

# Memorandum to the City of Markham Committee of Adjustment

October 11, 2022

**File:** A/074/22  
**Address:** 17 Couloir Drive – Markham, ON  
**Applicant:** Chandrasekhar Kandiah  
**Agent:** Weird Impulse Inc. (Arlotte Noronha)  
**Hearing Date:** October 19, 2022

The following comments are provided on behalf of the East District team. The applicant is requesting relief from the following “Residential Two Exception \*190\*465 (R2\*190\*465) Zone” requirements under By-law 177-96, as amended, (the “Zoning By-law”) as it relates to a proposed secondary suite (basement apartment), to permit:

**a) Section 7.190.1 (a)(ii):**

one accessory dwelling unit in the main building, whereas the Zoning By-law permits one accessory dwelling unit to be located above a private garage in either the main building or an accessory building on the same lot.

## PROPERTY DESCRIPTION

17 Couloir Drive (the “Subject Property”) is a lane based lot located at the south east corner of Couloir Drive and Lawrence Pilkington Avenue, north of Cornell Park Avenue, and west of Cornell Centre Boulevard. There is an existing two-storey detached dwelling located on the Subject Property, a detached two-car garage, and a parking pad abuts the garage to the north. The site can therefore accommodate three parking spaces.

The Subject Property is located within the Cornell community, which is predominantly a lane-based residential community in which vehicular access and parking is provided via rear lanes and garages. The area contains several examples of accessory coach house dwellings located above private garages, and basement apartments. In close proximity to the property are parks, educational and health institutions, the Cornell Community Centre, and commercial uses along Cornell Park Avenue and Bur Oak Avenue.

## PROPOSAL

The applicant is requesting permission for an accessory dwelling unit to be located in the basement of the existing dwelling, which would be accessed by walk-up stairs located at the north side of the building.

## ZONING PRELIMINARY REVIEW (ZPR) UNDERTAKEN

The owner completed a ZPR on May 2, 2022 to confirm the variance required for the proposed development.

## COMMENTS

The Zoning By-law permits one accessory dwelling unit on a lot provided:

- it is accessory to a single detached, semi-detached, or townhouse dwelling unit on the same lot;

- it is located above a private garage in either the main building or an accessory building on the same lot, excepting that stairways providing access to the accessory dwelling unit may extend down to grade; and
- the required space is independently accessible from the parking spaces for the main dwelling unit on the lot.

Staff are satisfied that the proposed relocation of the accessory dwelling unit is appropriate for the lot, maintains the general intent and purpose of the By-law, and meets the criteria under [Section 8.13.8](#) of the Official Plan for the establishment of a secondary suite. Staff support its approval in accordance with the requirements under Section 16(3) of the *Planning Act, R.S.O. 1990, c. P.13, as amended* (the “*Planning Act*”).

### **PUBLIC INPUT SUMMARY**

No written submissions were received as of October 11, 2022. Additional information may be received after the writing of this 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*, and are of the opinion that the variance request meets the four tests. Staff recommend that the Committee consider public input and the subsequent conditions of approval in reaching a decision. The onus is ultimately on the applicant to demonstrate how they satisfy the tests of the *Planning Act* required for the granting of minor variances.

### **APPENDICES**

Appendix “A” – Conditions of Approval

Appendix “B” – Plans

PREPARED BY:



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Aleks Todorovski, MCIP, RPP  
Planner II, East District

REVIEWED BY:



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Carlson Tsang  
Senior Planner, East District

**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/074/22**

1. That the variance applies only to the proposed development for as long as it remains.
2. That the variance applies only to the proposed development, in substantial conformity with the plans 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. That the owner submit, if required by the Chief Building Official, a third-party report prepared by an architect or professional engineer licensed in the Province of Ontario, to assess compliance of existing construction with the provisions of the Ontario Building Code, and in particular relating to the change of use from a dwelling containing a single suite to a dwelling containing more than one suite.

