

Memorandum to the City of Markham Committee of Adjustment

January 08, 2025

File: A/130/24
Address: 2 Windridge Drive, Markham
Agent: Pro Vision Architecture Inc (DAVID EQBAL)
Hearing Date: Wednesday, January 22, 2025

The Applicant is requesting relief from the following “Residential – Established Neighbourhood Low Rise (RES-ENLR) zone requirements under Comprehensive Zoning By-law 2024-19, as amended, as they relate to a proposed garden home and a new two-storey dwelling. The variances requested are to permit:

a) By-law 2024-19, Section 4.9.10 (f):

a garden home with a maximum height of 5.8 metres, whereas the by-law permits a garden home with a maximum height of 4.5 metres; and

b) By-law 2024-19, Section 5.3.2 (f):

a driveway with a maximum width of 8.95 metres, whereas the by-law permits a driveway with a maximum width of 8.49 metres.

BACKGROUND

Property Description

The 1,012.92 m² (10,903.06 ft²) subject property is located on the west side of Windridge Drive, north of Highway 7 and west of Main Street Markham Road North. The property is 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.

The property currently contains a one-storey detached dwelling with an integral garage. Vegetation exists on the property which includes cedar hedges along the south and west property lines.

Proposal

The applicant is proposing to demolish the existing dwelling to construct a new two-storey detached dwelling with an integral two-car garage and a garden home. The proposed structures will have an approximate total floor area of 265.94 m² (2,862.55 ft²).

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24/17, and 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 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, which includes 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, and the width of proposed garages and driveways.

Comprehensive Zoning By-law 2024-19

The subject property is zoned “Residential – Established Neighbourhood Low Rise (RES-ENLR) under Comprehensive Zoning By-law 2024-19, which permits one single detached dwelling per lot. The proposed dwelling does not comply with the garden home height and driveway width provisions.

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 December 17, 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;
- 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 a for Garden Home

The applicant is requesting relief to permit a maximum building height for a garden home of 5.8 m (19.0 ft), whereas the By-law permits a maximum building height of 4.5 m (14.7 ft). This represents an increase of 1.3 m (4.2 ft). The increased building height is to accommodate a two-storey garden home.

Staff do not anticipate any negative impacts from the proposed increase in height. Staff have considered that the proposed garden home is permitted by the By-law and are of the opinion that the requested variance is consistent with similar developments in the area. Staff opine that the proposed increase in height will not result in a garden home that is incompatible with the surrounding context and have no concerns with the requested variance.

Increase in Maximum Driveway Width

The applicant is requesting relief to permit a maximum driveway width of 8.95 m (29.36 ft), whereas the By-law permits a maximum driveway width of 8.49 m (27.85 ft). This represents an increase of approximately 0.46 m (1.51 ft).

The requested variance only applies to the driveway width at its widest point with no proposed changes to the existing curb cut. Notwithstanding the driveway width increase,

the property will provide generous landscape space in the front yard. Staff have no concerns with the requested variance.

PUBLIC INPUT SUMMARY

No written submissions were received as of January 15, 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:



Brashanthe Manoharan, Planner II, East District

REVIEWED BY:



Stacia Muradali, Development Manager, East District

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/130/24

1. The variances apply only to the proposed development for as long as it remains.
2. That the variances apply only to the subject development, in substantial conformity with the batch stamped plans 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 his or her satisfaction.

CONDITIONS PREPARED BY:



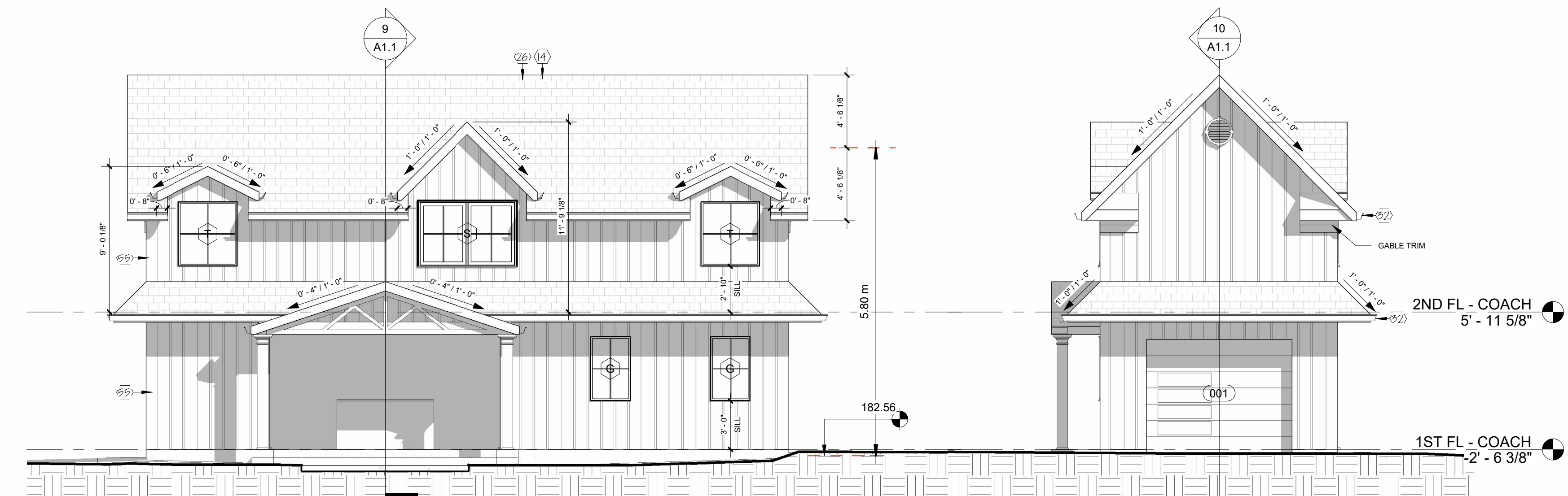
Brashanthe Manoharan, Planner II, East District

