

Memorandum to the City of Markham Committee of Adjustment

November 14, 2019

File: A/115/19
Address: 52 Dove Lane Thornhill
Applicant: Ian Robertson Design (Bobbi-Jo Mackinnon)
Hearing Date: Wednesday, November 27, 2019

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

The applicant is requesting relief from the following requirements of the Residential Third Density (R3) zone in By-law 2237, as amended:

- a) **Amending By-law 101-90, Section 1.2(i) - Building Height:**
a maximum building height of 10.96 metres (35.96 ft), whereas the By-law permits a maximum building height of 9.8 metres (32.15 ft);
- b) **Section 6.1 - Front Yard Setback:**
a minimum front yard setback of 26.7 feet (8.14 m), whereas the By-law requires a minimum front yard setback of 27 feet (8.23 m);
- c) **Amending By-law 101-90, Section 1.2(iv) - Building Depth:**
a maximum building depth of 29.83 metres (97.87 ft), whereas the By-law permits a maximum building depth of 16.8 metres (55.12 ft);
- d) **Section 6.1 - Rear Yard Setback:**
a minimum rear yard setback of 19.75 feet (6.02 m), whereas the By-law requires a minimum rear yard setback of 25 feet (7.62 m);
- e) **Section 4.4.1 - Accessory Buildings:**
to erect an accessory building (Cabana) in the side yard, whereas the By-law requires all accessory buildings which are not part of the main building to be erected in the rear yard;
- f) **Amending By-law 101-90, Section 1.2(vii) - Floor Area Ratio:**
a maximum floor area ratio of 54.8 percent (9,254 sq.ft.), whereas the By-law permits a maximum floor area ratio of 50 percent (8,349 sq.ft.);

as it relates to a proposed two-storey detached dwelling.

BACKGROUND

Property Description

The 2405.61 m² (25,893.77 ft²) subject property is located on the west side of Dove Lane, south of John Street and west of Bayview Avenue. There are no buildings or structures on the subject property. The subject property was created by a Consent to Sever application, which was approved in 2017 (B/25/17). The subject property is located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. Mature vegetation exists across the property.

Proposal

The applicant is proposing to construct a two-storey detached dwelling with a floor area of 849.51 m² (9,144.05 ft²). The proposal also includes a front covered porch, an attached three car garage, and a cabana with a floor area of approximately 42.73 m² (459.94 ft²).

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, including 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 2237

The subject property is zoned Residential Third Density (R3) under By-law 2237, as amended, which permits single detached dwellings. The proposed development does not comply with the By-law requirements with respect to minimum front and rear yard setbacks, and the location of accessory buildings.

Residential Infill Zoning By-law 101-90

The subject property is also subject to the Residential Infill Zoning By-law 101-90. The intent of this By-law is to ensure the built form of new residential construction will maintain the character of existing neighbourhoods. It specifies development standards for building depth, garage projection, garage width, net floor area ratio, height, yard setbacks and number of storeys. The proposed development does not comply with the infill By-law requirements with respect to maximum building height, maximum building depth, and maximum floor area ratio.

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

According to the information provided by the applicant, the reason for not complying with Zoning is, *"Due to the irregular shape of the lot & lack of frontage, we are limited as to how the proposed dwelling & cabana can be oriented on the site. In order to maintain positive drainage on a lot of this size the proposed dwelling had to be raised to work with the grade at the crown of the road."*

Zoning Preliminary Review (ZPR) Undertaken

The owner has completed a Zoning Preliminary Review (ZPR) on October 9, 2019 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 Building Height

The applicant is requesting relief to permit a maximum building height of 10.96 m (35.96 ft), whereas the By-law permits a maximum building height of 9.8 m (32.15 ft). This represents an increase of 1.16 m (3.81 ft). Staff are of the opinion that the requested variance is appropriate for the development.

Reduction in Front Yard Setback

The applicant is requesting relief to permit a minimum front yard setback of 26.7 ft (8.14 m), whereas the By-law requires a minimum front yard setback of 27 ft (8.23 m). This represents a reduction of approximately .03 ft (0.09 m). The variance is entirely attributable to the front covered porch. The main front wall of the building provides a front yard setback of roughly 32.87 ft (10.02 m), which complies with the By-law. Staff are of the opinion the requested variance is minor in nature.

Increase in Maximum Building Depth

The applicant is requesting relief to permit a maximum building depth of 29.83 m (97.87 ft), whereas the By-law permits a maximum building depth of 16.8 m (55.12 ft). This represents an increase of approximately 13.03 m (42.75 ft).

Building depth is measured based on the shortest distance between two lines, both parallel to the front lot line, one passing through the point on the dwelling which is the nearest and the other through the point on the dwelling which is the farthest from the front lot line. Given the configuration of the lot, building depth is measured on an angle through the proposed building (See Appendix "C"). If the building depth were to be applied as a perpendicular line to the main walls, the proposed dwelling would have a ground floor depth of approximately 21.34 m (70.01 ft) and the second storey of the dwelling would have a depth of approximately 19.25 m (63.16 ft).

Given the irregular shape of the lot, size of the subject property, and the distance from adjacent homes, Staff are of the opinion that the variance is minor and adverse impacts on neighbouring properties are not anticipated.

Reduction in Rear Yard Setback

The applicant is requesting relief to permit a minimum rear yard setback of 19.75 ft (6.02 m), whereas the By-law requires a minimum rear yard setback of 25 ft (7.62 m). This represents a reduction of approximately 5.25 ft (1.6 m).

