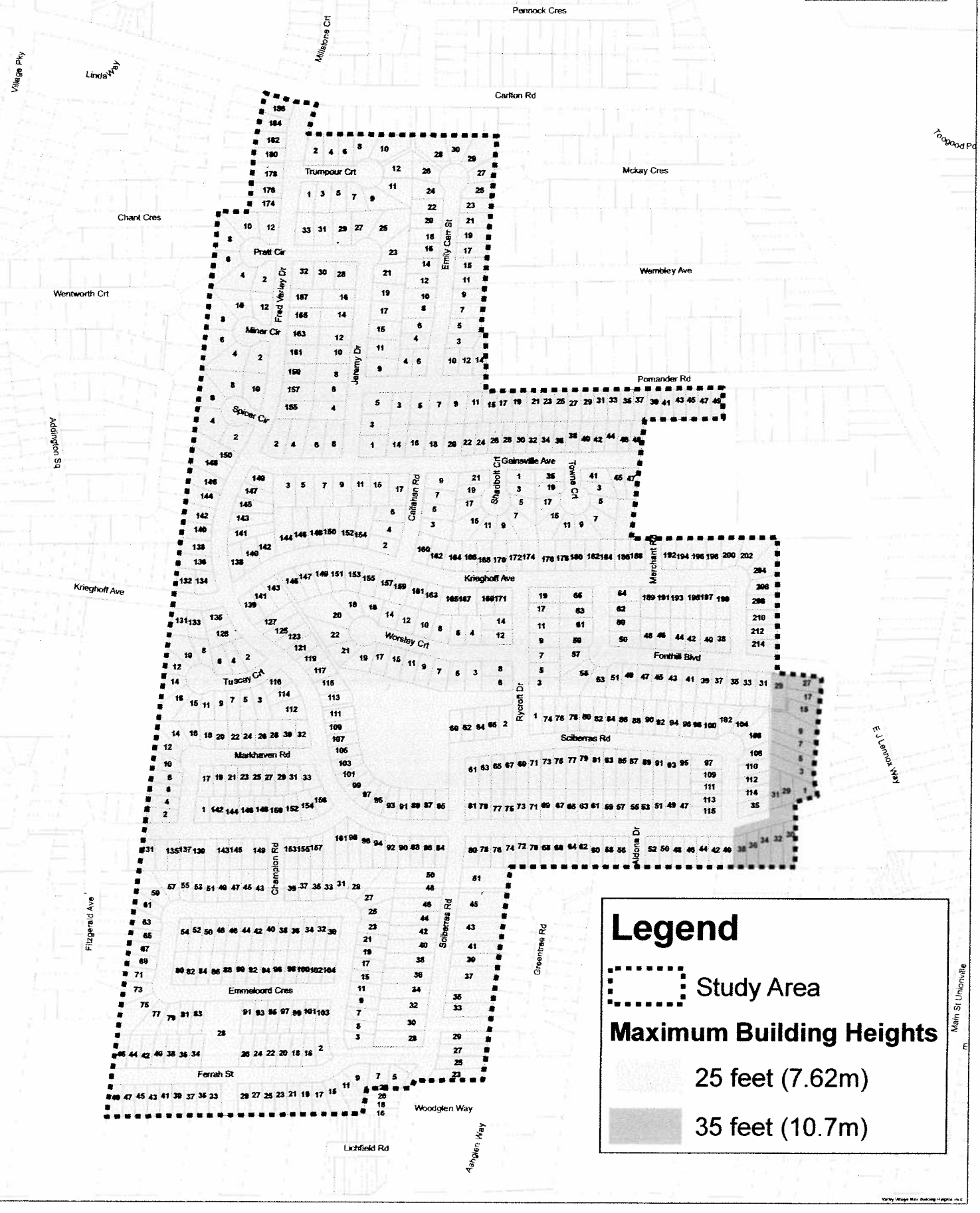