Appendix B

File: 24.196252.000.00.MNV

Date: 1/16/2025

MM/DD/YYYY



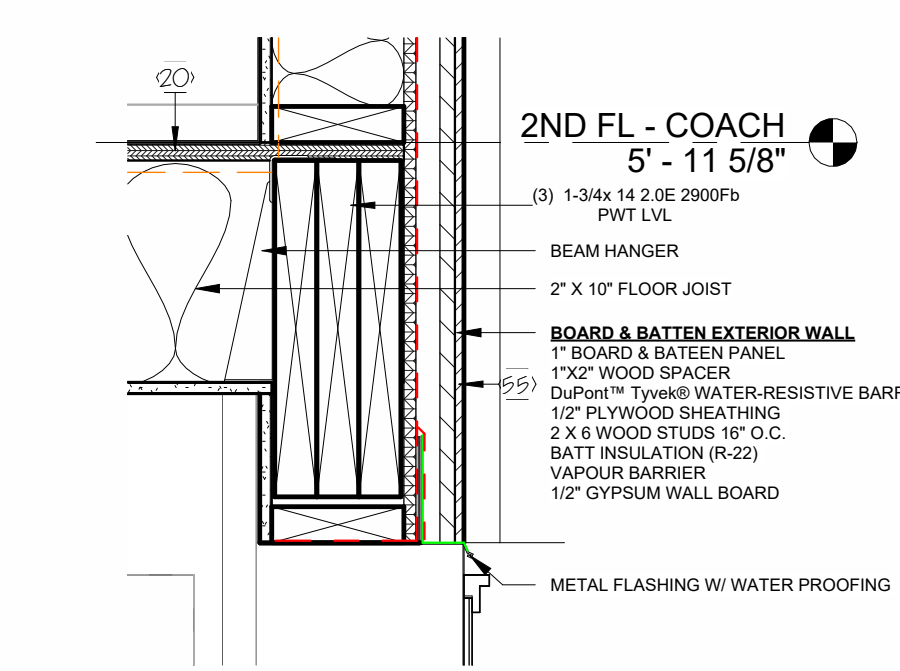
1 COACH HOUSE - FRONT
3/16" = 1'-0"

