

# Memorandum to the City of Markham Committee of Adjustment

August 4, 2020

**Files:** B.002.20, A.028.20, A.029.20  
**Address:** 2 Hughson Drive – Markham, ON  
**Applicant:** Lareina Chan  
**Agent:** Contempo Studio  
**Hearing Date:** Wednesday August 12, 2020

The following comments are provided on behalf of the Central Team.

## **Consent Application (B.002.20) – PARTS 1 & 2**

The purpose of this application is to create a new residential lot. The applicant is requesting provisional consent to:

- a) retain a parcel of land (Part 1) with an approximate lot frontage of 17.68 m (58.0 ft) and approximate lot area of 695.40 m<sup>2</sup> (7,485.22 ft<sup>2</sup>); and
- b) sever and convey a parcel of land (Part 2) with an approximate lot frontage of 17.68 m (58.0 ft), and approximate lot area of 776.20 m<sup>2</sup> (8,354.95 ft<sup>2</sup>).

This application is being heard concurrently with minor variance applications A.028.20 & A.029.20, as detailed below.

## **Minor Variance Application (A.028.20) – PART 1**

The applicant is requesting relief from the requirements of the “Third Density - Single Family Residential Exception Two (R3\*2) Zone” under By-law 221-81, as amended, as it relates to a proposed two-storey single detached dwelling on the parcel of land proposed to be retained (Part 1), to permit:

- a) **Amending By-law 2012-13, Section 7.2.2 (i):**  
a minimum front yard setback of 5.50 m (18.04 ft) (cold cellar), whereas the By-law requires a minimum front yard setback of 9.0 m (29.53 ft);
- b) **Amending By-law 2012-13, Section 7.2.2 (ii):**  
a minimum interior side yard setback of 1.34 m (4.40 ft), whereas the By-law requires a minimum interior side yard setback of 1.80 m (5.91 ft);
- c) **Amending By-law 2012-13, Section 7.2.2 (iii):**  
a minimum exterior side yard setback of 1.85 m (6.07 ft), whereas the By-law requires a minimum exterior side yard of 2.0 m (6.56 ft); and
- d) **Amending By-law 2012-13, Section 7.2.2 (vi):**  
a minimum lot area of 695.40 m<sup>2</sup> (7,485.22 ft<sup>2</sup>), whereas the By-law requires a minimum lot area of 50% of the existing lot area of record on the date of passing of Amending By-law 2012-13 or 735.80 m<sup>2</sup> (7,920.09 ft<sup>2</sup>).

## **Minor Variance Application (A.029.20) – PART 2**

The applicant is requesting relief from the requirements of the “Third Density – Single Family Residential Exception Two (R3\*2) Zone” under By-law 221-81, as amended, as it relates to a proposed two-storey single detached dwelling on the parcel of land proposed to be conveyed (Part 2), to permit:

- a) **Amending By-law 2012-13, Section 7.2.2 (i):**  
a minimum front yard setback of 8.42 m (27.63 ft), whereas the By-law requires a minimum front yard setback of 9.0 m (29.53 ft);
- b) **Amending By-law 2012-13, Section 7.2.2 (ii):**  
a minimum interior side yard setback of 1.51 m (4.95 ft) along the north side, whereas the By-law requires a minimum interior side yard setback of 1.80 m (5.91 ft);
- c) **Amending By-law 2012-13, Section 7.2.2 (ii):**  
A minimum interior side yard setback of 1.69 m (5.54 ft) along the south side, whereas the By-law requires a minimum interior side yard setback of 1.80 m (5.91 ft);
- d) **Section 4.6:**  
an unenclosed roofed porch encroachment of 1.65 m (5.41 ft) into the required front yard, whereas the By-law permits a maximum encroachment of 0.45 m (1.47 ft) into the required yard; and
- e) **Section 4.6:**  
an eaves encroachment of 0.60 m (1.97 ft), whereas the By-law permits a maximum eaves encroachment of 0.45 m (1.48 ft) into the required yard.