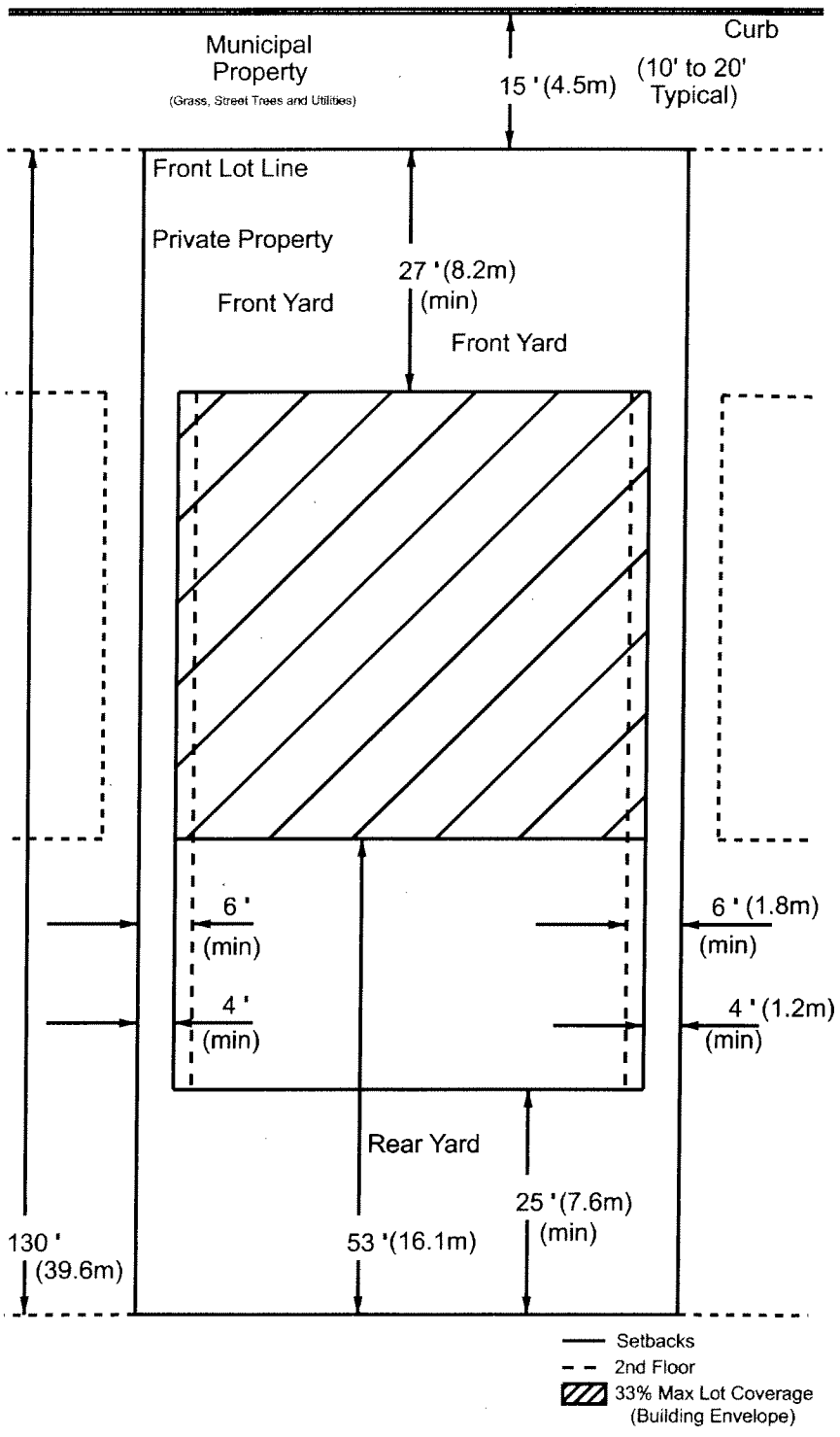
Varley Village Study Area and Zoning