2 COACH HOUSE - NORTH
3/16" = 1'-0"

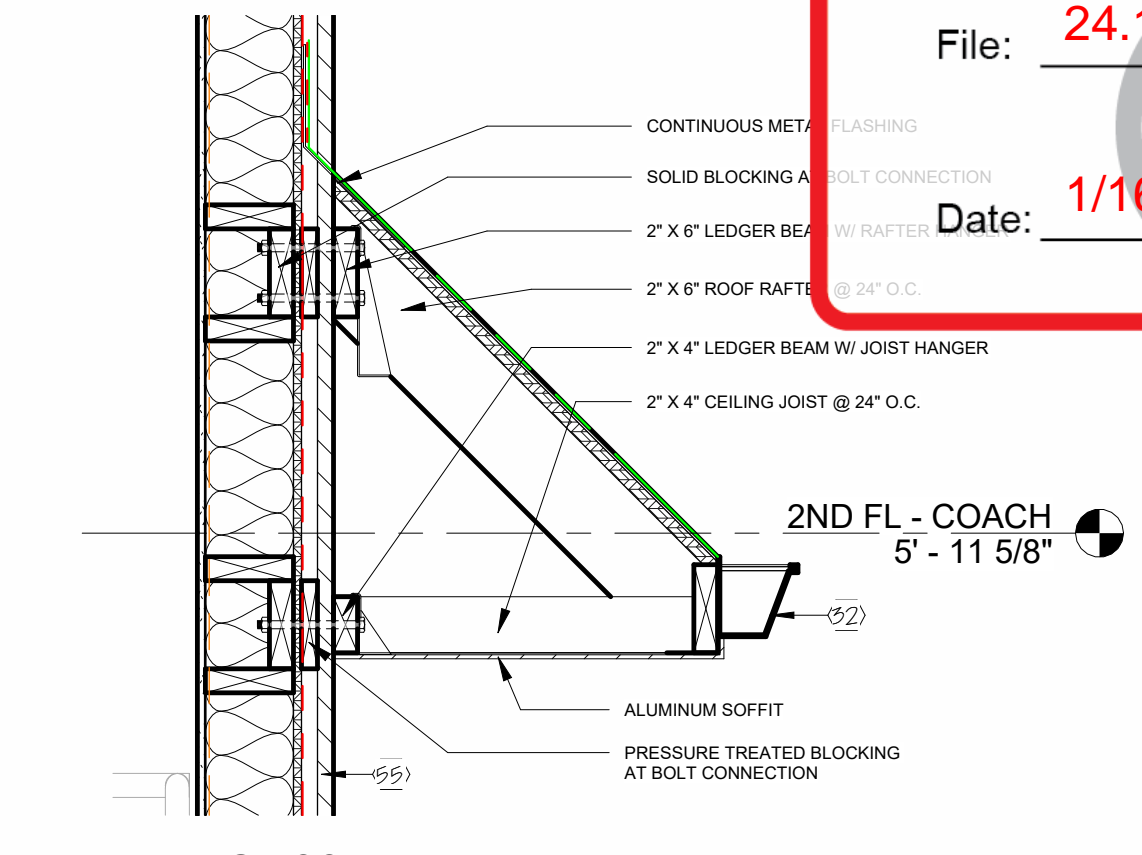


3 COACH HOUSE - REAR
3/16" = 1'-0"

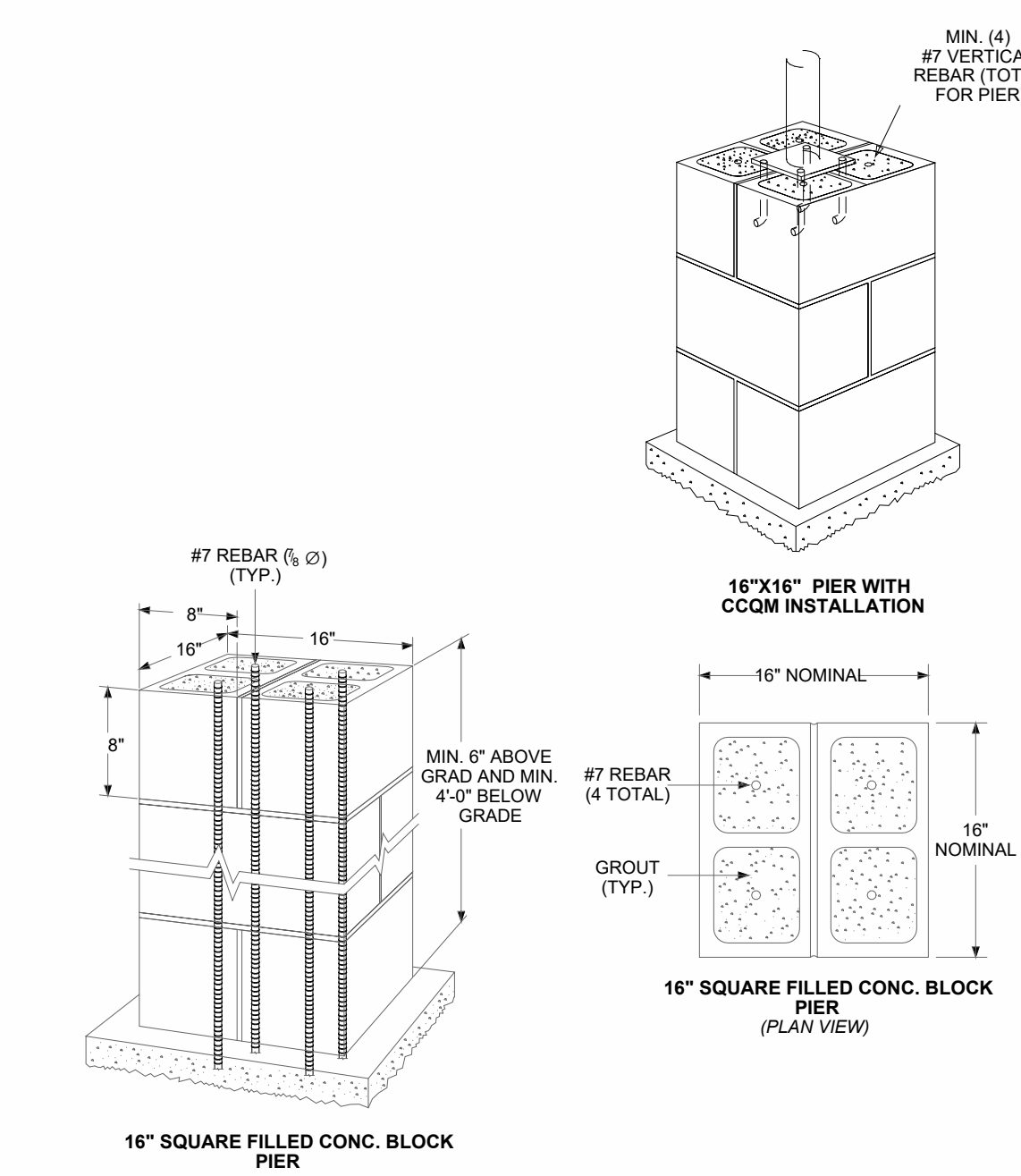
4 COACH HOUSE - SOUTH
3/16" = 1'-0"



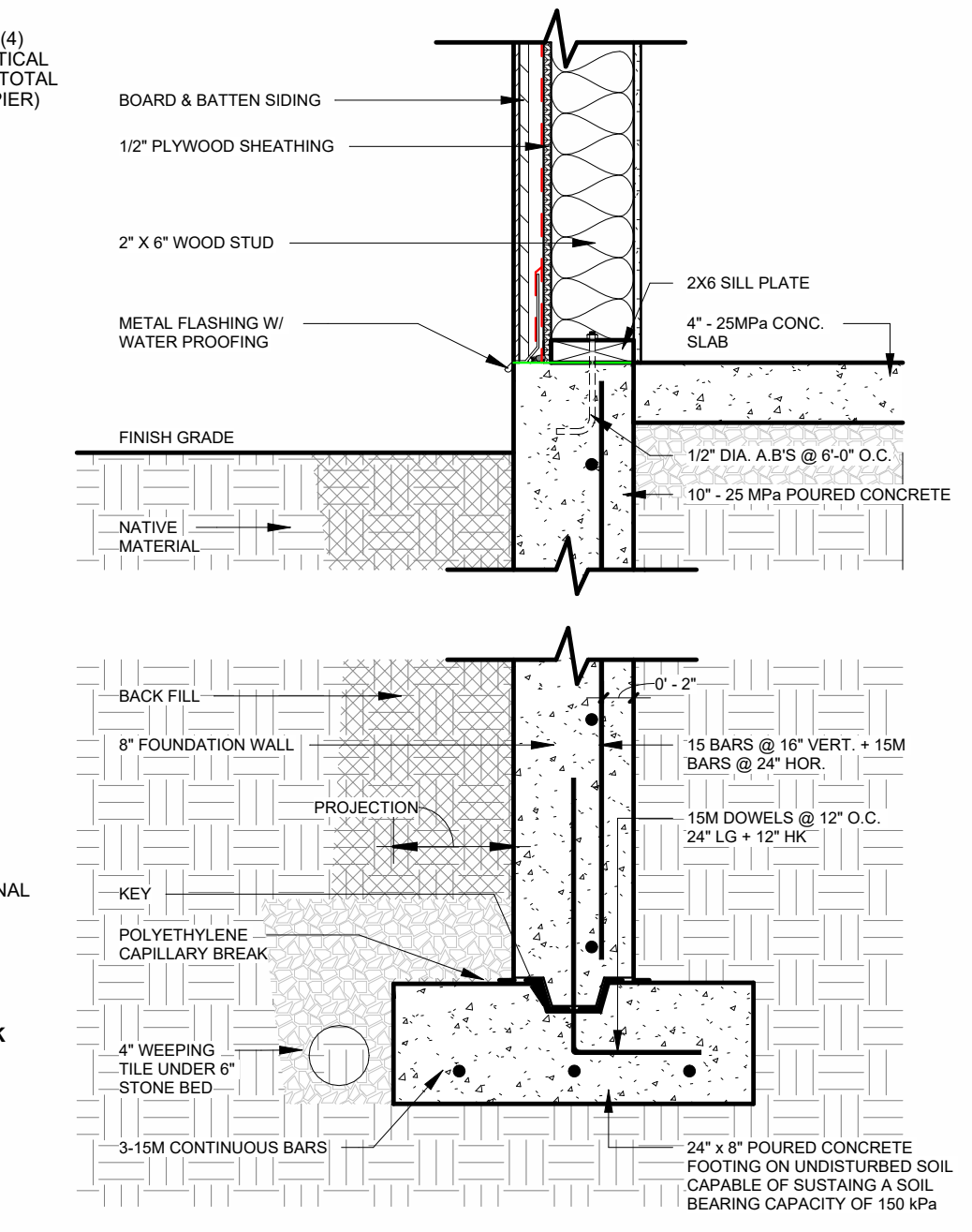
5 DETAIL @ BEAM
1 1/2" = 1'-0"



