

Memorandum to the City of Markham Committee of Adjustment

November 9, 2023

File: A/134/23
Address: 38 Fonthill Blvd, Markham
Applicant: Prohome Consulting Inc (Vincent Emami)
Agent: Prohome Consulting Inc (Vincent Emami)
Hearing Date: Wednesday, November 15, 2023

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

The Applicant is requesting relief from the “Fourth Density Single Family Residential (R4)” in By-law 11-72, as amended, as it relates to a proposed two-storey detached dwelling. The variances requested are to permit:

- a) **Section 6.1:**
a minimum flankage side yard of 11 feet, 2 inches, whereas the By-law requires a minimum flankage side yard of 13 feet, 2 inches;
- b) **Section 6.1:**
a maximum lot coverage of 34.92 percent, whereas the By-law permits a maximum of 33 1/3 percent;
- c) **Section 6.1:**
a maximum building height of 26 feet, 3 inches, whereas the By-law permits a maximum building height of 25 feet.

as it relates to a two-storey dwelling.

BACKGROUND

Property Description

The Committee of Adjustment initially deferred this application at the August 30, 2023 meeting to allow the Applicant to revise the plans to better align with the By-law standards, as detailed in the minutes extract contained in Appendix “A”.

The Applicant revised their plans to comply with the west side yard setback (interior side yard), however this consequently results in a reduced flankage side yard setback.

Zoning Preliminary Review (ZPR) Not Undertaken

The Applicant has not conducted a new ZPR for the revised plans. Consequently, it is the Applicant’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

Reduced Flankage Side yard

The Applicant is requesting a minimum flankage yard setback of 11 feet, 2 inches, whereas the By-law requires a minimum side yard setback of 13 feet, 2 inches.

In response to comments received at the August 30, 2023 Committee meeting, the Applicant has revised their plans by shifting the proposed dwelling further to the east, which has resulted in the request for a minimum flankage side yard of 11 feet, 2 inches.

Staff note that this change and resulting updated flankage request will cause the removal of 1 tree and the injury (and potential removal) of 2 additional trees. As noted previously, in the August 30 staff report the Subject Lands contain mature trees in the front, rear, and flankage yards, as well as in the neighbouring rear yard (refer to Appendix "C" – Staff Report). During the review of the application, the City's Tree Preservation Technician indicated concern with removal of the mature trees in the flankage and side yards and requested that the house design be modified to accommodate the preservation of the trees. Tree Preservation staff have reviewed the flankage request and have indicated that they do not support the flankage request and aim to adhere to minimum Tree Protection Zones (TPZs) of all regulated trees where possible. Accordingly, staff recommend that the tree related conditions, as outlined in Appendix "D", be adopted by the Committee to ensure the Applicant installs the appropriate tree protection barriers and provides compensation to the City, if necessary.

Maximum Lot Coverage and Maximum Building Height

As noted in the August 30 staff report, staff have no concern with the requested variances for lot coverage and maximum building height, and indicated that: the increase in lot coverage is minor in nature and generally consistent with what the by-law permits; and the proposed height variance will not result in a dwelling that is incompatible or out of character with its surrounding context and have no concerns with the requested variance.

PUBLIC INPUT SUMMARY

For the August 30, 2023 Committee of Adjustment meeting, five written pieces of correspondence were received and four members of the public spoke at the meeting (refer to Appendix "A" – Minutes Extract). No additional written submissions were received as of November 9, 2023. 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 variances related to building height and lot coverage meets the four tests of the *Planning Act*.

Regarding the variance for reduced flankage side yard, Staff recommend that the Committee consider any public input and the comments received from the City's Tree Preservation Technician in reaching a decision and should satisfy themselves as to whether the variance meets the four tests of the *Planning Act*.

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 "D" for conditions to be attached to any approval of this application.

PREPARED BY:



Elizabeth Martelluzzi, RPP MCIP, Senior Planner, Central District

REVIEWED BY:



Deanna Schlosser, RPP MCIP, Senior Planner, Central District

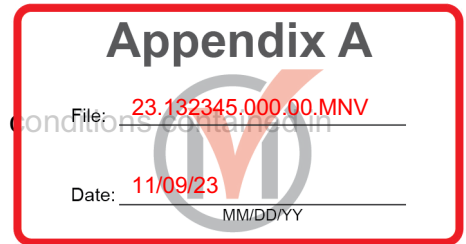
APPENDICES

Appendix "A" – Minutes Extract (August 30, 2023)

Appendix "B" – Revised Plans

Appendix "C" – Staff Report (August 30, 2023)

Appendix "D" – A/134/23 Conditions of Approval



THAT Application No. **A/146/23** be **approved** subject to the staff report.

Resolution Carried

5. A/134/23

Owner Name: Wendy Oi Yee Lo and David Wen Long Liu
Agent Name: Prohome Consulting Inc. (Vincent Emami)
38 Fonthill Boulevard, Markham
PLAN 7566 LOT 142

The applicant was requesting relief from the requirements of By-law 11-72, as amended to permit:

- a) **Section 4.11:**
~~a minimum flankage side yard of 12 feet, 6 inches, whereas a flankage side yard setback of 13 feet 2 inches is required, which is half the building height of 26 feet 3 inches;~~

- b) **Section 6.1:**
minimum west side yard of 4 feet, whereas the By-law requires minimum side yard setback of 6 feet;

- c) **Section 6.1:**
a maximum lot coverage of 35.75 percent, whereas the By-law permits a maximum of 33 1/3 percent;

- d) **Section 6.1:**
a maximum building height of 26 feet, 3 inches, whereas the By-law permits a maximum building height of 25 feet;

as it related to a new single detached dwelling with deck.

The Chair introduced the application.

The agent, Francesco Fiorani, appeared on behalf of the application.

The Committee received five written pieces of correspondence.

Gordon Kwan, of 40 Fonthill Boulevard, spoke to the Committee, expressing concerns regarding the west side yard setback and the direct impacts of the proximity to their home and vegetation.

Kimberley Kwan of 40 Fonthill Boulevard also expressed concerns regarding the west side yard setback.

Christiane Bergauer-Free of 145 Krieghoff Avenue spoke to the size, scale and massing of the proposal within the neighbourhood context, removal of trees, grading and hard surfaces, indicating the proposal as presented would have cumulative impacts on the adjacent properties and the streetscape.

Mark Swailes, of 199 Krieghoff Avenue, could not present their concerns due to technical issues. Greg Whitfield read the written comments submitted by Mark to the Committee.

Member Gutfreund indicated the proposal would be a large home on a corner lot. Member Gutfreund noted the agent had worked with forestry staff to ensure the protection of the trees and had no issue with the proposed height or lot coverage but did not support the reduced side yard setback as the by-law had been established to ensure sufficient separation between structures.

Member Reingold agreed with their colleague's comments regarding the west side yard setback, indicating it should be maintained.

Member Yan supported their colleague's comments, noting it was a large home with a net floor area of approximately 60 percent. Member Yan indicated that setbacks should be maintained, recommended deferral and indicated that revised plans showing the tree preservation and protection should be provided.

Greg Whitfield clarified that variance "a)" had been removed during the planning review, and the application was only for variances "b), c), and d)."

The Chair did not support the request for setbacks or increased height, which added to the massing and would dwarf the adjacent homes. The presented proposal was neither desirable nor minor and needed to return with a design that did not push all the boundaries of the building envelope indicating that the design was unlike other homes on similar lots in the area.

The agent agreed to the deferral.

Member Gutfreund motioned for deferral.

Moved By: Tom Gutfreund

Seconded By: Sally Yan

The Committee unanimously approved the application.


THAT Application No. **A/134/23** be **deferred** sine die.

LOT AREA: 758.18 M ²		LOT COVERAGE: 264.75 M ²				
GFA	GR FLOOR EXCLUDING GARAGE	SECOND FLOOR AREA	BASEMENT	GARAGE	TOTAL GFA NOT INCLUDING CELLAR	%
TOTAL	2093FT ² /194.45 M ²	2775FT ² /257.81 M ²	2243FT ² /208.38 M ²	716 FT ² /66.52M ²	4868FT ² /452.26 M ²	34.92%

Appendix B

File: 23.132345.000.00.MNV

Date: 11/09/23

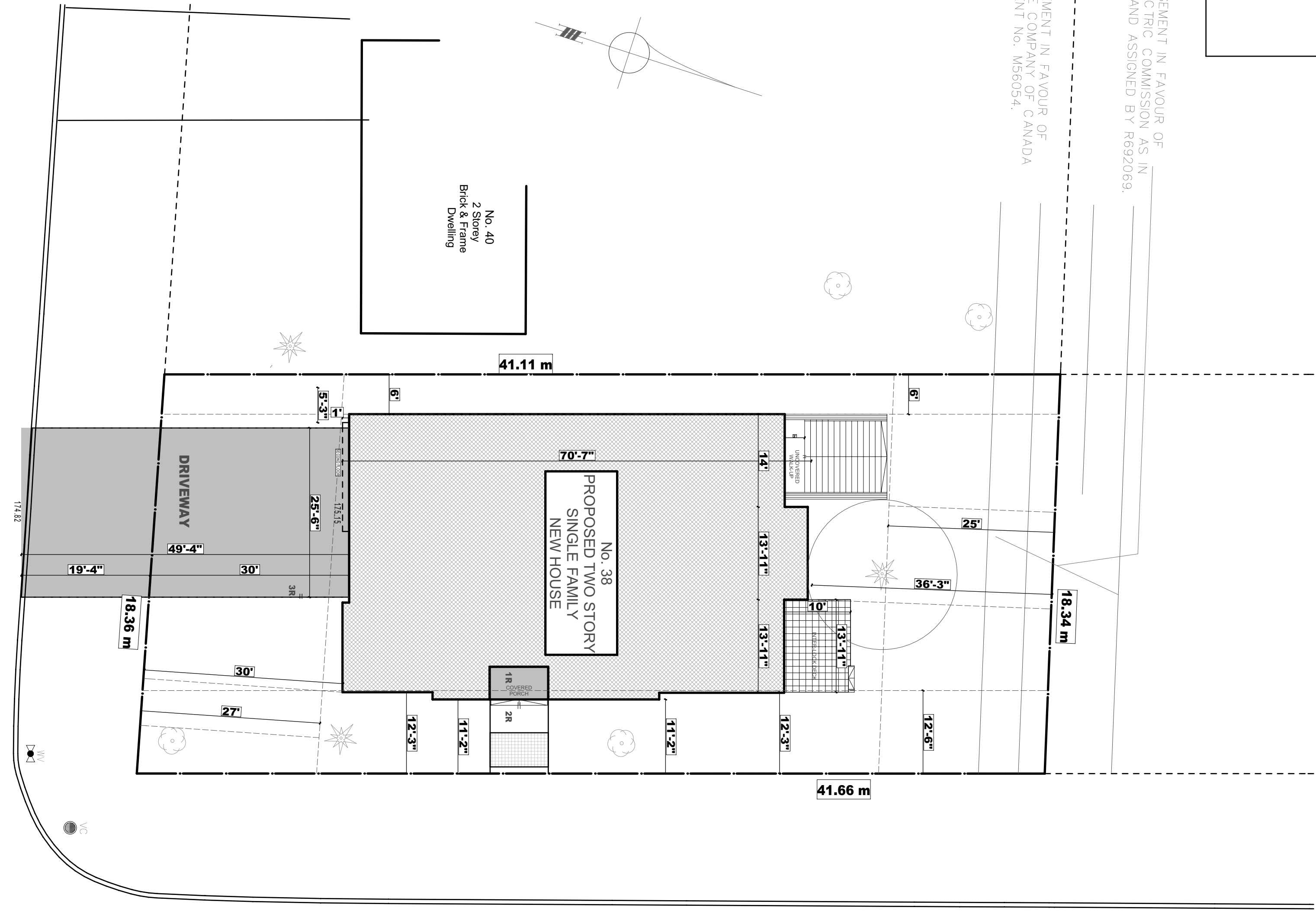


SUBJECT TO EASEMENT IN FAVOUR OF MARKHAM HYDRO ELECTRIC COMMISSION AS IN INSTRUMENT NO. M56069 AND ASSIGNED BY R6920069.