## **BACKGROUND**

### **Property Description**

The 1,471.60 m<sup>2</sup> (15,840.17 ft<sup>2</sup>) subject property is located on the northwest corner of Hughson Drive and Lunar Crescent, which is situated north of Highway 7 East, and east of Woodbine Avenue. There is an existing one-storey single detached dwelling on the property with an attached garage. A frame shed and artificial pond are also located within the rear yard of the property. Mature trees and vegetation exist throughout the property.

The surrounding area is comprised of a mix of residential lots which are generally rectangular in shape, and range in lot area and lot frontage. Smaller lots exist along Hughson Drive, Ankara Court, and Lunar Crescent, which either meet the requirements of the Zoning By-law or have otherwise been assessed and granted relief through variance applications. Detached dwellings are the common built form along the street, which range in width, height, and overall size.

### **Proposal**

The applicant is proposing to sever the existing residential lot, which has an approximate area of 1,471.60 m<sup>2</sup> (18,746.43 ft<sup>2</sup>), to facilitate the creation of one new residential lot.

The applicant is also proposing to demolish and remove the existing one-storey detached dwelling, artificial pond, and accessory structures, and construct two new two-storey detached dwellings, one on the conveyed parcel and the other on the retained parcel. The consent application is accompanied by two minor variance applications (A.028.20 & A.029.20) which request relief from the aforementioned Zoning By-law standards to construct the proposed dwellings.

### **Official Plan and Zoning**

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

The subject property is designated "Residential Low Rise", which provides for low rise housing forms including single detached dwellings. Section 8.2.3.5 of the 2014 Official Plan outlines development criteria for the "Residential Low Rise" designation 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. In considering applications for development approval in a “Residential Low Rise” area, which includes minor variances, infill development is required to meet the general intent of these development criteria. Regard shall also be had for retention of existing trees and vegetation, the width of proposed garages and driveways and the overall orientation and sizing of new lots within a residential neighbourhood.

Zoning By-Law 221-81, as amended, by By-law 2012-13

The subject property is zoned “Third Density - Single Family Residential Exception Two (R3\*2) Zone” under By-law 221-81, as amended, by By-law 2012-13 which permits one single detached dwelling per lot. Exception Two relates to Amending By-law 2012-13 (the “Amending By-law”) which was enacted by the City of Markham subsequent to an order issued by the Ontario Municipal Board (the “OMB”) on August 8, 2012. Amongst other standards, the Amending By-law introduced new minimum lot frontage and area requirements, so that redevelopment can proceed subject to updated standards.

As it relates to lot division, the Amending By-law provides a performance standard for a minimum lot frontage set out as 50% of the lot frontage of a lot of record existing on the date of the passing of the By-law amendment, as well as a standard for minimum lot area, also set at 50% of a lot of record existing on the date of the passing of the By-law amendment.

**Zoning Preliminary Review (ZPR) Undertaken**

The applicant completed a ZPR on December 10, 2019 to confirm the initial variances required for the proposed development. The applicant submitted revised drawings on June 23, 2020. It is the understanding of staff that the applicant has not conducted a ZPR for the revised drawings. Consequently, it is the applicant’s responsibility to ensure that the applications have accurately identified all the variances to the Zoning By-law required for the proposed development. If the variances requested in these applications contain errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

**COMMENTS**

**Consent Application (B.002.20) – PARTS 1 & 2**

The applicant is proposing one new residential lot through provisional consent. It is proposed that the retained lot (Part 1) will have an approximate lot area of 695.40 m<sup>2</sup> (7,485.22 ft<sup>2</sup>) and a lot frontage of 17.68 m (58.0 ft). The conveyed lot (Part 2) will have an approximate lot area of 776.20 m<sup>2</sup> (8,354.95 ft<sup>2</sup>) and a lot frontage of 17.68 m (58.0 ft). Both Parts 1 & 2, as shown in the draft reference plan (Appendix “D”), comply with the minimum lot frontage requirement. However, Part 1, with a proposed lot area of 695.40 m<sup>2</sup> (7,485.22 ft<sup>2</sup>), does not meet the minimum required lot area of 735.8 m<sup>2</sup> (7,920.3 ft<sup>2</sup>). As a result, the applicant has submitted a variance request through the corresponding variance application (A.028.20). Planning staff recognize that there is a variation among lot sizes along the street and within the surrounding area, as the area is experiencing a transition towards new infill development. Planning staff are of the opinion that the proposed severance is generally consistent with the lot area requirement of the Amending By-law.