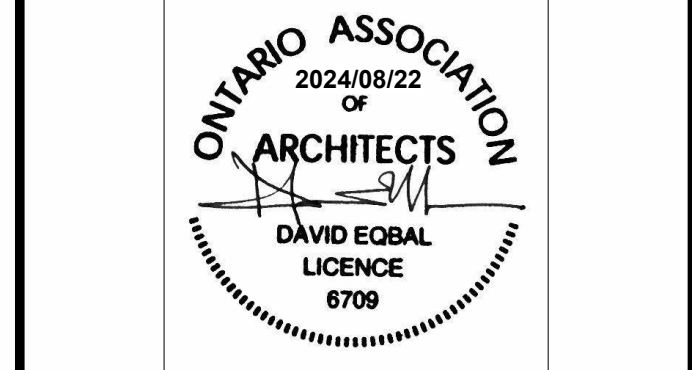
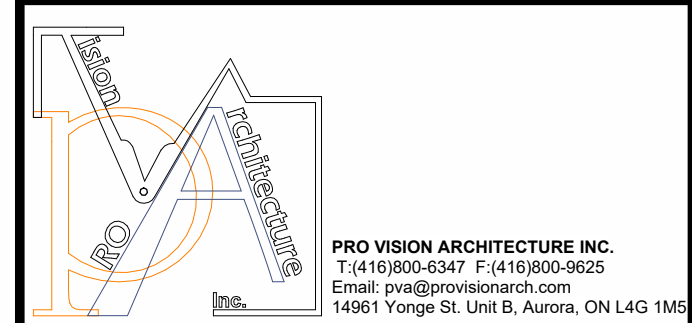
6 DETAIL @ ROOF
1" = 1'-0"



7 PIER DETAIL
1" = 1'-0"



8 TYP. FOUNDATION AND FOOTING
1" = 1'-0"



REVISION SCHEDULE			
No.	Description	Date	By

PROJECT NAME:
**DEVELOPMENT AT
COACH HOUSE AT 2 WINDRIDGE
DRIVE**

CLIENT'S NAME & ADDRESS:
**2 WINDRIDGE DR. Markham, ON L3P 1T8
RAHI PARSA**

PROJECT STATUS:
BUILDING PERMIT APPLICATION

DRAWN BY: DE, SC
CHECKED BY: DE
DATE: MAY 2024
SCALE: As indicated
COPYRIGHT: 2024 PRO VISION ARCHITECTURE INC.

PROJECT NO:
2411477

SHEET TITLE
**COACH HOUSE
ELEVATIONS /
DETAILS**

A1.2
SHEET OF

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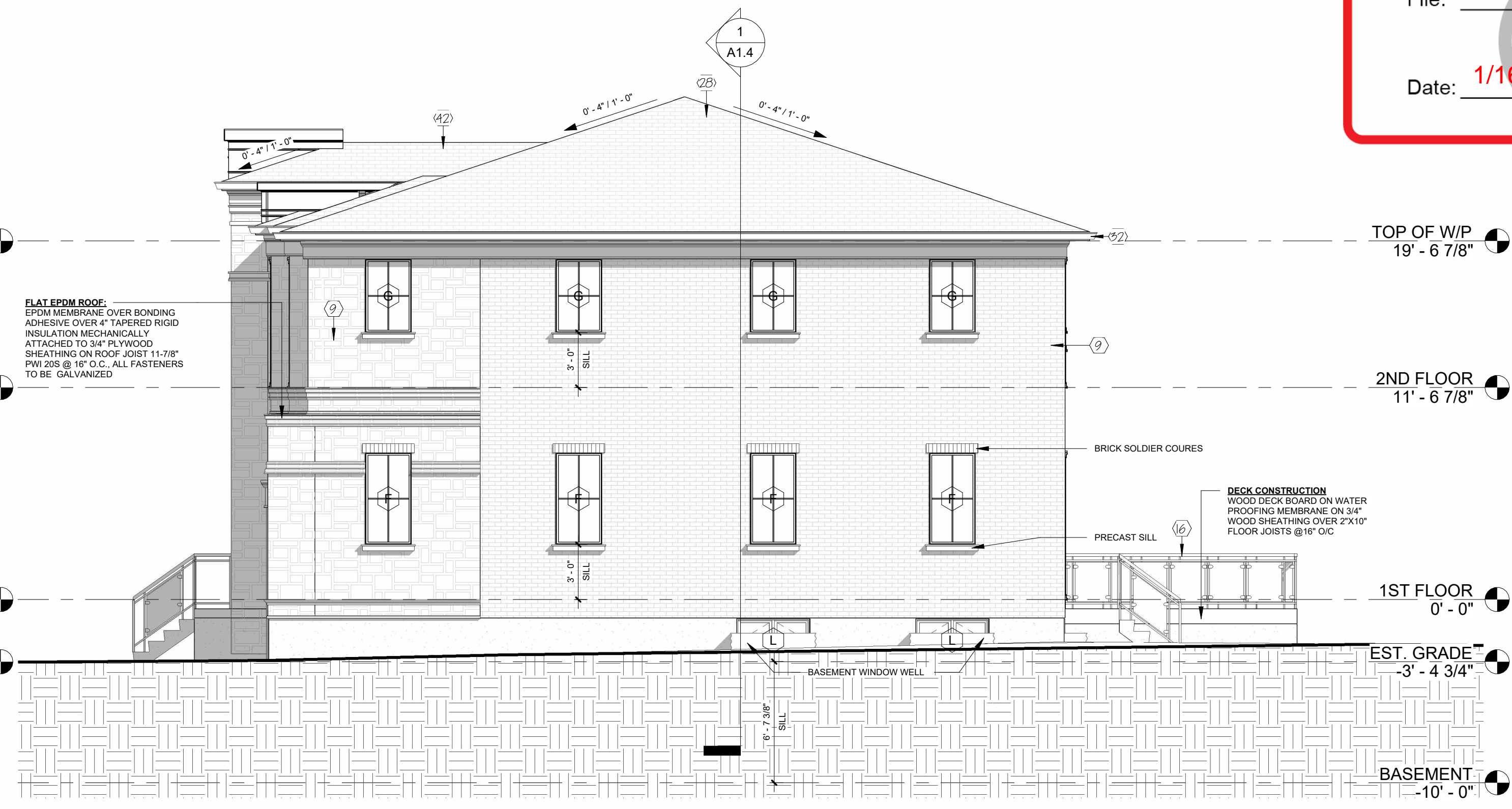
Appendix B