It should be noted that the proposed reduction in rear yard setback does not appear to impact the availability of outdoor amenity space as the majority of the outdoor amenity space is positioned in the side yard. Given the orientation of the proposed dwelling, Staff are of the opinion that the proposed rear yard setback variance is minor in nature.

Accessory Building Location

The applicant is requesting relief to permit an accessory building (Cabana) in the side yard, whereas the By-law requires all accessory buildings which are not part of the main building to be erected in the rear yard. Due to the unusual configuration of the lot, and the design and orientation of the proposed dwelling on the lot, the accessory building is being proposed in the side yard. Staff are of the opinion the proposed variance is minor in nature, and will not impact neighbouring properties.

Increase in Maximum Floor Area Ratio

The applicant is requesting relief to permit a floor area ratio of 54.8 percent, whereas the By-law permits a maximum floor area ratio of 50 percent. The variance will facilitate the construction of a two-storey detached dwelling with a floor area of 849.51 m² (9,144.05 ft²), whereas the By-law permits a dwelling with a maximum floor area of 775.59 m² (8,348.38 ft²). This represents an increase of approximately 73.92 m² (795.67 ft²), or 9.53 percent.

Floor Area Ratio is a measure of the interior square footage of the dwelling as a percentage of the net lot area however; it is not a definitive measure of the mass of the dwelling. The proposed development complies with coverage and side yard setback requirements which help to ensure the intended scale of infill development is met. Consequently, Staff do not anticipate any adverse impacts on neighbouring properties, for the proposed increase to the floor area ratio.

PUBLIC INPUT SUMMARY

No written submissions were received as of November 14, 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.

CONCLUSION

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

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

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

PREPARED BY:



Hailey Miller, Planner, Zoning and Special Projects

REVIEWED BY:



David Miller, Development Manager, West District

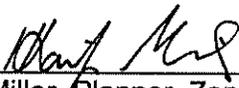
File Path: Amanda\File\ 19 138623 \Documents\District Team Comments Memo

APPENDIX "A"

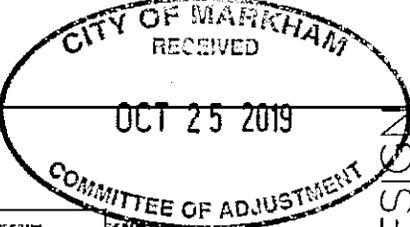
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/115/19

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 plan(s) attached as 'Appendix B' to this Staff Report and received by the City of Markham on October 25, 2019 & November 13, 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;
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 Tree Preservation Technician or Director of Operations that this condition has been fulfilled to his/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 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 Tree Preservation Technician or Director of Operations;
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.

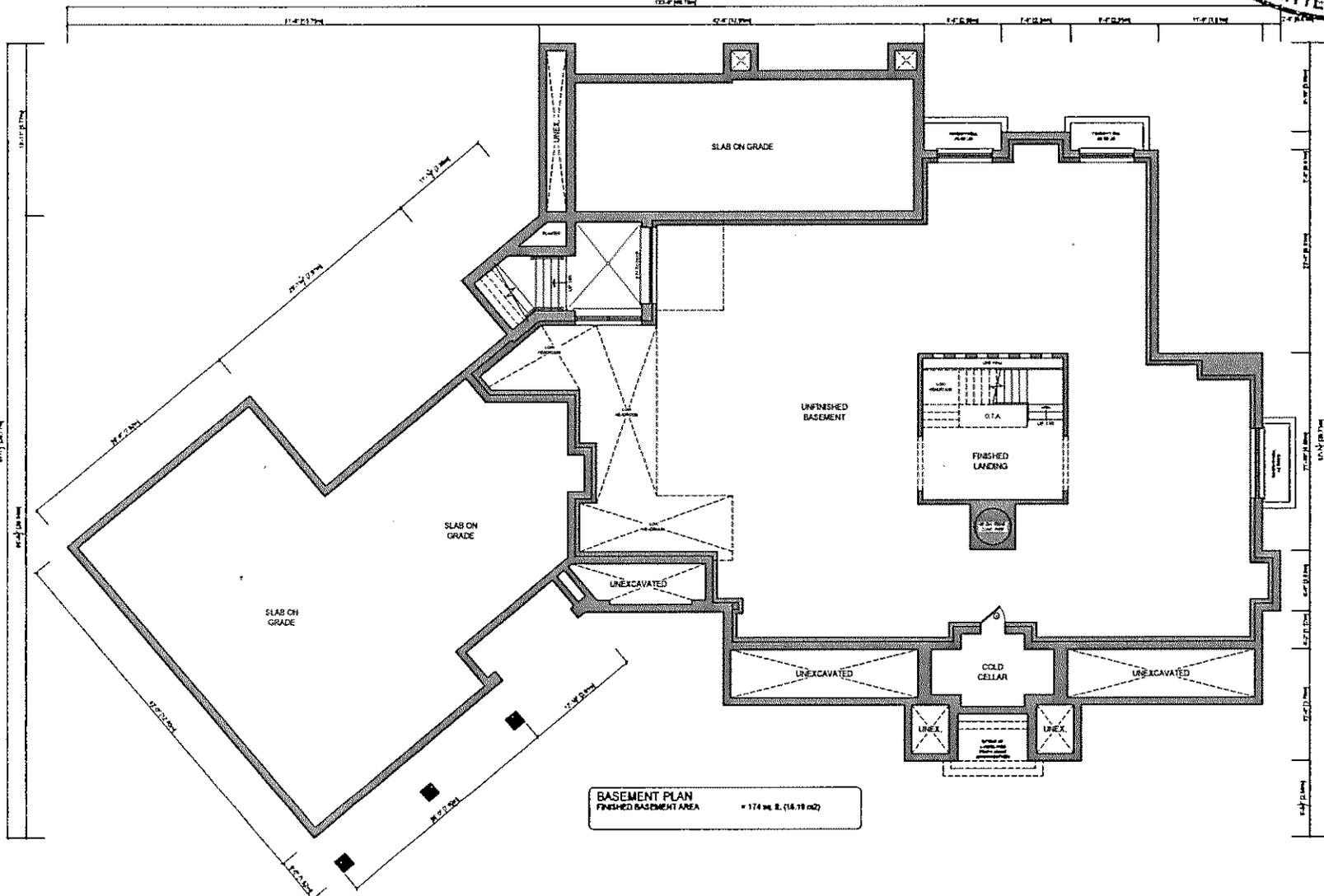
CONDITIONS PREPARED BY:



Hailey Miller, Planner, Zoning and Special Projects



PART OF LOT 25/26 - 52 DOVE LANE



BASEMENT PLAN
FINISHED BASEMENT AREA = 174 sq. ft. (16.18 m²)

1205282 ONTARIO INC.	
PART OF LOT 25/26	
52 DOVE LANE CITY OF MARKHAM	
BASEMENT PLAN	
MG	10/17/19
19-08	1 OF 8
3/32" = 1'-0"	

IAN ROBERTSON DESIGN

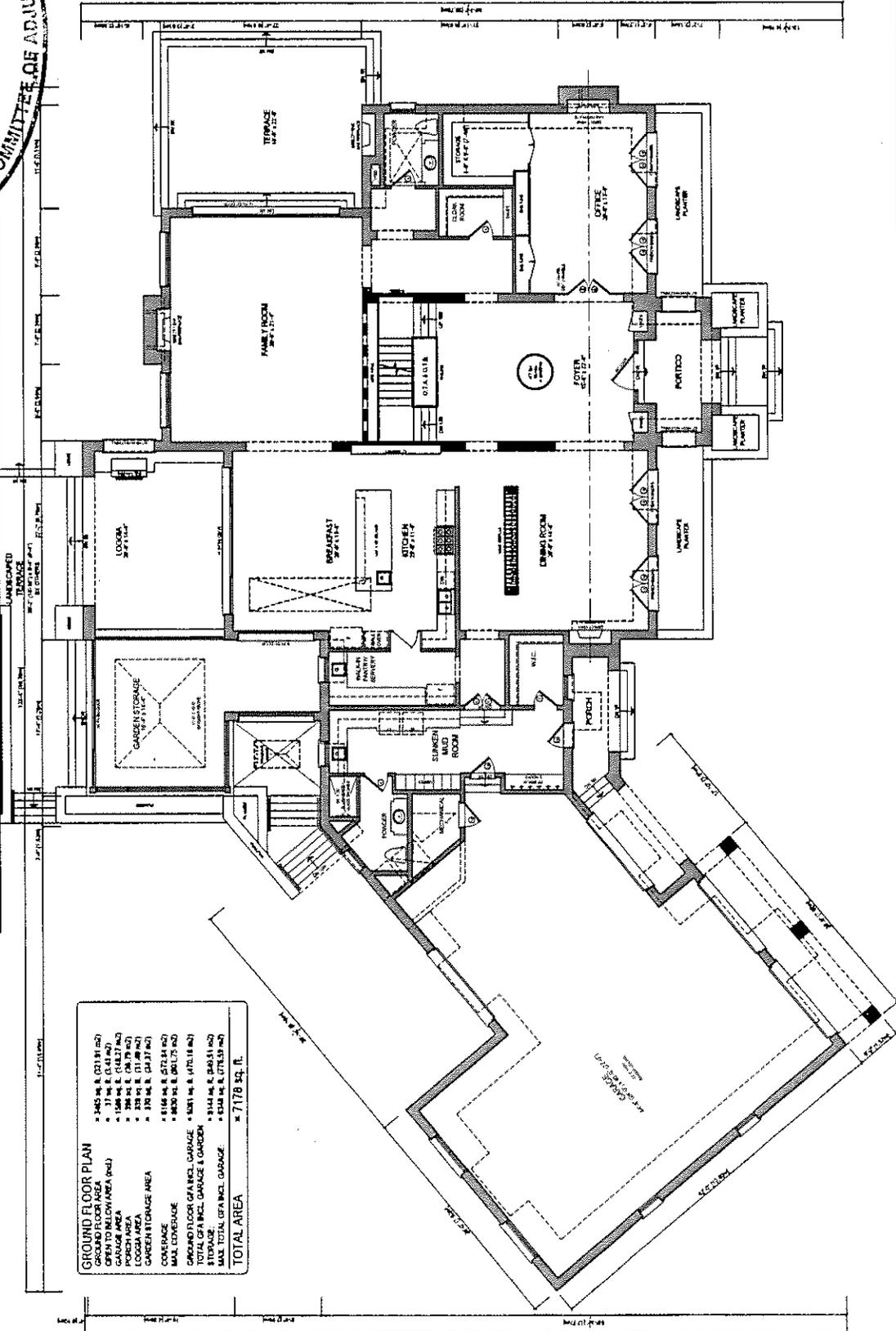
20 BRIMLEY ROAD, UNIT 101, WILLOWDALE, ONTARIO, CANADA M2H 3P5
PHONE: (416) 882-0111 FAX: (416) 882-1182 WWW.IANROBERTSONDESIGN.CO

