

# Memorandum to the City of Markham Committee of Adjustment

April 12, 2023

**File:** A/242/22  
**Address:** 36 Jondan Crescent, Thornhill  
**Applicant:** Oxana Mukan  
**Agent:** Donya Abasiliasi  
**Hearing Date:** May 3, 2023

Further to our comments provided for the March 8, 2023 Committee of Adjustment Hearing (Memorandum to the City of Markham Committee of Adjustment March 8, 2023 – Appendix 'A'), the following additional comments are provided on behalf of the West Team:

The applicant is requesting relief from the following requirements: “Third Density – Single Detached Residential (R3A)” of By-law 2489, as amended, as it relates to a proposed two storey detached dwelling. The variances requested are to permit:

**a) By-law 2489, Section 6.1:**

A building height of 28 feet and 3 inches, whereas the By-law permits a maximum height of 25 feet; and,

**b) By-law 2489, Section 6.1:**

A lot coverage of 34.9 percent, whereas the By-law permits a maximum lot coverage of 33 1/3 percent.

## **BACKGROUND**

This application was deferred by the Committee of Adjustment (the “Committee”) at the March 8, 2023 hearing, for the applicant to address the Committee’s concern over the overall massing of the proposed development (Refer to Minutes Extract - Appendix “B”).

## **COMMENTS**

On March 29, 2023, the applicant submitted revised drawings increasing the yard setbacks and reducing the lot coverage to 34.9 percent. The revised proposal will facilitate the construction of a two-storey single detached dwelling. A Zoning Preliminary Review was not conducted for the revised drawings. Consequently, it is the owner’s responsibility to ensure that the application has accurately identified all the variances in the Zoning By-law required for the proposed development. Staff are of the opinion that the revised proposal will not result in an overdevelopment of the site.

## **PUBLIC INPUT SUMMARY**

No written submissions were received as of April 12, 2023. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

## **CONCLUSION**

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the revised variance requests to permit a maximum building height of 28 feet and 3 inches and a maximum lot coverage of 34.9 percent meet the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please refer to Appendix "C" for conditions to be attached to any approval of this application.

**APPENDICES**

Appendix "A" – Staff Report Dated March 8, 2023

Appendix "B" – Minutes Extract

Appendix "C" – Conditions of Approval

Appendix "D" – Plans

PREPARED BY:



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Trisha Sridharan, Development Technician, Zoning and Special Projects

REVIEWED BY:



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Rick Cefaratti, MCIP, RPP, Senior Planner II, West District

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**APPENDIX "A"**  
**STAFF REPORT DATED March 8, 2023**

## Appendix A

File: 22.264764.000.00.MNV

Date: 04/12/23  
MM/DD/YY

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

March 3, 2023

**File:** A/242/22  
**Address:** 36 Jondan Crescent, Thornhill  
**Applicant:** Oxana Mukan  
**Agent:** Donya Abasiliasi  
**Hearing Date:** Wednesday, February 15, 2023

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

The applicant is requesting relief from the following requirements: “Third Density – Single Detached Residential (R3A)” of By-law 2489, as amended, as it relates to a proposed two-storey detached dwelling. The variances requested are to permit:

**a) By-law 2489, Section 6.1:**

A building height of 29ft and 6 inches, whereas the By-law permits a maximum height of 25ft;

**b) By-law 2489, Section 6.1:**

An east side yard of 5ft and west side yard of 5ft and 5 inches, whereas the By-law requires a minimum of 6ft on each side;

**c) By-law 2489, Section 6.1:**

A lot coverage of 37.2 percent (2,263 ft<sup>2</sup>), whereas the By-law permits a maximum lot coverage of 33 1/3 percent (2,028 ft<sup>2</sup>);

**d) By-law 2489, Section 6.1:**

A front yard setback of 25.5ft, whereas the By-law requires a minimum front yard setback of 27ft.

### BACKGROUND

#### Property Description

The 565.11 m<sup>2</sup> (6082.79 ft<sup>2</sup>) subject property is located on the north side of Jondan Crescent, and west of Bayview Avenue. The property is located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. The surrounding area is undergoing a transition with newer dwellings being developed as infill developments.

There is an existing single detached dwelling on the property, which according to assessment records was constructed in 1971. Mature vegetation exists on the property including one large mature tree in the front yard.

#### Proposal

The applicant is proposing to construct a 349.24m<sup>2</sup> (3759.18ft<sup>2</sup>) two-storey single detached dwelling (refer to Appendix “B” – Plans).

#### Official Plan and Zoning

Official Plan 2014 (partially approved on November 24/17, and updated on April 9/18)

The Official Plan designates the subject property “Residential Low Rise”, which provides for low rise housing forms including single detached dwellings. Single detached dwellings are required to meet the general intent of the Official Plan with respect to height, massing, and setbacks. This criteria is established to ensure that the development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street, while accommodating a diversity of building styles. Regard shall also be had for the retention and enhancement of existing trees and vegetation.

#### Zoning By-Law 2489

The subject property is zoned “Third Density – Single Detached Residential (R3A)” under By-law 2489, as amended, which permits single detached dwellings. The proposed development does not comply with the By-law with respect to the proposed increase of the maximum lot coverage, the maximum building height, the front and side yard setback.

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

A Zoning Preliminary Review (ZPR) submitted by the Owner was completed on October 11, 2022 to confirm the variances required for the proposed development.

#### **COMMENTS**

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

#### **Increased Maximum Building Height Variance**

The applicant is requesting relief to permit a maximum building height of 8.99 m (29 ft and 6 inches, whereas a maximum building height of 7.62 m (25 ft) is permitted. This represents an increase of 1.37 m (4.49 ft). Staff are of the opinion that the increase is minor in nature. Staff have no objections.

#### **Reduced Side Yard Setback Variance**

The applicant is requesting a minimum east side yard setback of 5 ft (1.52 m) and a west side yard setback of 5ft and 5 inches (1.65 m), whereas a minimum side yard setbacks of 6 ft (1.82 m) required for each side of the dwelling. Staff are of the opinion that the reduction of the proposed side yard setback is minor and have no concern with the requested variance.

#### **Increased Maximum Lot Coverage Variance**

The applicant is requesting relief for a maximum lot coverage of 37.2 percent (2,263 ft<sup>2</sup>.), whereas a maximum floor area ratio of 33 1/3 percent (2,028 ft<sup>2</sup>) is permitted. Staff are of the opinion that the proposed increase in lot coverage will not significantly add to the scale and massing of the dwelling and the resultant dwelling is generally consistent with what the by-law permits.

### **Reduction in Front Yard Setback**

The applicant is requesting relief to permit a minimum front yard setback of 25.5 ft (7.77 m), whereas a minimum front yard setback of 27 ft (8.23 m) is required. This represents a reduction of approximately 1.5 ft (0.45m) or 5 percent. Staff note that the requested variance relates to a second floor projection and consider the requested variance to be minor in nature.

### **Tree Protection and Compensation**

Staff recommend that the tree related conditions be adopted with any approval of this application, to ensure that the applicant installs the appropriate tree protection barriers, and provides compensation the City, if necessary. It is also noted that property owners are required to apply for and obtain a tree permit from the City for any proposed injury to, or removal of any trees that have a diameter at breast height of 20.0 cm (7.87 in), or more.

### **PUBLIC INPUT SUMMARY**

No written submissions were received as of March 3, 2023. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

### **CONCLUSION**

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please refer to Appendix "A" for conditions to be attached to any approval of this application.

### **APPENDICES**

Appendix "A" – Conditions of Approval

Appendix "B" – Plans

PREPARED BY:



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Trisha Sridharan, Planner, Zoning and Special Projects

REVIEWED BY:



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Rick Cefaratti, MCIP, RPP, Senior Planner II, West District

**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/242/22**

1. The variances apply only to the proposed development as long as it remains.
2. That the variances apply only to the proposed development, in substantial conformity with the batch stamped plans attached as Appendix "B" to this Staff Report, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design, or their designate.
3. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from Tree Preservation Technician or Manager of By-law Enforcement & Regulatory Services Division 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.
4. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation Technician or Manager of By-law Enforcement & Regulatory Services Division.
5. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City's Streetscape Manual, including 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 Technician or Manager of By-law Enforcement & Regulatory Services Division.

CONDITIONS PREPARED BY:

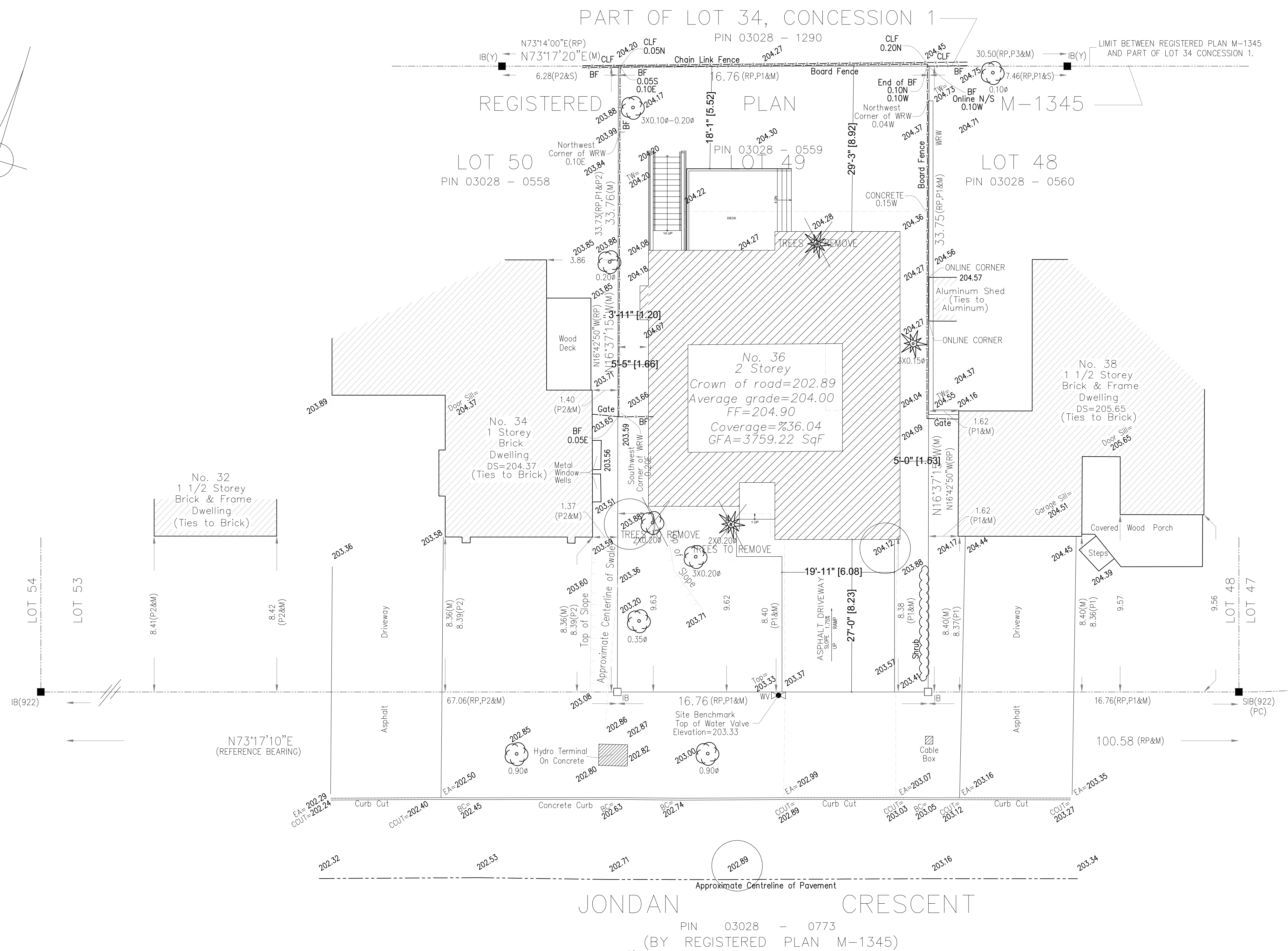
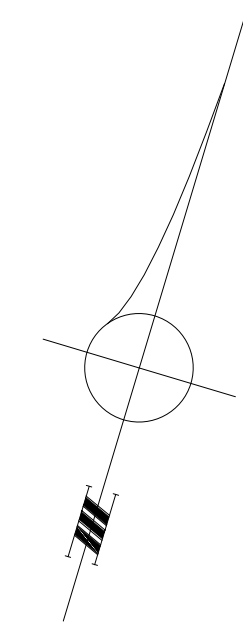
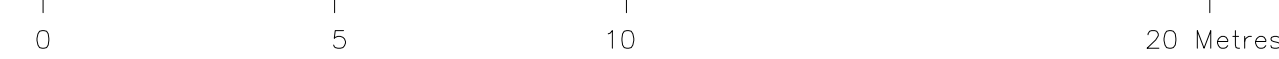


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Trisha Sridharan, Planner, Zoning and Special Projects



SURVEYOR'S REAL PROPERTY REPORT-PART 1  
 PLAN OF SURVEY OF  
 LOT 49  
 REGISTERED PLAN M-1345  
 CITY OF MARKHAM  
 REGIONAL MUNICIPALITY OF YORK  
 SCALE 1:200



HEIGHTS:  
 Average: 204.0 ((203.88+204.12)/2)  
 F.F.F: 204.90

Top of Roof: 213.00  
 Crown of Road(FRONT): 202.89

SITE:  
 East side: 1.53 m  
 West side: 1.66 m  
 Front side: 8.23 m  
 Rear side: 8.92 m  
 Land Area: 6093.76 SqF 566.12 SqM  
 Building Coverage Area: 2196.36 SqF 204.04 SqM  
 Coverage: %36.04

First Floor: 1774.87 SqF  
 Second Floor: 1984.35 SqF  
 Total GFA: 3759.22 SqF 349.22 SqM

Front yard Area:1611.83 SqF  
 Front yard Hard Landscaping:595.03 SqF  
 Front yard Soft Area:1016.80 SqF

**Bearing Note**  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF JONDAN CRESCENT SHOWN ON REGISTERED PLAN M-1345 AS HAVING A BEARING OF N73°17'10"E.

**Benchmark**  
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO A CITY OF MARKHAM BENCHMARK.  
 BENCHMARK : M04-024 ELEVATION = 208.818m

**Note**  
 TREE CALIPERS ARE NOT TO ARBORIST STANDARDS AND FOR ARBORIST CALIPER REFER TO ARBORIST REPORT.

 3275 Bayview Ave. PO Box 3134 Bayview 16th Ave PO RICHMOND HILL, ONTARIO, L4C 0V7 TEL: (416) 701-9721	<b>36 Jondan CRES</b> MARKHAM, ONTARIO	
	Drawing Title SITE PLAN	
Check by 孙明强 孙明强	Drawn by 孙明强 孙明强	Scale Date OCTOBER 2022



CONSTRUCTION SPECIFICATIONS

**Appendix B**

File: 22.264764.000.00.MNV

Date: 03/03/23  
MM/DD/YY

1 STUCCO FINISH WALL

ACRYLIC STUCCO (DUROCK OR APPROVED EQUAL) ON 2" THICK STYROFOAM ON EXTERIOR TYPE SHEATHING 2"x6" WOOD STUDS @ 16" O.C. R 22 BATT INSUL. IN CONTINUOUS CONTACT W/ EXTERIOR SHEATHING CONTINUOUS AIR / VAPOUR BARRIER 1/2" INTERIOR DRYWALL FINISH DOUBLE PLATE @ TOP SOLE PLATE @ BOTTOM

2 BRICK (STONE) VENEER WALL:

4"FACE BRICK OR STONE, 1" AIR SPACE 1"x7"x22GA. MTL. TIES AT 16" O/C HORIZ. & 24" O/C VERT. 15lb. BUILDING PAPER 1/2" EXTERIOR GRADE PLYWOOD 2"x6" WD STUDS AT 16" O/C W/ R22 BATT INSULATION & 6 MIL POLY. VAPOUR BARRIER 1/2" INTERIOR DRYWALL FINISH

3 PROVIDE WEEP HOLES AT 24" O/C BOTTOM COURSE ONLY & OVER OPENINGS. PROVIDE BASE FLASHING 6" MIN. UP BEHIND BUILDING PAPER

4 FOUNDATION WALL: (REFER TO O.B.C. 9.15.3. & 9.15.4.)

BITUMINOUS DAMPPROOFING ON 10" THICK POURED CONCRETE REINFORCED FDN. WALLS, AS SHOWN. PROVIDE PARING COVERED OVER 26"x 8" POURED CONC. FOOTING TO BEAR ON UNDISTURBED SOIL PROVIDE DRAINAGE LAYER - MIN. 3/4" MINERAL FIBRE INSULATION W/ A DENSITY OF NOT LESS THAN 3.6 LB./FT. OR - MIN. 4" OF FREE DRAINING GRANULAR MATERIAL OR - A B.M.E.C. APPROVED DRAINAGE LAYER MATERIAL

5 SILL PLATE

2"x6" SILL PLATE FASTENED TO FOUNDATION WALL WITH MIN. 1/2" DIA. ANCHOR BOLTS EMBEDDED MIN. 4" IN CONCRETE @ 7"-10" O/C. MAX. & PROVIDE CAULKING OR GASKET BETWEEN PLATE & FOUNDATION WALL

6 FLOOR INSULATION

CONTINUOUS HEADER JOIST WITH R31 BATT INSULATION, EXTEND VAPOUR / AIR BARRIER & SEAL TO JOIST AND SUBFLOOR

7 BASEMENT INSULATION

2"x4" STUDS @ 16" O/C C.W. R20ci INSULATION, AGAINST FOUNDATION WALL OVER TOP NAILING GYPSUM BOARD, CONTINUES UP TO UNDER JOIST,

8 SLAB ON GROUND

3" POURED CONCRETE SLAB WITH 3/4" C/TOPPING (3600 PSI CONC. STRENGTH) 4" CRUSHED STONE BELOW (OBC 9.16.2.1) EXTENDED TO FOOTING AROUND THE PERIMETER OF C/SLAB BOND BREAKING MATERIAL SHALL BE PLACED BETWEEN SLAB AND F/WALL

9 DRAINAGE

4" DIA. WEEPING TILE W/ 6" CRUSHED STONE COVER

10 ROOF CONSTRUCTION

20 YEAR ASPHALT SHINGLES ON MIN. 3/8" EXTERIOR PLYWOOD SHEATHING ON APPROVED ROOF TRUSSES OR CONVENTIONAL FRAMING (SEE PLANS) USE 'H' CLIPS IF 24" O.C. SPACING HOT WELDED WATERPROOFING MATERIAL ON MIN. 3/8" EXTERIOR PLYWOOD SHEATHING ON APPROVED ROOF TRUSSES AT FLAT OR CONVENTIONAL FRAMING (SEE PLANS) USE 'H' CLIPS IF 24" O.C. SPACING

11 OVERHANG CONSTRUCTION

PREFINISHED ALUMINUM FASCIA, EAVESTROUGH & RAIN WATER LEADERS TO MATCH EXISTING FINISHES. PROVIDE DRIP EDGE AT FASCIA & VENTED SOFFIT EXTEND DOWNSPOUTS TO GRADE LEVEL

12 ROOF VENTILATION

1:150 OF THE INSULATED CEILING AREA UNIFORMLY DISTRIBUTED.

