

# Memorandum to the City of Markham Committee of Adjustment

November 07, 2024 (**AMENDED November 18, 2024**)

**File:** B/022/24 & B/023/24  
**Address:** 11 & 15 Grandview Boulevard, Markham  
**Applicant:** STEP Design Studio Inc. (Stepan Sukiasyan)  
**Hearing Date:** Wednesday, November 20, 2024

The following comments are provided on behalf of the East Team:

Pursuant to the provisions of Section 53 of the Planning Act, R.S.O. 1990, cP.13, as amended, and Ontario Regulation No. 197/96, the Applicant is requesting provisional consent to:

## **B/022/24 – 11 Grandview Boulevard**

- a) **Sever and convey** a parcel of land with an approximate lot frontage of 9.13 metres and an approximate lot area of 374.77 square metres (Part 2); and
- b) **retain** a parcel of land with an approximate lot frontage of 21.34 metres and an approximate lot area of 875.48 square metres (Part 1); and

## **B/023/24 – 15 Grandview Boulevard**

- a) **Sever and convey** a parcel of land with an approximate lot frontage of 10.67 metres and an approximate lot area of 437.94 square metres (Part 3); and
- b) **Retain a parcel of land** with an approximate lot frontage of 19.80 metres and an approximate lot area of 812.32 square metres (Part 4).

The purpose of this application is to sever and convey a portion of 15 Grandview Boulevard (B/023/24) (Part 3) with the intent to merge this parcel with the severed portion of 11 Grandview Boulevard (B/022/24) (Part 2) to facilitate the creation of one new residential lot. This application is associated with previous Consent applications B/010/20 and B/016/20 which received Provisional Consent from the Ontario Land Tribunal on May 6, 2022. The conditions of approval were not completed within the legislated timeframe under the Planning Act and therefore the applicant has to reapply for the consent.

## **BACKGROUND**

### **Property Description**

The subject properties, municipally known as 11 and 15 Grandview Boulevard, are located on the east side of Grandview Boulevard, south of Highway 7 east, and west of Main Street Markham South. The subject lands have a combined lot area of 2,500.51 m<sup>2</sup> (26,915.27 ft<sup>2</sup>) and lot frontage of 60.94 m (199.83 ft). Each property currently features a single storey detached dwelling, with mature trees and vegetation throughout.

## Proposal

### History – Previous Committee of Adjustment Activity and Ontario Land Tribunal Appeal

The Applications which are the same as the current applications were heard on October 6, 2021, where the Committee denied them. Following this, the applicant filed an appeal with the Ontario Land Tribunal (OLT) on October 27, 2021. The OLT held a hearing on February 23, 2022, and ultimately the consent applications were approved on May 6, 2022. (Appendix “C”).

Since that time, the owner had not fulfilled the conditions of the severance approval within the two-year period outlined in Section 53(41) of the Planning Act. As a result, the owner submitted the current Consent to Sever applications to address the lapse in approval.

### COMMENTS

Zoning Staff have advised that the new Comprehensive By-Law 2024-19, as amended, does not apply to this application, and therefore Zoning By-Law 1229, as amended, remains in effect for this application. Staff’s position remains consistent with the original Consent to Sever application, aligning with the Ontario Land Tribunal’s decision to grant Provisional Consent to Sever.

Staff have determined that the proposed severance will not impact the character of the street. The proposed lots meet and exceed the minimum lot frontage and area requirements established under in Zoning By-Law 1229, as amended. (Refer to Table 1) Staff conclude the proposed lots conform to Zoning By-Law 1229, the 2014 Official Plan., and Section 51 of the Planning Act, raising no concerns with the severance request.

Municipal Address	Required Lot Frontage	Proposed Lot Frontage	Required Lot Area	Proposed Lot Area
11 Grandview Boulevard (Part 1)	18.29 m (60 ft)	21.34m (70.01 ft)	613.16 m <sup>2</sup> (6,600 ft <sup>2</sup> )	875.48 m <sup>2</sup> (9,423.59 ft <sup>2</sup> )
13 Grandview Boulevard (Parts 2 & 3)		19.80 m (64.96 ft)		812.71 m <sup>2</sup> (8,747.94 ft <sup>2</sup> )
15 Grandview Boulevard (Part 4)		19.80 m (64.96 ft)		812.32 m <sup>2</sup> (8,743.74 ft <sup>2</sup> )

*Table 1 – Proposed Severance Applications for 11 & 15 Grandview Boulevard*

### CONCLUSION

Staff have had regard for the criteria in Section 51 (24) of the Planning Act. Staff’s position remains unchanged from the original Consent to Sever Applications, believing that the severance will create lots that exceed zoning requirements and compliment the existing lot pattern. Staff recommend the approval of these applications to be subject to the conditions provided in Appendix “A” and “B”, including that the applicant enter into a Development Agreement with the City. Staff recommend that the Committee consider public input in reaching a decision.

**APPENDICIES**

Appendix "A" – B/022/24 Conditions of Approval

Appendix "B" – B/023/24 Conditions of Approval

Appendix "C" – Ontario Land Tribunal Decision dated May 06 2022

Appendix "D" – Staff Report dated May 5 2021

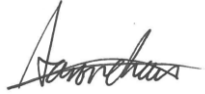
Appendix "E" – Staff Report dated September 27 2021

Appendix "F" – October 6 2021 Committee of Adjustment Meeting Minutes Excerpt

Appendix "G" – Draft Reference Plan

Appendix "H" – Drawings

PREPARED BY:



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Aaron Chau, Planner I, East District

REVIEWED BY:



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Stacia Muradali, Development Manager

## **APPENDIX “A”**

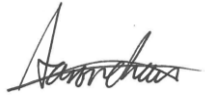
### **CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/022/24**

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the severances applied for under Files B/022/24, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the *Planning Act*.
3. Submission to the Secretary-Treasurer of a deposited reference plan showing the subject lands, which conforms substantially to the application as submitted.
4. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended.
5. The Owner shall enter into a Development Agreement with the City to the satisfaction of the City Solicitor, Director of Planning and Urban Design, Director of Operations, and/or the Director of Engineering, or their designates, which Development Agreement shall be registered on title to the lands in priority to all mortgages, charges, liens and other encumbrances, and the Owner shall procure and cause to be executed and registered at its own cost and expense such discharges, postponements, and subordination agreements as may be required by the City in order to provide for the priority of registration for the Development Agreement on title to the Lands. The Development Agreement shall specifically provide for matters including but not limited to:
  - i) Payment of all applicable fees in accordance with the City's fee By-law;
  - ii) Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Tree Assessment and Preservation Plan (TAPP) Requirements, through the future Residential Grading & Servicing (RGS) TREE Permit process prior to issuance of building permit.
  - iii) That tree replacements be provided and/or tree replacement fees be paid to the City where required, in accordance with the City's accepted Tree Assessment Preservation Plan (TAPP), through the Residential Grading & Servicing (RGS) TREE Permit process.
  - iv) That prior to the commencement of construction, demolition and/or issuance of building permit, tree protection be erected and maintained around all trees on site, including City of Markham street trees, in accordance with the City's Tree Preservation By-Law 2023-164 and Conditions of a TREE Permit, to be inspected by City staff.

- v) Submission of securities respecting any works to be provided in accordance with the Development Agreement;
  - vi) Payment of cash-in-lieu of Parkland Dedication in accordance with By-law 195-90, as amended, upon execution of the development agreement.
  - vii) Submission of an Appraisal report prepared by a member of the Appraisal Institute of Canada in accordance with the City's terms of reference respecting the proposed new lot, to be reviewed and approved by the City; and
  - viii) Notice that the lands may not be connected to the City's water system, sewage system and/or drainage system (the "Municipal Services"), and that in order to connect to the Municipal Services, the Owner must submit an application to the City and pay for the connections to the Municipal Services, which shall be installed by the City.
6. Subsection 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.
  7. Submission of a Tree Assessment and Preservation Plan, prepared by a Qualified Tree Expert in accordance with the City's Tree Assessment and Preservation Plan (TAPP) Requirements (2024) as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from the Tree Preservation By-law Administrator 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.
  8. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site, neighbouring properties, and 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 By-law Administrator.
  9. If required as per Tree Preservation review, tree securities and/or tree fees be paid to the City and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation By-law Administrator.
  10. Submission of a Solicitor's Certificate certifying that upon registration of the required transfers to effect the severances applied for under File B/022/24 and B/023/24, title to Part 1 and Part 2 on the Draft Reference Plan submitted with File B/022/24 will merge with title to Part 3 and Part 4 on the Draft Reference Plan submitted with File B/022/24, all to the satisfaction of the Director of Planning or designate, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design, or their designate.

11. That the Owner provides confirmation from an Ontario Land Surveyor that the severed and retained parcels, in their final configuration, meets all the requirements of the applicable Zoning By-law, including any development standards for building and structures, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Zoning Supervisor, or their designate.
12. That the existing dwelling on the retained lots (Part 1, and Part 4) be partially or fully demolished, if required, to comply with all applicable Zoning By-law requirements, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Chief Building Official, or their designate.
13. Fulfillment of all of the above noted conditions within **two years** of the date that notice of the decision was given under Section 50(17) or 50(24) of the *Planning Act*.

CONDITONS PREPARED BY:



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Aaron Chau, Planner I, East District

## **APPENDIX “B”**

### **CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/023/24**

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the severances applied for under Files B/023/24, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the *Planning Act*.
3. Submission to the Secretary-Treasurer of a deposited reference plan showing the subject lands, which conforms substantially to the application as submitted.
4. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended.
5. The Owner shall enter into a Development Agreement with the City to the satisfaction of the City Solicitor, Director of Planning and Urban Design, Director of Operations, and/or the Director of Engineering, or their designates, which Development Agreement shall be registered on title to the lands in priority to all mortgages, charges, liens and other encumbrances, and the Owner shall procure and cause to be executed and registered at its own cost and expense such discharges, postponements, and subordination agreements as may be required by the City in order to provide for the priority of registration for the Development Agreement on title to the Lands. The Development Agreement shall specifically provide for matters including but not limited to:
  - i) Payment of all applicable fees in accordance with the City's fee By-law;
  - ii) Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Tree Assessment and Preservation Plan (TAPP) Requirements, through the future Residential Grading & Servicing (RGS) TREE Permit process prior to issuance of building permit.
  - iii) That tree replacements be provided and/or tree replacement fees be paid to the City where required, in accordance with the City's accepted Tree Assessment Preservation Plan (TAPP), through the Residential Grading & Servicing (RGS) TREE Permit process.
  - iv) That prior to the commencement of construction, demolition and/or issuance of building permit, tree protection be erected and maintained around all trees on site, including City of Markham street trees, in accordance with the City's Tree Preservation By-Law 2023-164 and Conditions of a TREE Permit, to be inspected by City staff.

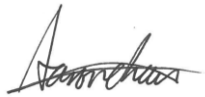
- v) Submission of securities respecting any works to be provided in accordance with the Development Agreement;
  - vi) Payment of cash-in-lieu of Parkland Dedication in accordance with By-law 195-90, as amended, upon execution of the development agreement.
  - vii) Submission of an Appraisal report prepared by a member of the Appraisal Institute of Canada in accordance with the City's terms of reference respecting the proposed new lot, to be reviewed and approved by the City; and
  - viii) Notice that the lands may not be connected to the City's water system, sewage system and/or drainage system (the "Municipal Services"), and that in order to connect to the Municipal Services, the Owner must submit an application to the City and pay for the connections to the Municipal Services, which shall be installed by the City.
6. Subsection 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.
  7. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Tree Assessment and Preservation Plan (TAPP) Requirements, through the future Residential Grading & Servicing (RGS) TREE Permit process prior to issuance of building permit
  8. That tree replacements be provided and/or tree replacement fees be paid to the City where required, in accordance with the City's accepted Tree Assessment Preservation Plan (TAPP), through the Residential Grading & Servicing (RGS) TREE Permit process
  9. That prior to the commencement of construction, demolition, and/or issuance of building permit, tree protection be erected and maintained around all trees on site, including City of Markham street trees, in accordance with the City's Tree Preservation By-Law 2023-164 and Conditions of a TREE Permit, to be inspected by City staff
  10. Submission of a Solicitor's Certificate certifying that upon registration of the required transfers to effect the severances applied for under File B/022/24 and B/023/24, title to Part 1 and Part 2 on the Draft Reference Plan submitted with File B/022/24 will merge with title to Part 3 and Part 4 on the Draft Reference Plan submitted with File B/022/24, all to the satisfaction of the Director of Planning or designate, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design, or their designate.
  11. That the Owner provides confirmation from an Ontario Land Surveyor that the severed and retained parcels, in their final configuration, meets all the requirements of the applicable Zoning By-law, including any development standards for building and structures, and that the Secretary-Treasurer



receive written confirmation that this condition has been fulfilled to the satisfaction of the Zoning Supervisor, or their designate.

12. That the existing dwelling on the retained lots (Part 1, and Part 4) be partially or fully demolished, if required, to comply with all applicable Zoning By-law requirements, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Chief Building Official, or their designate.
13. Fulfillment of all of the above noted conditions within **two years** of the date that notice of the decision was given under Section 50(17) or 50(24) of the *Planning Act*.

CONDITONS PREPARED BY:



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Aaron Chau, Planner I, East District

**Ontario Land Tribunal**  
Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE:** May 06, 2022

**CASE NO(S):**

OLT-21-001571

**PROCEEDING COMMENCED UNDER** subsection 53(19) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Chun Tao He  
Subject: Consent  
Property Address/Description: 11 Grandview Boulevard  
Municipality: City of Markham  
Municipal File No.: B/016/20  
OLT Case No.: OLT-21-001571  
OLT Lead Case No.: OLT-21-001571  
OLT Case Name: He v. Markham (City)

**PROCEEDING COMMENCED UNDER** subsection 53(19) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Shelong Zhao  
Subject: Consent  
Property Address/Description: 15 Grandview Boulevard  
Municipality: City of Markham  
Municipal File No.: B/010/21  
OLT Case No.: OLT-21-001572  
OLT Lead Case No.: OLT-21-001571

**Heard:** February 23, 2022 by video hearing

**APPEARANCES:**

**Parties**

**Counsel**

Chun Tao He and Shelong Zhao

Steven Ferri and Mandy Ng

City of Markham

Francesco Santaguida

**MEMORANDUM OF DECISION DELIVERED BY ERIC S. CROWE AND  
K.R. ANDREWS ON FEBRUARY 23, 2022 AND ORDER OF THE TRIBUNAL**

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## INTRODUCTION

[1] This is a hearing of an appeal of a decision of the Committee of Adjustment (the “CoA”) to refuse the granting of a severance to convey part of the lands on 11 Grandview Boulevard and part of the lands on 15 Grandview Boulevard, with the intention of merging the two severed parts to create one new residential lot (the “Subject Lands”).

[2] The Appellant proposes to demolish the two existing one storey dwellings, sever the two properties to create a total of three parcels and construct three new two storey single detached dwellings on the Subject Lands.

[3] The Subject Lands are designated as residential low rise in the City of Markham (the “City”) Official Plan (“OP”). The Subject Lands are located on the east side of Grandview, north of Riverview Avenue, south of Highway 7 East, and west of Main Street Markham South. Each property is currently developed with a one storey single detached dwelling, with mature trees and vegetation existing throughout. The Subject Lands have a combined lot area of 2,500.51 square metres (“m<sup>2</sup>”), and lot frontage of 60.94 metres (“m”).

