

Memorandum to the City of Markham Committee of Adjustment

April 25, 2025

File: A/108/24
Address: 41 Gladiator Rd, Markham
Applicant: Jun An
Hearing Date: Wednesday, April 30, 2025

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

The applicant is requesting relief from the following requirements of By-law 2024-19, RES-ENLR, as amended, as it relates to a proposed two-storey single detached dwelling, to permit:

- a) **By-law 2024-19, Section 6.3.2.2(c):**
a maximum main building coverage of 25.8 percent for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent;
- b) **By-law 2024-19, Section 4.8.10.1(a):**
a maximum main building distance of 15.57 m from the established building line (second storey); whereas the by-law permits a maximum of 14.5 m for any storey above the first storey

BACKGROUND

The Application was previously deferred at the December 4, 2024 Committee of Adjustment hearing at the request of the applicant, in order to address concerns over a required variance that was not identified in the Zoning Preliminary Review prepared by Building Standards Department staff. Specifically, the missed variance relates to the maximum main building distance from the established building line (Variance b). Since the deferral, the applicant has revised the proposal by reducing the main building coverage from 27.6% to 25.8% and modifying the building design to eliminate the need for the previously required porch depth variance of 1.52 m.

Proposal

The applicant is proposing to construct a two-storey detached dwelling with a gross floor area of 313.6 m² (3,375.56 ft²).

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24/17, and updated on April 9/18)

Section 8.2.3.5 of the 2014 Official Plan outlines development criteria for the “Residential Low Rise” designation to ensure infill development respects and reflects the existing pattern and character of surrounding neighborhood. These criteria include policies with respect to height, massing, setbacks, and protection of existing vegetation.

Zoning By-Law 2024-19

The subject property is zoned RES-ENLR under By-law 2024-19, as amended, which permits Detached dwelling, Home Child Care, Home Occupation, Shared Housing – Small

Scale and select uses that legally existed on the lot prior to the passing of By-law 2024-19, as amended.

Zoning Preliminary Review (ZPR) Undertaken

The applicant has completed a Zoning Preliminary Review (ZPR) to confirm the new variances required for the proposed development. It is the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning 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

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 Main Building Coverage (Second Storey)

The applicant is requesting relief to permit a Second Storey Main Building Coverage of 25.8% of the lot area, whereas the By-Law permits a main building coverage on the second floor of 20% of the lot area. This represents an additional 5.8% (36.7 m² or 395 ft²).

Staff note that the applicant revised the proposal from the previous request of 27.6% to 25.8%, which reflects a reduction of 1.8% or approximately 11.4 m² (123 ft²). Staff's opinion remains unchanged, and believe that the requested variance will not significantly increase the building's scale or massing and aligns with similar infill developments to the east. As such, staff have no concerns with the requested variance.

Increase in Maximum Distance of the Main building from the Established Building Line (Second Storey)

The applicant is requesting a maximum distance from the main building from the established building line for any storey above the first storey of 15.57 m (51.1 ft), whereas the by-law permits a maximum of 14.5 m (47.6 ft). The intent of regulating this maximum distance is to maintain a uniform streetscape by ensuring consistent building alignment in addition to the building depth and massing in relation to neighboring dwellings. The proposed secondary storey will not disrupt the established building line along the streetscape. Staff have no concern with this requested variance.

PUBLIC INPUT SUMMARY

No written submissions were received as of April 25, 2025. 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 refer to Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Aaron Chau, Planner I, East District

REVIEWED BY:



Carlson Tsang, Senior Planner, East District

File Path: Amanda\File\ 24 191461 \Documents\District Team Comments Memo

APPENDICIES:

Appendix "A" – A/108/24 Conditions of Approval

Appendix "B" – Drawings

Appendix "C" – Staff Report Dated November 14 2024

Appendix "C" – Minutes Extract

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/108/24

1. The variances apply only to the proposed development as long as it stands
2. That the variances apply only to the subject development, insubstantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report, and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction

CONDITIONS PREPARED BY:

A handwritten signature in black ink, appearing to read 'Aaron Chau', with a large, sweeping initial 'A'.

Aaron Chau, Planner I, East District

Appendix B

File: 24.191461.000.00.MNV
Date: 4/9/2025
MM/DD/YYYY

SITE PLAN
1:150

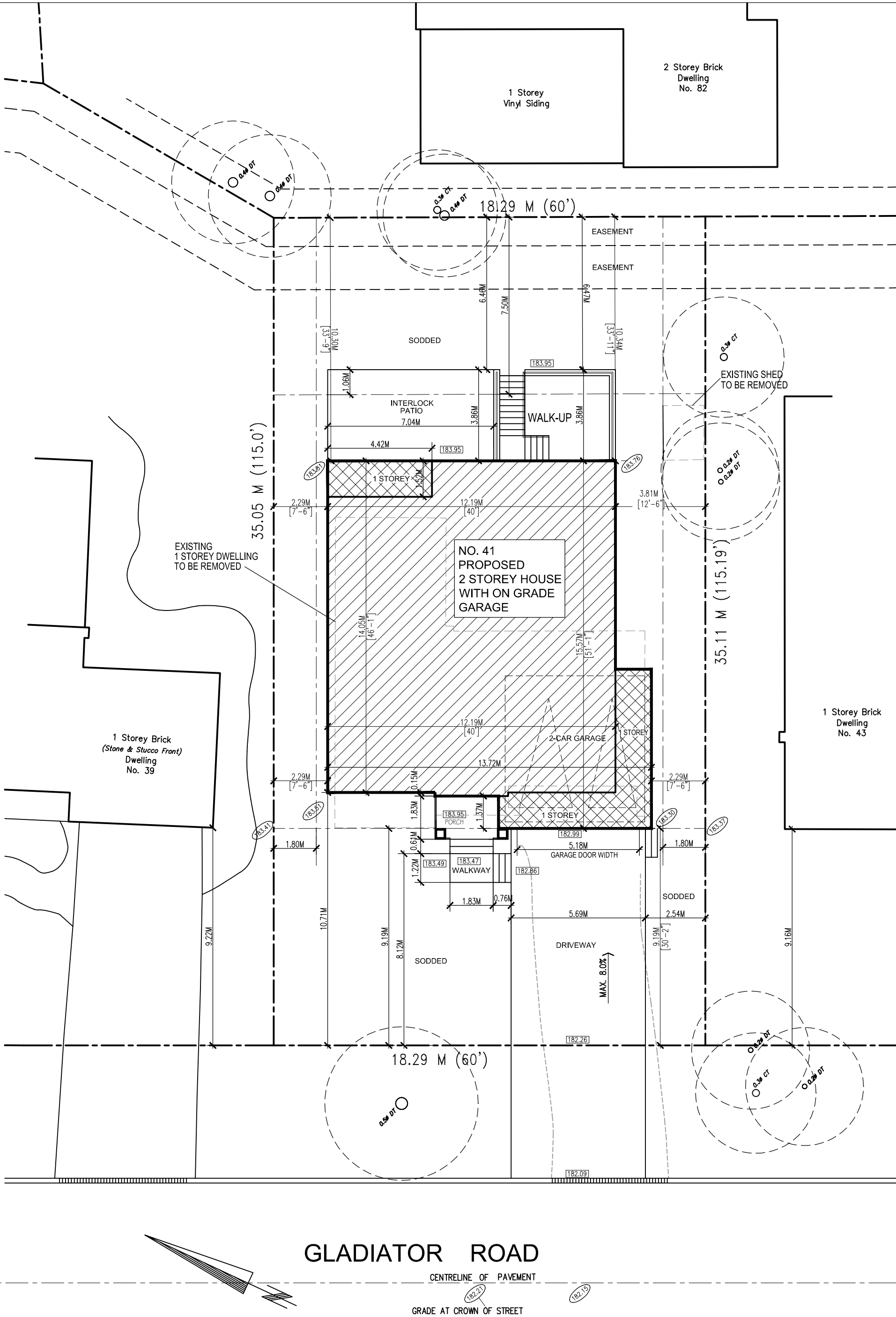
ZONING: RES-ENLR UNDER BY-LAW 2024-19
ZONING SUMMARY:

