

MEMORANDUM

Memorandum to the City of Markham Committee of Adjustment
July 30, 2019

File: A/71/19
Address: 21 Personna Boulevard
Applicant: Betty Tse
Agent: Robin McKenna, Sparrow Studio
Hearing Date: August 7, 2019

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

The applicant is requesting relief from the requirements of By-law 304-87, as amended to permit:

a) **Amending By-law 2008-21, Section 7.5 (b)(iv):**

a minimum side yard setback of 3.35 metres (10.99 feet) and the sum of the width of both side yards of 8.1 metres (26.57 feet), whereas the By-law requires a minimum side yard setback of 3.0 metres (9.84 feet) and the sum of the width of both side yards shall not be less than 9.0 metres (29.52 feet);

The requested variance relates to an existing detached garage.

COMMENTS:

Zoning Preliminary Review (ZPR) Not Undertaken

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 variance required to allow the existing detached garage to remain in the rear yard of the subject property.

PUBLIC INPUT SUMMARY

No written submissions were received as of July 30, 2019. 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.

Planning Staff have reviewed the requested variance with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and have no concerns with this application. 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:



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

REVIEWED BY:



David Miller, MCIP, RPP, West District Manager

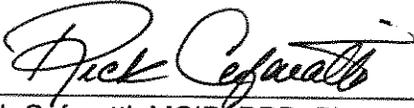
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APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/71/19

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 B' to this Staff Report and dated March 6, 2019, 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:



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



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**21 PERSONNA BLVD
MARIETTA, ON LSC 1G1**

**PARTIAL DEMOLITION FOR NEW
2ND FLOOR AND SIDE ADDITION**

SCALE: 1/8" = 1'-0"

DATE: 08/11/11

**CONTRACTOR TO REFER TO
ARBORIST REPORT AND EROSION
AND SEDIMENT CONTROL PLAN
AS PART OF THIS PACKAGE FOR
DETAILS AND NOTES ON TREE
PROTECTION AND SEDIMENT
CONTROL BEFORE
CONSTRUCTION COMMENCED.
COMPLETE TREE PROTECTION
SHALL REMAIN AS WELL AS
EROSION AND SEDIMENT
CONTROL MEASURES WITH THE
EXCEPTION OF THE 3M NO MOW
ZONE WHICH WILL REMAIN AS A
PERMANENT REQUIREMENT ON
THE SITE. THE SITE IS
UNDESIRABLE FOR USE IN
SOME MEASURE A HAZARD FOR
SPECIES AND REQUIRES GREAT
PROTECTIONS. CONTRACTOR IS
STRICTLY TO ADHERE TO THE
EROSION AND SEDIMENT
CONTROL PLAN AS WELL AS
ARBORIST REPORT.**

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	08/11/11	MM
2	REVISIONS TO PERMITS	08/11/11	MM
3	REVISIONS TO PERMITS	08/11/11	MM
4	REVISIONS TO PERMITS	08/11/11	MM
5	REVISIONS TO PERMITS	08/11/11	MM
6	REVISIONS TO PERMITS	08/11/11	MM
7	REVISIONS TO PERMITS	08/11/11	MM
8	REVISIONS TO PERMITS	08/11/11	MM
9	REVISIONS TO PERMITS	08/11/11	MM
10	REVISIONS TO PERMITS	08/11/11	MM
11	REVISIONS TO PERMITS	08/11/11	MM
12	REVISIONS TO PERMITS	08/11/11	MM
13	REVISIONS TO PERMITS	08/11/11	MM
14	REVISIONS TO PERMITS	08/11/11	MM
15	REVISIONS TO PERMITS	08/11/11	MM
16	REVISIONS TO PERMITS	08/11/11	MM
17	REVISIONS TO PERMITS	08/11/11	MM
18	REVISIONS TO PERMITS	08/11/11	MM
19	REVISIONS TO PERMITS	08/11/11	MM
20	REVISIONS TO PERMITS	08/11/11	MM