[4] The following table illustrates the existing dimensions of the two existing parcels, and the proposed dimensions of the three proposed parcels:

**Table 1 – Proposed Severance Applications for 11 Grandview Blvd & 15 Grandview Blvd**

Municipal Address	Current Lot Frontage	Current Lot Area	Proposed Lot Frontage	Proposed Lot Area
11 Grandview Boulevard	30.47 (99.97 ft)	1,250.25 m <sup>2</sup> (13,457.58 ft <sup>2</sup> )	21.34 m (70.01 ft)	875.48 m <sup>2</sup> (9,423.59 ft <sup>2</sup> )
13 Grandview Boulevard (Proposed Parts 2 & 3)	N/A	N/A	19.80 m (64.96 ft)	812.71 m <sup>2</sup> (8,747.94 ft <sup>2</sup> )
15 Grandview Boulevard	30.47 (99.97 ft)	1,250.26 m <sup>2</sup> (13,457.69 ft <sup>2</sup> )	19.80 m (64.96 ft)	812.32 m <sup>2</sup> (8,743.74 ft <sup>2</sup> )

[5] For the reasons that follow, the Tribunal allows the Appeal.

## **PARTICIPANTS AND WITNESSES**

[6] At the outset of the hearing, 29 people were granted Participant status. The Tribunal was in receipt of and considered the contents of their statements.

[7] The majority of the participants' statements were in support of the proposed consent application. The concerns raised by those opposed are addressed below as part of the Tribunal's analysis of the matter.

## **AGREED STATEMENT OF FACTS**

[8] Evidence in support of the Application was provided by the Appellants' expert, Debra Walker, while evidence against the Application was provided by the City's Expert Katie Pandey. Both were duly qualified by the Tribunal as experts in land use planning.

[9] There was a consensus between the experts in which they provided an "Agreed Statement of Facts of Planning Experts" (ASF).

[10] The ASF confirms that the proposal will facilitate the construction of three new single detached dwellings to replace two existing single detached dwellings, with the lot dimensions as illustrated in the table above.

[11] The ASF also contains recommended Conditions of Consent Approval and confirms that, "[i]f the proposed consent applications are approved, the planners agree with the conditions of provisional consent approval attached" (the same as Schedule 1 of this decision).

## **ISSUES AND EVIDENCE**

[12] Ms. Walker advised the Tribunal that the initial consent application (B/016/20) proposed by the owner was to sever 11 Grandview Boulevard into two lots. However, one of the proposed lots would not have met the zoning by-law prescribed minimum lot

frontage of 60 feet. The application was deferred due to the initial proposed parcels not complying with the minimum zoning by-law requirements.

[13] Ms. Walker informed the Tribunal that the owner subsequently revised their initial severance application (B/016/20) for 11 Grandview Boulevard and submitted a new severance application (B/010/21) for 15 Grandview Boulevard.

[14] The CoA found that “the submission by residents were persuasive that the application does not conform to sections 8.2.3.5 (a), (f) and (h) of the OP that the proposal would result in a development pattern that is incompatible with neighbouring land uses and is an unsuitable use of the lands.”

[15] It is noteworthy that, during the municipal review of the proposed Consent applications, planning staff for the City was of the opinion that the proposed Consent adequately conforms with the OP, stating summarily that the Subject Lands are suitable for the purposes for which they are to be severed and both resultant lots are suitable in their dimensions and shapes.

[16] Ms. Walker testified that the character of the surrounding area, according to the City Staff report to the CoA dated September 27, 2021, is as follows:

- The surrounding area contains a mix of one and two-storey single detached dwellings on residential lots that are generally rectangular in shape and vary in terms of their lot areas and lot frontages. Mature trees and vegetation are a predominant characteristic of the neighbourhood.
- There is a variation of lot sizes and frontages along the street and within the surrounding area, which are similar to the proposed lots. Properties such as 20 Grandview Boulevard, and 22 Grandview Boulevard have approximate lot frontages of 20.90 m (68.57 feet), and lot areas of 856.15 square metres (9,215.52 square feet), which similarly comply with the Zoning By-law requirements (ZBL).

[17] The City submitted that approving this Application would be detrimental and have a negative impact on the neighborhood by breaking the lot pattern. It submitted that the character to assess is that which is on both sides of the street in an established neighborhood. Ms. Pandey testified that the compatibility of the proposed use cannot be questioned as single-family dwellings; however, compatibility of the lot frontage and area does not conform to the City's OP.

[18] These opposite findings reflect the respective differing opinions of the Parties' experts/positions and highlight policies of the City's OP which are in dispute. These provisions constituted the focus of the analysis proffered by the respective Parties' experts and it is upon these policies that the Tribunal finds this case turns on.

### **LEGISLATIVE TESTS**

[19] The Tribunal finds it to be clear, through the evidence of the respective parties, that this case is principally concerned about local planning issues, and conformity/compatibility with the character of the surrounding neighbourhood in particular (i.e., as it relates to lot area and frontage).

[20] As a result, while the experts are not in agreement about the proposal having sufficient regard for the matters of provincial interest listed at section 2 of the *Planning Act* (the "Act"), consistency with the PPS, or conformity with the Growth Plan, the issues continually circle back to conformity/compatibility with the character of the surrounding neighbourhood and lot area and frontage specifically, which is more directly addressed through policies of the City's OP. The following analysis will, therefore, briefly summarize the Tribunal's findings related to section 2 of the Act, the PPS, and the Growth Plan before dealing with the relevant OPs in more detail with regards to the associated criteria listed at section 51(24) of the *Planning Act*.

### **PLANNING ACT (ACT) SECTION 2 - PROVINCIAL INTERESTS**

[21] Section 2 of the Act requires that the Tribunal, in carrying out its responsibilities,

have regard to matters of Provincial interest. The most relevant sections respecting the present case include:

- a. The orderly development of safe and healthy communities;
- b. The adequate provision of a full range of housing including affordable housing;
- c. The resolution of planning conflicts between public and private interests;
- d. The appropriate location of growth and development; and the promotion of development that is designed to be sustainable, to support public transit and be oriented to pedestrians.

[22] Ms. Walker testified that the proposed consents have sufficient regard for those matters listed at subsections (a) through (m) of section 2 of the Act. The Tribunal accepts this evidence and finds same.

### **PROVINCIAL POLICY STATEMENT (PPS)**

[23] The PPS encourages the establishment of healthy, liveable and safe communities and requires that sufficient land be made available to accommodate an appropriate range and mix of land uses to meet projected intensification targets of the community. Section 3 (5) of the Act requires that a decision of the Tribunal be consistent with the PPS 2020.

[24] In relation to the PPS, Ms. Walker testified that the proposal is consistent with the policies of the PPS noting the need for intensification and increased housing supply is supported by the PPS.

[25] In Ms. Walker's opinion, the proposed addition of one additional residential lot in an established neighbourhood is appropriate because the PPS directs development to

established built-up areas where there is existing municipal infrastructure to allow for the efficient use of land and services. Planning for intensification and redevelopment in appropriate locations are encouraged as is a range and mix of housing types and densities.

[26] Ms. Pandey testified that no land needs assessment was done for this study area which demonstrates intensification in this specific area is required to achieve intensification targets. She agreed that the PPS calls for intensification in the built-up area, however, she contends that the OP is the most important vehicle for implementation of the PPS, and comprehensive, integrated and long-term planning is best achieved through the OP. These comments do not directly contradict Ms. Walker's opinion.

[27] The Tribunal accepts Ms. Walker's evidence and finds that the proposal is consistent with the PPS.

### **GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2020 (Growth Plan)**

[28] The Growth Plan is a long-term plan that works with other provincial plans to provide a framework for growth management in the Greater Golden Horseshoe Region.

[29] Ms. Walker's evidence was uncontested insofar as it relates to the Growth Plan.

[30] Ms. Walker testified that the Growth Plan sets out minimum targets for intensification and redevelopment within built-up areas. In Ms. Walker's opinion, the proposal conforms with Growth Plan policies by promoting transit-supportive intensification within the built-up area of the City and near a Regional Rapid Transit Corridor. The proposal also supports the achievement of complete communities by offering additional housing opportunities with a more compact built form that utilizes existing infrastructure in proximity to local stores, services, and public facilities.

[31] In conclusion, Ms. Walker's opinion is that the proposal conforms to the Growth



Plan. The Tribunal accepts Ms. Walker's evidence and finds that the proposal conforms with the Growth Plan.

### **SECTION 51(24) OF THE PLANNING ACT**

[32] Section 53(12) of the Act provides that when determining whether a provisional consent is to be given, the Tribunal shall have regard to the matters under subsection 51(24).

[33] In a Consent application, the question of conformity with the OP applies as it relates to subsection (c) of s. 51(24) of the Act. The Act states that "regard shall be had [...] [to] whether the [Consent] conforms to the OP".

[34] The Tribunal notes that the other criteria of s. 51(24) of the Act were all duly considered, and the majority of criteria were not in dispute or not applicable as per the ASF. As a result, the determination of the present matter ultimately turns on satisfaction of subsection (c) of s. 51(24).

### **YORK REGION OFFICIAL PLAN (YROP)**

[35] Ms. Walker advised that the Subject Lands are designated "Urban Area" by the YROP and Highway 7 is designated as a "Regional Corridor" and "Regional Rapid Transit Corridor". The Subject Lands are within 500 m of 6 transit stops along the Highway 7 corridor, supporting infrastructure in regard to policy 5.3.4 of the YROP.

[36] Ms. Walker testified that Section 3.5 of the YROP also speaks to housing supply. In Ms. Walker's opinion, to avoid the need for urban area expansions, the principle of intensification and infill should be promoted. While recognizing compatibility of established neighbourhoods is important, modest intensification, including appropriate infill should be considered particularly in built up areas with nearby amenities and in proximity to Regional Rapid Transit Corridors.

[37] Ms. Walker testified that infill is also zoning compliant with standards that have been in place for many years, and she opined (contrary to the position of the City) that requiring greater lot standards (i.e. wider lot frontages and larger lot areas) than what is required by zoning standards goes against these overarching principles promoting appropriate infill opportunities.

[38] In Ms. Walker's opinion, the proposed applications implement the intensification policies appropriately by permitting additional housing supply in proximity to a Regional Rapid Transit Corridor within the built-up area and where servicing exists. In principle, infill should be promoted in such areas to help reduce the need for urban area expansions. Ms. Walker opined that the applications, while minor, serve to help the City accommodate intensification targets set out in the YROP while maintaining current zoning standards.

[39] In conclusion, Ms. Walker's opinion is that the proposed consent applications have regard to all of the criteria under section 51(24) of the Act, including subsection (c), and relatedly conforms with the YROP.

[40] The Tribunal accepts Ms. Walker's evidence and similarly finds that the proposed Consent conforms with the YROP and, having regard to this finding, it satisfies subsection (c) of 51(24) of the Act.

## **MARKHAM CITY OP**

[41] The most notable provision of the City OP to consider is at Policy s. 8.2.3.5 (a), which is concerned with intensification within Community Areas and development and infill development.

### **s.8.2.3.5.**

- (a) the lot frontage(s) and lot area(s) of the proposed new lot(s) shall be consistent with the sizes of existing lots on both sides of the street on which the property is located

[42] This section of the City OP speaks of the concept of compatibility and character within the subject neighborhood. In the present case, the question is whether the proposed development, facilitated by the requested Consent to sever the Subject Lands, is adequately “consistent” with the lot sizes (area and frontage) on both sides of the subject street.

[43] Furthermore, if the meanings of these sections require a contextual analysis to assess compatibility and character, then it is also critical to determine the scope and parameters of the relevant neighbourhood to assess such compatibility and character.

[44] Ms. Walker provided a map of the geographic neighbourhood for the purpose of evaluating the consent application, which can be described as:

- North limit: Highway 7;
- West limit: both sides of Banfield Avenue and west limit of school property;
- South limit: Milne Park
- East limit: Milne Lane

The Planners agree on this geographic neighbourhood in the ASF, which is to be used for evaluating the proposed consent applications.

[45] Ms. Pandey’s opinion is that the character of the established neighbourhood will be negatively impacted. Ms. Pandey testified the Subject Lands are designated as residential low rise in the OP and this policy particularly deals with infill development criteria for residential low rise. Policy s. 8.2.3.5 (a) expressly sets out that lot frontages shall be consistent on both sides of the street.

[46] Ms. Pandey advised the Tribunal that Policy s. 8.2.3.5 (a) doesn’t say “streets” but “street” and it’s specific and its specificity lies in its singularity. Ms. Pandey provided visual evidence (Exhibit 4) to illustrate that most lots on either side of Grandview have a lot frontage of approximately 30.0 m and area of 1,250 m<sup>2</sup>. She acknowledged that

there were some exceptions, specifically 1 and 3 Grandview Boulevard; however, she explained, those lots were created in 1970 and predates existing OP policy. She opined that the proposed lot frontage of approximately 19 m to 21 m, and lot area of approximately 812 m<sup>2</sup> to 875 m<sup>2</sup> are not consistent with this majority.

[47] Contrary to Mr. Pandey's opinion, Ms. Walker testified that the area(s) of the proposed lots are:

- a) consistent with the lot area of other lots on Grandview Boulevard, which range between 600.29 m<sup>2</sup> (1 Grandview Boulevard) and 1,254.29 m<sup>2</sup> (2 Grandview Boulevard);
- b) greater than the lot area(s) of other lots on Grandview Boulevard, including 600.29 m<sup>2</sup> (1 Grandview Boulevard) and 650.19 m<sup>2</sup> (3 Grandview Boulevard);
- c) generally, the same as the lot area(s) of the existing lots situated on the west side of Grandview Boulevard (20 and 22 Grandview Boulevard), which are 857.48 m<sup>2</sup> each;
- d) consistent with the lot area(s) of 14, 16, 18 and 20 Ovida which range between 1,012.19 m<sup>2</sup> and 1,012.89 m<sup>2</sup>;
- e) the proposed lots are also consistent with and, in some cases, larger than many existing lots within the broader context area that have the same R1 zoning; and
- f) 46.9% of the lots have the same or smaller lot area than what is proposed.

[48] In Ms. Walker's opinion, what constitutes as "consistent" in terms of lot area and frontage on Grandview Boulevard is not solely defined by the majority of the lots' sizes on the street. The lots on the street that depart from the majority (i.e. smaller lots) should also be factored into the analysis. She further testified that varied lot areas are part of the character of this neighbourhood. Therefore, the lot areas and frontage of the proposed new lots are consistent with the sizes of existing lots on both sides of the street on which the property is located, as well as the broader neighbourhood context.

[49] Ms. Walker provided photo evidence (Exhibit 1) from her site visit on January 25, 2022 and described the neighbourhood as desirable because of its eclectic character. Ms. Walker informed the Tribunal, that over a period of decades (since the 1950s), single detached residential dwellings have been developed in the area. Dwellings range from one to two storeys.

[50] In Ms. Walker's opinion, the way lots have developed over the years include an evolution to adapt to changing needs and lifestyles of residents. In this neighbourhood, she opined that there is a clear mix of smaller, older bungalows on larger lots and larger, more modern/newer dwellings on smaller lots with larger garages and living space.

[51] Ms. Pandey testified that there are characteristics of an established neighbourhood for this street as noted by planning staff, marked by openness, separation, mature trees, substantial landscaping, and overall consistency which would be negatively impacted by the proposed severance.

[52] Ms. Pandey testified that the conveyed and retained lots will be smaller than existing properties along Grandview Boulevard. She acknowledged, however, that they will be comparable in size to a number of smaller properties that are within the immediate vicinity, including residential lots abutting the site to the west (fronting on Willowgate Drive), which is also a mid-block location. Ms. Pandey opined that a severance on the end of the street or different location would be a different situation.