	PERMITTED	PROPOSED
USE OF BUILDING	DETACHED DWELLING	DETACHED DWELLING
MIN. LOT FRONTAGE	23.0 M	18.29 M (EXISTING)
MIN. LOT DEPTH	30.0 M	35.08 M (EXISTING)
MAX. MAIN BUILDING COVERAGE FIRST STOREY	30% (192.4 S.M.)	29.54% (189.5 S.M.)
MAX. MAIN BUILDING COVERAGE SECOND STOREY	20% (128.3 S.M.)	25.8% (165.0 S.M.)
MAX. DISTANCE OF MAIN BUILDING FIRST STOREY	19.5 M	15.57 M
MAX. DISTANCE OF MAIN BUILDING SECOND STOREY	14.5 M	15.57 M
MIN. FRONT YARD SETBACK	9.19 M	9.19 M
MIN. REAR YARD SETBACK	7.5 M	10.30 M
MIN. SIDE YARD SETBACK (NORTH)	1.8 M	2.29 M
MIN. SIDE YARD SETBACK (SOUTH)	1.8 M	2.29 M
MIN. SIDE YARD SETBACK COMBINED ON BOTH SIDES	4.57 M	4.57 M
MAX. OUTSIDE WALL HEIGHT	7.0 M	6.5 M
MAX. NUMBER OF STOREYS	2	2
MAX. GARAGE DOOR WIDTH	6.86 M	5.18 M
MAX. PROJECTION OF GARAGE	1.8 M	0 M
MIN. FRONT YARD PORCH DEPTH	1.8 M	1.83 M

STATISTICS:

GROSS FLOOR AREA	
GROSS BASEMENT FLOOR AREA	148.5 SQ. M.
GROSS GROUND FLOOR AREA (LIVING)	148.6 SQ. M.
GARAGE AREA	40.9 SQ. M.
GROSS SECOND FLOOR AREA	165.0 SQ. M.
TOTAL GROSS FLOOR AREA (BASEMENT AND GARAGE NOT INCLUDED)	313.6 SQ. M.

LOT AREA	641.5 SQ. M.
ESTABLISHED GRADE	183.39 M
AVERAGE GRADE LEVEL	183.60 M



1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE.
2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. DO NOT SCALE DRAWING.
4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK.
5. USE ONLY LATEST REVISED DRAWINGS.
6. THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED, ALTERED, OR REUSED WITHOUT THE DESIGNER'S WRITTEN AUTHORITY.

designed by:
JUN AN
T.647-8801688
EMAIL:JUNAN8888@GMAIL.COM
ANJIA HOME DESIGN INC.
67 CHERRYSTONE DR.
M2H 1S2
TORONTO, ONTARIO, CANADA

THIS UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C.TO BE A DESIGNER.

JUN AN
BCIN: I 03596
ANJIA HOME DESIGN INC.
BCIN: I 13604

SIGNATURE

6	REVISED	MAR 07, 2025
5	REVISED	FEB 26, 2025
4	REVISED	DEC 09, 2024
3	REVISED	OCT 31, 2024
2	REVISED	JUL 08, 2024
1	ISSUED FOR ZPR	APR 26, 2024
NO.	ISSUED FOR	DATE

project: **PROPOSED NEW 2 STOREY DWELLING AT 41 GLADIATOR RD, MARKHAM, ONTARIO**

drawing: **SITE PLAN**

scale: **1:150**

page: **A0.1**

Appendix B

File: 24.191461.000.00.MNV
Date: 4/9/2025
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FRONT (WEST) ELEVATION
SCALE: 3/16"=1'-0"

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drawing: **FRONT (WEST) ELEVATION**

scale: **3/16"=1'-0"**

page:

A2.1

Appendix B

File: 24.191461.000.00.MNV
Date: 4/9/2025
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REAR (EAST) ELEVATION
SCALE: 3/16"=1'-0"

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project: **PROPOSED NEW 2 STOREY DWELLING AT 41 GLADIATOR RD, MARKHAM, ONTARIO**