File: 24.196252.000.00.MNV

Date: 1/16/2025
MM/DD/YYYY



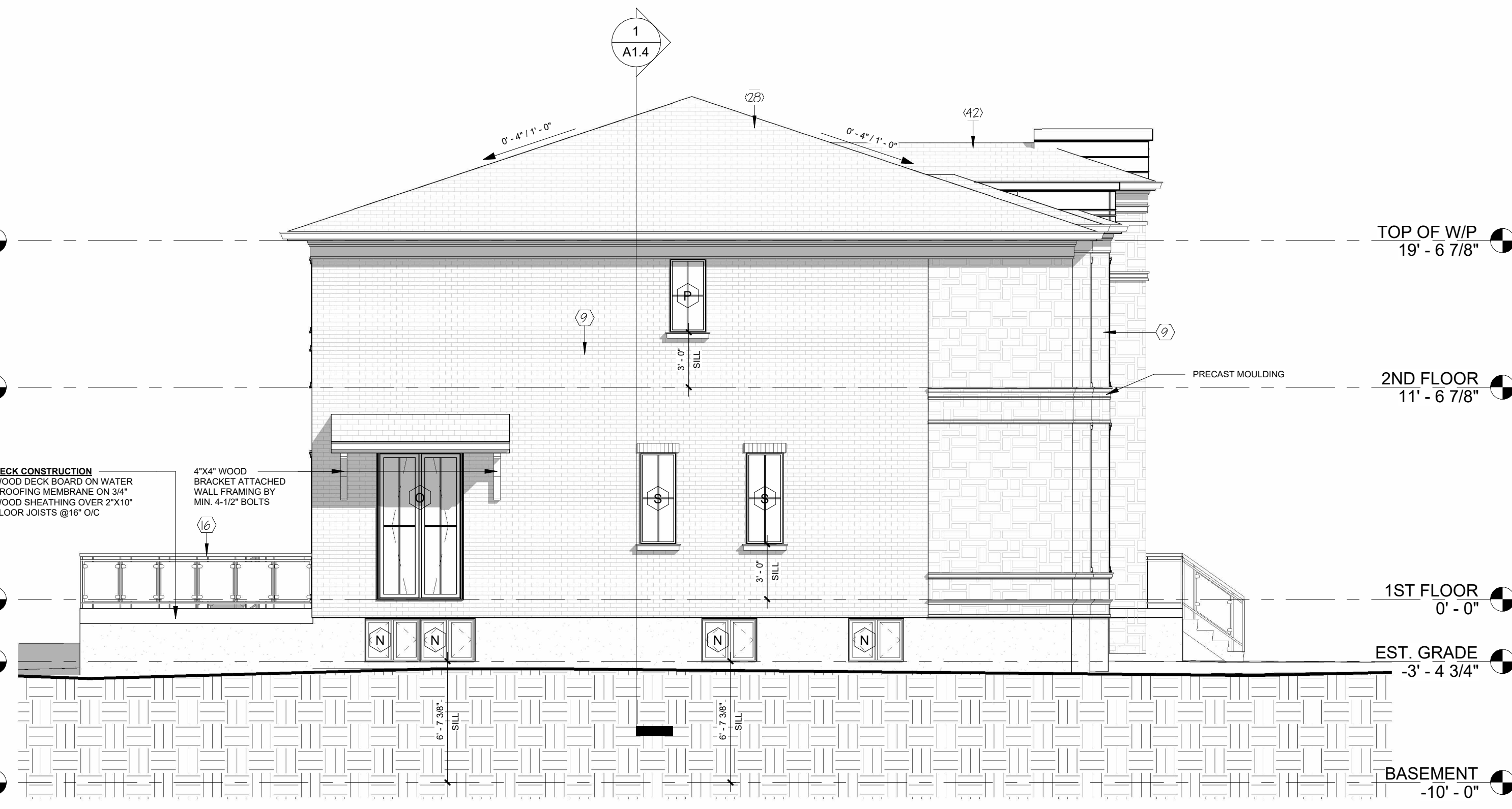
1 FRONT ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"



3 REAR ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"

PRO VISION ARCHITECTURE INC.
1 (416) 900-6347 F (416) 900-9625
Email: pro@provisionarch.com
14851 Yonge St. Unit 10, Aurora, ON L4G 1M5

REVISION SCHEDULE			
No.	Description	Date	By

PROJECT NAME:
DEVELOPMENT AT
2 WINDRIDGE DRIVE

PROJECT ADDRESS:
2 WINDRIDGE DR. Markham, ON L3P 1T8

CLIENT'S NAME & ADDRESS:
RAHI PARSA
2 WINDRIDGE DR. Markham, ON L3P 1T8

PROJECT STATUS:
BUILDING PERMIT APPLICATION

DRAWN BY: DE, SC
CHECKED BY: DE
DATE: MAY 2024
SCALE: 3/16" = 1'-0"
COPYRIGHT: 2024 PRO VISION ARCHITECTURE INC.