### **PREVIOUS COMMITTEE OF ADJUSTMENT AND OMB DECISIONS**

[53] Ms. Walker provided evidence summarizing a number of previous City of Markham CoA and Ontario Municipal Board ("OMB") decisions related to similar proposed consents in the same R1 zone.

[54] Ms. Pandey testified that she understood that there are lots of smaller sizes approved in the past, however, she stated they were approved at the end of the street not in mid-block. She opined those approving severances creating smaller frontages in mid-block would break the established pattern of frontage along the street, which would thus impact the character of the neighbourhood.

[55] Ms. Pandey outlined that 20 Grandview Boulevard and 16 Riverview Avenue were both at the end of the street and the 8 Grandview Boulevard consent application was refused by the OMB due to it being located in mid-block. Ms. Pandey testified that at 9 Milne Lane, the frontage was existing and the lots are results of previous severances. In reference to the 11 Ovida Boulevard severance application, Ms. Pandey testified staff acknowledged the study area is an established neighbourhood characterized by large lot frontages and the street character (lot pattern) has remained consistent.

[56] The Tribunal reviewed and considered all the previous applications presented by both Parties, specifically 20 Grandview Boulevard and 8 Grandview Boulevard since they are on the same street with similar issues.

[57] Ms. Pandey opined that the 20 Grandview Boulevard application was anomaly and shouldn't have been approved due to the Staff Report noting these lots will be smaller than existing lots but would be comparable to smaller properties in the immediate vicinity. She opined that it was an error because Staff grouped the lot (being a corner lot) with both Grandview Boulevard with Willowdale Drive, the latter featuring smaller frontages.

[58] Ms. Walker explained to the Tribunal that, similar to the 20 Grandview Boulevard Application, the current proposed severance would result in two lots that comply with the minimum ZBL lot frontage and lot area requirements of 60 feet (18.3 m) and 6,600 feet (613.2 m<sup>2</sup>); and would be compatible with the surrounding lot pattern. Staff

considered the severance to be appropriate and recommended its approval, subject to the conditions noted in the Staff Report and CoA decision.

[59] In Ms. Walker's opinion, the lot frontages and lot areas approved for 20 Grandview Boulevard are of similar length and size as the proposed consent applications and the same OP and zoning policies were in place at the time of staff approval of 20 Grandview Boulevard as the proposed application.

[60] Ms. Walker referred to the decision *Sansanwal, Re*, 2011 Carswell Ont 4320, [2011] O.M.B.D. No. 405 ("*Sansanwel*"). The Board in that decision denied the Application while putting significant weight on the fact that there was no evidence of a proposed Site Plan except for an opposing Participant's (Tony Anzivino who is also a participant opposing this application) rendering of a Site Plan.

[61] The Tribunal sees this as different from the present case, whereas the Applicant in this case submitted Site Plans for 11, 13 and 15 Grandview Boulevard (dated 6/16/2021) for Zoning Preliminary Review in July 2021 and additionally revised and submitted the Site Plans of 11 Grandview Boulevard (dated 8/18/2021) to the CoA, which is part of the municipal record. Evidence presented to this Tribunal included a further Site Plan (dated September 24, 2021).

[62] The Board in the *Sansanwal* decision also gave weight to the fact that the Appellant's study of the area was defined as broader area than that used in the Staff Report (para 20). The Tribunal has noted in this present case an ASF was submitted with the experts agreeing on the geographic neighborhood along with a photographic survey in proximity to the Subject Lands providing not only a broader context but also an immediate context to the Subject Lands.

[63] While this application was not successful, in Ms. Walker's opinion the fundamental difference is that, in the case of 8 Grandview Boulevard, the minimum lot

frontage for the R1 zoning of ZBL No. 1229 was not met, and the severed lots were thus not zoning compliant.

[64] In conclusion, Ms. Walker opined, based on her review of the character of the neighbourhood, as well as previous planning evidence and decisions made on a number of other consents in the area, that:

- (i) the proposed lots meet the minimum lot frontage of 60 feet and are appropriate in maintaining the character of the neighbourhood; and
- (ii) a minimum lot frontage of 60 feet is an established 'threshold' in light of an emphasis on intensification for areas like this, while also recognizing the need to maintain compatible lot sizes with an appropriate amount of infill given its locational attributes.

[65] Given the definition of compatible and plain reading of the rest of the section, the Tribunal finds that the City intended the policy to allow moderate intensification of the Subject Lands, even if it produces lot sizes which are slightly different than surrounding lot sizes, provided that it does not result in unacceptable adverse impacts/effects on the surrounding lands.

[66] The Tribunal finds there is consideration of intensification policies as noted above and evidence of smaller lots on the street (1, 3, 20, and 22 Grandview Boulevard specifically), so the proposed lots are consistent with existing lot patterns on the same street.

[67] Even though evidence showed that lots 1 and 3 were established at the north end of Grandview Boulevard on a corner lot in 1970, and Lot 20 and 22 are on a corner lot at the south end of Grandview Boulevard, it is clear to the Tribunal that this neighborhood is stable but not static. Infill Development continues not only on Grandview Boulevard but also on other streets in the neighborhood.



[68] In conclusion, the Tribunal accepts this planning evidence and finds that the Consent application is consistent with the policies of the PPS and conforms to the policies of the Growth Plan. The Tribunal also finds that the Proposed Development has regard for matters of provincial interest set out in s. 2 of the Act.

[69] The Tribunal further finds that the proposed Consent conforms with the applicable Municipal Plans and, correspondingly, satisfies all of the criteria of s. 51(24) of the Act, including subsection (c), and it otherwise represents good planning and is in the public interest. Furthermore, the Tribunal is satisfied that a plan of subdivision is not necessary for the orderly development of the municipality pursuant to s. 53(1) of the Act.

## **ORDER**

[70] **THE TRIBUNAL ORDERS** that the appeal is allowed, and the provisional consent is to be given subject to the Conditions set out in Schedule 1 to this Order.

*“Eric S. Crowe”*

ERIC S. CROWE  
MEMBER

*“K.R. Andrews”*

K.R. ANDREWS  
MEMBER

### **Ontario Land Tribunal**

Website: [olt.gov.on.ca](http://olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

**SCHEDULE 1****CONDITIONS OF PROVISIONAL CONSENT APPROVAL****CITY OF MARKHAM FILE NOS. B/016/20 AND B/010/21**

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the severed and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the severances applied for under Files B/016/20 and B/010/21, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the *Planning Act*.
3. Submission to the Secretary-Treasurer of a deposited reference plan showing the subject lands, which conforms substantially to the application as submitted.
4. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended.
5. The Owner shall enter into a Development Agreement with the City to the satisfaction of the City Solicitor, Director of Planning and Urban Design, Director of Operations, and/or the Director of Engineering, or their designates, which Development Agreement shall be registered on title to the lands in priority to all mortgages, charges, liens and other encumbrances, and the Owner shall procure and cause to be executed and registered at its own cost and expense such discharges, postponements, and subordination agreements as may be required by the City in order to provide for the priority of registration for the Development Agreement on title to the Lands. The Development Agreement shall specifically provide for matters including but not limited to:
  - i) Payment of all applicable fees in accordance with the City's fee By-law;
  - ii) Review and approval of an Arborist Report and Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan;
  - iii) Erection and inspection of tree protection fencing by City staff, in accordance with the City's Streetscape Manual (2009), as amended, and the Tree Assessment and Preservation Plan;
  - iv) Planting of any required replacement trees, and payment of replacement fees in accordance with the City's Streetscape Manual (2009), as amended, and the Tree Assessment and Preservation Plan;
  - v) Submission of securities respecting any works to be provided in accordance with the Development Agreement;

- vi) Payment of cash-in-lieu of Parkland Dedication in accordance with By-law 195-90, as amended, upon execution of the development agreement.
  - vii) Submission of an Appraisal report prepared by a member of the Appraisal Institute of Canada in accordance with the City's terms of reference respecting the proposed new lot, to be reviewed and approved by the City; and
  - viii) Notice that the lands may not be connected to the City's water system, sewage system and/or drainage system (the "Municipal Services"), and that in order to connect to the Municipal Services, the Owner must submit an application to the City and pay for the connections to the Municipal Services, which shall be installed by the City.
6. Subsection 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.
7. Submission of a Solicitor's Certificate certifying that upon registration of the required transfers to effect the severances applied for under Files B/016/20 and B/010/21, title to Part 2 on the Draft Reference Plan submitted with File B/016/20 will merge with title to Part 3 on the Draft Reference Plan submitted with File B/010/21, all to the satisfaction of the Director of Planning and Urban Design or designate, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design, or their designate.
8. That the Owner provides confirmation from an Ontario Land Surveyor that the severed and retained parcels, in their final configuration, meets all the requirements of the applicable Zoning By-law, including any development standards for building and structures, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Zoning Supervisor, or their designate.
9. That the existing dwelling on the severed and retained lots (Part 1, Part 2, Part 3, and Part 4) be partially or fully demolished, if required, to comply with all applicable Zoning By-law requirements, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Chief Building Official, or their designate.
10. Fulfillment of all of the above noted conditions within two years of the date that notice of the decision was given under Section 50(17) or 50(24) of the *Planning Act*.

## Appendix D

File: 24.183829.000.00.CSNT

Date: 11/15/2024  
MM/DD/YYYY

### Memorandum to the City of Markham Committee of Adjustment

September 27, 2021

**File:** B/016/20 and B/010/21  
**Address:** 11 & 15 Grandview Boulevard – Markham, ON  
**Applicant:** Chun Tao He  
**Agent:** STEP Design Studio Inc.  
**Hearing Date:** October 6, 2021

The following comments are provided on behalf of the East District team. The applicant has made two consent applications, requesting provisional consent to:

#### **11 Grandview Boulevard – Parts 1 & 2 (B/016/20)**

- a) retain a parcel of land with an approximate lot frontage of 21.34 m (70.01 ft) and approximate lot area of 875.48 m<sup>2</sup> (9,423.59 ft<sup>2</sup>) (Part 1);
- b) sever and convey a parcel of land with an approximate lot frontage of 9.13 m (29.95 ft) and an approximate lot area of 374.77 m<sup>2</sup> (4,033.99 ft<sup>2</sup>) (Part 2);

#### **15 Grandview Boulevard – Parts 3 & 4 (B/010/21)**

- a) sever and convey a parcel of land with an approximate lot frontage of 10.67 m (35.01 ft) and an approximate lot area of 437.94 m<sup>2</sup> (4,713.95 ft<sup>2</sup>) (Part 3); and
- b) retain a parcel of land with an approximate lot frontage of 19.80 m (64.96 ft) and approximate lot area of 812.32 m<sup>2</sup> (8,743.74 ft<sup>2</sup>) (Part 4).

### **BACKGROUND**

11 Grandview Boulevard – Parts 1 & 2 (B/016/20) was deferred by the Committee of Adjustment (“the Committee”) at the initial hearing on May 5, 2021 to provide the applicant with additional time to ensure that the appropriate application processes are carried out, as recommended by staff. The applicant has revised their initial severance application (B/016/20), and has also submitted a new severance application (B/010/21). Revisions to the B/016/20 application includes proposed lot frontages and areas that would be more consistent with one another, and with those approved at 20 Grandview Boulevard.

**NOTE:** Please see the Staff Report dated April 30, 2021 for details relating to the initial severance application (Appendix “D”).

### **Property Description**

The subject properties municipally known as 11 Grandview Boulevard, and 15 Grandview Boulevard are located on the east side of Grandview Boulevard, north of Riverview Avenue, south of Highway 7 East, and west of Main Street Markham South, and will be collectively referred to herein as the “subject lands”. Each property is currently developed with a one-storey single detached dwelling, with mature trees and vegetation existing throughout. The subject lands have a combined lot area of 2,500.51 m<sup>2</sup> (26,915.27 ft<sup>2</sup>), and lot frontage of 60.94 m (199.93 ft).

The surrounding area contains a mix of one and two-storey single detached dwellings on residential lots that are generally rectangular in shape, and vary in terms of their lot areas

and lot frontages. Mature trees and vegetation are a predominant characteristic of the neighbourhood.

### **Proposal**

The applicant is proposing to sever and convey part of the lands currently located on 11 Grandview Boulevard (Part 2), and to sever and convey part of the lands located on the adjacent property at 15 Grandview Boulevard (Part 3).

If approved, the applicant intends to merge Parts 2 and 3 to facilitate the creation of one new developable residential lot to allow for the construction of one new two-storey single detached dwelling (Appendix "C"). The existing homes will be demolished and new two-storey dwellings would also be constructed on each of the retained lots. A total of three houses will be constructed.

### **Zoning Preliminary Review (ZPR) Undertaken**

An initial ZPR was completed by zoning staff on March 26, 2021 which confirmed the need to obtain variances to the Zoning By-law relating to an increase to the maximum building depth, and a reduction to the driveway separation of the proposed circular driveway. However, the applicant submitted revised drawings as part of their initial application made (prior to the initial hearing date), and it was confirmed that the conceptual dwelling relating to file B/016/20 was in compliance with zoning requirements.

Based on a review of the new conceptual housing plans submitted, staff are satisfied that the applicant has sufficiently demonstrated that one new single detached dwelling can be accommodated on each new residential lot. A ZPR for the revised drawings has not been completed, and the applicant has not submitted any associated variance applications. If any non-compliances to the By-law are identified at the building permit stage, either variance application(s), or further revisions to the plans may be required to address any non-compliances. Any future applications would be evaluated in accordance with the development proposal and standards at that time.

### **COMMENTS**

Official Plan 2014 (partially approved on November 24/17, and updated on April 19/18)

The subject lands are designated "Residential Low Rise", which provides for low rise housing forms including single detached dwellings. Where severances are proposed, Section 10.3.2 of the Official Plan outlines a set of criteria for provisional consents to be granted, and staff are of the opinion that the proposed development:

- would result in the creation of three or fewer lots, and a plan of subdivision is not necessary;
- is within the Markville community which has adequate servicing, and no extension of municipal services, or infrastructure is required, aside from the need to provide for new service connections to each lot, and disconnecting any unused service connections;
- fronts onto Grandview Boulevard, which is a public street;
- will not restrict the development of adjacent lands;
- is permitted by the size and frontage requirements of the Zoning By-law;
- would not impact cultural heritage resources; and
- is generally consistent with the relevant policies of the Official Plan.

There is a variation of lot sizes and frontages along the street and within the surrounding area, which are similar to the proposed lots (Appendix “E”). Properties such as 20 Grandview Boulevard, and 22 Grandview Boulevard have approximate lot frontages of 20.90 m (68.57 ft), and lot areas of 856.15 m<sup>2</sup> (9,215.52 ft<sup>2</sup>), which similarly comply with the Zoning By-law requirements.

Zoning By-law 1229, as amended

The subject property is zoned “Residential One (R1)” under By-law 1229, as amended, which permits one single detached dwelling per lot. This zone category requires lots to have a minimum lot frontage of 60.0 ft (18.28 m), and a minimum lot area of 6,600.0 ft<sup>2</sup> (613.16 m<sup>2</sup>). The proposed consent applications to sever and convey these parts would reduce each property’s lot frontage and lot area (11 Grandview Boulevard and 15 Grandview Boulevard), to facilitate the creation of one new residential lot formed by Parts 2 and 3 as shown in the Draft Reference Plan (Appendix “C”). Minimum lot frontage and area requirements would be met for the newly configured lots, upon Parts 2 and 3 being registered and merged on title. Provided below is a table summary of the proposed lot frontages and areas for each lot (*Table 1*).