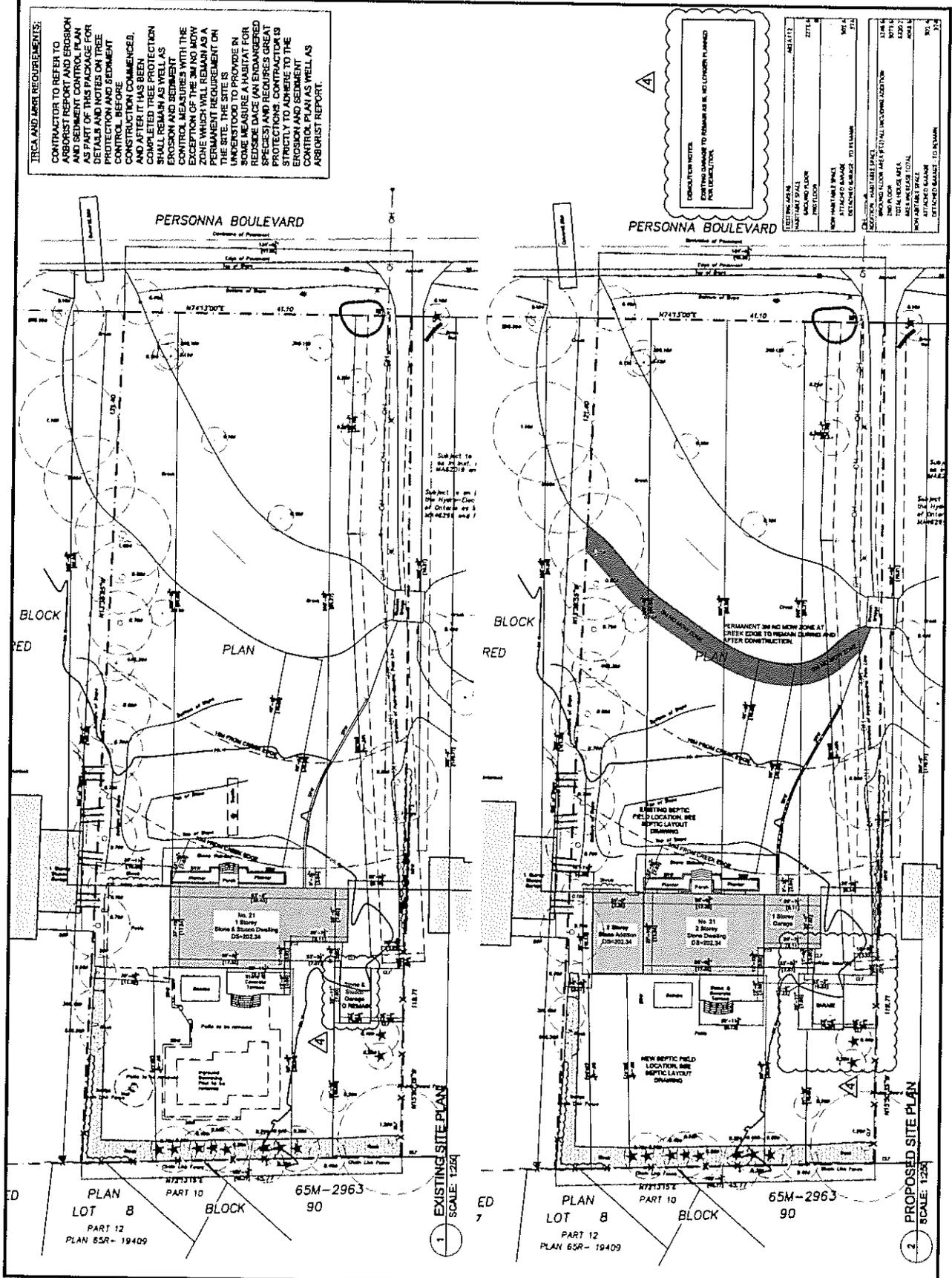


**EXISTING AND PROPOSED
SITE PLAN**

SCALE: 1/8" = 1'-0"

DATE: 08/11/11

A0.1





**SPARROW
STUDIO**
ARCHITECTURE
1011 CLAYTON AVENUE SUITE 100 WILM
MOUNTAIN, NC 27617
WWW.SPARROWSTUDIO.COM

DESIGNER'S SEAL
I, the undersigned, being a duly licensed and registered Professional Architect, do hereby certify that I am the author of the design and content of the drawings herein and that I am a duly licensed and registered Professional Architect in the State of North Carolina. My Commission No. is 40727. I am not providing these drawings for the construction of any structure. My signature shall be valid for a period of 180 days from the date of issuance. My registration shall expire on 12/31/2024. My expiration date shall be 12/31/2024. My registration shall be renewed on 12/31/2024. My registration shall be renewed on 12/31/2024.