FIGURE 1

Maximum Building Heights

FIGURE 2



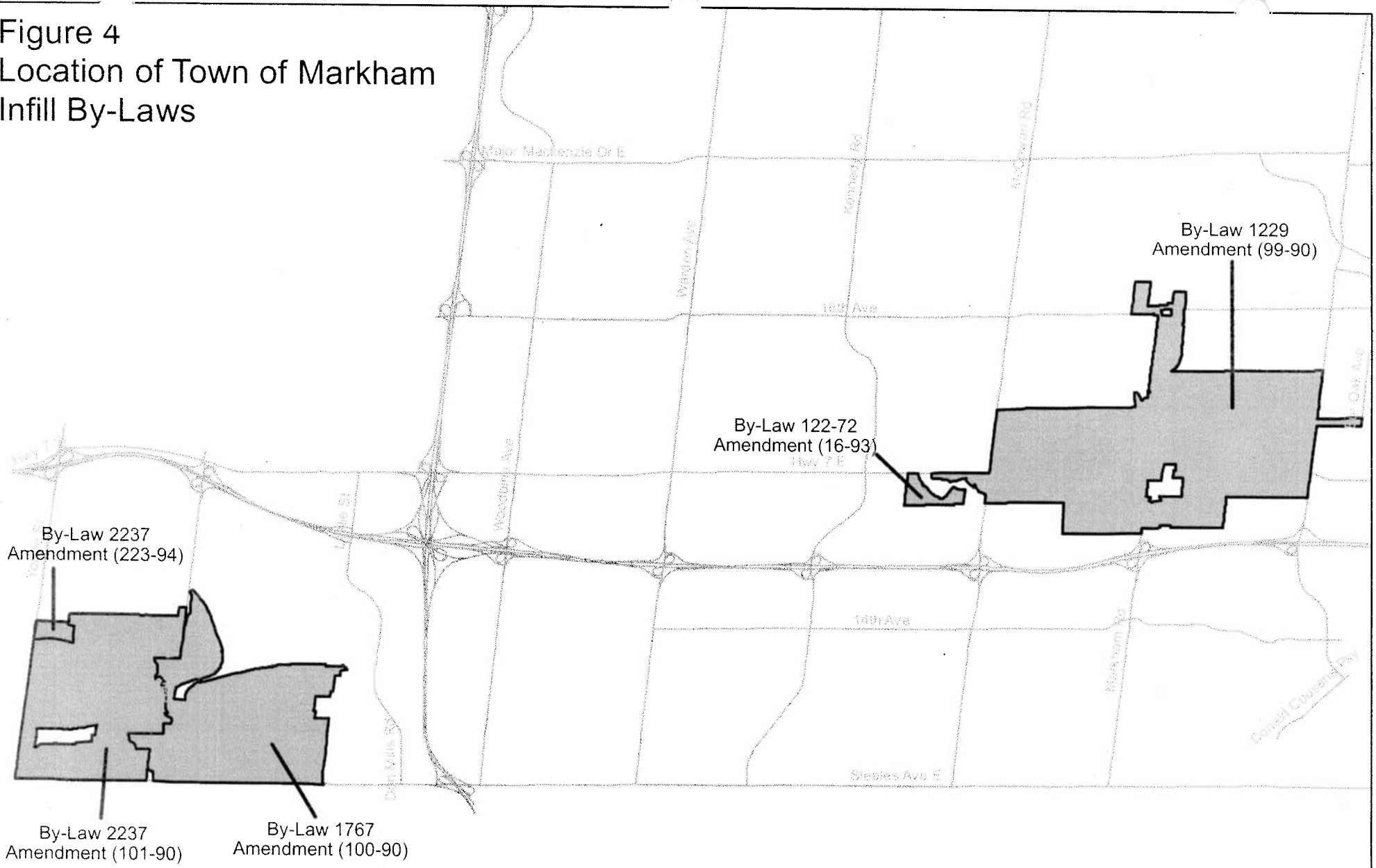


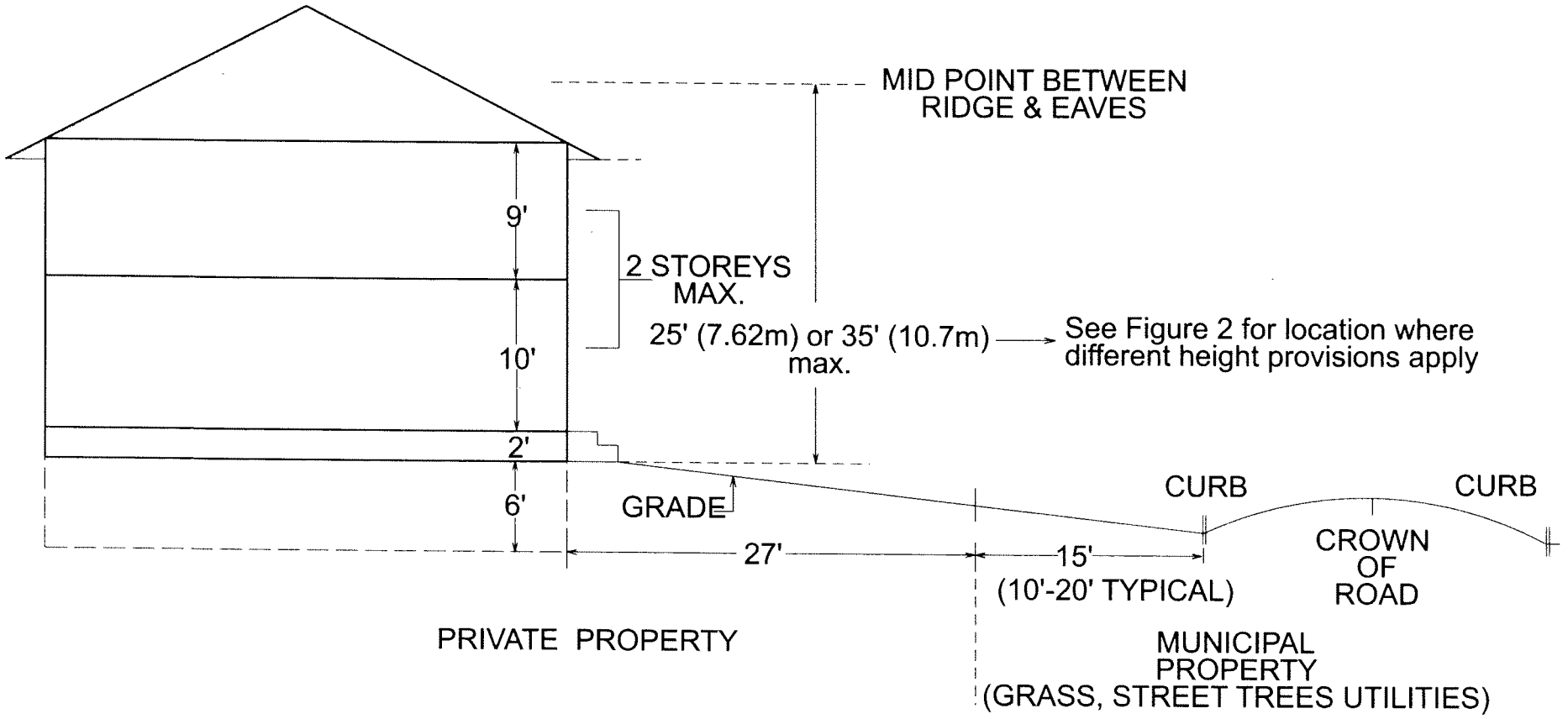
EXISTING ZONING TYPICAL SETBACKS

MARKHAM DEVELOPMENT SERVICES COMMISSION

FIGURE No. 3

Figure 4
Location of Town of Markham
Infill By-Laws





