-law 2012-13, Section 7.2.2 (ix):**
a maximum building depth of 21.11 metres (69.26 feet), whereas the By-law permits a maximum building depth of 19.90 metres (65.29 feet);
- b) **Amending By-law 2012-13, Section 7.2.2 (ii):**
an interior side yard setback of 1.45 metres (4.76 feet), whereas the By-law permits a minimum interior side yard setback of 1.80 metres (5.91 feet); and
- c) **Amending By-law 2012-13, Section 7.2.2 (viii):**
three storeys within a single vertical plane, whereas the By-law permits a maximum of two storeys within a single vertical plane.

BACKGROUND

Property Description

The 1,580.70 m² (17,014.51 ft²) subject lands is located on the south side of Lunar Crescent, which is situated east of Woodbine Avenue and north of Highway 7 East (refer to Appendix "A" – Aerial Photo). Surrounding land uses include an established residential neighbourhood comprised primarily of a mix of one and two-storey detached dwellings to the north and east of the subject lands. Commercial plazas are located to the south and west of the subject lands.

There is an existing 190.67 m² (2,052.35 ft²) one-storey detached dwelling on the property, which according to assessment records was constructed in 1955. Mature vegetation exists across the property including multiple large mature trees along the front, side and rear yards.

Proposal

The Applicant is proposing to sever the existing residential lot into two (2) parcels (refer to Appendix "B" – Draft Reference Plan). The retained lot (Part 1) will have a lot area of 790.35 m² (8,507.26 ft²) and a lot frontage of 19.58 m (64.24 ft). The Conveyed Lot (Part 2) will also have a lot area of 790.35 m² (8,507.26 ft²) and a lot frontage of 19.18 m (62.93 ft).

The Applicant is also proposing to demolish the existing one-storey detached dwelling and construct two new two-storey detached dwellings; one on the Conveyed Lot and the other on the Retained Lot (refer to Appendices "C" and "D" for the Architectural Plans for Parts 1 and 2, respectively).

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24, 2017, and updated on April 9, 2018)

The Official Plan designates the subject property "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 minor 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 driveway, and the overall orientation and sizing of new lots within a residential neighbourhood. Planning staff have had regard for the requirements of the infill development criteria in the preparation of the comments provided below.

Zoning By-law 221-81, as amended by By-law 2012-13

The subject property is zoned “Residential Third Density, Exception Two (R3*2)” under By-law 221-81, as amended, which permits one single detached dwelling per lot. Exception Two (2) relates to Amending By-law 2012-13 (the “Amending By-law”) which further amends By-law 221-81. The Amending By-law was enacted by the City of Markham subsequent to an order issued by the Ontario Municipal Board (the “OMB”) on August 8, 2012. Amongst other development standards, the Amending By-law introduced minimum lot frontage and area requirements, so that redevelopment can proceed subject to updated standards.

As it relates to lot division, the Amending By-law provides development standards for a minimum of 50% of the lot frontage of a lot of record existing on the date of the passing of the By-law amendment. The Amending By-law also provides development standards for minimum lot area, set at 50% of a lot of record existing on the date of the passing of the By-law amendment.

The proposed development on the Retained Lot (Part 1) does not comply with the Amending By-law requirements with respect to maximum depth, maximum number of storeys, and minimum lot frontage. The proposed development on the Conveyed Lot (Part 2) does not comply with the Amending By-law requirements with respect to maximum depth, maximum number of storeys, and minimum side yard setback.

Zoning Preliminary Review (ZPR) Undertaken

The Applicant has completed a Zoning Preliminary Review (ZPR) on November 30, 2021 to confirm some of the variances required for the proposed development. Staff note that the ZPR was unable to confirm the exact lot frontages for the proposed consent application. The Applicant subsequently submitted a revised Minor Variance application form on August 25, 2022, confirming the lot frontage variance for the Retained Lot.

To date, a second Zoning Preliminary Review has not been submitted. Consequently, Staff advise that it is the Applicant’s responsibility to ensure that the application has accurately identified all of the variances to the By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the building permit review process, further variance application(s) may be required to address the non-compliance.

COMMENTS

Severance Application B/008/22

The Applicant is proposing one new residential lot be created through provisional consent. As previously noted, it is proposed that both the Retained and Severed Lots will have a lot area of 790.35 m² (8,507.26 ft²). The Retained Lot (Part 1) will have a lot frontage of 19.58 m (64.24 ft), and the Conveyed Lot (Part 2) will have a lot frontage of 19.18 m (62.93 ft). The proposed severance will comply with the minimum lot area requirements; however, the Retained Lot does not comply with the minimum lot frontage requirements.

Planning Staff recognize that there is a variation among lot sizes along the street and within the surrounding neighbourhood, as the area is experiencing a transition with new infill development. Planning Staff are of the opinion that the proposed severance is appropriate and consistent with the emerging lot pattern of the neighbourhood.

Minor Variance Applications A/050/22 and A/058/22

The *Planning Act* states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- 1) The variance must be minor in nature;
- 2) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- 3) The general intent and purpose of the Zoning By-law must be maintained; and,
- 4) The general intent and purpose of the Official Plan must be maintained.

Parts 1 and 2: Increase in Maximum Building Depth

The Applicant is requesting relief to permit a maximum building depth of 21.11 m (69.26 ft) for the proposed dwellings on Parts 1 and 2, whereas the By-law permits a maximum building depth of 19.90 m (65.29 ft). This represents an increase of approximately 6.08% (1.21 m or 3.97 ft) from what the By-law permits.

The variance includes a front covered porch, which adds approximately 0.91 m (3.0 ft) to the overall depth of the building. The proposed building, excluding the porch, has a depth of 20.20 m (66.27 ft), which represents an increase of approximately 1.51% (0.30 m or 0.98 ft).

Staff are of the opinion that the proposed building depth increase is minor in nature.

Parts 1 and 2: Increase in Maximum Number of Storeys

The Applicant is requesting relief to permit a third storey for the proposed dwellings on Parts 1 and 2, whereas the By-law permits a maximum of two storeys within a single vertical plane. Storey, as defined by Amending By-law 2012-13, means:

“the portion of a DWELLING, other than a CELLAR or an unfinished attic, located between the surface of any floor and the surface of the floor or roof above, and shall include a BASEMENT.”

Staff note that the proposed lowest level of the dwellings are located above-grade, and fall within the definition of “basement” rather than a cellar. The proposed above-grade basements are therefore counted as an additional storey.

Staff further note that the proposed dwellings comply with the maximum height requirements of 9.80 m (32.15 ft) to the midpoint of the roof, as set out in the Amending By-law. As such, Staff have no concerns with the requested variance.

Part 1: Reduction in Minimum Lot Frontage

The Applicant is requesting relief to permit a reduced lot frontage of 49.29% (19.18 m or 62.93 ft) for Part 1, whereas the By-law requires a minimum lot frontage of 50% (19.46 m or 63.85 ft). This represents a reduction of 1.44% (0.28 m or 0.92 ft) from what the By-law permits.

Staff note that the proposed lots comply with the minimum lot area requirements set out in the Amending By-law. Therefore, Staff are of the opinion that the proposed lot frontage reduction is minor in nature and generally consistent with what the By-law permits.

Part 2: Reduction in Interior Side Yard Setback

The Applicant is requesting a minimum interior (east) side yard setback of 1.45 m (4.76 ft) for the proposed dwelling located on Part 2, whereas the By-law requires a minimum side interior side yard setback of 1.80 m (5.91 ft). This represents a reduction of 19.44% (0.35 m or 1.15 ft) from what the By-law permits.

The requested variance is entirely attributable to the proposed 0.46 m (1.51 ft) bay window projection located on the east side of the Part 2 dwelling. The main component of the building, excluding the bay window, has an interior side yard setback of 1.91 m (6.27 ft) which complies with By-law requirements.

Staff are of the opinion that the proposed side yard reduction will not impact the character of the neighbourhood. Additionally, Engineering Staff have reviewed the application and have no concern with the variance respecting drainage.

Engineering and Urban Design Advisory Comments

Engineering and Urban Design Staff advises that the construction of the new dwellings would be subject to a future Residential Infill Grading and Servicing (“RGS”) application

process prior to the submission of a building permit application. The RGS process, includes, but is not limited to:

1. The review of site servicing and grading plans;
2. Municipal inspections for the installation of the proposed sanitary, storm and watermain service connections to service the newly created lot and disconnect any unused service connection;
3. The review of Tree Assessment and Preservation Plans;
4. Erection of required tree protection fencing; and,
5. Appropriate tree removal compensation via replacement trees and/or cash-in-lieu payment.

The Applicant is further advised that they are required to apply for, and obtain, a Tree Permit from the City for any proposed injury to, or removal of, any trees on-site, including City street trees in accordance with the City's Tree Preservation By-law 2008-96 and conditions of a Tree Permit.

PUBLIC INPUT SUMMARY

No written submissions were received as of September 16, 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 severance application with regard for Section 51(24) and 53 of the *Planning Act, R.S.O. 1990, c.P.13, as amended*, and have no objection to the proposed consent.

Planning Staff have also reviewed the minor variance applications with respect to Section 45(1) of the *Planning Act* and have no objection. Planning Staff are of the opinion that the variances requested for each lot, both separately, and collectively, meet the four tests under Section 45(1) of the *Planning Act*. Staff recommend that the Committee consider public input in reaching a decision.

Staff further recognize that the neighbourhood is experiencing a transition towards new infill development, and do not anticipate that the proposed developments would adversely impact the planned function or character of the neighbourhood.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the *Planning Act* and zoning by-law, and how they satisfy the requirements for the granting of severances and minor variances.

Please refer to Appendices "E" to "G" for conditions to be attached to any approval of this application.

PREPARED BY:



Melissa Leung, MCIP RPP, Planner II, Central District

REVIEWED BY:



Deanna Schlosser, MCIP RPP, Senior Planner, Central District

File Path: Amanda\File\22 114437\Documents\District Team Comments Memo

APPENDICES

Appendix "A" – Aerial Photo

Appendix "B" – Draft Reference Plan

Appendix "C" – Architectural Plans (Retained Lot - Part 1)

Appendix "D" – Architectural Plans (Conveyed Lot - Part 2)

Appendix "E" – B/008/22 Conditions of Approval

Appendix "F" – A/050/22 Conditions of Approval

Appendix "G" – A/058/22 Conditions of Approval



Legend

1: 1,128



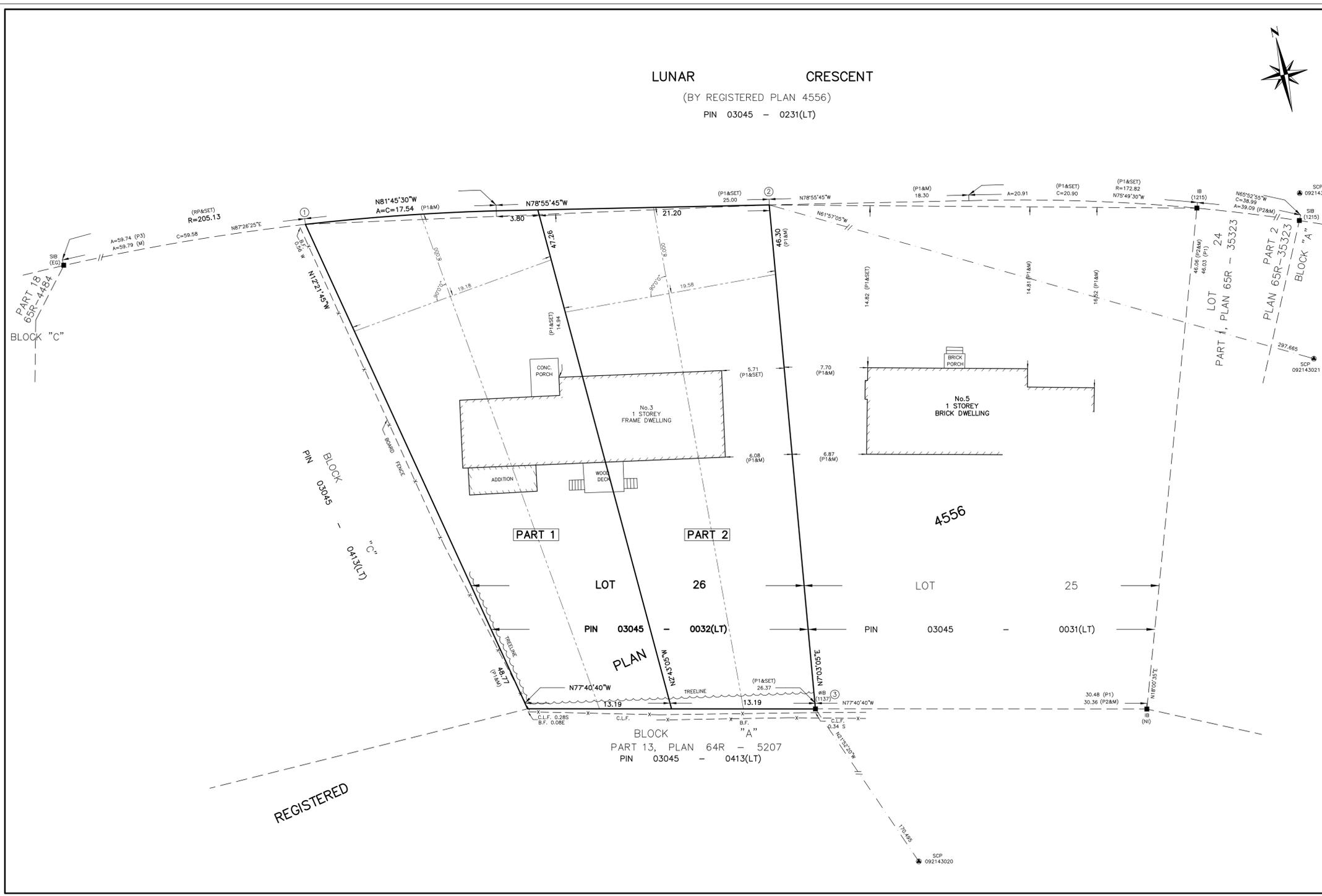
57.3 0 28.65 57.3 Meters

NAD_1983_UTM_Zone_17N
© City of Markham

DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email cgis@markham.ca and you will be directed to the appropriate department.