CITY OF MARKHAM
RECEIVED
OCT 25 2019
COMMITTEE OF ADJUSTMENT

PART OF LOT 25/26 - 52 DOVE LANE

JAN ROBERTSON DESIGN

129532 ONTARIO INC.	
PART OF LOT 25/26	
52 DOVE LANE CITY OF MARKHAM	
GROUND FLOOR PLAN	
DATE	18/17/19
SCALE	1/8" = 1'-0"
2 OF 8	

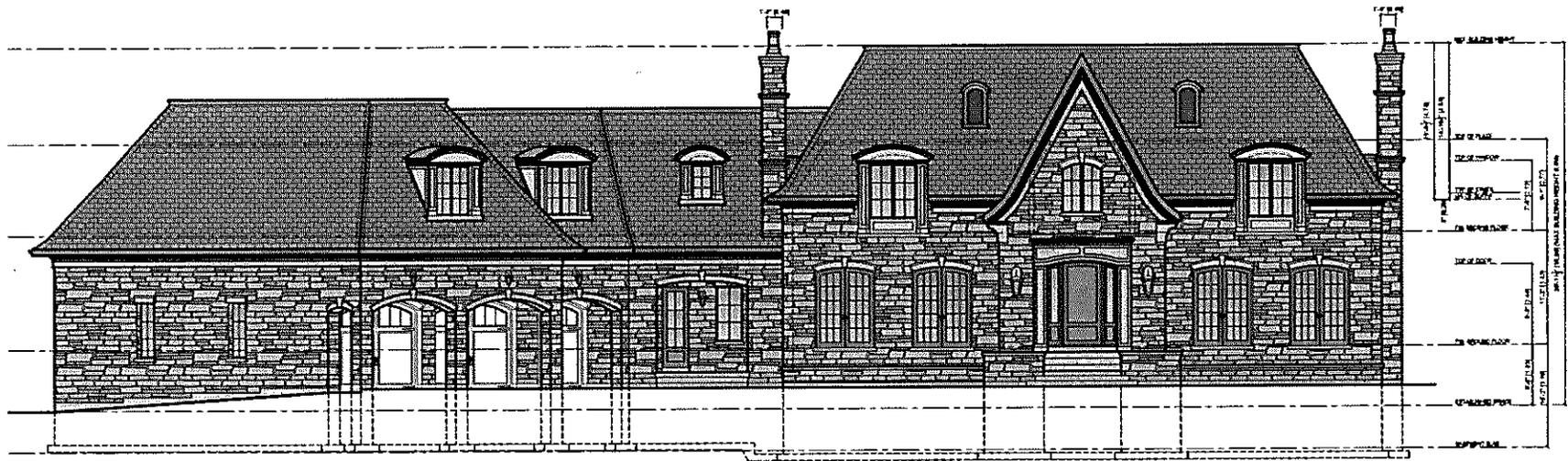


GROUND FLOOR PLAN

GROUND FLOOR AREA	= 3465 sq. ft. (33191 sq. ft.)
CREST (50' WIDE) AREA (incl.)	= 71 sq. ft. (1142 sq. ft.)
TOTAL GROUND FLOOR AREA	= 3536 sq. ft. (34333 sq. ft.)
PORCH AREA	= 228 sq. ft. (3577 sq. ft.)
LOGGIA AREA	= 370 sq. ft. (5437 sq. ft.)
GARDEN STORAGE AREA	= 116 sq. ft. (1773 sq. ft.)
COVERED	= 816 sq. ft. (12529 sq. ft.)
MAIL COVERAGE	= 800 sq. ft. (12179 sq. ft.)
GROUND FLOOR GFA INCL. GARAGE	= 3465 sq. ft. (47118 sq. ft.)
TOTAL GFA INCL. GARAGE & GARDEN	= 5144 sq. ft. (78451 sq. ft.)
TOTAL GFA INCL. GARAGE	= 5144 sq. ft. (77459 sq. ft.)
TOTAL AREA	= 7178 sq. ft.