13 EAVES PROTECTION

EAVES PROTECTION MEMBRANE TO EXTEND FROM THE EDGE OF THE ROOF, 36" UP THE SLOPE BUT NOT LESS THAN 12" BEYOND THE INTERIOR FACE OF THE EXTERIOR WALL

14 CEILING CONSTRUCTION

5/8" INTERIOR DRYWALL FINISH CONTINUOUS AIR / VAPOUR BARRIER W/ MINIMUM R 60 BATT INSULATION

15 WALL INSULATION

CARRY MIN. R22 INSULATION TO COVER THE INTERIOR FACE OF THE EXTERIOR WALL

16 FLOOR CONSTRUCTION

3/4" T&G PLYWOOD SUBFLOOR 2X8 FLOOR JOISTS @ 16" O/C. FLOOR JOISTS BRIDGED W/ CONTINUOUS 1"x3" STRAPPING OR 2 ROWS OF 2"x2" CROSS BRIDGING OR SOLID BLOCKING

17 INTERIOR STUD PARTITION

1/2" DRYWALL FINISH BOTH SIDES OF 2"x4" OR 2"x6" WOOD STUDS @ 16" O/C 2 TOP PLATES & 1 BOTTOM PLATE

18 MECHANICAL VENTILATION

PROVIDE MIN. 1 AIR CHANGE PER HOUR IN ROOMS SPECIFIED TO BE MECHANICALLY VENTED 80 CFM FOR BATH PRIMARY VENTS

19 STAIRS INTERIOR/EXTERIOR

MAXIMUM RISE = 7 7/8"  
MINIMUM RISE = 4 7/8"  
MINIMUM RUN = 8 1/4"  
MAXIMUM RUN = 14"  
MINIMUM TREAD = 9 1/4"  
MAXIMUM TREAD = 14"  
MAXIMUM NOSING = 1"  
MINIMUM WIDTH = 2'-10"  
MINIMUM HEADROOM = 6'-5"

20 GUARDS

INTERIOR LANDINGS = 2'-11"  
EXTERIOR BALCONY = 3'-6"  
INTERIOR STAIRS = 2'-11"  
EXTERIOR STAIRS = 2'-11"  
MAX. BETWEEN PICKETS = 4"  
GUARD HEIGHT IF DECK TO GRADE IS:  
GREATER THAN 5'-11" = 3'-6"  
5'-11" OR LESS = 2'-11"  
NO MEMBER OR ATTACHMENT BETWEEN 4" & 2'-11" HIGH SHALL FACILITATE CLIMBING

21 ATTIC ACCESS

PROVIDE ATTIC ACCESS MIN. 20"x 28" W/ INSULATION & WEATHER STRIPPING

22 INSTALL A CARBON MONOXIDE DETECTOR CONFORMING TO CAN/CGA-6.19 OR UL 2034

23 PROVIDE SOLID BEARING ON MASONRY FOR BEAMS AND /OR COLUMNS

24 GARAGE CEILING:

3/4" T&G PLYWOOD SUBFLOOR 6 MIL POLY. VAPOUR BARRIER 2"x10" WD JOISTS (SEE PLAN FOR SPACING) W/R31 BATT INSUL. & 5/8" GYPSUM BOARD (SMOKE PROOF JOINTS)

25 GARAGE SLAB:

4" CONC. SLAB W/6x6 W.W.M. ON 6" CRUSHED STONE (COMPACTED) CONC. STRENGTH 32MPa AT 28 DAYS W/5-8% AIR ENTRAINMENT

26 GRADE

SLOPE GRADE AWAY FROM BUILDING FACE & PROVIDE

STRUCTURAL NOTES

- The floor LL = 40 psf (1.9 kPa) , Roof LL = 22.2 psf (1.06 kPa)
- The floor and roof DL = 15.00 psf (0.71 kPa)
- All footings must be carried down to the undisturbed soil capable of sustaining bearing pressure of 2000 PSF minimum (to be confirmed on the site by a Soil Engineer)
- Concrete construction shall adhere to CAN/CSA-A23.1 requirements.
- Concrete for the footings and the slab-on-grade shall have compressive strength of 30MPa at 28 days
- Reinforcing steel to be CSA G 30.18-M1992 deformed bars - Grade 400
- Masonry construction to conform to CSA A371-94.
- Use min. 20MPa block units and Type S mortar.
- Grout solid all the voids in existing masonry and at new reinforced concrete blocks
- All new wood shall be S-P-F No.2 Grade minimum.
- All wood connectors to be by SIMPSON Strong Tie
- Erection of Structural Composite Lumber, MICROLAM LVL or 2.0E ES PARALLAM must conform to Suppliers specifications
- All new structural steel to be G40.21-M 300W & 350W for HSS members
- Fabrication and erection steel shall be carried out in accordance with CAN/CSA-S16.1-94.
- Provide solid bearing on existing concrete or masonry for steel beams and columns
- Wherever it becomes necessary to cut or interfere in any manner with existing equipment or services, the work must be co-ordinated with the Owner
- All new work must conform to the Ontario Building Code Requirement.

L1NTEL SCHEDULE

NO.	DESCRIPTION
(L1)	2-2X8 SPRUCE
(L2)	3-2X8 SPRUCE
(L3)	2-2X10 SPRUCE
(L4)	3-2X10 SPRUCE
(L5)	2-2X12 SPRUCE
(L6)	3-2X12 SPRUCE
(L7)	3 1/2"x 3 1/2"x 1/4" L
(L8)	3 1/2"x 3 1/2"x 5/16" L
(L9)	5"x 3 1/2"x 5/16" L
(L10)	5"x 3 1/2"x 3/8" L
(L11)	6"x 4"x 1/4" L

- NOTES
- VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
  - DO NOT SCALE DRAWINGS.
  - REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER OR DESIGN ENGINEER AS APPLICABLE.
  - USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
  - THE DRAWINGS ARE THE PROPERTY OF SAHAND HOMES Inc. AND MUST BE RETURNED ON COMPLETION OF THE PROJECT. ANY UNAUTHORIZED USE IS PROHIBITED.
  - THE DRAWINGS ARE NOT FOR CONSTRUCTION DRAWINGS. THE DRAWINGS HAVE BEEN ISSUED FOR PERMIT ONLY.

LEGEND

- EXHAUST FAN
- ⊕ HOSE BIB
- ⊗ SMOKE DETECTOR
- RAIN WATER LEADER
- SOLID WOOD BEARING
- FLOOR DRAIN
- DRYER EXHAUST
- ⊗ CARBON MONOXIDE DETECTOR

FOOTING SCHEDULE

FT.	SIZE	REINFORCEMENT
F1	26"x 8" DP	3-15M CONT'S BOTTOM
F2	48"x48"x 22"DP	7-10M EA.W. BOTTOM
F3	96"x88"x 22"DP	11-20M EA.W. BOTTOM

WOOD POST SCHEDULE

POST	SIZE	PLY NAILING/BOLTING
P1	3-(2x6) 4" LONG ARDOX NAILS @ 10" O/C -2 ROWS	
P2	4-(2x6) 5" LONG ARDOX NAILS @ 10" O/C -2 ROWS	

**SAHAND HOMES**  
Engineering Firm  
9275 Bayview Ave.  
PO Box 3134 Bayview 16th AVE PO  
RICHMOND HILL, ONTARIO, L4C 0V7  
TEL. (647) 701-0721

36 Jondan CRES  
MARKHAM, ONTARIO

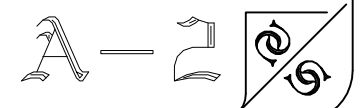
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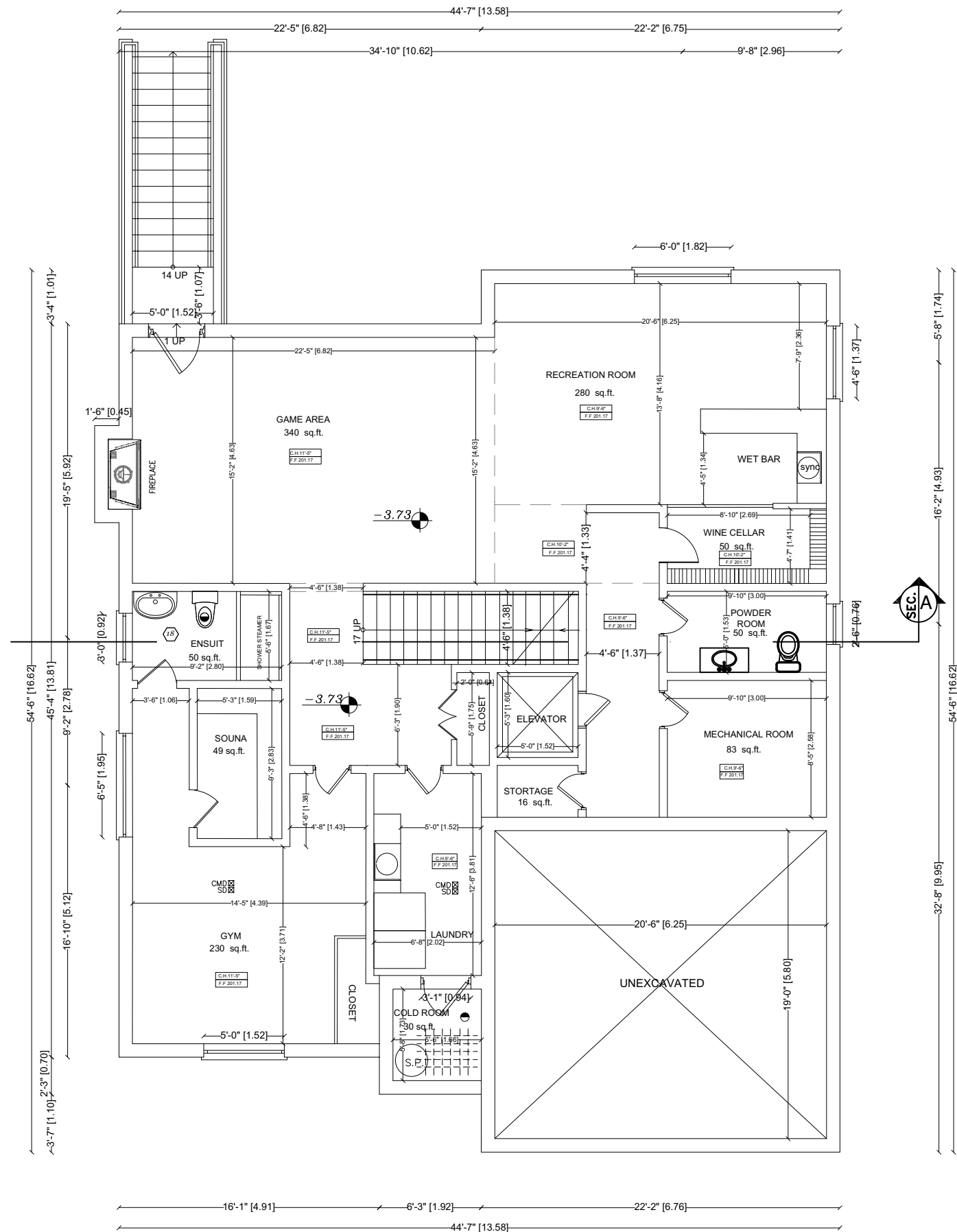
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OCTOBER 2022



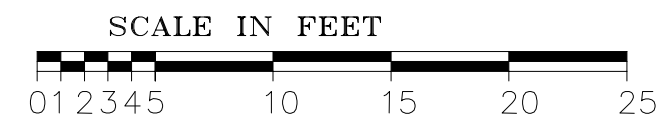
# Appendix B

File: 22.264764.000.00.MNV

Date: 03/03/23  
MM/DD/YY



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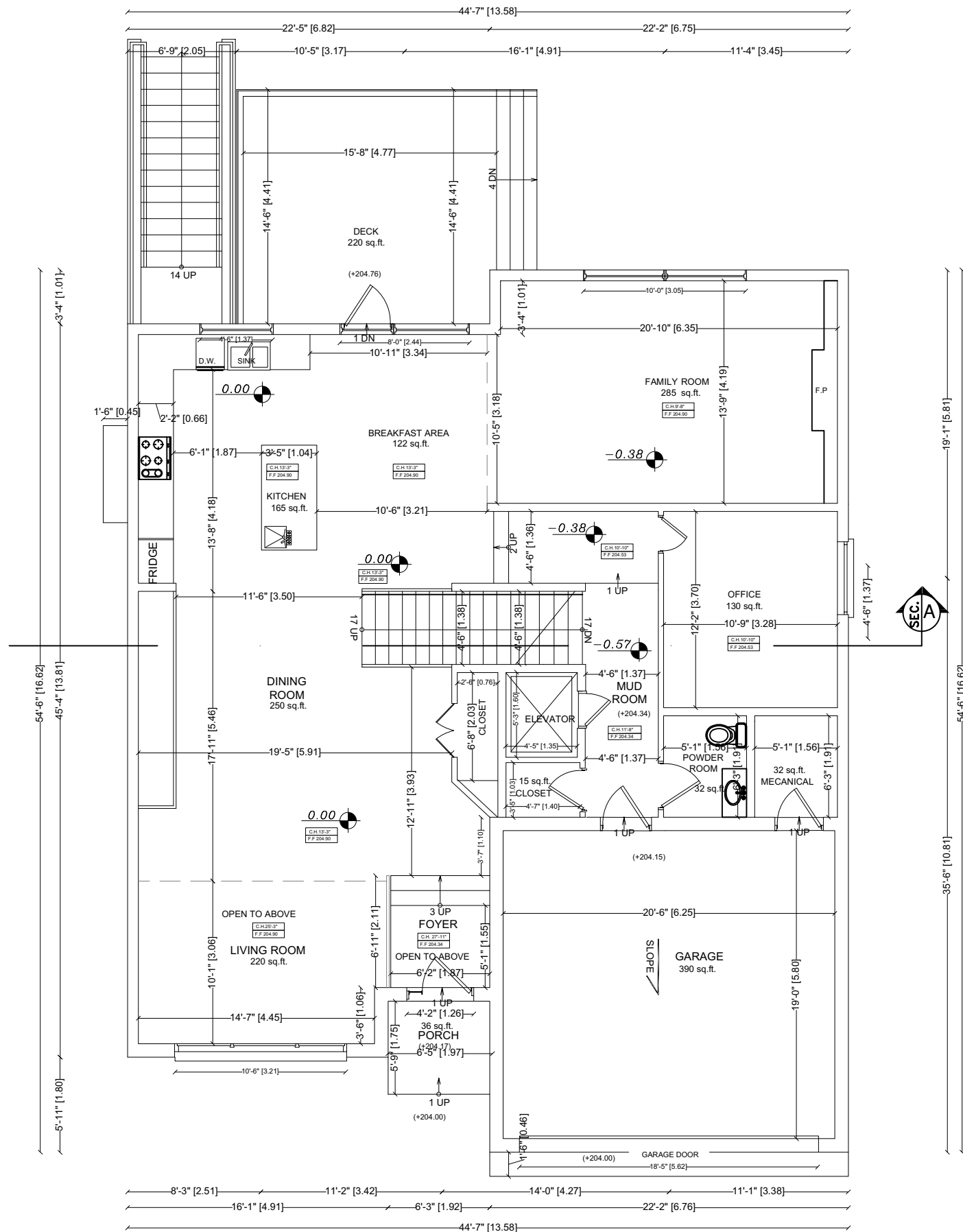
**BASEMENT FLOOR PLAN**

 SAHAND HOMES Engineering Firm 9275 Bayview Ave. PO Box 3134 Bayview 16th AVE PO RICHMOND HILL, ONTARIO, L4C 0V7 TEL. (647) 701-0721	<h2>36 Jondan CRES</h2> <h3>MARKHAM, ONTARIO</h3>		
	Drawing Title <h2 style="text-align: center;">BASEMENT</h2>	Drawn by <b>DONNA ARAZI</b>	
Check by <b>SHARON FARZAN</b>	Scale 1'-0" = 1/4"	Date OCTOBER 2022	Drawing Title <h2 style="text-align: center;">BASEMENT</h2>