SUBJECT TO EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA AS IN INSTRUMENT NO. M56054.

FONTHILL BOULEVARD

FONTHILL BOULEVARD



KRIEGHOFF AVENUE

No. 39 FONTHILL BOULEVARD Asphalt Driveway

No. 37 FONTHILL BOULEVARD Asphalt Driveway


No. 35 FONTHILL BOULEVARD Asphalt Driveway

No. 212 KRIEGHOFF AVENUE Asphalt Driveway

No. 210 KRIEGHOFF AVENUE Asphalt Driveway

DATE:	ISSUED FOR:
AUG-2023	FOR C OF A

FOR STRUCTURE ONLY



VAHID EMAM JOHEH
LICENCE 9939



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V.E

SCALE:
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LAST MODIFIED ON:
OCTOBER 6, 2023

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PROJECT TITLE/ADDRESS:	38 FONTHILL BLVD MARKHAM, ON

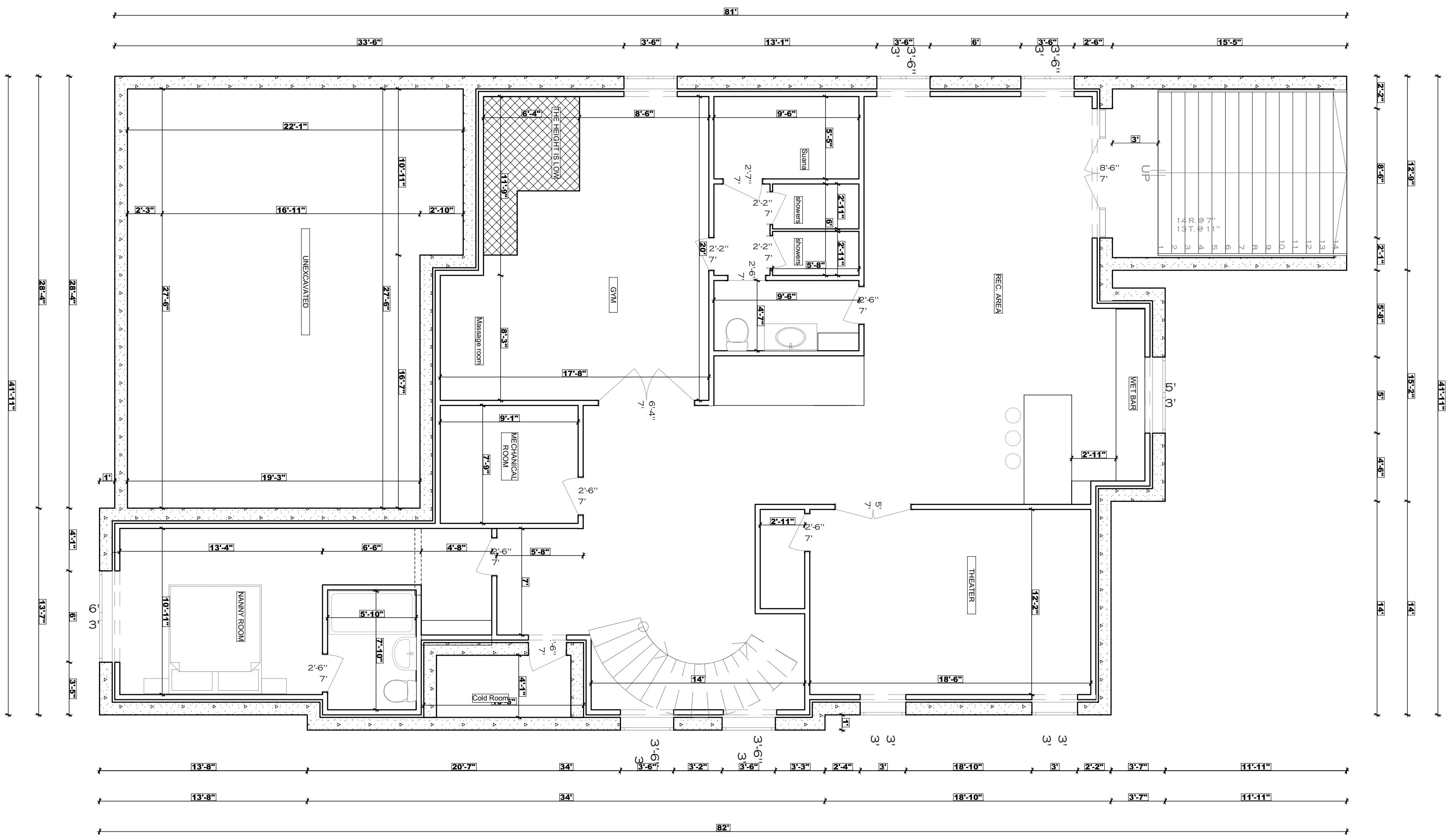
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Appendix B

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Date: 11/09/23

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DATE:	ISSUED FOR:
AUG-2023	FOR C OF A

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LAST MODIFIED ON:
SEPTEMBER 21, 2023

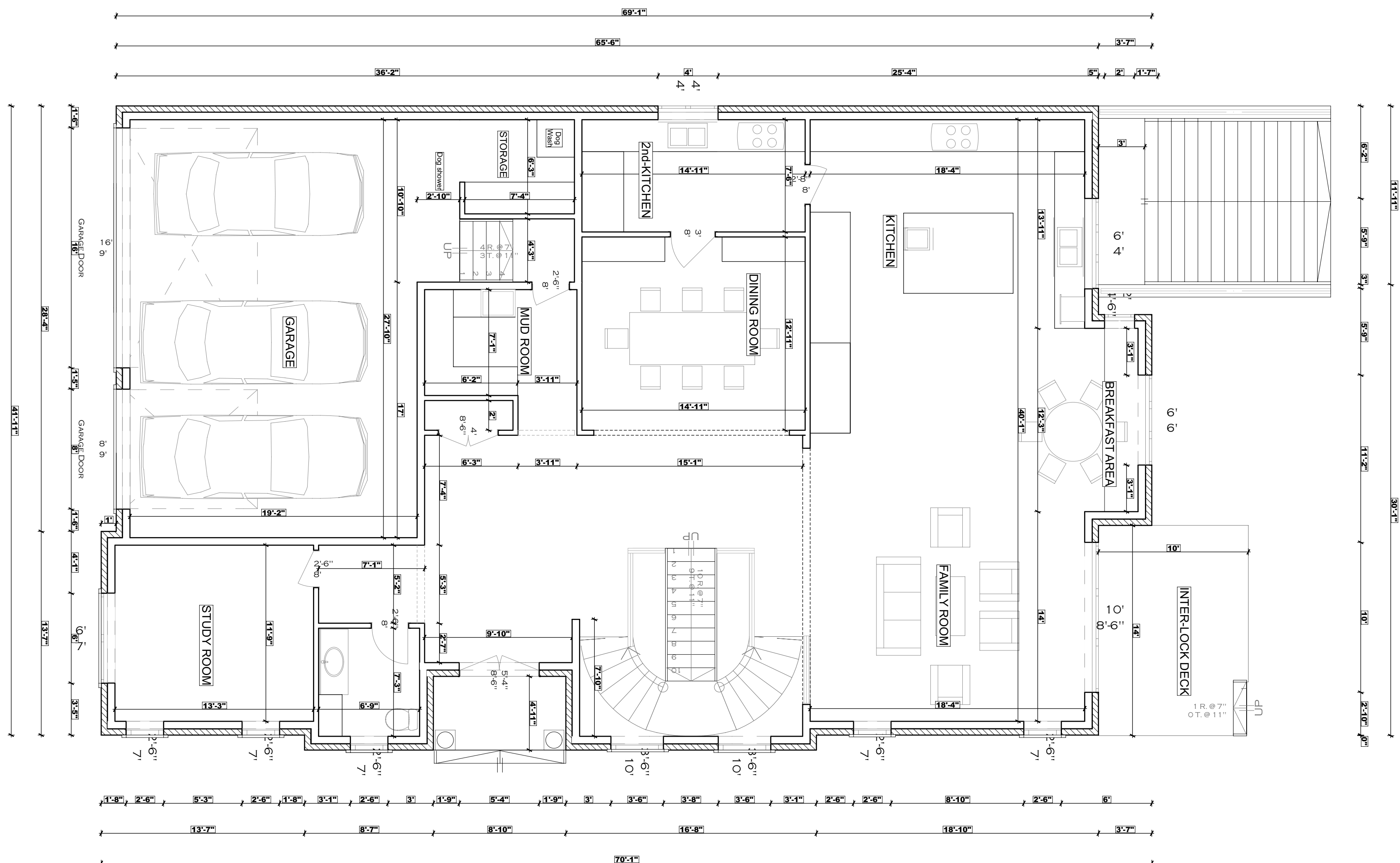
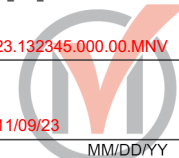
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38 FONTHILL BLVD
MARKHAM, ON