MAXIMUM BUILDING HEIGHT & MAXIMUM NUMBER OF STORIES

FILE No: 10-118360 (Q:\geomatics\planning\dave miller\varley village set backs lot coverage net far\building heights by-law.dgn)

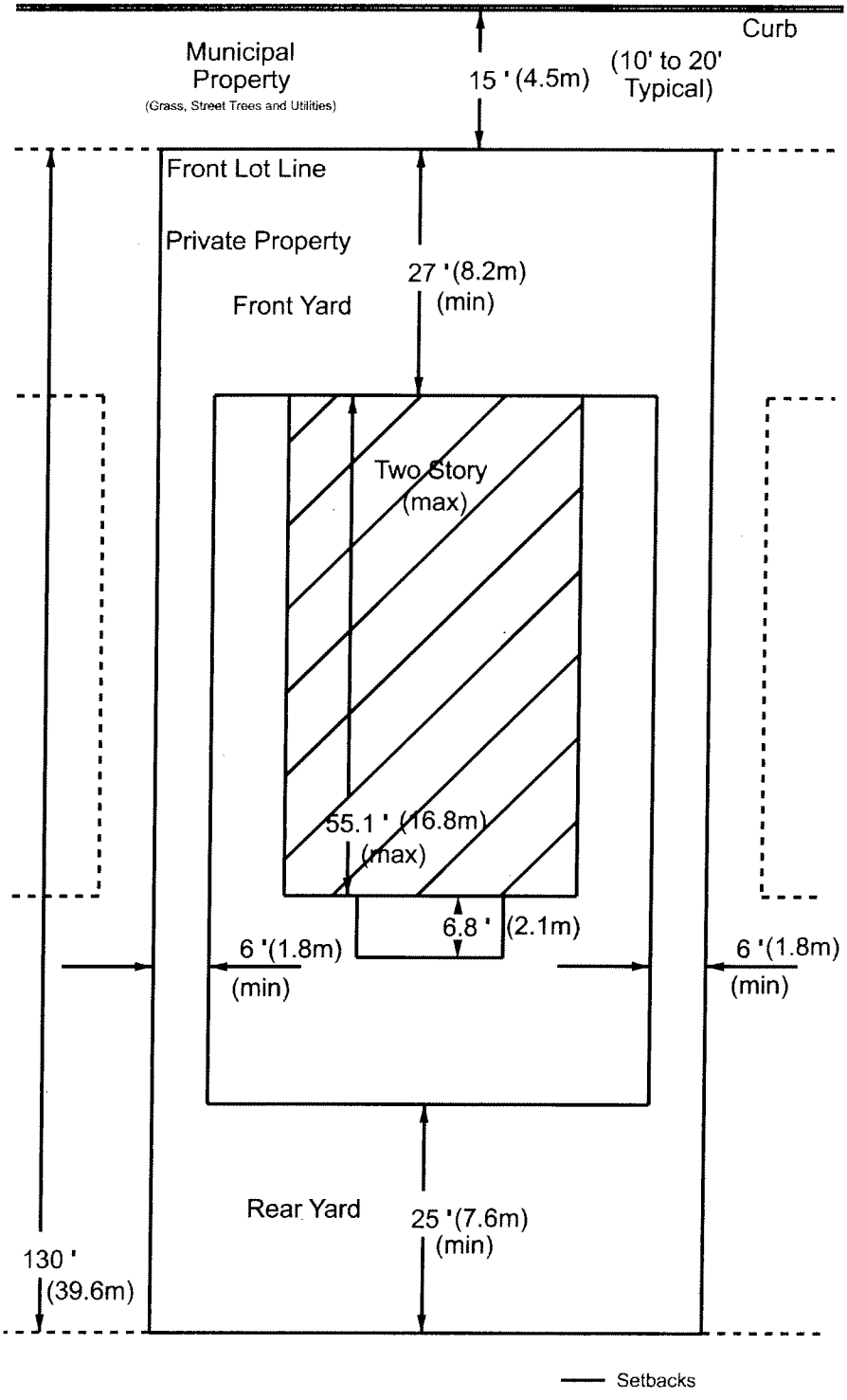
DATE: 07/02/11

MARKHAM DEVELOPMENT SERVICES COMMISSION

DRAWN BY: CPW CHECKED BY: DM SCALE 1:

FIGURE No.5

Building heights by-law.DGN 10/02/2011 1:14:13 PM

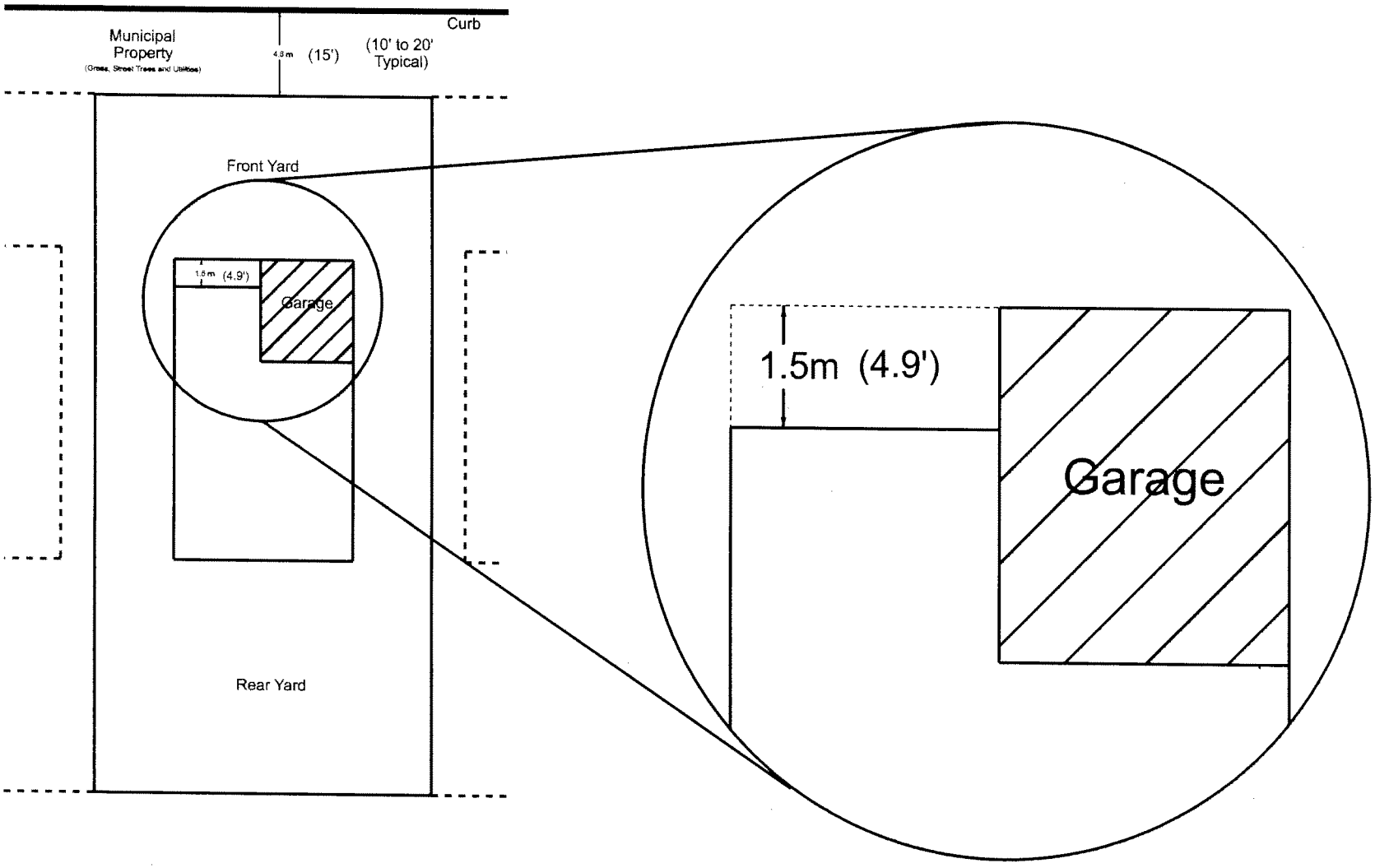


MAXIMUM BUILDING DEPTH