PART OF LOT 25/26 - 52 DOVE LANE

CITY OF MARKHAM
RECEIVED
NOV 13 2019
COMMITTEE OF ADJUSTMENT



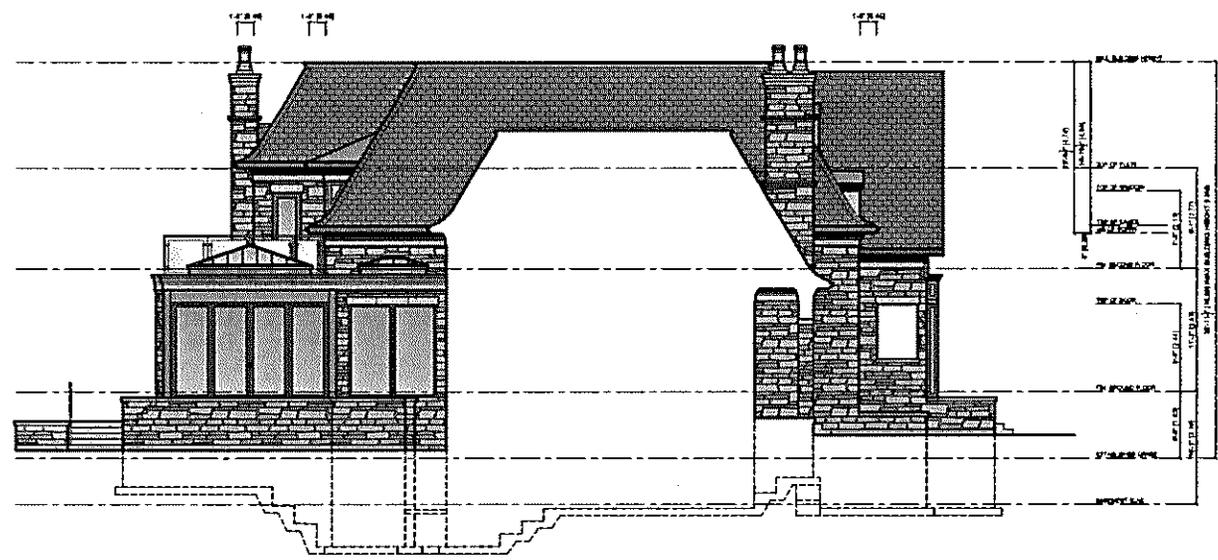
IAN ROBERTSON DESIGN

1205282 ONTARIO INC.	
PART OF LOT 25/26	
52 DOVE LANE CITY OF MARKHAM	
FRONT ELEVATION	
DATE	10/17/19
SCALE	3/32" = 1'-0"
4 OF 8	

20 RIVERVIEW BLVD, SUITE 101, WILLOWDALE, ONTARIO, M2H 3L9
 PHONE: (416) 491-0071 FAX: (416) 491-1818 WWW.IANROBERTSONDESIGN.COM

PART OF LOT 25/26 - 52 DOVE LANE

CITY OF MARKHAM
RECEIVED
NOV 13 2019
COMMITTEE OF ADJUSTMENT

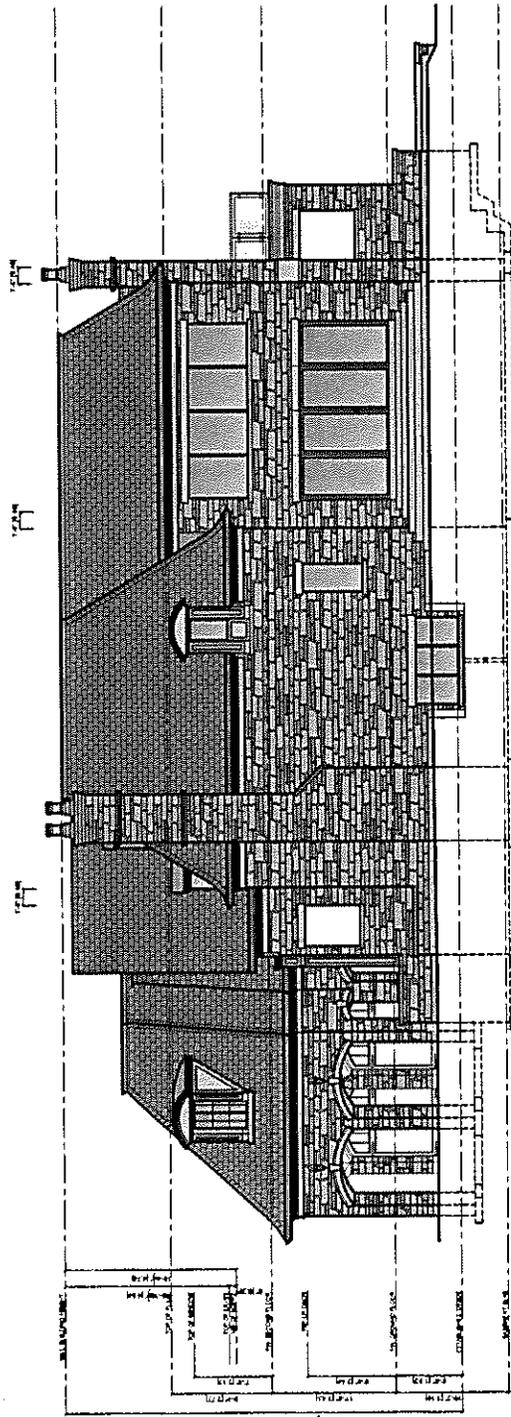
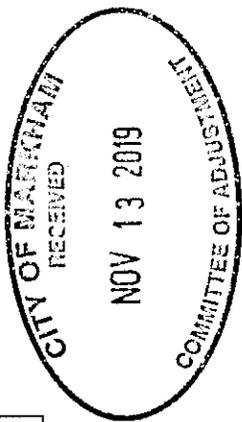


IAN ROBERTSON DESIGN

1205262 ONTARIO INC.	
PART OF LOT 25/26	
52 DOVE LANE CITY OF MARKHAM	
LEFT SIDE ELEVATION	
DATE	10/17/19
BY	19-08
SCALE	3/32" = 1'-0"
5 OF 8	

1205262 ONTARIO INC. 101 WALSH RD. UNIT 101, WILLOWDALE, ONTARIO, CANADA M2H 1P8
PHONE: (416) 882-0111 FAX: (416) 882-1111 WWW.IANROBERTSONDESIGN.COM