Notes

B/008/22, A/050/22, and A/058/22 - 3
Lunar Crescent



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE _____, 2021

Z. ZENG
 ONTARIO LAND SURVEYOR

PLAN 65R-
 RECEIVED AND DEPOSITED

DATE _____, 2021

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No. 65)

SCHEDULE			
PART	ALL OF LOT	REGISTERED PLAN	ALL OF PIN
1	26	4556	03045-0032(LT)
2			
			AREA(m ²)
			790.35
			790.35

PLAN OF SURVEY OF LOT 26, REGISTERED PLAN 4556 CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK

SCALE 1:200

MANDARIN SURVEYORS LIMITED, O.L.S.

METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- LEGEND**
- DENOTES MONUMENT SET
 - DENOTES MONUMENT FOUND
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - RB DENOTES ROUND IRON BAR
 - RP DENOTES REGISTERED PLAN 4556
 - P1 DENOTES PLAN OF SURVEY BY HORTON CARR & HAYNES, O.L.S. DATED SEPTEMBER 23, 1954
 - P2 DENOTES PLAN OF SURVEY BY ERTL SURVEYORS, O.L.S. DATED NOVEMBER 27, 2015
 - P3 DENOTES PLAN 65R-4484
 - PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - M DENOTES MEASURED
 - N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
 - C.L.F. DENOTES CHAIN LINK FENCE
 - B.F. DENOTES BOARD FENCE
 - 1137 DENOTES R.G. MCKIBBON, O.L.S.
 - 1215 DENOTES ERTL SURVEYORS, O.L.S.
 - E.G. DENOTES EDWARDS & GUNN LTD., O.L.S.
 - O.U. DENOTES ORIGIN UNKNOWN
 - N.I. DENOTES NOT IDENTIFIABLE
 - SCP DENOTES SPECIFIED CONTROL POINTS

NOTES

BEARINGS ARE U.T.M. GRID DERIVED FROM SPECIFIED CONTROL POINTS 092143020 AND 092143021, U.T.M. ZONE 17, NAD83

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99979152

SPECIFIED CONTROL POINTS (SCP's)
 U.T.M. ZONE 17, NAD83
 COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG.216/10

POINT ID	NORTHING	EASTING
SCP 092143020	4856574.131	632100.266
SCP 092143021	4856638.342	632305.141
1	4856785.623	632000.544
2	4856778.309	632042.436
3	4856732.354	632036.752

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 29th DAY OF AUGUST, 2020

NOVEMBER 8, 2021

Z. ZENG
 ONTARIO LAND SURVEYOR

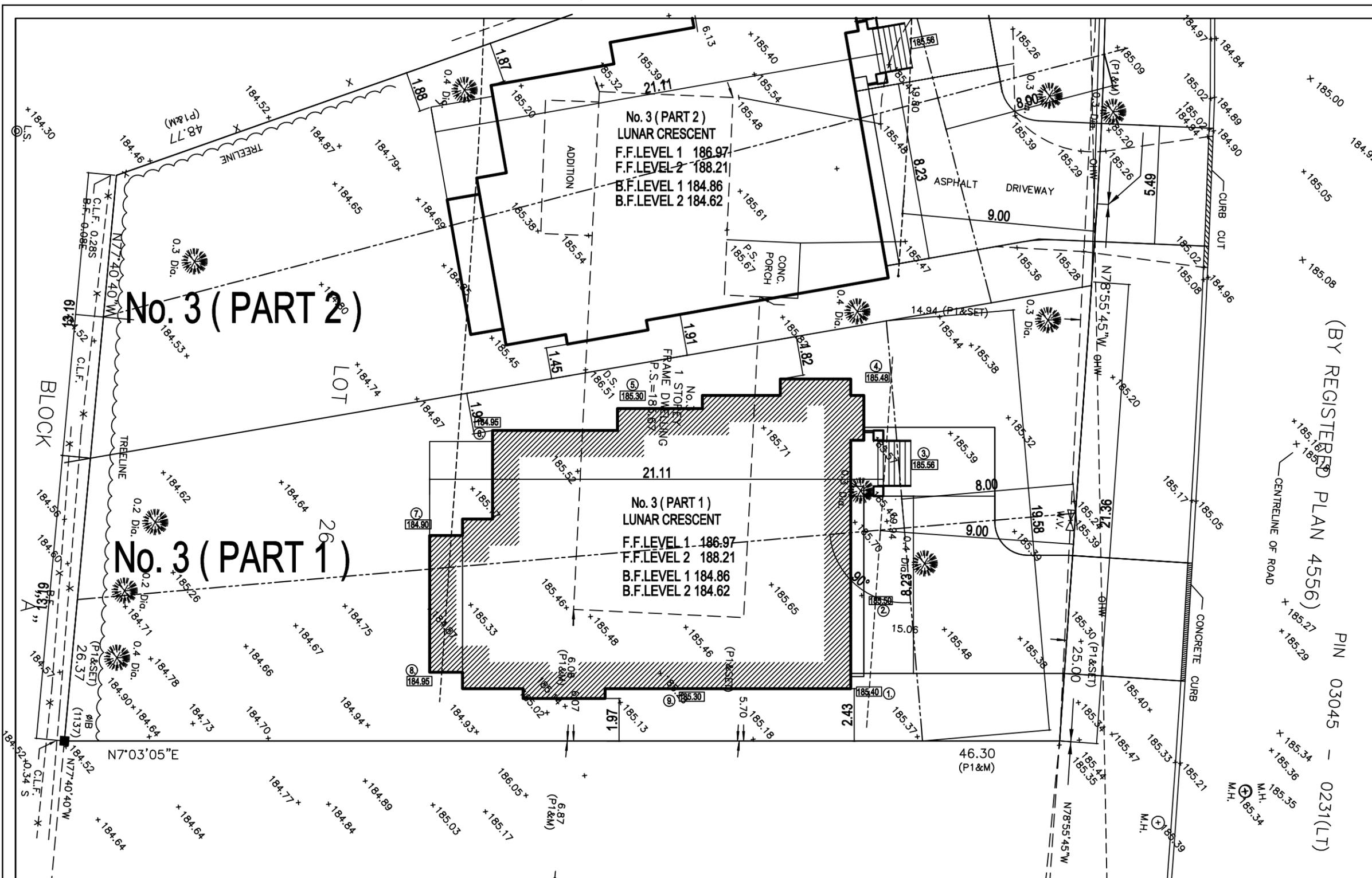
MANDARIN SURVEYORS LIMITED
 ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
 WWW.MANDARINSURVEYOR.COM
 2400 MIDLAND AVENUE #121 PHONE: (647) 430-1366 FAX: (647) 799-4068
 TORONTO, ONTARIO, M1S 1A7 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: S.Z. CAD No: 20-265RPLAN JOB No: 2020-265

Appendix C

File: 22.114437.000.00.CSNT

Date: 09/16/22
MM/DD/YY



(BY REGISTERED PLAN 4556) PIN 03045 - 0231(LT)

SITE INFORMATION PART 1

LOT AREA = 8507.53 Sq.Ft. / 790.35 Sq.M.
 LOT COVERAGE = 31.07 % (2643.37 Sq.Ft.)
 (INCLUDING COVERED PORCH)

BUILDING FLOOR AREA

FIRST FLOOR AREA = 2654.37 Sq.Ft. / 246.59 Sq.M.
 SECOND FLOOR AREA = 2484.51 Sq.Ft. / 230.81 Sq.M.
 TOTAL 5138.88 Sq.Ft. / 477.40 Sq.M.
 GARAGE = 685.85 Sq.Ft. / 63.71 Sq.M.
 BASEMENT AREA = 1957.52 Sq.Ft. / 181.85 Sq.M.

MARK	DATE	DESCRIPTION
1.	04 06 2021	ISSUED FOR ZONING REVIEW
2.		

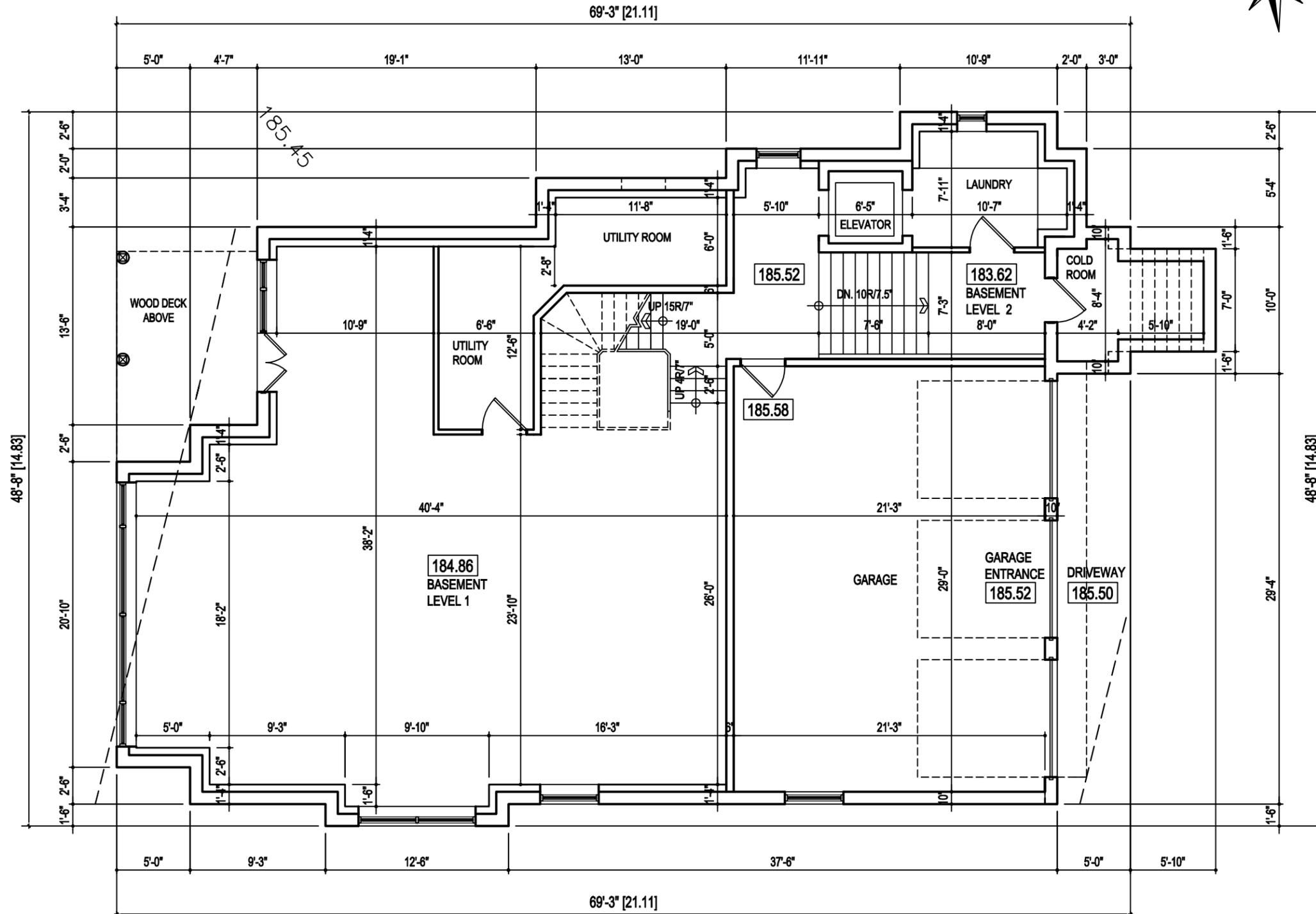
DESIGN	PROJECT :
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer. <small>Qualification Information Required unless design is exempt under Division C-3.2.5.1. of the 2006 Ontario Building Code</small>	No. 3 (PART 1) LUNAR CRESCENT City of Markham 2 STOREY DWELLING
Registration Information <small>Required unless design is exempt under Division C-3.2.4.1. of the 2006 Ontario Building Code</small>	DRW :
PAAR Architecture and Interior Design Inc. <small>BCIN / BCDN</small>	SITE PLAN

	PAAR DESIGN INC. 22 BLUE FOREST DR. TORONTO ON. M3H 4W2 P: 416 630 2106 www.paardesign.com info.paardesign.com	scale 1/16"=1'-0" A 0.1

Appendix C

File: 22.114437.000.00.CSNT

Date: 09/16/22
MM/DD/YY



MARK	DATE	DESCRIPTION
1.	07 07 2021	ISSUED FOR ZONING REVIEW
2.		

