

# Memorandum to the City of Markham Committee of Adjustment

January 22, 2020

**Files:** A/31/19 and A/001/20  
**Address:** 38 and 40 Lindcrest Manor – Markham, ON  
**Applicant:** Lindvest Properties Limited  
**Agent:** N/A  
**Hearing Date:** Wednesday February 5, 2020

The following comments are provided on behalf of the East Team. The applicant is requesting relief from the Residential Two Exception 241 (R2\*241) zone requirements of By-law 177-96, as amended, as it relates to two proposed semi-detached units to permit:

## A/31/19 – 38 Lindcrest Manor (Interior Side)

### a) Section 5.1, Table B2(a):

A minimum lot frontage of 14.2 m (46.59 ft), whereas the By-law requires a minimum lot frontage of 14.4 m (47.24 ft) for two semi-detached dwellings on a corner lot;

### b) Section 5.1, Table B2(a):

A minimum lot frontage of 6.35 m (20.83 ft), whereas the By-law requires a minimum lot frontage of 6.6 m (21.65 ft); and

## A/001/20 – 40 Lindcrest Manor (Corner Side)

### a) Section 5.1, Table B2(a):

A minimum lot frontage of 14.2 m (46.59 ft), whereas the By-law requires a minimum lot frontage of 14.4 m (47.24 ft) for two semi-detached dwellings on a corner lot;

### b) Section 6.17(i):

To permit a minimum exterior side yard of 1.99 m (6.53 ft) for a parking pad, whereas the By-law requires a minimum exterior side yard of 2.4 m (7.87 ft).

## **BACKGROUND**

### **Property Description**

The 429.85 m<sup>2</sup> (4,626.87 ft<sup>2</sup>) subject property is a corner block located on the south and west sides of Lindcrest Manor, north of Kenilworth Gate, east of 9<sup>th</sup> Line, and south of Highway 7 East in the Cornell community. The subject lands are vacant and are proposed to be developed with two semi-detached dwelling units, as shown on the site plan attached as Appendix "A". Existing trees are located on the municipal boulevard along the north side of the subject property.

The surrounding area comprises of a mix of two storey lane based single detached and semi-detached dwellings to the east, south and west. A condominium development containing multiple 4-storey stacked townhouse buildings is located to the north, across Lindcrest Manor.

### **Proposal**

The Applicant is proposing to develop the subject block with two semi-detached dwelling units. The subject property is comprised of one block on a Registered Plan of Subdivision, having the legal description as Block 2, Plan 65M-4458. It is intended that this block will

be the subject of a future part lot control by-law exemption application to further subdivide it into two so that each of the units can be conveyed to home purchasers.

The By-law requires a minimum lot frontage requirement of 14.4 m (47.24 ft) for two semi-detached dwellings on a corner lot. It also has a minimum lot frontage requirement of 7.8 m (25.59 ft) for a corner semi-detached unit, and 6.6 m (21.65 ft) for an interior semi-detached unit. The existing block has a total frontage of 14.2 m (46.59 ft). The Applicant is requesting a variance for both 38 and 40 Lindcrest Manor to permit this existing lot frontage. Upon division of the block through a future part lot control by-law exemption, the interior unit (38 Lindcrest Manor) will have a frontage of 6.35 m (20.83 ft), and the Applicant has submitted a variance to permit this reduced frontage. Additionally, a parking pad for the corner unit (40 Lindcrest Manor) is proposed to have a flankage yard of 1.99 m (6.53 ft), whereas a minimum of 2.4 m (7.87 ft) is required, and a variance is requested to permit this as well.

### **Official Plan and Zoning**

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

The subject property is designated “Residential Low Rise,” which provides for low rise housing forms including semi-detached dwellings. Section 8.2.3.5 of the 2014 Official Plan outlines infill development criteria for the “Residential Low Rise” designation with respect to height, massing and setbacks. This criteria is established to ensure that infill development is appropriate for the site and generally consistent with the zoning requirements of adjacent properties and properties along the same street.

### Zoning By-Law 177-96

The subject property is zoned Residential Two Exception 241 (R2\*241), under By-law 177-96, as amended, which permits various forms of low rise housing, including semi-detached dwellings. As noted in the proposal section, the Applicant is requesting variances for the existing block as it is deficient in the minimum lot frontage requirements of the By-law. Additionally, the flankage yard setback adjacent to the proposed parking pad on the corner lot (40 Lindcrest Manor) will not comply with the By-law requirement upon division of the block through a future part lot control by-law exemption.

### **Applicant’s Stated Reasons for Not Complying with Zoning**

According to the information provided by the applicant, the reason for not complying with Zoning is because, “*The Block is within a registered M-Plan, and its width is fixed by the abutting municipal road*”.

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

The Applicant has completed a ZPR on November 8, 2020 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; and
- d) The general intent and purpose of the Official Plan must be maintained.

Staff have reviewed the variance applications and are of the opinion that the proposed development is appropriate for the site, meets the intent of the zoning by-law and official plan and have no concerns with its approval.

**PUBLIC INPUT SUMMARY**

No written submissions were received as of January 22, 2020. 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.

**APPENDICES**

- Appendix "A" – Plans
- Appendix "B" – Conditions

PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:



Stephen Corr, Senior Planner, East District

**APPENDIX "A"**

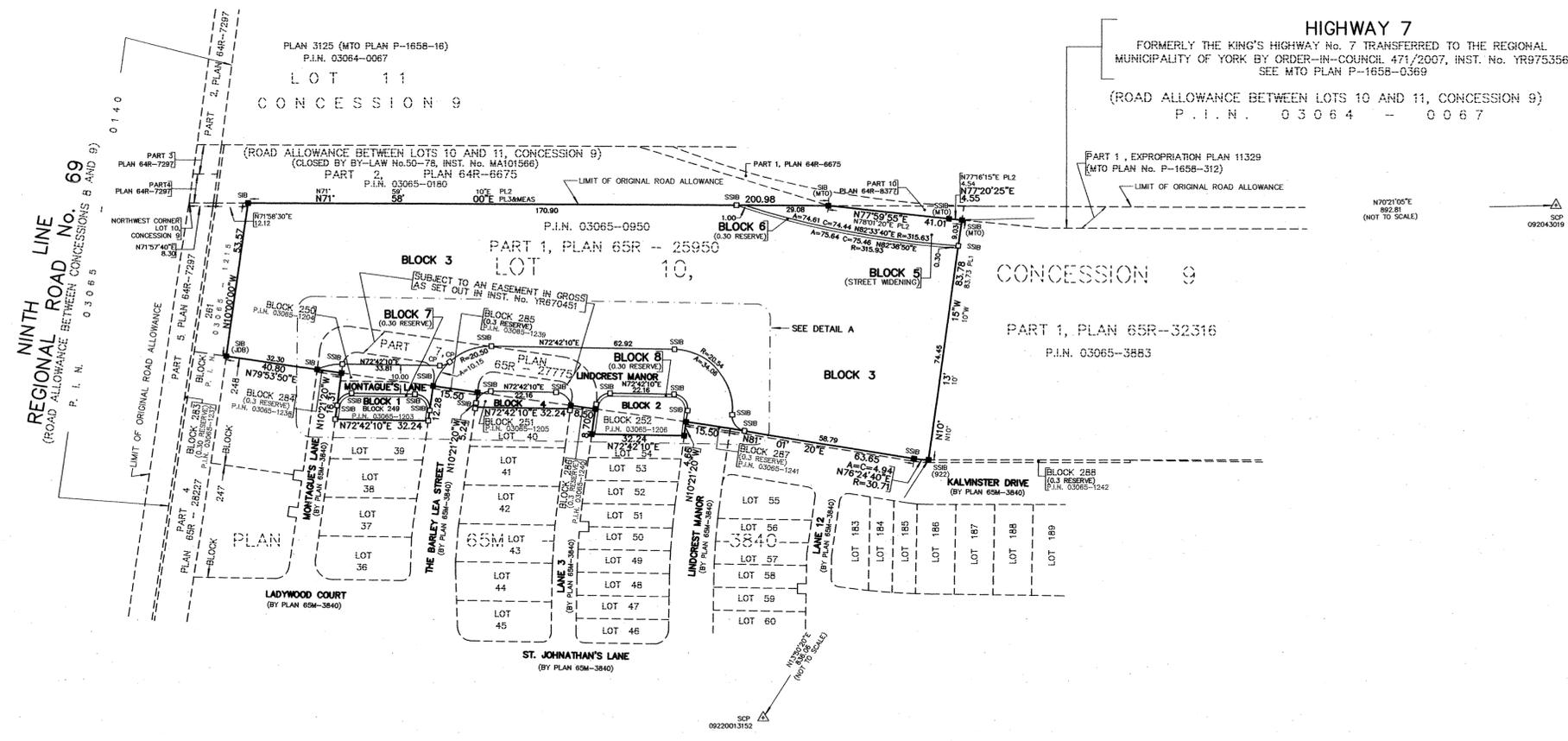
**PLANS TO BE ATTACHED TO ANY APPROVAL OF FILES A/31/19 & A/001/20**