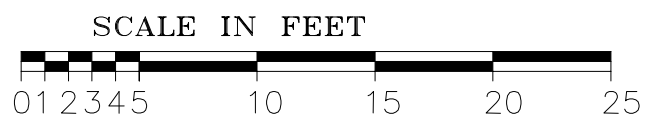
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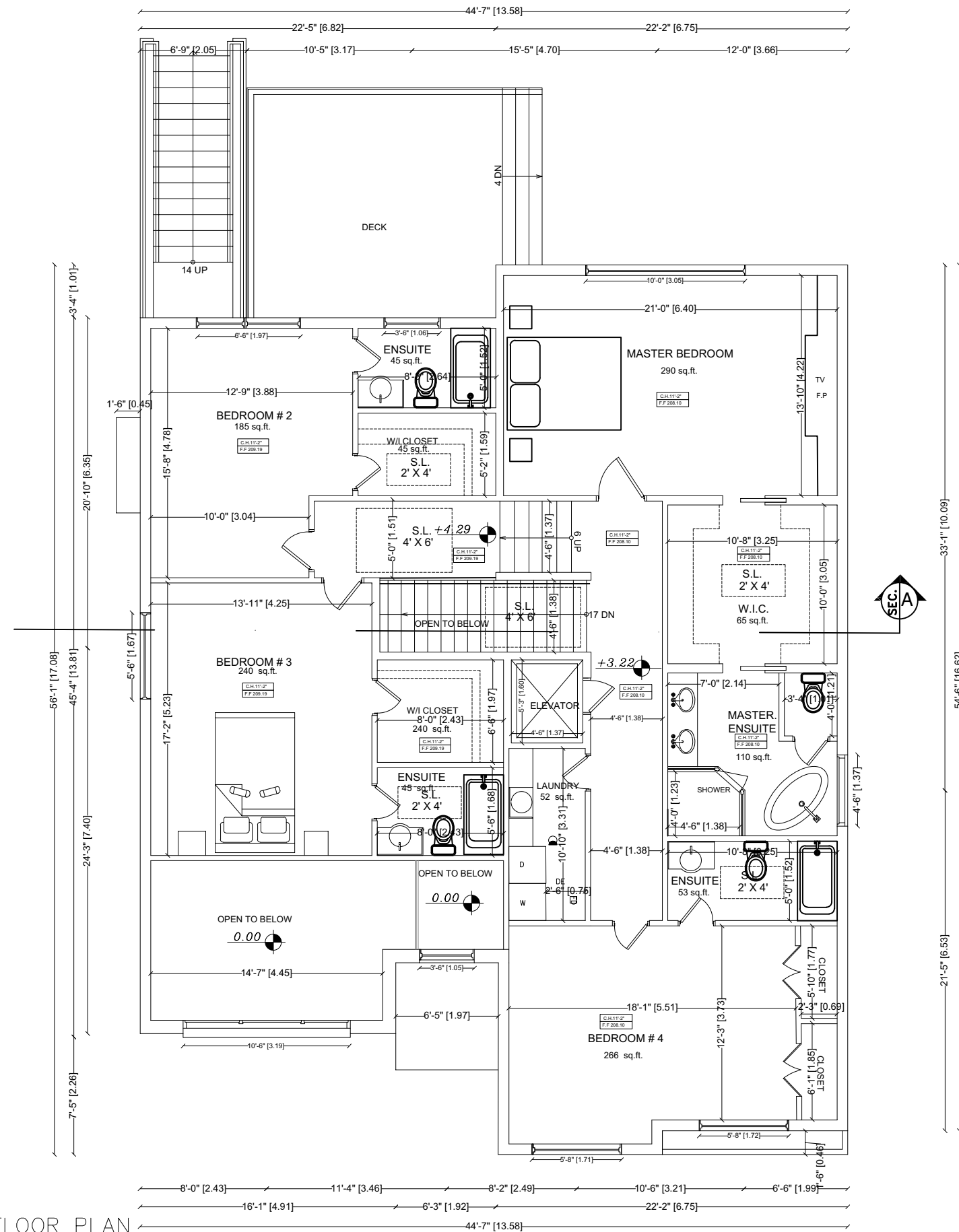
GROUND FLOOR PLAN

 SAHAND HOMES Engineering Firm 9275 Bayview Ave. PO Box 3134 Bayview 16th AVE PO RICHMOND HILL, ONTARIO, L4C 0V7 TEL. (647) 701-0721	<h2>36 Jondan CRES</h2> <h3>MARKHAM, ONTARIO</h3>		<h1>A-4</h1>
	Drawing Title <h2 style="text-align: center;">GROUND FLOOR</h2>	Drawn by <b>DONNA ABAZI</b>	
Check by <b>SAHAND HOMES FARZAN</b>	Scale 1'-0" = 1/4"		

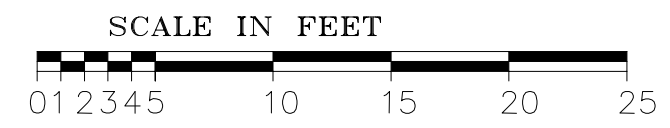
# Appendix B

File: 22.264764.000.00.MNV

Date: 03/03/23  
MM/DD/YY



- NOTES
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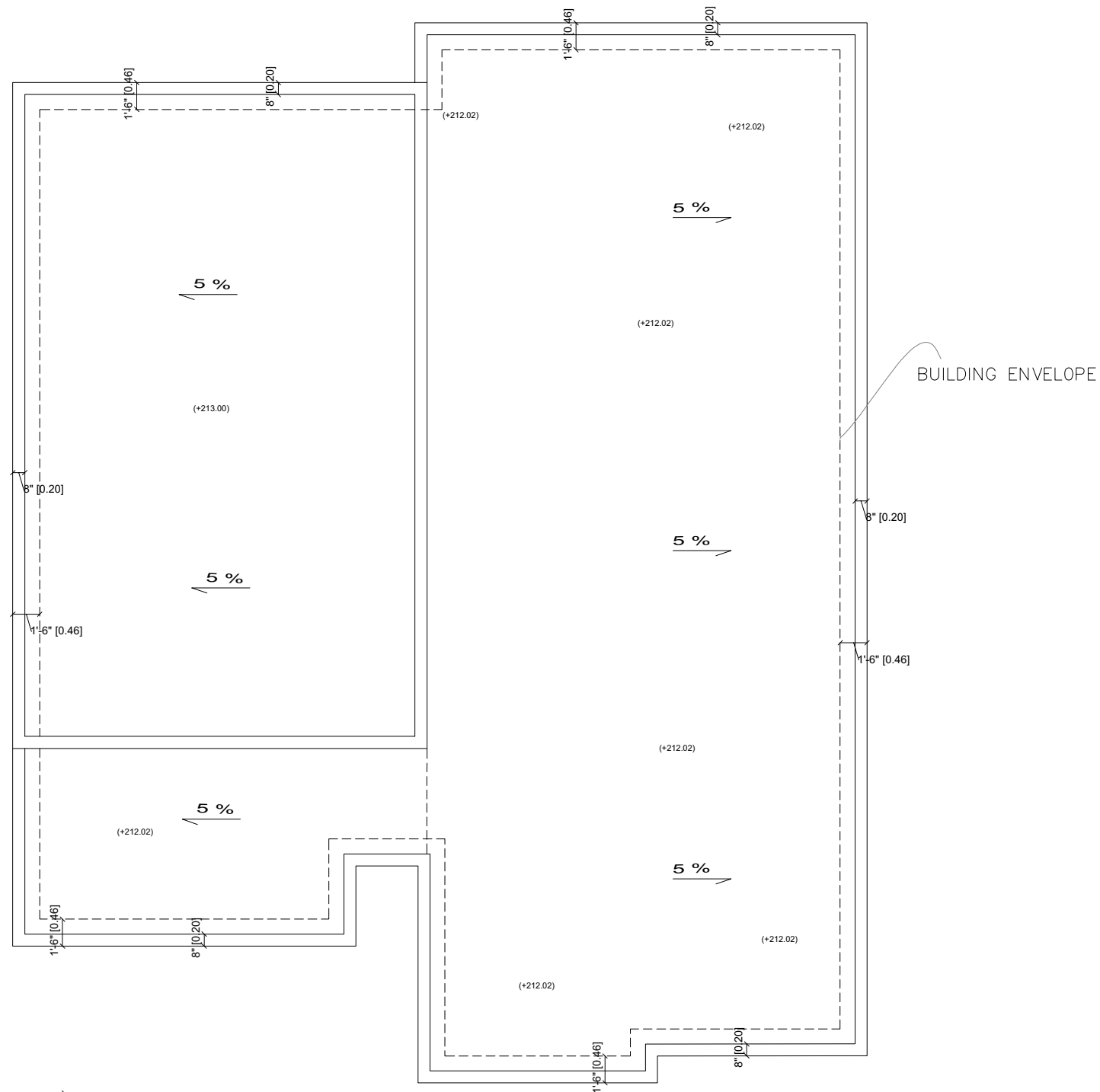
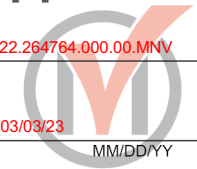
SECOND FLOOR PLAN

<p>SAHAND HOMES Engineering Firm 9275 Bayview Ave. PO Box 3134 Bayview 16th AVE PO RICHMOND HILL, ONTARIO, L4C 0V7 TEL. (647) 701-0721</p>	<h2>36 Jondan CRES</h2> <p>MARKHAM, ONTARIO</p>		
	Drawing Title <h3>SECOND FLOOR</h3>	Drawn by <b>DONJA ABAZI</b>	
Check by <b>SHARIF FARZAN</b>	Scale 1'-0" = 1/4"		

# Appendix B

File: 22.264764.000.00.MNV

Date: 03/03/23  
MM/DD/YY



FLAT ROOF ( 5 % SLOP)=2,343 SqF 92.71% Coverage  
TOTAL ROOF AREA (HORIZONTAL) = 2527.23 SqF

SCALE IN FEET



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ROOF PLAN

**SAHAND HOMES**  
Engineering Firm  
9275 Bayview Ave.  
PO Box 3134 Bayview 16th AVE PO  
RICHMOND HILL, ONTARIO, L4C 0V7  
TEL: (647) 701-0721

36 Jondan CRES  
MARKHAM, ONTARIO

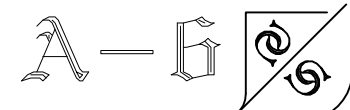
Drawing Title ROOF PLAN

Check by **SAHAND HOMES FARZAN**

Drawn by **DONJA ABASI**

Scale 1'-0" = 1/4"

Date OCTOBER 2022



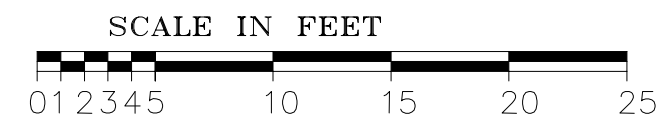
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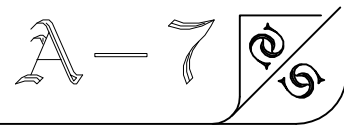
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Crown of Road(FRONT): 202.89

NORTH ELEVATION

 SAHAND HOMES Engineering Firm 9275 Bayview Ave. PO Box 3134 Bayview 16th AVE PO RICHMOND HILL, ONTARIO, L4C 0V7 TEL. (647) 701-0721	36 Jondan CRES MARKHAM, ONTARIO	
	Drawing Title NORTH ELEVATION	
Check by 孙德旺 孙德旺 FARZAN	Drawn by DONNA ABAZI	Scale 1'-0" = 1/4"
		Date OCTOBER 2022



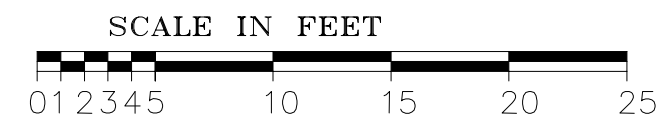
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SOUTH ELEVATION

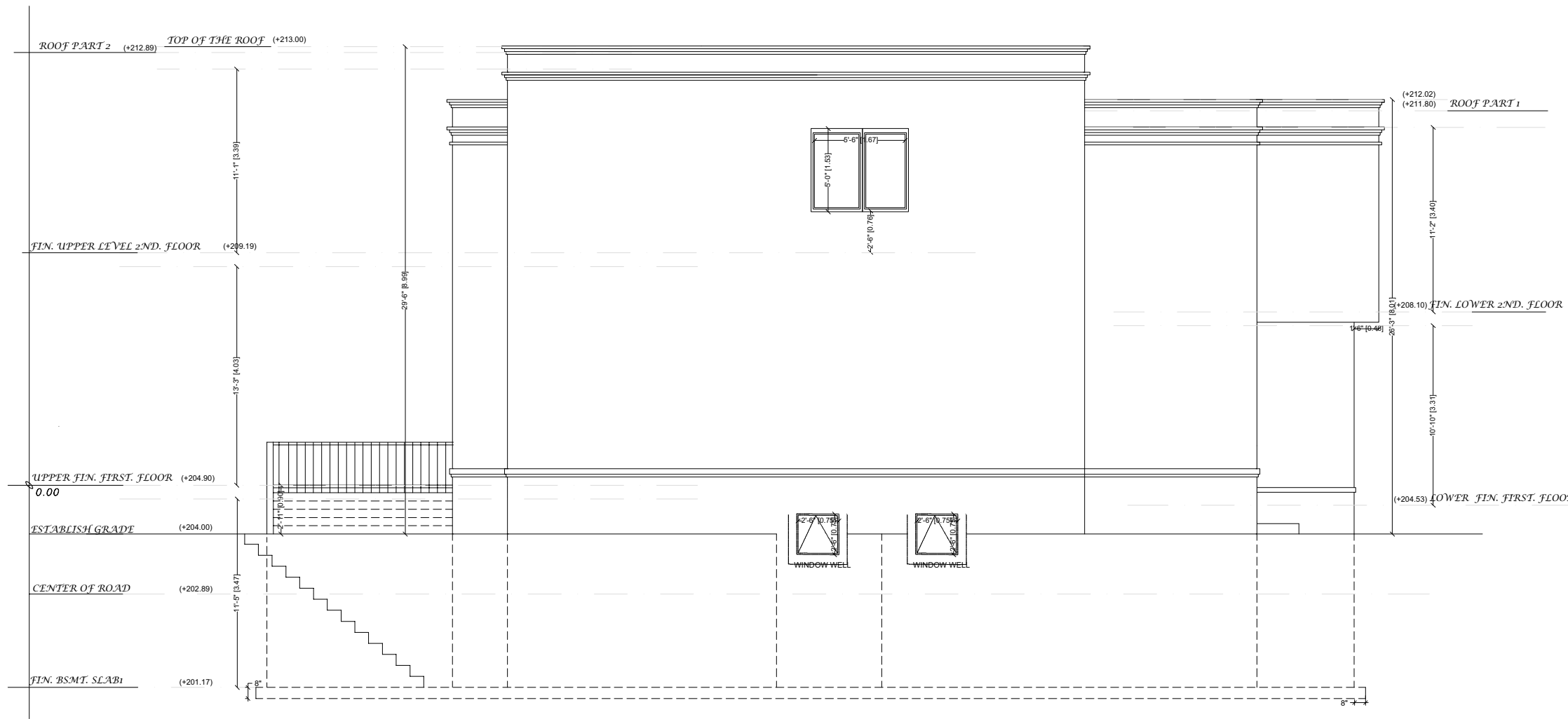
<p>SAHAND HOMES Engineering Firm 9275 Bayview Ave. PO Box 3134 Bayview 16th AVE PO RICHMOND HILL, ONTARIO, L4C 0V7 TEL. (647) 701-0721</p>	<h2>36 Jondan CRES</h2> <p>MARKHAM, ONTARIO</p>		
	<p>Drawing Title: SOUTH ELEVATION</p>		
<p>Check by: <b>SHARON FARZAN</b></p>	<p>Drawn by: <b>DONJA ABASI</b></p>	<p>Scale: 1'-0" = 1/4"</p>	<p>Date: OCTOBER 2022</p>



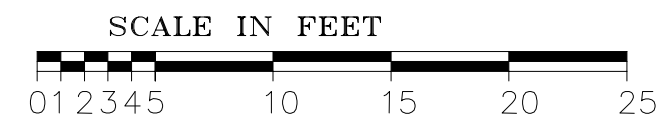
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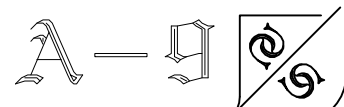


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WEST ELEVATION

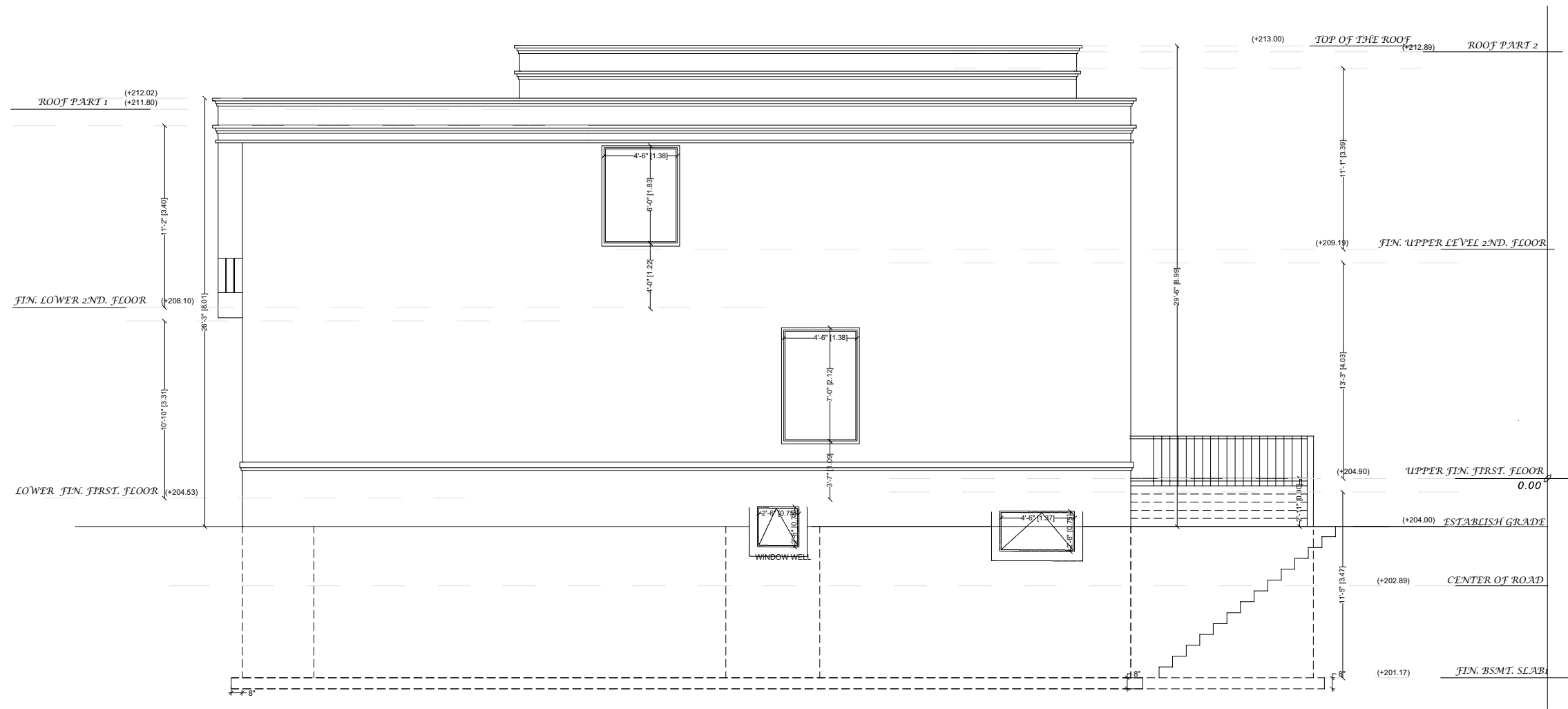
 SAHAND HOMES Engineering Firm 9275 Bayview Ave. PO Box 3134 Bayview 16th AVE PO RICHMOND HILL, ONTARIO, L4C 0V7 TEL. (647) 701-0721	36 Jondan CRES MARKHAM, ONTARIO		
	Drawing Title WEST ELEVATION		
Check by 孙德旺 孙德旺 FARZAN	Drawn by DONNA ABASI	Scale 1'-0" = 1/4"	Date OCTOBER 2022