MARKHAM DEVELOPMENT SERVICES COMMISSION

FIGURE No. 6

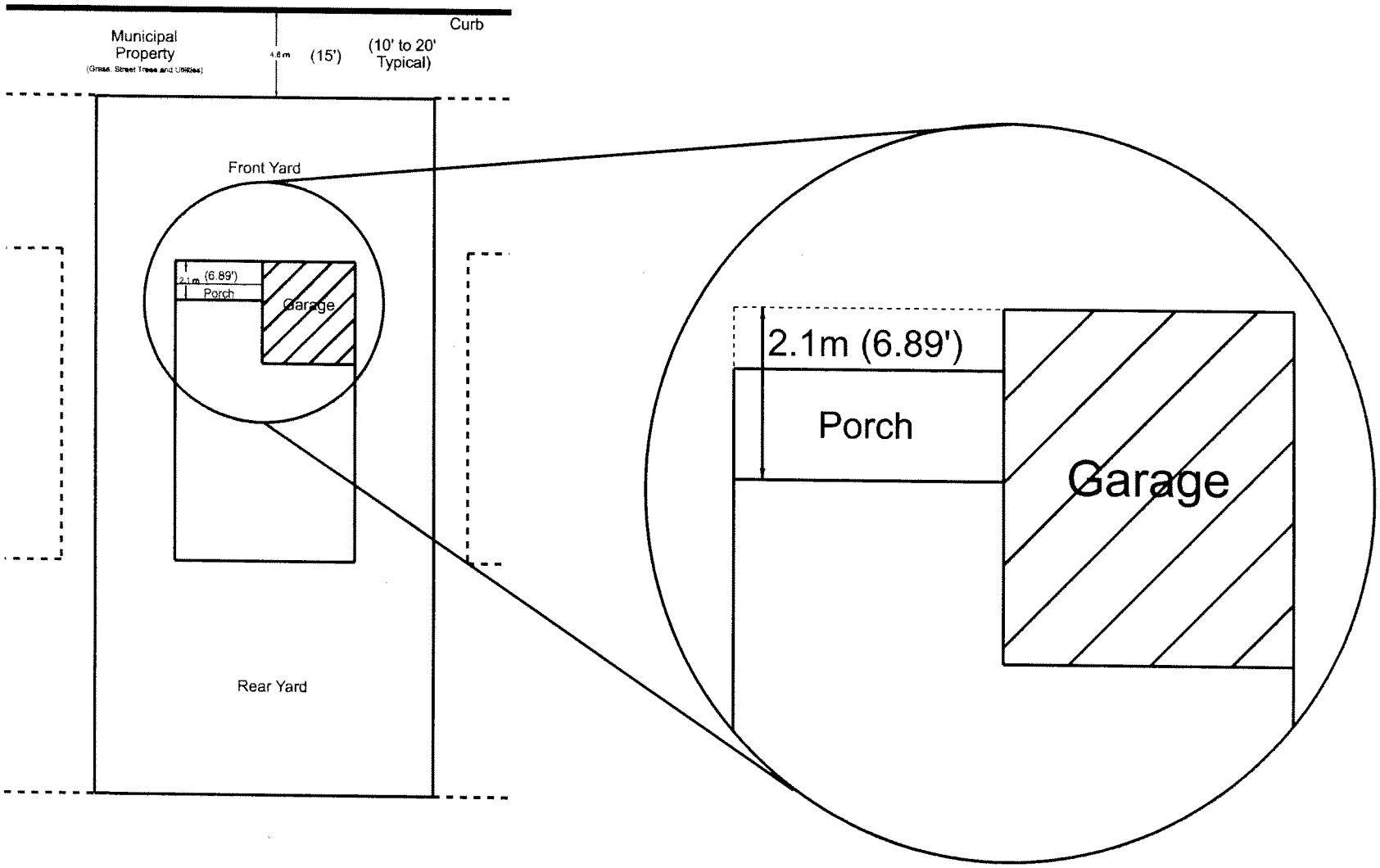
Varley Infill.dgn



Maximum Garage Projection (No Porch)