CONDITIONS PREPARED BY:



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Aleks Todorovski, MCIP, RPP  
Planner II, East District

**APPENDIX "B"**  
**PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/074/22**

LIST OF DRAWINGS:

A0.1 LIST OF DRAWINGS, STATISTICS, PARKING CALCULATION, EXISTING AND PROPOSED SITE PLAN AND SURVEY

A1.1 EXISTING BASEMENT FLOOR PLAN

A1.2 PROPOSED BASEMENT FLOOR PLAN

**1 LIST OF DRAWINGS**  
SCALE: N.T.S.

STATISTICS:

LOT AREA: 4033.79 Ft<sup>2</sup> (374.75 M<sup>2</sup>)

BASEMENT AREA: 997.607 Ft<sup>2</sup> (92.7 M<sup>2</sup>)

SEPARATE WALKOUT AREA: 72 Ft<sup>2</sup> (6.7 M<sup>2</sup>)

**2 STATISTICS**  
SCALE: N.T.S.

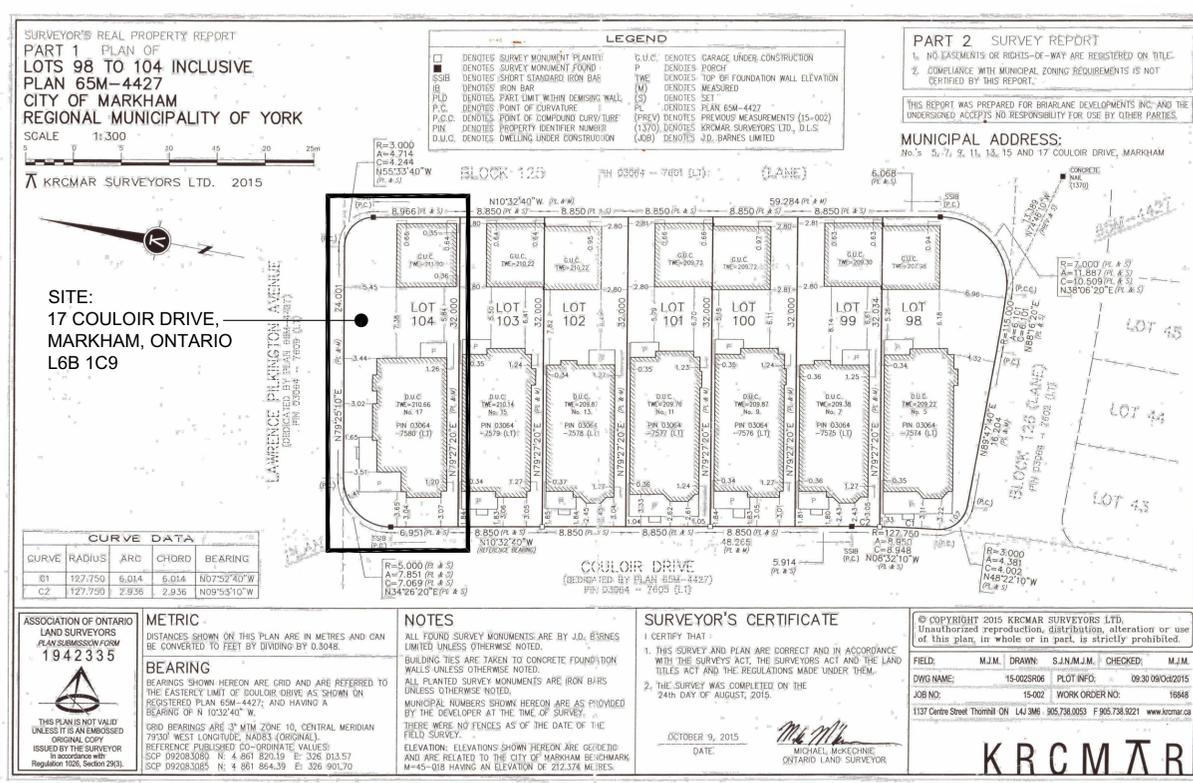
PARKING CALCULATION:

UNDER TABLE 'A' OF BYLAW-28-97 STATES

"ACCESSORY DWELLING UNIT REQUIRES 1 PARKING SPACE"

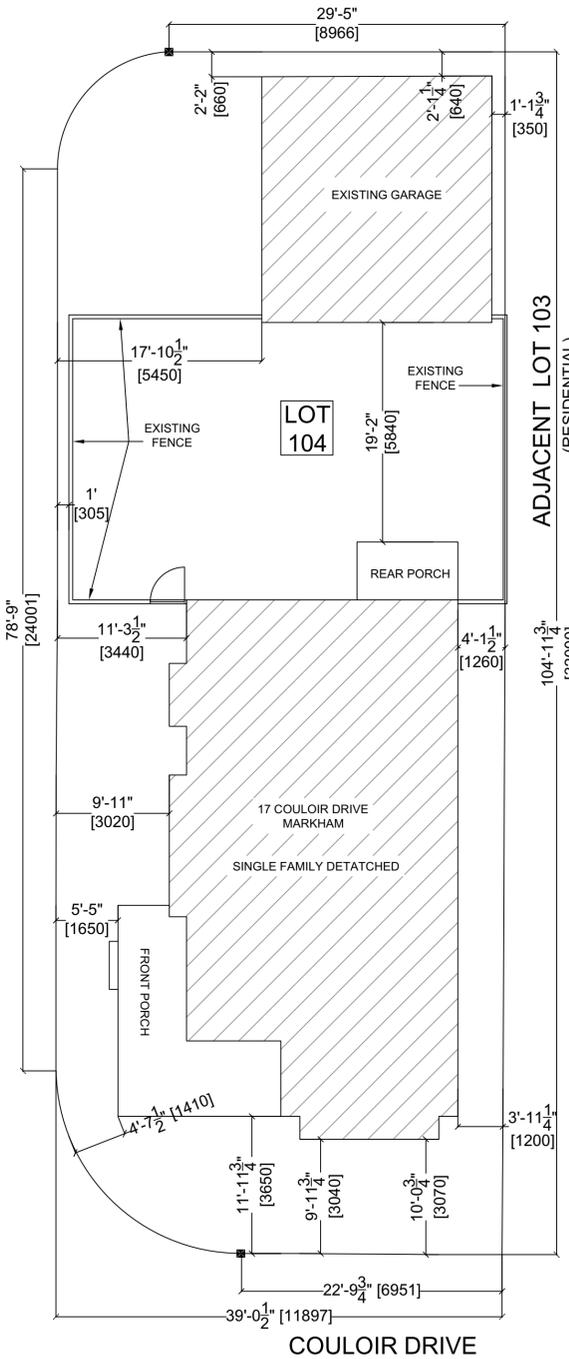
PROPOSED PARKING IS SHOWN AT LANE-WAY NEXT TO EXISTING GARAGE

**3 PARKING CALCULATIONS**  
SCALE: N.T.S.



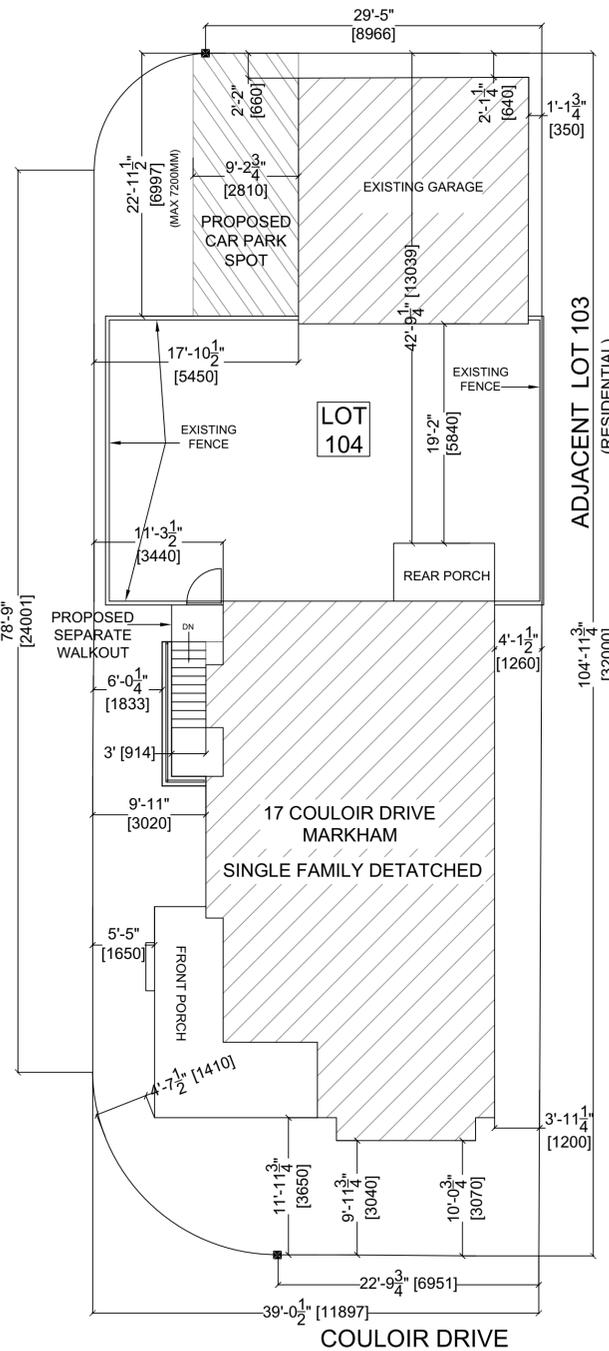
**4 EXISTING SURVEY**  
SCALE: N.T.S.

LAWRENCE PILKINGTON AVE

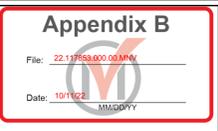


**5 EXISTING SITE PLAN**  
SCALE: 1/8" = 1'-0"

LAWRENCE PILKINGTON AVE



**6 PROPOSED SITE PLAN**  
SCALE: 1/8" = 1'-0"



GENERAL NOTES

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

Sr. No.	DESCRIPTION	Date
1.	ISSUED FOR ZPR	25 MAR 2022
2.	ISSUED FOR MINOR VARIANCE	20 APR 2022
-	-	-
-	-	-

SITE ADDRESS

17 COULOIR DRIVE,  
MARKHAM, ONTARIO L6B 0Y9

PROJECT TITLE

PROPOSED BASEMENT SECONDARY SUITE  
WITH SEPARATE WALKOUT

DRAWING TITLE

LIST OF DRAWINGS, STATISTICS, PARKING CALCULATION, EXISTING SURVEY, EXISTING SITE PLAN, PROPOSED SITE PLAN.

DRAWN BY: AN CHECKED BY: - AG  
SCALE: AS SHOWN DATE: 1 MARCH 2022

PROJECT NO: 22-11 NORTH ARROW:

DRAWING NO:  
**A0.1**

DESIGN STUDIO

**WEIRD IMPULSE INC.**  
75 Glencrest Boulevard, Toronto, Ontario M4B 1L6  
(647) 877 - 1071  
(647) 939 - 1071  
Email: weirdimpulse@gmail.com

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION  
(Requirement unless design is exempted under 3.2.5 Division C of OBC)

