



PLANNING AND BUILDING SERVICES

Town of Newmarket

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Planning Report

To: Committee of Adjustment

From: Patricia Cho
Planner, Development

Date: July 21, 2021

Re: Application for Minor Variance D13-A24-21
712 Sunnypoint Drive
Town of Newmarket
Made by: Xu, Xinyi & Lei, Soi Teng

1. Recommendations:

That Minor Variance Application D13-A24-21 be approved, subject to the following conditions:

- i. That the variance pertains only to the request as submitted with the application;
- ii. That one space in the garage be reserved for the purpose of required parking and for no other use;
- iii. That the development be substantially in accordance with the information and site plan submitted with the application; and,
- iv. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

2. Application:

An application for a minor variance has been submitted by the above-noted owner to request relief from Zoning By-law Number 2010-40 as amended, to vary the minimum number of off-street parking spaces required for an existing semi-detached residential dwelling to permit a new Accessory Dwelling Unit (ADU). The description of the proposed variance is below.

Relief	By-law	Section	Requirement	Proposed
1	2010-40	5.3.1	To provide four parking spaces exterior to a garage for a dwelling unit and accessory dwelling unit	To provide two parking spaces exterior to a garage and one parking space inside of a garage for a dwelling unit and accessory dwelling unit

The Zoning By-law requires four exterior parking spaces for a semi-detached dwelling with an ADU. Ontario Regulation 299/19, enacted by the Provincial Government in September of 2019, supersedes this requirement and states that municipalities can only require one parking space for an accessory dwelling unit. The effect of this is that three exterior parking spaces are required.

The above-described property (herein referred to as the “subject lands”) is located in a residential neighbourhood, west of Leslie Street and north of Davis Drive. There is an existing semi-detached residence on the lot and it is abutted by similar single- and semi-detached homes.

3. Planning considerations:

The applicant is requesting relief from the By-law in order to permit a reduction in the required minimum number of off-street parking spaces to facilitate the creation of a legal ADU in the existing building. The Zoning By-law requires four exterior parking spaces for a semi-detached dwelling with an ADU (two for the principle residence, two for the ADU). However, provincial legislation requires a total of three exterior parking spaces for a semi-detached dwelling with an ADU (two for the principle residence, one for the ADU). In this case, the driveway is not large enough to accommodate three exterior spaces which meet the size requirements of the Zoning By-law, as such a variance is required to recognize one parking space in the existing garage.

In order to authorize a variance, Committee must be satisfied that the requested variance passes the four tests required by the Planning Act. In this regard, staff offer the following comments:

Conformity with the general intent of the Official Plan

The subject lands are designated “Residential Areas” in the Town’s Official Plan. This designation permits a range of residential accommodation built form types. Regarding this designation, the Town’s Official Plan states:

It is the objective of the Residential Areas policies to:

- a. provide for a range of residential accommodation by housing type, tenure, size and location to help satisfy the Town of Newmarket’s housing needs in a context sensitive manner;
- b. maintain the stability of Residential Areas by establishing zoning standards that acknowledge and respect the existing physical character of the surrounding neighbourhood;
- c. recognize the desirability of gradual ongoing change by allowing for contextually-sensitive development through Planning Act applications, to permit development which contributes to a desirable urban structure, diversified housing stock, optimizes the use of existing municipal services and infrastructure, and is compatible with and complementary to the surrounding neighbourhood; and,
- d. encourage a range of innovative and affordable housing types, zoning standards and subdivision designs where it can be demonstrated that the existing physical character of the Residential Area will be maintained.

The Official Plan permits ADU’s in semi-detached dwellings, subject to the provisions of the zoning by-law. The application is found to conform to the Official Plan and therefore this test is met.

Conformity with the general intent of the Zoning By-law

The subject lands are zoned Residential Semi-Detached Dwelling 21.3 Metre (R2-K) Zone by By-law 2010-40, as amended. Semi-detached dwellings and accessory dwelling units are permitted uses in this zone.

Section 5.3.1 of the Zoning By-law sets out the parking standards for residential uses. This Section states that both a semi-detached dwelling and an ADU must have two exterior spaces each, for a total of four exterior parking spaces. This zoning regulation is superseded by provincial regulation which states that municipalities can only require one parking space for an ADU. Therefore only three exterior parking spaces are required. Within the Zoning By-law, a dwelling unit with an ADU is required to provide parking

spaces exterior of any garage or structure. Therefore the parking requirement is three (3) exterior parking spaces.