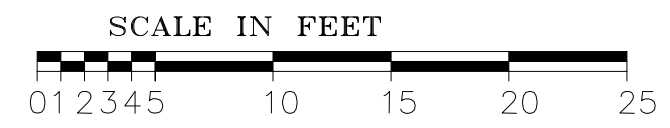
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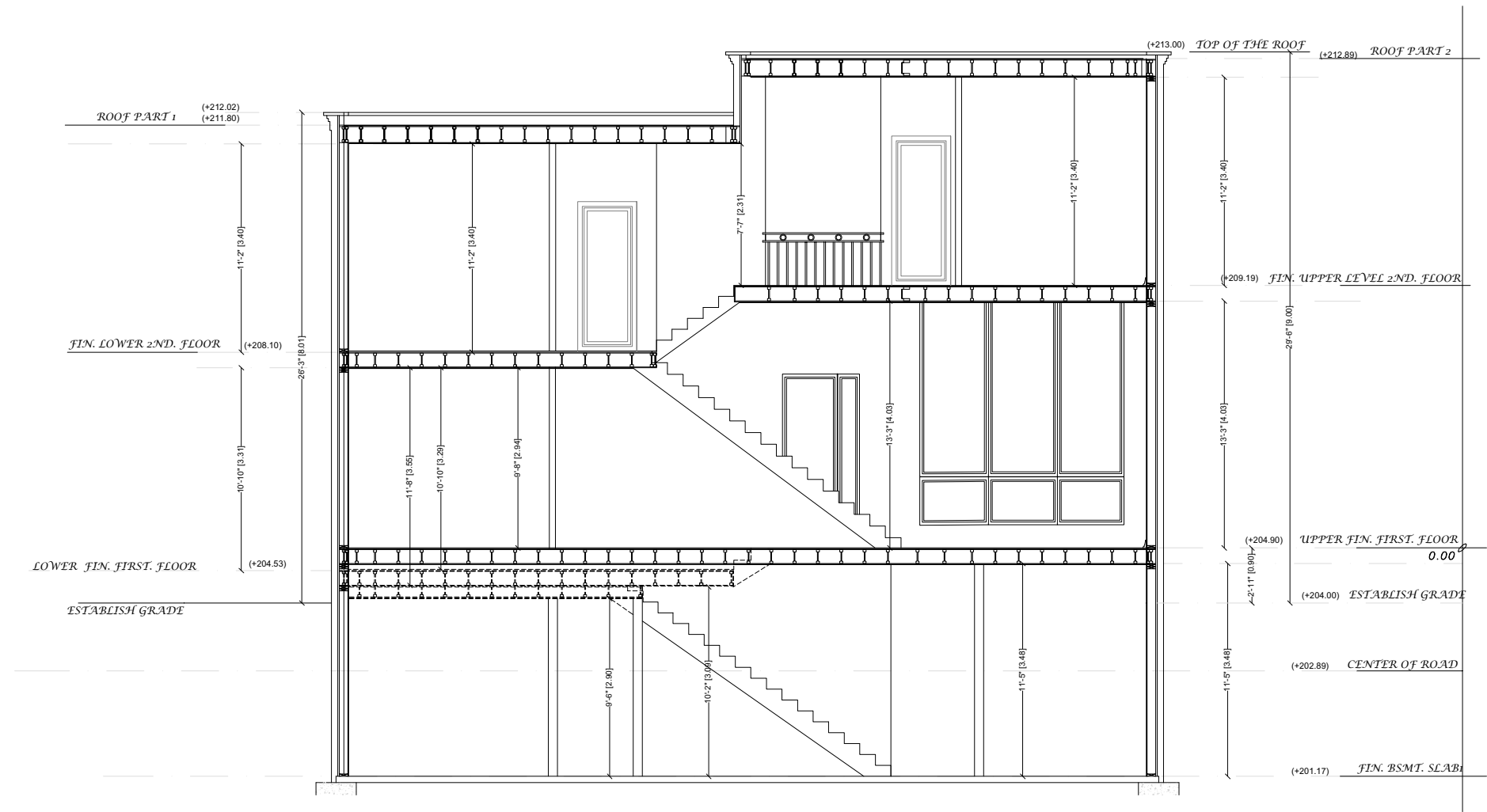
EAST ELEVATION

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	Drawing Title EAST ELEVATION		
Check by 孙在根 FARZAN	Drawn by DONJA ABASI	Scale 1'-0" = 1/4"	Date OCTOBER 2022

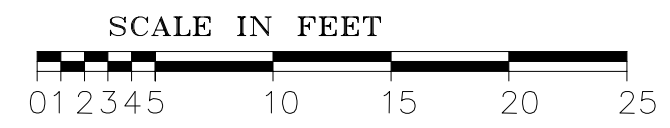
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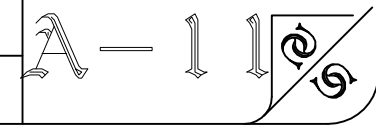


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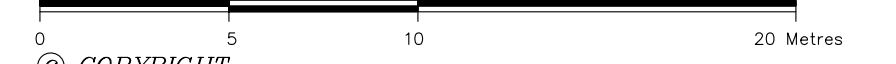


SECTION

 SAHAND HOMES Engineering Firm 9275 Bayview Ave. PO Box 3134 Bayview 16th AVE PO RICHMOND HILL, ONTARIO, L4C 0V7 TEL. (647) 701-0721	36 Jondan CRES MARKHAM, ONTARIO		
	Drawing Title SECTION		
Check by 孙德旺 孙德旺 FARZAN	Drawn by DONNA ARAZI	Scale 1'-0" = 1/4"	Date OCTOBER 2022



SURVEYOR'S REAL PROPERTY REPORT  
PLAN OF SURVEY OF  
LOT 49  
REGISTERED PLAN M-1345  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK  
Date: 03/03/23  
SCALE 1:200



© COPYRIGHT  
PEARSON & PEARSON SURVEYING LTD. 2022  
Ontario Land Surveyors

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

**Part 2**  
DESCRIPTION OF LAND: LOT 49, REGISTERED PLAN M-1345, CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK.  
REGISTERED EASEMENTS AND/OR RIGHTS OF WAY: NO REGISTERED EASEMENTS OR RIGHTS OF WAY ON TITLE.

BOUNDARY FEATURES: NOTE ALL FENCES, HEDGE AND RETAINING WALLS IN RELATION TO THE BOUNDARY.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS: THIS PLAN DOES NOT CERTIFY ZONING COMPLIANCE OR IDENTIFY WHAT ZONING RESTRICTIONS ARE INVOLVED.

THIS REPORT WAS PREPARED FOR IGOR SLUCHAK AND THE UNDERSIGNED ACCEPTS AND NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

ADDITIONAL REMARKS: NONE.

**Legend**

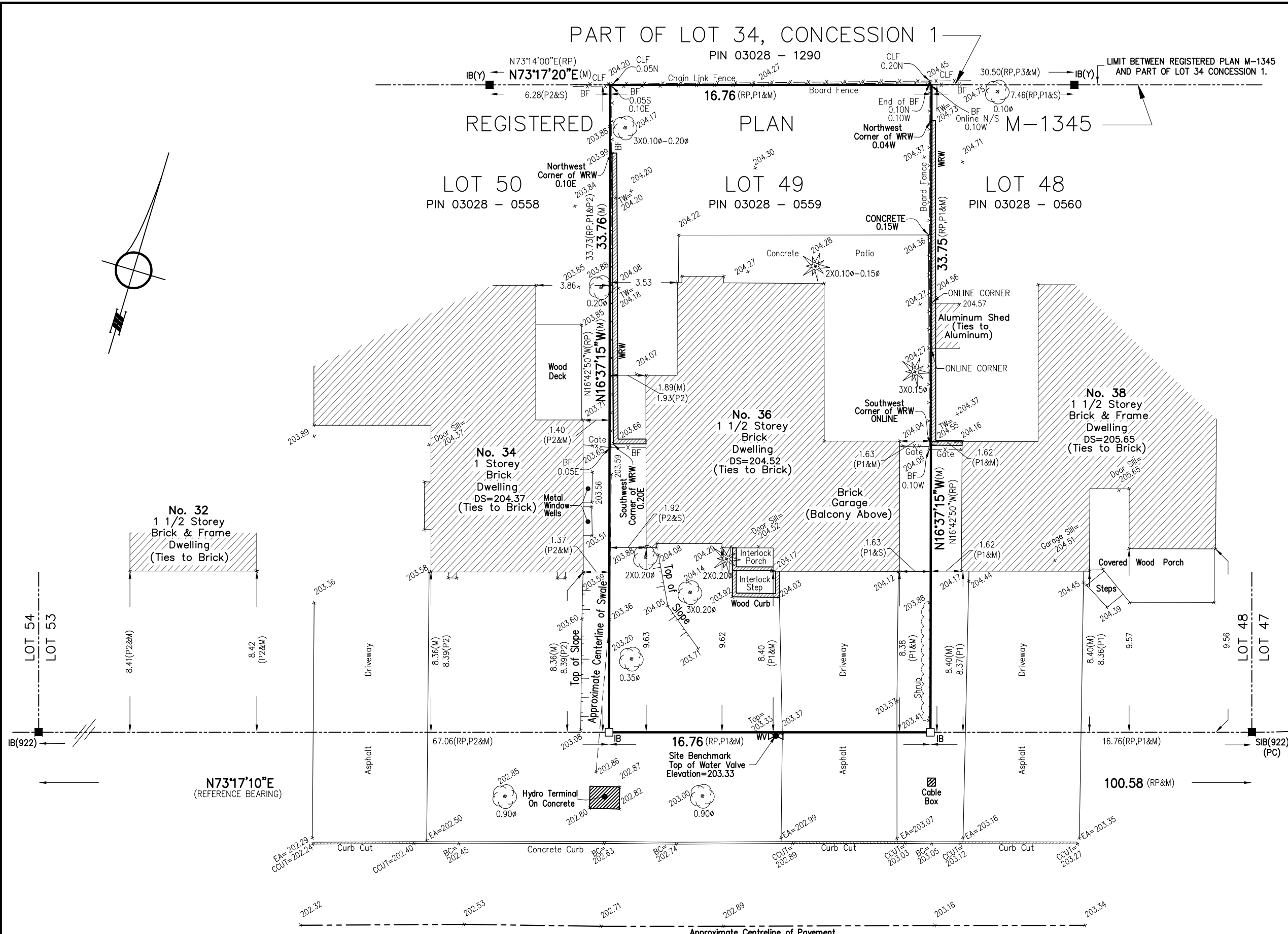
■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
S	DENOTES	SET
M	DENOTES	MEASURED
PC	DENOTES	POINT OF CURVATURE
N/S/E/W	DENOTES	NORTH/SOUTH/EAST/WEST
RP	DENOTES	REGISTERED PLAN M-1345
P1	DENOTES	PLAN OF SURVEY BY N. W. MOYLES O.L.S., DATED NOVEMBER 24, 1970.
P2	DENOTES	PLAN OF SURVEY BY N. W. MOYLES O.L.S., DATED DECEMBER 21, 1970.
P3	DENOTES	PLAN 65R-36826
Y	DENOTES	YATES & YATES LIMITED, O.L.S.
922	DENOTES	SCHAEFFER & REINTHALER O.L.S.
CCUT	DENOTES	CURB CUT ELEVATION
BC	DENOTES	BOTTOM OF CURB ELEVATION
EA	DENOTES	EDGE OF PAVEMENT ELEVATION
BF	DENOTES	BOARD FENCE
CLF	DENOTES	CHAIN LINK FENCE
TW	DENOTES	TOP OF WALL ELEVATION
WRW	DENOTES	WOODEN RETAINING WALL
WV	DENOTES	WATER VALVE
∅	DENOTES	DIAMETER (ROUND)
DS	DENOTES	DOOR SILL ELEVATION
⊙	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER
⊙*	DENOTES	CONIFEROUS TREE WITH TRUNK DIAMETER

**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 27TH DAY OF JUNE, 2022.

July 25, 2022  
Date  
Jason Chun-Ho Mo  
Ontario Land Surveyor

10211 KEELE STREET, UNIT #116, MAPLE ONTARIO, L6A 4R7  
O. : (289) 553-5453  
E. : michelepearson@pearsonandpearson.ca  
DRAWING : 2495-JordanCrescent36-SRPR.DWG  
CALC. BY DL  
DRAWN BY SH/JC/JM  
CHECKED BY MP/JM  
PROJECT : 2495



**JONDAN CRESCENT**

PIN 03028 - 0773 (BY REGISTERED PLAN M-1345)

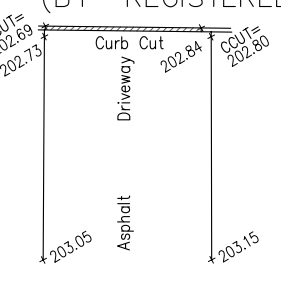
ASSOCIATION OF ONTARIO LAND SURVEYORS  
PLAN SUBMISSION FORM  
2192689

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(3).

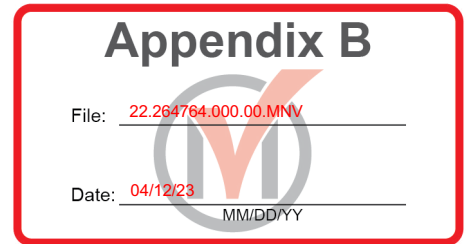
**Bearing Note**  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF JONDAN CRESCENT SHOWN ON REGISTERED PLAN M-1345 AS HAVING A BEARING OF N73°17'10"E.

**Benchmark**  
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO A CITY OF MARKHAM BENCHMARK.  
BENCHMARK : M04-024 ELEVATION = 208.818m

**Note**  
TREE CALIPERS ARE NOT TO ARBORIST STANDARDS AND FOR ARBORIST CALIPER REFER TO ARBORIST REPORT.



**APPENDIX "B"**  
**MINUTES EXTRACT**



**CITY OF MARKHAM**  
**Virtual Meeting on Zoom**

**March 8, 2023**  
**7:00 pm**

**COMMITTEE OF ADJUSTMENT**

**Minutes**

The 4<sup>th</sup> regular meeting of the Committee of Adjustment for the year 2023 was held at the time and virtual space above with the following people present:

Arrival Time

Gregory Knight Chair	7:00 pm
Tom Gutfreund	7:00 pm
Kelvin Kwok	7:00 pm
Jeamie Reingold	7:00 pm
Sally Yan	7:00 pm
Patrick Sampson	7:00 pm

Shawna Houser, Secretary-Treasurer  
Greg Whitfield, Supervisor, Committee of Adjustment  
Dinal Manawadu, Development Technician, Zoning and Special Projects  
Vrinda Bhardwaj, Development Clerk

**Regrets**

Arun Prasad

**DISCLOSURE OF INTEREST**

None

**Minutes: February 15, 2023**

THAT the minutes of Meeting No. 3, of the City of Markham Committee of Adjustment, held February 15, 2023 respectively, be:

- a) Approved on March 8, 2023.

**Moved By: Patrick Sampson**  
**Seconded By: Sally Yan**

**Carried**

## **REQUESTS FOR REVISED DECISION**

### **1. B/026/22**

**Owner Name: Flato Upper Markham Village Inc. (Shakir Rehmatullah)**  
**Agent Name: Bousfields Inc. (Ashley Paton)**  
**5474 19th Avenue, Markham**  
**CON 7 PT LOT 31**

The applicant was requesting a change of conditions for the Decision of the Committee of Adjustment for B/026/22, dated February 15, 2023, that Condition 5 be revised so that it reads as follows:

**5. Payment of all applicable fees in accordance with the City's fee by-law.**

Conditions 1, 2, 3, 4, 6, 7 and 8 would remain unchanged. The change in conditions does not impact the configuration of the parcels or their intended use.

Greg Whitfield introduced the request indicating the change, and the legal department reviewed the request. It was determined that the conditions did not relate to the severance but rather to the draft plan of subdivision. The conditions of the draft plans of subdivision remained in place. The City of Markham legal staff provided a memo regarding the change to the Committee. A motion was required only to amend the condition.

Member Gutfreund motioned for approval.

**Moved By: Tom Gutfreund**  
**Seconded By: Kelvin Kwok**

The Committee unanimously approved the request for revised conditions.

Resolution Carried

## **REQUESTS FOR DEFERRAL**

### **1. A/139/22**

**Owner Name: Shi Or Bin**  
**Agent Name: Z Square Group (Mengdi Zhen)**  
**170 Krieghoff Avenue, Markham**  
**PLAN 7566 LOT 105**

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



a) **Section 6.1:**

a maximum lot coverage of 35.98 percent, whereas the By-law permits a maximum lot coverage of 33 and 1/3 percent;

b) **Section 6.1:**

a maximum building height of 25 feet and 11.5 inches whereas the By-law permits a maximum building height of 25 feet;

as it related to a proposed two-storey single detached dwelling.

Member Kwok motioned for deferral.

**Moved By: Kelvin Kwok**

**Seconded By: Tom Gutfreund**

THAT Application No. **A/139/22** be **deferred** sine die.

Resolution Carried

**NEW BUSINESS:**

1. **A/005/23**

**Owner Name: Suncor Energy Products Inc. (Blaine Culley)**

**Agent Name: Brutto Consulting (Francesco Fiorani)**

**7750 McCowan Road, Markham**

**CON 6 PT LT 5 65R14272 PT 1 65R14126 PTS 6 & 7**

The applicant was requesting relief from the requirements of By-law 90-81, as amended, to permit:

a) **Amending By-law 369-88, Section 7.17(i)**

a Take-Out Restaurant, whereas the By-law does not permit this use.

as it related to a proposed gas station redevelopment.

This application was related to a Site Plan Control Application (File Number: SPC 20 121202) which was being reviewed concurrently.

The Chair introduced the application.

The agent, Francesco Fiorani, appeared on behalf of the application indicating the application met the four tests of the *Planning Act*. The application was for a take-out restaurant use complementary to the gas station, which was permitted in the Official Plan. The proposal was minor, desirable and met the intent of the Official Plan.

Member Gutfreund had no objections to the application and agreed with the staff report. However, the member requested additional information regarding the possibility of future electric charging stations on the site.

Member Kwok confirmed that no parking variance would be required for the proposed use and requested information about traffic flow with consideration of the car wash also located on the site.

Claudio Brutto indicated that the proposed restaurant was take-out only, and the duration of visits would be limited. Therefore, it would not conflict with other uses on the site.