PROJECT NO:
2411477

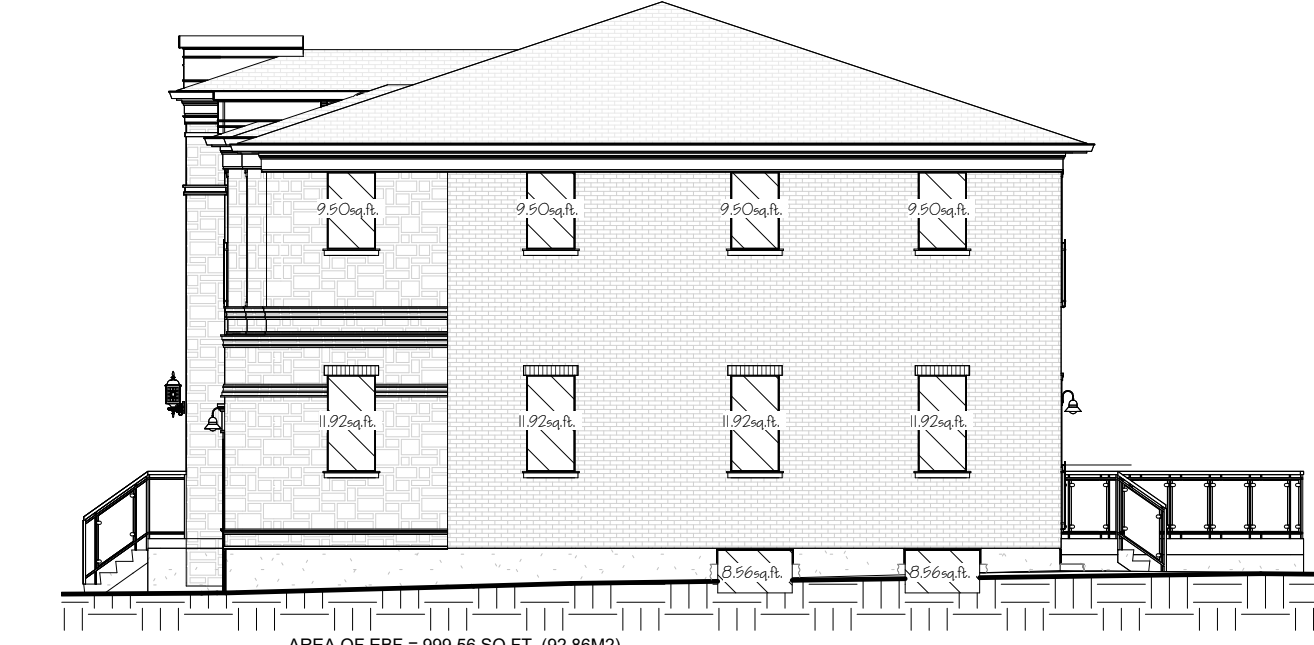
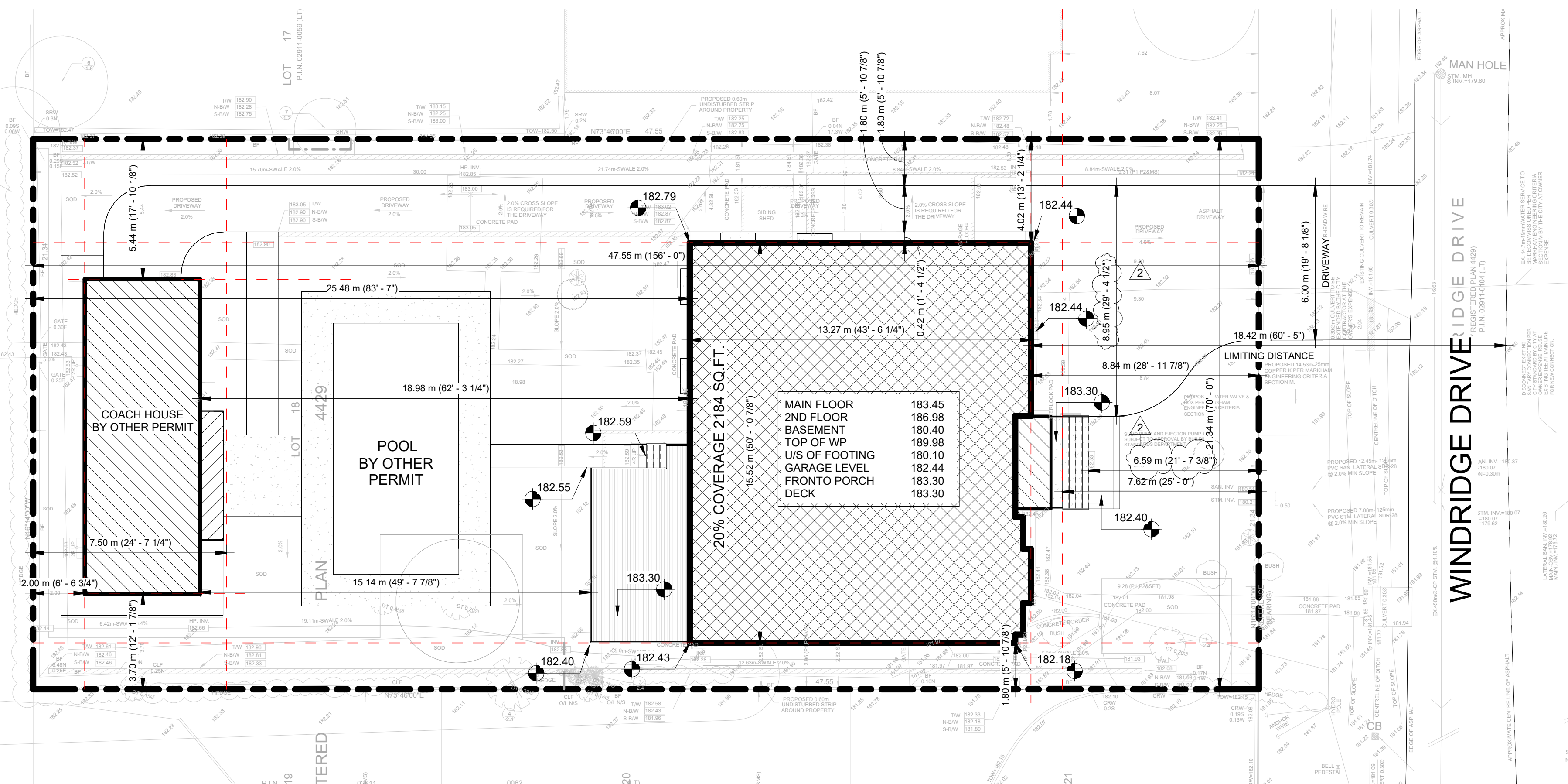
SHEET TITLE
ELEVATIONS

A1.3
SHEET OF

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1 SITE PLAN
3/32" = 1'-0"