PART OF LOT 25/26 - 52 DOVE LANE

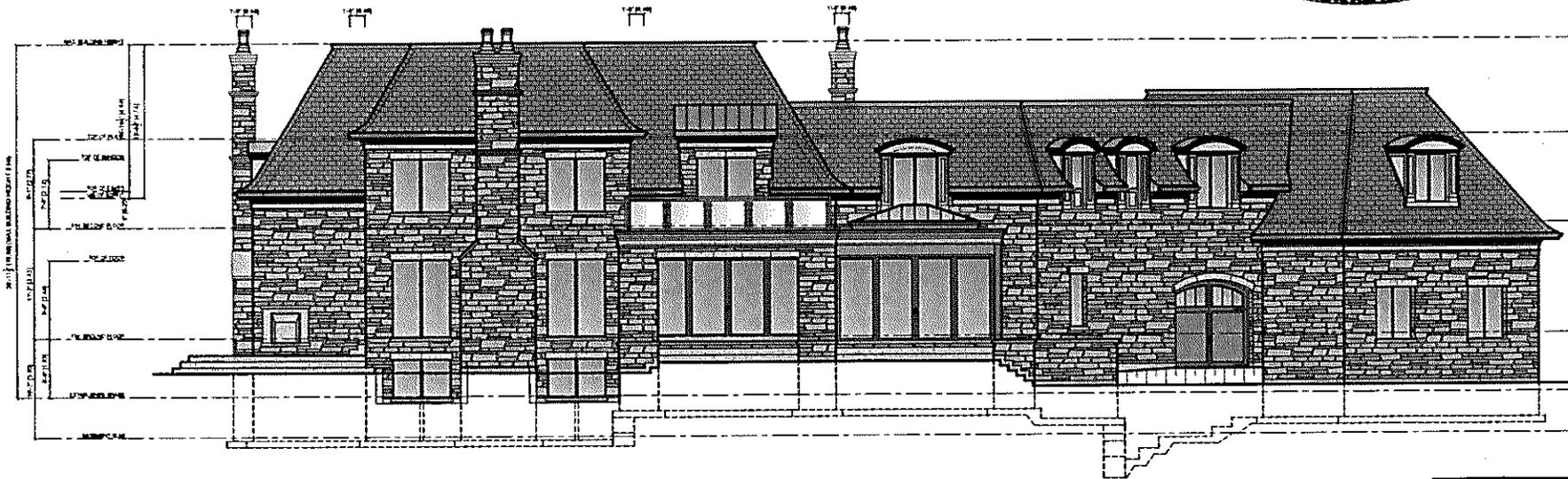
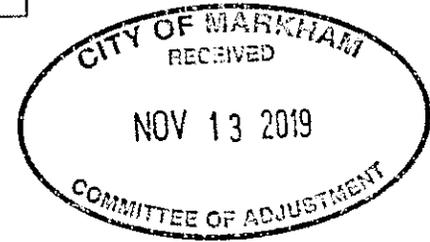


1255822 ONTARIO INC.	
PART OF LOT 25/26	
52 DOVE LANE CITY OF MARKHAM	
RIGHT SIDE ELEVATION	
MG	10/17/19
DATE	19-08
SCALE	3/32" = 1'-0"
6 OF 8	

IAN ROBERTSON DESIGN

20 BAYVIEW ROAD, UNIT 17, WILLOWDALE, ONTARIO, CANADA M2H 3B4
TEL: (416) 491-0111 FAX: (416) 491-1944 WWW.IANROBERTSONDESIGN.COM

PART OF LOT 25/26 - 52 DOVE LANE



IAN ROBERTSON DESIGN

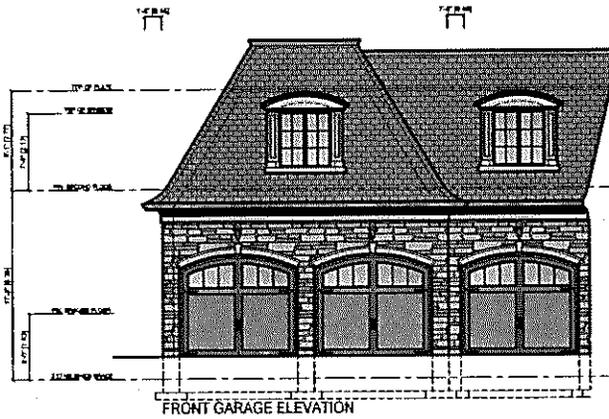
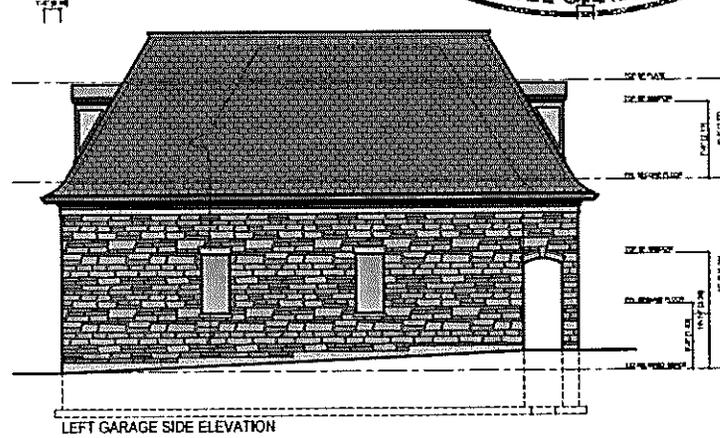
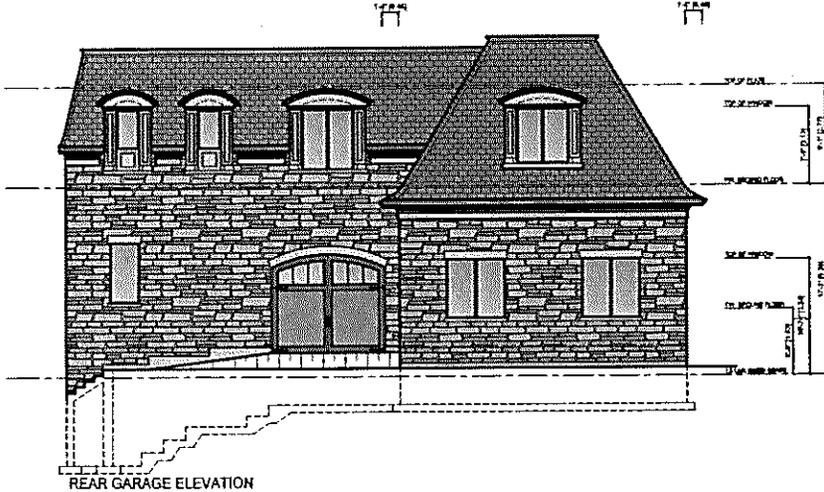
1205262 ONTARIO INC.	
PART OF LOT 25/26	
52 DOVE LANE CITY OF MARKHAM	
REAR ELEVATION	
MG	10/17/19
19-08	
3/32" = 1'-0"	7 OF 8