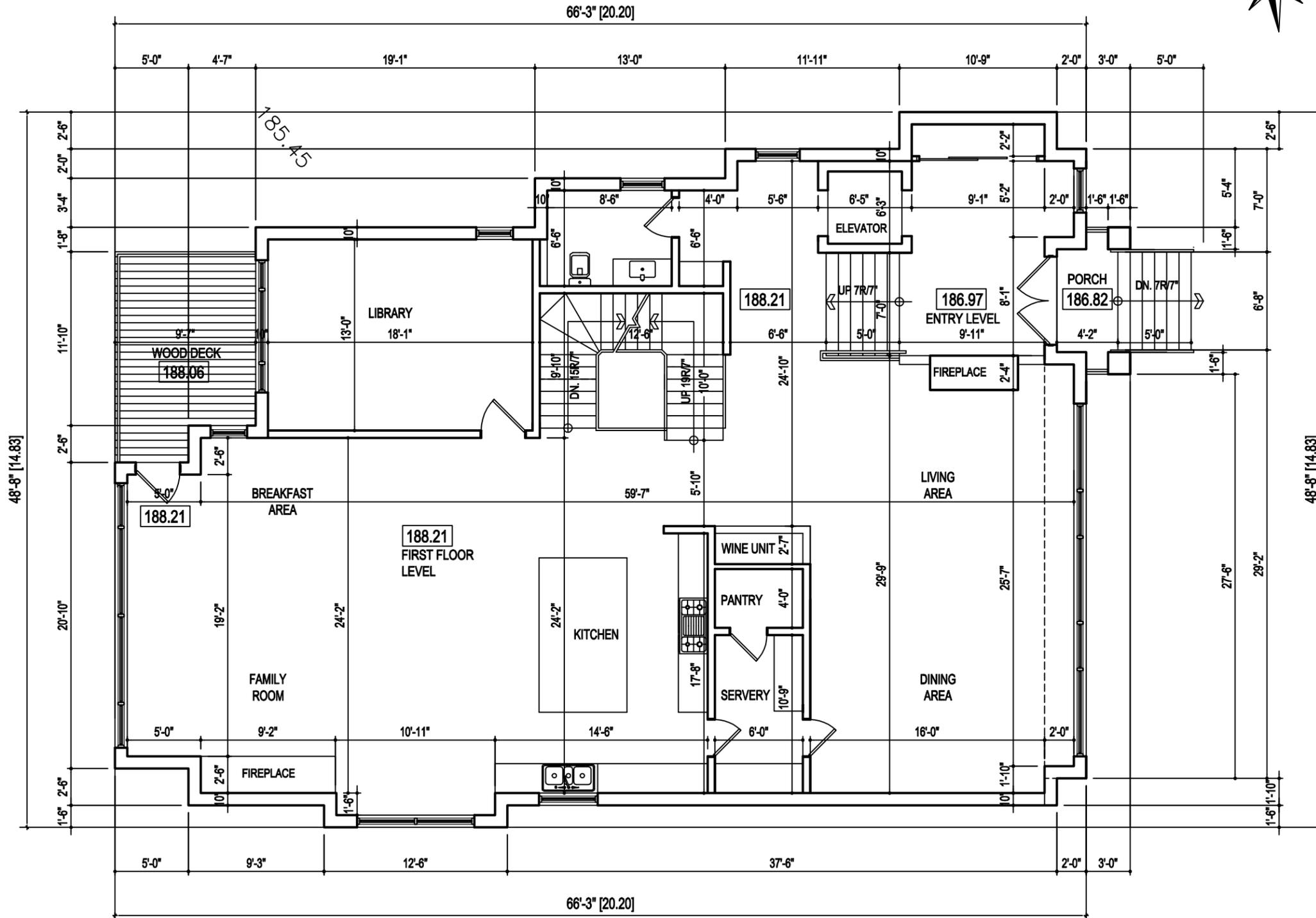
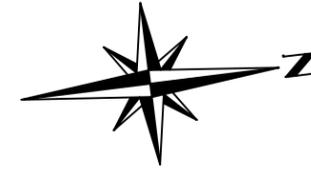
DESIGN <small>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer. Qualification Information Required unless design is exempted under Division C-3.2.5.1 of the 2006 Ontario Building Code</small>	PROJECT :
Zoran Paar <small>Registration Information BCIN / BCON 24546 Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code</small>	No. 3 (PART 1) LUNAR CRESCENT City of Markham 2 STOREY DWELLING
PAAR Architecture and Interior Design Inc. <small>Firm Name</small>	
	DRW : BASEMENT PLAN

 PAAR DESIGN INC. <small>22 BILLIE FOREST DR. TORONTO, ON. M3H 4W2 p: 416 630 2108 www.paar-design.com info.paar-design.com</small>	scale 1/8"=1'-0"	A1.1
--	-------------------------	-------------

Appendix C

File: 22.114437.000.00.CSNT

Date: 09/16/22
MM/DD/YY



MARK	DATE	DESCRIPTION
1.	07 07 2021	ISSUED FOR ZONING REVIEW
2.		

DESIGN
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.
Qualification Information
Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar 24546
Registration Information BCRN / BCCN
Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765
Firm Name BCRN / BCCN

PROJECT :
**No. 3 (PART 1)
LUNAR CRESCENT
City of Markham
2 STOREY DWELLING**

DRW :
FIRST FLOOR PLAN

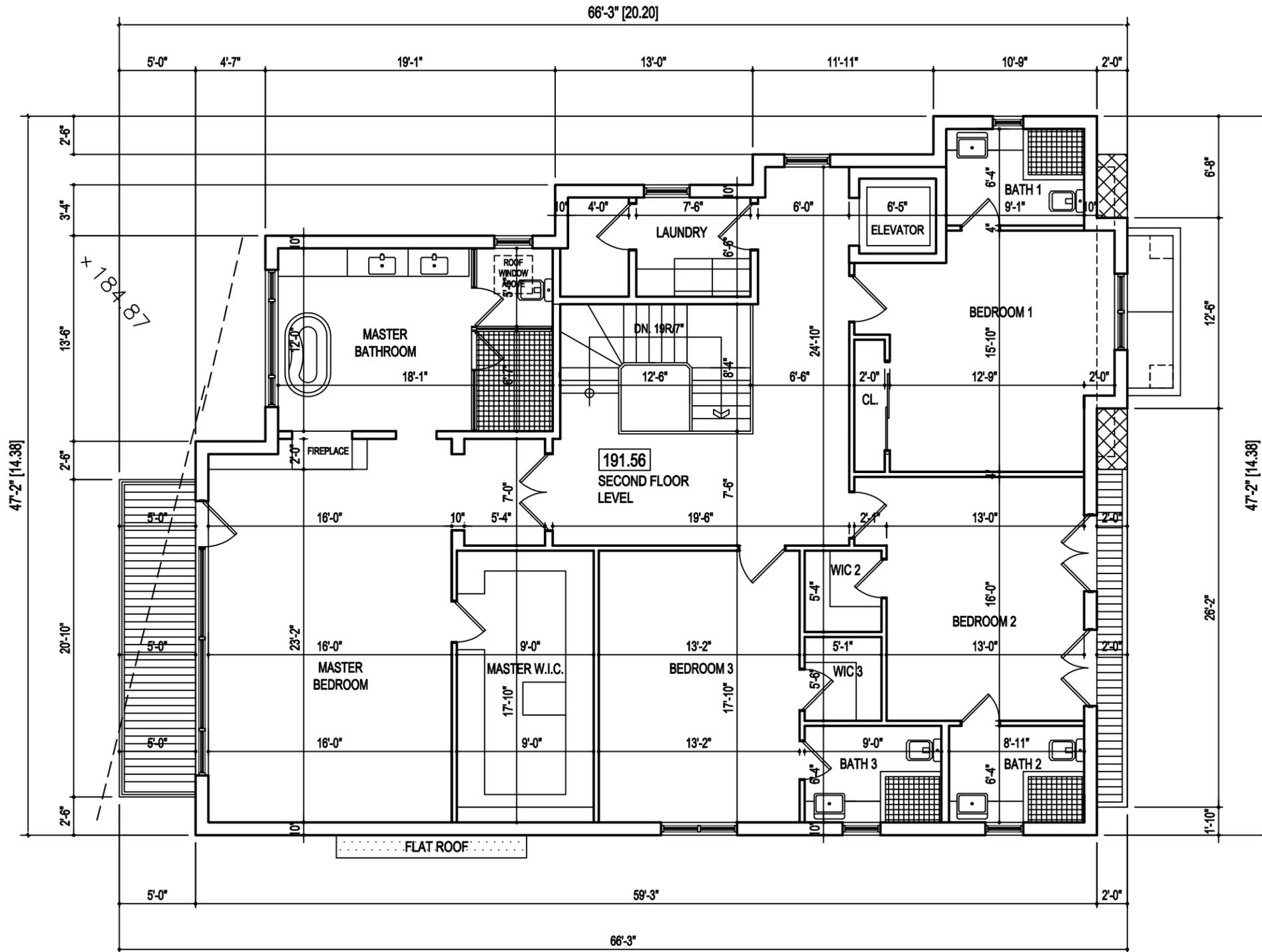
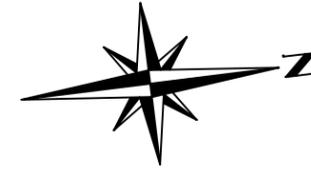
PAAR DESIGN INC.
22 BILLIE FOREST DR.
TORONTO, ON.
M3H 4W2
p: 416 630 2108
www.paar-design.com
info.paar-design.com

scale 1/8"=1'-0" **A1.2**

Appendix C

File: 22.114437.000.00.CSNT

Date: 09/16/22
MM/DD/YY



MARK	DATE	DESCRIPTION
1.	07 07 2021	ISSUED FOR ZONING REVIEW
2.		

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar 24546
BCIN / BCDN

Registration Information
Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765
Firm Name BCIN / BCDN