**Table 1 – Proposed Severance Applications for 11 Grandview Blvd & 15 Grandview Blvd**

<b>Municipal Address</b>	<b>Current Lot Frontage</b>	<b>Current Lot Area</b>	<b>Proposed Lot Frontage</b>	<b>Proposed Lot Area</b>
11 Grandview Boulevard	30.47 (99.97 ft)	1,250.25 m <sup>2</sup> (13,457.58 ft <sup>2</sup> )	21.34 m (70.01 ft)	875.48 m <sup>2</sup> (9,423.59 ft <sup>2</sup> )
13 Grandview Boulevard (Proposed Parts 2 & 3)	N/A	N/A	19.80 m (64.96 ft)	812.71 m <sup>2</sup> (8,747.94 ft <sup>2</sup> )
15 Grandview Boulevard	30.47 (99.97 ft)	1,250.26 m <sup>2</sup> (13,457.69 ft <sup>2</sup> )	19.80 m (64.96 ft)	812.32 m <sup>2</sup> (8,743.74 ft <sup>2</sup> )

The applicant intends to demolish the two existing dwellings, to construct one new dwelling on each lot. Staff have no objections to the proposed severance applications to create one new additional lot, provided that the Committee adopts those conditions recommended in Appendix “A”, which includes that:

1. the applicant be required to partially or fully demolish the existing dwellings within one year of the date that notice of decision is given. This will allow the proposed lots to comply with the side yard setback requirements as a condition of provisional consent; and
2. the applicant register and merge the severed parcels (Parts 2 and 3) on title to form one new lot.

The applicant should be made aware that any adopted conditions are to be fulfilled within a period of one year after notice of decision is given, as detailed under Section 53(41) of the *Planning Act*. If conditions are not fulfilled within this timeframe, additional consent applications would be required for the proposed development. Staff have no objections to the proposed consent applications as the proposed lots comply with the zoning by-law and are compatible with the surrounding area, which has a range of varied lot sizes similar to the lots that are being proposed.

### Urban Design Comments

Urban Design staff does not have any objections to the approval of the severance application, and recommends that conditions requiring payment of cash-in-lieu of parkland dedication, and submission of an appraisal report are adopted.

### Tree Protection and Compensation

The applicant submitted an Arborist Report, and Tree Protection and Planting Plan (TAPP) dated June 10, 2021, and associated Tree Protection and Replanting Plans dated June 10, 2020 which confirms that a total of 11 trees are proposed to be removed, seven are proposed to be replanted, and seven are proposed to be protected on the subject lands. Staff recommend that conditions to ensure that the applicant provides appropriate tree protection, and required replacement trees and, or fees are adopted by the Committee (Appendix "A").

While the applicant is not requesting any variances associated with this application for the construction of the new dwellings, the applicant would be required to apply for, and obtain tree permits from the City for any proposed injury or removal of trees which have a trunk Diameter at Breast Height (DBH) of 20 cm (7.87 in), or greater. Should the Committee implement the tree related conditions as detailed, this would require staff's review and approval of the submitted TAPP, and further mitigation relating to the protection of certain trees may be assessed.

### **PUBLIC INPUT SUMMARY**

City staff received a total of eight written letters in support of the previous application made, and a total of 18 written letters of objection as of the previous hearing date. Staff note that the applicant has revised their original severance application for 11 Grandview Boulevard, and has now submitted a new severance application for 15 Grandview Boulevard.

Eight new written submissions were received as of the writing of this report (September 27, 2021). Seven are in support of the proposed development and anticipated infill development. One objects to the proposed development, and cites concern with the inconsistencies between the lot frontages and lot areas of the proposed new lots and those of existing lots, with reference to Official Plan policy 8.2.3.5 a).

It is noted that additional information may be received after the writing of the report, and that the Secretary-Treasurer will provide information on this at the meeting.

### **CONCLUSION**

In determining its appropriateness, staff have had regard for Section 53 of the *Planning Act*, and have concluded that the proposed severance applications would create lots that are consistent with Provincial and City policies, and complies with the minimum requirements of the local Zoning By-law, and are compatible with other lots in the area. Planning staff recommend that any approval of this application be subject to the conditions provided in Appendix "A" to this report, and that the Committee considers public input in reaching a decision.

### **APPENDICES**

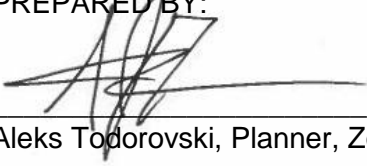
Appendix A: Conditions of Approval

Appendix B: Plan of Survey

Appendix C: Draft Reference Plan

Appendix D: Initial Staff Report – April 30, 2021  
Appendix E: Aerial Photo – Existing Parcel Fabric

PREPARED BY:



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Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:



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Stacia Muradali, Development Manager, East District



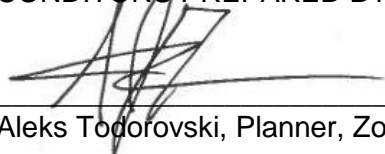
## **APPENDIX “A”**

### **CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/016/20 & B/010/21**

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the severances applied for under Files B/016/20, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the *Planning Act*.
3. Submission to the Secretary-Treasurer of a deposited reference plan showing the subject lands, which conforms substantially to the application as submitted.
4. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended.
5. The Owner shall enter into a Development Agreement with the City to the satisfaction of the City Solicitor, Director of Planning and Urban Design, Director of Operations, and/or the Director of Engineering, or their designates, which Development Agreement shall be registered on title to the lands in priority to all mortgages, charges, liens and other encumbrances, and the Owner shall procure and cause to be executed and registered at its own cost and expense such discharges, postponements, and subordination agreements as may be required by the City in order to provide for the priority of registration for the Development Agreement on title to the Lands. The Development Agreement shall specifically provide for matters including but not limited to:
  - i) Payment of all applicable fees in accordance with the City's fee By-law;
  - ii) Review and approval of an Arborist Report and Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan;
  - iii) Erection and inspection of tree protection fencing by City staff, in accordance with the City's Streetscape Manual (2009), as amended, and the Tree Assessment and Preservation Plan;
  - iv) Planting of any required replacement trees, and payment of replacement fees in accordance with the City's Streetscape Manual (2009), as amended, and the Tree Assessment and Preservation Plan;
  - v) Submission of securities respecting any works to be provided in accordance with the Development Agreement;

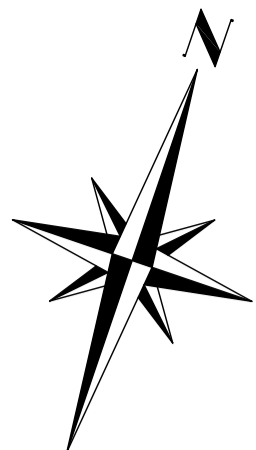
- vi) Payment of cash-in-lieu of Parkland Dedication in accordance with By-law 195-90, as amended, upon execution of the development agreement.
  - vii) Submission of an Appraisal report prepared by a member of the Appraisal Institute of Canada in accordance with the City's terms of reference respecting the proposed new lot, to be reviewed and approved by the City; and
  - viii) Notice that the lands may not be connected to the City's water system, sewage system and/or drainage system (the "Municipal Services"), and that in order to connect to the Municipal Services, the Owner must submit an application to the City and pay for the connections to the Municipal Services, which shall be installed by the City.
6. Subsection 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.
  7. Submission of a Solicitor's Certificate certifying that upon registration of the required transfers to effect the severances applied for under File B/016/20 and B/010/21, title to Part 1 and Part 2 on the Draft Reference Plan submitted with File B/010/21 will merge with title to Part 3 and Part 4 on the Draft Reference Plan submitted with File B/010/21, all to the satisfaction of the Director of Planning or designate, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design, or their designate.
  8. That the Owner provides confirmation from an Ontario Land Surveyor that the severed and retained parcels, in their final configuration, meets all the requirements of the applicable Zoning By-law, including any development standards for building and structures, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Zoning Supervisor, or their designate.
  9. That the existing dwelling on the retained lots (Part 1, and Part 4) be partially or fully demolished, if required, to comply with all applicable Zoning By-law requirements, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Chief Building Official, or their designate.
  10. Fulfillment of all of the above noted conditions within one year of the date that notice of the decision was given under Section 50(17) or 50(24) of the *Planning Act*.

CONDITONS PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

**APPENDIX "B"**  
**PLAN OF SURVEY**



**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1 - PLAN OF SURVEY OF**  
**LOTS 21 AND 22**  
**REGISTERED PLAN 4365**  
**CITY OF MARKHAM**  
**REGIONAL MUNICIPALITY OF YORK**  
 SCALE 1:200  
 10m 5 0 10 METRES  
 MANDARIN SURVEYORS LIMITED, O.L.S. ©  
**METRIC**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE  
 CONVERTED TO FEET BY DIVIDING BY 0.3048

**LEGEND**

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
■	DENOTES STANDARD IRON BAR
■	DENOTES SHORT STANDARD IRON BAR
■	DENOTES IRON BAR
■	DENOTES IRON PIPE
■	DENOTES REGISTERED PLAN 4365
P1	DENOTES PLAN OF SURVEY BY R.G. MCKIBBON LTD., O.L.S. DATED MARCH 25, 1986
P2	DENOTES PLAN OF SURVEY BY HORTON & HAYNES, O.L.S. DATED MARCH 22, 1955
P3	DENOTES PLAN OF SURVEY BY R.G. MCKIBBON LTD., O.L.S. DATED MARCH 11, 2003
P4	DENOTES PLAN 64R-4383
P5	DENOTES PLAN 65R-16086
D1	DENOTES INSTRUMENT NUMBER R677960
D2	DENOTES INSTRUMENT NUMBER R379436
CAL'D	DENOTES CALCULATED FROM D1 & D2
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
M	DENOTES MEASURED
N.S.E.W	DENOTES NORTH, SOUTH, EAST, WEST
C.L.F.	DENOTES CHAIN LINK FENCE
B.F.	DENOTES BOARD FENCE
1137	DENOTES R.G. MCKIBBON LTD., O.L.S.
H	DENOTES G.T. HORTON, O.L.S.
OU	DENOTES ORIGIN UNKNOWN
NI	DENOTES NOT IDENTIFIABLE
D.S.	DENOTES FINISHED SILL ELEVATION AT ENTRY
CONC.	DENOTES CONCRETE
U.P.	DENOTES UTILITY POLE
W.V.	DENOTES WATER VALVE
F.H.	DENOTES FIRE HYDRANT
M.H.	DENOTES MAN HOLE
ca.	DENOTES CATCH BASIN
●	DENOTES CONIFEROUS TREE
○	DENOTES DECIDUOUS TREE



ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.  
 BEARINGS ARE U.T.M. GRID DERIVED FROM SPECIFIED CONTROL POINTS 092883035 AND 092883039, U.T.M. ZONE 17, NAD83 (2000.0)

**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF MARKHAM BENCHMARK No.092883039, HAVING AN ELEVATION OF 172.810 METRE WEST SIDE WILLOWGATE DRIVE OPPOSITE RIVERVIEW ROAD.

**PART 2 (SURVEY REPORT)**  
 1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: NONE.  
 2. ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE NORTHERLY, SOUTHERLY AND EASTERLY LIMITS OF THE SUBJECT PROPERTY.  
 NOTE ALSO THE LOCATION OF OVERHEAD WIRE.  
 3. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THIS REPORT WAS PREPARED FOR AKRIS CONSTRUCTION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

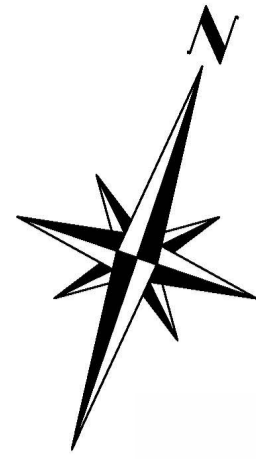
**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 8th DAY OF MAY, 2020  
MAY 20, 2020  
 DATE  
 Z. ZENG  
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 2117471  
  
 THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR.  
 Regulation 1026, Section 29(3)

**MANDARIN SURVEYORS LIMITED**  
 ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR  
 WWW.MANDARINSURVEYOR.COM  
 2400 MIDLAND AVENUE #121 PHONE: (647)430-1366 FAX: (647)799-4068  
 TORONTO, ONTARIO, M1S 1X7 E-MAIL: MANDARINSURVEYOR@GMAIL.COM  
 SURVEY BY: S.Z. CAD No: 20-109SPRR JOB No: 2020-109

**APPENDIX "C"**  
**DRAFT REFERENCE PLAN**





GRANDVIEW  
(BY REGISTERED PLAN 0841(LT)  
PIN 02916

BOULEVARD  
4365

REGISTERED PLAN  
0841(LT)

REGISTERED PLAN  
02916

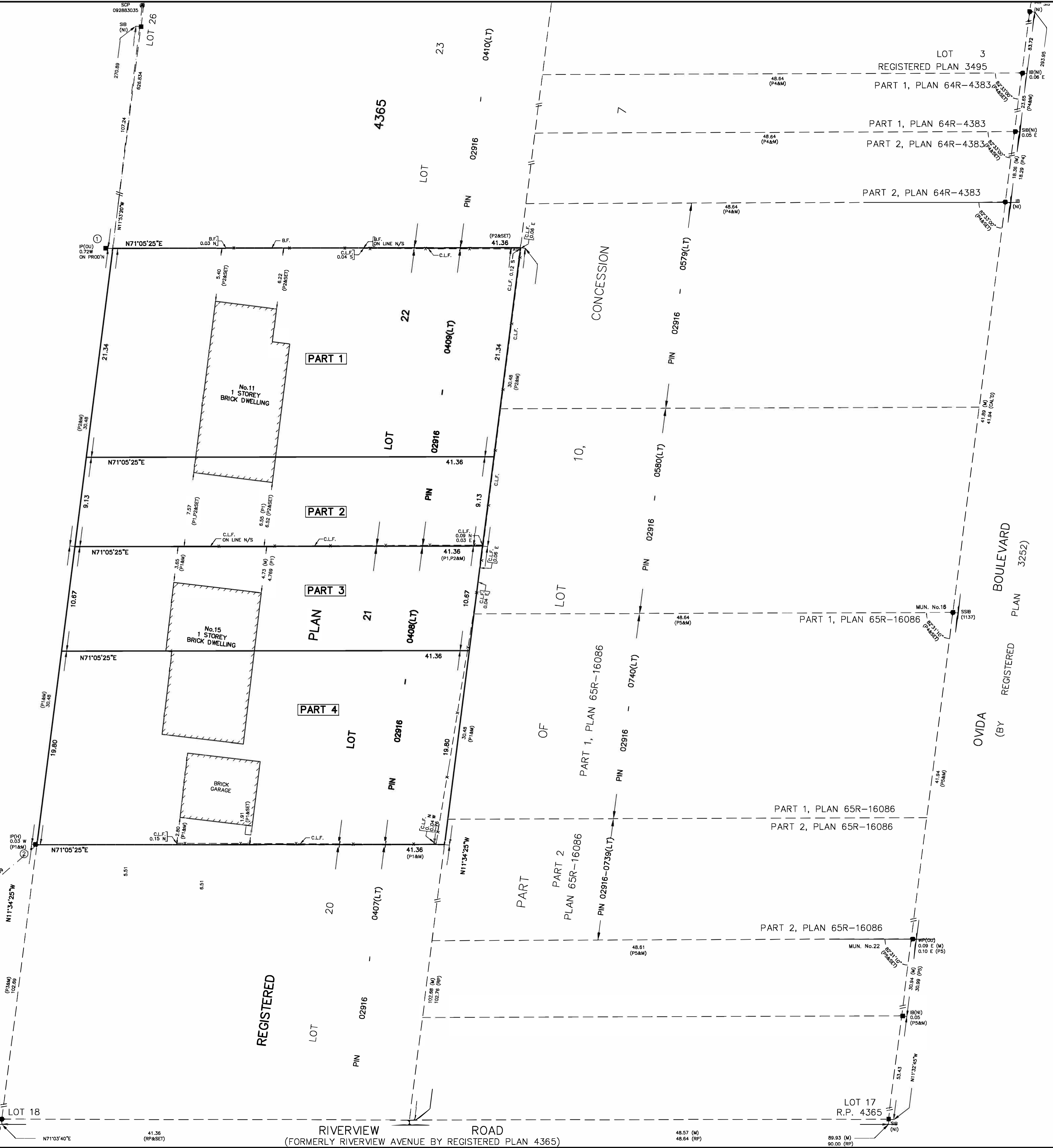
REGISTERED PLAN  
02916

REGISTERED PLAN  
02916

REGISTERED PLAN  
02916

REGISTERED PLAN  
02916

REGISTERED PLAN  
02916



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

**PLAN 65R-**

RECEIVED AND DEPOSITED

DATE \_\_\_\_\_, 2021 DATE \_\_\_\_\_, 2021

Z. ZENG  
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE  
LAND REGISTRAR FOR THE LAND TITLES  
DIVISION OF YORK REGION (NO. 65)

SCHEDULE				
PART	PART OF LOT	REGISTERED PLAN	ALL OF PIN	AREA(m <sup>2</sup> )
1	22	4365	02916-0409(LT)	875.48
2			02916-0408(LT)	374.77
3	21		02916-0408(LT)	437.94
4				812.32

**PLAN OF SURVEY OF  
LOTS 21 AND 22, REGISTERED PLAN 4365  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK**

SCALE 1:200

10m 5 0 10 METRES

MANDARIN SURVEYORS LIMITED, O.L.S.