Member Gutfreund motioned for approval with conditions.

**Moved By: Tom Gutfreund**  
**Seconded By: Patrick Sampson**

The Committee unanimously approved the application.

THAT Application No. **A/005/23** be **approved** subject to conditions contained in the staff report.

Resolution Carried

**2. A/015/23**

**Owner Name: Weitzfam Holdings Inc. (Jeremy Weitz)**  
**Agent Name: Glenn Schnarr and Associates**  
**1000 Markland Street, Markham**  
**PLAN 65M4252 BLK PT 106 RP 65R35307 PT 4**

The applicant was requesting relief from the requirements of By-law 177-96, as amended, to permit:

- a) **Parking By-law 28-97, Table B:**  
a minimum of 36 parking spaces, whereas a minimum of 59 parking spaces are required.

as it related to the proposed development of a new office and industrial warehouse (SPC 22 257557).

The Chair introduced the application.

The agent, Patrick Pearson of Glen Schnarr and Associates, appeared on behalf of the application. The minor variance request was related to and required for proceeding with a current site plan application. Patrick expressed that the application constituted good

planning, would bring employment uses to the City and met the four tests of the *Planning Act*.

Member Gutfreund requested details regarding the types of products the owner produced and asked if there would be retail sales on site. Additionally, the member asked for information regarding accessible parking and on-street parking. Patrick Pearson indicated that accessible parking would be provided on-site.

Member Reingold asked if a showroom was associated with the proposal, as this use generated additional parking requirements. Patrick Pearson indicated that the use did not include a showroom.

Member Kwok asked if the proposal was designed for an on-site or hybrid workforce. Patrick Pearson indicated that the parking requirements would meet the needs of an on-site workforce.

Member Sampson asked if the parking requirements were tied to the proposed use and what impacts could result if the property changed uses.

Greg Whitfield responded that the variance was tied to the site, not the use. The site plan process determined different parking requirements for different uses. In that case, a new variance might be required.

Patrick Pearson indicated that the current owner had a substantial investment in the property, with long-term use intended. The traffic study looked at similar properties with different uses, and it was determined that parking needs for those sites were similar to this site.

Member Yan indicated that the owners had a significant investment. They had done studies and understood their employees' needs. The member supported the application.

Member Gutfreund asked for clarification regarding the smart commute program.

Patrick Pearson indicated that the program encouraged active transportation; bikes, transit, walking or carpools. The site had both indoor and outdoor bicycle parking proposed.

Member Gutfreund motioned for approval with conditions.

**Moved By: Tom Gutfreund**  
**Seconded By: Sally Yan**

The Committee unanimously approved the application.

THAT Application No. **A/005/23** be **approved** subject to conditions contained in the staff report.

Resolution Carried

**3. A/249/22**

**Owner Name: Nitin Malhotra**  
**Agent Name: n Architecture Inc. (Nitin Malhotra)**  
**9 Hoover Drive, Thornhill**  
**PL M1755 PT LT 273 66R10688 PT 5**

The applicant was requesting relief from the requirements of By-law 151-75, as amended, to permit:

**a) Section 8.2 (c):**

a lot coverage of 37.4 percent, whereas the By-law permits a maximum lot coverage of 33 1/3 percent;

as it related to an existing enclosed deck.

The Chair introduced the application.

The owner, Nitin Malhotra, appeared on behalf of the application.

The Committee received four written pieces of correspondence.

Member Gutfreund asked if the structure existed.

Nitin Malhotra indicated that the structure was in place at the time of the purchase of the property, and the required variance was identified when a building permit was submitted for internal renovations.

Member Gutfreund motioned for approval with conditions.

**Moved By: Tom Gutfreund**  
**Seconded By: Kelvin Kwok**

The Committee unanimously approved the application.

THAT Application No. **A/249/22** be **approved** subject to conditions contained in the staff report.

Resolution Carried

**4. A/242/22**

**Owner Name: Oxana Mukan**  
**Agent Name: Donya Abasiliasi**  
**36 Jondan Crescent, Thornhill**  
**PLAN M1345 LOT 49**

The applicant was requesting relief from the requirements of By-law 2489, as amended, to permit:

- a) **Section 6.1:**  
a building height of 29 feet and 6 inches, whereas the By-law permits a maximum height of 25 feet;
- b) **Section 6.1:**  
an east side yard setback of 5 feet and west side yard setback of 5 feet and 5 inches, whereas the By-law requires a minimum of 6 feet on each side;
- c) **Section 6.1:**  
a lot coverage of 37.2 percent, whereas the By-law permits a maximum lot coverage of 33 1/3 percent; and
- d) **Section 6.1:**  
a front yard setback of 25.5 feet, whereas the By-law requires a minimum front yard setback of 27 feet;

as it related to a proposed two-storey detached dwelling.

The Chair introduced the application.

The agent, Donya Abasiliasi, appeared on behalf of the application and indicated that the height variance related only to the rear of the building regarding the parapets and the other variances were requested to provide additional living space.

The Committee received two written pieces of correspondence.

Nelly and Nicole Celasun of 38 Jondan Crescent, spoke to the Committee regarding the fence, the side yard setback, height and the demolition. Nelly asked if the roof was flat or sloped.

Donya Abasiliasi indicated that the roof would be constructed with a parapet to provide the appearance of a flat roof, but the roof would have a slope and would be constructed with trusses and asphalt shingles.

The Chair indicated that the issues of fencing and demolition were covered under other legislation and were not matters before the Committee.

Member Reingold noted the smaller size of the lot and indicated they saw no need for reduced side yard setbacks. The member indicated the proposed house was large and too close to the property lines.

Member Sampson indicated a very high floor area ratio related to the project, as increased lot coverage due to an increased house footprint contributed to the overall massing of the house. Regarding equitable standards in the City, the requested variances for increased footprints and decreased side yard setback do not create desirable massing on the lot.

Member Yan agreed with their colleagues that there were overall massing issues related to the property. However, the member did not see a justification for the requested lot coverage and did not support the application as presented.

Member Gutfreund also agreed with their colleagues that the applicant had presented a large home on a small lot. The member indicated that they would not support the side yard setbacks and that they should be eliminated to reduce the overall massing of the proposal.

The Chair spoke to the proposal indicating the proposal filled the streetscape canvas, with grade, height, front yard and side yard setbacks. The proposal had requests beyond the standards for height, front yard and side yard setbacks which created considerable massing at the streetscape, overstepping the street's character. The applicant needed to consider changes to the design that would mitigate rather than accentuate the massing. The Chair asked if the applicant wanted a decision or would request a deferral. If a deferral was requested, the applicant needed to consider the reduced yards, which, if removed, would reduce the coverage and the overall massing.

Member Gutfreund motioned for deferral.

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

THAT Application No. **A/242/22** be **deferred** sine die.

Resolution Carried

**5. A/250/22**

**Owner Name: Unionville Home Society (Julie Horne)**  
**Agent Name: Minto Communities Inc. (Anderson Marques)**  
**Anna Russell Way, Markham**  
**PLAN 2886 PT BLK B RP 65R26694 PARTS 1, 2, 5, 8, 9 PT PART 7**

The applicant was requesting relief from the requirements of By-law122-72, as amended, to permit:

**a) By-law 177-96, Section 7.594.2 (i):**

a maximum building height of 12.5 metres and 4 storeys for Multiple Dwellings (Back-to-Back townhouse units), whereas the by-law permits a maximum height of the lesser of 12 metres or 3 storeys.

as it related to Blocks 4-7 (38 residential units) of Multiple Dwellings (Back-to-Back townhouse units) within a proposed 119-unit townhouse development.

The Chair introduced the application.

The agent, Mitchell Robins appeared on behalf of the application. The proposal was related to the Site Plan application for 119 townhomes. The application related to only 38 back-to-back townhomes on the east side of the lot. The Zoning By-law Amendment was approved in 2018, and the variance related to the definition of a storey. The request was related to access to the rooftop terraces, which provided amenity space for the units. The request met the four tests of the *Planning Act*.

The Committee received six written pieces of correspondence.

Cristianne Bergauer-Free 145 Kreighoff Avenue, spoke to the Committee regarding increased density, overbuilding, privacy, traffic flow, and parking and indicated that the proposal did not meet the intent of the Official Plan.

Member Sampson indicated the project had passed through various planning approval in which the neighbourhood concerns were more appropriately addressed. Regarding the minor variance, fourth-storey rooftop amenity spaces were a common design element within the City. Therefore, the request was minor, and they supported the application.

Member Gutfreund expressed that townhomes with rooftop terraces adjacent to small parkettes were a successful design throughout the City. In addition, the application was minor and met the four tests of the *Planning Act*.

Member Reingold stated that Council had approved the zoning for the townhomes. The member indicated that the increase in height was minor, and more extensive terraces on smaller properties provided usable amenity space for residents. Therefore, member Reingold supported the application and motioned for approval with conditions.

**Moved By: Jeamie Reingold**  
**Seconded By: Patrick Sampson**

The Committee unanimously approved the application.

THAT Application No. **A/250/22** be **approved** subject to conditions contained in the staff report.

Resolution Carried



## **PREVIOUS BUSINESS**

### **6. A/004/22**

**Owner Name: 2430032 Ontario Inc. (Kathy Zegas)**  
**Agent Name: Gregory Design Group (Shane Gregory)**  
**33 Washington Street, Markham**  
**PL 18 BLK E PT LT 7**

The applicant was requesting relief from the requirements of By-law 1229, as amended, to permit:

- a) **Table 11.3(a)(i):**  
an accessory building with a height of 12.83 feet, whereas the by-law permits a maximum height of 12 feet;
- b) **Table 11.1:**  
a front yard setback of 11.91 feet, whereas the By-law requires a minimum front yard setback of 25.0 feet;
- c) **By-law 99-90, Section 1.2(v):**  
a maximum floor area ratio of 53.3 percent, whereas the by-law permits a maximum floor area ratio of 45 percent;
- d) **By-law 99-90, Section 1.2(ii):**  
a building depth of 18.83 metres, whereas the by-law permits a maximum building depth of 16.8 metres.

as it related to a proposed single-detached dwelling with detached garage.

The Chair introduced the application.

The agent, Russ Gregory appeared on behalf of the application. The applicant returned to the Committee with a reduced Floor Area Ratio. The proposed house was in line with setbacks on the street and within the area's character. They had modified the proposal to increase the side yard setback to accommodate tree protection measures with a greater tree protection zone and altered the design to reduce the number of windows facing the neighbouring property. The applicants had worked closely with Heritage and Urban Design staff and agreed with the staff report. The property had narrow frontages on two streets. It was designed to fit within the streetscape with a narrower façade and greater depth. The zoning across the street was commercial and reflected a different massing. The house was designed to reflect the varied streetscape, and the floor area ratio was distributed to both the house and garage on the two frontages and was appropriate massing for the lot. Russ expressed that the application met the four tests of the *Planning Act*. It was minor and appropriate development of the property.

The Committee received one written piece of correspondence.

Michael Palmer of 29 Washington Street spoke to the Committee regarding protecting the boundary trees.

Lucia Cha 35 Washington Street, continued to express concerns regarding the abutting side yard setback. Lucia indicated that the properties across the street were not comparable as the zoning differed. Lucia felt the applicant needed to provide adequate reasons for not complying with the development standards.

Russ Gregory indicated that the tree protection would remain in place throughout the development of the property, and there were no plans to remove the boundary tree.

The Chair clarified the Heritage Markham process in relation to the Committee of Adjustment process.

Member Reingold felt the design was appropriate for the area and looked to assess the property based on the context of the property and the surrounding properties. In this instance, the member expressed that the assessment of the requests was not number driven but instead on desirability and compatibility with where the home would be located. Considering the properties across the street as part of the context was essential, even if the zoning was different. Given the parameters of the application, Member Reingold supported the request.

Member Gutfreund noted that when the garage was separated from the house, the floor area ratio for the house was approximately 46 percent which was well within consideration customarily given by the Committee. The member agreed with their colleague that consideration had to be given to the context of the lot within the neighbourhood. Each structure would present different massing on the two frontages. The properties fronting the house and garage provided a unique context and massing. The member expressed that the requests were minor and appropriate development of the property.

Russ Gregory gave further details regarding changes made to the windows.

Member Gutfreund motioned for approval with conditions.

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

The Committee unanimously approved the application.

THAT Application No. **A/004/22** be **approved** subject to conditions contained in the staff report.

Resolution Carried

**7. A/206/22**

**Owner Name: Yue Luo  
Agent Name: Lumeng Yang  
21 Walkerton Drive, Markham  
PLAN 7326 LOT 72**

The applicant was requesting relief from the requirements of By-law 1229, as amended, to permit:

- a) By-law 99-90, Section 1.2 (vi):**  
a maximum floor area ratio of 50 percent, whereas the By-law permits a maximum of 45 percent.

as it related to a proposed two-storey single detached dwelling.

The Chair introduced the application.

The agent, Lumeng Yang appeared on behalf of the application and indicated they had reduced the open to below area and the overall floor area ratio.

The Committee received one written piece of correspondence.

Member Gutfreund thanked the applicant for bringing the application in line with Committee comments and motioned for approval with conditions.

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

The Committee unanimously approved the application.

THAT Application No. **A/206/22** be **approved** subject to conditions contained in the staff report.

Resolution Carried

**8. A/235/22**

**Owner Name: Sivalatha Sivasubramaniam  
Agent Name: Paar Design Inc. (Nikol Paar)  
32 James Speight Road, Markham  
PLAN 7980 LOT 67**

The applicant was requesting relief from the requirements of By-law 1229, as amended, to permit:

**a) By-law 99-90, Section 1.2 (vi):**

a maximum floor area ratio of 49.95 percent, whereas the By-law permits a maximum floor area ratio of 45 percent.

as it related to a proposed two-storey single detached dwelling.

The Chair introduced the application.

The agent, Nikol Paar appeared on behalf of the application. They had reduced the open to above areas and the floor area ratio and redesigned the front elevation.

Member Gutfreund commended the applicant for including the committee recommendations in the redesign, indicating it was a good design that would be unique for the area. The member indicated it met the four tests of the *Planning Act* and motioned for approval with conditions.

**Moved By: Tom Gutfreund**

**Seconded By: Patrick Sampson**

The Committee unanimously approved the application.

THAT Application No. **A/235/22** be **approved** subject to conditions contained in the staff report.

Resolution Carried

Adjournment

**Moved by: Tom Gutfreund**

**Seconded by: Kelvin Kwok**

THAT the virtual meeting of the Committee of Adjustment was adjourned at 9:04 pm, and the next regular meeting would be held on March 22, 2023.

CARRIED



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Secretary-Treasurer  
Committee of Adjustment



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Chair  
Committee of Adjustment

**APPENDIX "C"**  
**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/242/22**

**APPENDIX “C”**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/242/22**

1. The variances apply only to the proposed development as long as it remains.
2. That the variances apply only to the proposed development, in substantial conformity with the batch stamped plans attached as Appendix “B” to this Staff Report, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design, or their designate.
3. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City’s Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that the Secretary Treasurer receive written confirmation from Tree Preservation Technician or Manager of By-law Enforcement & Regulatory Services Division 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.
4. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation Technician or Manager of By-law Enforcement & Regulatory Services Division.
5. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City’s Streetscape Manual, including 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 Technician or Manager of By-law Enforcement & Regulatory Services Division.

CONDITIONS PREPARED BY:



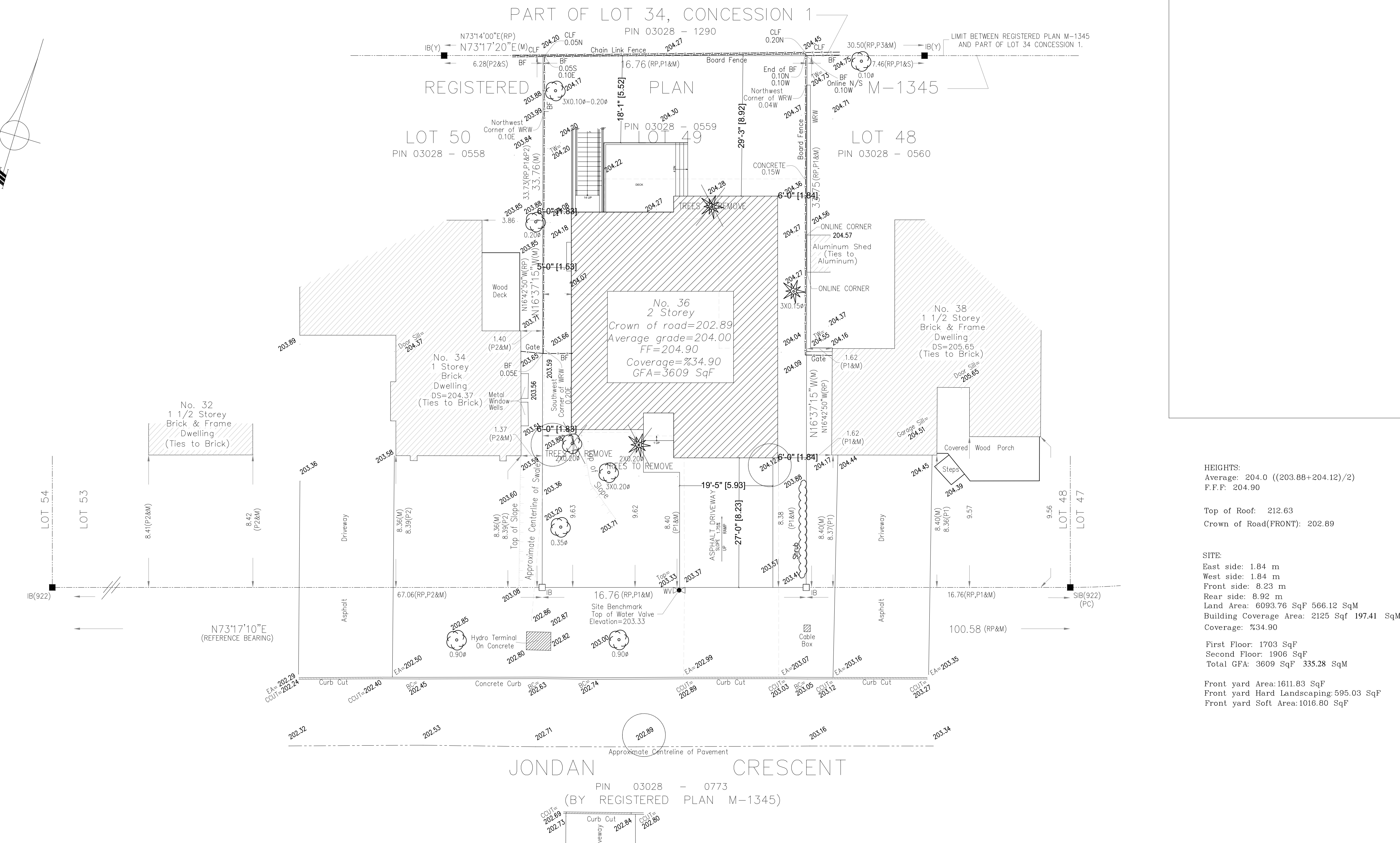
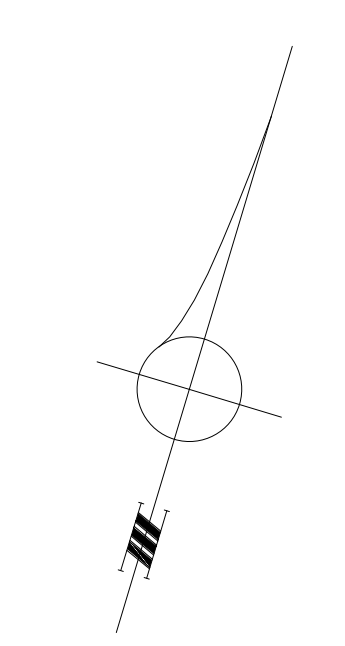
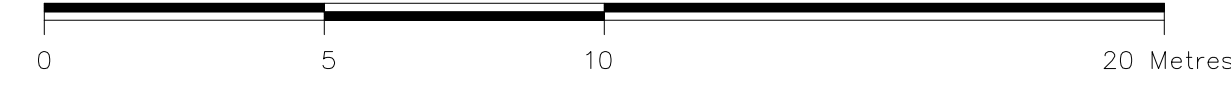
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Trisha Sridharan, Development Technician, Zoning and Special Projects