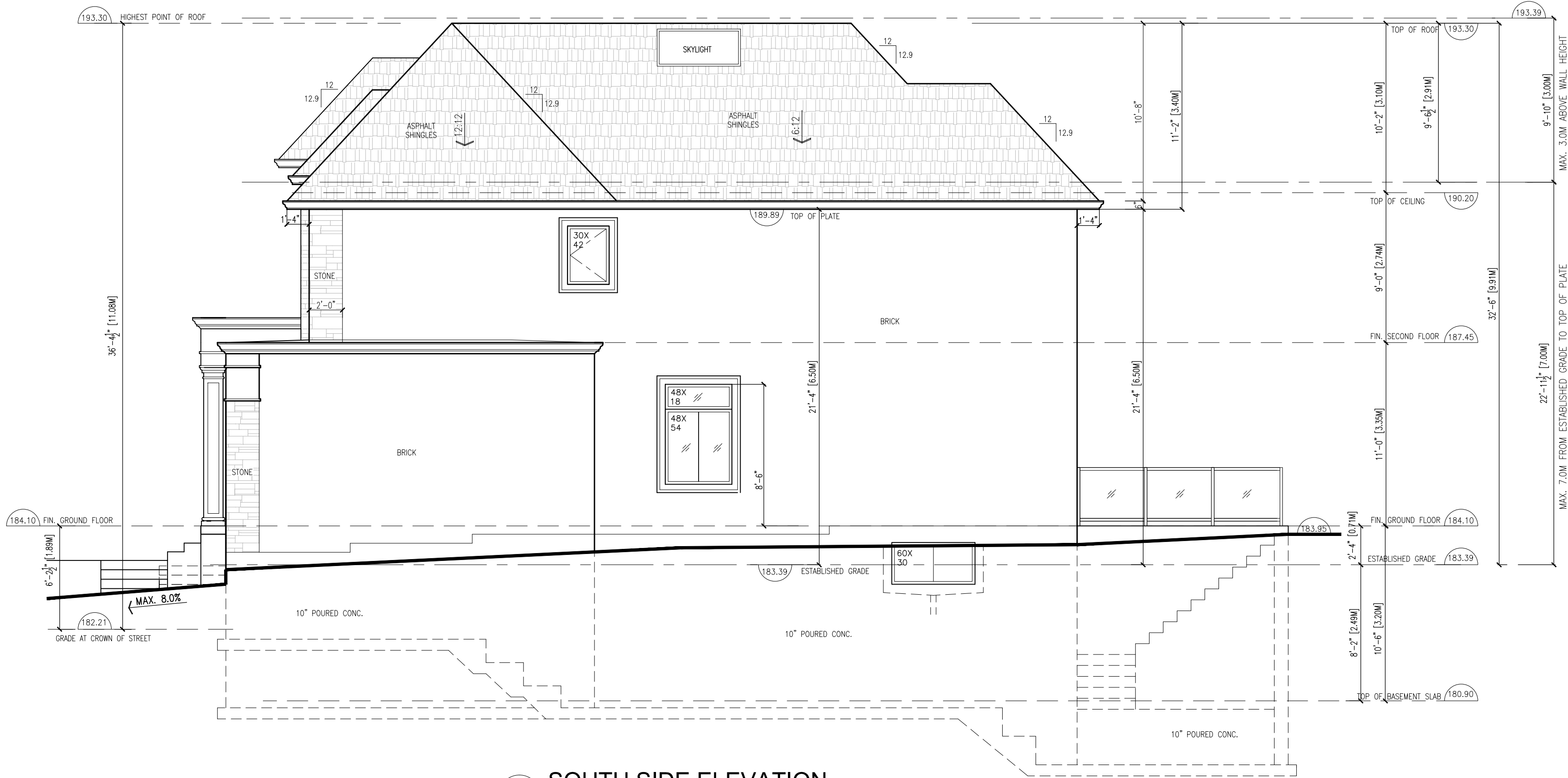
drawing: **REAR (EAST) ELEVATION**

scale: **3/16"=1'-0"**

page:

Appendix B

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SOUTH SIDE ELEVATION
SCALE: 3/16"=1'-0"

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project: **PROPOSED NEW 2 STOREY DWELLING AT 41 GLADIATOR RD, MARKHAM, ONTARIO**

drawing: **SOUTH SIDE ELEVATION**

scale: **3/16"=1'-0"**

page:

A2.3

Appendix B

File: 24.191461.000.00.MNV
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NORTH SIDE ELEVATION
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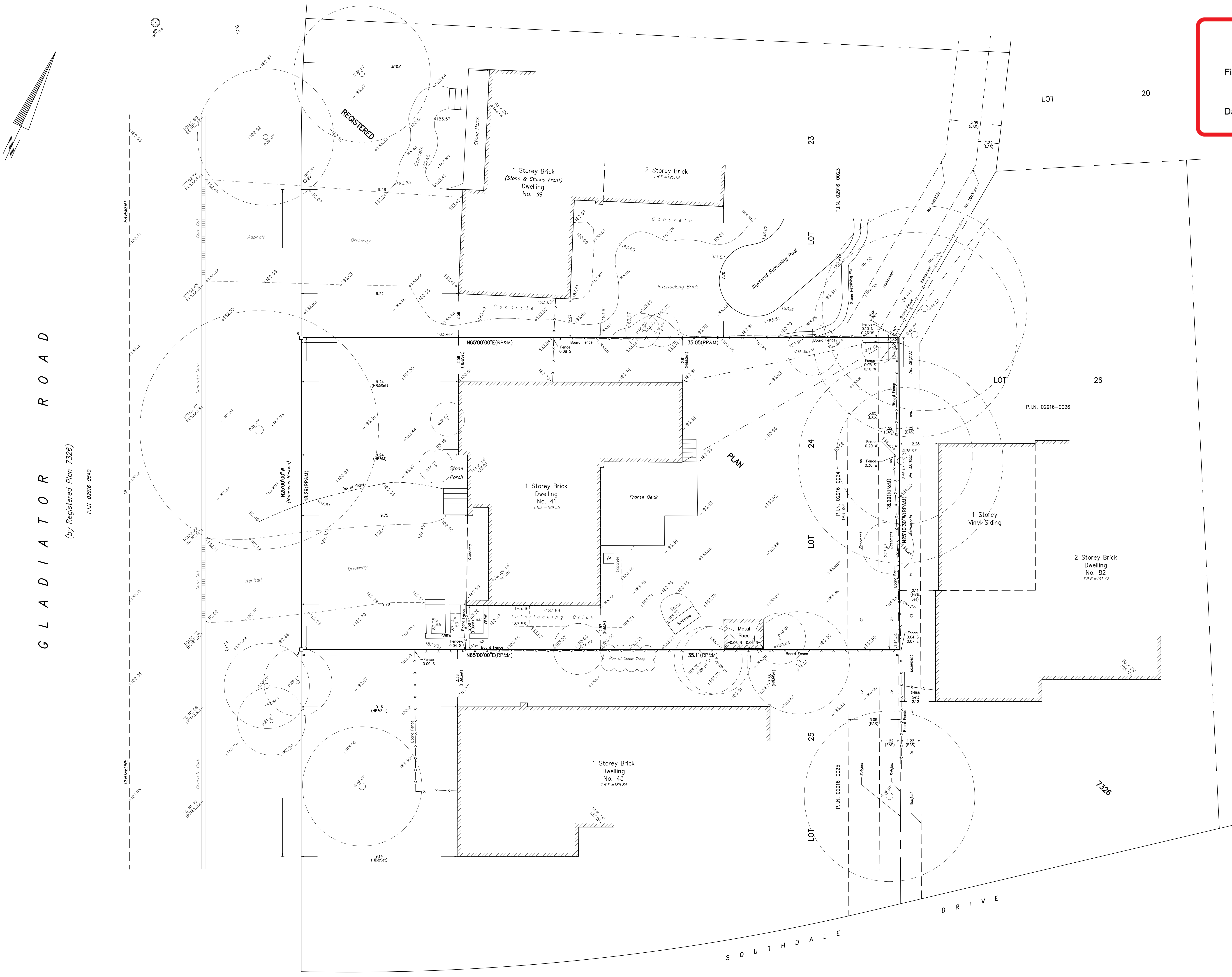
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drawing: **NORTH SIDE ELEVATION**