PLAN OF SUBDIVISION OF BLOCKS 249,250,251,252, PLAN 65M-3840 AND PART OF LOT 10, CONCESSION 9, CITY OF MARKHAM (GEOGRAPHIC TOWNSHIP OF MARKHAM) REGIONAL MUNICIPALITY OF YORK

SCALE 1:1000  
RADY-PENTEK & EDWARD SURVEYING LTD., 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.

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF YORK REGION (No.65) AT 10:30 O'CLOCK ON THE 30<sup>th</sup> DAY OF June, 2015 AND ENTERED IN THE PARCEL REGISTER(S) FOR PROPERTY IDENTIFIER(S) 03065-0950, 03065-1203, 03065-1204, 03065-1205, 03065-1206 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. VR2513334  
T. Mallon  
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PINS 03065-0950, 03065-1203, 03065-1204, 03065-1205, 03065-1206, SUBJECT TO AN EASEMENT IN GROSS AS SET OUT IN INST. No. YR670451 (AFFECTS PART OF BLOCK 3, PART OF MONTAGUE'S LANE AND PART OF LINDCREST MANOR.)



NOTES

- DENOTES MONUMENT SET
■ DENOTES MONUMENT FOUND
SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
CP DENOTES CONCRETE PIN
P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
SCP DENOTES SPECIFIED CONTROL POINT
(JOB) DENOTES J. D. BARNES LTD., O.L.S.
(MMM) DENOTES MARSHALL MACKLIN MONAGHAN LTD., O.L.S.
(1282) DENOTES HOLDING & JONES LIMITED O.L.S.
(922) DENOTES SCHAEFFER, DZALDOV BENNETT LTD., O.L.S.
(RPE) DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
PL1 DENOTES PLAN 65R-32316
PL2 DENOTES PLAN 65R-25950
PL3 DENOTES PLAN 64R-6675
PL4 DENOTES PLAN 65M-3840

ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. UNLESS OTHERWISE NOTED.

BEARING NOTE

BEARINGS ARE GRID, MTM ZONE 10, NAD83 (ORIGINAL), DERIVED FROM SCP 09220043019 NORTH 4860166.020 EAST 327238.166 SCP 09220013152 NORTH 4858971.713 EAST 326212.319

COORDINATES ARE MTM ZONE 10, NAD83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999881.

OWNER'S CERTIFICATE

- 1. BLOCKS 1,2,3 AND 4, STREETS, NAMED MONTAGUE'S LANE AND LINDCREST MANOR, STREET WIDENING, NAMED BLOCK 5, 0.30 RESERVES NAMED BLOCKS 6,7 AND 8 HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF MARKHAM AS PUBLIC HIGHWAYS.
3. THE STREET WIDENING, NAMED BLOCK 5 IS HEREBY DEDICATED AS A PUBLIC HIGHWAY TO THE REGIONAL MUNICIPALITY OF YORK.

DATED THE 27 DAY OF APRIL 2015.

LINVEST PROPERTIES (CORNELL) LIMITED

Signature of George Hofstebier, President of Linvest Properties (Cornell) Limited.

SURVEYOR'S CERTIFICATE

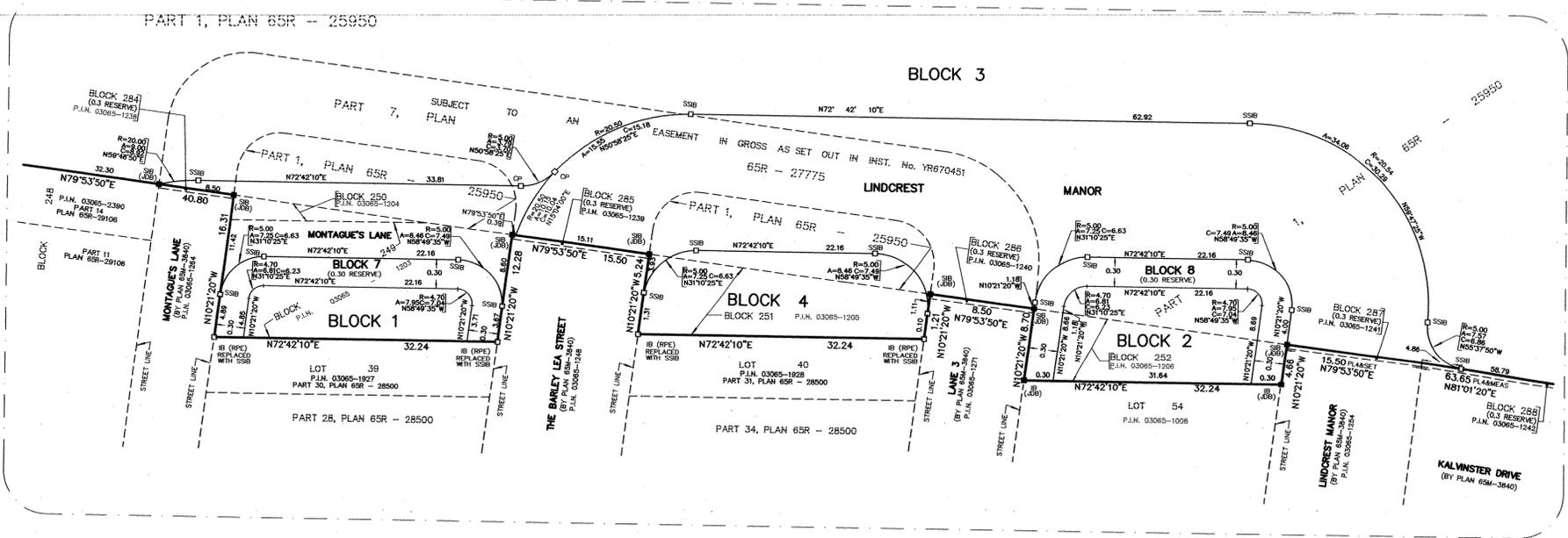
- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 9<sup>th</sup> DAY OF DEC. 2014.
DATE MARCH 30<sup>th</sup> 2015

Signature of C.P. Edward, Ontario Land Surveyor.

MUNICIPAL APPROVAL

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990 THIS 26<sup>th</sup> DAY OF June 2015.

Signature of Director of Planning and Urban Design.