25 BROADVIEW ROAD, SUITE 101, VAUGHAN, ONTARIO, L4K 3K3
PHONE: (416) 882-0111 FAX: (416) 882-1111 WWW.IANROBERTSONDESIGN.COM

PART OF LOT 25/26 - 52 DOVE LANE

CITY OF MARKHAM
RECEIVED
OCT 25 2019
COMMITTEE OF ADJUSTMENT

IAN ROBERTSON DESIGN

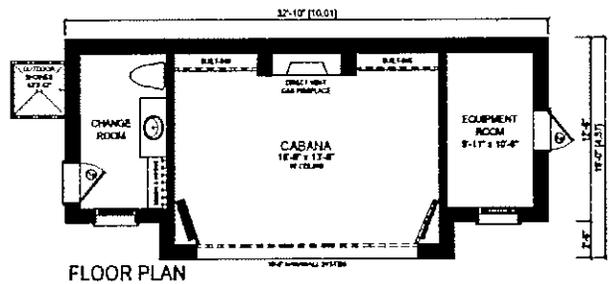


1205262 ONTARIO INC.	
PART OF LOT 25/26	
52 DOVE LANE CITY OF MARKHAM	
GARAGE ELEVATIONS	
MG	19/17/19
19-05	8 OF 8
3/32" = 1'-0"	

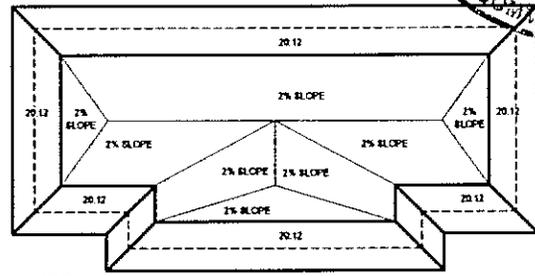
22 RIVERSIDE ROAD, SUITE 103, MARKHAM, ONTARIO, L3R 9V3
PHONE: (416) 460-0111 FAX: (416) 462-1112 WWW.IANROBERTSONDESIGN.COM

PART OF LOT 25/26 - 52 DOVE LANE

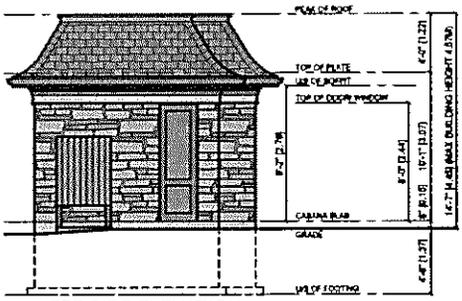
CITY OF MARKHAM
RECEIVED
OCT 25 2019
COMMITTEE OF ADJUSTMENT