scale: **3/16"=1'-0"**

page:



SURVEYOR'S REAL PROPERTY REPORT – PART 1
PLAN OF SURVEY OF

Appendix B

REGISTERED PLAN 7326
of
Regional Municipality of York
SCALE 1 : 100
JAMES WALCZAK
LAND SURVEYING INC.
© COPYRIGHT 2023

File: 24.191461.000.00.MNV

Date: 4/9/2025
MM/DD/YYYY

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

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
EAST LIMIT OF GLADIATOR ROAD, HAVING A BEARING OF
N25°00'00"W ACCORDING TO REGISTERED PLAN 7326

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE
CITY OF MARKHAM BENCHMARK No. 00819668329A, HAVING
A PUBLISHED ELEVATION OF 184.249 METRES

LEGEND	
□	DENOTES
■	SURVEY MONUMENT FOUND
RP	REGISTERED PLAN 7326
N.S.E.W.	NORTH/SOUTHEAST/WEST
M	MEASURED
IB	IRON BAR
EAS	EASEMENT
HB	PLAN BY HOLDING & BABBS, O.L.S., DATED JULY 23, 1965
P.I.N.	PROPERTY IDENTIFIER NUMBER
—O—	OVERHEAD WIRES & UTILITY POLE
TC	TOP OF CURB
BC	BOTTOM OF CURB
AC	AIR CONDITIONER
CBRW	CONCRETE BLOCK RETAINING WALL
CT	CONIFEROUS TREE
MCT	MULTI-STEMMED CONIFEROUS TREE
DT	DECIDUOUS TREE
MDT	MULTI-STEMMED DECIDUOUS TREE
LS	INTERLOCKING BRICK
LB	LIGHT STANDARD
MH	MANHOLE
UP	UTILITY POLE
WV	WATER VALVE
T.R.E.	TOP OF ROOF ELEVATION

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 4TH DAY OF
DECEMBER, 2023.

DECEMBER 7, 2023
DATE
JAMES WALCZAK
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS
PLAN SUBMISSION FORM NUMBER V-68697

THIS PLAN WAS PREPARED FOR JAMES CH KO

PART 2 – SURVEY REPORT
1) PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES
2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
SUBJECT TO EASEMENTS AS IN INSTRUMENTS
No. VM13055 AND No. VM13133
3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING
BY-LAWS

GTA
Greater Toronto Acres
SURVEYING Inc.
7003 Steeles Ave. West, Unit 12, Toronto ON M9W 0A2
Tel: (416) 679-0572
E-MAIL: jw@gtasurveying.ca

DRAWN: M.C. CHECKED: P.W. PROJECT 23305

Appendix C

File: 24.191461.000.00.MNV

Date: 4/9/2025
MM/DD/YYYY

Memorandum to the City of Markham Committee of Adjustment

November 14, 2024

File: A/108/24
Address: 41 Gladiator Rd Markham
Applicant: Jun An
Hearing Date: Wednesday, December 4, 2024

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

The applicant is requesting relief from the following requirements of By-law 2024-19, RES-ENLR, as amended, as it relates to a proposed two-storey detached dwelling:

a) By-law 2024-19, Section 6.3.2.2(c):

a maximum main building coverage of 27.6 percent for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent; and

b) By-law 2024-19, Section 4.8.10.1(a):

a minimum porch depth of 1.52 metres, whereas the by-law requires a minimum porch depth of 1.8 metres.

BACKGROUND

Property Description

The 641.50 m² (6,905.05 ft²) subject property is located on the east side of Gladiator Road, north of Southdale Drive, East of McCowan Road and south of Highway 7 East. The 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.

There is an existing detached dwelling on the property, which according to assessment records was constructed in 1966.

Proposal

The applicant is proposing to construct a two-storey detached dwelling with a gross floor area of 328.9 m² (3,540.25 ft²). The total building depth proposed is 16.02 m (53.15 ft), including a 1.52 m (5.0 ft) front porch.

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24/17, and updated on April 9/18)

Section 8.2.3.5 of the 2014 Official Plan outlines development criteria for the "Residential Low Rise" designation to ensure infill development respects and reflects the existing pattern and character of surrounding neighborhood. These criteria include policies with respect to height, massing, setbacks, and protection of existing vegetation.

Zoning By-Law 2024-19

The subject property is zoned RES-ENLR under By-law 2024-19, as amended, which permits Detached dwelling, Home Child Care, Home Occupation, Shared Housing – Small Scale and select uses that legally existed on the lot prior to the passing of By-law 2024-19, as amended.