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

- LEGEND**
- DENOTES MONUMENT SET
  - DENOTES MONUMENT FOUND
  - SB DENOTES STANDARD IRON BAR
  - SSB DENOTES SHORT STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - IP DENOTES IRON PIPE
  - RP DENOTES REGISTERED PLAN 4365
  - P1 DENOTES PLAN OF SURVEY BY R.G. MCKIBBON LTD., O.L.S. DATED MARCH 25, 1986
  - P2 DENOTES PLAN OF SURVEY BY HORTON & HAYNES, O.L.S. DATED MARCH 22, 1955
  - P3 DENOTES PLAN OF SURVEY BY R.G. MCKIBBON LTD., O.L.S. DATED MARCH 11, 2003
  - P4 DENOTES PLAN 64R-4383
  - P5 DENOTES PLAN 65R-16086
  - D1 DENOTES INSTRUMENT NUMBER R677960
  - D2 DENOTES INSTRUMENT NUMBER R379436
  - CAL'D DENOTES CALCULATED FROM D1 & D2
  - PIN DENOTES PROPERTY IDENTIFIER NUMBER
  - M DENOTES MEASURED
  - N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
  - C.L.F. DENOTES CHAIN LINK FENCE
  - B.F. DENOTES BOARD FENCE
  - 1137 DENOTES R.G. MCKIBBON LTD., O.L.S.
  - H DENOTES H.T. HORTON, O.L.S.
  - OU DENOTES ORIGIN UNKNOWN
  - NI DENOTES NOT IDENTIFIABLE
  - CONC. DENOTES CONCRETE
  - SCP DENOTES SPECIFIED CONTROL POINTS

SPECIFIED CONTROL POINTS (SCP's)  
U.T.M. ZONE 17, NAD83  
COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG.216/10

POINT ID	NORTHING	EASTING
SCP 092883035	4859465.534	639092.877
SCP 092883039	4858652.363	639151.588
1	4858852.26	639221.99
2	4858792.56	639234.22

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

**NOTES**  
BEARINGS ARE U.T.M. GRID DERIVED FROM SPECIFIED CONTROL POINTS 092883035 AND 092883039, U.T.M. ZONE 17, NAD83  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999811

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 8th DAY OF MAY, 2020

JUNE 21, 2021  
DATE

Z. ZENG  
ONTARIO LAND SURVEYOR

**MANDARIN SURVEYORS LIMITED**  
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR  
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TORONTO, ONTARIO, M1S 1X7 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: S.Z. CAD No: 20-106RPLAN JOB No: 2020-109

**APPENDIX "D"**  
**INITIAL STAFF REPORT: APRIL 30, 2021**

# Memorandum to the City of Markham Committee of Adjustment

April 30, 2021

**File:** B/016/20  
**Address:** 11 Grandview Boulevard – Markham, ON  
**Applicant:** Chun Tao He  
**Agent:** STEP Design Studio Inc.  
**Hearing Date:** May 5, 2021

The applicant is requesting provisional consent to:

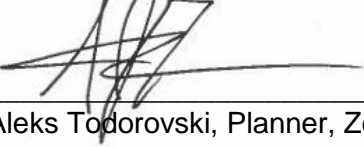
- a) retain a parcel of land with an approximate lot frontage of 24.38 m (79.99 ft) and approximate lot area of 1,000.36 m<sup>2</sup> (10,767.79 ft<sup>2</sup>) (Part 1); and
- b) sever and convey a parcel of land with an approximate lot frontage of 6.10 m (20.01 ft) and an approximate lot area of 249.90 m<sup>2</sup> (2,689.90 ft<sup>2</sup>) (Part 2).

## COMMENTS

Planning staff have made the applicant aware that the current Consent application, if approved by the Committee of Adjustment as is, would result in a separately conveyable lot (Part 2) with an approximate lot frontage of 6.10 m (20.01 ft) and lot area of 249.90 m<sup>2</sup> (2,689.90 ft<sup>2</sup>) which would not comply with the minimum zoning requirements. An additional application is required to convey the severed portion of land to the adjacent parcel.

The applicant has provided staff with written confirmation requesting that the Consent application be deferred. This will provide the applicant with additional time to ensure that the appropriate application processes are carried out prior to, or concurrently with the Consent application. Staff therefore recommend that the application be deferred sine die.

PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:

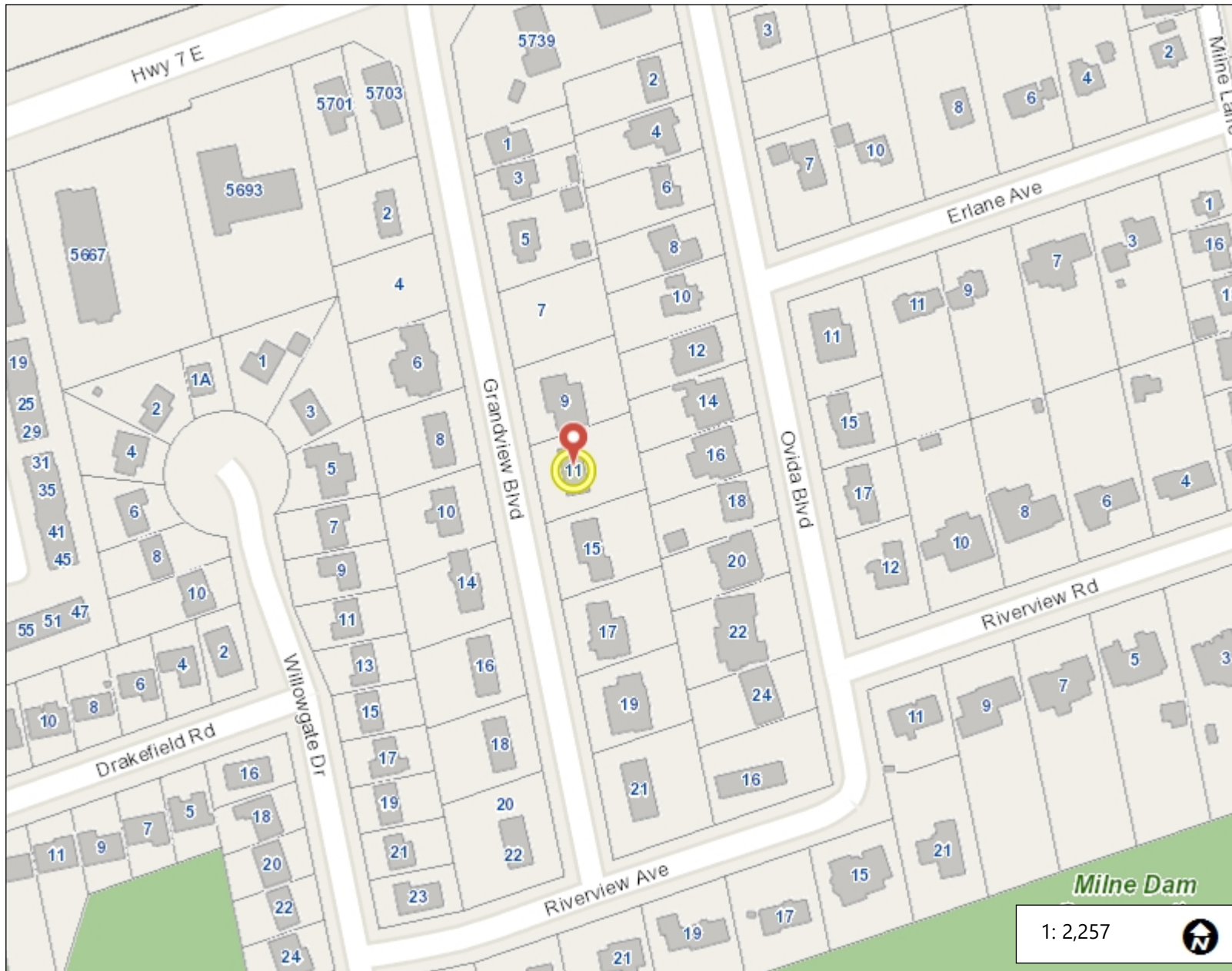


Brad Roberts, Zoning and Special Projects Manager



**APPENDIX "E"**

**AERIAL PHOTO: LOT SIZES AND LOT FRONTAGES, SURROUNDING AREA**



### Legend

- LANDMARKS\_6000
- SLRN\_6000
- PARKS\_6000
- Building Footprints
- Ponds
- Creeks
- Rivers
- Parcel (MPAC)
- Park Facilities
- Parks**
  - <all other values>
  - Under Development

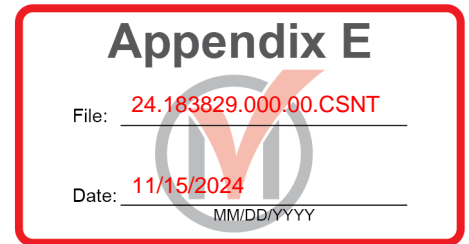
Notes

114.7 0 57.33 114.7 Meters

NAD\_1983\_UTM\_Zone\_17N  
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



2. **B/016/20**

**Owner Name: AKRISE HOMES INC (Richard Kong)**  
**Agent Name: STEP Design Studio Inc. (Stepan Sukiasyan)**  
**11 Grandview Boulevard, Markham**  
**PLAN 4365 LOT 22**

**For provisional consent to:**

- a) sever and convey a parcel of land with an approximate lot frontage of 9.13 m (29.95 ft) and an approximate lot area of 374.77 sq m (4,033.71 sq ft) (Part 2);
- b) retain a parcel of land with an approximate lot frontage of 21.34 m (70.01 ft) and an approximate lot area of 875.48 sq m (9,423.59 sq ft) (Part 1).

The purpose of this application is to sever and convey Part 2 of 11 Grandview Boulevard (see B/016/20) with the intent to merge this parcel with the severed portion of 15 Grandview Boulevard (see Part 3 of B/010/21) to facilitate the creation of one new residential lot.  
**(East District, Ward 4)**

The Secretary-Treasurer introduced the application.

The agent Stepan Sukiasyan spoke on behalf of the application. He indicated that this is not the first application of this type in the neighbourhood.

Michael Huang of 7 Grandview Avenue spoke on the application. He inquired if the applicant's drawings were available. The Secretary-Treasurer indicated that the Notice of Hearing has link to COA website with information such as drawings.

Rich Coram of 18 Ovida Boulevard spoke on the application. He does not support the proposal. He indicated that the Official Plan is not being met. 20 and 22 Grandview Boulevard severance was a different type of proposal. He describes this as a unique neighbourhood/area.

Mike Donovan of 7 Erlane Avenue spoke on the application. He does not believe the lot pattern is being retained with this proposal.

Elizabeth Brown of 65 Lincoln Green Drive spoke on the application. She indicated there is proposed tree removal on these sites, which is of concern. There will now be 3 houses being squeezed in.

Committee of Adjustment Minutes  
Wednesday, October 6, 2021

Vid Sansanwal of 8 Grandview Boulevard spoke on the application. He believes that this proposal will allow diversity in housing options.

Imre Fejer of 10 Ovida Boulevard spoke on the application. He feels the proposal will change the neighbourhood attributes.

Joe Ricci of 10 Riverview Road spoke on the application. He recognizes intensification but should also consider existing neighbourhood relations and community aesthetics.

Tupper Wheatley of 9 Willowgate Drive spoke on the application. He notes that there were 19 letters of objection.

Councillor Rea spoke on the application. She is concerned with the proposal.

Mr. Sukiasyan believed there should be diversity of lots.

Mr. Roberts stated that there is no new draft Official Plan (OP) that was circulated to public. There is a draft Zoning By-law that has been circulated.

Mr. Gutfreund is concerned with the proposal and if it conforms with the OP.

The Chair the Chair found the submission by residents persuasive that the application does not conform to sections 8.2.3.5 (a), (f) and (h) of the Official Plan (OP) that the proposal would result in a development pattern that is incompatible with neighbouring land uses and is an unsuitable use of the lands.

**Moved By: Tom Gutfreund**  
**Seconded By: Jeamie Reingold**

THAT Application No B/016/20 be refused.

Resolution Carried

**3. B/010/21**

**Owner Name: AKRISE HOMES INC (Richard Kong)**  
**Agent Name: STEP Design Studio Inc. (Stepan Sukiasyan)**  
**15 Grandview Boulevard, Markham**  
**PLAN 4365 LOT 21**

**For provisional consent to:**

- a) sever and convey a parcel of land with an approximate lot frontage of 10.67 m (35.01 ft) and an approximate lot area of 437.94 sq m (4,713.95 sq ft) (Part 3);
- b) retain a parcel of land with an approximate lot frontage of 19.80 m (64.96 ft) and an approximate lot area of 812.32 sq m (8,743.74 sq ft) (Part 4).

The purpose of this application is to sever and convey Part 3 of 15 Grandview Boulevard (see B/010/21) with the intent to merge this parcel with the severed portion of 11 Grandview Boulevard (see Part 2 of B/016/20) to facilitate the creation of one new residential lot. **(East District, Ward 4)**

The Secretary-Treasurer introduced the application.

**Moved By: Jeamie Reingold**  
**Seconded By: Arun Prasad**

THAT Application No B/010/21 be refused.