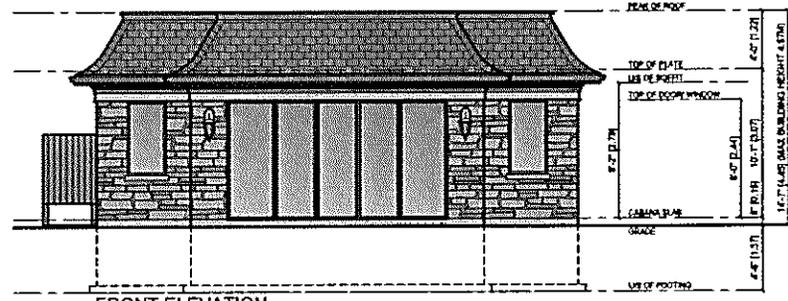
FLOOR PLAN



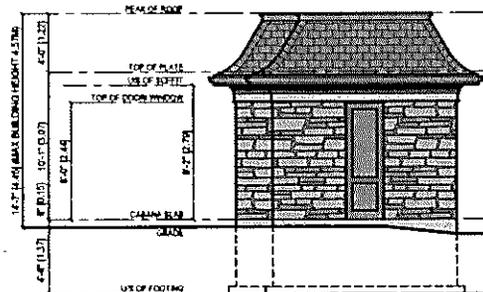
ROOF PLAN



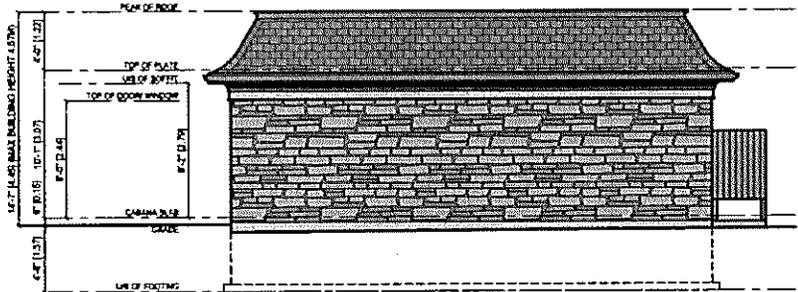
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

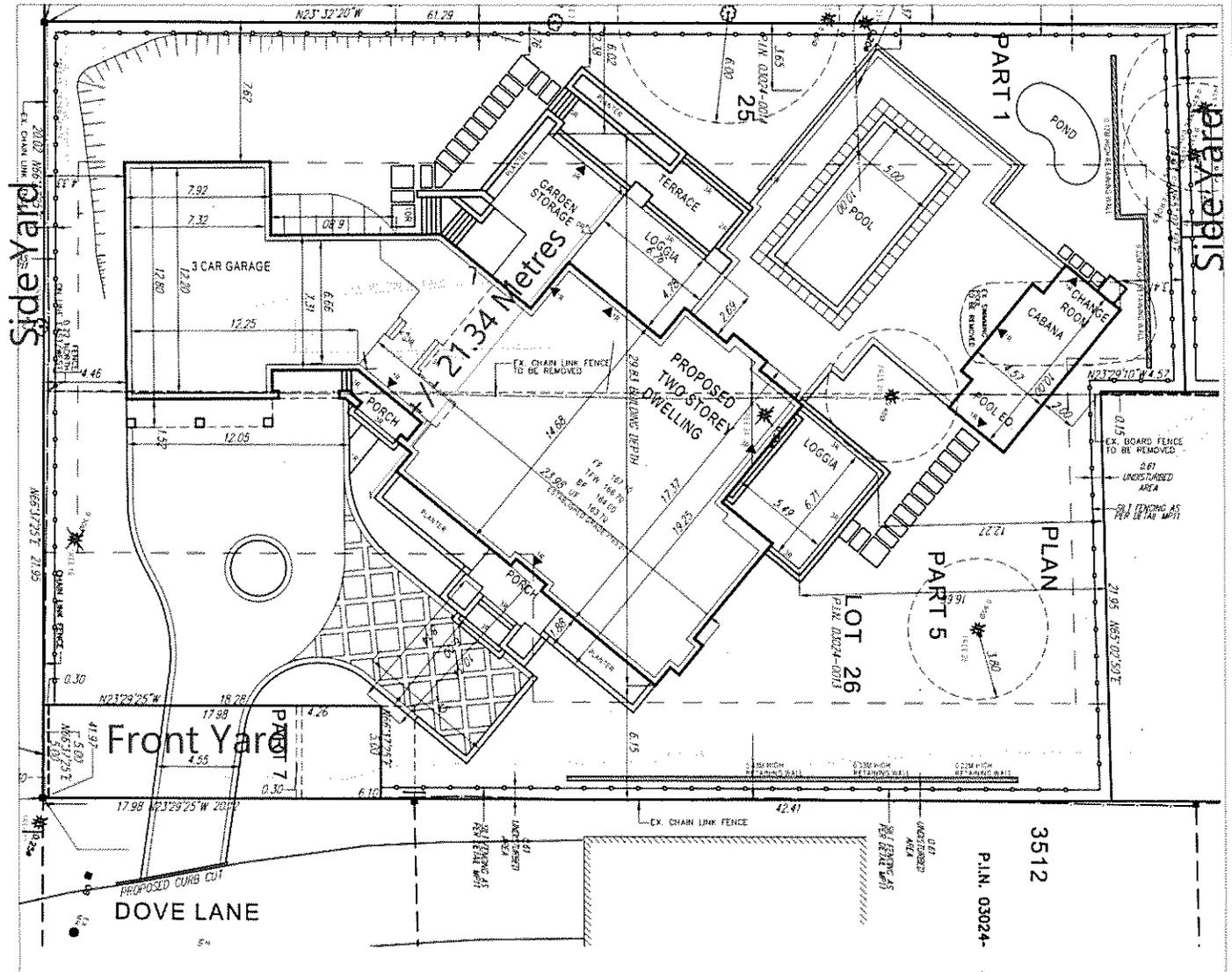


REAR ELEVATION

1205262 ONTARIO INC.	
PART OF LOT 25/26	
52 DOVE LANE CITY OF MARKHAM	
CABANA	
DATE	10/17/19
SCALE	19-06
3/32" = 1'-0"	1 OF 1

IAN ROBERTSON DESIGN

Rear Yard



3512
P.L.N. 03024-