PROJECT :
**No. 3 (PART 1)
LUNAR CRESCENT
City of Markham
2 STOREY DWELLING**

DRW :
SECOND FLOOR PLAN

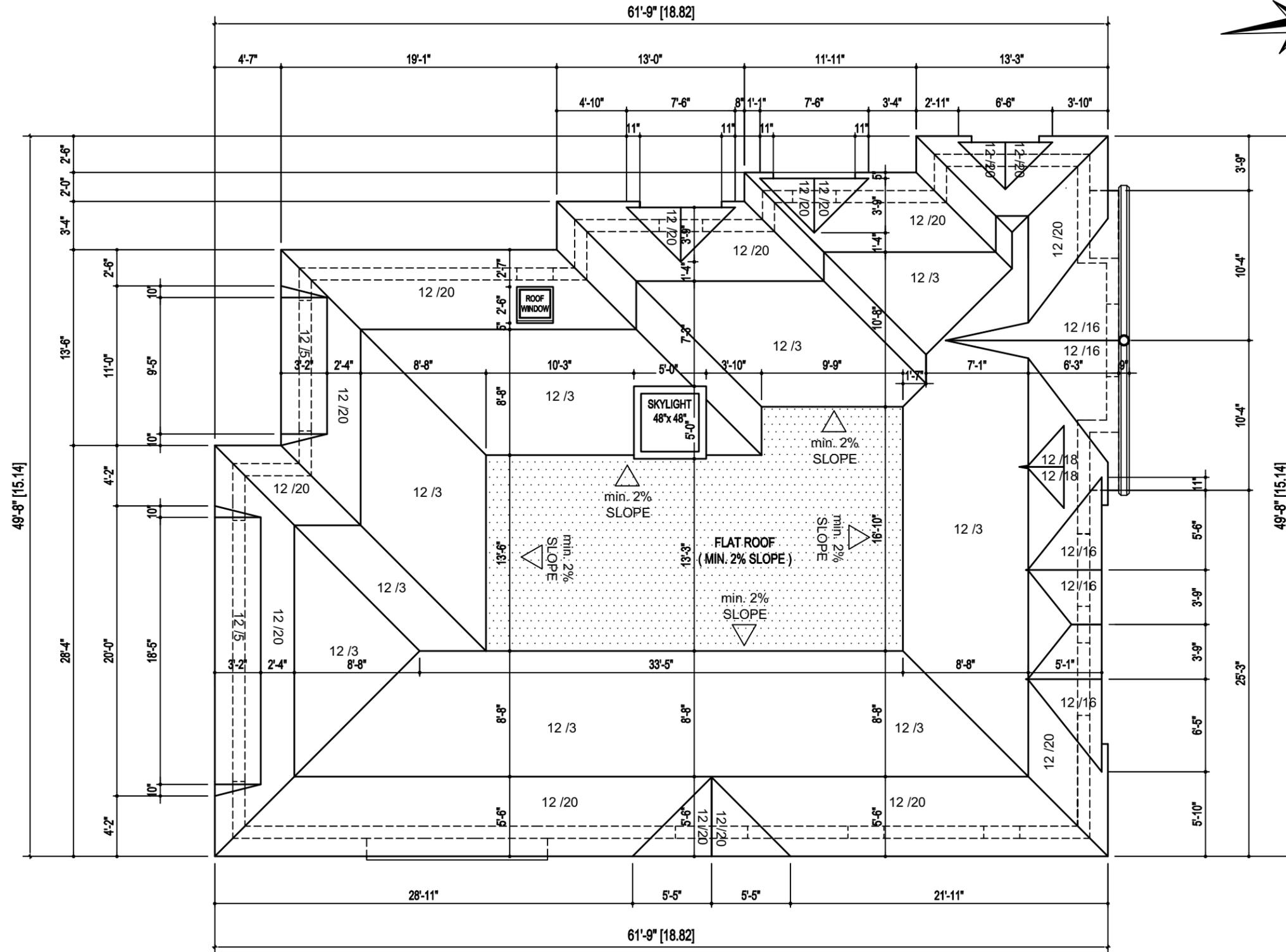
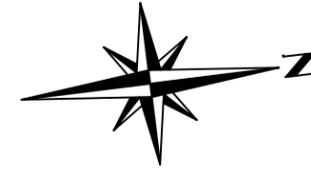
PAAR DESIGN INC.
22 BILLIE FOREST DR.
TORONTO, ON.
M3H 4W2
p: 416 630 2108
www.paar-design.com
info.paar-design.com

scale 1/8"=1'-0" **A1.3**

Appendix C

File: 22.114437.000.00.CSNT

Date: 09/16/22
MM/DD/YY



MARK	DATE	DESCRIPTION
1.	07 07 2021	ISSUED FOR ZONING REVIEW
2.		

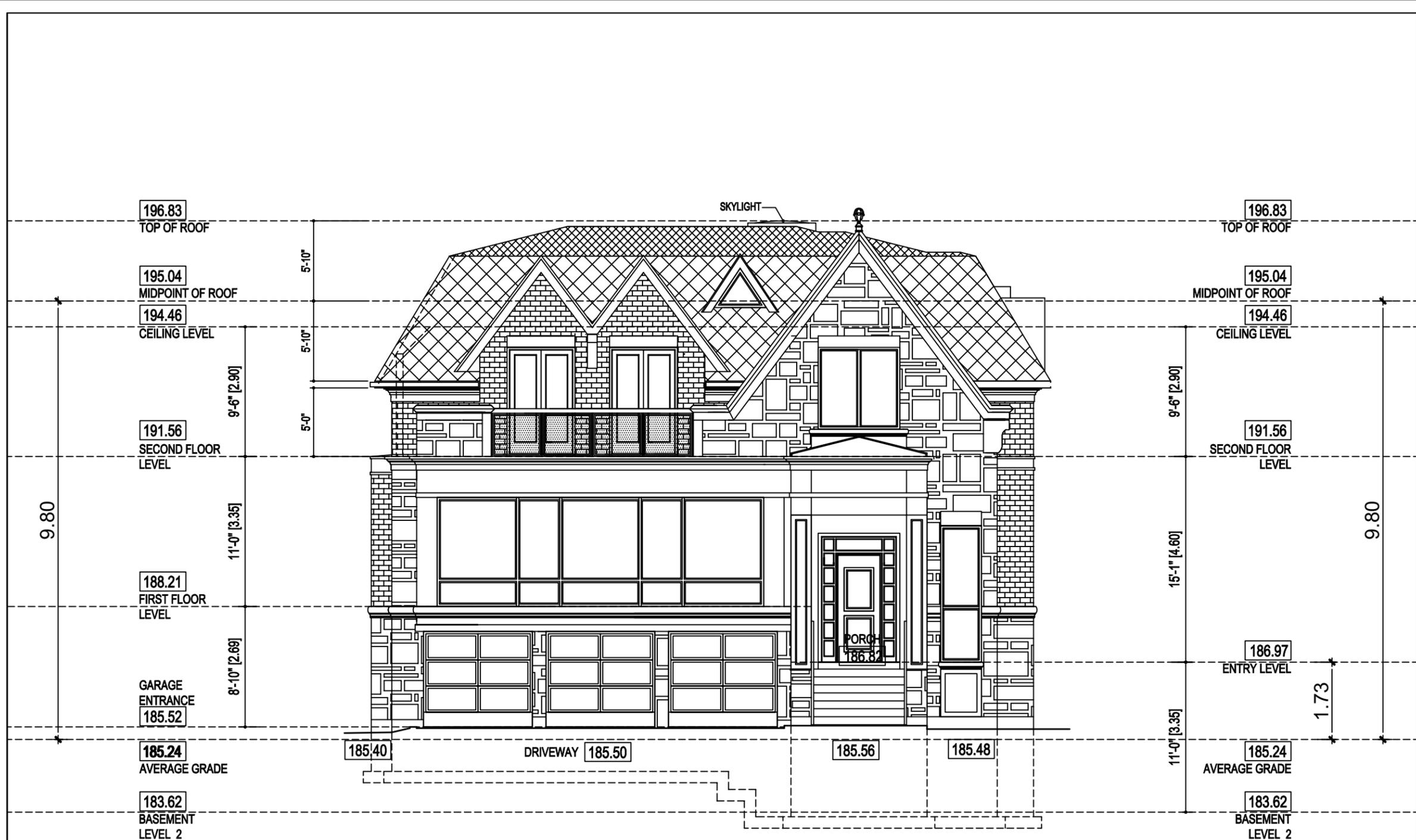
<p>DESIGN</p> <p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.</p> <p>Qualification Information Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code</p> <p>Zoran Paar  24546 Registration Information BCRN / BCCN Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code</p> <p>PAAR Architecture and Interior Design Inc.  31765 Firm Name BCRN / BCCN</p>	<p>PROJECT :</p> <p>No. 3 (PART 1) LUNAR CRESCENT City of Markham 2 STOREY DWELLING</p> <p>DRW : ROOF PLAN</p>
--	--

	<p>PAAR DESIGN INC. 22 BLUE FOREST DR. TORONTO, ON. M3H 4W2 p: 416 630 2108 www.paar-design.com info.paar-design.com</p>	<p>scale 1/8"=1'-0"</p>	<h1>A1.4</h1>
---	--	-------------------------	---------------

Appendix C

File: 22.114437.000.00.CSNT

Date: 09/16/22
MM/DD/YY



MARK	DATE	DESCRIPTION
1.	07 07 2021	ISSUED FOR ZONING REVIEW
2.		

DESIGN
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.
Qualification Information
Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar 24546
BCIN / BCON

Registration Information
Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765
Firm Name BCON / BCON

PROJECT :
No. 3 (PART 1)
LUNAR CRESCENT
City of Markham
2 STOREY DWELLING

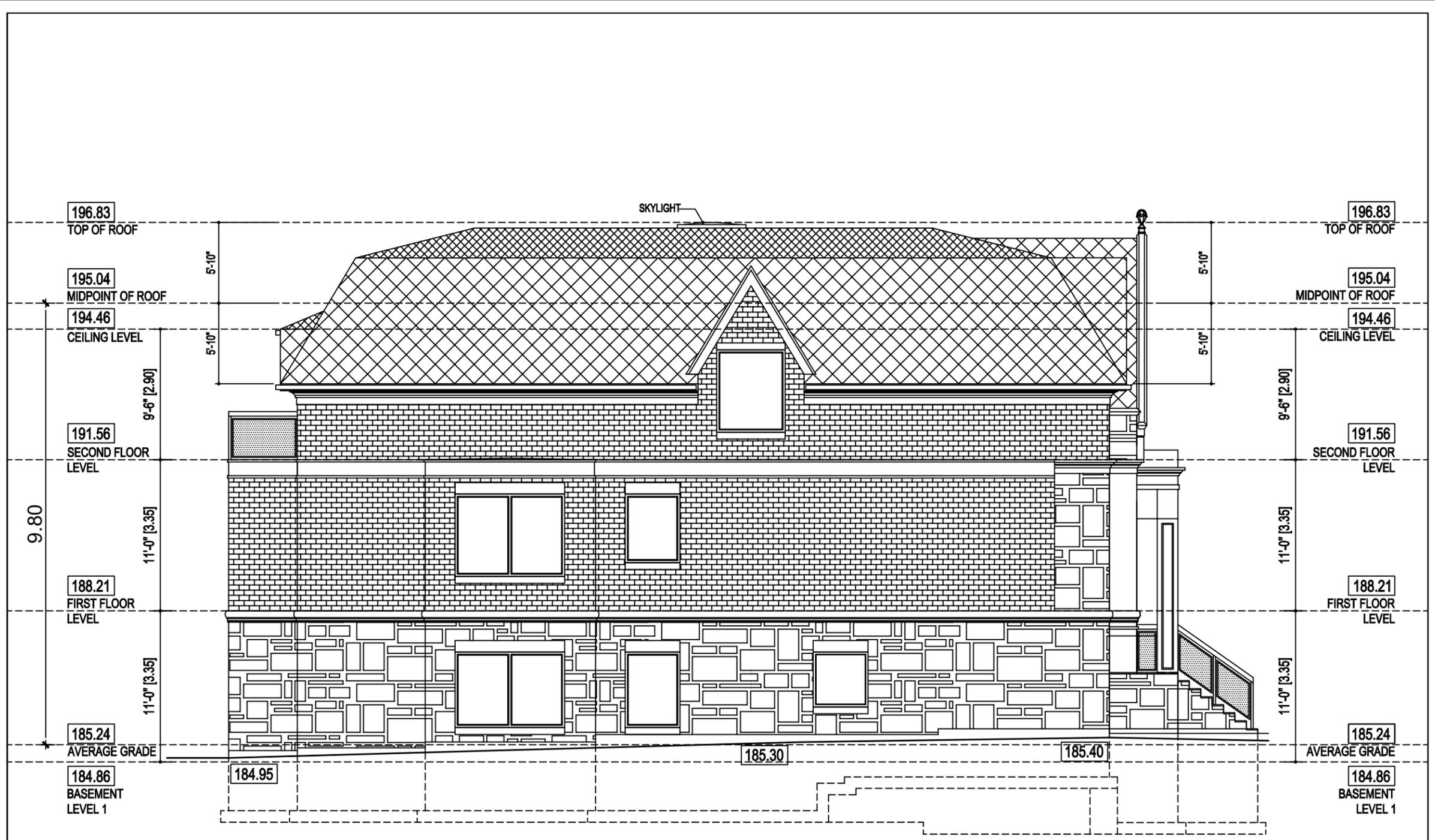
DRW :
FRONT/ NORTH ELEVATION

	PAAR DESIGN INC. 22 BLUE FOREST DR. TORONTO, ON. M3H 4W2 p: 416 630 2108 www.paar-design.com info.paar-design.com	scale 1/8"=1'-0"	<h1>A2.1</h1>
	PAAR DESIGN INC. 22 BLUE FOREST DR. TORONTO, ON. M3H 4W2 p: 416 630 2108 www.paar-design.com info.paar-design.com		

Appendix C

File: 22.114437.000.00.CSNT

Date: 09/16/22
MM/DD/YY



MARK	DATE	DESCRIPTION
1.	07 07 2021	ISSUED FOR ZONING REVIEW
2.		

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
Required unless design is exempted under Division C-3.2.5.1 of the 2006 Ontario Building Code

Zoran Paar  24546
BCIN / BCON

Registration Information
Required unless design is exempted under Division C-3.2.4.1 of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc.  31765
Firm Name BCON / BCON

PROJECT :

**No. 3 (PART 1)
LUNAR CRESCENT
City of Markham
2 STOREY DWELLING**

DRW :
SIDE/ EAST ELEVATION

PAAR DESIGN INC.