4 EBF - NORTH ELEVATION
1" = 10'-0"



6 EBF - EAST ELEVATION
1" = 10'-0"



5 EBF - SOUTH ELEVATION
1" = 10'-0"



7 EBF - WEST ELEVATION
1" = 10'-0"

SITE STATISTICS			
ZONING		RES-ENLR (Residential Established Neighbourhood Low Rise (by-law 2024)) R1 - Residential One (by-law 1229)	
LEGAL DESCRIPTION		Address 2 WINDRIDGE DR., MARKHAM	
Areas	Required	Proposed	Existing
Lot Area	490.00 m ²	1014.50 m ²	
Lot Frontage	23 m	21.3 m	
Lot Depth	30 m	47.5 m	
Lot Coverage		Required	Proposed
Building Coverage	Max. 35 %	Proposed New Coverage / Existing	
Main Building	20 %	201.99 sq.m. / 4.93 sq.m.	19.91% / 0.48%
(Any Height above 1st Floor)		Coach House 59.03 sq.m.	5.82%
		Proposed Total 286.94 sq.m.	26.21%
Landscaped/Paved Area	N/A sq.m. MIN	748.56 sq.m.	73.79%
Gross Floor Areas		Required	Proposed
First Floor Area	370 sq.m. MAX	New Floor Area	Existing
		166.79 sq.m.	0.00 sq.m.
Second Floor Area		178.81 sq.m.	0.00 sq.m.
		Total 336.40 sq.m.	0.00 sq.m.
Coach House 1st Fl	60 sq.m. MAX	10.47 sq.m.	0.00 sq.m.
Coach House 2st Fl		49.47 sq.m.	0.00 sq.m.
		Total 59.94 sq.m.	0.00 sq.m.
		GRAND TOTAL 396.34 sq.m.	
Setbacks		Required	Proposed
Front Yard	6 m.	8.84 m	
North Side Yard	1.6 m.	4.02 m	
South Side Yard	1.8 m.	1.80 m	
Rear Yard	7.5 m.	25.48 m	
Building Height		Required	Proposed
Height of Building	MAX. 9.8 m.	8.20 m	
Coach House	MAX. 8 m.	5.80 m	
Parking		Required	Proposed
		2 spaces	2 spaces

Appendix B

File: 24.196252.000.00.MNV

Date: 1/16/2025

MM/DD/YYYY

Firm Name: Pro Vision Architecture Inc. 14961 Yonge St. Unit B Aurora, Ontario L4G 1M5 Certificate of Practice Number: 4682 Name of Project: REDEVELOPMENT AT 2 WINDRIDGE DR. Location: 2 WINDRIDGE DR., MARKHAM, ON		
Ontario's 2012 Building Code OBC Reference Data Matrix Part 3 or 9		References are to Division B unless noted [A] for Division A or [C] for Division C.
1	Project Description: <ul style="list-style-type: none"> <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration 	<input type="checkbox"/> Part 11 <input type="checkbox"/> Part 3 <input checked="" type="checkbox"/> Part 9
2	Major Occupancy: HOUSE-DETACHED DWELLING	
3	Building Area (m ²): EXISTING 0 m ² NEW 206.91 m ² TOTAL 206.91 m ²	1.4.1.2. [A]
4	Gross Area: EXISTING 0 m ² NEW 336.40 m ² TOTAL 336.40 m ²	1.4.1.2. [A]
5	Number of Storeys Above grade: 2 (ONE)	
6	Number of Streets/Fire Fighter Access (ONE)	2.2.10. & 3.2.5. 9.10.20.
7	Building Classification: GROUP "C" RESIDENTIAL	3.2.2.20.-83 9.10.2.
8	Sprinkler System Proposed: <ul style="list-style-type: none"> <input type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement(s) in lieu of roof rating <input checked="" type="checkbox"/> not required 	3.2.2.20.-83 9.10.8.2.
9	Standpipe required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9. N/A
10	Fire Alarm required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4. 9.10.18.
11	Water Service/Supply is Adequate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7. N/A
12	High Building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6. N/A
13	Construction Restrictions: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible required <input type="checkbox"/> Both 	3.2.2.20.-83 9.10.6.
14	Mezzanine(s) Area: N/A	3.2.1.1.(3)-(8) 9.10.4.1.
15	Occupant load based on: <ul style="list-style-type: none"> BASEMENT: 2 BEDROOM Load 4 1st Floor: 0 BEDROOM Load 0 2nd Floor: 4 BEDROOM Load 8 TOTAL LOAD: 12	3.1.17. 9.9.1.3.
16	Barrier-free Design: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain) N/A	3.8. 9.5.2.
17	Hazardous Substances: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2. & 3.3.1.19. 9.10.1.3.(4)
18	Required Fire Resistance: <ul style="list-style-type: none"> Horizontal Assemblies (FRR) (Hours): N/A Floors: N/A Roof: N/A Mezzanine: N/A FRR of Supporting Members: N/A 	Listed Design No. or Description (SG-2) 3.2.2.20.-83 & 3.2.1.4. 9.10.8. 9.10.9.
19	Spatial Separation - Construction of Exterior Walls: 3.2.3. 9.10.14.	
20	Other - Describe	

PRO VISION ARCHITECTURE INC.
14961 Yonge St. Unit B, Aurora, ON L4G 1M5

2024/12/16
 ARCHITECTS
 DAVID EGBAL
 LICENCE
 8709

REVISION SCHEDULE			
No.	Description	Date	By
2	TOWN COMMENTS	2024/11/11	TOWN

PROJECT NAME: DEVELOPMENT AT 2 WINDRIDGE DRIVE
 PROJECT ADDRESS: 2 WINDRIDGE DR. Markham, ON L3P 1T8
 CLIENT'S NAME & ADDRESS: RAHI PARSA
 2 WINDRIDGE DR. Markham, ON L3P 1T8
 PROJECT STATUS: BUILDING PERMIT APPLICATION

DRAWN BY: DE
 CHECKED BY: DE
 DATE: MAY 2024
 SCALE: As indicated
 COPYRIGHT: 2024 PRO VISION ARCHITECTURE INC.