**APPENDIX "D"**  
**PLANS**



SURVEYOR'S REAL PROPERTY REPORT-PART 1  
 PLAN OF SURVEY OF  
 LOT 49  
 REGISTERED PLAN M-1345  
 CITY OF MARKHAM  
 REGIONAL MUNICIPALITY OF YORK  
 SCALE 1:200



HEIGHTS:  
 Average: 204.0 ((203.88+204.12)/2)  
 F.F.P: 204.90

Top of Roof: 212.63  
 Crown of Road(FRONT): 202.89

SITE:  
 East side: 1.84 m  
 West side: 1.84 m  
 Front side: 8.23 m  
 Rear side: 8.92 m  
 Land Area: 6093.76 SqF 566.12 SqM  
 Building Coverage Area: 2125 SqF 197.41 SqM  
 Coverage: %34.90

First Floor: 1703 SqF  
 Second Floor: 1906 SqF  
 Total GFA: 3609 SqF 335.28 SqM

Front yard Area: 1611.83 SqF  
 Front yard Hard Landscaping: 595.03 SqF  
 Front yard Soft Area: 1016.80 SqF

**Bearing Note**  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF JONDAN CRESCENT SHOWN ON REGISTERED PLAN M-1345 AS HAVING A BEARING OF N73°17'10"E.

**Benchmark**  
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO A CITY OF MARKHAM BENCHMARK.  
 BENCHMARK : M04-024 ELEVATION = 208.818m

**Note**  
 TREE CALIPERS ARE NOT TO ARBORIST STANDARDS AND FOR ARBORIST CALIPER REFER TO ARBORIST REPORT.

JONDAN CRESCENT  
 PIN 03028 - 0773  
 (BY REGISTERED PLAN M-1345)

 9275 Bayview Ave. PO Box 31334 Bayview 18th Ave RD RICHMOND HILL, ONTARIO, L4E 0V7 TEL: (416) 701-0721	<b>36 Jondan CRES</b> <b>MARKHAM, ONTARIO</b>	
	Drawing Title SITE PLAN	
Check by 	Drawn by 	Scale Date MARCH 2023



# CONSTRUCTION SPECIFICATIONS

## 1 STUCCO FINISH WALL

ACRYLIC STUCCO (DUROCK OR APPROVED EQUAL) ON 2" THICK STYROFOAM ON EXTERIOR TYPE SHEATHING 2"x6" WOOD STUDS @ 16" O.C. R 22 BATT INSUL. IN CONTINUOUS CONTACT W/ EXTERIOR SHEATHING CONTINUOUS AIR / VAPOUR BARRIER 1/2" INTERIOR DRYWALL FINISH DOUBLE PLATE @ TOP SOLE PLATE @ BOTTOM

## 2 BRICK (STONE) VENEER WALL:

4"FACE BRICK OR STONE, 1" AIR SPACE 1"x7"x22GA MTL TIES AT 16" O/C HORIZ. & 24" O/C VERT. 15lb. BUILDING PAPER 1/2" EXTERIOR GRADE PLYWOOD 2"x6" WD STUDS AT 16" O/C W/ R22 BATT INSULATION & 6 MIL POLY. VAPOUR BARRIER 1/2" INTERIOR DRYWALL FINISH

## 3 PROVIDE WEEP HOLES AT 24" O/C BOTTOM COURSE ONLY & OVER OPENINGS. PROVIDE BASE FLASHING 6" MIN. UP BEHIND BUILDING PAPER

## 4 FOUNDATION WALL: (REFER TO O.B.C. 9.15.3. & 9.15.4.)

BITUMINOUS DAMPPROOFING ON 10" THICK POURED CONCRETE REINFORCED FDN. WALLS, AS SHOWN.

PROVIDE PARGING COVERED OVER 26"X 8" POURED CONC. FOOTING TO BEAR ON UNDISTURBED SOIL PROVIDE DRAINAGE LAYER  
 - MIN. 3/4" MINERAL FIBRE INSULATION W/ A DENSITY OF NOT LESS THAN 3.6 LB./FT. OR  
 - MIN. 4" OF FREE DRAINING GRANULAR MATERIAL OR  
 - A B.M.E.C. APPROVED DRAINAGE LAYER MATERIAL

## 5 SILL PLATE

2"x6" SILL PLATE FASTENED TO FOUNDATION WALL WITH MIN. 1/2" DIA. ANCHOR BOLTS EMBEDDED MIN. 4" IN CONCRETE @ 7"-10" O/C. MAX. & PROVIDE CAULKING OR GASKET BETWEEN PLATE & FOUNDATION WALL

## 6 FLOOR INSULATION

CONTINUOUS HEADER JOIST WITH R31 BATT INSULATION, EXTEND VAPOUR / AIR BARRIER & SEAL TO JOIST AND SUBFLOOR

## 7 BASEMENT INSULATION

2"x4" STUDS @ 16" O/C C.W. R20ci INSULATION, AGAINST FOUNDATION WALL OVER TOP NAILING GYPSUM BOARD, CONTINUES UP TO UNDER JOIST,

## 8 SLAB ON GROUND

3" POURED CONCRETE SLAB WITH 3/4" C/TOPPING (3600 PSI CONC. STRENGTH) 4" CRUSHED STONE BELOW (OBC 9.16.2.1) EXTENDED TO FOOTING AROUND THE PERIMETER OF C/SLAB BOND BREAKING MATERIAL SHALL BE PLACED BETWEEN SLAB AND F/WALL

## 9 DRAINAGE

4" DIA. WEEPING TILE W/ 6" CRUSHED STONE COVER

## 10 ROOF CONSTRUCTION

20 YEAR ASPHALT SHINGLES ON MIN. 3/8" EXTERIOR PLYWOOD SHEATHING ON APPROVED ROOF TRUSSES OR CONVENTIONAL FRAMING (SEE PLANS) USE 'H' CLIPS IF 24" O.C. SPACING  
 HOT WELDED WATERPROOFING MATERIAL ON MIN. 3/8" EXTERIOR PLYWOOD SHEATHING ON APPROVED ROOF TRUSSES AT FLAT OR CONVENTIONAL FRAMING (SEE PLANS) USE 'H' CLIPS IF 24" O.C. SPACING

## 11 OVERHANG CONSTRUCTION

PREFINISHED ALUMINUM FASCIA, EAVESTROUGH & RAIN WATER LEADERS TO MATCH EXISTING FINISHES. PROVIDE DRIP EDGE AT FASCIA & VENTED SOFFIT EXTEND DOWNSPOUTS TO GRADE LEVEL

## 12 ROOF VENTILATION

1:150 OF THE INSULATED CEILING AREA UNIFORMLY DISTRIBUTED.

## 13 EAVES PROTECTION

EAVES PROTECTION MEMBRANE TO EXTEND FROM THE EDGE OF THE ROOF, 36" UP THE SLOPE BUT NOT LESS THAN 12" BEYOND THE INTERIOR FACE OF THE EXTERIOR WALL

## 14 CEILING CONSTRUCTION

5/8" INTERIOR DRYWALL FINISH CONTINUOUS AIR / VAPOUR BARRIER W/ MINIMUM R 60 BATT INSULATION

## 15 WALL INSULATION

CARRY MIN. R22 INSULATION TO COVER THE INTERIOR FACE OF THE EXTERIOR WALL

## 16 FLOOR CONSTRUCTION

3/4" T&G PLYWOOD SUBFLOOR 2X8 FLOOR JOISTS @ 16" O/C. FLOOR JOISTS BRIDGED W/ CONTINUOUS 1"x3" STRAPPING OR 2 ROWS OF 2"x2" CROSS BRIDGING OR SOLID BLOCKING

## 17 INTERIOR STUD PARTITION

1/2" DRYWALL FINISH BOTH SIDES OF 2"x4" OR 2"x6" WOOD STUDS @ 16" O/C 2 TOP PLATES & 1 BOTTOM PLATE

## 18 MECHANICAL VENTILATION

PROVIDE MIN. 1 AIR CHANGE PER HOUR IN ROOMS SPECIFIED TO BE MECHANICALLY VENTED 80 CFM FOR BATH PRIMARY VENTS

## 19 STAIRS INTERIOR/EXTERIOR

MAXIMUM RISE = 7 7/8"  
 MINIMUM RISE = 4 7/8"  
 MINIMUM RUN = 8 1/4"  
 MAXIMUM RUN = 14"  
 MINIMUM TREAD = 9 1/4"  
 MAXIMUM TREAD = 14"  
 MAXIMUM NOSING = 1"  
 MINIMUM WIDTH = 2'-10"  
 MINIMUM HEADROOM = 6'-5"

## 20 GUARDS

INTERIOR LANDINGS = 2'-11"  
 EXTERIOR BALCONY = 3'-6"  
 INTERIOR STAIRS = 2'-11"  
 EXTERIOR STAIRS = 2'-11"  
 MAX. BETWEEN PICKETS = 4"  
 GUARD HEIGHT IF DECK TO GRADE IS:  
 GREATER THAN 5'-11" = 3'-6"  
 5'-11" OR LESS = 2'-11"  
 NO MEMBER OR ATTACHMENT BETWEEN 4" & 2'-11" HIGH SHALL FACILITATE CLIMBING

## 21 ATTIC ACCESS

PROVIDE ATTIC ACCESS MIN. 20"X 28" W/ INSULATION & WEATHER STRIPPING

## 22 INSTALL A CARBON MONOXIDE DETECTOR CONFORMING TO CAN/CGA-6.19 OR UL 2034

## 23 PROVIDE SOLID BEARING ON MASONRY FOR BEAMS AND /OR COLUMNS

## 24 GARAGE CEILING:

3/4" T&G PLYWOOD SUBFLOOR 6 MIL POLY. VAPOUR BARRIER 2"x10" WD JOISTS (SEE PLAN FOR SPACING) W/R31 BATT INSUL. & 5/8" GYPSUM BOARD (SMOKE PROOF JOINTS)

## 25 GARAGE SLAB:

4" CONC. SLAB W/6x6 W.W.M. ON 6" CRUSHED STONE (COMPACTED) CONC. STRENGTH 32MPa AT 28 DAYS W/5-8% AIR ENTRAINMENT

## 26 GRADE

SLOPE GRADE AWAY FROM BUILDING FACE & PROVIDE

## STRUCTURAL NOTES

- The floor LL = 40 psf (1.9 kPa) , Roof LL = 22.2 psf (1.06 kPa)
- The floor and roof DL = 15.00 psf (0.71 kPa)
- All footings must be carried down to the undisturbed soil capable of sustaining bearing pressure of 2000 PSF minimum (to be confirmed on the site by a Soil Engineer)
- Concrete construction shall adhere to CAN/CSA-A23.1 requirements.
- Concrete for the footings and the slab-on-grade shall have compressive strength of 30MPa at 28 days
- Reinforcing steel to be CSA G 30.18-M1992 deformed bars - Grade 400
- Masonry construction to conform to CSA A371-94.
- Use min. 20MPa block units and Type S mortar.
- Grout solid all the voids in existing masonry and at new reinforced concrete blocks
- All new wood shall be S-P-F No.2 Grade minimum.
- All wood connectors to be by SIMPSON Strong Tie
- Erection of Structural Composite Lumber, MICROLAM LVL or 2.0E ES PARALLAM must conform to Suppliers specifications
- All new structural steel to be G40.21-M 300W & 350W for HSS members
- Fabrication and erection steel shall be carried out in accordance with CAN/CSA-S16.1-94.
- Provide solid bearing on existing concrete or masonry for steel beams and columns
- Wherever it becomes necessary to cut or interfere in any manner with existing equipment or services, the work must be co-ordinated with the Owner
- All new work must conform to the Ontario Building Code Requirement.

## L1NTEL SCHEDULE

NO.	DESCRIPTION
(L1)	2-2X8 SPRUCE
(L2)	3-2X8 SPRUCE
(L3)	2-2X10 SPRUCE
(L4)	3-2X10 SPRUCE
(L5)	2-2X12 SPRUCE
(L6)	3-2X12 SPRUCE
(L7)	3 1/2"x 3 1/2"x 1/4" L
(L8)	3 1/2"x 3 1/2"x 5/16" L
(L9)	5"x 3 1/2"x 5/16" L
(L10)	5"x 3 1/2"x 3/8" L
(L11)	6"x 4"x 1/4" L

## NOTES

- VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER OR DESIGN ENGINEER AS APPLICABLE.
- USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
- THE DRAWINGS ARE THE PROPERTY OF SAHAND HOMES Inc. AND MUST BE RETURNED ON COMPLETION OF THE PROJECT. ANY UNAUTHORIZED USE IS PROHIBITED.
- THE DRAWINGS ARE NOT FOR CONSTRUCTION DRAWINGS. THE DRAWINGS HAVE BEEN ISSUED FOR PERMIT ONLY.

## LEGEND

- EXHAUST FAN
- ⊕ HB HOSE BIB
- ⊗ SD SMOKE DETECTOR
- RAIN WATER LEADER
- ⊞ SW SOLID WOOD BEARING
- FD FLOOR DRAIN
- ⊞ DE DRYER EXHAUST
- ⊞ CMD CARBON MONOXIDE DETECTOR

## FOOTING SCHEDULE

FT.	SIZE	REINFORCEMENT
F1	26"X 8" DP	3-15M CONT'S BOTTOM
F2	48"X48"X 22"DP	7-10M EA.W. BOTTOM
F3	96"X88"X 22"DP	11-20M EA.W. BOTTOM

## WOOD POST SCHEDULE

POST	SIZE	PLY NAILING/BOLTING
P1	3-(2x6) 4" LONG ARDOX NAILS @ 10" O/C -2 ROWS	
P2	4-(2x6) 5" LONG ARDOX NAILS @ 10" O/C -2 ROWS	



36 Jondan CRES  
 MARKHAM, ONTARIO

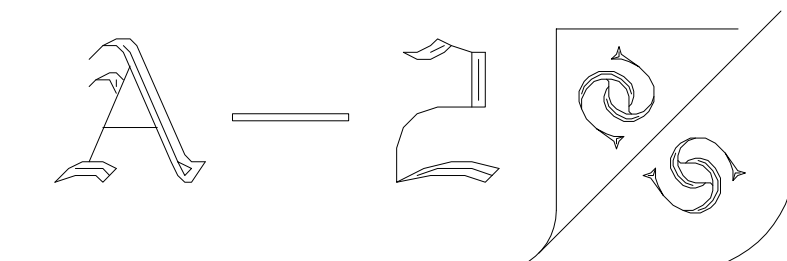
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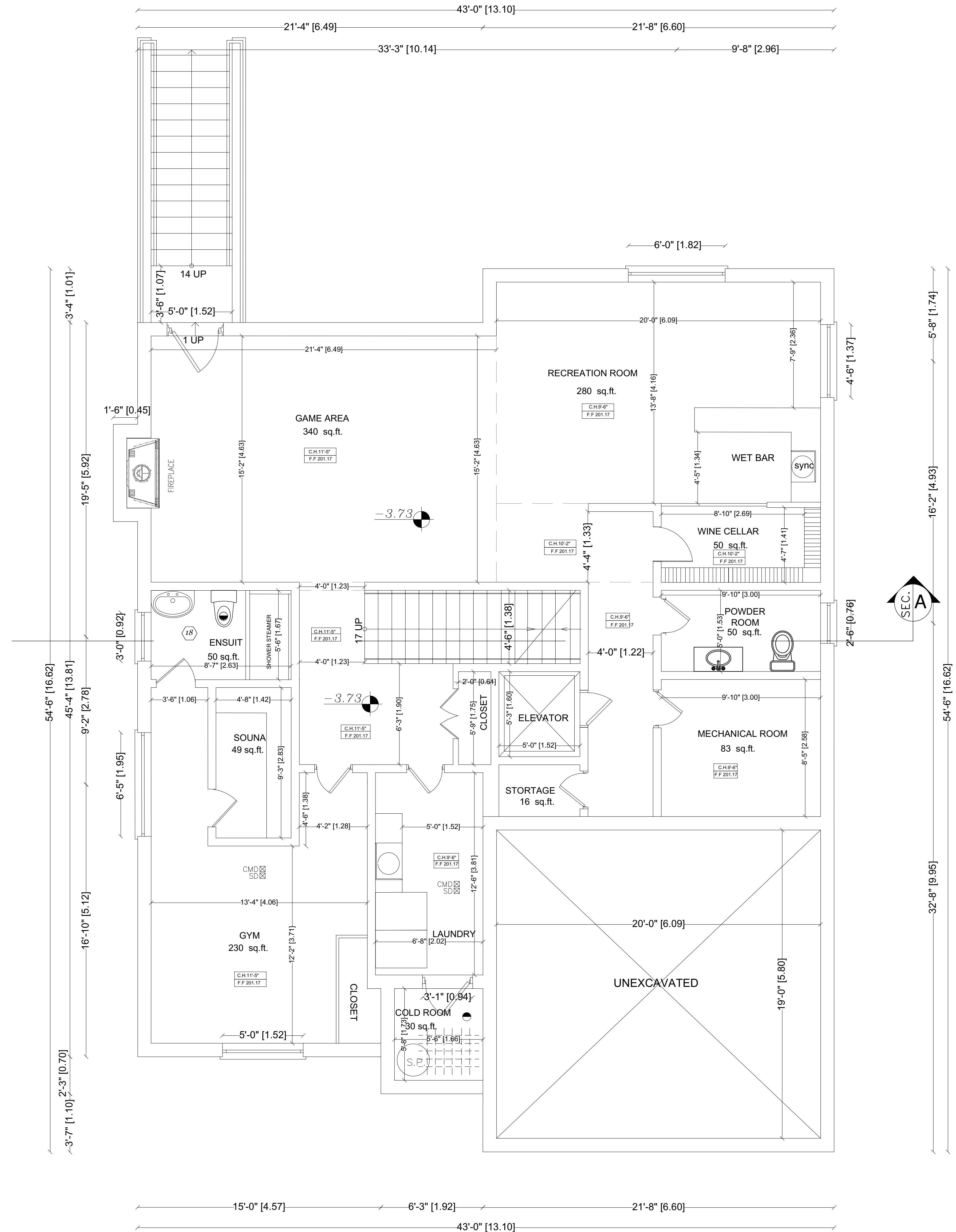
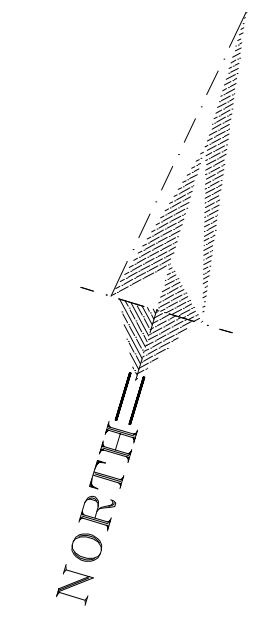
Check by 孙新强 孙新强