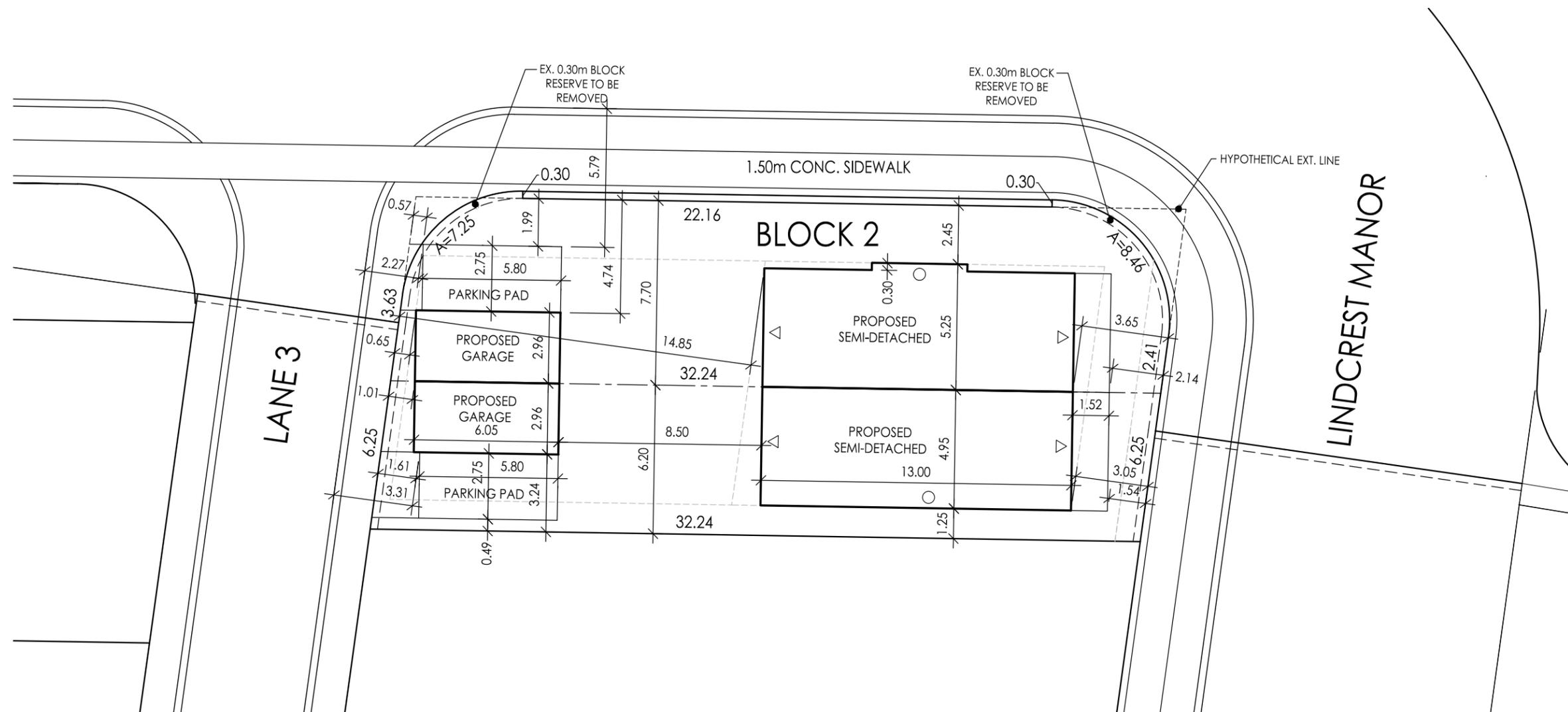


DETAIL A (NOT TO SCALE)

TOTAL AREA OF SUBDIVISION= 1.798 ha

rpe RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Christed Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel.(416)635-5000 Fax (416)635-5001
Tel.(905)264-0881 Fax (905)264-2099
Website: www.r-pe.ca
DRAWN: P.M./C.D.S. CHECKED: C.P.E.
JOB No. 06-082 CAD FILE: No.06082PH1B-6west
Mar 30, 2015 - 09:52:15





**NOTES:**

1. MIN. FRONTAGE NOT BEING MET FOR R2 ZONE, REQUIRE A COMBINED 14.4m FOR TWO SEMI-DETACHED DWELLINGS LOCATED ON A CORNER LOT (6.6m INT & 7.8m COR).
2. ZONE SETBACKS FOR EXCEPTIONS (R2\*241) & (R2\*235\*241) TO BE CONFIRMED (SUBMITTED REQUEST TO CITY OF MARKHAM).
3. MIN. 2 SPACES REQUIRED PER SEMI-DETACHED DWELLING.  
MIN. SIZE 2.75 x 5.8 (2.6m x 5.8m IN ENCLOSED OR UNDERGROUND GARAGE)

**R2 ZONE PROVISIONS SETBACKS (SEMI DETACHED DWELLINGS)**

- MIN. FRONT YARD = 3.0m
- MIN. EXT. SIDE YARD = 2.4m
- MIN. INT. SIDE YARD = 1.2m/0.0m
- MIN. REAR YARD = 14.8m

**GENERAL PROVISIONS FOR DETACHED PRIVATE GARAGE**

- MIN. REAR YARD = 0.60m
- MIN. INT. SIDE YARD = 1.20m (0.50m IF NO DOOR/WINDOWS FACE LOT LINE)
- MIN. SETBACK FROM MAIN BUILDING ON LOT = 6.0m
- MAX HEIGHT = 4.5m (FRONTAGE LESS THAN 9.75m)
- MAX COVERAGE = 18% (FRONTAGE LESS THAN 9.75m)