A.01

Appendix B

File: 23.132345.000.00.MNV

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SEPTEMBER 21, 2023

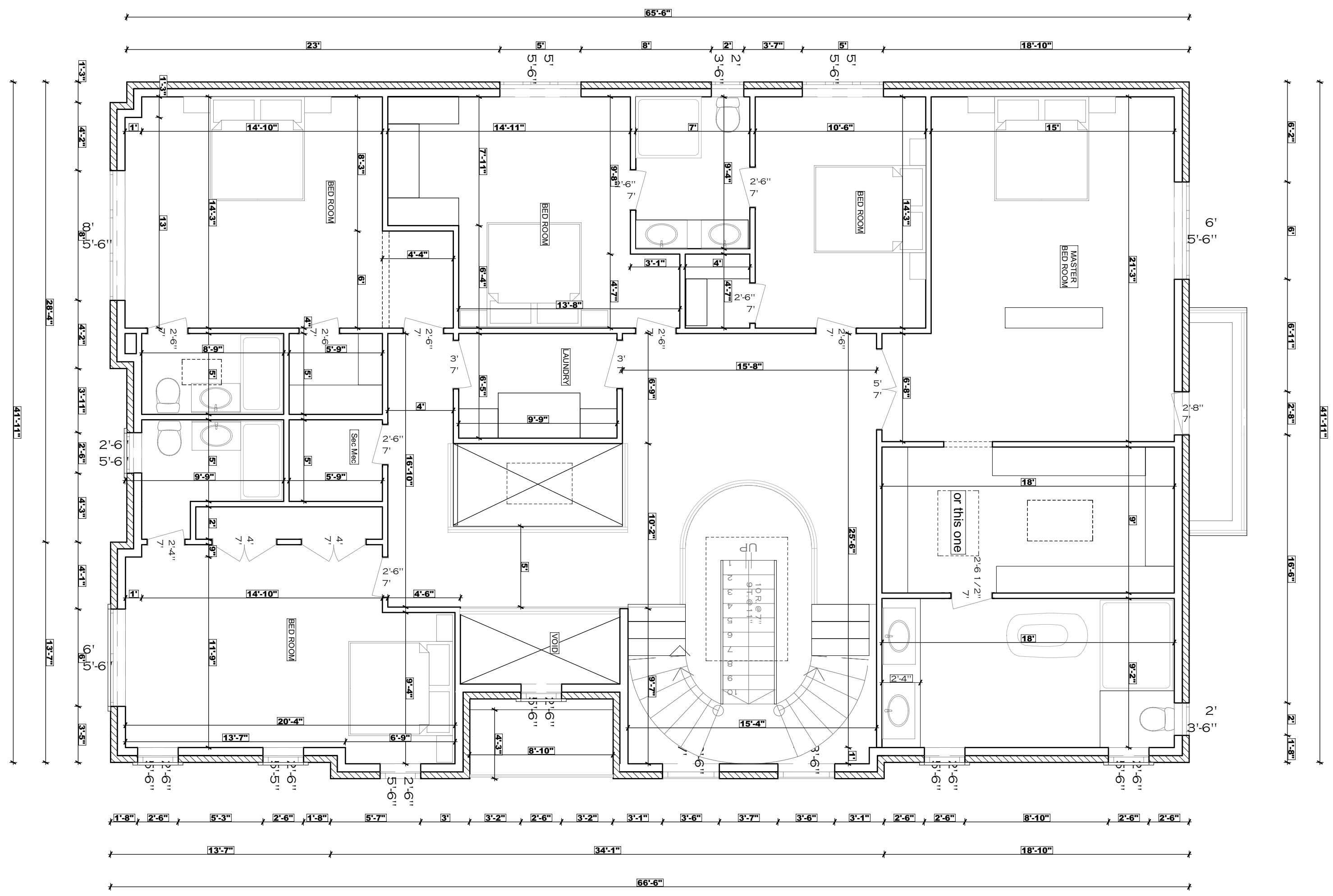
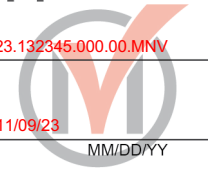
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MARKHAM, ON

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Appendix B

File: 23.132345.000.00.MNV

Date: 11/09/23



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AUG-2023	FOR C OF A

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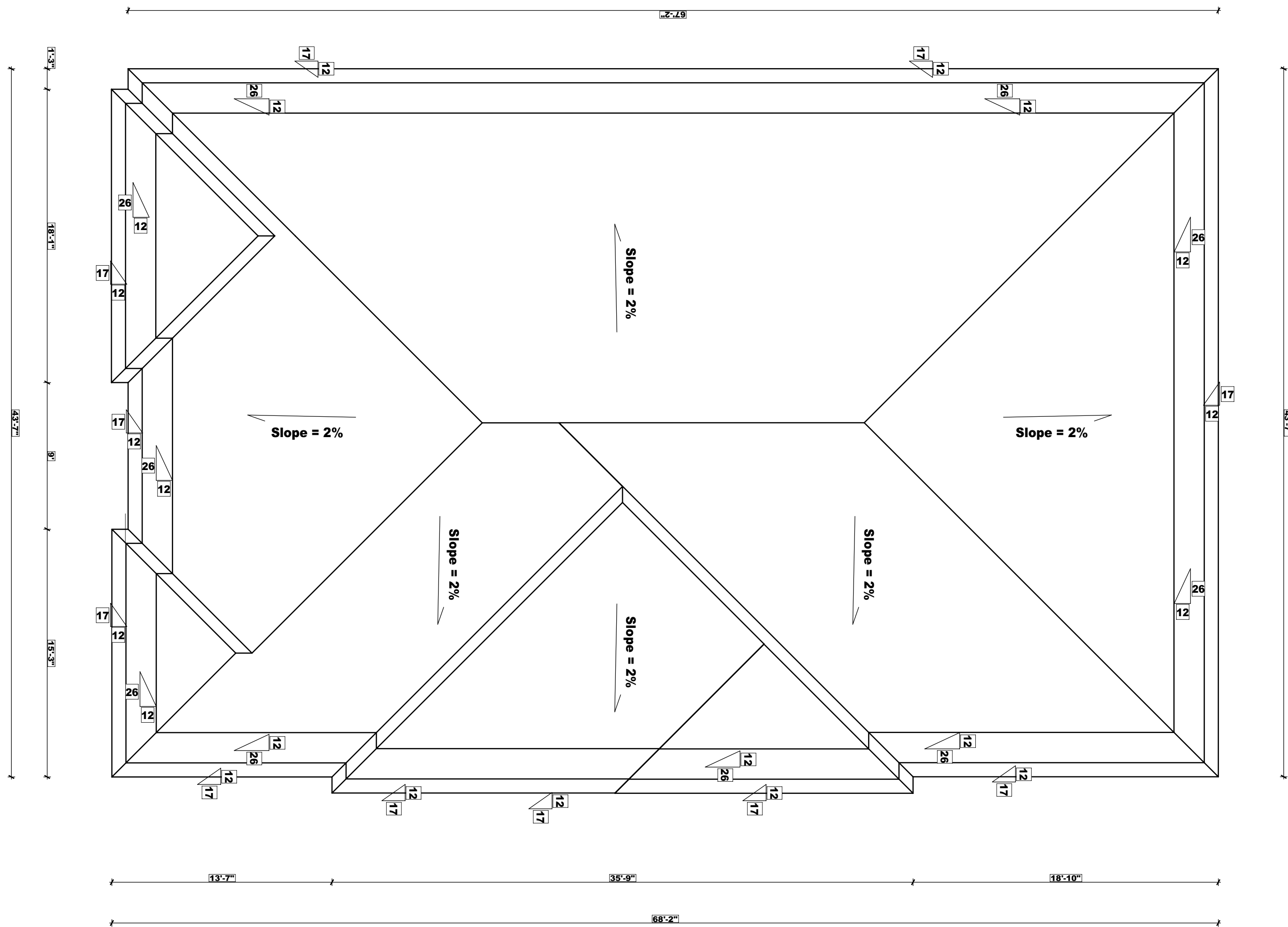
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SEPTEMBER 21, 2023

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A.03

Appendix B

File: 23.132345.000.00.MNV
 Date: 11/09/23
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DATE:	ISSUED FOR:
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FOR STRUCTURE ONLY



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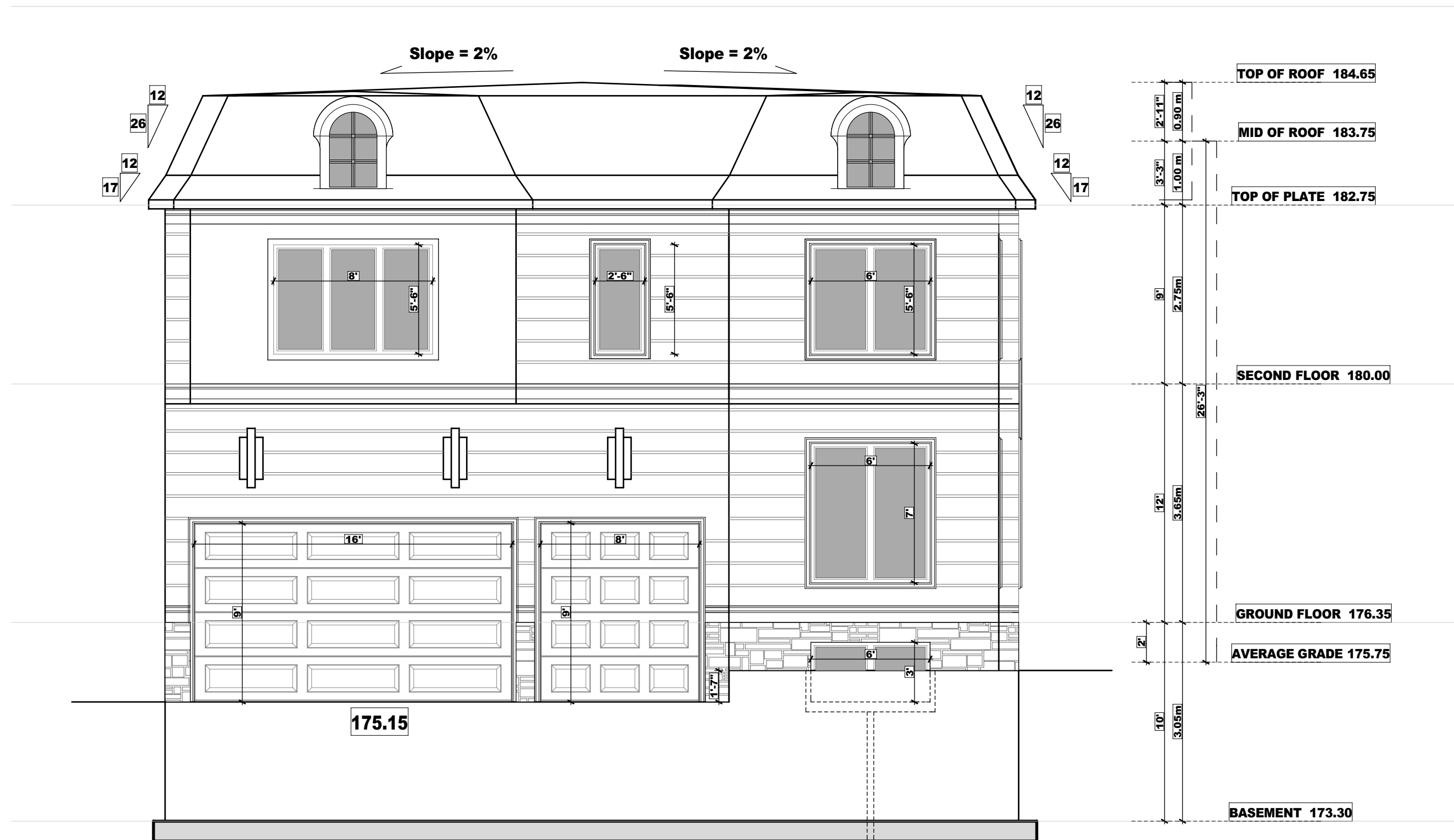
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SEPTEMBER 21, 2023