Zoning Preliminary Review (ZPR) Undertaken

The applicant has completed a Zoning Preliminary Review (ZPR) to confirm the initial variances required for the proposed development. The applicant submitted revised drawings on October 31, 2024. The applicant has not conducted a Zoning Preliminary Review for the revised drawings. Consequently, it is the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning 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

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;
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- d) The general intent and purpose of the Official Plan must be maintained.

Increase in Main Building Coverage (Second Storey)

The applicant is requesting relief to permit a Second Storey Main Building Coverage of 27.6% of the lot area, whereas the By-Law permits a main building coverage on the second floor of 20% of the lot area. This equates to a total second-storey coverage of approximately 176.80 m² (1,904.06 ft²), representing an additional 7.6% (48.5 m² or 522.05 ft²)

Staff note that the By-Law permits a building coverage of 30% for the first storey and 20% for any storey above the first. The proposed second storey coverage is less than the first storey, and does not feature any projections past the first storey. There is a 1.07 m (3.50 ft) step back above the garage, which contributes to reducing the visual massing of the structure. Staff are of the opinion that the requested variance will not significantly increase the building's scale or massing, aligns with similar infill developments to the east, and will not negatively impact the surrounding area. Staff opine that the request is minor in nature, meets the intent of the By-law and have no concerns with the requested variance.

Reduction in Front Porch Depth

The applicant is requesting relief to permit a minimum porch depth of 1.52 m (5.0 ft), whereas the By-law requires a minimum front porch depth of 1.8 m (5.90 ft). This represents a decrease of 0.32 m (0.90 ft).

Staff note that the porch is in-line with the front wall of surrounding houses, and does not project excessively past the garage. Staff have no objections to the proposed variance as the general intent and purpose of the Zoning By-Law has been maintained.

PUBLIC INPUT SUMMARY

No written submissions were received as of November 26, 2024. 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.

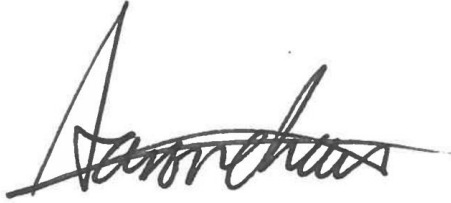
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APPENDICIES

Appendix "A" – A.108/24 Conditions of Approval

Appendix "B" – Drawings

PREPARED BY:



Aaron Chau, Planner I, East District

REVIEWED BY:



Stacia Muradali, Development Manager, East District

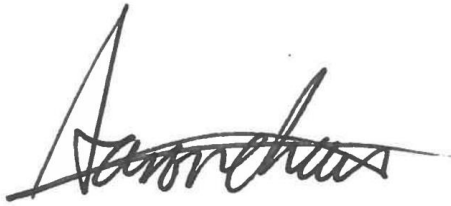
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APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/108/24

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 that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction;

CONDITIONS PREPARED BY:

A handwritten signature in black ink, appearing to read 'Aaron Chau', with a large, sweeping initial 'A'.

Aaron Chau, Planner I, East District

Appendix B

File: 24.191461.000.00.MNV
Date: 11/27/2024
MM/DD/YYYY

SITE PLAN
1:150

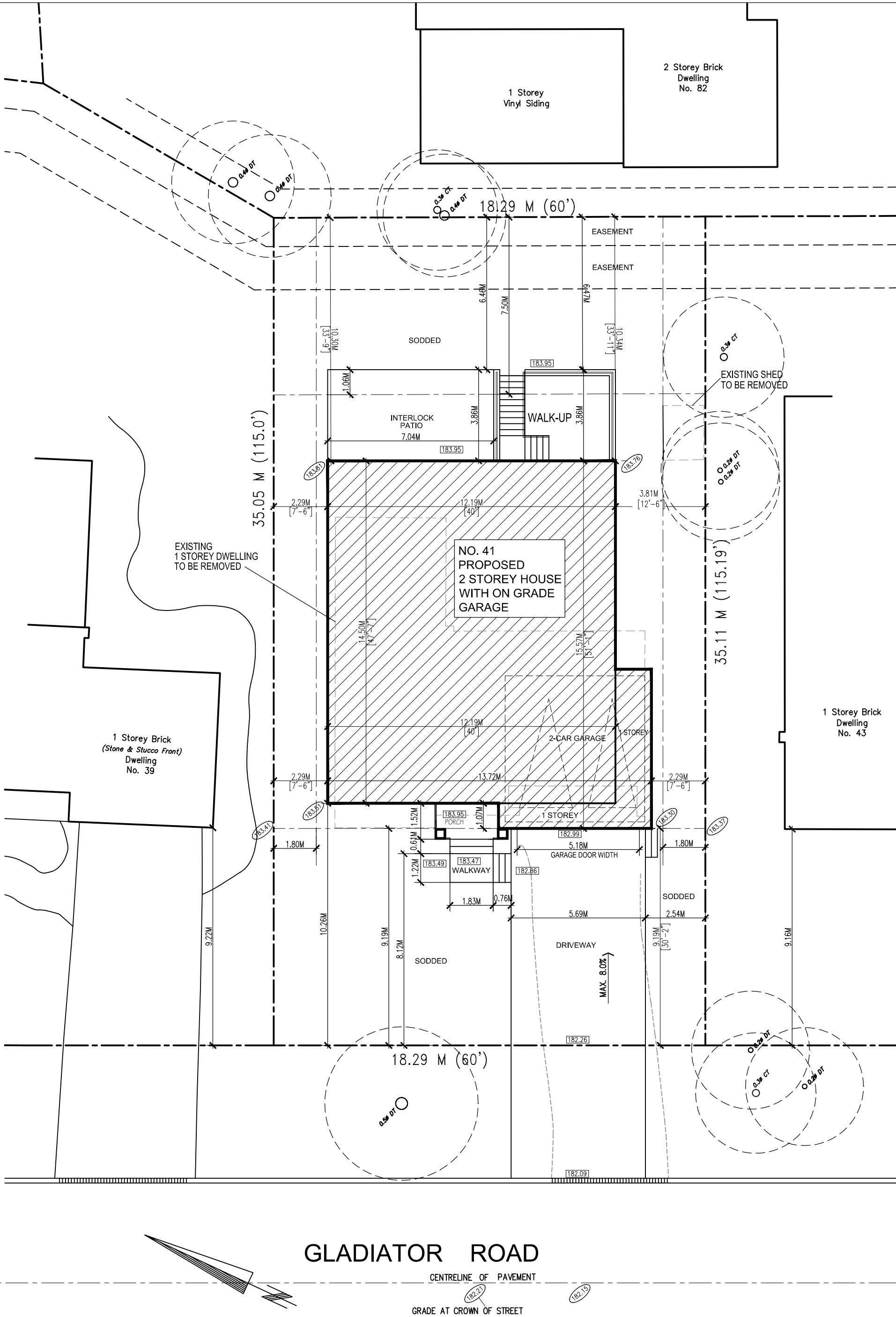
ZONING: RES-ENLR UNDER BY-LAW 2024-19
ZONING SUMMARY:

	PERMITTED	PROPOSED
USE OF BUILDING	DETACHED DWELLING	DETACHED DWELLING
MIN. LOT FRONTAGE	23.0 M	18.29 M (EXISTING)
MIN. LOT DEPTH	30.0 M	35.08 M (EXISTING)
MAX. MAIN BUILDING COVERAGE FIRST STOREY	30% (192.4 S.M.)	30% (192.4 S.M.)
MAX. MAIN BUILDING COVERAGE SECOND STOREY	20% (128.3 S.M.)	27.6% (176.8 S.M.)
MAX. DISTANCE OF MAIN BUILDING FIRST STOREY	19.5 M	15.57 M
MAX. DISTANCE OF MAIN BUILDING SECOND STOREY	14.5 M	14.5 M
MIN. FRONT YARD SETBACK	9.19 M	9.19 M
MIN. REAR YARD SETBACK	7.5 M	10.30 M
MIN. SIDE YARD SETBACK (NORTH)	1.8 M	2.29 M
MIN. SIDE YARD SETBACK (SOUTH)	1.8 M	2.29 M
MIN. SIDE YARD SETBACK COMBINED ON BOTH SIDES	4.57 M	4.57 M
MAX. OUTSIDE WALL HEIGHT	7.0 M	6.5 M
MAX. NUMBER OF STOREYS	2	2
MAX. GARAGE DOOR WIDTH	6.86 M	5.18 M
MAX. PROJECTION OF GARAGE	1.8 M	0 M
MIN. FRONT YARD PORCH DEPTH	1.8 M	1.52 M

STATISTICS:

GROSS FLOOR AREA	
GROSS BASEMENT FLOOR AREA	151.5 SQ. M.
GROSS GROUND FLOOR AREA (LIVING)	151.5 SQ. M.
GARAGE AREA	40.9 SQ. M.
GROSS SECOND FLOOR AREA	176.8 SQ. M.
TOTAL GROSS FLOOR AREA (BASEMENT AND GARAGE NOT INCLUDED)	328.9 SQ. M.

LOT AREA	641.5 SQ. M.
ESTABLISHED GRADE	183.39 M
AVERAGE GRADE LEVEL	183.60 M



1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE.
2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. DO NOT SCALE DRAWING.
4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK.
5. USE ONLY LATEST REVISED DRAWINGS.
6. THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED, ALTERED, OR REUSED WITHOUT THE DESIGNER'S WRITTEN AUTHORITY.

designed by:
JUN AN
T.647-8801688
EMAIL:JUNAN8888@GMAIL.COM
ANJIA HOME DESIGN INC.
67 CHERRYSTONE DR.
M2H 1S2
TORONTO, ONTARIO, CANADA

THIS UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C.TO BE A DESIGNER.

JUN AN
BCIN: 103596
ANJIA HOME DESIGN INC.
BCIN: 113604

SIGNATURE

3	REVISED	OCT 31, 2024
2	REVISED	JUL 08, 2024
1	ISSUED FOR ZPR	APR 26, 2024
NO.	ISSUED FOR	DATE

project: **PROPOSED NEW 2 STOREY DWELLING AT 41 GLADIATOR RD, MARKHAM, ONTARIO**

drawing: **SITE PLAN**

scale: **1:150**

page:

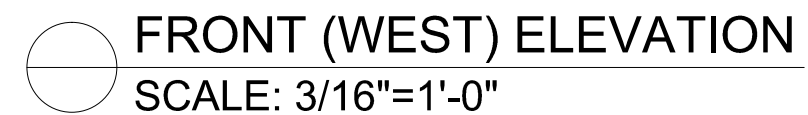
A0.1

4.191461.000.00.

/27/2024

MM/DD/YYYY

Date: 11/27/2024
MM/DD/YYYY



A2.1

Appendix B

File: 24.191461.000.00.MNV
Date: 11/27/2024
MM/DD/YYYY



REAR (EAST) ELEVATION
SCALE: 3/16"=1'-0"

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drawing: **REAR (EAST) ELEVATION**