MATERIAL NOTES
21 PERSONNA BLVD
MARKHAM, ON LBC 1G1
DESCRIPTION
PARTIAL DEMOLITION FOR NEW
2ND FLOOR AND SIDE ADDITION
CONSTRUCTION
ALL DIMENSIONS ARE IN IMPERIAL FEET AND INCHES
AND SHALL BE CORROBORATED BY FIELD MEASUREMENTS
TOLERANCE ± 1/8"

GENERAL NOTES
1. ALL DIMENSIONS TO BE CHECKED AND REPORTED TO THE ARCHITECT.
2. ALL DIMENSIONS TO BE CHECKED AND REPORTED TO THE ARCHITECT.
3. ALL DIMENSIONS TO BE CHECKED AND REPORTED TO THE ARCHITECT.
4. ALL DIMENSIONS TO BE CHECKED AND REPORTED TO THE ARCHITECT.
5. ALL DIMENSIONS TO BE CHECKED AND REPORTED TO THE ARCHITECT.

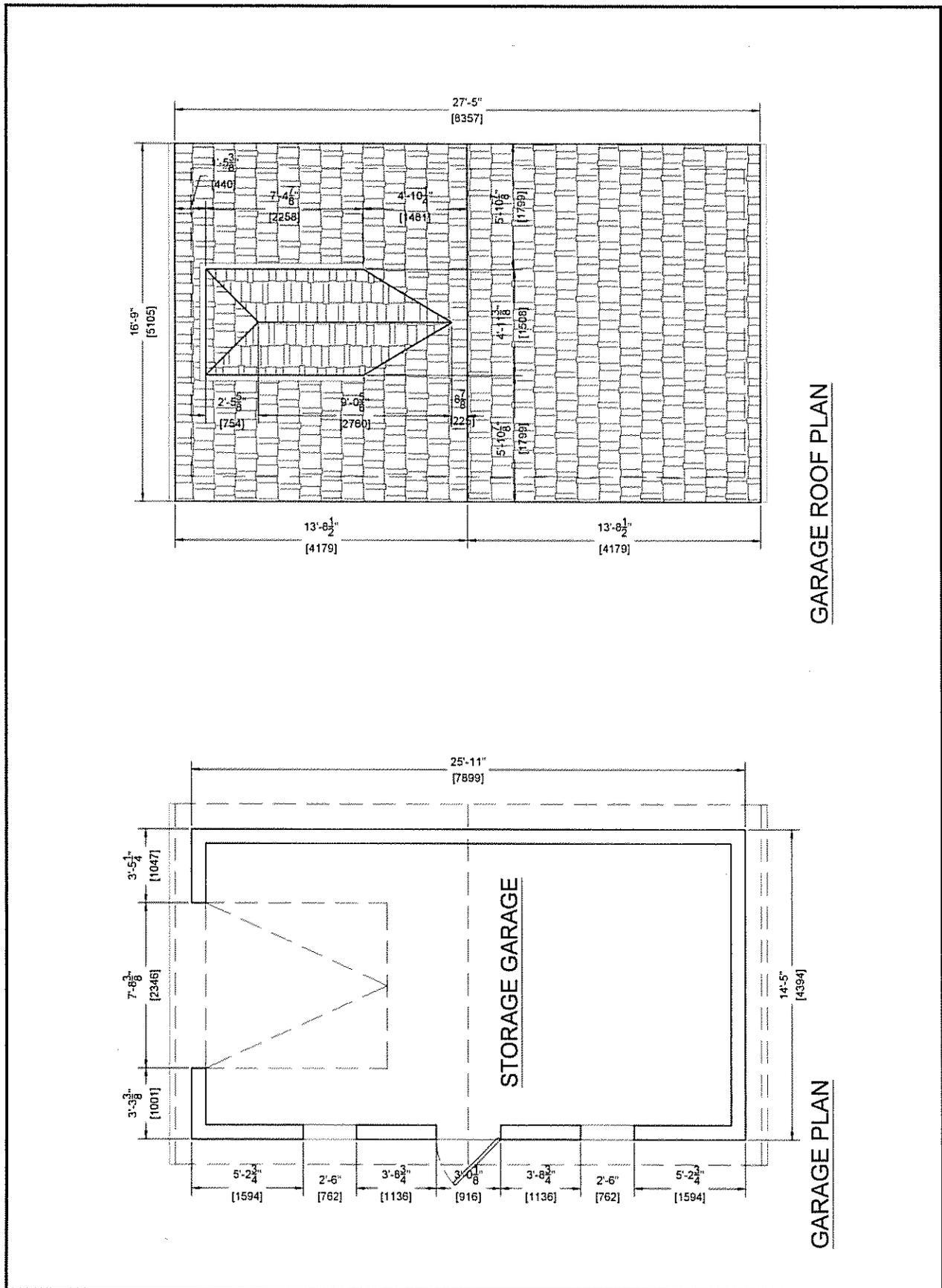
DATE REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUE DRAWINGS	02/03/2024
2	CONSTRUCTION (PROPOSED)	02/03/2024
3	CONTRACT TO REVISION #1	02/03/2024
4	REVISION #1 (PROPOSED)	02/03/2024
5	PERMIT APPLICATION	02/03/2024
6	PERMIT APPLICATION	02/03/2024
7	PERMIT APPLICATION	02/03/2024
8	PERMIT APPLICATION	02/03/2024
9	PERMIT APPLICATION	02/03/2024
10	PERMIT APPLICATION	02/03/2024
11	PERMIT APPLICATION	02/03/2024
12	PERMIT APPLICATION	02/03/2024
13	PERMIT APPLICATION	02/03/2024
14	PERMIT APPLICATION	02/03/2024
15	PERMIT APPLICATION	02/03/2024
16	PERMIT APPLICATION	02/03/2024
17	PERMIT APPLICATION	02/03/2024
18	PERMIT APPLICATION	02/03/2024
19	PERMIT APPLICATION	02/03/2024
20	PERMIT APPLICATION	02/03/2024
21	PERMIT APPLICATION	02/03/2024