Resolution Carried

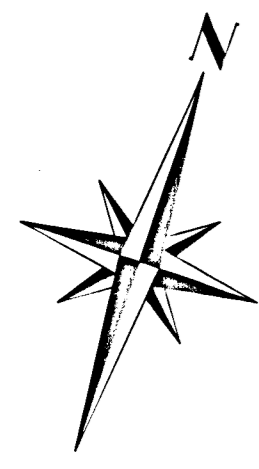
**4. A/069/21**

**Owner Name: Jing Hua Zhou**  
**Agent Name: AND Architecture Inc. (Sam Wu)**  
**23 Hagerman Boulevard, Markham**  
**PLAN M1441 LOT 239**

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

- a) **By-law 11-72, Section 6.1:**  
a minimum side yard setback of 5'0" for a two-storey portion, whereas the By-law requires a minimum side yard setback of 6'0" for a two-storey portion;





PLAN 65R-46316

RECEIVED AND DEPOSITED

# Appendix F

File: 24.183829.000.00.CSNT

Date: 11/15/2024

PART	PART OF LOT	REGISTERED PLAN	ALL OF PIN	AREA(m <sup>2</sup> )
1			02916-0409(LT)	875.48
2			02916-0409(LT)	374.77
			02916-0409(LT)	437.94
			02916-0409(LT)	812.32

## LOTS 21 AND 22, REGISTERED PLAN 4365

CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK

SCALE 1:200

MANDARIN SURVEYORS LIMITED, O.L.S.

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

**LEGEND**

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SSB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- IP DENOTES IRON PIPE
- RP DENOTES REGISTERED PLAN 4365
- P1 DENOTES PLAN OF SURVEY BY R.G. MCKIBBON LTD., O.L.S. DATED MARCH 25, 1986
- P2 DENOTES PLAN OF SURVEY BY HORTON & HAYNES, O.L.S. DATED MARCH 22, 1955
- P3 DENOTES PLAN OF SURVEY BY R.G. MCKIBBON LTD., O.L.S. DATED MARCH 11, 2003
- P4 DENOTES PLAN 64R-4383
- P5 DENOTES PLAN 65R-16086
- D1 DENOTES INSTRUMENT NUMBER R677960
- D2 DENOTES INSTRUMENT NUMBER R379436
- CAL'D DENOTES CALCULATED FROM D1 & D2
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- M DENOTES MEASURED
- N.S.E.W DENOTES NORTH, SOUTH, EAST, WEST
- C.L.F. DENOTES CHAIN LINK FENCE
- B.F. DENOTES BOARD FENCE
- 1137 DENOTES R.G. MCKIBBON LTD., O.L.S.
- H DENOTES H.T. HORTON, O.L.S.
- OU DENOTES ORIGIN UNKNOWN
- NI DENOTES NOT IDENTIFIABLE
- CONC. DENOTES CONCRETE
- SCP DENOTES SPECIFIED CONTROL POINTS

SPECIFIED CONTROL POINTS (SCP's)  
U.T.M. ZONE 17, NAD83  
COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG.216/10

POINT ID	NORTHING	EASTING
SCP 092883035	4859465.534	639092.877
SCP 092883039	4858652.363	639151.588
1	4858852.26	639221.99
2	4858792.56	639234.22

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

**NOTES**  
BEARINGS ARE U.T.M. GRID DERIVED FROM SPECIFIED CONTROL POINTS 092883035 AND 092883039, U.T.M. ZONE 17, NAD83  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999811

### SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 11th DAY OF JULY, 2022

JULY 11, 2022  
DATE  
Z. ZENG  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEYS RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2204605

**MANDARIN SURVEYORS LIMITED**  
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR  
WWW.MANDARINSURVEYOR.COM

2400 MIDLAND AVENUE #121 TORONTO, ONTARIO, M1S 1X7  
PHONE: (647)430-1366 FAX: (647)799-4068  
E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: S.Z. CAD No: 20-109RPLAN JOB No: 2020-109



GRANDVIEW BOULEVARD (BY REGISTERED PLAN 4365) 0841(LT)

OVIDA BOULEVARD (BY REGISTERED PLAN 3252)

RIVERVIEW ROAD (FORMERLY RIVERVIEW AVENUE BY REGISTERED PLAN 4365)

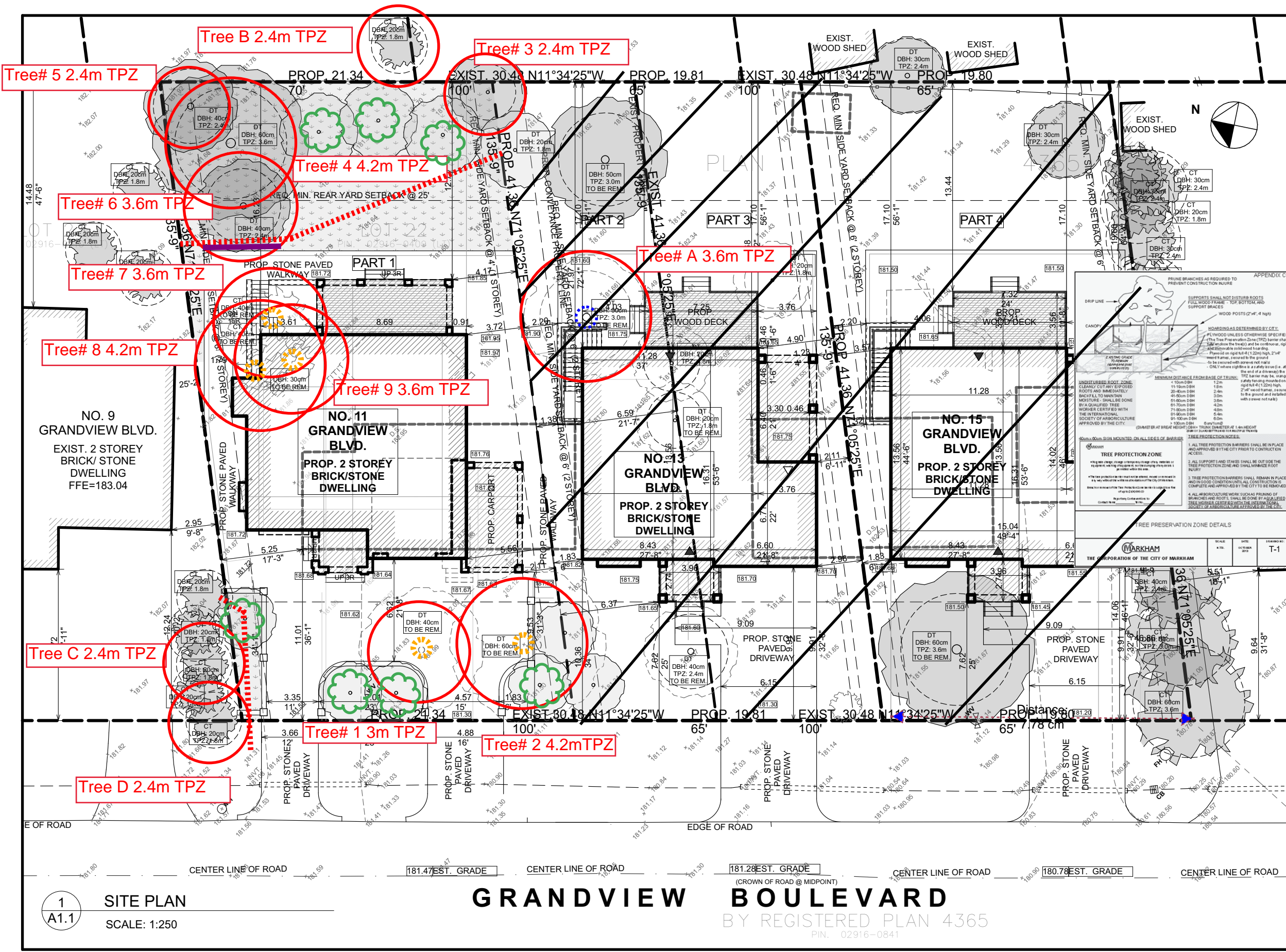
48.57 (M) 48.64 (RP) 89.93 (M) 90.00 (RP)



# Appendix G

File: 24.183829.000.CSNT

Date: 11/15/2024  
MM/DD/YYYY



APPENDIX C  
PRUNE BRANCHES AS REQUIRED TO PREVENT CONSTRUCTION INJURY

SUPPORTS SHALL NOT DISTURB ROOTS  
FULL WOOD FRAME - TOP, BOTTOM, AND  
SUPPORT BRACES

WOOD POSTS (2"x4" x 4 High)

HOARDINGS AS DETERMINED BY CITY.  
PLYWOOD UNLESS OTHERWISE SPECIFIED  
(The Tree Preservation Zone (TPZ) barrier shall  
be placed on the tree and be continuous, rigid  
and removable and extend to the ground.)  
Placed on rigid 4" (100mm) high 2"x4"  
wood frame secured to the ground.  
To be secured with screws not nails  
(Nails may be driven in at grade level in  
the end of a driveway) but  
TPZ barrier may be uprigid  
safely facing mounted on  
rigid 4" (100mm) high  
2"x4" wood frame, secured  
to the ground and related  
with screws not nails.

UNDISTURBED ROOT ZONE  
CLEARLY CUT ANY EXPOSED  
ROOTS AND IMMEDIATELY  
BACKFILL TO MAIN DRAIN  
LEVEL. SHALL BE DONE  
BY A QUALIFIED TREE  
WORKER CERTIFIED WITH  
THE INTERNATIONAL  
SOCIETY OF ARBORICULTURE  
APPROVED BY THE CITY.

DIAMETER AT BREAST HEIGHT  
150mm DBH  
175mm DBH  
200mm DBH  
225mm DBH  
250mm DBH  
275mm DBH  
300mm DBH  
325mm DBH  
350mm DBH  
375mm DBH  
400mm DBH  
425mm DBH  
450mm DBH  
475mm DBH  
500mm DBH  
525mm DBH  
550mm DBH  
575mm DBH  
600mm DBH  
625mm DBH  
650mm DBH  
675mm DBH  
700mm DBH  
725mm DBH  
750mm DBH  
775mm DBH  
800mm DBH  
825mm DBH  
850mm DBH  
875mm DBH  
900mm DBH  
925mm DBH  
950mm DBH  
975mm DBH  
1000mm DBH

300mm DBH SIGN MOUNTED ON ALL SIDES OF BARRIER

LEGEND

1. ALL TREE PROTECTION BARRIERS SHALL BE IN PLACE AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION ACCESS.

2. ALL SUPPORTS AND STANDS SHALL BE OUTSIDE THE TREE PROTECTION ZONE AND SHALL MAINTAIN ROOT ZONE.

3. TREE PROTECTION BARRIERS SHALL REMAIN IN PLACE AND IN GOOD CONDITION UNTIL ALL CONSTRUCTION IS COMPLETE AND APPROVED BY THE CITY TO BE REMOVED.

4. ALL ARBORICULTURE WORK SUCH AS PRUNING OF BRANCHES AND ROOTS SHALL BE DONE BY A QUALIFIED TREE WORKER CERTIFIED WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE APPROVED BY THE CITY.

MARKHAM  
THE CORPORATION OF THE CITY OF MARKHAM

DATE: 11/15/2024  
SCALE: T-1

LEGEND

- Tree to Remove, Undersized, Condition
- Tree to Remove Construction
- Min. Tree Protection Zone
- Vertical Tree Protection Barrier
- Tree to Plant (3)

1 SITE PLAN  
A1.1 SCALE: 1:250

## GRANDVIEW BOULEVARD

BY REGISTERED PLAN 4365  
PIN. 02916-0841

**STEP** DESIGN STUDIO INC.  
ARCHITECTURAL DESIGN | CONSULTATION  
BUILDING PERMITS | PROJECT MANAGEMENT  
ARCH. VISUALIZATION | GRAPHIC DESIGN  
416.407.9528 | INFO@STEPIN.CA | STEPIN.CA  
115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

Tree Protection and Removal Plan, Appendix "A"  
To be read in conjunction with Arborist  
Report, dated June 15, 2021 by P & A Urban Forestry Consulting Ltd.,  
info@paurbanforestryconsulting.com

June 15, 2021  
Page 32 of 34

PROJECT NAME  
11 GRANDVIEW BLVD.  
MARKHAM, ON  
DRAWING NAME  
SITE PLAN

PROJECT DATE  
6/1/2021  
PREPARED BY  
STEPAN S.  
CHECKED BY  
STEPAN S.

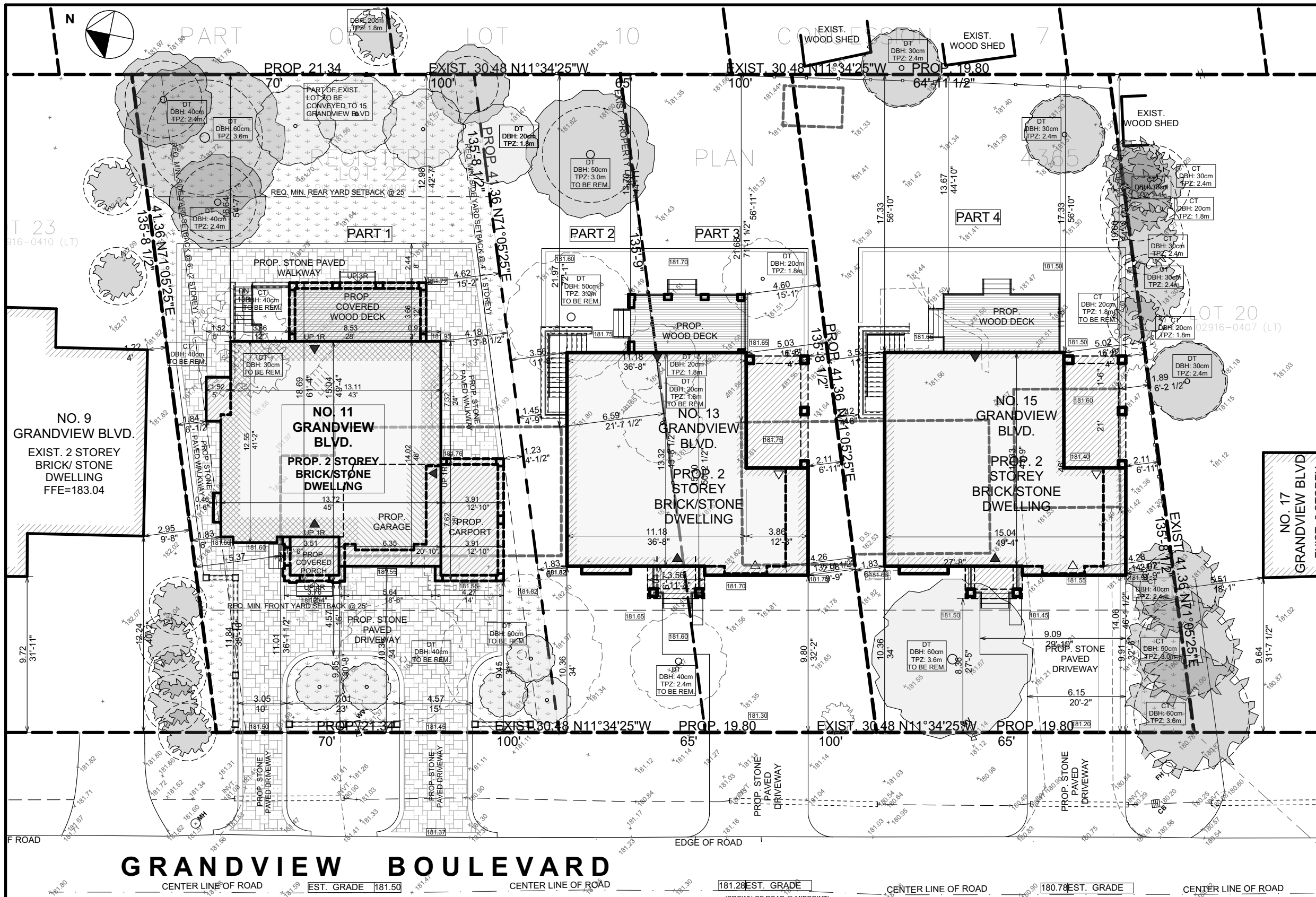
PROJECT NUMBER  
20.31  
REVISION NUMBER  
4.1-1.1  
DOCUMENT NUMBER  
A1.1