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A.04

Appendix B

File: 23.132345.000.00.MNV
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AUG-2023	FOR C OF A

FOR STRUCTURE ONLY



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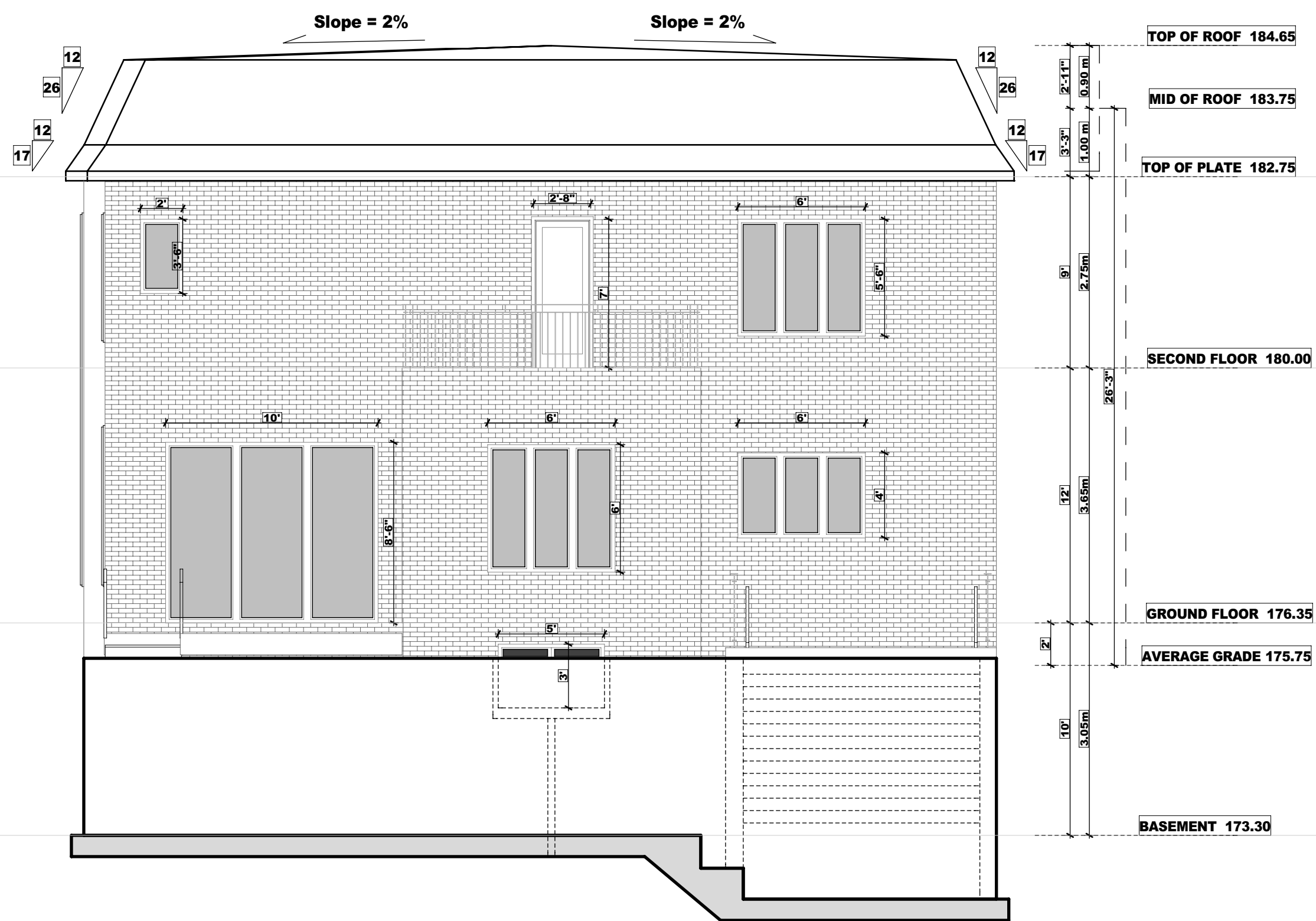
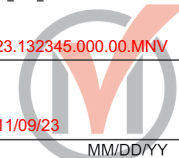
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SEPTEMBER 21, 2023

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PROJECT TITLE/ADDRESS:	38 FONTHILL BLVD MARKHAM, ON

Appendix B

File: 23.132345.000.00.MNV

Date: 11/09/23



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AUG-2023	FOR C OF A

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LAST MODIFIED ON:
OCTOBER 6, 2023

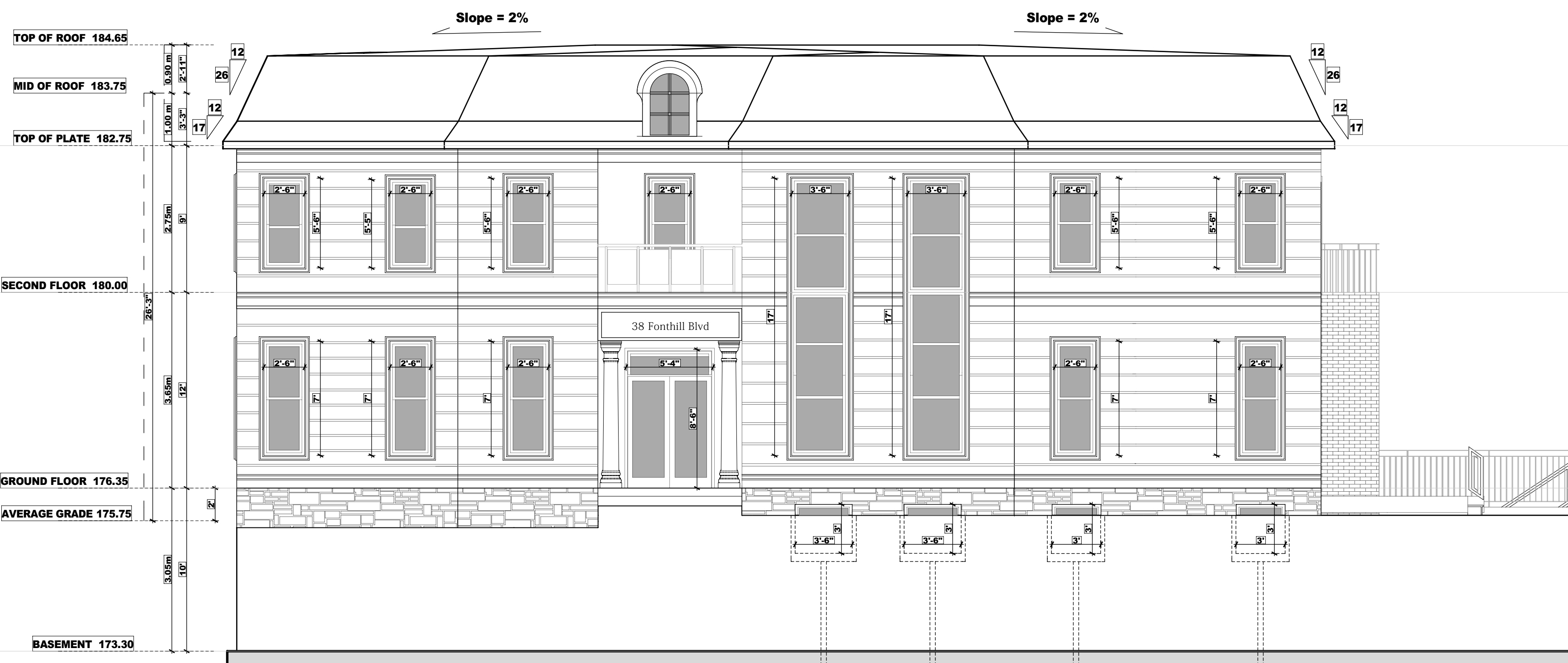
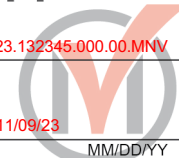
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PROJECT TITLE/ADDRESS:	38 FONTHILL BLVD MARKHAM, ON

A.06

Appendix B

File: 23.132345.000.00.MNV

Date: 11/09/23



DATE:	ISSUED FOR:
AUG-2023	FOR C OF A

FOR STRUCTURE ONLY



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LAST MODIFIED ON:
SEPTEMBER 21, 2023