22 BILLIE FOREST DR.
TORONTO, ON.
M3H 4W2
p: 416 630 2108
www.paardesign.com
info.paardesign.com

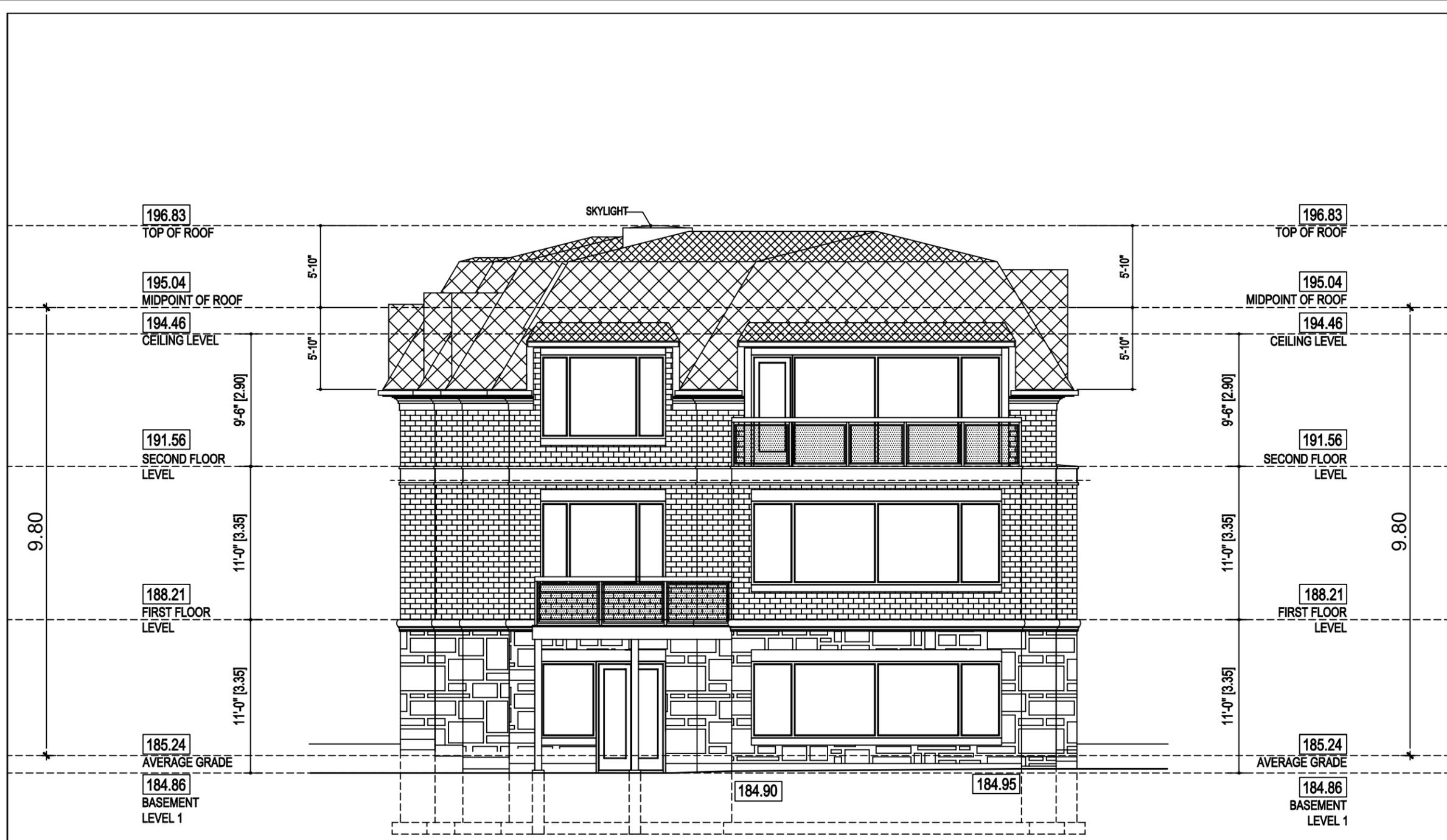
scale 1/8"=1'-0"

A2.2

Appendix C

File: 22.114437.000.00.CSNT

Date: 09/16/22
MM/DD/YY



MARK	DATE	DESCRIPTION
1.	07 07 2021	ISSUED FOR ZONING REVIEW
2.		

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar  24546
Registration Information BCRN / BCCN
Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc.  31765
Firm Name BCRN / BCCN

PROJECT :
No. 3 (PART 1)
LUNAR CRESCENT
City of Markham
2 STOREY DWELLING

DRW :
REAR/ SOUTH ELEVATION

PAAR DESIGN INC.
22 BILLIE FOREST DR.
TORONTO, ON.
M3H 4W2
p: 416 630 2108
www.paar-design.com
info.paar-design.com

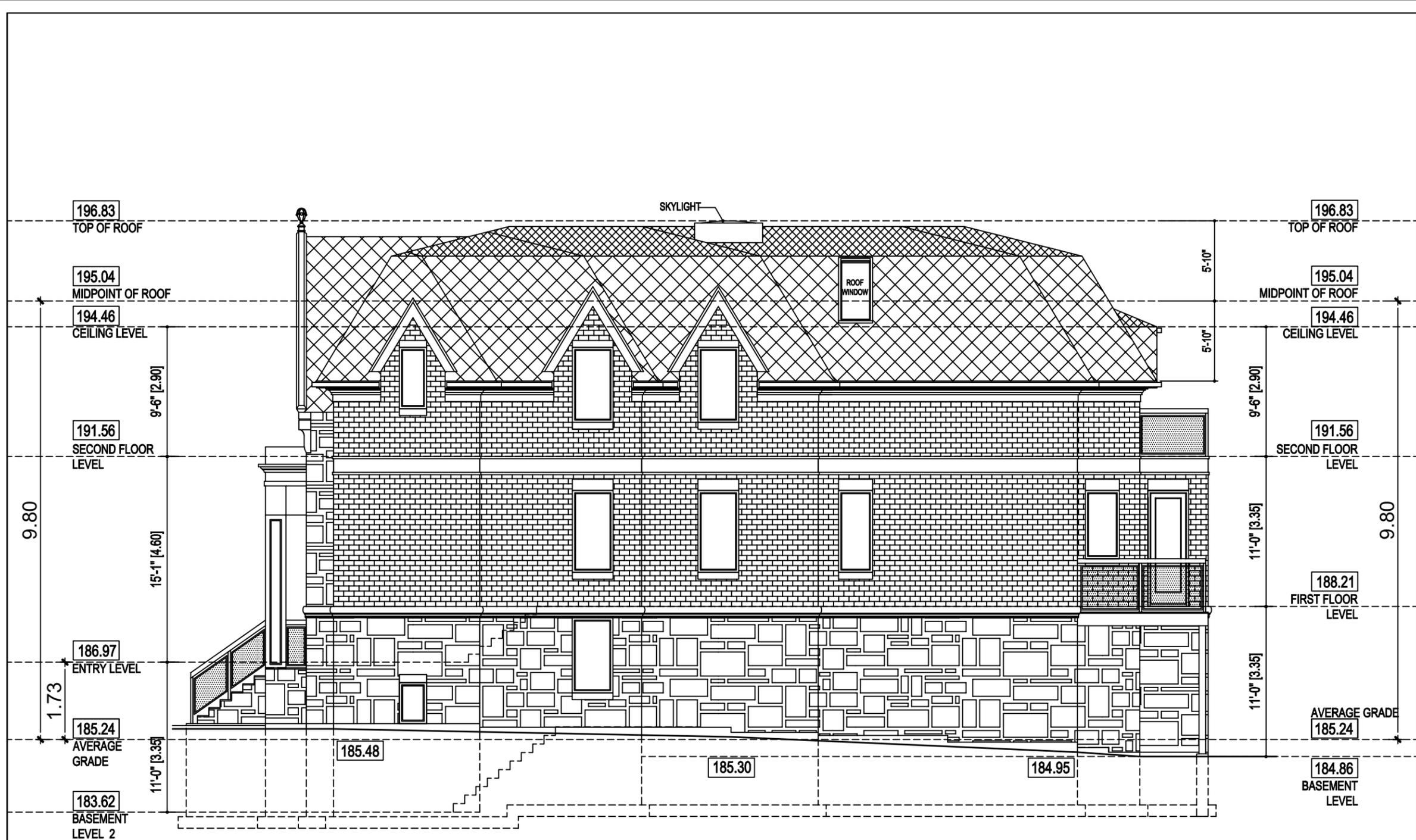
PAAR DESIGN

scale 1/8"=1'-0" **A2.3**

Appendix C

File: 22.114437.000.00.CSNT

Date: 09/16/22
MM/DD/YY



MARK	DATE	DESCRIPTION
1.	07 07 2021	ISSUED FOR ZONING REVIEW
2.		

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
Required unless design is exempted under Division C-3.2.5.1 of the 2006 Ontario Building Code

Zoran Paar 24546
BCIN / BCON

Registration Information
Required unless design is exempted under Division C-3.2.4.1 of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765
Firm Name BCIN / BCON

PROJECT :
No. 3 (PART 1)
LUNAR CRESCENT
City of Markham
2 STOREY DWELLING

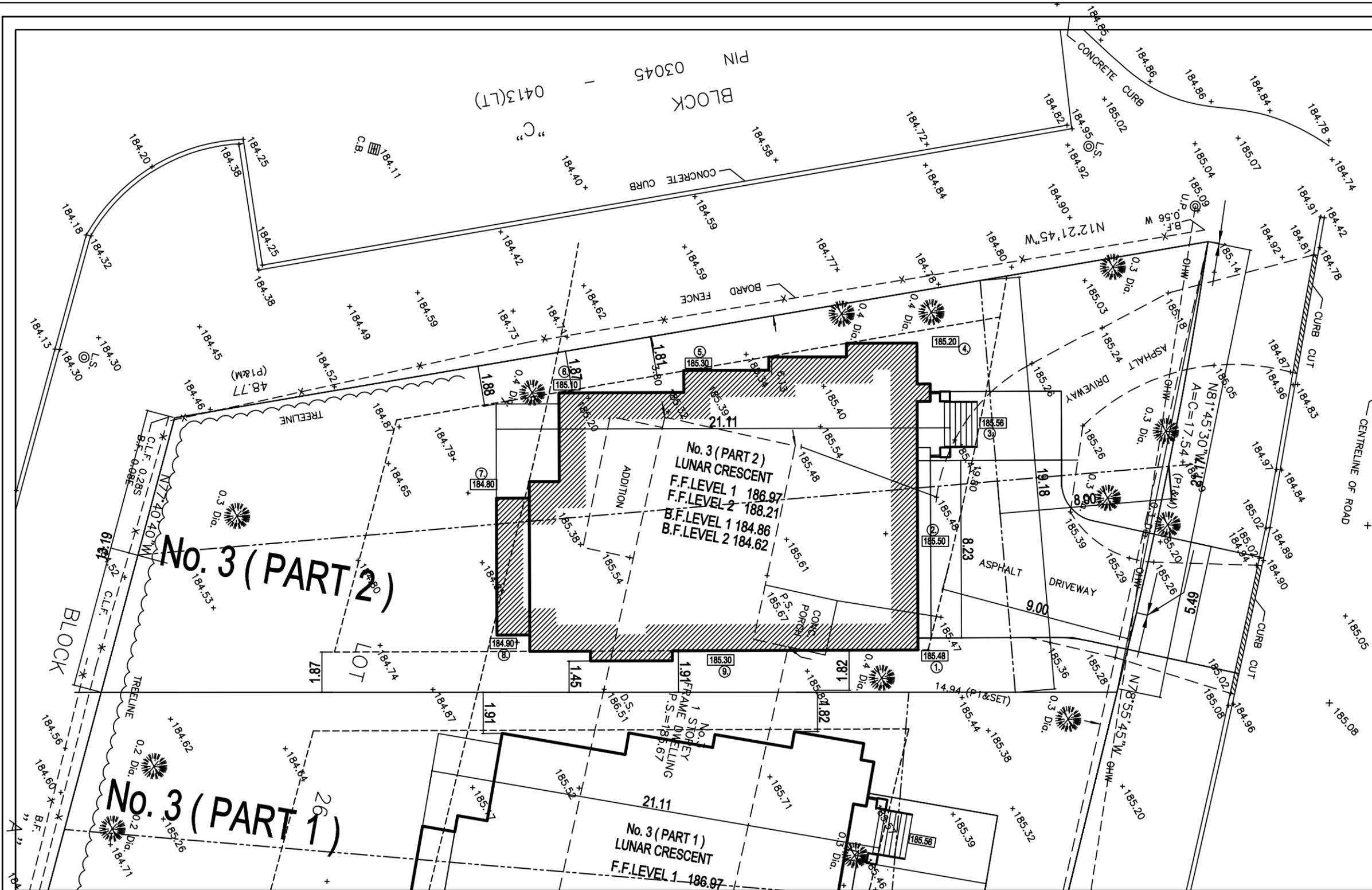
DRW :
SIDE/ WEST ELEVATION

	PAAR DESIGN INC. 22 BLLE FOREST DR. TORONTO, ON. M3H 4W2 p: 416 630 2108 www.paar-design.com info.paar-design.com	scale 1/8"=1'-0"	<h1>A2.4</h1>
	PAAR DESIGN INC. 22 BLLE FOREST DR. TORONTO, ON. M3H 4W2 p: 416 630 2108 www.paar-design.com info.paar-design.com		

Appendix D

File: 22.114437.000.00.CSNT

Date: 09/16/22
MM/DD/YY



SITE INFORMATION PART 2

LOT AREA = 8507.53 Sq.Ft. / 790.35 Sq.M.
 LOT COVERAGE = 30.94 % (2632.49 Sq.Ft.)
 (INCLUDING COVERED PORCH)

BUILDING FLOOR AREA

FIRST FLOOR AREA = 2641.50 Sq.Ft. / 245.39 Sq.M.
 SECOND FLOOR AREA = 2497.05 Sq.Ft. / 231.97 Sq.M.
 TOTAL 5138.55 Sq.Ft. / 477.37 Sq.M.
 GARAGE = 685.85 Sq.Ft. / 63.71 Sq.M.
 BASEMENT AREA = 1946.64 Sq.Ft. / 180.84 Sq.M.