# Appendix G

File: 24.183829.000.00.CSNT

Date: 11/15/2024  
MM/DD/YYYY



**LEGEND**

	EXISTING GRADE ELEVATION		MEDIUM DUTY PAVING
	EXISTING GRADE ELEVATION TO REMAIN		HEAVY DUTY PAVING
	PROPOSED GRADE		GRASS/SODDED AREA
	GRADE SLOPE & DIRECTION		CONCRETE PAD/WALKWAY
	EXTERIOR MAN DOOR		DENOTES BOULDER
	OVERHEAD DOOR		DENOTES CONIFEROUS TREE
	GAS METER		DENOTES DECIDUOUS TREE
	MAN HOLE (STORM OR SANITARY)		DENOTES HEDGES
	CATCH BASIN (EL. TOP OF RIM)		CHAINLINK FENCE
	SINGLE LIGHT STANDARD		WOOD BOARD FENCE
	DOUBLE LIGHT STANDARD		CONSTRUCTION FENCE
	LIGHT BOLLARD		TREE PROTECTION HOARDING
	FLOOD LIGHT		FIRE ROUTE
	ACCESSIBLE PARKING		
	NUMBER OF PARKING STALLS IN ROW		

## GRANDVIEW BOULEVARD

BY REGISTERED PLAN 4365  
PIN. 02916-0841

1 SITE PLAN  
A1.1 SCALE: 1:250

**STEP** DESIGN STUDIO INC.  
ARCHITECTURAL DESIGN | CONSULTATION  
BUILDING PERMITS | PROJECT MANAGEMENT  
ARCH. VISUALIZATION | GRAPHIC DESIGN  
416.613.1433 | INFO@STEPIN.CA | STEPIN.CA  
115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME  
11-15 GRANDVIEW BLVD.  
MARKHAM, ON  
DRAWING NAME  
SITE PLAN

PROJECT DATE  
9/24/2021  
PREPARED BY  
STEPAN S.  
CHECKED BY  
STEPAN S.

PROJECT NUMBER  
20.31  
REVISION NUMBER  
4.1-2.3  
DOCUMENT NUMBER  
A1.1



**AREA & ZONING INFORMATION**

11 &15 GRANDVIEW BLVD., RICHMOND HILL, ONTARIO L4C 9T5

R1 - RESIDENTIAL

	ZONING	EXISTING 11 GRANDVIEW BLVD.		PROPOSED 11 GRANDVIEW BLVD.		PROPOSED 13 GRANDVIEW BLVD.		PROPOSED 15 GRANDVIEW BLVD.		REQUIRED	
		EXISTING LOT & DWELLING		LOT TO BE RETAINED		LOT TO BE SEVERED/CONVEYED		LOT TO BE SEVERED/CONVEYED		BY-LAW 99-90	
1.1	<b>LOT AREA</b>	1,250.26 M <sup>2</sup>	13,457.69 SQ FT	875.48 M <sup>2</sup>	9,423.59 SQ FT	812.71 M <sup>2</sup>	8,747.94 SQ FT	812.32 M <sup>2</sup>	8,743.74 SQ FT	613.16 M <sup>2</sup>	6,600.00 SQ FT
	<b>SETBACKS</b>										
2.1	<b>LOT FRONTAGE</b>	30.48 M	100.00 FT	21.34 M	70.01 FT	19.80 M	64.96 FT	19.80 M	64.96 FT	18.29 M	60.00 FT
2.2	<b>LOT DEPTH</b>	41.36 M	135.70 FT	41.36 M	135.70 FT	41.36 M	135.70 FT	41.36 M	135.70 FT		
2.3	<b>FRONT SETBACK (WEST SIDE)</b>	11.01 M	36.12 FT	10.36 M	40.00 FT	10.36 M	33.99 FT	10.36 M	33.99 FT	7.62 M	25.00 FT
2.4	<b>SIDE SETBACK (NORTH SIDE - 2 STOREY)</b>	5.37 M	17.62 FT	1.83 M	6.00 FT	1.83 M	6.00 FT	1.83 M	6.00 FT	1.83 M	6.00 FT
2.5	<b>SIDE SETBACK (SOUTH SIDE-1 STOREY)</b>	6.47 M	21.23 FT	1.23 M	4.04 FT	1.23 M	4.04 FT	1.22 M	4.00 FT	1.22 M	4.00 FT
2.6	<b>SIDE SETBACK (SOUTH SIDE-2 STOREYS)</b>			4.18 M	13.71 FT	3.07 M	10.07 FT	4.28 M	14.04 FT	1.83 M	6.00 FT
2.7	<b>REAR YARD SETBACK (EAST SIDE)</b>	21.97 M	72.08 FT	16.64 M	54.59 FT	17.35 M	56.92 FT	17.33 M	56.86 FT	7.62 M	25.00 FT
2.8	<b>BUILDING DEPTH</b>	8.05 M	26.41 FT	15.04 M	49.34 FT	15.29 M	50.16 FT	15.29 M	50.16 FT	16.80 M	55.12 FT
2.9	<b>GARAGE WIDTH</b>			5.64 M	18.50 FT	6.45 M	21.16 FT	6.45 M	21.16 FT	7.70 M	25.26 FT
	<b>SITE AREAS</b>										
3.1	<b>LOT AREA</b>	1,250.26 M <sup>2</sup>	13,457.69 SQ FT	875.48 M <sup>2</sup>	9,423.59 SQ FT	812.71 M <sup>2</sup>	8,747.94 SQ FT	812.32 M <sup>2</sup>	8,743.74 SQ FT	613.16 M <sup>2</sup>	6,600.00 SQ FT
3.2	<b>DWELLING AREA</b>	134.66 M <sup>2</sup>	1,449.47 SQ FT	143.28 M <sup>2</sup>	1,542.25 SQ FT	137.88 M <sup>2</sup>	1,484.13 SQ FT	137.88 M <sup>2</sup>	1,484.13 SQ FT		
3.3	<b>CARPORT</b>			30.13 M <sup>2</sup>	324.32 SQ FT	26.77 M <sup>2</sup>	288.15 SQ FT	26.77 M <sup>2</sup>	288.15 SQ FT		
3.4	<b>COVERED DECK</b>			31.22 M <sup>2</sup>	336.05 SQ FT	26.38 M <sup>2</sup>	283.95 SQ FT	26.38 M <sup>2</sup>	283.95 SQ FT		
3.4	<b>FRONT PORCH</b>			9.85 M <sup>2</sup>	429.05 SQ FT	4.74 M <sup>2</sup>	51.02 SQ FT	4.74 M <sup>2</sup>	51.02 SQ FT		
3.4	<b>GARAGE</b>			38.52 M <sup>2</sup>	414.63 SQ FT	38.17 M <sup>2</sup>	410.86 SQ FT	38.17 M <sup>2</sup>	410.86 SQ FT		
3.4	<b>TOTAL BUILDING AREA</b>	134.66 M <sup>2</sup>	1,449.47 SQ FT	253.00 M <sup>2</sup>	2,723.27 SQ FT	233.94 M <sup>2</sup>	2,518.11 SQ FT	233.94 M <sup>2</sup>	2,518.11 SQ FT		
3.5	<b>LOT COVERAGE PERCENTAGE</b>	10.8%		28.9%		28.8%		28.8%		MAX. 35%	
3.6	<b>FRONT YARD AREA</b>	335.54 M <sup>2</sup>	3,611.72 SQ FT	201.64 M <sup>2</sup>	2,170.43 SQ FT	268.79 M <sup>2</sup>	2,893.23 SQ FT	194.07 M <sup>2</sup>	2,088.95 SQ FT		
3.8	<b>FRONT YARD SOFT LANDSCAPE AREA</b>	257.23 M <sup>2</sup>	2,768.80 SQ FT	81.24 M <sup>2</sup>	874.46 SQ FT	120.09 M <sup>2</sup>	1,292.64 SQ FT	120.23 M <sup>2</sup>	1,294.14 SQ FT		
3.9	<b>FRONT YARD SOFT LANDSCAPING PERC</b>	76.7%		40.3%		44.7%		62.0%		MIN. 40%	
3.10	<b>REAR YARD AREA</b>	669.26 M <sup>2</sup>	7,203.85 SQ FT	355.62 M <sup>2</sup>	3,827.86 SQ FT	342.38 M <sup>2</sup>	3,685.35 SQ FT	346.09 M <sup>2</sup>	3,725.28 SQ FT		
3.11	<b>REAR YARD LANDSCAPING AREA</b>	669.26 M <sup>2</sup>	7,203.85 SQ FT	238.56 M <sup>2</sup>	2,567.84 SQ FT	230.50 M <sup>2</sup>	2,481.08 SQ FT	232.70 M <sup>2</sup>	2,504.76 SQ FT		
3.12	<b>REAR YARD LANDSCAPING PERC.</b>	100.0%		67.1%		67.3%		67.2%			
3.13	<b>DECK &amp; PORCH AREA</b>	40.02 M <sup>2</sup>	430.77 SQ FT	40.64 M <sup>2</sup>	437.45 SQ FT	26.24 M <sup>2</sup>	282.45 SQ FT	26.24 M <sup>2</sup>	282.45 SQ FT		
3.14	<b>DECK &amp; PORCH PERCENTAGE</b>	3.2%		4.6%		3.2%		3.2%			
	<b>GROSS FLOOR AREAS</b>										
4.1	<b>BASEMENT GFA</b>			141.63 M <sup>2</sup>	1,524.49 SQ FT	134.49 M <sup>2</sup>	1,478.30 SQ FT	134.49 M <sup>2</sup>	1,478.30 SQ FT		
4.2	<b>GROUND FLOOR GFA</b>	134.66 M <sup>2</sup>	1,449.47 SQ FT	143.28 M <sup>2</sup>	1,542.25 SQ FT	134.71 M <sup>2</sup>	1,450.01 SQ FT	134.71 M <sup>2</sup>	1,450.01 SQ FT		
4.3	<b>GARAGE AREA</b>			38.52 M <sup>2</sup>	414.63 SQ FT	38.17 M <sup>2</sup>	410.86 SQ FT	38.17 M <sup>2</sup>	410.86 SQ FT		
4.4	<b>SECOND FLOOR GFA</b>			152.80 M <sup>2</sup>	1,644.73 SQ FT	148.11 M <sup>2</sup>	1,594.24 SQ FT	148.11 M <sup>2</sup>	1,594.24 SQ FT		
4.5	<b>TOTAL GFA</b>	134.66 M <sup>2</sup>	1,449.47 SQ FT	334.60 M <sup>2</sup>	3,601.60 SQ FT	320.99 M <sup>2</sup>	3,455.11 SQ FT	282.82 M <sup>2</sup>	3,044.25 SQ FT		
4.6	<b>LOT AREA</b>	1,250.26 M <sup>2</sup>	13,457.69 SQ FT	875.48 M <sup>2</sup>	9,423.59 SQ FT	812.71 M <sup>2</sup>	8,747.94 SQ FT	812.32 M <sup>2</sup>	8,743.74 SQ FT	613.16 M <sup>2</sup>	6,600.00 SQ FT
4.7	<b>NET LOT AREA</b>	931.71 M <sup>2</sup>	10,028.84 SQ FT	744.32 M <sup>2</sup>	8,011.79 SQ FT	712.94 M <sup>2</sup>	7,673.97 SQ FT	406.16 M <sup>2</sup>	4,371.87 SQ FT		
4.8	<b>FLOOR AREA RATIO</b>	14.5%		44.95%		45.0%		MAX. 45%			
	<b>HEIGHTS</b>										
5.1	<b>EST. GRADE</b>			184.50 M							
5.2	<b>GRADE @ GARAGE</b>			184.55 M							
5.3	<b>FIN. FLOOR ELEVATION</b>			185.31 M							
5.4	<b>TOP OF ROOF ELEVATION</b>			194.30 M							
5.5	<b>DWELLING HEIGHT</b>			9.80 M	32.15 FT					9.80 M	32.15 FT
5.6	<b>FIN. GROUND FLOOR HEIGHT</b>			0.81 M	2.66 FT						

**Appendix G**

File: 24.183829.000.00.CSNT

Date: 11/15/2024

MM/DD/YYYY



**STEP DESIGN STUDIO INC.**  
 ARCHITECTURAL DESIGN | CONSULTATION  
 BUILDING PERMITS | PROJECT MANAGEMENT  
 ARCH. VISUALIZATION | GRAPHIC DESIGN  
 416.613.1433 | INFO@STEPIN.CA | STEPIN.CA  
 115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME  
**11-15 GRANDVIEW BLVD.**  
**MARKHAM, ON**  
 DRAWING NAME  
**SITE STATS**

PROJECT DATE  
 9/24/2021  
 PREPARED BY  
 STEPAN S.  
 CHECKED BY  
 STEPAN S.