SHEET TITLE
DETACHED GARAGE
PLANS
SCALE 1:50
DATE 02/03/2024
PROJECT NO. 21-001

B1.0



GARAGE ROOF PLAN

GARAGE PLAN



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 WWW: WWW.SPARROWSTUDIO.COM

CONTRACTOR'S SIGNATURE
 I hereby certify that the work shown on these drawings was done in accordance with the specifications and conditions of contract, and that the work was done in accordance with the applicable building codes and regulations. I am a duly licensed professional engineer in the State of California, License No. 12345.
 SIGNATURE: _____ DATE: _____
REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 12345
 EXPIRES: 12/31/2024

PROJECT ADDRESS
 21 PERSONNA BLVD
 MARKHAM, ON L6C 1G1

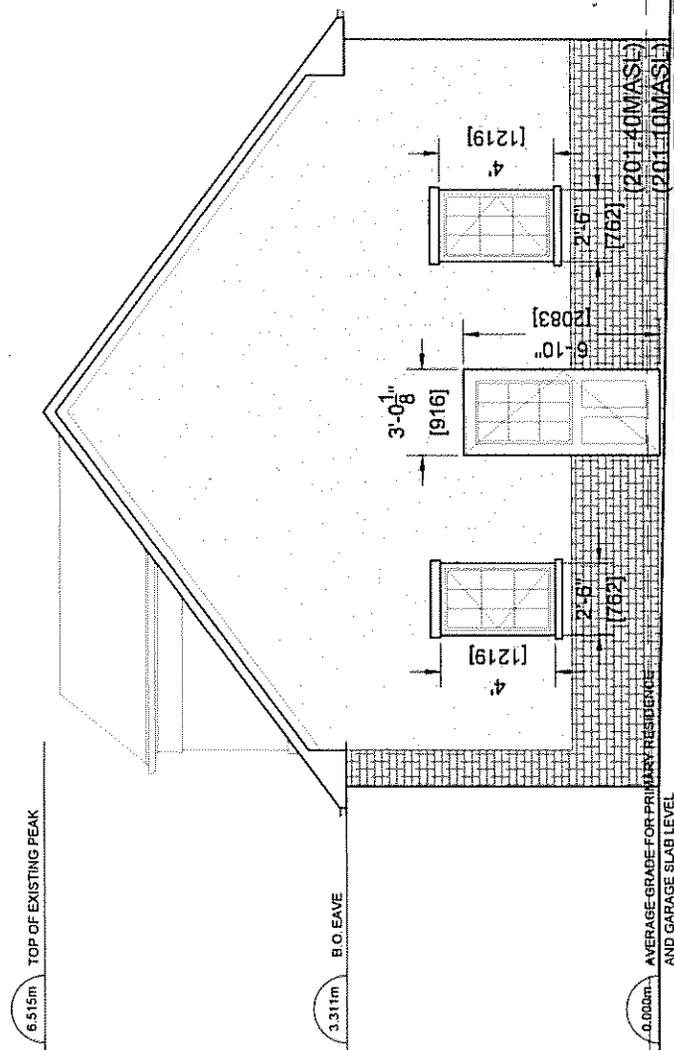
PROJECT NAME
 PARTIAL DEMOLITION FOR NEW
 2ND FLOOR AND SIDE ADDITION

DATE
 10/15/2023

SCALE
 1/8" = 1'-0"