client  
**LINVEST  
PROPERTIES**

project  
**LINVEST CORNELL  
PHASE 4A**

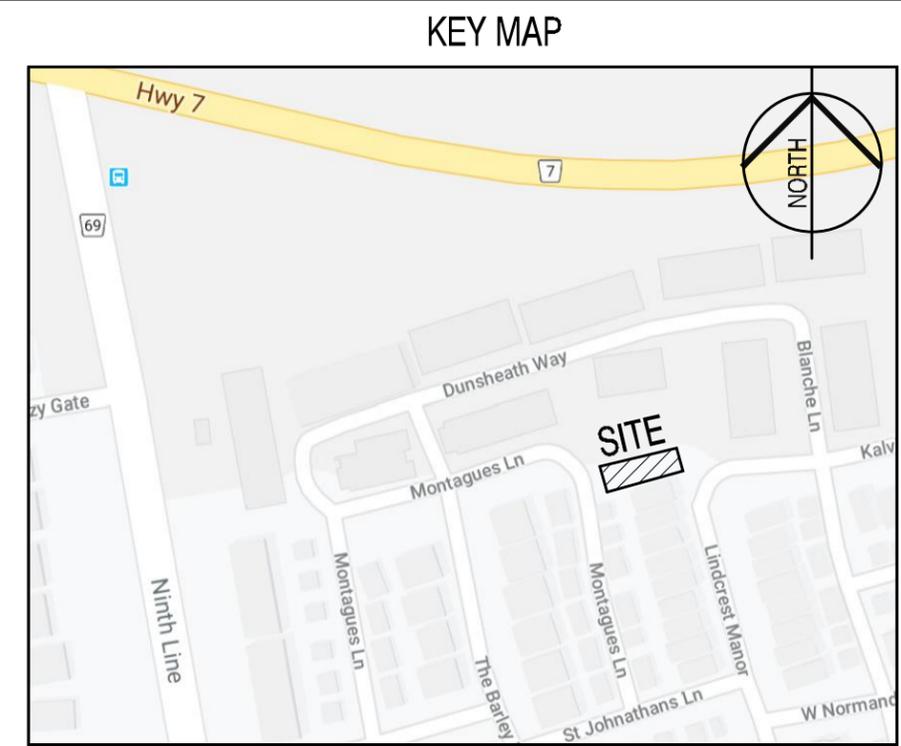
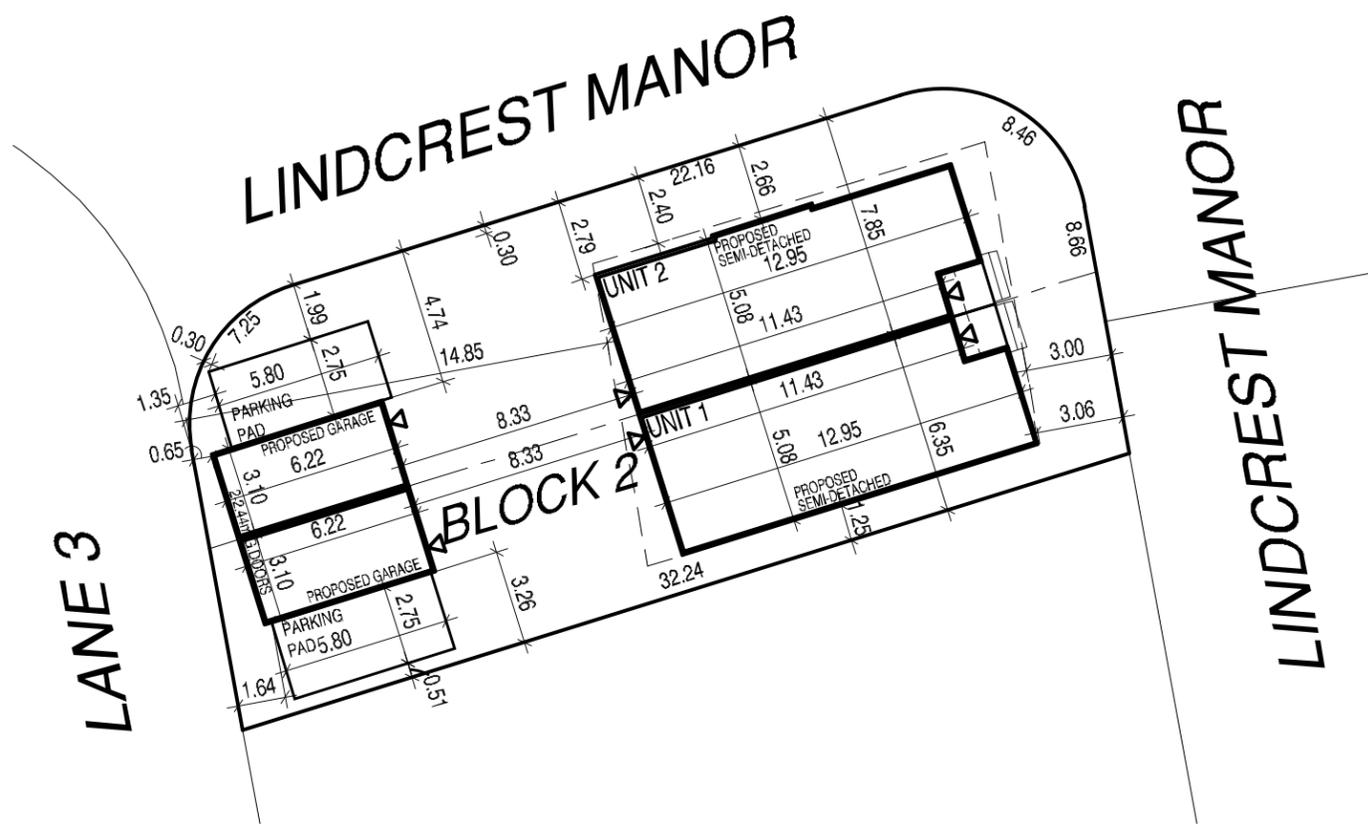
title  
**BLOCK 2**

project #  
19023

scale  
1:200



WWW.RNDESIGN.COM  
Tel: 905-738-3177  
WWW.THEPLUSGROUP.CA



### LEGEND

- STORM CONNECTION
- SANITARY CONNECTION
- W WATER CONNECTION
- H HYDRO CONNECTION
- DOUBLE CATCH BASIN
- CATCH BASIN
- STREET LIGHT
- ⊕ HYDRANT
- ⊠ TRANSFORMER
- ⊞ CABLE TV PEDESTAL
- BELL PEDESTAL
- ▲ ENTRANCE DOOR LOCATION
- ▲ GARAGE DOOR LOCATION
- ⊞ COMMUNITY MAILBOX
- \* ENGINEERED FILL LOT
- ⊗ VALVE AND CHAMBER
- SANITARY MANHOLE
- ⊗ STORM MANHOLE
- ⊞ AIR-CONDITIONING UNIT
- PROPOSED GRADE
- EXISTING GRADE
- PROPOSED SWALE GRADE
- DOWNSPOUT LOCATION
- ⊞ TELECOM. JUNCTION BOX
- PROPOSED BERM
- SWALE DIRECTION
- ⊞ HYDRO METER
- ⊞ GAS METER
- F.F.L.R. FINISHED FLOOR ELEVATION
- T/WALL TOP OF FOUNDATION WALL
- F.SLAB FIN. BASEMENT FLOOR SLAB
- U/FTG. UNDERSIDE FOOTING ELEVATION

BLOCK 2 UNIT 1	BLOCK 2 UNIT 2
LOT FRONTAGE = 6.35m	LOT FRONTAGE = 7.85m
LOT AREA = 204.70m <sup>2</sup>	LOT AREA = 241.92m <sup>2</sup>
HOUSE AREA = 65.81m <sup>2</sup> (32.15% LOT COVERAGE)	HOUSE AREA = 66.30m <sup>2</sup> (27.41% LOT COVERAGE)
GARAGE AREA = 19.28m <sup>2</sup> (9.42% LOT COVERAGE)	GARAGE AREA = 19.28m <sup>2</sup> (7.97% LOT COVERAGE)
TOTAL COVERAGE (HOUSE + GARAGE) = 41.57%	TOTAL COVERAGE (HOUSE + GARAGE) = 35.38%

### R2 ZONE PROVISIONS SETBACKS (SEMI DETACHED DWELLINGS)

MIN. FRONT YARD = 3.0m  
 MIN. EXT. SIDE YARD = 2.4m  
 MIN. INT. SIDE YARD = 1.2m/0.0m  
 MIN REAR YARD = 14.8m

### GENERAL PROVISIONS FOR DETACHED PRIVATE GARAGE

MIN. REAR YARD = 0.60m  
 MIN. INT. SIDE YARD = 1.20m (0.50m IF NO DOOR/WINDOW FACE LOT LINE)  
 MIN. SETBACK FROM MAIN BUILDING ON LOT = 6.0m  
 MAX HEIGHT = 4.5m (FRONTAGE LESS THAN 9.75m)  
 MAX COVERAGE = 18% (FRONTAGE LESS THAN 9.75m)

I.T. CONSULTING INC. 125 TORONTO STREET, 10TH FLOOR, TORONTO, ONTARIO M5C 1A5  
 TEL: 416-593-8888 FAX: 416-593-8889  
 WWW.ITCONSULTING.COM

I.T. CONSULTING INC. IS A REGISTERED PROFESSIONAL ENGINEERING FIRM IN THE PROVINCE OF ONTARIO.  
 I.T. CONSULTING INC. IS A REGISTERED PROFESSIONAL ENGINEERING FIRM IN THE PROVINCE OF ONTARIO.  
 I.T. CONSULTING INC. IS A REGISTERED PROFESSIONAL ENGINEERING FIRM IN THE PROVINCE OF ONTARIO.

NO.	DATE	DESCRIPTION
1	OCT. 13, 2019	ISSUED FOR CLIENT'S REVIEW
2	OCT. 13, 2019	REVISED PER CLIENT'S COMMENTS & REISSUED TO CLIENT
3	OCT. 13, 2019	ISSUED FOR CLIENT'S REVIEW

No: 10414 WORK: 3F-SC-18-11010

**jardin**  
 DESIGN GROUP INC  
 64 JARDIN DR. SUITE 3A  
 VAUGHAN ONT. L4K 3P3  
 TEL: 905 660-3377 FAX: 905 660-3713  
 EMAIL: info@jardindesign.ca

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

QUALIFICATION INFORMATION  
 Required unless design is exempt under Division C, Subsection 3.2.5 of the building code.