DESCRIPTION	
ISSUED FOR ZONING REVIEW	
PROJECT :	No. 3 (PART 2) LUNAR CRESCENT City of Markham 2 STOREY DWELLING
DRW :	SITE PLAN
scale 1/16"=1'-0"	A 0.1



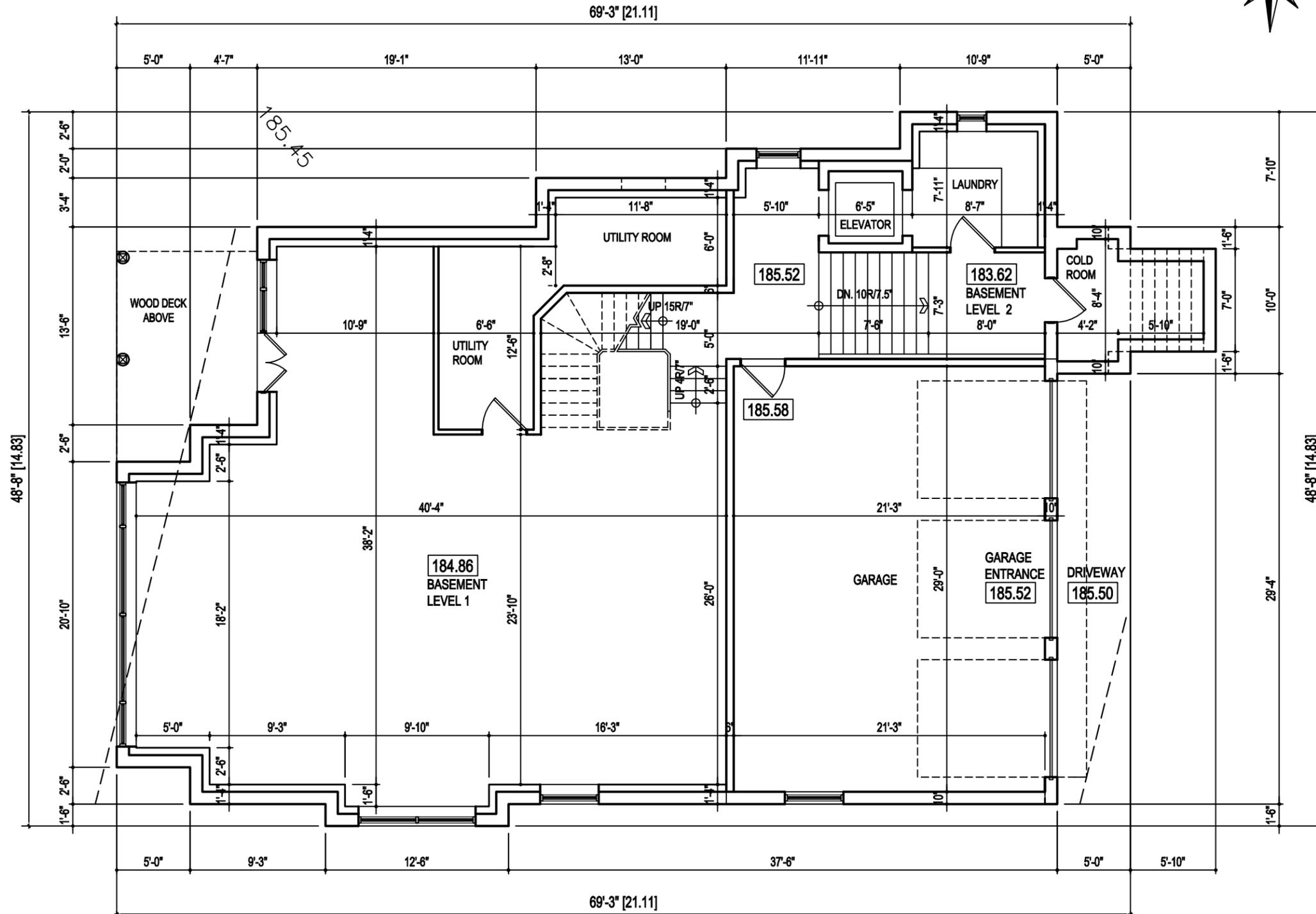
PAAR DESIGN INC.
 22 BLUE FOREST DR.
 TORONTO ON.
 M3H 4W2
 P: 416 630 2106
 www.paardesign.com
 info.paardesign.com

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.
 Qualification Information
 Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code
 Registration Information
 Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code
 24546
 BCIN / BCDN
 31785
 BCIN / BCDN

Appendix D

File: 22.114437.000.00.CSNT

Date: 09/16/22
MM/DD/YY



MARK	DATE	DESCRIPTION
1.	07 07 2021	ISSUED FOR ZONING REVIEW
2.		

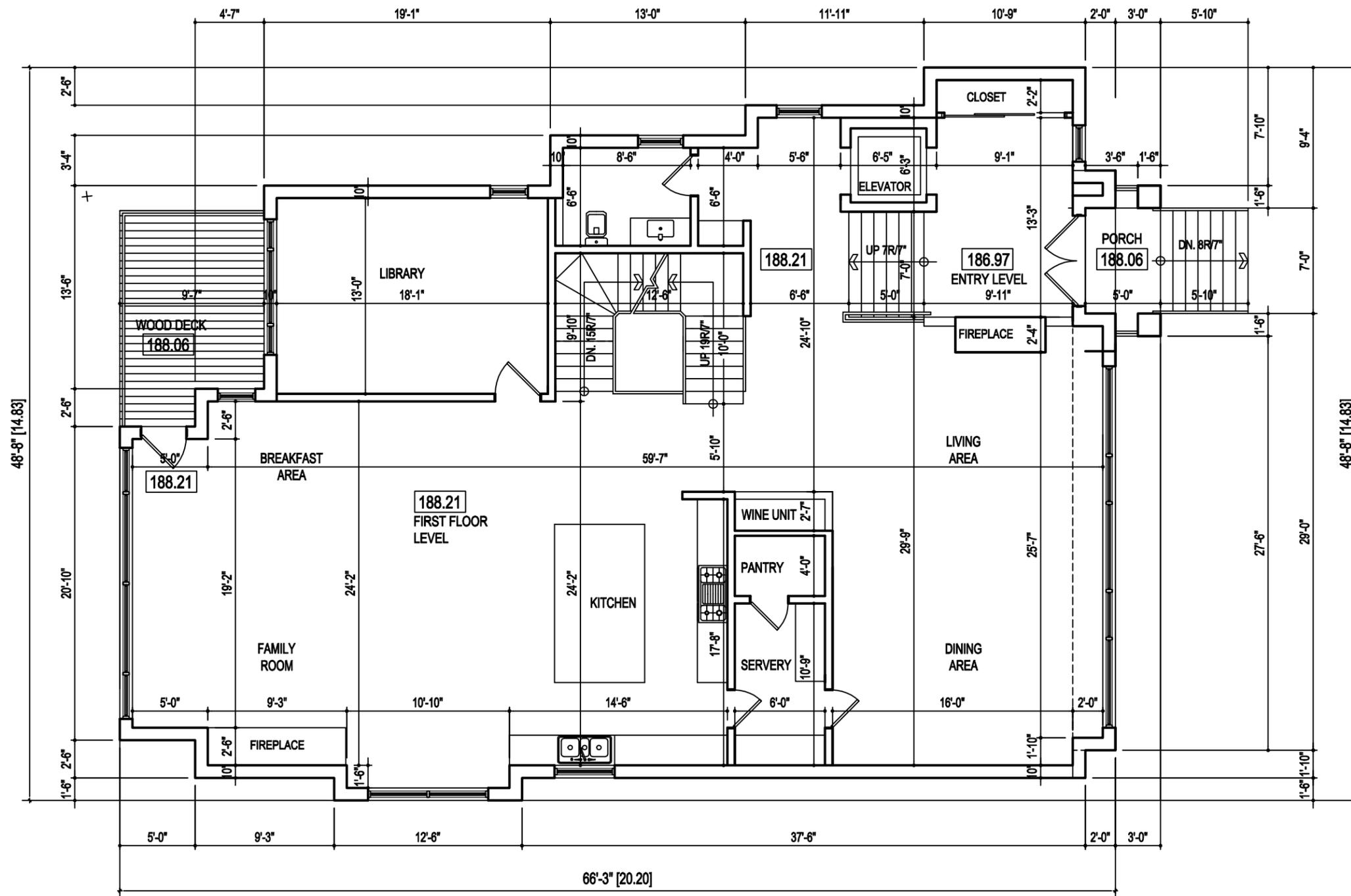
<p>DESIGN</p> <p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.</p> <p>Qualification Information Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code</p> <p>Zoran Paar  24546 BCIN / BCON</p> <p>Registration Information Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code</p> <p>PAAR Architecture and Interior Design Inc.  31765 Firm Name BCON / BCON</p>	<p>PROJECT :</p> <p>No. 3 (PART 2) LUNAR CRESCENT City of Markham 2 STOREY DWELLING</p> <p>DRW : BASEMENT PLAN</p>
---	--

<p>PAAR DESIGN</p> <p>22 BILLIE FOREST DR. TORONTO, ON. M3H 4W2 p: 416 630 2108 www.paardesign.com info.paardesign.com</p>	<p>PAAR DESIGN INC.</p> <p>scale 1/8"=1'-0"</p> <p>A1.1</p>
---	--

Appendix D

File: 22.114437.000.00.CSNT

Date: 09/16/22
MM/DD/YY



MARK	DATE	DESCRIPTION
1.	07 07 2021	ISSUED FOR ZONING REVIEW
2.		

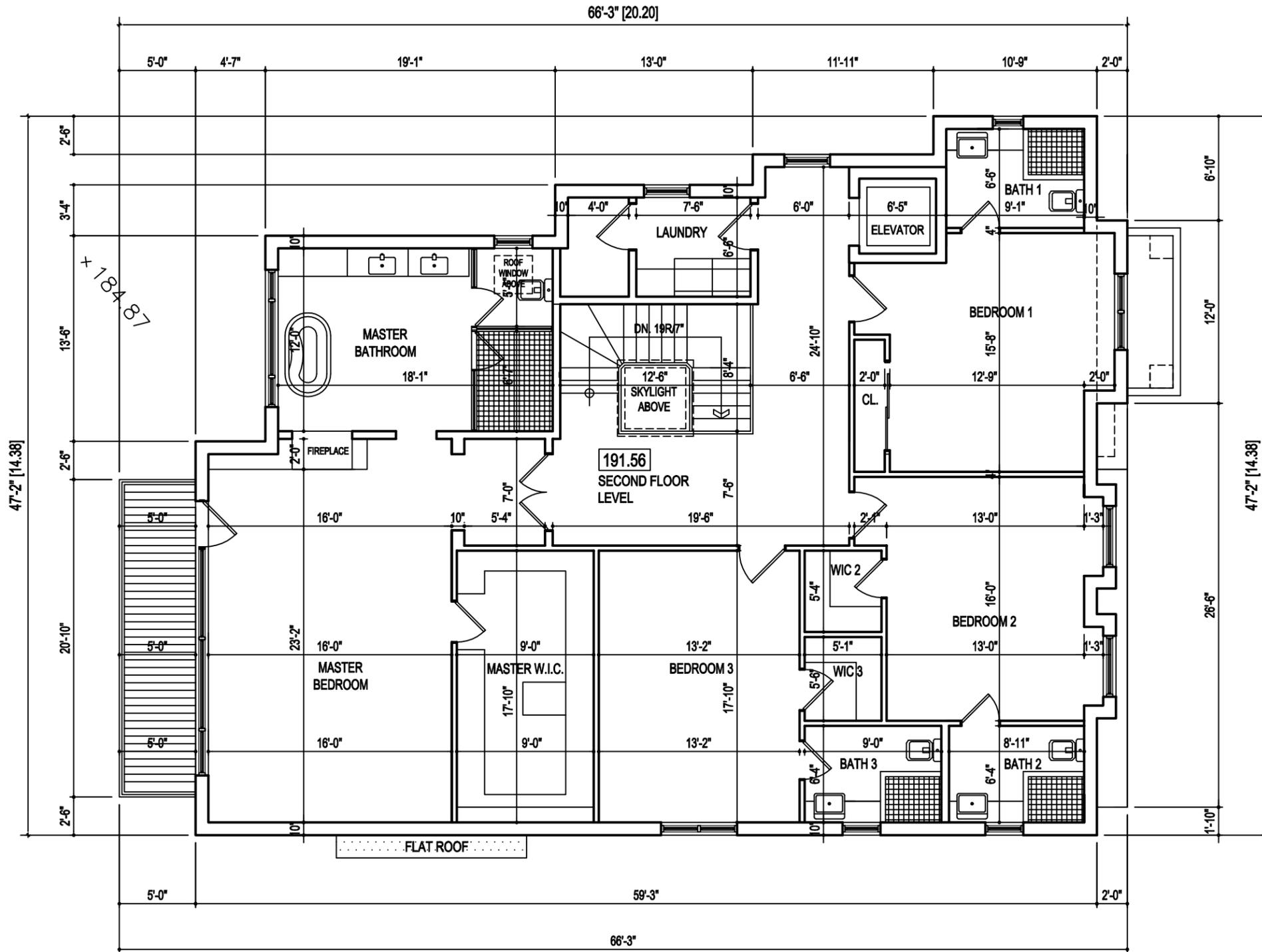
<p>DESIGN</p> <p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.</p> <p>Qualification Information Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code</p> <p>Zoran Paar  24546 BCIN / BCON</p> <p>Registration Information Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code</p> <p>PAAR Architecture and Interior Design Inc.  31765 Firm Name BCON / BCON</p>	<p>PROJECT :</p> <p>No. 3 (PART 2) LUNAR CRESCENT City of Markham 2 STOREY DWELLING</p> <p>DRW : FIRST FLOOR PLAN</p>
---	---