**Garde, Arnab**

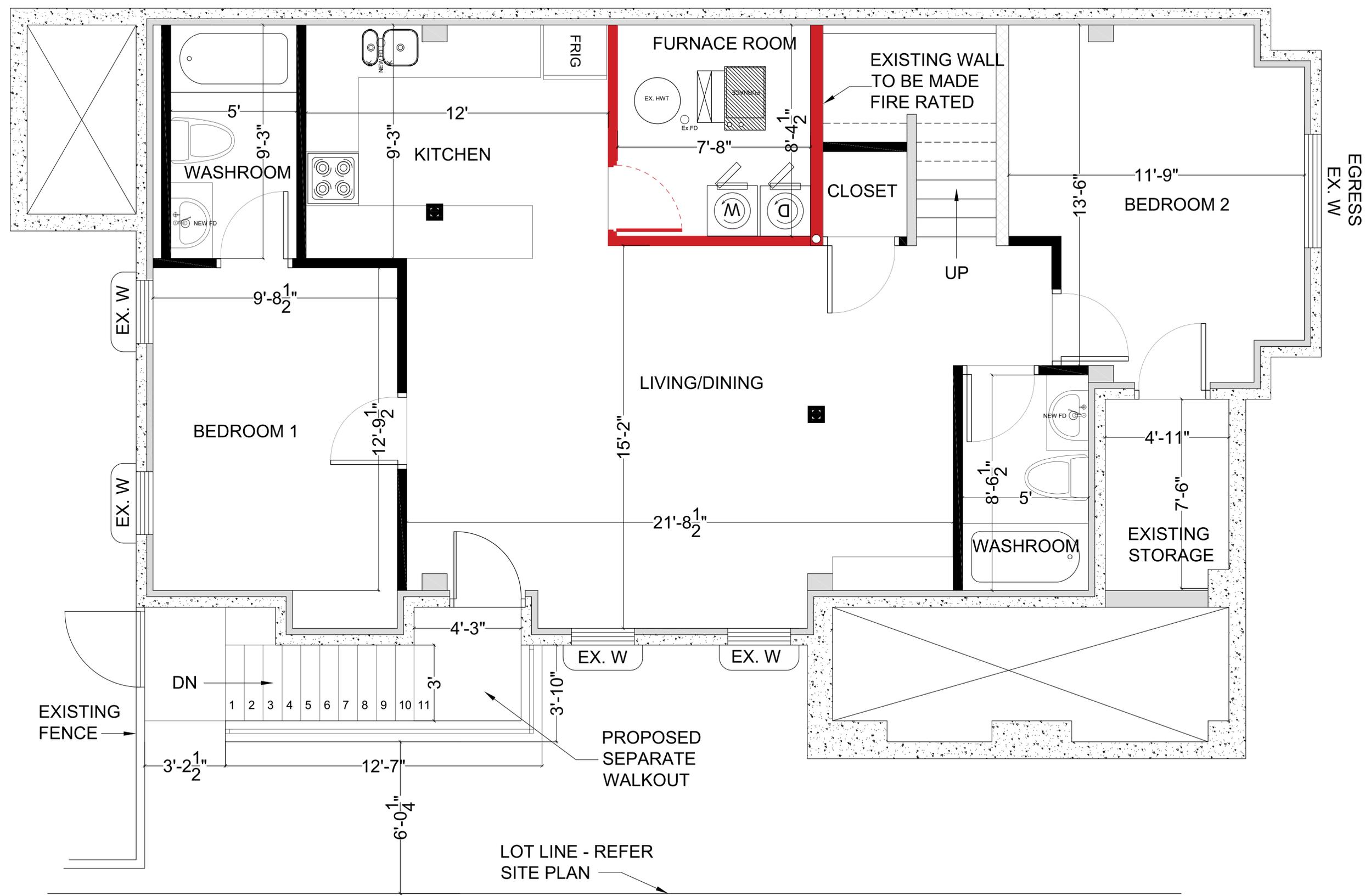
*Garde*

BCIN 109375

DATE: 25 March 2022

DESIGN STUDIO: BCIN

WEIRD IMPULSE INC. 119119



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**SITE ADDRESS**

17 COULOIR DRIVE,  
 MARKHAM, ONTARIO L6B 0Y9

**PROJECT TITLE**

PROPOSED BASEMENT SECONDARY SUITE  
 WITH SEPARATE WALKOUT

**DRAWING TITLE**

PROPOSED BASEMENT FLOOR PLAN

DRAWN BY: AN	CHECKED BY: - AG
SCALE: AS SHOWN	DATE: 1 MARCH 2022
PROJECT NO: 22-11	NORTH ARROW: 
DRAWING NO: <b>A1.2</b>	

**DESIGN STUDIO**

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**BCIN 109375**

DATE: 25 March 2022

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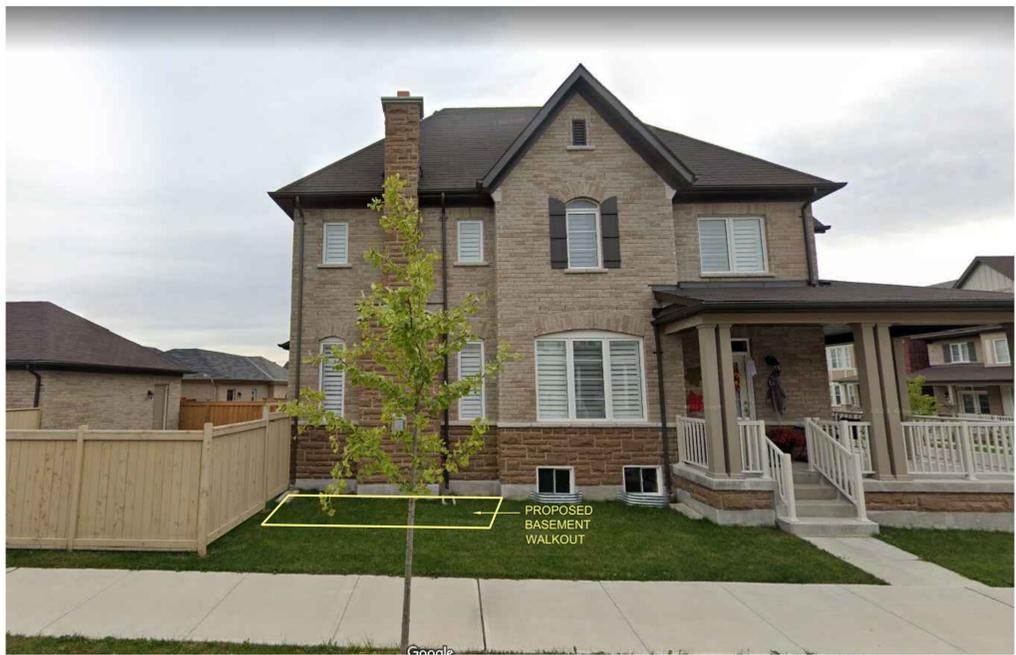
**WEIRD IMPULSE INC.** 119119



A. 17 COULIOR DRIVE - SHOWS PROPOSED EGRESS WINDOW



C. 17 COULIOR DRIVE - SHOWS PROPOSED CAR PARK



B. 17 COULIOR DRIVE - SHOWS PROPOSED SEPARATE WALKOUT



D. 17 COULIOR DRIVE - SHOWS PROPOSED CAR PARK

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**SITE ADDRESS**

17 COULIOR DRIVE,  
 MARKHAM, ONTARIO L6B 0Y9

**PROJECT TITLE**

PROPOSED BASEMENT SECONDARY SUITE  
 WITH SEPARATE WALKOUT

**DRAWING TITLE**

ELEVATIONS - GOOGLE PHOTOS

DRAWN BY: AN	CHECKED BY: - AG
SCALE: AS SHOWN	DATE: 1 MARCH 2022
PROJECT NO: 22-11	NORTH ARROW: 
DRAWING NO: <b>A2.1</b>	

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