PROJECT NO: 2411477

SHEET TITLE

SITE PLAN / PROJECT DATA / EBF

SD1

SHEET OF

Appendix B

File: 24.196252.000.00.MNV

Date: 1/16/2025

MM/DD/YYYY

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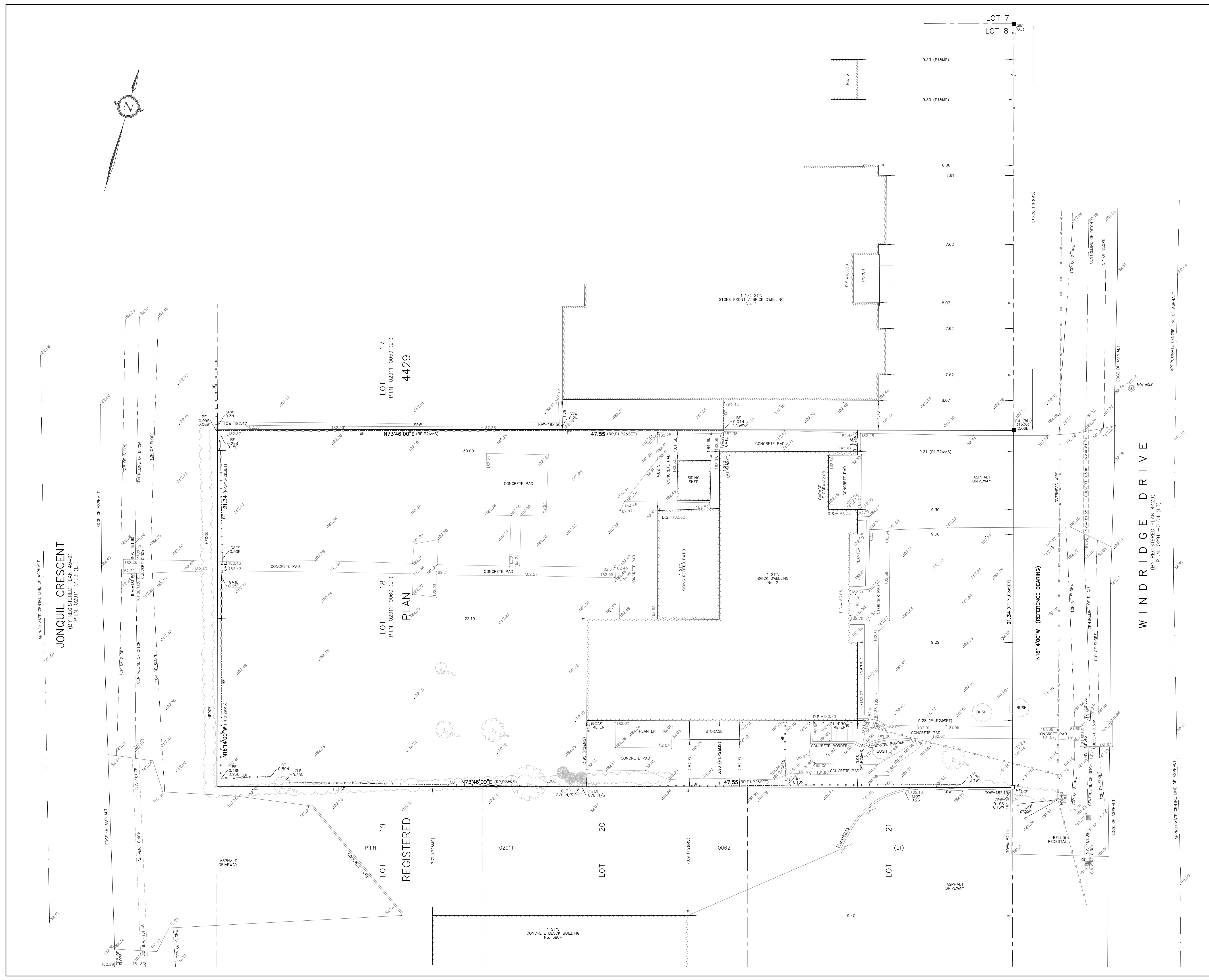
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928:1978) AND ARE DERIVED FROM CITY OF MARKHAM BENCHMARK No. 269, HAVING A PUBLISHED ELEVATION OF 182.189 METERS.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF WINDRIDGE DRIVE AS SHOWN ON REGISTERED PLAN 4429 HAVING A BEARING OF N16°14'00"W.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
OU	DENOTES	ORIGIN UNKNOWN
WT	DENOTES	WITNESS
OH	DENOTES	OVERHEAD WIRE
DT	DENOTES	DECIDUOUS TREE
CT	DENOTES	CONIFEROUS TREE
INV	DENOTES	INVERT ELEVATION
CRW	DENOTES	CONCRETE RETAINING WALL
SRW	DENOTES	STONE RETAINING WALL
TOW	DENOTES	TOP OF WALL ELEVATION
NTS	DENOTES	NOT TO SCALE
MS	DENOTES	MEASURED
FN	DENOTES	FOUNDATION
BR	DENOTES	BRICK
ST	DENOTES	STUCCO
SI	DENOTES	SIDING
STY	DENOTES	STOREY
BF	DENOTES	BOARD FENCE
D.S.	DENOTES	DOOR SILL ELEVATION
RP	DENOTES	REGISTERED PLAN 4429
P1	DENOTES	PLAN BY W. S. GIBSON & SONS O.L.S.
P2	DENOTES	DATED JANUARY 12, 1954
1530	DENOTES	PLAN BY R. S. MCKIBBIN LTD., O.L.S.
O/L	DENOTES	DATED APRIL 24, 1980
		E. W. BOWYER O.L.S.
		ON LINE



PART 2

REGISTERED EASEMENTS/RIGHTS-OF-WAY - NONE FOUND ON TITLE.

MUNICIPAL ZONING - THIS PLAN AND REPORT DOES NOT CERTIFY ZONING COMPLIANCE.

ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES AND PHYSICAL FEATURES AS DEPICTED ON THE FACE OF THIS PLAN. BUILDING TIES ARE TO BRICK/CONCRETE UNLESS OTHERWISE NOTED

THIS PLAN WAS PREPARED FOR RAHI PARSA AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON MAY 03, 2024.

MAY 07, 2024

SURVEYOR'S SIGNATURE AND NAME: SAJJID V. BANSOLU, ONTARIO LAND SURVEYOR

ALTIMAP LAND SURVEYORS INC. 222 FINCH AVE W, UNIT 212, TORONTO, ON M2R 1M6

TEL 416 990 3001 INFO@ALTIMAPCA

DWN BY: EJ, CHK BY: GVC, JOB No.: 24-3347