**Walter Botter** 21031  
 NAME SIGNATURE BCIN

Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

**jardin design group inc.** 27763  
 FIRM NAME BCIN

### SITE PLAN

LINDVEST PROPERTIES  
 BLOCK 2

TYPE	SITE PLAN
SCALE	1:250
PROJ. No.	19-29
No.	SP

**BLOCK 2**

**BASEMENT PLAN  
UNIT 2**

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTION INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN IN-SITU COPY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE SCALED.

7		
6		
5		
4		
3		
2	OCT. 15, 2019	REVISED AS PER CLIENT'S COMMENTS & RE-ISSUED TO CLIENT
1	OCT. 10, 2019	ISSUED FOR CLIENT'S REVIEW

No: DATE: WORK DESCRIPTION:

**jardin**  
DESIGN GROUP INC  
64 JARDIN DR, SUITE 3A  
VAUGHAN ONT. L4K 3P3  
TEL: 905 660-3377 FAX: 905 660-3713  
EMAIL: info@jardindesign.ca

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

QUALIFICATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

**Walter Botter** 21031  
NAME SIGNATURE BCIN

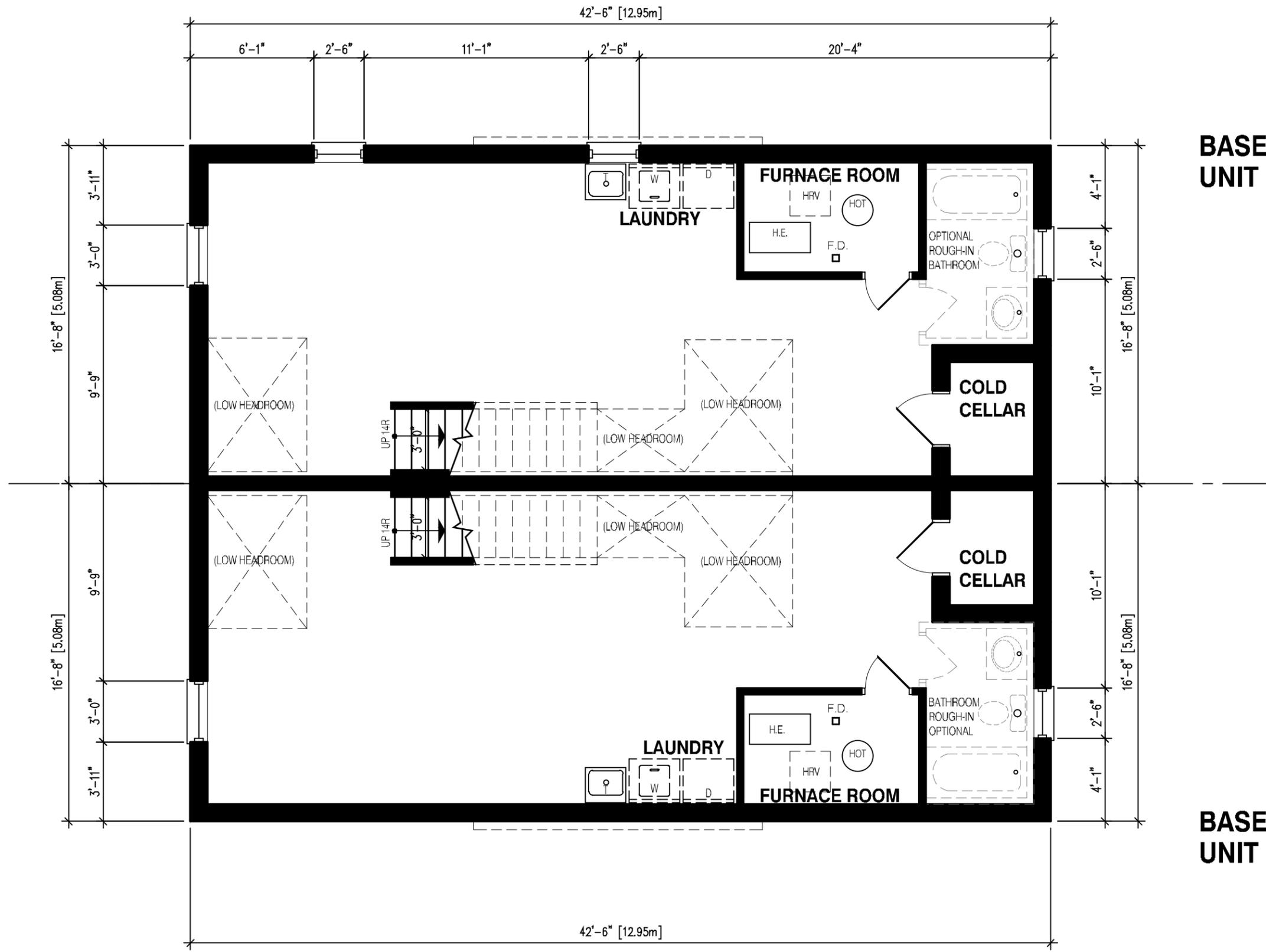
REGISTRATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

**jardin design group inc.** 27763  
FIRM NAME BCIN

**BASEMENT PLAN**  
LINVEST PROPERTIES

**BILD**

MODEL: T ---  
SCALE: 3/16" = 1'-0"  
PROJ. No. 19-29 DWG. No. 1



**BASEMENT PLAN  
UNIT 1**

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

**BLOCK 2**

**FIRST FLOOR PLAN UNIT 2**

**FIN. AREA UNIT 2**

BASEMENT	=	0 SQ.FT.
FIRST FLOOR	=	683 SQ.FT.
SECOND FLOOR	=	685 SQ.FT.
<b>TOTAL</b>	=	<b>1368 SQ.FT.</b>
OPEN AREA	=	0 SQ.FT.
<b>TOTAL</b>	=	<b>1368 SQ.FT.</b>

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTION INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN IN-SITU PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. THIS DRAWING IS NOT TO BE SCALED.

**FIN. AREA UNIT 1**

BASEMENT	=	0 SQ.FT.
FIRST FLOOR	=	671 SQ.FT.
SECOND FLOOR	=	679 SQ.FT.
<b>TOTAL</b>	=	<b>1350 SQ.FT.</b>
OPEN AREA	=	0 SQ.FT.
<b>TOTAL</b>	=	<b>1350 SQ.FT.</b>

7		
6		
5		
4		
3		
2	OCT. 15, 2019	REVISED AS PER CLIENT'S COMMENTS & RE-ISSUED TO CLIENT
1	OCT. 10, 2019	ISSUED FOR CLIENT'S REVIEW

No: DATE: WORK DESCRIPTION:

**jardin**  
 DESIGN GROUP INC  
 64 JARDIN DR, SUITE 3A  
 VAUGHAN ONT. L4K 3P3  
 TEL: 905 660-3377 FAX: 905 660-3713  
 EMAIL: info@jardindesign.ca

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

QUALIFICATION INFORMATION  
 Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

**Walter Botter** 21031  
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
 Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