Drawn by 孙新强 孙新强

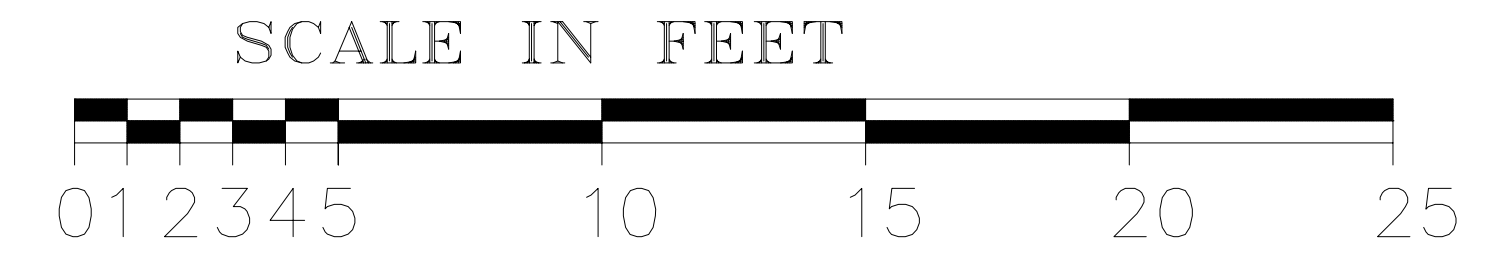
Scale 1'-0" = 1/4"

Date MARCH 2023





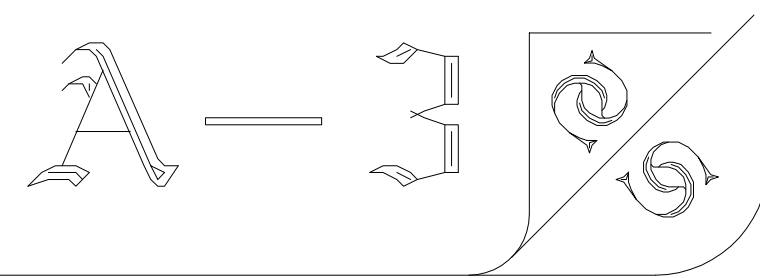
- NOTES
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BASEMENT FLOOR PLAN

**SAHAND HOMES**  
 Engineering Firm  
 9275 Bayview Ave.  
 PO Box 31334 Bayview 16th AVE PO  
 RICHMOND HILL, ONTARIO, L4C 0V7  
 TEL. (647) 701-0721

<b>36 Jondan CRES</b> MARKHAM, ONTARIO	
Drawing Title	BASEMENT
Check by SANDAN KAZAN	Drawn by DONNA ABASI Scale 1'-0" = 1/4" Date MARCH 2023

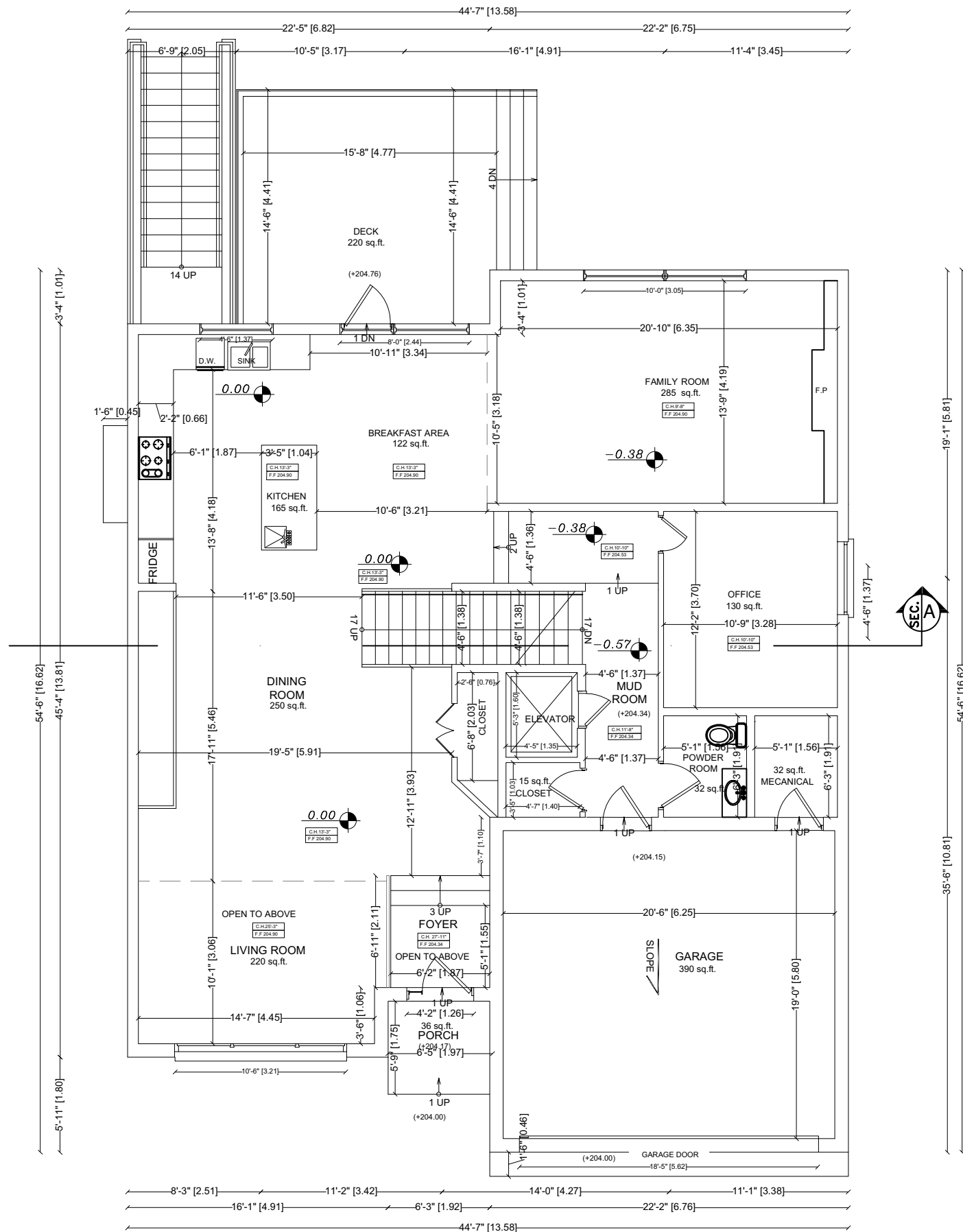




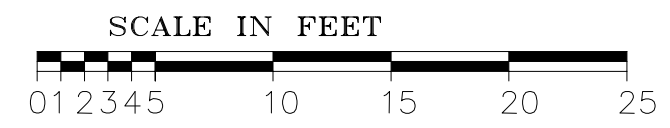
# Appendix D

File: 22.264764.000.00.MNV

Date: 04/12/23  
MM/DD/YY



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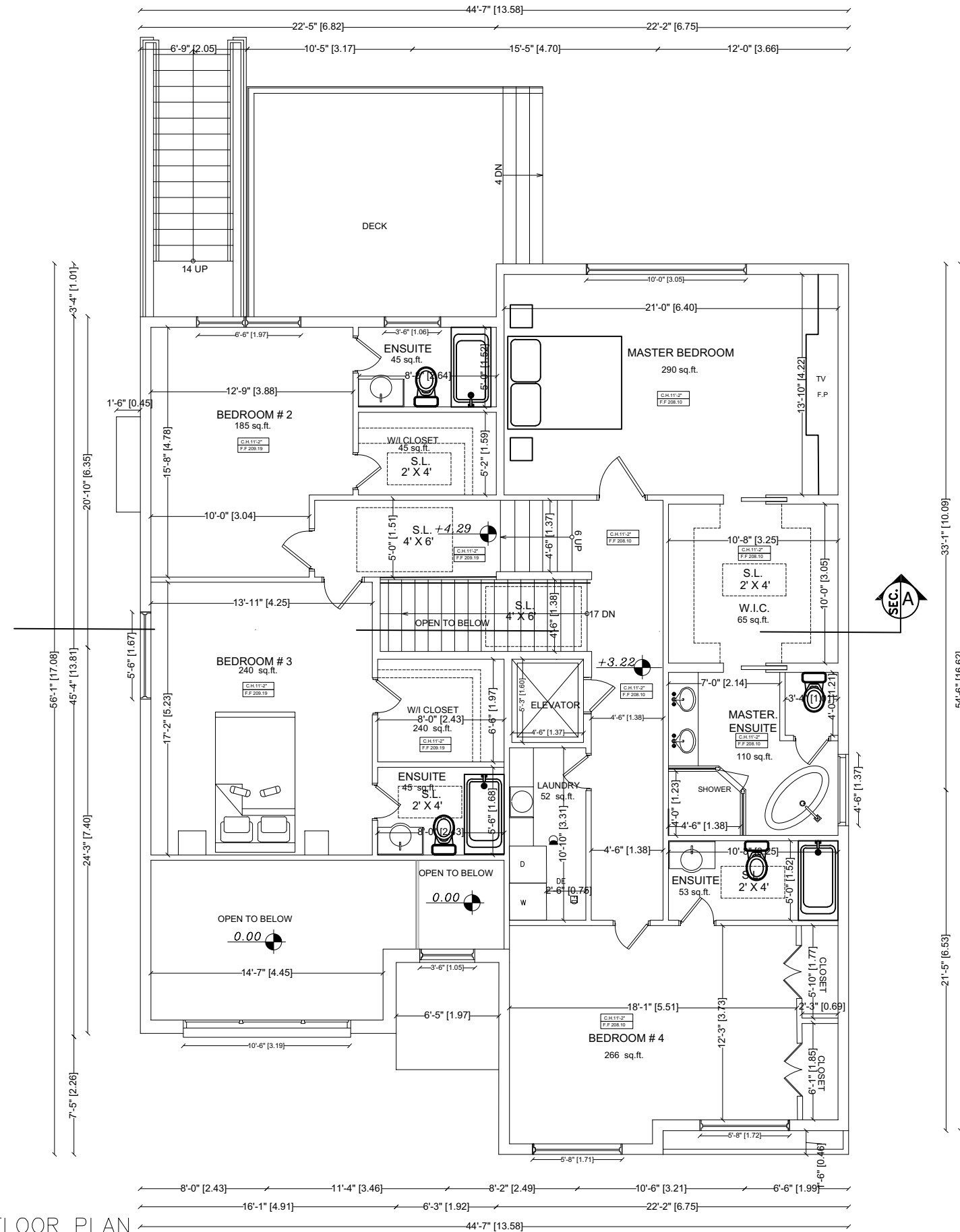
GROUND FLOOR PLAN

 SAHAND HOMES Engineering Firm 9275 Bayview Ave. PO Box 3134 Bayview 16th AVE PO RICHMOND HILL, ONTARIO, L4C 0V7 TEL. (647) 701-0721	<h2>36 Jondan CRES</h2> <h3>MARKHAM, ONTARIO</h3>		<h1>A-4</h1>
	Drawing Title <h2 style="text-align: center;">GROUND FLOOR</h2>	Check by <b>SHAHIN FARZAN</b>	
Scale 1'-0" = 1/4"	Date OCTOBER 2022		

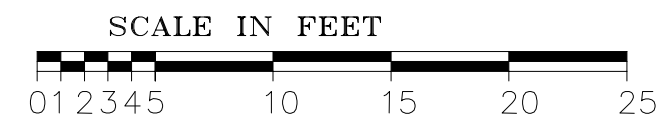
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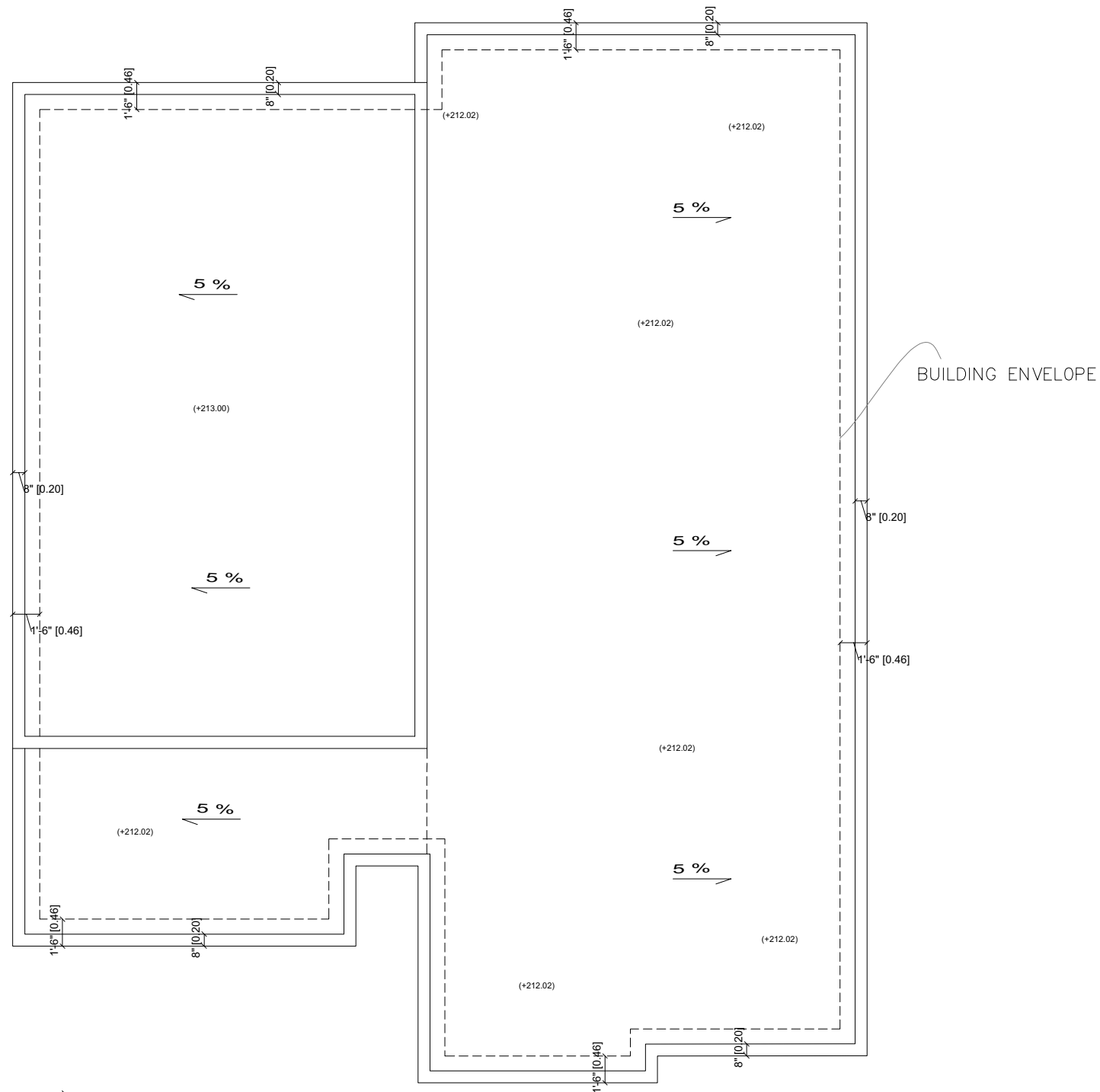
SECOND FLOOR PLAN

 SAHAND HOMES Engineering Firm 9275 Bayview Ave. PO Box 3134 Bayview 16th AVE PO RICHMOND HILL, ONTARIO, L4C 0V7 TEL. (647) 701-0721	<h2>36 Jondan CRES</h2> <h3>MARKHAM, ONTARIO</h3>		
	Drawing Title <h3>SECOND FLOOR</h3>	Drawn by <b>DONJA ABAZI</b>	
Check by <b>SHARON FARZAN</b>	Scale 1'-0" = 1/4"		

# Appendix D

File: 22.264764.000.00.MNV

Date: 04/12/23  
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FLAT ROOF ( 5 % SLOP)=2,343 SqF 92.71% Coverage  
TOTAL ROOF AREA (HORIZONTAL) = 2527.23 SqF

SCALE IN FEET



NOTES

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ROOF PLAN

**SAHAND HOMES**  
Engineering Firm  
9275 Bayview Ave.  
PO Box 3134 Bayview 16th AVE PO  
RICHMOND HILL, ONTARIO, L4C 0V7  
TEL. (647) 701-0721

36 Jondan CRES  
MARKHAM, ONTARIO

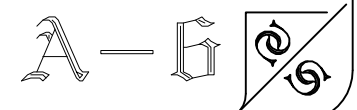
Drawing Title ROOF PLAN

Check by  
SAHAND HOMES FARZAN

Drawn by  
DONJA ABASI

Scale  
1'-0" = 1/4"