The City’s Engineering staff advised that the applicant will be required to submit a site servicing and grading plan for review at the building permit stage. The applicant will also

be required to make satisfactory arrangements with the City's engineering department related to municipal inspections for the installation of the proposed sanitary, storm and water main service connections to service the newly created lot and disconnect any unused service connection.

Urban Design staff have reviewed the applications and recommend that the applicant shift the deck stairs on the retained parcel (Part 1) to better protect and minimize potential injury to Tree #9, as shown in the Tree Preservation Plan (Appendix "G"). Tree #9 is located west of the proposed wood deck in the rear yard of Part 1. In response, the applicant submitted a revised site plan, which shifts the stairs north of the tree to protect Tree #9, as recommended.

### **Minor Variance Application (A.028.20) – PART 1**

As required by the *Planning Act*, the following four tests must be met in order for a variance to be granted by the Committee:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee, 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.

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

The applicant is requesting relief to permit a minimum front yard setback of 5.50 m (18.04 ft), whereas the By-law requires a minimum front yard setback of 9.0 m (29.53 ft). This is a reduction of approximately 3.50 m (11.49 ft). The variance is attributable to the cold cellar in the basement. Above grade, the main front wall of the building is setback 7.25 m (23.79 ft). The front building line of the front covered porch aligns with that of the cold cellar in the basement. Given that the reduced front yard setback is partly attributable to the cold cellar in the basement and the front covered porch, staff do not object to the requested variance.

Staff note that the proposed dwelling could be shifted to the west in order to better align with the proposed dwelling to the north (Part 2). However, in the event that this is considered, the Committee should be made aware that this would result in the removal of the Catalpa tree (Tree #9) located in the rear yard of Part 1, which is listed as fair condition in the arborist report with a diameter at breast height (DBH) of 0.44 m (1.44 ft).

### **Reduced Interior Side Yard Setback**

The applicant is requesting a minimum interior side yard setback of 1.34 m (4.40 ft), whereas the By-law requires a minimum side yard setback of 1.80 m (5.91 ft). This is a reduction of 0.46 m (1.51 ft). Staff are of the opinion that the variance is partly attributable to the shape and alignment of the proposed dwelling in relation to the proposed severance line, and that the requested variance will not cause adverse impacts to the streetscape or prospective neighbouring dwelling (Part 2).

### **Reduced Exterior Side Yard Setback**

The applicant is requesting a minimum exterior side yard setback of 1.85 m (6.07 ft), whereas the By-law requires a minimum exterior side yard setback of 2.0 m (6.56 ft). This is a reduction of 0.15 m (0.50 ft). Staff are of the opinion that the requested variance is minor and would not adversely impact the streetscape. Staff do not object to the requested variance.

### Reduction in Minimum Lot Area

The existing lot has a total area of approximately 1,471.60 m<sup>2</sup> (15,840.17 ft<sup>2</sup>). The applicant is requesting a variance to permit a minimum lot area of 695.40 m<sup>2</sup> (7,485.22 ft<sup>2</sup>), whereas the By-law permits a minimum lot area of 50% of the lot area of a lot of record existing on the date of the passing of the Amending By-law, or 735.80 m<sup>2</sup> (7,920.09 ft<sup>2</sup>). This is a reduction of approximately 40.40 m<sup>2</sup> (434.87 ft<sup>2</sup>) from the By-law requirement.

While the lot is generally rectangular, staff are of the opinion that the proposed reduction is due to the existing curvature of the exterior and front lot lines as shown in Appendix "D", which makes it difficult to bisect the property equally. Staff are satisfied the proposed severance line maintains a lot pattern and size that is generally consistent with other lots along the street and within the surrounding area. Accordingly, staff have no objections to the requested variance.