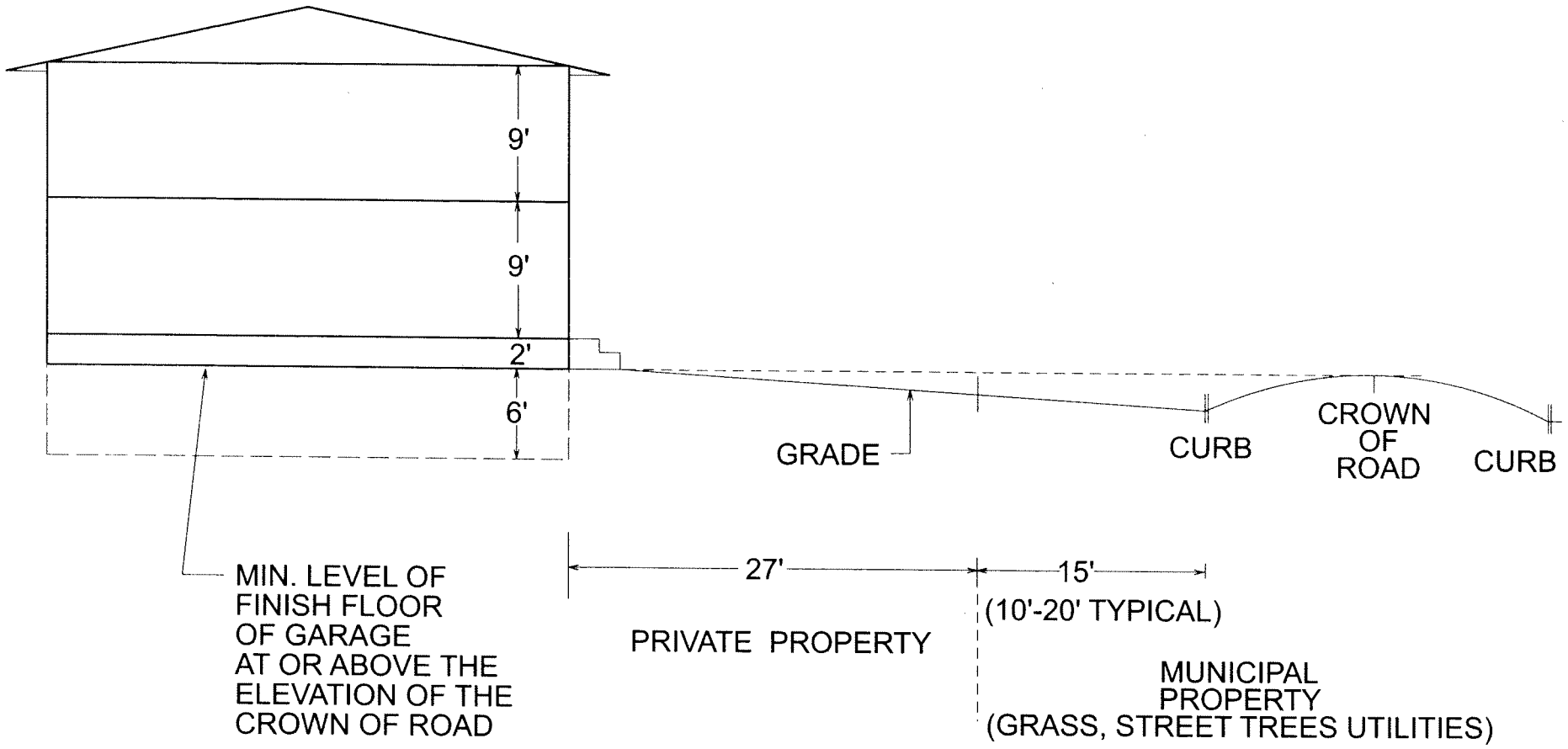
FIGURE No. 7

Garage Projections.dgn



Maximum Garage Projection (With Porch)

FIGURE No. 8



NO REVERSE SLOPE DRIVEWAYS

FILE No: 10–118360

DATE: 12/09/10

MARKHAM DEVELOPMENT SERVICES COMMISSION

DRAWN BY: CPW CHECKED BY: DM SCALE 1:

FIGURE No.9

Building heights by-law.DGN 09/02/2011 10:08:12 AM

APPENDIX

A

MARKHAM

THE CORPORATION OF THE TOWN OF MARKHAM

EXCERPT CONTAINING ITEM #0006 OF THE DEVELOPMENT SERVICES COMMITTEE (June 01, 10)

6. IN-FILL HOUSING - UNIONVILLE (10.0)

Memo May 25 Memo June 1

Mr. Biju Karumanchery, Senior Development Manager summarized for Committee the key points outlined in the staff memo dated June 1, 2010 regarding Infill Development in the Varley Village Area in Unionville.

Mr. Harry Eaglesham, President, Unionville Ratepayers Association addressed the Committee regarding the In-fill Development in Unionville and thanked staff for following up in a timely manner. He stated concern with the potential risk of the Committee of Adjustment approving non-minor variance applications. Mr. Eaglesham advised that they would like to see the notification circulation area extended to 120 metres for minor variance applications received within the Varley Village area.

Moved by Councillor D. Hamilton

Seconded by Regional Councillor J. Jones

1) That the Unionville Subcommittee and Town staff establish a process of consultation with representatives of the Unionville Ratepayers Association and other stakeholders to consider the scope and possible merit of an Infill Housing By-law for the Varley Village area; and,

2) That the Unionville Subcommittee report back to the Development Services Committee in the Fall 2010, at which time the Development Services Committee may provide direction on whether to authorize staff to prepare a draft by-law and schedule a Public Meeting; and,

3) That the Committee of Adjustment expand the circulation area for notices (for applications received in the Varley Village) to 120 metres until the Unionville Subcommittee reports back to the Development Services Committee in the Fall 2010; and further,

4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Appendix B

Maximum Floor Area Ratio Calculation and Example

The "Floor Area Ratio" is the "Gross Floor Area" of a dwelling expressed as a percentage of the "Net Lot Area".

The calculation to determine the "Maximum Gross Floor Area" for a dwelling using the "Maximum Floor Area Ratio" is a two step process.

Step 1. - Calculating the Net Lot Area

The "Net Lot Area" is the sum of the "Minimum Required Lot Area" plus one-half (1/2) of the difference between the "Lot Area" and the "Minimum Required Lot Area". (See equation below.) Using "Net Lot Area" to determine the "Maximum Gross Floor Area" of a dwelling, rather that the actual "Lot Area", only gives partial credit to lots large than the By-law minimum, and results in dwellings on a wider range of lot sizes that have "Floor Areas".

"Net Lot Area = Minimum Required Lot Area + ½(Lot Area – Minimum Required Lot Area)"

Step 2. – Calculating the Maximum Gross Floor Area

The Maximum Gross Floor Area is the Net Lot Area multiplied by Maximum Floor Area Ratio. (See equation below.)