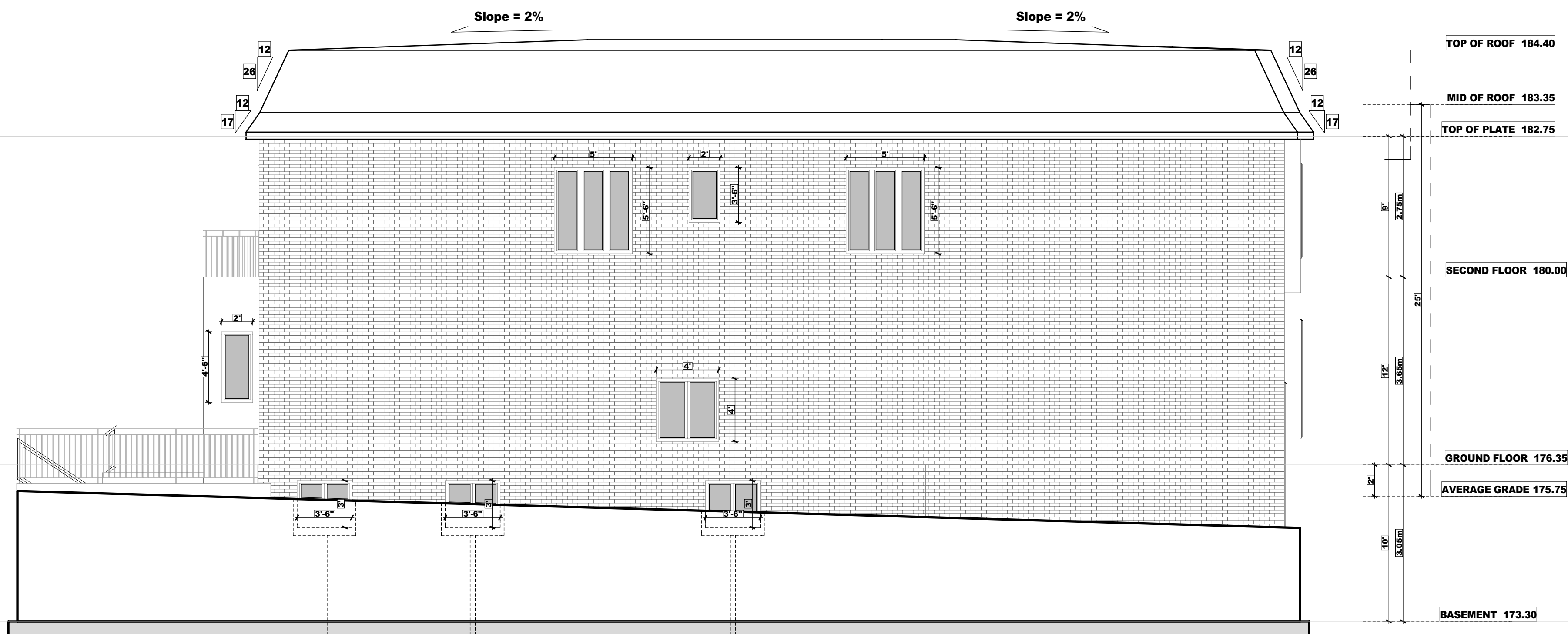
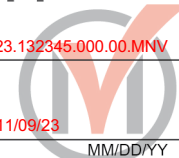
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38 FONTHILL BLVD
MARKHAM, ON

A.07

Appendix B

File: 23.132345.000.00.MNV

Date: 11/09/23



DATE:	ISSUED FOR:
AUG-2023	FOR C.O.F.A

FOR STRUCTURE ONLY



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V.E

SCALE:
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LAST MODIFIED ON:
SEPTEMBER 21, 2023

DRAWING TITLE:	SIDE ELEVATION
PROJECT TITLE/ADDRESS:	38 FONTHILL BLVD MARKHAM, ON

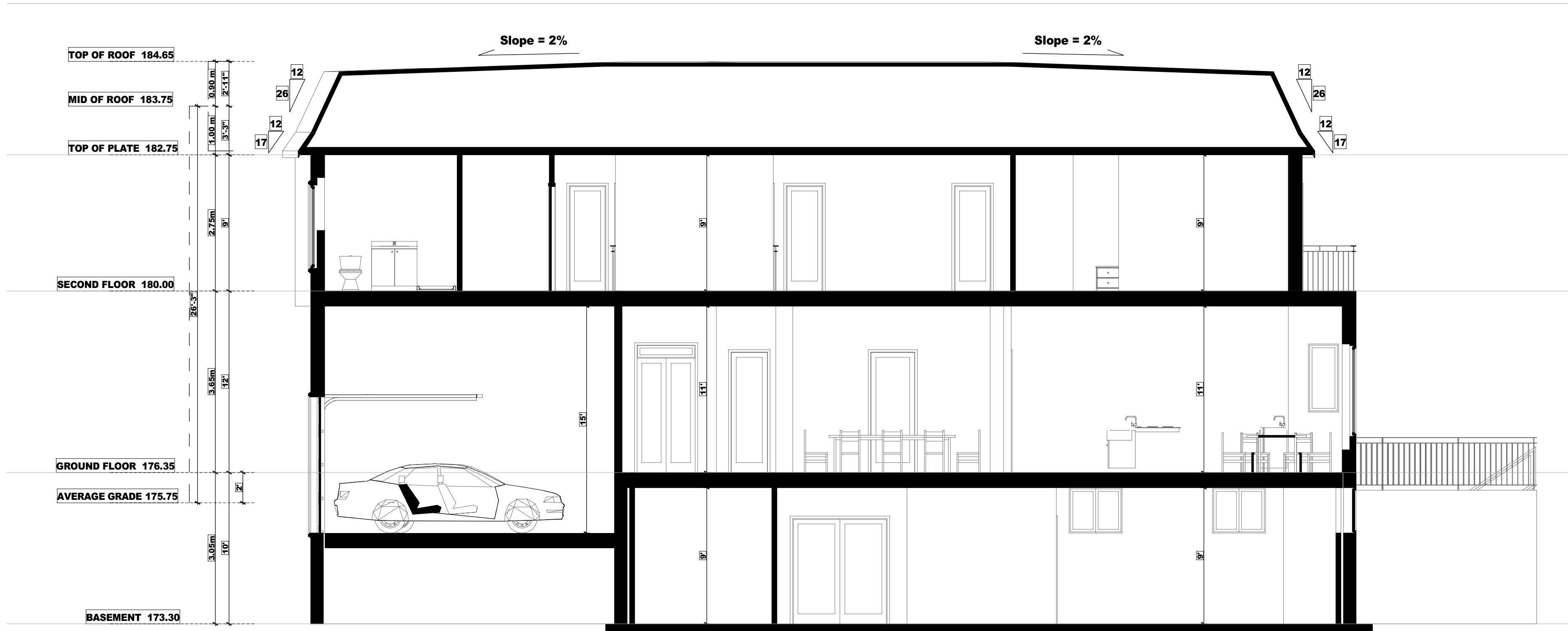
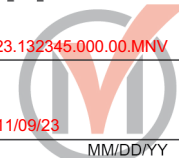
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Appendix B

File: 23.132345.000.00.MNV

Date: 11/09/23

MMDDYY



DATE:	ISSUED FOR:
AUG-2023	FOR C OF A

FOR STRUCTURE ONLY



DRAWN BY
V.E

SCALE:
3/16" = 1'-0"
LAST MODIFIED ON:
SEPTEMBER 21, 2023

DRAWING TITLE:
SECTION
PROJECT TITLE/ADDRESS:
38 FONTHILL BLVD
MARKHAM, ON

A.09

LOT AREA: 758.18 M ²		LOT COVERAGE: 264.75 M ²				
GFA	GR FLOOR EXCLUDING GARAGE	SECOND FLOOR AREA	BASEMENT	GARAGE	TOTAL GFA NOT INCLUDING CELLAR	%
TOTAL	2093FT ² /194.45 M ²	2775FT ² /257.81 M ²	2243FT ² /208.38 M ²	716 FT ² /66.52M ²	4868FT ² /452.26 M ²	34.92%

Appendix IV: Tree Preservation Plan

Legend Appendix B

TPZ barrier

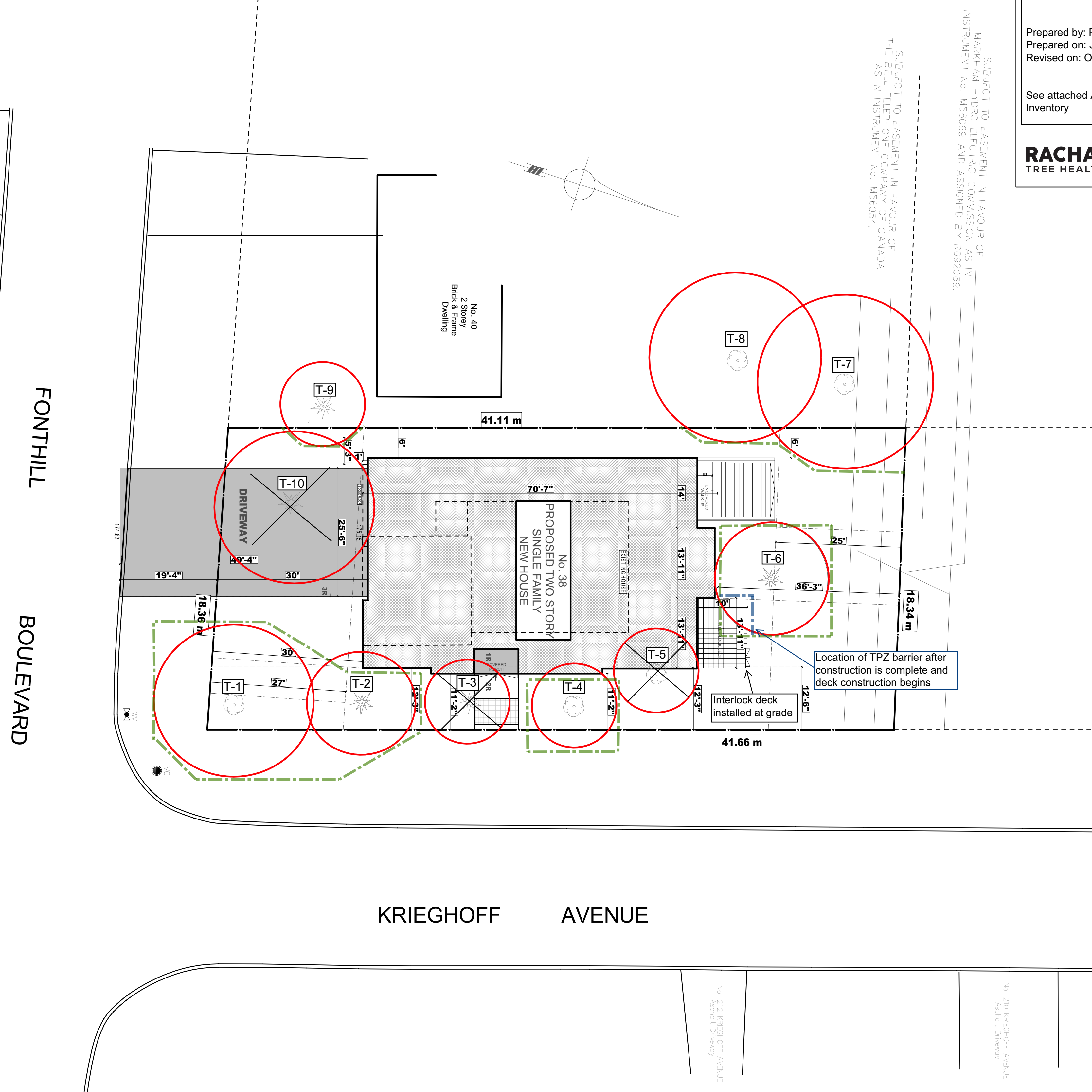
Tree Protection Zone (TPZ)

To Remove

Prepared by: Rachael Kowaleski
 Prepared on: July 7th, 2023
 Revised on: October 4th, 2023

See attached Arborist report and Inventory

RACHAEL & SON
 TREE HEALTH EXPERTS



SUBJECT TO EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA AS IN INSTRUMENT NO. M56054.