	<p>PAAR DESIGN INC. 22 BILLIE FOREST DR. TORONTO, ON. M3H 4W2 p: 416 630 2108 www.paardesign.com info.paardesign.com</p>	<p>scale 1/8"=1'-0"</p>	<h1>A1.2</h1>
---	--	-------------------------	---------------

Appendix D

File: 22.114437.000.00.CSNT

Date: 09/16/22
MM/DD/YY



MARK	DATE	DESCRIPTION
1.	07 07 2021	ISSUED FOR ZONING REVIEW
2.		

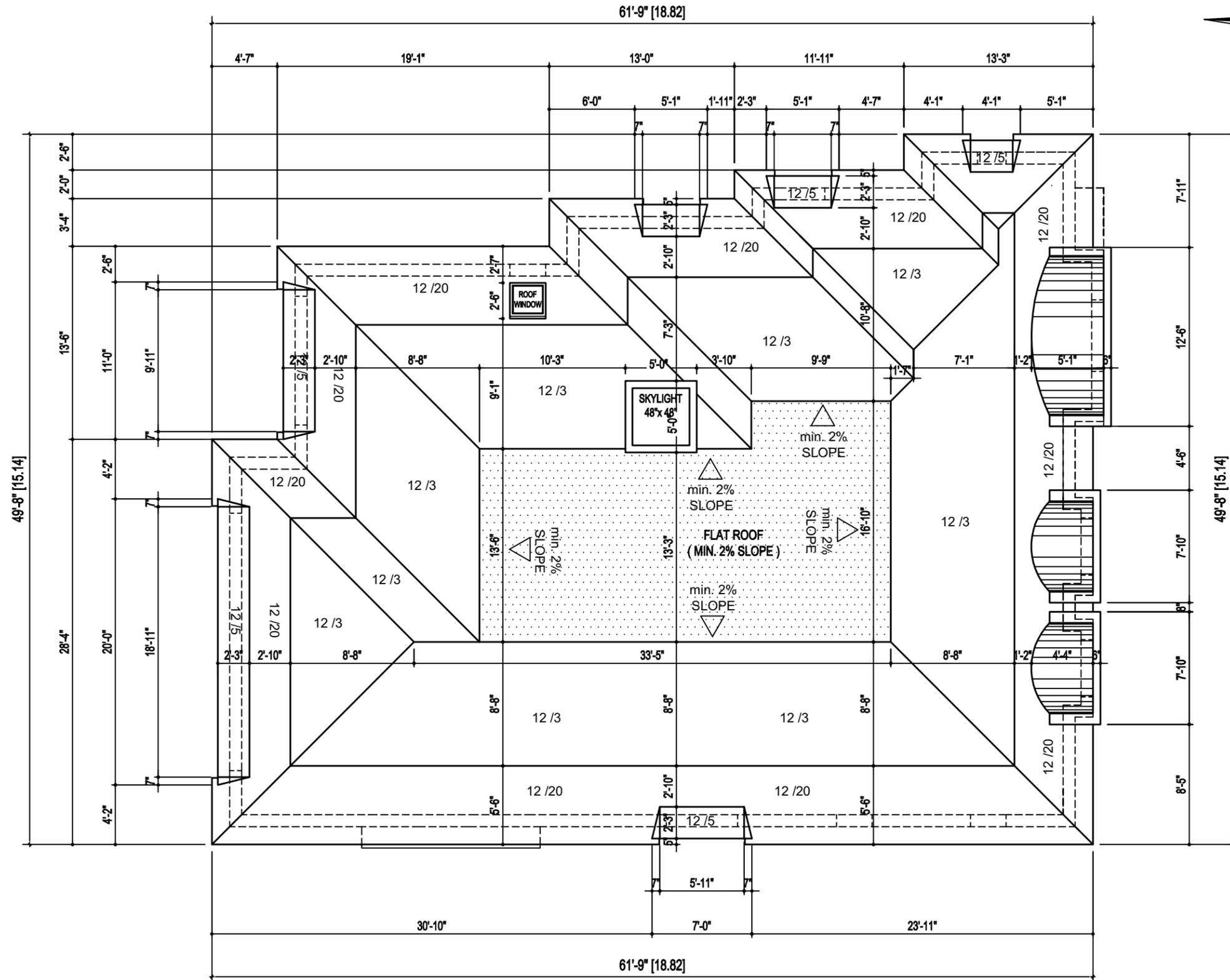
DESIGN <small>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer. Qualification Information Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code.</small>	PROJECT :
<small>Zoran Paar</small> Registration Information BCRN / BCDN 24546 <small>Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code.</small>	No. 3 (PART 2) LUNAR CRESCENT City of Markham 2 STOREY DWELLING
<small>PAAR Architecture and Interior Design Inc.</small> Firm Name 31765 BCRN / BCDN	
DRW : SECOND FLOOR PLAN	

	PAAR DESIGN INC. 22 BILLIE FOREST DR. TORONTO, ON. M3H 4W2 p: 416 630 2108 www.paardesign.com info.paardesign.com	scale 1/8"=1'-0" A1.3
--	--	------------------------------

Appendix D

File: 22.114437.000.00.CSNT

Date: 09/16/22
MM/DD/YY



MARK	DATE	DESCRIPTION
1.	07 07 2021	ISSUED FOR ZONING REVIEW
2.		

<p>DESIGN</p> <p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.</p> <p>Qualification Information Required unless design is exempted under Division C-3.2.5.1 of the 2006 Ontario Building Code</p> <p>Zoran Paar  24546 BCIN / BCCN</p> <p>Registration Information Required unless design is exempted under Division C-3.2.4.1 of the 2006 Ontario Building Code</p> <p>PAAR Architecture and Interior Design Inc.  31765 Firm Name BCIN / BCCN</p>	<p>PROJECT :</p> <p>No. 3 (PART 2) LUNAR CRESCENT City of Markham 2 STOREY DWELLING</p> <p>DRW : ROOF PLAN</p>
---	--

	<p>PAAR DESIGN INC. 22 BLUE FOREST DR. TORONTO, ON. M3H 4W2 p: 416 630 2108 www.paardesign.com info.paardesign.com</p>	<p>scale 1/8"=1'-0"</p>	<h1>A1.4</h1>
---	--	-------------------------	---------------

Appendix D

File: 22.114437.000.00.CSNT

Date: 09/16/22
MM/DD/YY



MARK	DATE	DESCRIPTION
1.	07 07 2021	ISSUED FOR ZONING REVIEW
2.		

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar 24546
BCIN / BCON

Registration Information
Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765
Firm Name BCON / BCON

PROJECT :

No. 3 (PART 2)
LUNAR CRESCENT
City of Markham
2 STOREY DWELLING

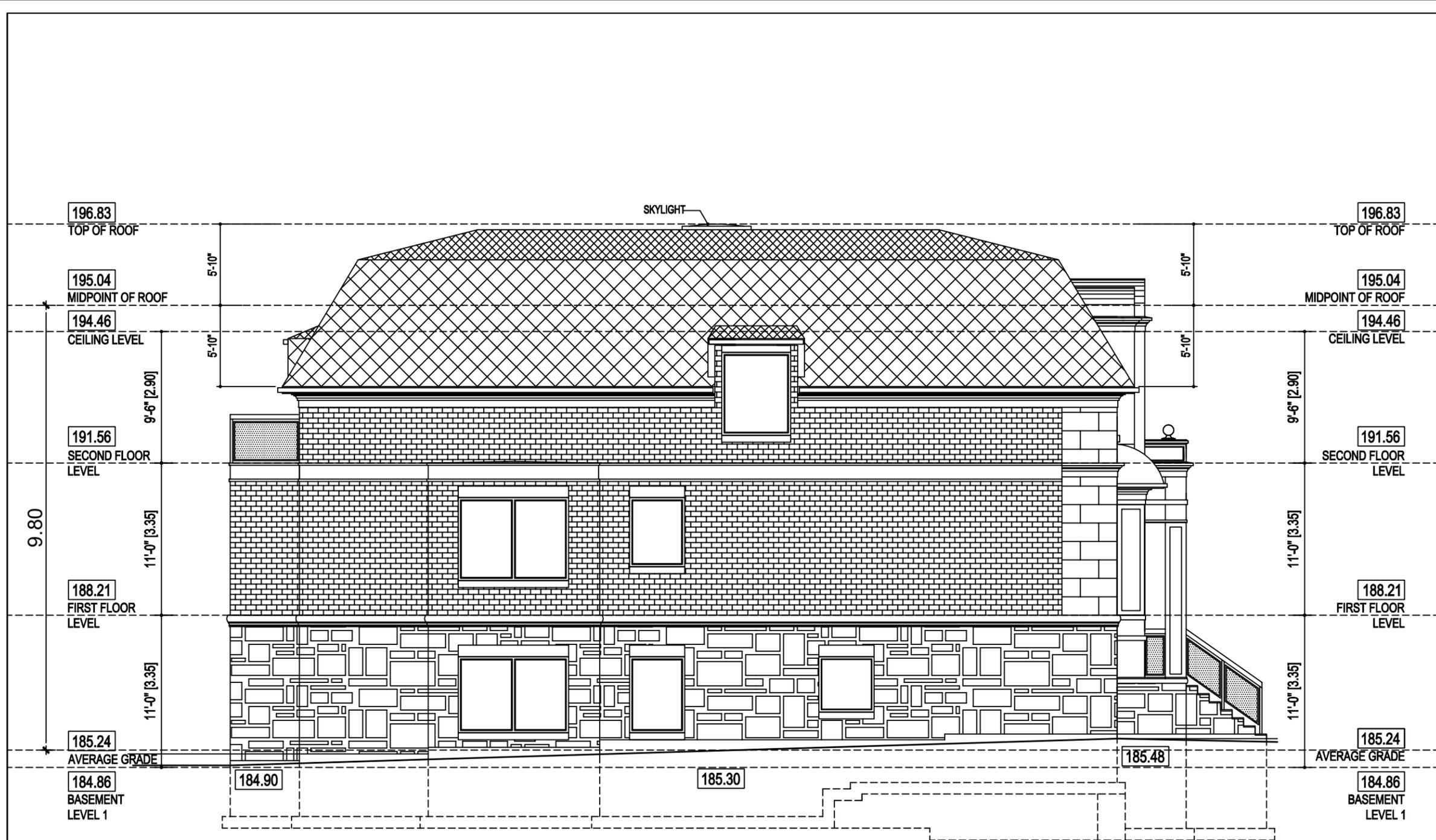
DRW :
FRONT/ NORTH ELEVATION

	PAAR DESIGN INC. 22 BILLIE FOREST DR. TORONTO, ON. M3H 4W2 p: 416 630 2108 www.paardesign.com info.paardesign.com	scale 1/8"=1'-0"	A2.1
	PAAR DESIGN INC.		

Appendix D

File: 22.114437.000.00.CSNT

Date: 09/16/22
MM/DD/YY



MARK	DATE	DESCRIPTION
1.	07 07 2021	ISSUED FOR ZONING REVIEW
2.		