### **Minor Variance Application (A.029.20) – PART 2**

#### Reduction in Front Yard Setback

The applicant is requesting relief to permit a minimum front yard setback of 8.42 m (27.63 ft), whereas the By-law requires a minimum front yard setback of 9.0 m (29.53 ft). This is a reduction of approximately 0.58 m (1.90 ft).

While staff are of the opinion that the requested variance is generally consistent with the established front yard setback pattern along Hughson Drive, staff note that the proposed dwelling could be shifted 0.58 m (1.90 ft) to the west to comply with the front and rear yard setback requirements of the By-law. However, the submitted arborist report confirms that the proposed deck is the closest point of impact to Tree #12. Mitigation measures to construct the deck have been provided in the arborist report, which assesses the impact of the deck construction as minor. In the event that a shifting of the dwelling is considered, Committee should be similarly made aware that this could impact the future health of Tree #12, which is a mature Apple tree listed in the arborist report as fair condition, with a diameter at breast height that ranges from 0.15 m (0.49 ft) to 0.25 m (0.82 ft).

#### Reduced Interior Side Yard Setbacks

The applicant is requesting a minimum interior side yard setback of 1.51 m (4.95 ft) along the north side of the dwelling, and a minimum interior side yard setback of 1.69 m (5.54 ft) along the south side of the dwelling, whereas the By-law requires a minimum side yard setback of 1.80 m (5.91 ft). This is a reduction of approximately 0.29 m (0.96 ft), and 0.11 m (0.37 ft), respectively.

Staff are of the opinion that the proposed side yard setbacks will not result in a dwelling that is incompatible with existing dwellings within the surrounding area, and do not object to the variance.

#### Increase in Maximum Roofed Porch Encroachment

The applicant is requesting a maximum roofed porch encroachment of 1.65 m (5.41 ft) into the required front yard, whereas the By-law permits a maximum encroachment of 0.45 m (1.47 ft) into the required yard. This is an increased encroachment of 1.20 m (3.94 ft).

The proposed front covered porch has a width of approximately 3.63 m (11.91 ft), in relation to the dwelling's front building line which has a width of approximately 13.41 m (44.0 ft). Staff are of the opinion that the requested variance to permit an encroachment as it relates to a proposed front covered porch is generally consistent with other homes in

the area with the same architectural feature, and that the proposed encroachment will not adversely impact the character of the street.

#### Increase in Maximum Eaves Encroachment

The applicant is requesting a maximum eaves encroachment of 0.60 m (1.97 ft) along the front and interior yard along the north side, whereas the By-law permits a maximum eaves encroachment of 0.45 m (1.47 ft) into the required yard. This is an increase of 0.15 m (0.50 ft). Staff do not object to the proposed eaves encroachment request.

#### **PUBLIC INPUT SUMMARY**

No written submissions were received as of August 4, 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**

In concluding that the proposal is appropriate, staff have had regard for the criteria in Section 51(24) of the *Planning Act, R.S.O. 1990, c.P.13, as amended*, and have no objection to the proposed consent. Staff have also reviewed each of the minor variance applications with respect to Section 45(1) of the *Planning Act*. While the memorandum includes both variance applications, staff note that these applications were assessed separately for each prospective lot. Staff recognize that the neighbourhood is experiencing a transition towards new infill development, and do not anticipate that the proposed developments would adversely impact the planned function or character of the neighbourhood. For these reasons, Planning staff are of the opinion that the variances requested for Parts 1 & 2 both separately, and collectively meet the four tests under Section 45(1) of the *Planning Act*. 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 By-law, and how they satisfy the tests of the *Planning Act* required for the granting of minor variances.

Please see Appendices "A", "B", and "C" for conditions to be attached to any approval of these applications.