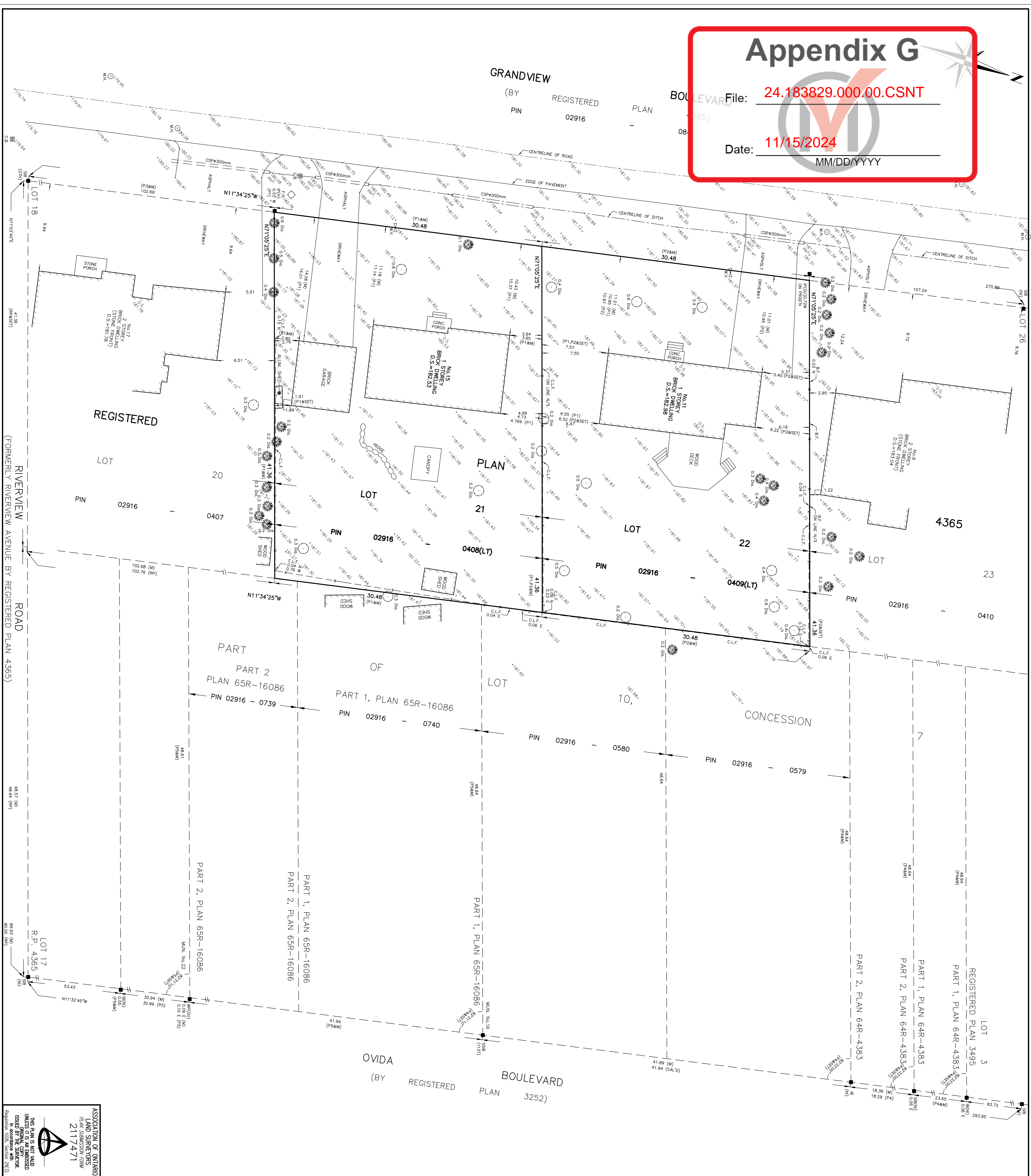
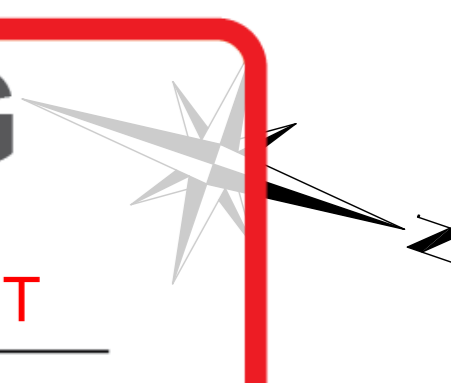
PROJECT NUMBER  
 20.31  
 REVISION NUMBER  
 4.1-2.3  
 DOCUMENT NUMBER  
**A1.2**

# Appendix G

File: 24.183829.000.00.CSNT

Date: 11/15/2024

MM/DD/YYYY



**SURVEYOR'S REAL PROPERTY REPORT**  
 PART 1 - PLAN OF SURVEY OF  
**LOTS 21 AND 22**  
**REGISTERED PLAN 4365**  
**CITY OF MARKHAM**  
 REGIONAL MUNICIPALITY OF YORK

SCALE 1:200  
 MANDARIN SURVEYORS LIMITED, O.L.S. ©  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE  
 CONSIDERED TO BE 1/100TH OF AN INCH.

- LEGEND**
- DENOTES MONUMENT SET
  - DENOTES IRON NAIL
  - ▬ DENOTES STANDARD IRON BAR
  - ▬ DENOTES IRON BAR
  - ▬ DENOTES REGISTERED PLAN 4365
  - P1 DENOTES PLAN OF SURVEY BY R.G. MCKIBBIN LTD., O.L.S.
  - P2 DENOTES PLAN OF SURVEY BY HORTON & HAYNES, O.L.S.
  - P3 DATED MARCH 22, 1955
  - P4 DENOTES PLAN 64R-4383
  - P5 DENOTES INSTRUMENT NUMBER R377980
  - CA/LD DENOTES CALCULATED FROM D1 & D2
  - PN DENOTES PROPERTY IDENTIFIER NUMBER
  - NS.E.W DENOTES NORTH-SOUTH, EAST, WEST
  - N.S.E.W DENOTES CHAIN LINK FENCE
  - B.F. DENOTES BOARD FENCE
  - H.157 DENOTES ST. HORTON, O.L.S.
  - OU DENOTES FINISHED SILT ELEVATION AT ENTRY
  - CONC. DENOTES CONCRETE
  - DENOTES UTILITY POLE
  - DENOTES CONCRETE
  - DENOTES FIRE HYDRANT
  - DENOTES MAN HOLE
  - DENOTES CATCH BASIN
  - DENOTES CONIFEROUS TREE
  - DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE, BEARINGS ARE U.T.M. GRID DERIVED FROM SPECIFIED CONTROL POINTS 092885035 AND 092885039, U.T.M. ZONE 17, NAD83 (2000.0)

**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF MARKHAM BENCHMARK NO.092885039, HAVING AN ELEVATION OF 172.810 METRE WEST SIDE WILLOWGATE DRIVE OPPOSITE RIVERVIEW ROAD.

**PART 2 (SURVEY REPORT)**  
 1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS, NONE.  
 2. ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE NORTHERLY, SOUTHERLY AND EASTERLY LIMITS OF THE SUBJECT NOTE ALSO THE LOCATION OF OVERHEAD WIRE.  
 3. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

**SURVEYOR'S CERTIFICATE**  
 THIS REPORT WAS PREPARED FOR ARISE CONSTRUCTION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 8TH DAY OF MAY, 2020  
 DATE: MAY 20, 2020

Z. ZENG  
 ONTARIO LAND SURVEYOR

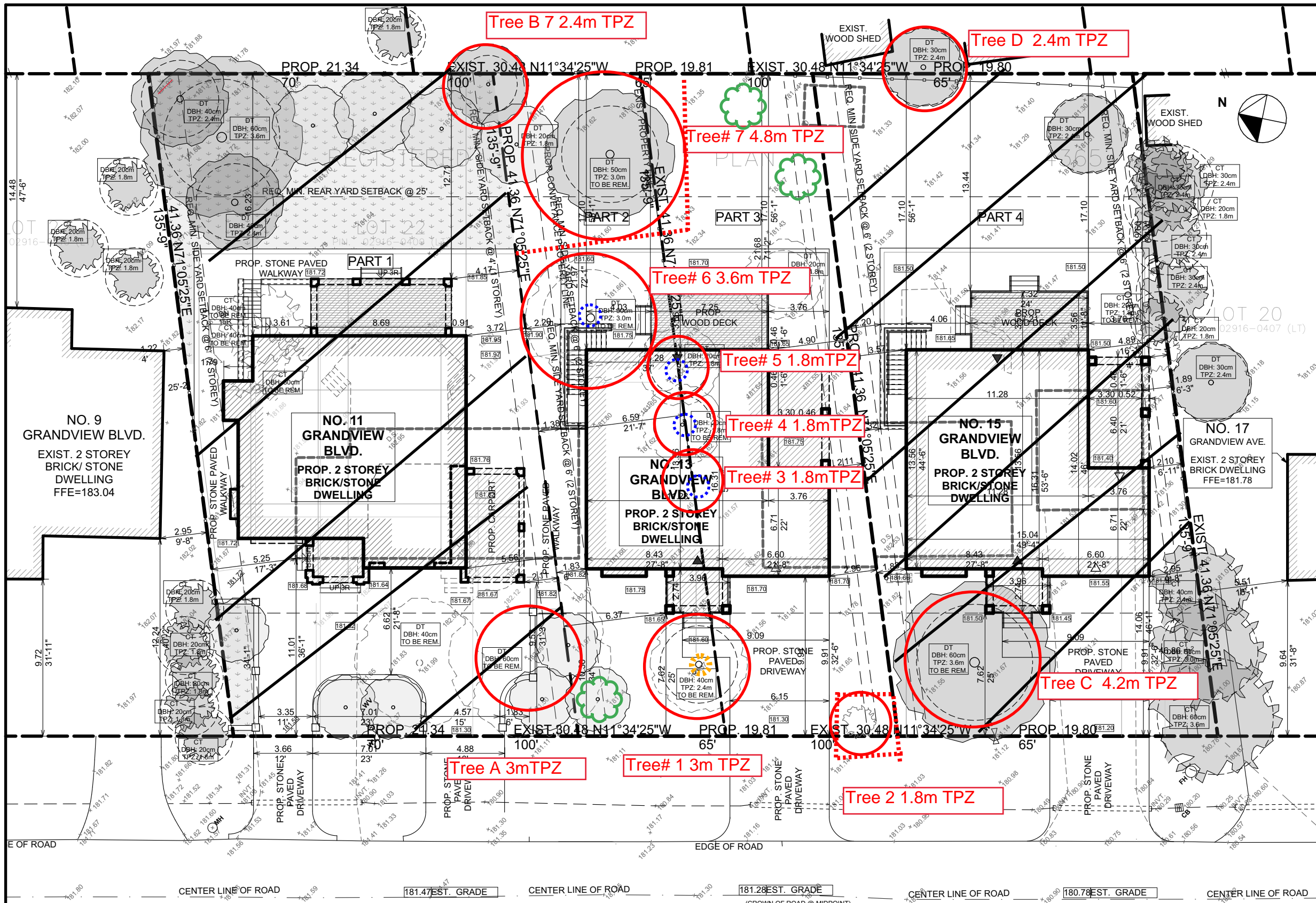
**MANDARIN SURVEYORS LIMITED**  
 ONTARIO LAND SURVEYOR  
 2400 MIDLAND AVE. TORONTO, ONTARIO, CANADA M2M 1Y7  
 TEL: (416) 491-1366 FAX: (416) 491-4098  
 E-MAIL: MANDARINSURVEYORS@GMAIL.COM  
 REGISTRATION NO. 200-109599R



# Appendix G

File: 24.183829.000.00.CSNT

Date: 11/15/2024  
MM/DD/YYYY



- LEGEND
- Tree to Remove, Undersized, Condition
  - Tree to Remove Construction
  - Min. Tree Protection Zone
  - Vertical Tree Protection Barrier
  - Tree to Plant (3)

1 SITE PLAN  
A1.1 SCALE: 1:250

## GRANDVIEW BOULEVARD

BY REGISTERED PLAN 4365  
PIN. Q2916-0841

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416.407.9528 | INFO@STEPIN.CA | STEPIN.CA  
115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

Tree Protection and Removal Plan, Appendix "B"  
To be read in conjunction with Arborist  
Report, dated June 10, 2021 by P & A Urban Forestry Consulting Ltd.,  
info@paurbanforestryconsulting.com

June 10, 2021  
Page 33 of 34

PROJECT NAME  
11 GRANDVIEW BLVD.  
MARKHAM, ON  
DRAWING NAME  
SITE PLAN

PROJECT DATE  
6/1/2021  
PREPARED BY  
STEPAN S.  
CHECKED BY  
STEPAN S.

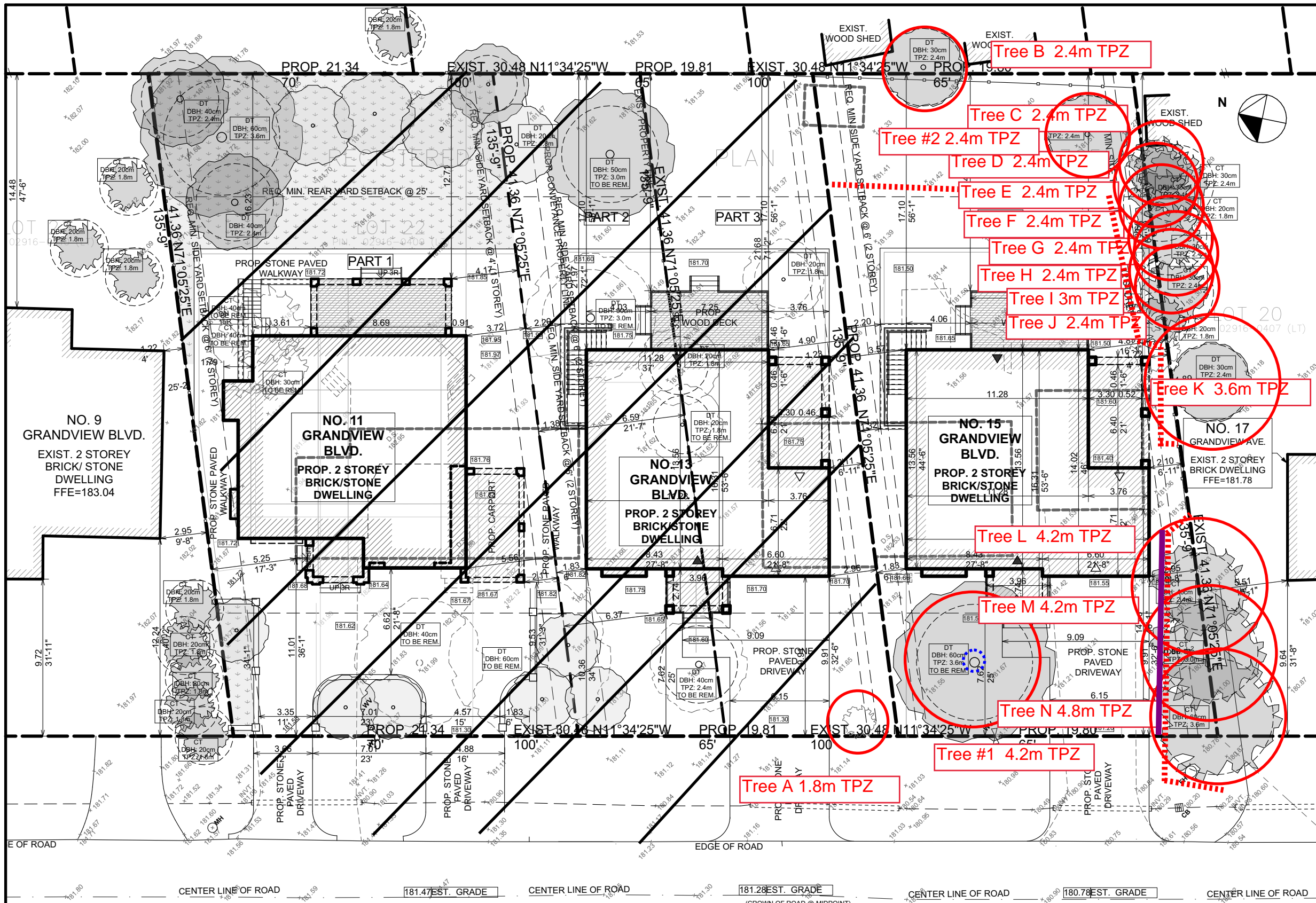
PROJECT NUMBER  
20.31  
REVISION NUMBER  
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DOCUMENT NUMBER  
A1.1








# Appendix G

File: 24.183829.000.00.CSNT

Date: 11/15/2024  
MM/DD/YYYY



**LEGEND**

-  Tree to Remove, Undersized, Condition
-  Tree to Remove Construction
-  Min. Tree Protection Zone
-  Vertical Tree Protection Barrier
-  Tree to Plant (3)

1 SITE PLAN  
A1.1 SCALE: 1:250

## GRANDVIEW BOULEVARD

BY REGISTERED PLAN 4365  
PIN. 02916-0841

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115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

Tree Protection and Removal Plan, Appendix "C"  
To be read in conjunction with Arborist  
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info@paurbanforestryconsulting.com

June 10, 2020  
Page 34 of 34

PROJECT NAME  
11 GRANDVIEW BLVD.  
MARKHAM, ON  
DRAWING NAME  
SITE PLAN

PROJECT DATE  
6/1/2021  
PREPARED BY  
STEPAN S.  
CHECKED BY  
STEPAN S.

PROJECT NUMBER  
20.31  
REVISION NUMBER  
4.1-1.1  
DOCUMENT NUMBER  
A1.1