The general intent of the Zoning By-law is to provide a sufficient number of parking spaces for those residing in the two dwelling units on the property. Currently, the distance of the driveway measured from the garage face to the sidewalk is only long enough to accommodate two parking spaces in tandem, and the width is not long enough to accommodate two vehicles parked side by side. A two car attached garage also exists, however the Zoning By-law prevents parking spaces in the garage from being counted towards the parking requirement. Therefore, the proposed variance would recognize one of the parking spaces inside the garage and thereby allow for a sufficient number of parking spaces for the two dwelling units on the property.

The variance requested maintains the general intent of the Zoning By-law and therefore this test is met.

Desirable for the appropriate development of the land

An ADU contributes to the mix of housing types in Newmarket and supports the Town's goals of providing for more affordable housing and can contribute to an increased supply of rental housing. Furthermore, ADU's allow an increase in the density of dwelling units and allow homeowners a source of income for their property. While the standard parking requirement of three exterior spaces, in addition to any spaces provided in a garage, may provide ample parking, not all ADUs will generate such a parking demand. A minor variance is the appropriate tool for relief from zoning requirements that would prevent an otherwise desirable development, and a minor parking variance should not overshadow the overall desirability of an ADU as encouraged by Town, Region, and Provincial policy.

The variance is considered desirable for the development and the use of the land and therefore this test is met.

Minor nature of the variance

The impact of the proposed variance appears to be minimal as the potentially increased number of vehicles generated by the ADU can be accommodated on site by the existing two exterior spaces combined with one of the parking spaces in the garage.

In consideration of the above, the proposed variance is deemed to meet the four tests under the Planning Act and is recommended to be approved subject to conditions.

4. Other comments:

Heritage

The property is not designated under the Ontario Heritage Act or on the municipal list of non-designated Properties.

Commenting agencies and departments

The Chief Building Official has reviewed the application and does not have any objection to this application subject to compliance with the Ontario Building Code.

Engineering Services has reviewed the application and does not object to this application. Comments should be deferred to the Planning Department.

The Region of York has reviewed the application and has advised they have no comment to the proposal.

Effect of Public Input

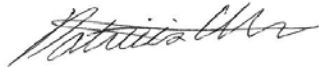
No public input was received as of the date of writing this report.

5. Conclusions:

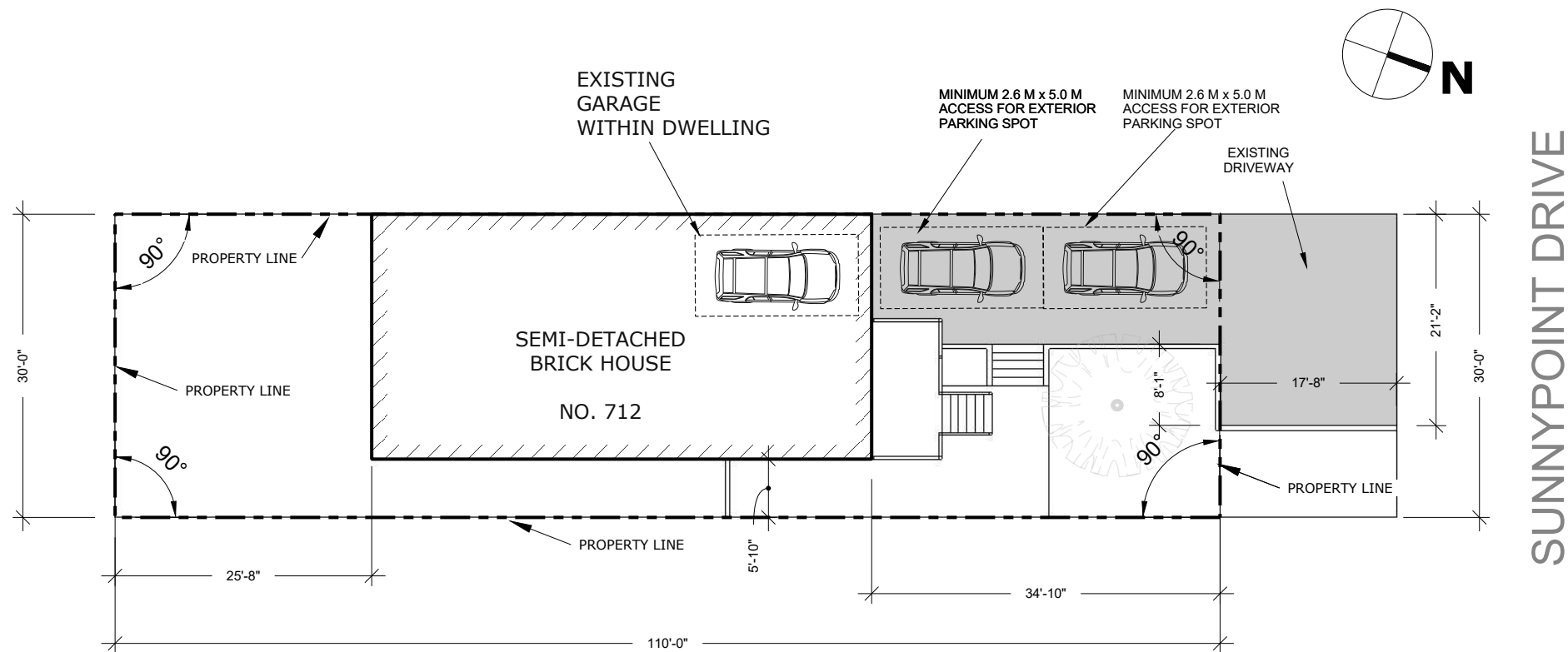
The relief as requested:

- 1) is minor in nature;
- 2) conforms to the general intent and purpose of the Official Plan and Zoning By-law; and
- 3) is considered desirable for the appropriate development of the lot.

Respectfully submitted,



Patricia Cho, HBA, MSc. (Pln)
Planner, Development



SITE PLAN :

BASED ON THE CITY OF NEWMARKET
INTERACTIAVE MAP AND
MEASUREMENTS ON SITE

SUITE ADDITIONS INC. ASSUMES NO
RESPONSIBILITY FOR ACCURACY OF
THE INTERACTIVE MAP FROM THE CITY
OF NEWMARKET

THIS SITE PLAN SHALL NOT BE USED
FOR ANY OTHER PURPOSES.

NO WORK TO ENCROACH ONTO
ADJOINING PROPERTIES

FRONT YARD: 1017 SF

LANDSCAPED AREA = 294.5 SF = 28.9%

HARD SURFACE AREA = 722.5 SF = 71.1%

SITE PLAN

SCALE: 1/16"=1'-0"

1
SP1.01

SITE INFORMATION & STATISTICS:

ADDRESS	712 SUNNYPPOINT DR., NEWMARKET, ON, L3Y 2Z8		
NEIGHBOURHOOD			
LOT NUMBER			
PLAN NUMBER	NO. 6		
ZONING TYPE	R2-K: RESIDENTIAL SEMI-DETACHED DWELLING 21.3m ZONE		
LOT AREA	3352 SQ. FT.		
LOT FRONTAGE	30'- 4"		
DESCRIPTION			
FLOOR AREAS	ALLOWED	EXISTING	PROPOSED
BASEMENT	-	690 SQ. FT.	NO CHANGE
MAIN FLOORS	-	1225 SQ. FT.	NO CHANGE
SETBACKS			
FRONT (E)	-	33' - 6"	NO CHANGE
SIDE (S)	-	5' - 10"	NO CHANGE
BACK (W)	-	25' - 8"	NO CHANGE
SIDE (N)	-	-	NO CHANGE

GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY WITH THE REVISED ONTARIO BUILDING CODE 2012.
2. ALL DIMENSION ARE MEASURED TO ROUGH FRAMING OR TO MASONRY SURFACES UNLESS OTHERWISE NOTED.
3. ALL DOORS AND WINDOW OPENINGS ARE MEASURED TO ROUGH FRAMING OR MASONRY OPENINGS.
4. CONTRACTOR IS TO VERIFY WINDOW OPENINGS WITH WINDOW MANUFACTURER PRIOR TO COMMENCING WORK.
5. READ ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
6. ELEVATION REFERENCES ARE BASED ON 100'-0" = 131.70m GEODETIC ELEVATIONS AS NOTED ON A1 SITE PLAN.
7. ALL DIMENSION MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND THE FIELD CONDITIONS BEFORE COMMENCING FABRICATION. ANY INCONSISTENCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR SHALL PROPERLY SUPERVISE THE WORK AND ENSURE THAT THE WORK IS INSTALLED TO THE CORRECT LINES AND LEVELS, THAT THE CONNECTIONS AND DETAILS CONFORM TO THE DRAWING DETAILS AND SHALL COORDINATE THE INTERFACING OF ALL WORK WITH ALL SUB-TRADES.
9. PROVIDE POSITIVE FRONT YARD SLOPE TO MUNICIPAL SEWER FOR WATER RUN-OFF.
10. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCED NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT.
11. REFER TO LANDSCAPING PLAN FOR PLANTING CONFIRM LAYOUT WITH LANDSCAPE CONTRACTOR.
12. DESIGNER NOT RESPONSIBLE FOR ACCURACY OF SURVEY DRAWING.
13. EXISTING DRAINAGE PATTERNS TO REMAIN.

DRAWING LIST:

SP1.01 - SITE PLAN, SITE STATISTICS
AND DRAWING LIST
A1.01 - EXISTING BASEMENT PLAN
A1.02 - EXISTING MAIN LEVEL PLAN
A1.03 - PROPOSED BASEMENT PLAN
A1.04 - PROPOSED MAIN LEVEL PLAN
A1.05 - CROSS SECTION
A1.06 - DOOR SCHEDULE, WALL
SCHEDULE & FIRE SEPARATION
A2.01 - EAST ELEVATION
A2.02 - SOUTH ELEVATION
A2.03 - WEST ELEVATION
A3.01 - EGRESS WINDOW DETAILS
A0.01 - CONSTRUCTION SPECS
A0.02 - CONSTRUCTION SPECS
A0.03 - CONSTRUCTION SPECS

EXISTING STRUCTURE NOTE:

OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING ALL EXISTING
STRUCTURAL CONDITIONS PRIOR TO ANY WORK. ANY AND ALL DISCREPANCIES SHALL BE
REPORTED TO SUITE ADDITIONS INC. PRIOR TO ANY WORK. OWNER AND CONTRACTOR IS
FULLY RESPONSIBLE FOR SHORING EXISTING STRUCTURE PRIOR TO ANY WORK

BUILDING CODE COMPLIANCE NOTE:

THESE DRAWINGS DO NOT REPRESENT A COMPREHENSIVE AND EXHAUSTIVE GUIDE FOR COMPLIANCE WITH THE
ONTARIO BUILDING CODE. IT IS ASSUMED THAT THE CONTRACTOR HAS REASONABLY SUFFICIENT KNOWLEDGE OF THE
ONTARIO BUILDING CODE IN ORDER TO PERFORM ALL WORK AS PER THESE DRAWINGS IN SUCH A WAY THAT WILL
COMPLY WITH ALL ASPECTS OF THE OBC AND WILL NOT CONTRAVENE ANY OTHER APPLICABLE LAWS

SUITE ADDITIONS INC.
3-2375 Brimley Rd, Suite 807
Toronto, ON, M1S 3L6
Tel: 416-525-2628
Email:
info@suiteadditions.com



Contractor must verify all dimensions and be
responsible for reporting any discrepancies to
Suite Additions Inc. before commencing with
work. The drawing is an instrument of service and
shall remain the property of Suite Additions Inc.,
the copyright of this drawing and work executed
from the same being reserved. Do not scale
drawings.

The undersigned has reviewed and takes
responsibility for this design, and has the
qualifications and meets the requirements set
out in the Ontario Building Code to be a designer

Andy Tran

Andy Tran - Signature
Individual BCIN: 102774
Firm: Suite Additions Inc.
Firm BCIN: 102497

PROJECT:

2 FAMILY DWELLING
CONVERSION

ADDRESS:

712 SUNNYPPOINT DR., NEWMARKET,
ON, L3Y 2Z8

CLIENT: SHAWN

DRAWN BY: ANDY TRAN /

ISSUE DATE: RE-ISSUE DATE:

DESCRIPTION:

SITE PLAN, SITE STATISTICS
AND DRAWING LIST

SCALE: 1/16" = 1'-0"

DRAWING NO:

SP1.01