**jardin design group inc.** 27763  
 FIRM NAME BCIN

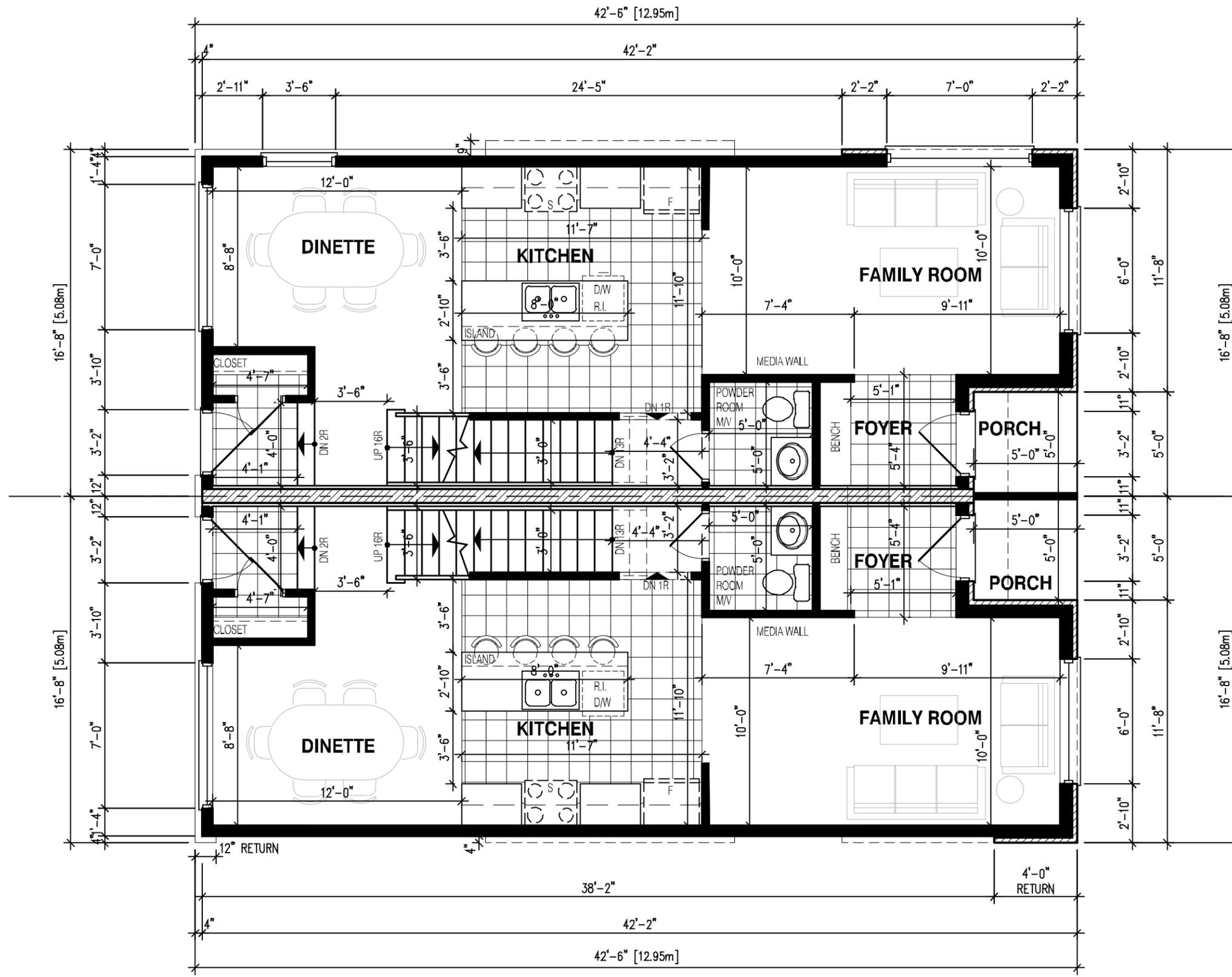
**FIRST FLOOR PLAN**

LINVEST PROPERTIES

MODEL: ---

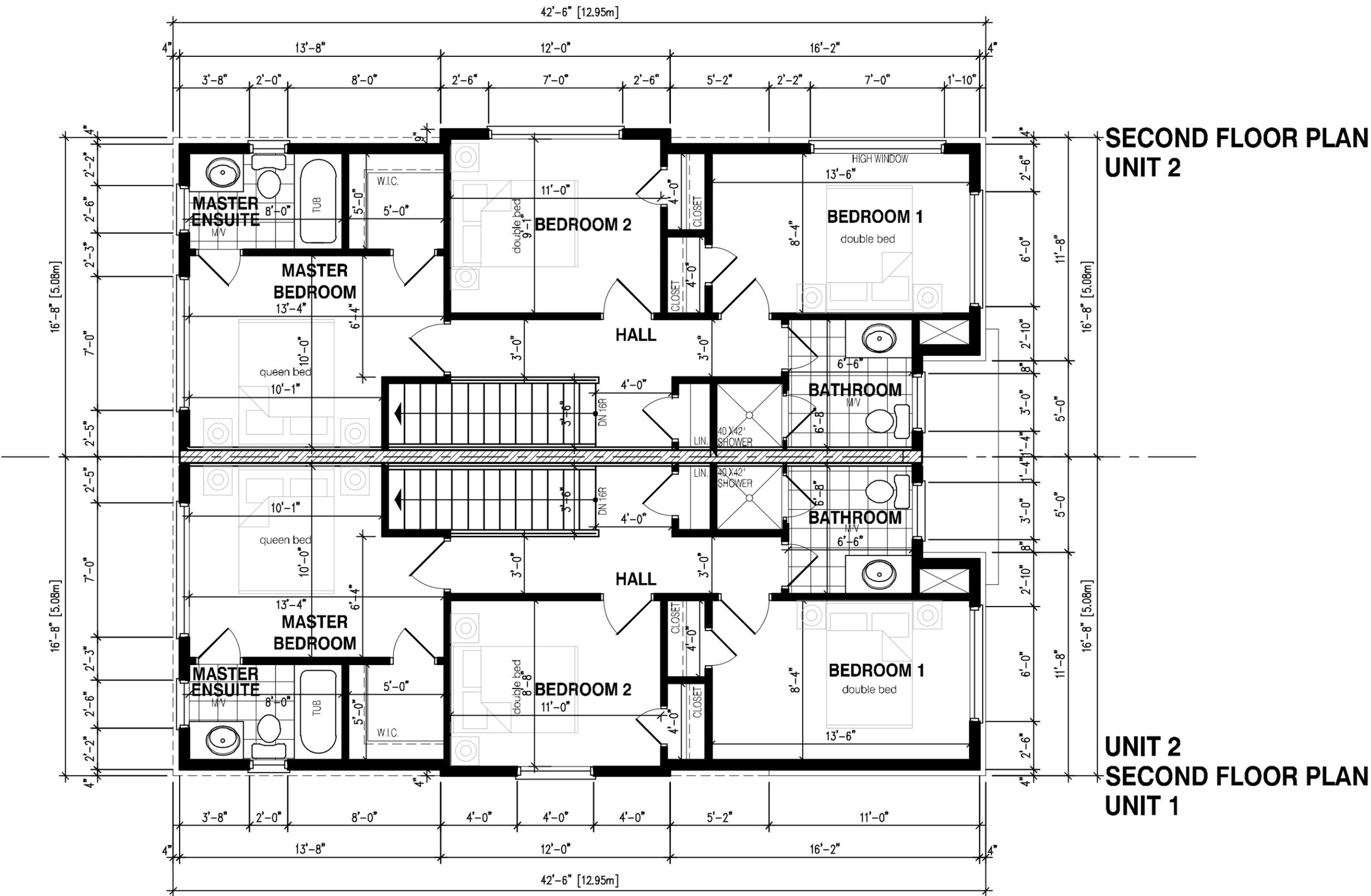
SCALE: 3/16"=1'-0"

PROJ. No. 19-29 DWG. No. 2



**PRELIMINARY**  
 NOT TO BE USED FOR CONSTRUCTION

**BLOCK 2**



**SECOND FLOOR PLAN  
UNIT 2**

**UNIT 2  
SECOND FLOOR PLAN  
UNIT 1**

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTION INVERTS MUST BE VERIFIED PRIOR TO POLING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN IN-SITU COPY AND IS NOT TO BE USED FOR ANY OTHER PROJECT. THIS DRAWING IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE SCALED.