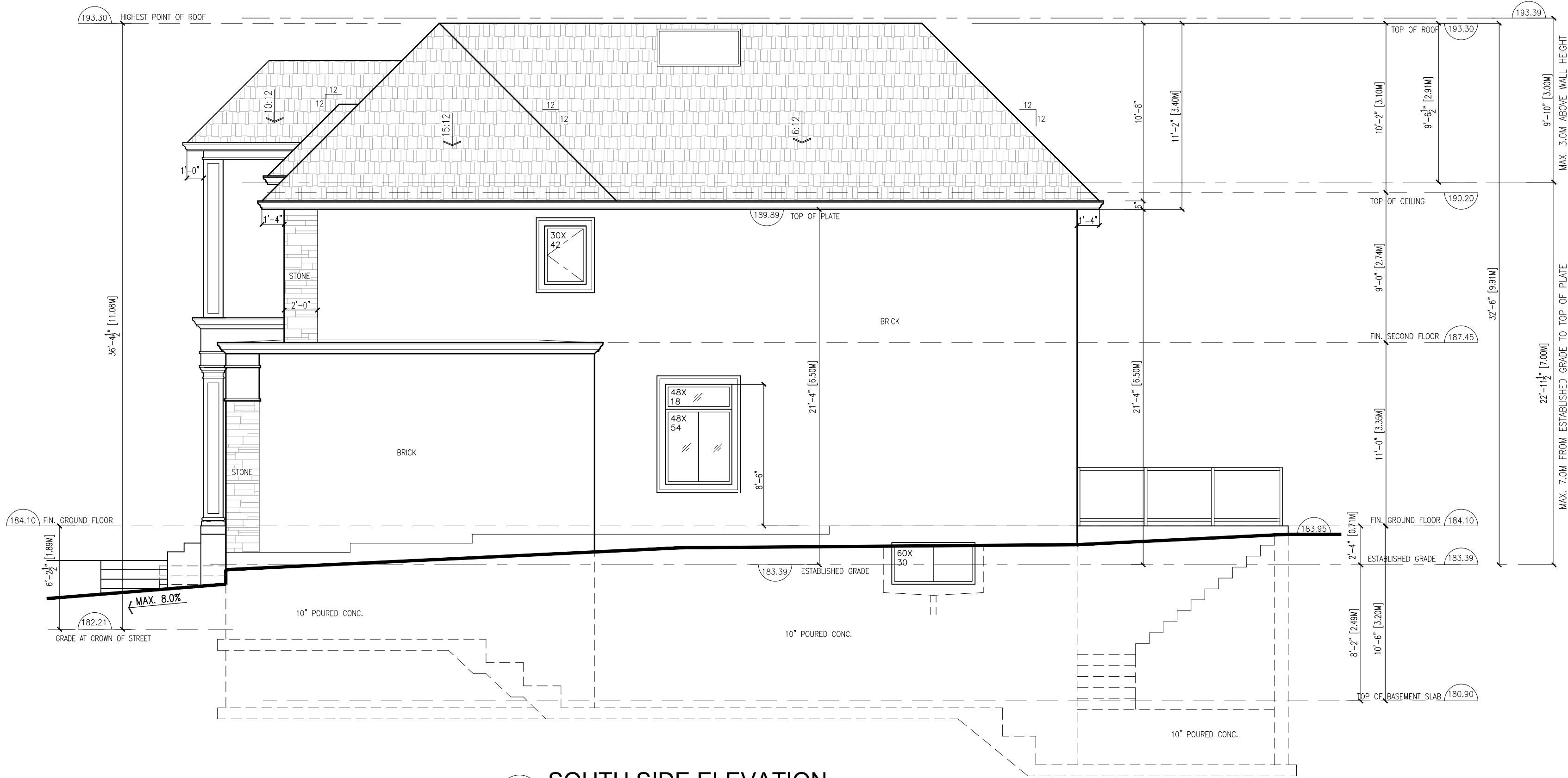
scale: **3/16"=1'-0"**

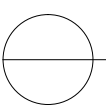
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Appendix B

File: 24.191461.000.00.MNV
Date: 11/27/2024
MM/DD/YYYY



 SOUTH SIDE ELEVATION
SCALE: 3/16"=1'-0"

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project: **PROPOSED NEW 2 STOREY DWELLING AT 41 GLADIATOR RD, MARKHAM, ONTARIO**

drawing: **SOUTH SIDE ELEVATION**

scale: **3/16"=1'-0"**

page:

A2.3

Appendix B

File: 24.191461.000.00.MNV
Date: 11/27/2024
MM/DD/YYYY



NORTH SIDE ELEVATION
SCALE: 3/16"=1'-0"

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drawing: **NORTH SIDE ELEVATION**
scale: **3/16"=1'-0"**
page:

SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF SURVEY OF

Appendix B

REGISTERED PLAN 7326
Regional Municipality of York
SCALE 1:100
GTA SURVEYING INC.
© COPYRIGHT 2023

File: **24.191461.000.00.MNV**

Date: **11/27/2024**
MM/DD/YYYY

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

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
EAST LIMIT OF GLADIATOR ROAD, HAVING A BEARING OF
N25°00'00"W ACCORDING TO REGISTERED PLAN 7326

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE
CITY OF MARKHAM BENCHMARK No. 00819668329A, HAVING
A PUBLISHED ELEVATION OF 184.249 METRES

LEGEND	
□	DENOTES
■	SURVEY MONUMENT FOUND
RP	REGISTERED PLAN 7326
N.S.E.W.	NORTH/SOUTHEAST/WEST
M	MEASURED
IB	IRON BAR
EAS	EASEMENT
HB	PLAN BY HOLDING & BABBS, O.L.S., DATED JULY 23, 1965
P.I.N.	PROPERTY IDENTIFIER NUMBER
—	OVERHEAD WIRES & UTILITY POLE
TC	TOP OF CURB
BC	BOTTOM OF CURB
AC	AIR CONDITIONER
CBRW	CONCRETE BLOCK RETAINING WALL
CT	CONIFEROUS TREE
MCT	MULTI-STEMMED CONIFEROUS TREE
DT	DECIDUOUS TREE
MDT	MULTI-STEMMED DECIDUOUS TREE
LS	LIGHT STANDARD
LB	INTERLOCKING BRICK
LS	LIGHT STANDARD
MH	MANHOLE
UP	UTILITY POLE
WV	WATER VALVE
T.R.E.	TOP OF ROOF ELEVATION

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 4TH DAY OF
DECEMBER, 2023.

DECEMBER 7, 2023
DATE

James Ch KO
JAMES WALCZAK
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS
PLAN SUBMISSION FORM NUMBER V-68697