SUBJECT TO EASEMENT IN FAVOUR OF MARKHAM HYDRO ELECTRIC COMMISSION AS IN INSTRUMENT NO. M56069 AND ASSIGNED BY R6920069.

DATE: AUG-2023	ISSUED FOR: FOR C OF A	 ONTARIO ASSOCIATION OF ARCHITECTS VAHID EMAM JOHEH LICENCE 9939		DRAWN BY: V.E	SCALE: 1:150	DRAWING TITLE: SITE PLAN	A.00
					LAST MODIFIED ON: OCTOBER 2, 2023	PROJECT TITLE/ADDRESS: 38 FONTHILL BLVD MARKHAM, ON	

Appendix C

File: 23.132345.000.00.MNV

Date: 11/09/23
MM/DD/YY

Memorandum to the City of Markham Committee of Adjustment August 24, 2023

File: A/134/23
Address: 38 Fonthill Blvd, Markham
Applicant: Prohome Consulting Inc (Vincent Emami)
Agent: Prohome Consulting Inc (Vincent Emami)
Hearing Date: Wednesday, August 30, 2023

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

The Applicant is requesting relief from the “Fourth Density Single Family Residential (R4)” in By-law 11-72, as amended, as it relates to a proposed two-storey detached dwelling. The variances requested are to permit:

- a) **Section 4.11:**
a minimum flankage side yard of 12 feet, 6 inches, whereas a flankage side yard setback of 13 feet 2 inches is required, which is half the building height of 26 feet 3 inches;
- b) **Section 6.1:**
a minimum west side yard setback of 4 feet, whereas the By-law requires a minimum side yard setback of 6 feet;
- c) **Section 6.1:**
a minimum lot coverage of 35.75 percent, whereas the By-law permits a maximum of 33 1/3 percent;
- d) **Section 6.1:**
a maximum building height of 26 feet, 3 inches, whereas the By-law permits a maximum building height of 25 feet.

as it relates to a two-storey dwelling with a deck.

After circulation of the application, the Applicant received comments from Tree Preservation staff and Planning staff and has revised their proposal, resulting in the removal of variance request a) as it relates to the flankage side yard, and reduction of variance c) as it relates to lot coverage. Variance b) and d) remain the same. Therefore the requested variances are now as follows:

- a) **Section 6.1:**
a minimum west side yard setback of 4 feet, whereas the By-law requires a minimum side yard setback of 6 feet;
- b) **Section 6.1:**
a minimum lot coverage of 34.92 percent, whereas the By-law permits a maximum of 33 1/3 percent;
- c) **Section 6.1:**
a maximum building height of 26 feet, 3 inches, whereas the By-law permits a maximum building height of 25 feet.

as it relates to a two-storey dwelling.

BACKGROUND

Property Description

The 758 m² (8160 ft²) subject lands (the “Subject Lands”) are located on the northwest corner of Fonthill Boulevard and Krieghoff Avenue. The lands are located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. The surrounding area is undergoing a transition with newer dwellings being developed as infill developments. Mature trees are located in the flankage yard along Krieghoff Avenue, and in the front and rear yards. Mature trees are also located in the rear yard of the neighbouring property at 40 Fonthill Boulevard.

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

Proposal

The Applicant is proposing to construct a 452.26 m² (4, 868 ft²) two-storey detached dwelling with a rear deck (refer to Appendix “B” – Plans).

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 Lands as “Residential Low Rise”, which permits low-rise housing forms including single detached dwellings. Section 8.2.3.5 of the Official Plan outlines infill development criteria for the “Residential Low Rise” designation with respect to height, massing, and setbacks. These criteria are established to ensure that infill developments are appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street, while accommodating a diversity of building styles. In considering applications for development approval in a “Residential Low Rise” area, which includes variances, development is required to meet the general intent of the above noted development criteria. In addition, regard shall be had for the retention of existing trees and vegetation. Planning staff have had regard for the requirements of the infill development criteria in the preparation of the comments provided below.

Zoning By-Law 11-72

The Subject Lands are zoned “Fourth Density Single Family Residential (R4)” under Bylaw 11-72, as amended, which permits one single detached dwelling per lot.

The proposed dwelling does not comply with the by-law requirements as it relates to minimum side yard setback, lot coverage, and maximum height.

Varley Village Infill Area

The Subject Lands are located within an area of the City where there is a trend to build larger houses. In response to concerns within this trend, a number of residents asked that Markham consider an infill housing by-law for the Varley

Village neighbourhood. The Unionville Sub-Committee, a Committee of Council, undertook a review of this issue with community consultation, and ultimately recommend that no action be taken on an infill by-law at this time. This position was endorsed by Development Services Committee on June 19, 2012. As such, the existing by-law standards continue to apply.

Notwithstanding that an infill by-law was not adopted, the Committee should be aware of Council's and the community's concerns with regard to variance and maintaining the current standards of the Zoning By-law. Consequently, the Committee should consider public input before making a decision.

Zoning Preliminary Review (ZPR) Undertaken

The owner had completed a Zoning Preliminary Review (ZPR) on July 5, 2023 to confirm the initial variances required for the proposed development. The Applicant has noted that changes have been made to the plans since receiving comments from the ZPR. The Applicant has not submitted a new ZPR for the revised drawings. Consequently, it is the Applicant'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; and
- d) The general intent and purpose of the Official Plan must be maintained.

Increase in Maximum Lot Coverage

The Applicant originally requested relief for a maximum lot coverage of 35.75 percent, whereas the By-law permits a maximum lot coverage of 33-1/3 percent .

During the processing of the application, the Applicant has since made changes to the plans such as an increase of the flankage yard setback and reduction of the bay window projection. Due to the changes, the lot coverage has been reduced to 34.92 percent.

The increase in lot coverage is minor in nature and generally consistent with what the by-law permits.

Increase in Maximum Building Height

The Applicant is requesting relief to permit a maximum building height of 26 feet, 3 inches, whereas the By-law permits a maximum building height 25 feet. This represents an increase of 15 inches.

Building heights within the Varley Village neighbourhood vary, with older dwellings being replaced with newer dwellings that are generally taller. The proposed height is generally consistent with the height variances approved for other new dwellings in the

area. Accordingly, Staff are of the opinion that the proposed height variance will not result in a dwelling that is incompatible or out of character with its surrounding context and have no concerns with the requested variance.

Reduced Side Yard Setback

The Applicant is requesting a minimum west side yard setback of 4 feet (1.2 metres) for the two-storey portion of the dwelling, whereas the by-law requires a minimum side yard setback of 6 feet (1.83 m) for the two-storey portion of the dwelling.

The rear walk-up (steps) on the west side of the proposed dwelling is counted as a landscape feature and will be reviewed through the Building Permit process. A Tree Assessment and Preservation Plan will be required to ensure that the neighbouring tree is not damaged during construction of the walk-up.

Staff have no concerns with the west side yard setback of 4 feet (1.2 metres) as it relates to the two-storey dwelling.

Tree Protection and Compensation

As noted previously, the Subject Lands contain mature trees in the front, rear, and flankage yards, as well as in the neighbouring rear yard. During the review of the application, the City's Tree Preservation Technician indicated concern with removal of the mature trees in the flankage and side yards and requested that the house design be modified to accommodate the preservation of the trees.

The Applicant has further revised their plans respond to comments from Tree preservation staff. The Applicant revised the plans to change the deck in the rear yard to an interlocking patio to preserve the tree, removed a walkway on the flankage yard which will preserve three trees, and also reduces the overall lot coverage. Although this change does not impact building height, this design change will allow for retention of the trees during construction to maintain the existing mature tree canopy which contributes to the character of the area.

Staff recommend that the tree related conditions, as outlined in Appendix "C", be adopted by the Committee to ensure the Applicant installs the appropriate tree protection barriers and provides compensation to the City, if necessary. Staff note the Applicant is required to apply for and obtain a tree permit from the City for any proposed injury to, or removal of any trees with a trunk diameter of 20 centimetres (approximately 8 inches) or more, measured at 1.37 metres (approximately 54 inches) above the ground at the base of the tree on the subject lands or neighbouring properties. Further mitigation through these processes may also be required to ensure the protection of certain trees is achieved.

PUBLIC INPUT SUMMARY

No written submissions were received as of August 24, 2023. 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 "C" for conditions to be attached to any approval of this application.

PREPARED BY:



Elizabeth Martelluzzi, RPP MCIP, Senior Planner, Central District

REVIEWED BY:



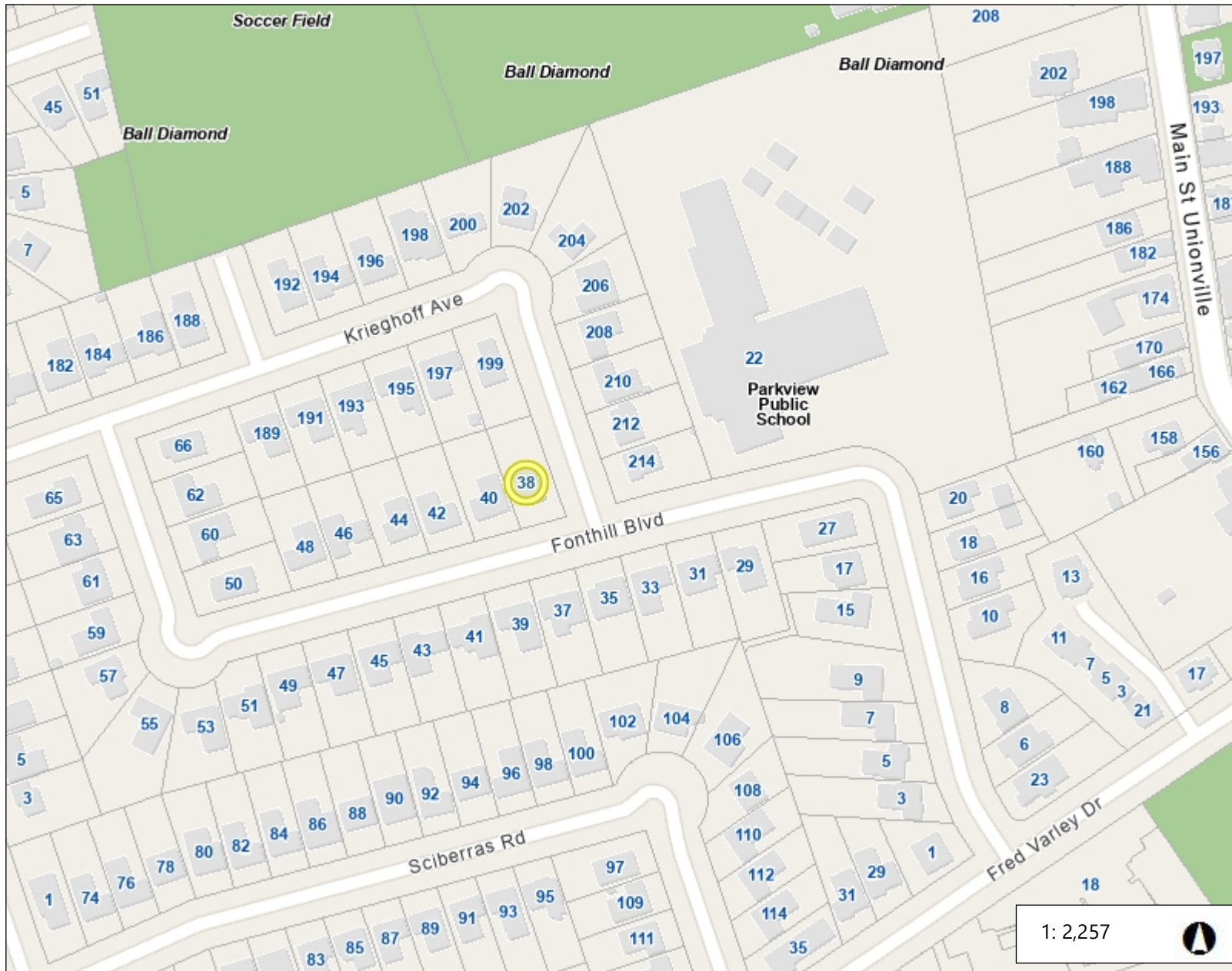
Deanna Schlosser, RPP MCIP, Senior Planner, Central District