7		
6		
5		
4		
3		
2	OCT. 15, 2019	REVISED AS PER CLIENT'S COMMENTS & RE-ISSUED TO CLIENT
1	OCT. 10, 2019	ISSUED FOR CLIENT'S REVIEW

No: DATE: WORK DESCRIPTION:

**jardin**  
DESIGN GROUP INC  
64 JARDIN DR, SUITE 3A  
VAUGHAN ONT. L4K 3P3  
TEL: 905 660-3377 FAX: 905 660-3713  
EMAIL: info@jardindesign.ca

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

QUALIFICATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

Walter Botter 21031  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

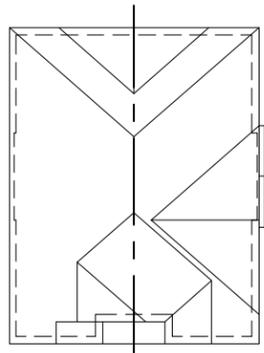
jardin design group inc. 27763  
FIRM NAME BCIN

**SECOND FLOOR PLAN  
LINDVEST PROPERTIES**

**BILD**

MODEL: ---  
SCALE: 3/16" = 1'-0"  
PROJ. No. 19-29 DWG. No. 3

# BLOCK 2



**ROOF PLAN**



**FRONT ELEVATION  
UNIT 1**

**FRONT ELEVATION  
UNIT 2**

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTION INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE REPRODUCED.

7		
6		
5		
4		
3		
2	OCT. 15, 2019	REVISED AS PER CLIENT'S COMMENTS & RE-ISSUED TO CLIENT
1	OCT. 10, 2019	ISSUED FOR CLIENT'S REVIEW

No: DATE: WORK DESCRIPTION:

**jardin**  
DESIGN GROUP INC  
64 JARDIN DR, SUITE 3A  
VAUGHAN ONT. L4K 3P3  
TEL: 905 660-3377 FAX: 905 660-3713  
EMAIL: info@jardindesign.ca

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

QUALIFICATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

**Walter Botter** 21031  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

**jardin design group inc.** 27763  
FIRM NAME BCIN

**FRONT ELEVATION**  
LINDVEST PROPERTIES

MODEL: ---  
SCALE: 3/16" = 1'-0"  
PROJ. No. 19-29 DWG. No. 4

# BLOCK 2



**RIGHT SIDE ELEVATION  
UNIT 2**

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTION INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE SCALED.

7		
6		
5		
4		
3		
2	OCT. 15, 2019	REVISED AS PER CLIENT'S COMMENTS & RE-ISSUED TO CLIENT
1	OCT. 10, 2019	ISSUED FOR CLIENT'S REVIEW

No: DATE: WORK DESCRIPTION:

**jardin**  
DESIGN GROUP INC  
64 JARDIN DR, SUITE 3A  
VAUGHAN ONT. L4K 3P3  
TEL: 905 660-3377 FAX: 905 660-3713  
EMAIL: info@jardindesign.ca

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

QUALIFICATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

**Walter Botter** 21031  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

**jardin design group inc.** 27763  
FIRM NAME BCIN

**RIGHT SIDE ELEVATION**  
LINDVEST PROPERTIES

**BILD**

MODEL: ---  
SCALE: 3/16" = 1'-0"  
PROJ. No. 19-29 DWG. No. 5

# BLOCK 2



**REAR ELEVATION  
UNIT 2**

**REAR ELEVATION  
UNIT 1**

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUING OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTION INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB-CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE SCALED.

7		
6		
5		
4		
3		
2	OCT. 15, 2019	REVISED AS PER CLIENT'S COMMENTS & RE-ISSUED TO CLIENT
1	OCT. 10, 2019	ISSUED FOR CLIENT'S REVIEW

No: DATE: WORK DESCRIPTION:

**jardin**  
DESIGN GROUP INC  
64 JARDIN DR, SUITE 3A  
VAUGHAN ONT. L4K 3P3  
TEL: 905 660-3377 FAX: 905 660-3713  
EMAIL: info@jardindesign.ca

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

QUALIFICATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

**Walter Botter** 21031  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

**jardin design group inc.** 27763  
FIRM NAME BCIN

**REAR ELEVATION**  
LINDVEST PROPERTIES

 MODEL: ---  
SCALE: 3/16" = 1'-0"  
PROJ. No. 19-29 DWG. No. 6

# BLOCK 2

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTION INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN IN-SITU COPY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE SCALED.

7		
6		
5		
4		
3		
2	OCT. 15, 2019	REVISED AS PER CLIENT'S COMMENTS & RE-ISSUED TO CLIENT
1	OCT. 10, 2019	ISSUED FOR CLIENT'S REVIEW

No: DATE: WORK DESCRIPTION:

**jardin**  
DESIGN GROUP INC  
64 JARDIN DR, SUITE 3A  
VAUGHAN ONT. L4K 3P3  
TEL: 905 660-3377 FAX: 905 660-3713  
EMAIL: info@jardindesign.ca

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

QUALIFICATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

**Walter Botter** 21031  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

**jardin design group inc.** 27763  
FIRM NAME BCIN

LEFT SIDE ELEVATION  
LINDVEST PROPERTIES

**BILD**

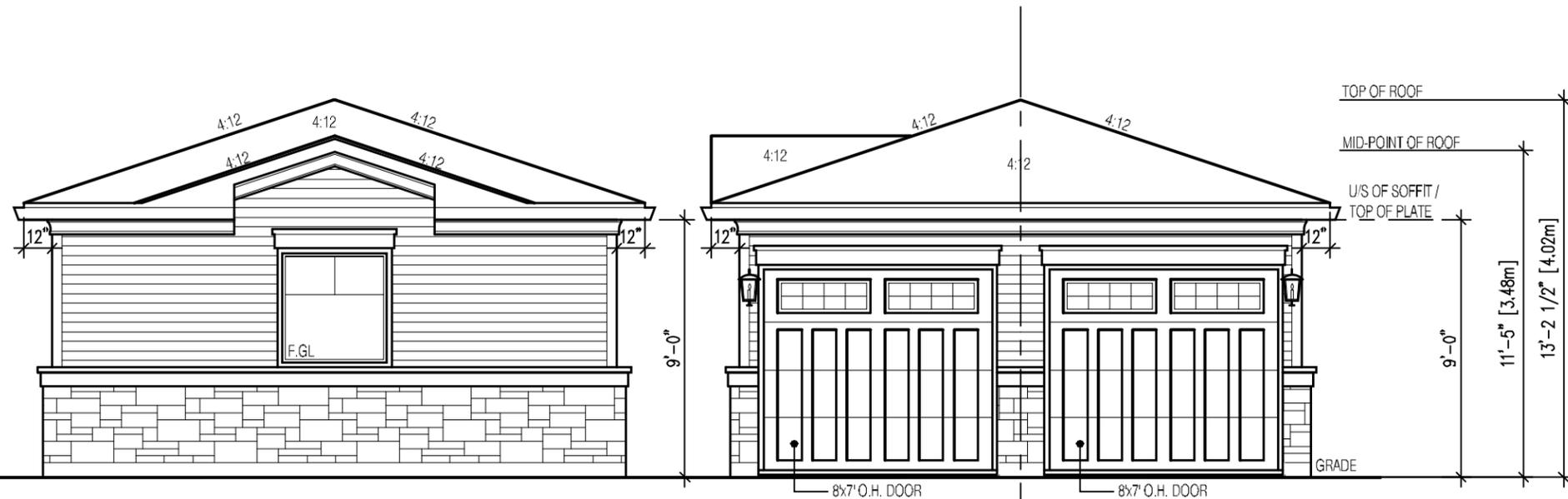
MODEL: T ---  
SCALE: 3/16" = 1'-0"  
PROJ. No. 19-29 DWG. No. 7