Date  
OCTOBER 2022



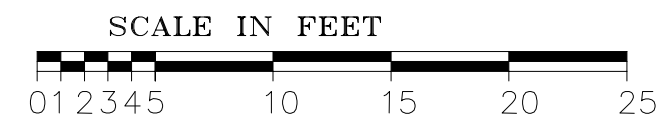
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Crown of Road(FRONT): 202.89

NORTH ELEVATION

<p>SAHAND HOMES Engineering Firm 9275 Bayview Ave. PO Box 3134 Bayview 16th AVE PO RICHMOND HILL, ONTARIO, L4C 0V7 TEL. (647) 701-0721</p>	<p>36 Jondan CRES MARKHAM, ONTARIO</p>		<p>A-7</p>
	<p>Drawing Title</p> <p>NORTH ELEVATION</p>	<p>Drawn by</p> <p>DONNA ABAZI</p>	
<p>Check by</p> <p>SHAHIN FARZAN</p>	<p>Date</p> <p>OCTOBER 2022</p>		

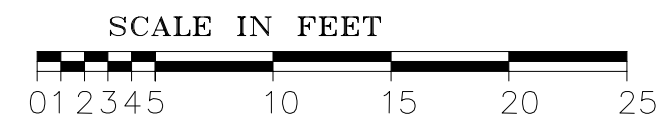
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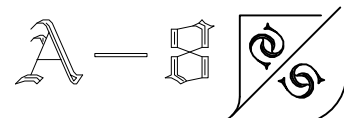


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SOUTH ELEVATION

 SAHAND HOMES Engineering Firm 9275 Bayview Ave. PO Box 3134 Bayview 16th AVE PO RICHMOND HILL, ONTARIO, L4C 0V7 TEL. (647) 701-0721	<h2>36 Jondan CRES</h2> <h3>MARKHAM, ONTARIO</h3>	
	Drawing Title: SOUTH ELEVATION	
Check by: <b>SHARON FARZAN</b>	Drawn by: <b>DONJA ABASI</b>	Scale: 1'-0" = 1/4" Date: OCTOBER 2022

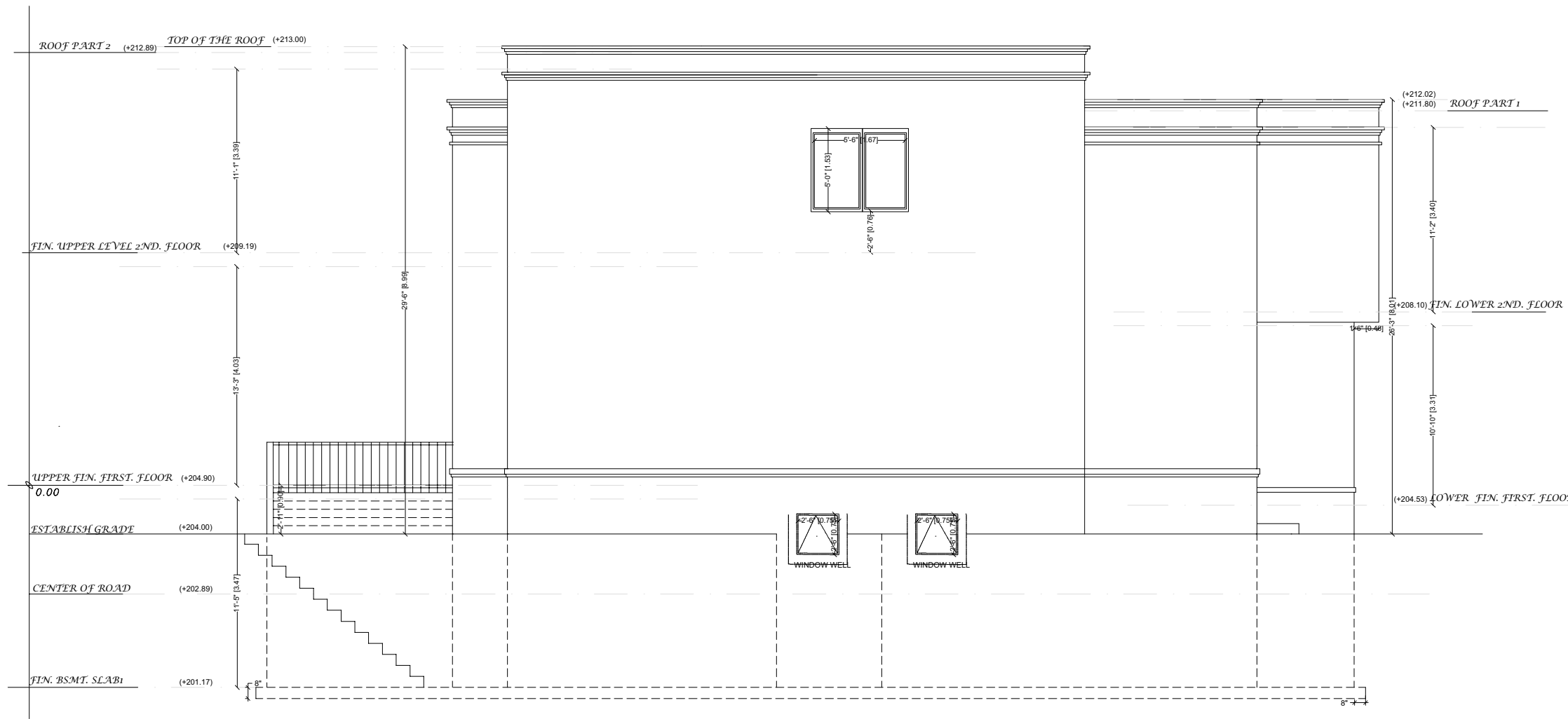




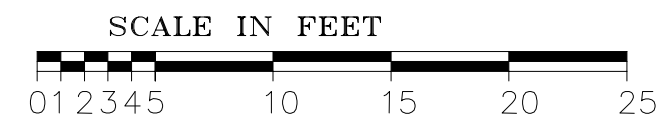
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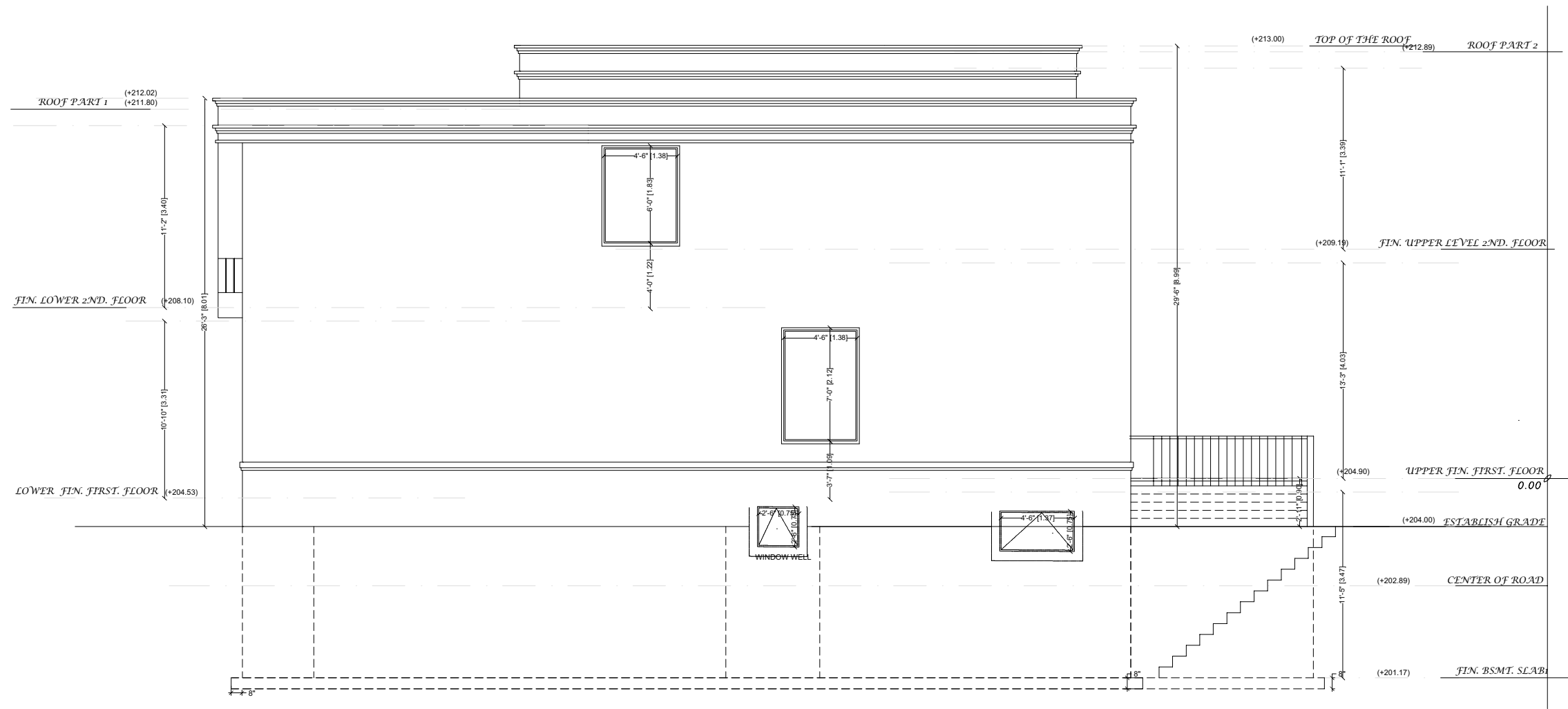
WEST ELEVATION

 SAHAND HOMES Engineering Firm 9275 Bayview Ave. PO Box 3134 Bayview 16th AVE PO RICHMOND HILL, ONTARIO, L4C 0V7 TEL. (647) 701-0721	36 Jondan CRES MARKHAM, ONTARIO		
	Drawing Title WEST ELEVATION		
Check by 孙德旺 孙德旺 FARZAM	Drawn by DONNA ABASI	Scale 1'-0" = 1/4"	

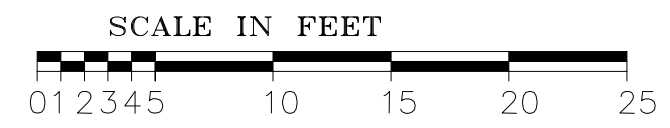
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EAST ELEVATION

 SAHAND HOMES Engineering Firm 9275 Bayview Ave. PO Box 3134 Bayview 16th AVE PO RICHMOND HILL, ONTARIO, L4C 0V7 TEL. (647) 701-0721	36 Jondan CRES MARKHAM, ONTARIO			
	Drawing Title EAST ELEVATION	Drawn by DONNA ABASI	Scale 1'-0" = 1/4"	
Check by FARZAN FARZAN				



SURVEYOR'S REAL PROPERTY REPORT  
**PLAN OF SURVEY OF**  
**LOT 49**  
**REGISTERED PLAN M-1345**  
**CITY OF MARKHAM**  
 REGIONAL MUNICIPALITY OF YORK  
 SCALE 1:200



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 PEARSON & PEARSON SURVEYING LTD. 2022  
 Ontario Land Surveyors

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

**Part 2**  
 DESCRIPTION OF LAND: LOT 49, REGISTERED PLAN M-1345, CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK.  
 REGISTERED EASEMENTS AND/OR RIGHTS OF WAY: NO REGISTERED EASEMENTS OR RIGHTS OF WAY ON TITLE.

BOUNDARY FEATURES: NOTE ALL FENCES, HEDGE AND RETAINING WALLS IN RELATION TO THE BOUNDARY.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS: THIS PLAN DOES NOT CERTIFY ZONING COMPLIANCE OR IDENTIFY WHAT ZONING RESTRICTIONS ARE INVOLVED.

THIS REPORT WAS PREPARED FOR IGOR SLUCHAK AND THE UNDERSIGNED ACCEPTS AND NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

ADDITIONAL REMARKS: NONE.

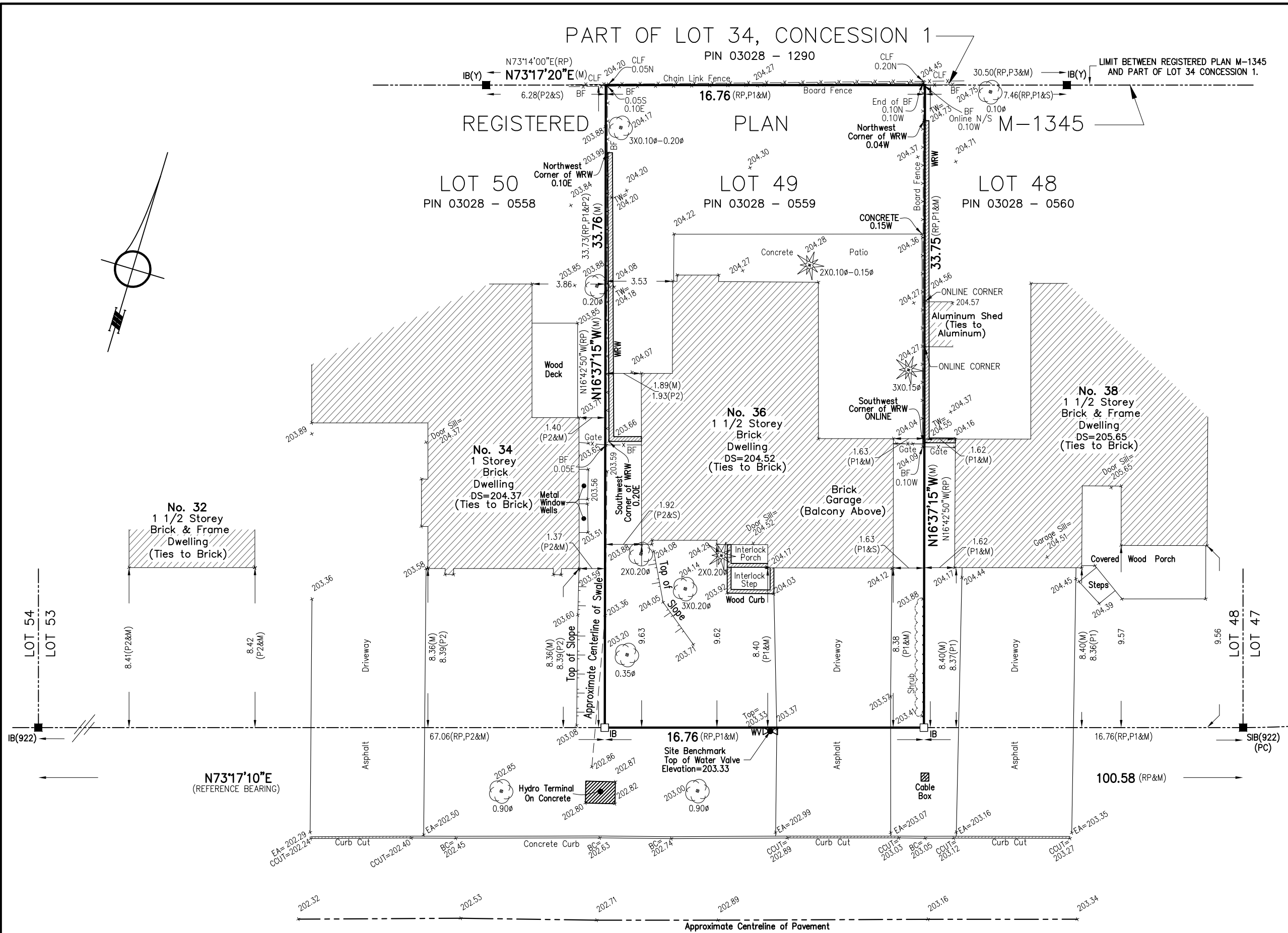
**Legend**

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
S	DENOTES	SET
M	DENOTES	MEASURED
PC	DENOTES	POINT OF CURVATURE
N/S/E/W	DENOTES	NORTH/SOUTH/EAST/WEST
RP	DENOTES	REGISTERED PLAN M-1345
P1	DENOTES	PLAN OF SURVEY BY N. W. MOYLES O.L.S., DATED NOVEMBER 24, 1970.
P2	DENOTES	PLAN OF SURVEY BY N. W. MOYLES O.L.S., DATED DECEMBER 21, 1970.
P3	DENOTES	PLAN 65R-36826
Y	DENOTES	YATES & YATES LIMITED, O.L.S.
922	DENOTES	SCHAEFFER & REINTHALER O.L.S.
CCUT	DENOTES	CURB CUT ELEVATION
BC	DENOTES	BOTTOM OF CURB ELEVATION
EA	DENOTES	EDGE OF PAVEMENT ELEVATION
BF	DENOTES	BOARD FENCE
CLF	DENOTES	CHAIN LINK FENCE
TW	DENOTES	TOP OF WALL ELEVATION
WRW	DENOTES	WOODEN RETAINING WALL
WV	DENOTES	WATER VALVE
∅	DENOTES	DIAMETER (ROUND)
DS	DENOTES	DOOR SILL ELEVATION
⊙	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER
⊙*	DENOTES	CONIFEROUS TREE WITH TRUNK DIAMETER

**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 27TH DAY OF JUNE, 2022.

July 25, 2022  
 Date  
  
 Jason Chun-Ho Mo  
 Ontario Land Surveyor

10211 KEELE STREET, UNIT #116, MAPLE ONTARIO, L6A 4R7  
 O. : (289) 553-5453  
 E. : michelepearson@pearsonandpearson.ca  
**PEARSON PEARSON SURVEYING LTD.**  
 DRAWING : 2495-JordanCrescent36-SRPR.DWG PROJECT : 2495  
 CALC. BY DL DRAWN BY SH/JC/JM CHECKED BY MP/JM



**JORDAN CRESCENT**  
 PIN 03028 - 0773  
 (BY REGISTERED PLAN M-1345)

**ASSOCIATION OF ONTARIO LAND SURVEYORS**  
 PLAN SUBMISSION FORM  
 2192689

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR.  
 In accordance with Regulation 1026, Section 29(3).

**Bearing Note**  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF JORDAN CRESCENT SHOWN ON REGISTERED PLAN M-1345 AS HAVING A BEARING OF N73°17'10"E.

**Benchmark**  
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO A CITY OF MARKHAM BENCHMARK.  
 BENCHMARK : M04-024 ELEVATION = 208.818m

**Note**  
 TREE CALIPERS ARE NOT TO ARBORIST STANDARDS AND FOR ARBORIST CALIPER REFER TO ARBORIST REPORT.