APPENDICES

Appendix "A" – Location Map

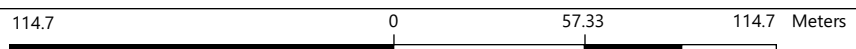
Appendix "B" – Plans

Appendix "C" – A/134/23 Conditions of Approval



Subject Lands
● 38 Fonthill Boulevard

1: 2,257



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.

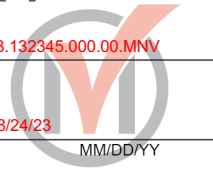
Notes
 Subject Lands
 38 Fonthill Boulevard

LOT AREA: 758.18 M ²		LOT COVERAGE: 264.75 M ²				
GFA	GR FLOOR EXCLUDING GARAGE	SECOND FLOOR AREA	BASEMENT	GARAGE	TOTAL GFA NOT INCLUDING CELLAR	%
TOTAL	2093FT ² /194.45 M ²	2775FT ² /257.81 M ²	2243FT ² /208.38 M ²	716 FT ² /66.52M ²	4868FT ² /452.26 M ²	34.92%

Appendix B

File: 23.132345.000.00.MNV

Date: 08/24/23

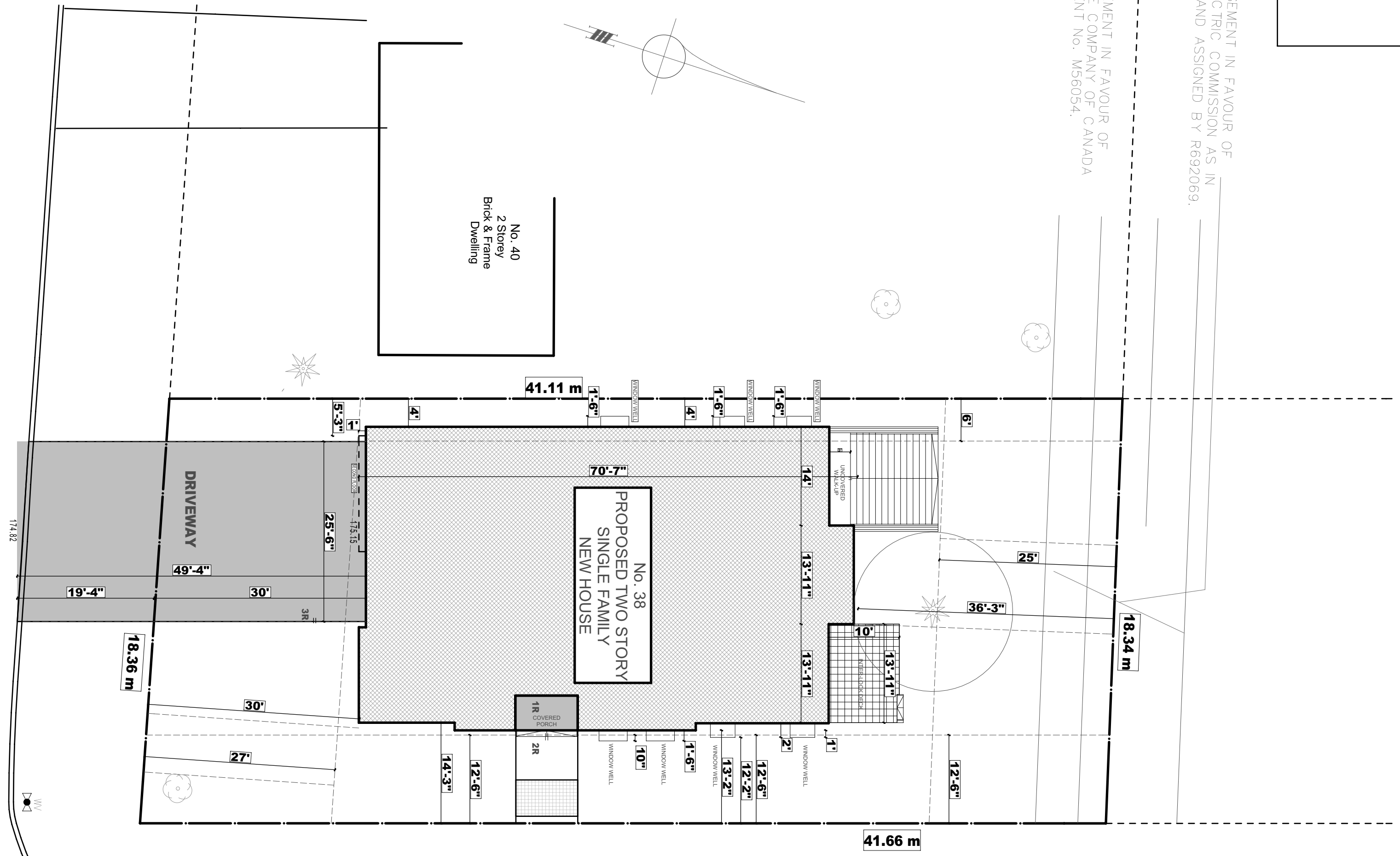


SUBJECT TO EASEMENT IN FAVOUR OF MARKHAM HYDRO ELECTRIC COMMISSION AS IN INSTRUMENT NO. M56069 AND ASSIGNED BY R692069.

SUBJECT TO EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA AS IN INSTRUMENT NO. M56054.

FONTHILL BOULEVARD

KRIEGHOFF AVENUE



No. 38
PROPOSED TWO STORY
SINGLE FAMILY
NEW HOUSE

No. 40
2 Storey
Brick & Frame
Dwelling

No. 39
FONTHILL BOULEVARD
Asphalt Driveway

No. 37
FONTHILL BOULEVARD
Asphalt Driveway

No. 35
FONTHILL BOULEVARD
Asphalt Driveway

No. 212 KRIEGHOFF AVENUE
Asphalt Driveway

No. 210 KRIEGHOFF AVENUE
Asphalt Driveway

DATE:	ISSUED FOR:
AUG-2023	FOR C OF A

FOR STRUCTURE ONLY



DRAWN BY
V.E

SCALE:
1:150
LAST MODIFIED ON:
AUGUST 11, 2023

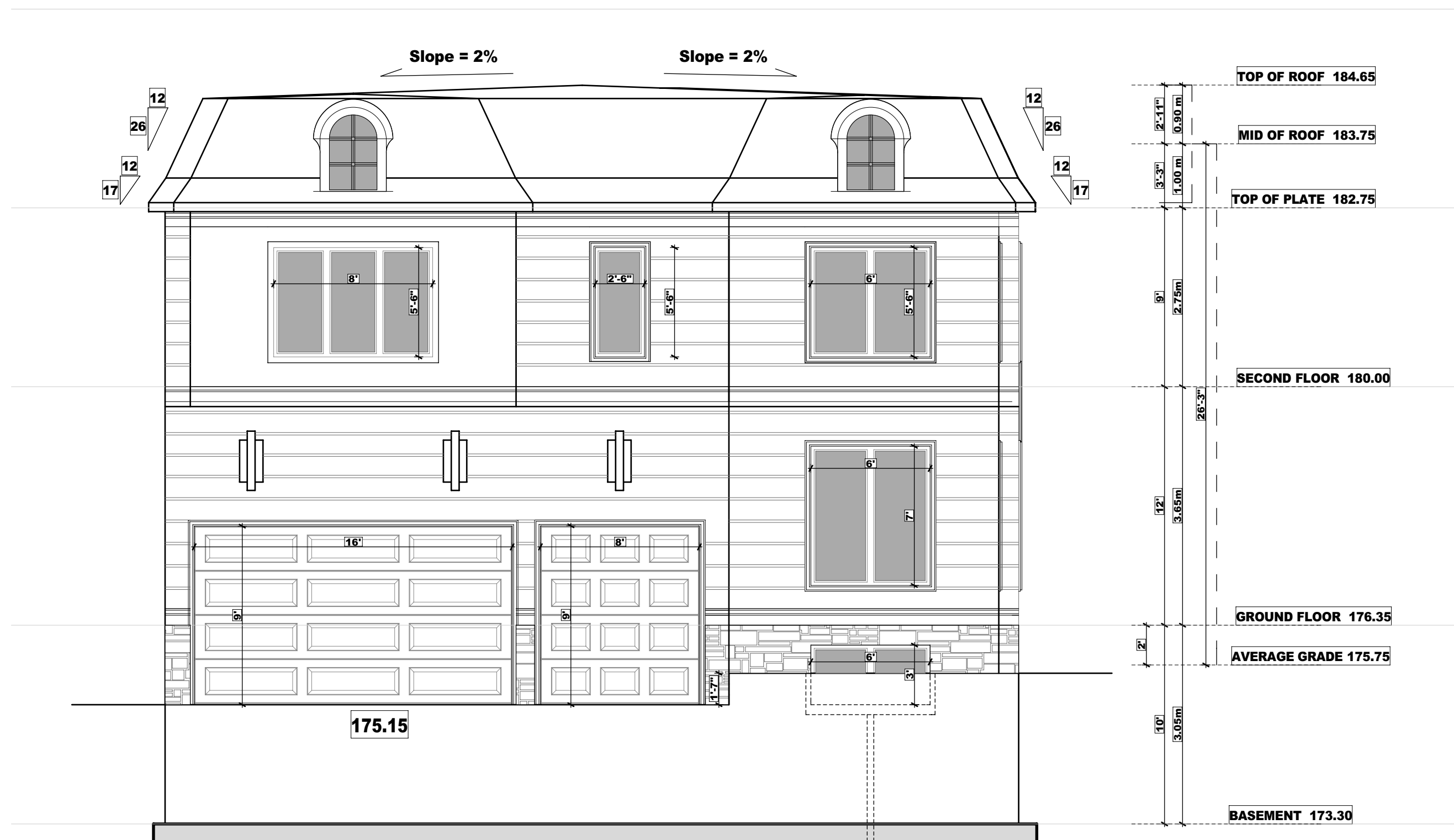
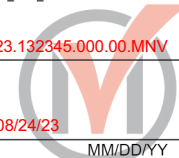
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PROJECT TITLE/ADDRESS:	38 FONTHILL BLVD MARKHAM, ON