THIS PLAN WAS PREPARED FOR JAMES CH KO

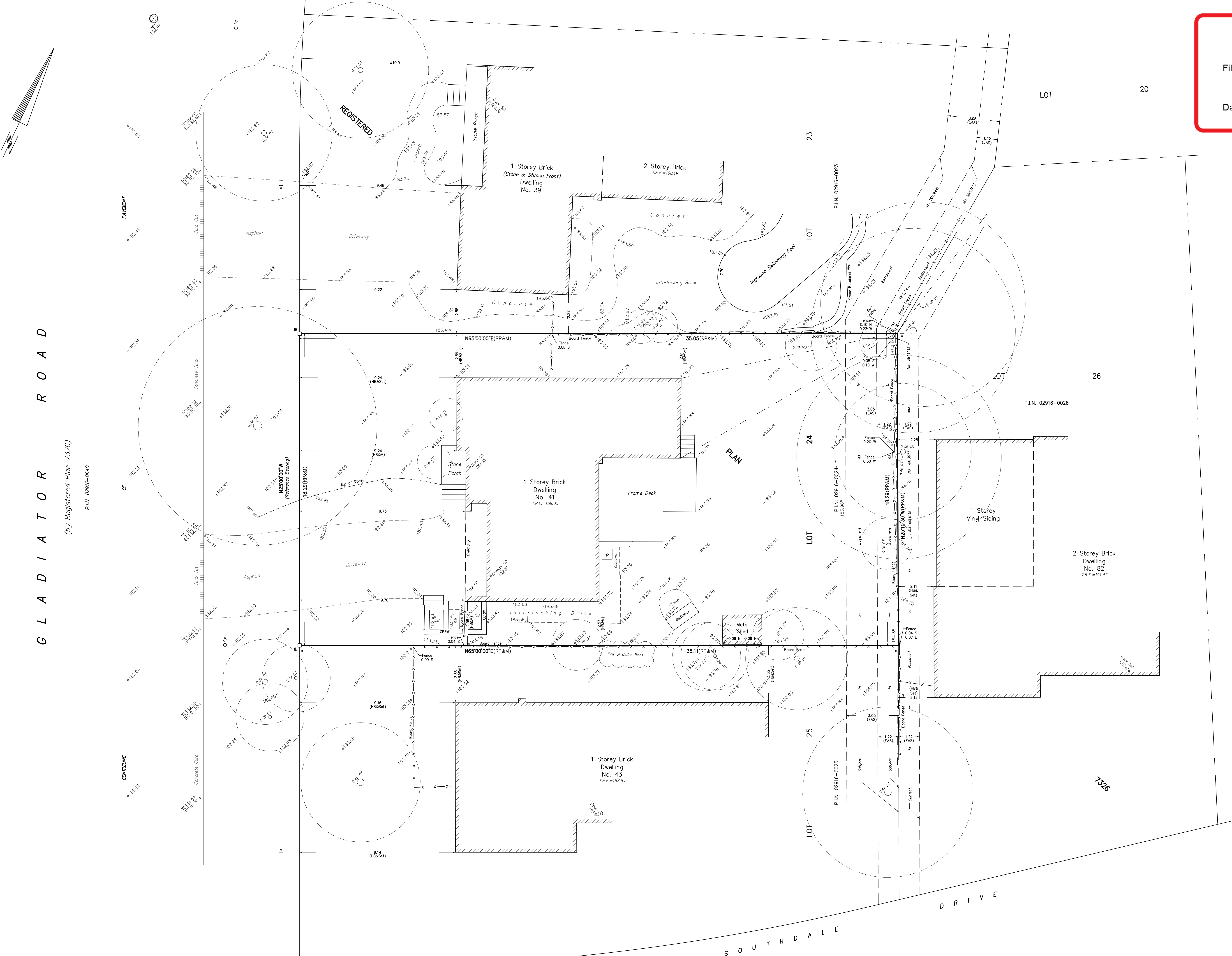
PART 2 - SURVEY REPORT

- PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
SUBJECT TO EASEMENTS AS IN INSTRUMENTS
No. VM13055 AND No. VM13133
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING
BY-LAWS

GTA
Greater Toronto Acres
SURVEYING INC.

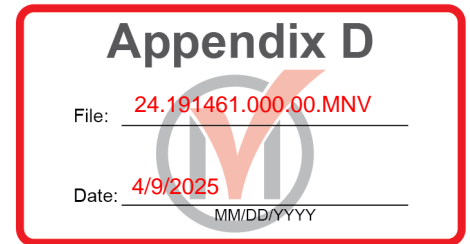
7003 Steeles Ave. West, Unit 12, Toronto ON M9W 0A2
Tel: (416) 679-0572
E-MAIL: jw@gtasurveying.ca

DRAWN: M.C. CHECKED: P.W. PROJECT 23305





**CITY OF MARKHAM
Virtual Meeting**



**December 4, 2024
7:00 pm**

COMMITTEE OF ADJUSTMENT

Minutes

The 19th regular meeting of the Committee of Adjustment for the year 2024 was held at the time and virtual space above with the following people present:

Jeannie Reingold, Acting Chair	7:00 pm
Sally Yan	7:00 pm
Patrick Sampson	7:00 pm
Arun Prasad	7:00 pm

Shawna Houser, Secretary-Treasurer
Greg Whitfield, Supervisor, Committee of Adjustment
Vivian Yap, Development Technician

Regrets

Greg Knight, Chair

2. DISCLOSURE OF PECUNIARY INTEREST

None

3. APPROVAL OF PREVIOUS MINUTES: November 20, 2024

THAT the minutes of Meeting 18, of the City of Markham Committee of Adjustment, held November 20, 2024 respectively, be:

- a) Approved on December 4, 2024.

**Moved by: Patrick Sampson
Seconded by: Arun Prasad**

Carried

4. REQUEST FOR DEFERRAL

4.1 A/108/24

Agent Name: Jun An
41 Gladiator Road, Markham
PLAN 7326 LOT 24

The applicant was requesting relief from the requirements of By-law 2024-19, as amended, to permit:

- a) **By-law 2024-19, Section 6.3.2.2(c):**
a maximum main building coverage of 27.6 percent for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent; and
- b) **By-law 2024-19, Section 4.8.10.1(a):**
a minimum porch depth of 1.52 metres, whereas the by-law requires a minimum porch depth of 1.8 metres;

as it related to a proposed two-storey dwelling.

The agent, Jun An, appeared to request deferral.

The Committee received two written pieces of correspondence.

Member Prasad motioned for deferral.

Moved by: Arun Prasad
Seconded by: Patrick Sampson

THAT Application **A/108/24** be **deferred** sine die.

Resolution Carried

5. NEW BUSINESS:

5.1 B/016/24

Agent Name: JKO Planning Services Inc. (Jim Kotsopoulos)
28 Kirk Drive, Thornhill
PLAN 4184 LOT 36

The applicant was requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 15.24 metres and an approximate lot area of 696.456 square metres (Part 1); and
- b) **retain** a parcel of land with an approximate lot frontage of 15.24 metres and an approximate lot area of 696.456 metres (Part 2).