**LEFT SIDE ELEVATION  
UNIT 1**

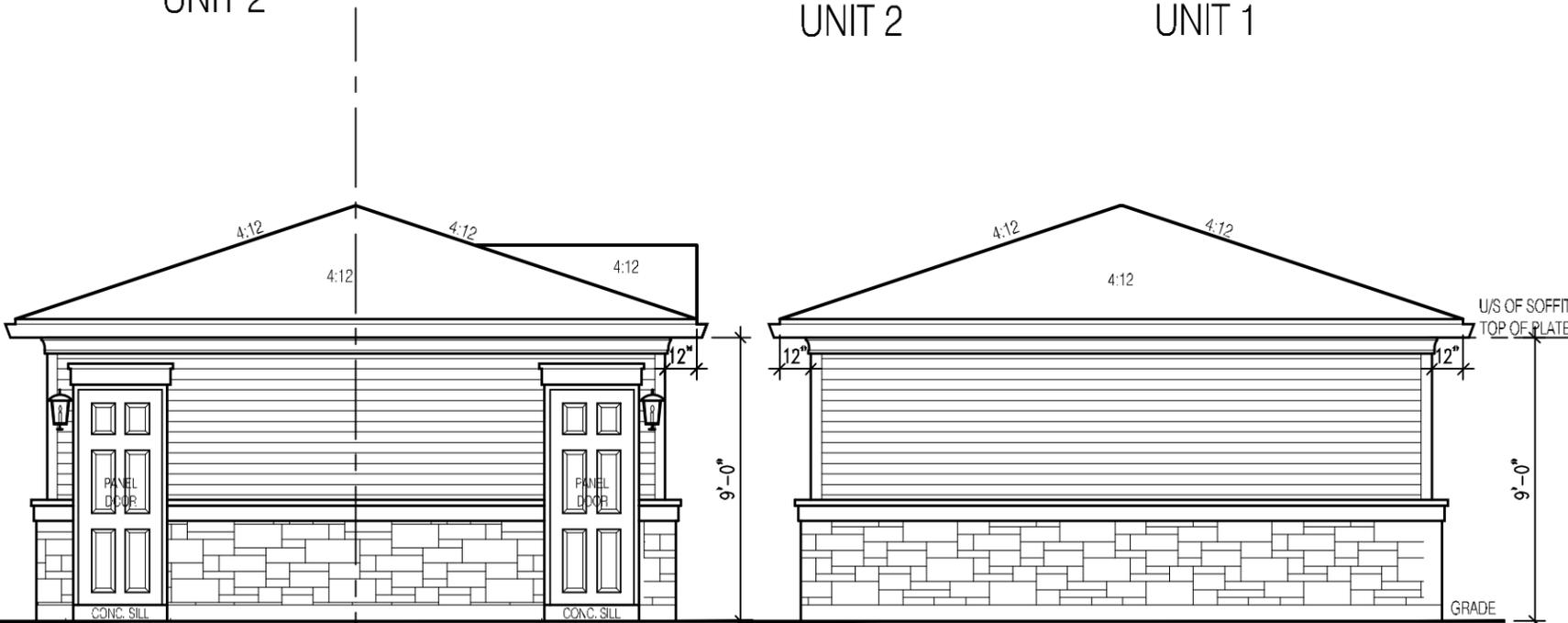
**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

# BLOCK 2



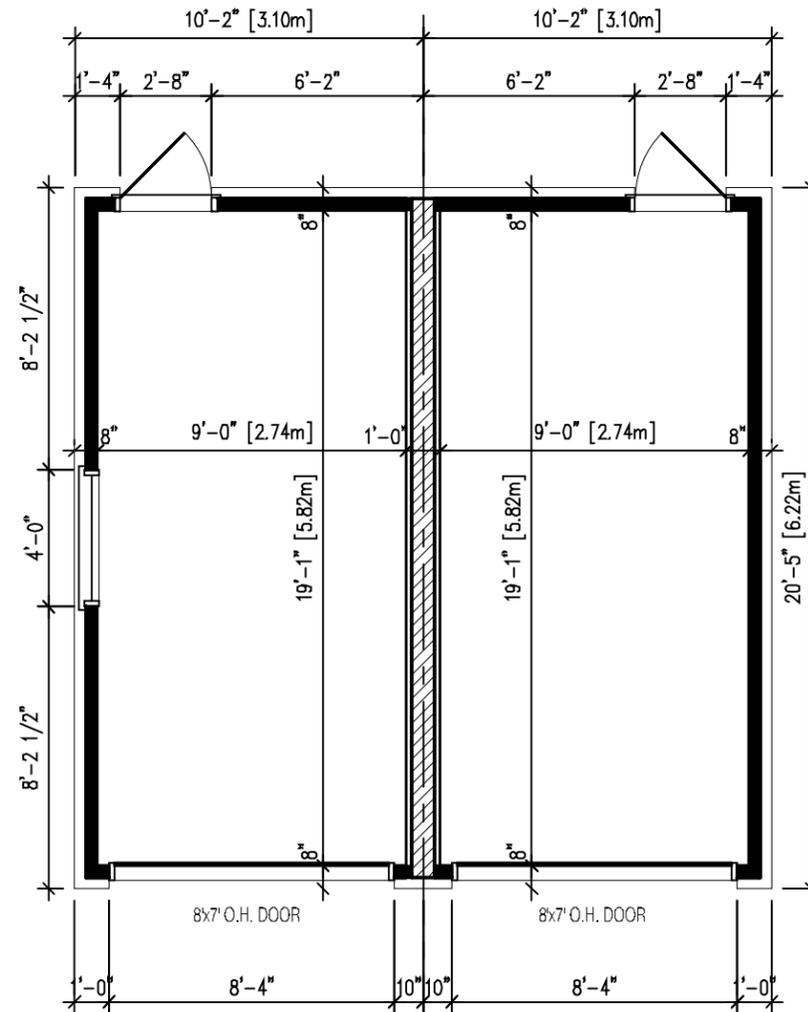
LEFT ELEVATION  
UNIT 2

FRONT ELEVATION  
UNIT 2      FRONT ELEVATION  
UNIT 1



REAR ELEVATION  
UNIT 1      REAR ELEVATION  
UNIT 2

RIGHT ELEVATION  
UNIT 1



**GARAGE PLAN**

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTION INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB-CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN IN-SITU COPY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE SCALED.

7		
6		
5		
4		
3		
2	OCT. 15, 2019	REVISED AS PER CLIENT'S COMMENTS & RE-ISSUED TO CLIENT
1	OCT. 10, 2019	ISSUED FOR CLIENT'S REVIEW

No:      DATE:      WORK DESCRIPTION:

**jardin**  
DESIGN GROUP INC  
64 JARDIN DR, SUITE 3A  
VAUGHAN ONT. L4K 3P3  
TEL: 905 660-3377 FAX: 905 660-3713  
EMAIL: info@jardindesign.ca

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

QUALIFICATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

**Walter Botter**      21031  
NAME      SIGNATURE      BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

**jardin design group inc.**      27763  
FIRM NAME      BCIN

**GARAGE PLAN & ELEV.**  
LINDVEST PROPERTIES

**BILD**      MODEL: ---  
SCALE: 3/16" = 1'-0"  
PROJ. No. 19-29      DWG. No. 8

**APPENDIX "B"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILES A/31/19 & A/001/20**

1. The variances apply only to the proposed development as long as it remains.
2. That prior to the commencement of construction, 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 Director of Operations.

CONDITIONS PREPARED BY:

A handwritten signature in black ink, appearing to read 'Aleks Todorovski', written over a horizontal line.

Aleks Todorovski, Planner, Zoning and Special Projects