"Maximum Gross Floor Area = Net Lot Area x Maximum Floor Area Ratio"

For example, if the By-law requires a Minimum Lot Area of 6,250 ft^2 and the lot is actually 7,800 ft^2 and the Maximum Floor Area Ratio is 55% the Maximum Gross Floor Area of the dwelling is approximately 3,865 ft^2.

Using the example above:

Step 1 – Calculating the Net Lot Area:

Net Lot Area = Minimum Required Lot Area + ½(Lot Area – Minimum Required Lot Area)

Net Lot Area $= 6{,}250\ ft^2 + 50\%(7{,}800\ ft^2 - 6{,}250\ ft^2)$

$= 6{,}250\ ft^2 + 50\%(1{,}550\ ft^2)$

$= 6{,}250\ ft^2 + 775\ ft^2$

$= 7{,}025\ ft^2$

Step 2 – Calculating the Maximum Gross Floor Area

Maximum Gross Floor Area = Net Lot Area x Maximum Floor Area Ratio

$= 7{,}025\ ft^2 \times 55\%$

$= 3{,}864\ ft^2$

N.B. in cases where the actual lot area is less that than the minimum required by the By-law the "Net Lot Area" is deemed to be equal to the actual lot area.

APPENDIX "C"

Comparison of Range of Maximum Floor Areas by Lot Coverage and Floor Area Ratio

Range of Lot Areas	Maximum Floor Area Based on Current By-law Lot Coverage of 33 1/3%	R4 Zone Minimum Lot Area = 6,250		R3 Zone Minimum Lot Area = 7,500	
		Maximum Floor Area @			
		55% Floor Area Ratio (Lots ≤10,500)	50% Floor Area Ratio (Lots > 10,500)	51% Floor Area Ratio (Lots ≤ 10,500)	48% Floor Area Ratio (Lots > 10,500)
6,250 to 7,500	4,169 to 5,003	3,438 to 3,781		3,506 to 3,825	
7,501 to 8,500	5,003 to 5,670	3,782 to 4,056		3,825 to 4,080	
8,501 to 9,500	5,670 to 6,337	4,057 to 4,331		4,080 to 4,335	
9,501 to 10,500	6,337 to 7,004	4,332 to 4,606		4,335 to 4,590	
10,501 to 11,500	7,004 to 7,671		4,600		4,600
11,501 to 12,500	7,671 to 8,338		4,600 to 4,688		4,600 to 4,800
12,501 to 13,500	8,338 to 9,005		4,688 to 4,938		4,800 to 5,040
13,501 to 14,500	9,005 to 9,672		4,938 to.5,188		5,040 to 5,280
14,501 to 15,500	9,672 to 10,339		5,188 to 5,438		5,280 to 5,520
15,501 to 16,500	10,339 to 11,006		5,438 to 5,688		5,520 to 5,760
16,501 to 17,500	11,006 to 11,673		5,688 to 5,938		5,760 to 6,000
17,501 to 18,500	11,673 to 12,340		5,938 to 6,188		6,000 to 6,240
18,501 to 19,500	12,340 to 13,007		6,188 to 6,438		6,240 to 6,480

Range of Maximum Home Sizes

In the first column (Range of Lot Areas) - find the row that includes the size of lot. To determine the Maximum Floor Area range based on the Current By-law move to the right to the second column.
To determine the Maximum Floor Area range based on the Floor Area Ratio continue to the right, in the same row, to the appropriate Zone and Floor Area Ratio percentage for the lot size.

N.B. 1) Ranges are provided for illustartive purposes only, the maximum Gross Floor Area is determined based on the Net Lot Area of the Lot

2) In cases where the actual lot area is less than the minimum required lot area, the Net Lot Area shall be deemed to be equal to the actual lot area.

3) Areas are in square Feet

4) Floor Area means each floor level of the dwelling, including basement and garage areas.

5) Basement means that portion of a dwelling between two (2) floor levels, which is located partly of entirely underground and which more than one-half (1/2) of its height from floor to underside of floor joists of the storey next above, above established grade.

Appendix D

DEFINITIONS

For the purpose of this By-law:

1. GARAGE means an enclosed building, or part thereof, designed and used for the storage of one or more motor vehicles.

2. STREETLINE means the boundary between a public *street* and a *lot*. e.g. front lot line or flankage side lot line.

3. MAIN BUILDING means a *building* in which is carried on the principal purpose for which the *lot* is used.

4. STOREY means the portion of a dwelling, other than a cellar or unfinished attic, located between the surface of any floor and the surface of any floor or roof above, and shall include a *basement*.

5. CELLAR means that portion of a *dwelling* between two (2) floor levels, which is located partly of entirely underground and which more than one-half (1/2) of its height from floor to underside of floor joists of the *storey* next above, below *established grade*.

6. BASEMENT means that portion of a *dwelling* between two (2) floor levels, which is located partly of entirely underground and which more than one-half (1/2) of its height from floor to underside of floor joists of the *storey* next above, above *established grade*.