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
Required unless design is exempted under Division C-3.2.5.1 of the 2006 Ontario Building Code

Zoran Paar 24546

Registration Information BCRN / BCCN
Required unless design is exempted under Division C-3.2.4.1 of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765
Firm Name BCRN / BCCN

PROJECT :

**No. 3 (PART 2)
LUNAR CRESCENT
City of Markham
2 STOREY DWELLING**

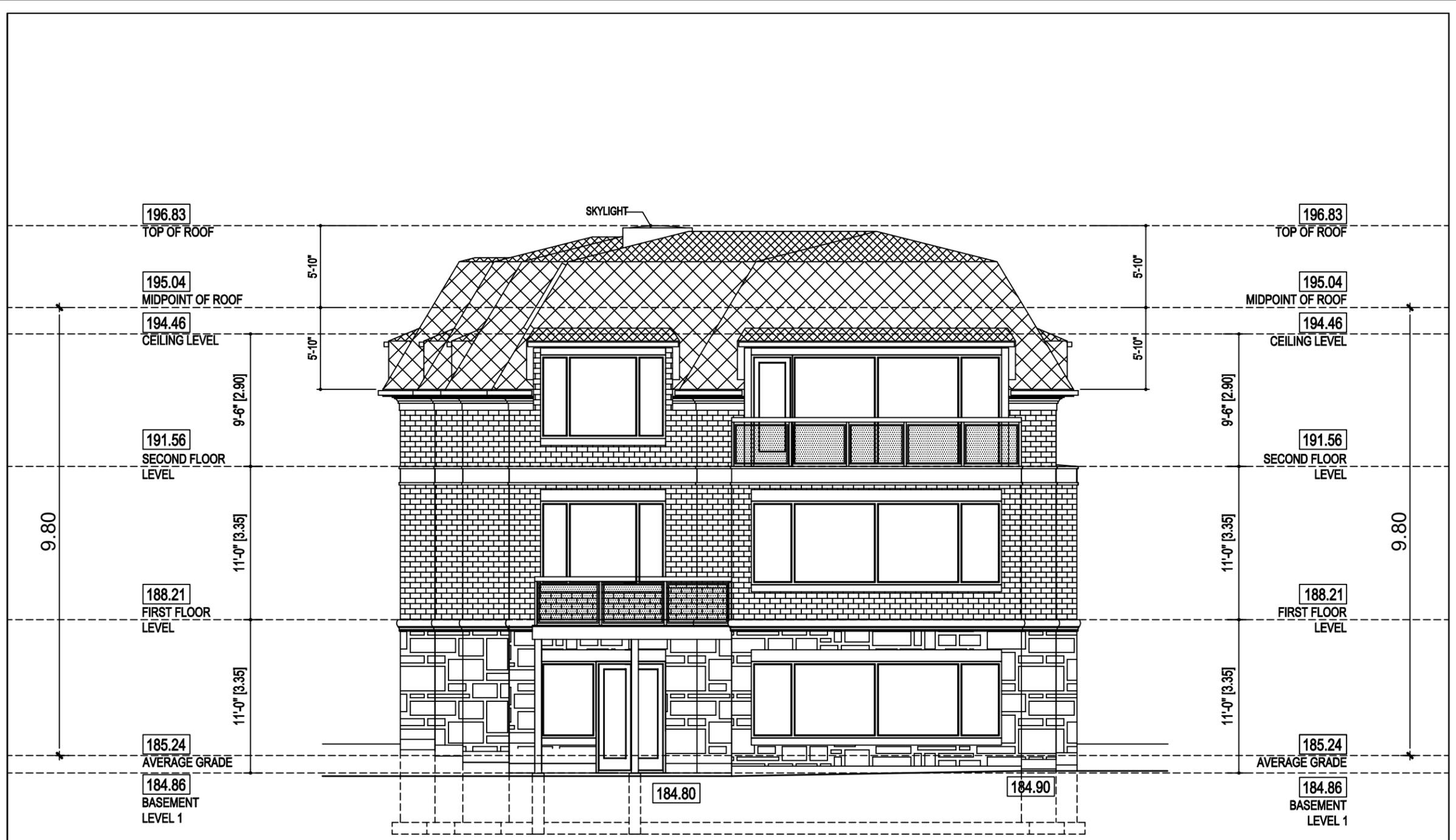
DRW :
SIDE/ EAST ELEVATION

	PAAR DESIGN INC. 22 BILLIE FOREST DR. TORONTO, ON. M3H 4W2 p: 416 630 2108 www.paardesign.com info.paardesign.com	scale 1/8"=1'-0"	A2.2
	PAAR DESIGN INC. 22 BILLIE FOREST DR. TORONTO, ON. M3H 4W2 p: 416 630 2108 www.paardesign.com info.paardesign.com		

Appendix D

File: 22.114437.000.00.CSNT

Date: 09/16/22
MM/DD/YY



MARK	DATE	DESCRIPTION
1.	07 07 2021	ISSUED FOR ZONING REVIEW
2.		

DESIGN
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.
Qualification Information
Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar 24546
Registration Information BCRN / BCCN
Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765
Firm Name BCRN / BCCN

PROJECT :
No. 3 (PART 2)
LUNAR CRESCENT
City of Markham
2 STOREY DWELLING

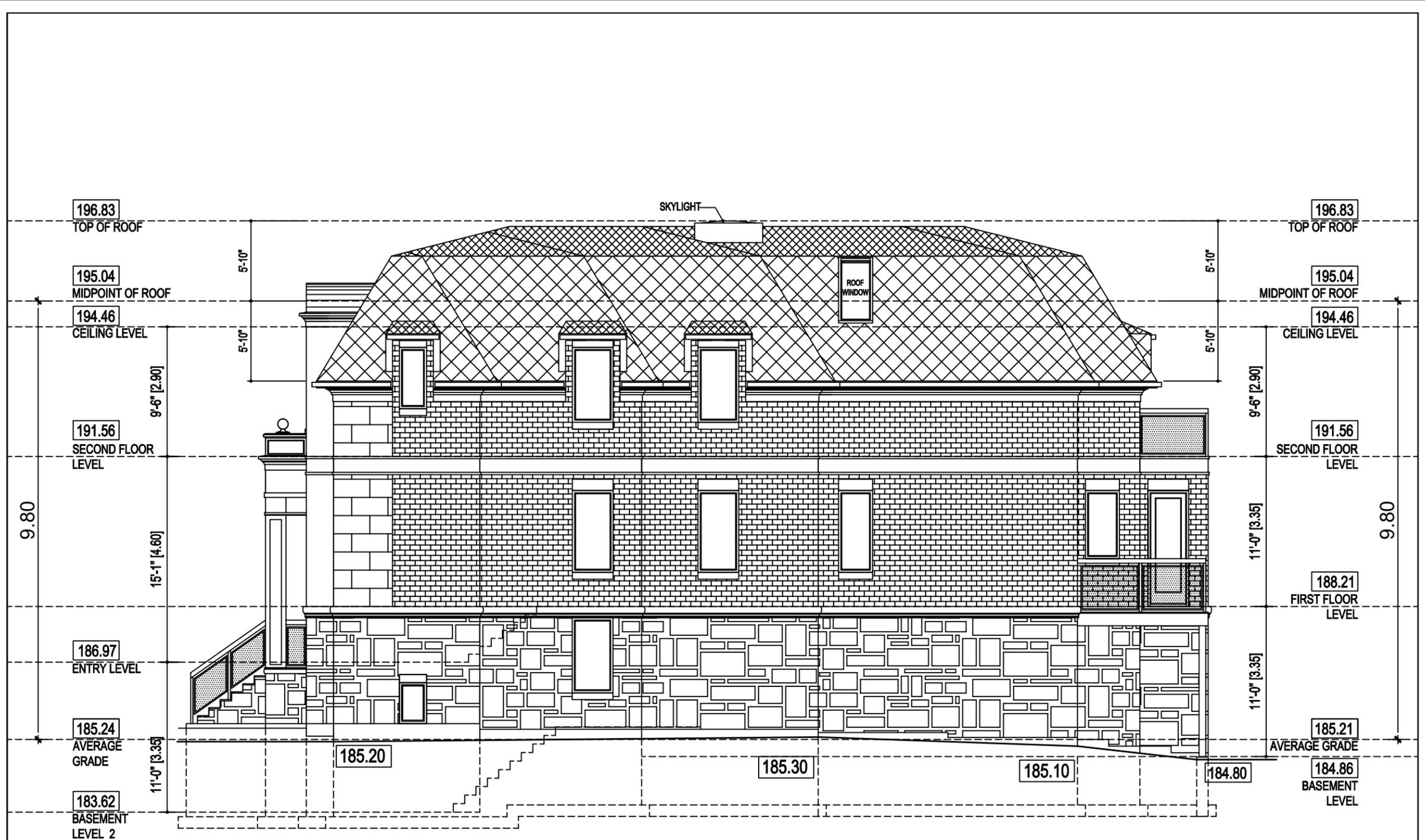
DRW :
REAR/ SOUTH ELEVATION

	PAAR DESIGN INC. 22 BILLIE FOREST DR. TORONTO, ON. M3H 4W2 p: 416 630 2108 www.paardesign.com info.paardesign.com	scale 1/8"=1'-0"	<h1>A2.3</h1>
	PAAR DESIGN INC.		

Appendix D

File: 22.114437.000.00.CSNT

Date: 09/16/22
MM/DD/YY



MARK	DATE	DESCRIPTION
1.	07 07 2021	ISSUED FOR ZONING REVIEW
2.		

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
Required unless design is exempted under Division C-3.2.5.1 of the 2006 Ontario Building Code

Zoran Paar 24546
BCIN / BCON

Registration Information
Required unless design is exempted under Division C-3.2.4.1 of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765
Firm Name: PAAR / BCON

PROJECT :
No. 3 (PART 2)
LUNAR CRESCENT
City of Markham
2 STOREY DWELLING

DRW :
SIDE/ WEST ELEVATION

PAAR DESIGN INC.
22 BILLIE FOREST DR.
TORONTO, ON.
M3H 4W2
p: 416 630 2108
www.paardesign.com
info.paardesign.com

scale 1/8"=1'-0"

A2.4



APPENDIX “E”

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/008/22

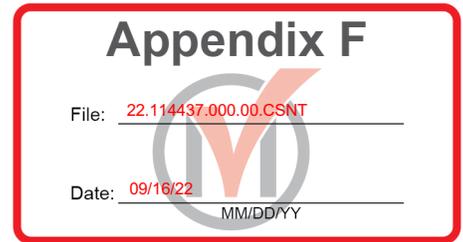
1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the severances applied for under File B/008/22, 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 a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.
4. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended.
5. The Owner shall enter into a Development Agreement with the City to the satisfaction of the City Solicitor, Director of Planning and Urban Design, Director of Operations, and/or 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) Payment of all applicable fees in accordance with the City’s fee by-law;
 - b) Submission of securities respecting any works to be provided in accordance with the Development Agreement;
 - c) Payment of Cash-in-Lieu of Parkland Dedication in accordance with By-law 195-90, as amended, upon execution of the Development Agreement;
 - d) 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, to be reviewed and approved by the City;
 - e) Notice that the lands may not be connected to the City’s water system, sewage system and/or drainage system (the “Municipal Services”), and that in order to connect to the Municipal Services, the Owner must submit an application to the City and pay for the connections to the Municipal Services, which shall be installed by the City; and,

- f) Prior to final approval of the Consent, the Owner shall obtain necessary permits pursuant to the Ontario Building Code and shall construct the internal sewer and water systems in order to provide separate and independent plumbing system for each of the severed and retained parcels.
6. That the Owner obtain and complete the demolition permitting process for the existing dwellings and applicable accessory buildings on the severed and retained parcels and, that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Chief Building Official or designate; and,
7. Fulfillment of all of the above conditions within two years of the date that notice of the decision was given under Section 53(17) or 53(24) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

CONDITONS PREPARED BY:



Melissa Leung, MCIP RPP, Planner II, Central District



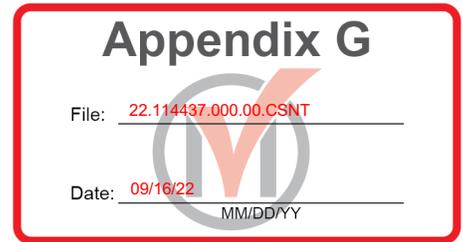
**APPENDIX “F”
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF A/050/22**

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 C’ to this Staff Report and stamped on September 16, 2022, 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. 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 Tree Preservation Technician or Director of Operations that this condition has been fulfilled to his or her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan;
4. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site including street trees, in accordance with the City’s Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Tree Preservation Technician or Director of Operations, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to his or her satisfaction; and,
5. 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 Tree Preservation Technician or Director of Operations, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to his or her satisfaction.

CONDITONS PREPARED BY:



Melissa Leung, MCIP RPP, Planner II, Central District



APPENDIX “G”

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF A/058/22

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 D’ to this Staff Report and stamped on September 16, 2022, 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. 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 Tree Preservation Technician or Director of Operations that this condition has been fulfilled to his or her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan;
4. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site including street trees, in accordance with the City’s Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Tree Preservation Technician or Director of Operations, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to his or her satisfaction; and,
5. 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 Tree Preservation Technician or Director of Operations, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to his or her satisfaction.

CONDITONS PREPARED BY:



Melissa Leung, MCIP RPP, Planner II, Central District