NOTES
 1. ALL DIMENSIONS ARE IN METERS, FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR PERMIT	10/15/2023	RM
2	ISSUE FOR PERMIT	10/15/2023	RM
3	ISSUE FOR PERMIT	10/15/2023	RM
4	ISSUE FOR PERMIT	10/15/2023	RM
5	ISSUE FOR PERMIT	10/15/2023	RM
6	ISSUE FOR PERMIT	10/15/2023	RM
7	ISSUE FOR PERMIT	10/15/2023	RM
8	ISSUE FOR PERMIT	10/15/2023	RM
9	ISSUE FOR PERMIT	10/15/2023	RM
10	ISSUE FOR PERMIT	10/15/2023	RM



WEST ELEVATION

SHEET TITLE
 DETACHED GARAGE
 ELEVATIONS
 WEST
SCALE 1/8" = 1'-0"
DRAWING NUMBER

B2.1



**SPARROW
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PERMITTING INFORMATION
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PROJECT INFORMATION
Project Name: 21 PERSONNA BLVD MARKHAM ON L6C 1G1
Project Location: 21 PERSONNA BLVD MARKHAM ON L6C 1G1
Project Number: 21-PERSONNA-01
Project Date: 01/15/2023

PROJECT LOCATION
21 PERSONNA BLVD
MARKHAM, ON L6C 1G1

PROJECT TYPE
PARTIAL DEMOLITION FOR NEW
2ND FLOOR AND SIDE ADDITION

DESIGNER'S NOTES
1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED IN THE FIELD.
2. ANY AND ALL INTERFERENCES TO BE REPORTED TO THE DESIGNER IMMEDIATELY.
3. ALL DIMENSIONS REMAIN THE PROPERTY OF THE DESIGNER.
4. 20' HORIZONTAL CLEARANCE

GENERAL NOTES
1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED IN THE FIELD.
2. ANY AND ALL INTERFERENCES TO BE REPORTED TO THE DESIGNER IMMEDIATELY.
3. ALL DIMENSIONS REMAIN THE PROPERTY OF THE DESIGNER.
4. 20' HORIZONTAL CLEARANCE

LEGEND
1. GARAGE DRAWINGS
2. SHED ROOF
3. GARAGE FLOOR
4. GARAGE WALLS
5. GARAGE CEILING
6. GARAGE FLOOR FINISH
7. GARAGE WALL FINISH
8. GARAGE CEILING FINISH
9. GARAGE FLOOR STRUCTURE
10. GARAGE WALL STRUCTURE
11. GARAGE CEILING STRUCTURE
12. GARAGE FLOOR FINISH
13. GARAGE WALL FINISH
14. GARAGE CEILING FINISH
15. GARAGE FLOOR STRUCTURE
16. GARAGE WALL STRUCTURE
17. GARAGE CEILING STRUCTURE

NO.	DESCRIPTION	DATE
1	GARAGE DRAWINGS	01/15/2023
2	SHED ROOF	01/15/2023
3	GARAGE FLOOR	01/15/2023
4	GARAGE WALLS	01/15/2023
5	GARAGE CEILING	01/15/2023
6	GARAGE FLOOR FINISH	01/15/2023
7	GARAGE WALL FINISH	01/15/2023
8	GARAGE CEILING FINISH	01/15/2023
9	GARAGE FLOOR STRUCTURE	01/15/2023
10	GARAGE WALL STRUCTURE	01/15/2023
11	GARAGE CEILING STRUCTURE	01/15/2023
12	GARAGE FLOOR FINISH	01/15/2023
13	GARAGE WALL FINISH	01/15/2023
14	GARAGE CEILING FINISH	01/15/2023
15	GARAGE FLOOR STRUCTURE	01/15/2023
16	GARAGE WALL STRUCTURE	01/15/2023
17	GARAGE CEILING STRUCTURE	01/15/2023

6.515m TOP OF EXISTING PEAK

3.311m B.O. EAVE

0.000m AVERAGE GRADE FOR PRIMARY RESIDENCE AND GARAGE LEVEL

(20' : 40' MAX SL)
(20' : 10' MAX SL)

EAST ELEVATION

**DETACHED GARAGE
ELEVATIONS
EAST**

SCALE: 1:50 DRAWN BY: [NAME] CHECKED BY: [NAME] DATE: [DATE]

B2.2