A.00

Appendix B

File: 23.132345.000.00.MNV

Date: 08/24/23



DATE:	ISSUED FOR:
AUG-2023	FOR C OF A

FOR STRUCTURE ONLY



DRAWN BY
V.E

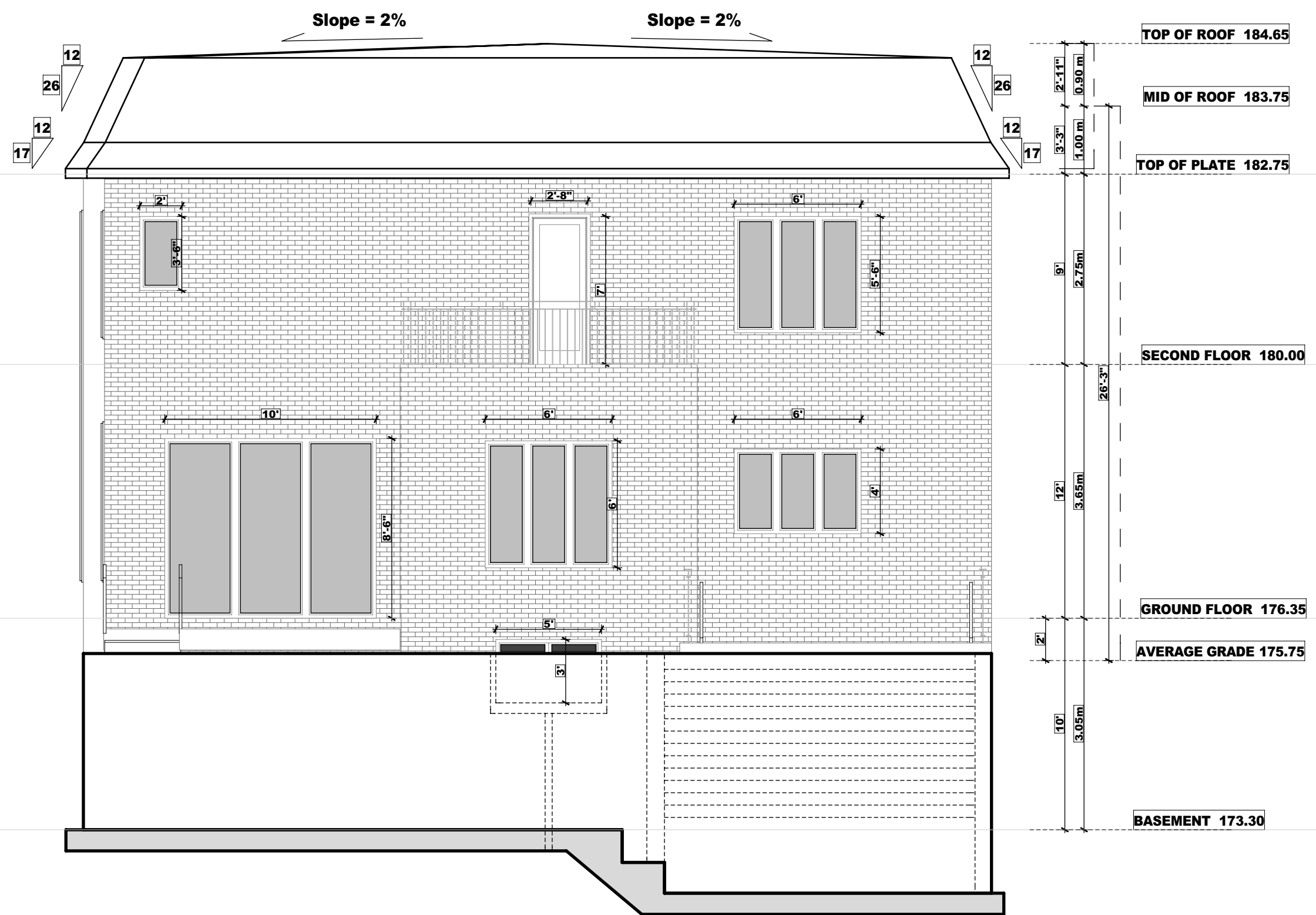
SCALE:
3/16" = 1'-0"
LAST MODIFIED ON:
AUGUST 11, 2023

DRAWING TITLE:	FRONT ELEVATION
PROJECT TITLE/ADDRESS:	38 FONTHILL BLVD MARKHAM, ON

A.05

Appendix B

File: 23.132345.000.00.MNV
 Date: 08/24/23
 MMDDYY



DATE:	ISSUED FOR:
AUG-2023	FOR C OF A

FOR STRUCTURE ONLY



DRAWN BY
V.E

SCALE:
3/16" = 1'-0"
LAST MODIFIED ON:
AUGUST 11, 2023

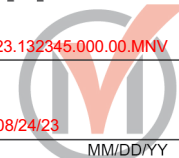
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REAR ELEVATION
PROJECT TITLE/ADDRESS:
38 FONTHILL BLVD
MARKHAM, ON

A.06

Appendix B

File: 23.132345.000.00.MNV

Date: 08/24/23



DATE:	ISSUED FOR:
AUG-2023	FOR C OF A

FOR STRUCTURE ONLY



DRAWN BY
V.E

SCALE:
3/16" = 1'-0"
LAST MODIFIED ON:
AUGUST 11, 2023

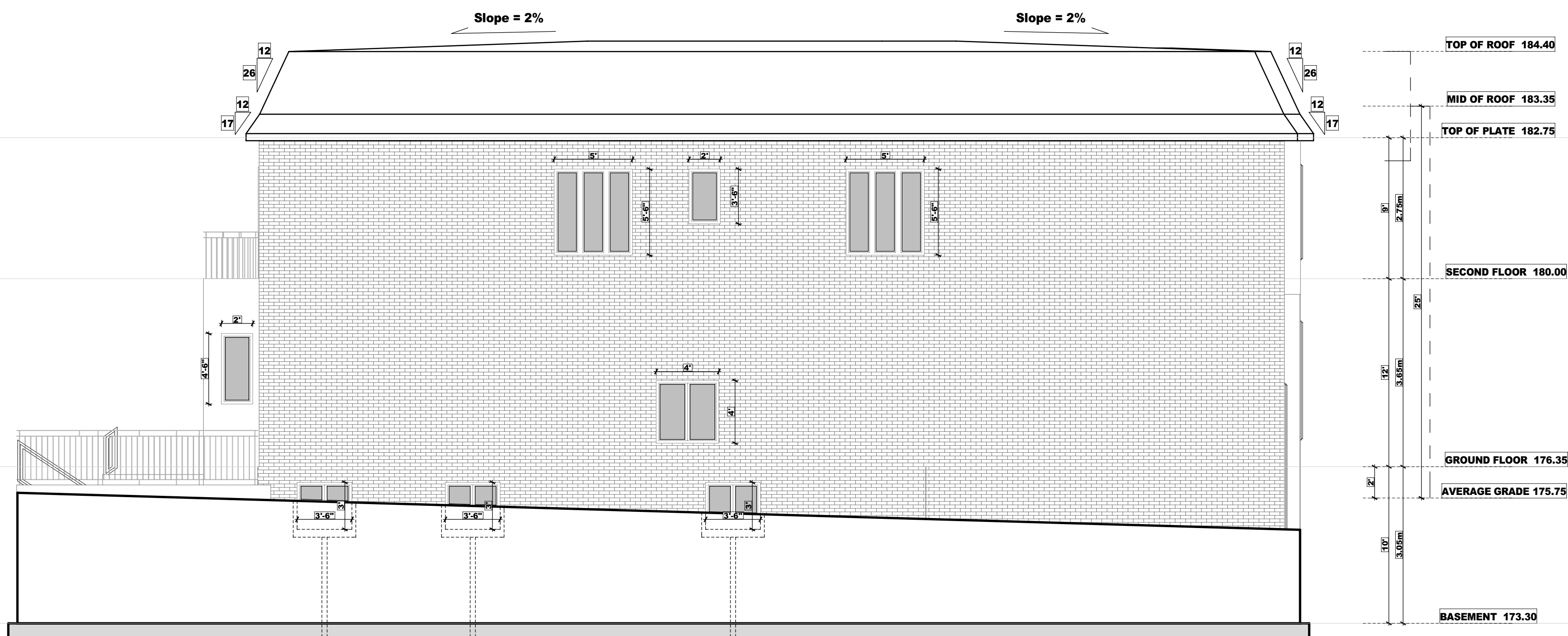
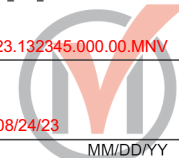
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SIDE ELEVATION
PROJECT TITLE/ADDRESS:
38 FONTHILL BLVD
MARKHAM, ON

A.07

Appendix B

File: 23.132345.000.00.MNV

Date: 08/24/23



DATE:	ISSUED FOR:
AUG-2023	FOR C OF A

FOR STRUCTURE ONLY



DRAWN BY
V.E

SCALE:
3/16" = 1'-0"
LAST MODIFIED ON:
AUGUST 11, 2023

DRAWING TITLE:	SIDE ELEVATION
PROJECT TITLE/ADDRESS:	38 FONTHILL BLVD MARKHAM, ON

A.08

APPENDIX “C”

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/134/23

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 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; 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.

CONDITIONS PREPARED BY:



Elizabeth Martelluzzi, RPP MCIP, Senior Planner, Central District

APPENDIX “D”

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/134/23

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 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; 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.

CONDITIONS PREPARED BY:



Elizabeth Martelluzzi, RPP MCIP, Senior Planner, Central District