#### **APPENDICES**

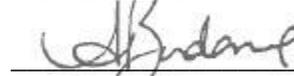
- Appendix "A" – Conditions of Approval (B.002.20)
- Appendix "B" – Conditions of Approval (A.028.20)
- Appendix "C" – Conditions of Approval (A.029.20)
- Appendix "D" – Draft Reference Plan
- Appendix "E" – Plans (A.028.20)
- Appendix "F" – Plans (A.029.20)
- Appendix "G" – Tree Preservation Plan
- Appendix "H" – Aerial: Existing Parcel Fabric
- Appendix "I" – York Region Condition of Approval

PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:



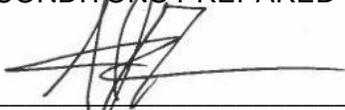
Sabrina Bordone, Senior Planner, Central District

**APPENDIX “A”**  
**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B.002.20**

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the severances applied for under Files B.002.20, in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the *Planning Act*.
3. Submission to the Secretary-Treasurer of seven white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.
4. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended.
5. The Owner shall enter into a Development Agreement with the City to the satisfaction of the City Solicitor, Director of Planning and Urban Design, Director of Operations, and/or the Director of Engineering, or their designates, which Development Agreement shall be registered on title to the lands in priority to all mortgages, charges, liens and other encumbrances, and the Owner shall procure and cause to be executed and registered at its own cost and expense such discharges, postponements, and subordination agreements as may be required by the City in order to provide for the priority of registration for the Development Agreement on title to the Lands. The Development Agreement shall specifically provide for matters including but not limited to:
  - i) Payment of all applicable fees in accordance with the City's fee By-law;
  - ii) Approval of an Arborist Report and Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan;
  - iii) Erection and inspection by City staff of tree protection fencing, in accordance with the City's Streetscape Manual (2009), as amended, and the Tree Assessment and Preservation Plan;
  - iv) Planting of any required replacement trees, and payment of replacement fees in accordance with the City's Streetscape Manual (2009), as amended, and the Tree Assessment and Preservation Plan;
  - v) Submission of securities respecting any works to be provided in accordance with the Development Agreement;
  - vi) Payment of cash-in-lieu of Parkland Dedication in accordance with By-law 195-90, as amended, upon execution of the development agreement. The applicant shall submit an Appraisal report prepared by a member of the Appraisal Institute of Canada in accordance with the City's terms of reference respecting the proposed new lot, to be reviewed and approved by the City;
  - vii) Enter into, register on title and pay the required engineering fee at the execution of, a Development Agreement with the City that shall specifically provide for matters including but not limited to:

- a. Notice that the lands may not be connected to the City's water system, sewage system and/or drainage system (the "Municipal Services"), and that in order to connect to the Municipal Services, the Owner must submit an application to the City and pay for the connections to the Municipal Services, which shall be installed by the City.
6. That the applicant satisfies that water and wastewater servicing capacity is available to service this application as provided by the Regional Municipality of York in their comments to the applicant, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Regional Municipality of York.
7. That the Owner provides confirmation from an Ontario Land Surveyor that the severed and retained parcels, in their final configuration, meets all the requirements of the applicable Zoning By-law, including any development standards for building and structures, and that the Secretary-Treasurer receive written confirmation that this condition has been satisfied to the satisfaction of the Zoning Supervisor or designate.
8. Fulfillment of all of the above conditions within one (1) year of the date that notice of the decision was given under Section 50(17) or 50(24) of the *Planning Act*, R.S.O. 1990, c.P.13.

CONDITONS PREPARED BY:



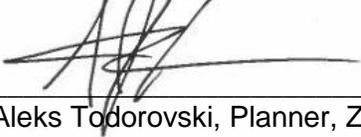
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Aleks Todorovski, Planner, Zoning and Special Projects

**APPENDIX "B"**  
**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF A/028/20**

1. The variances apply only to the proposed development as long as it remains.
2. That the variances apply only to the subject development, in substantial conformity with the batch stamped plans attached as Appendix "E" to this Staff Report, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction.

CONDITONS PREPARED BY:



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Aleks Todorovski, Planner, Zoning and Special Projects

**APPENDIX "C"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF A/029/20**

1. The variances apply only to the proposed development as long as it remains.
2. That the variances apply only to the subject development, in substantial conformity with the batch stamped plans attached as Appendix "F" to this Staff Report, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction.

CONDITONS PREPARED BY:



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Aleks Todorovski, Planner, Zoning and Special Projects

**APPENDIX "D"**  
**DRAFT REFERENCE PLAN**

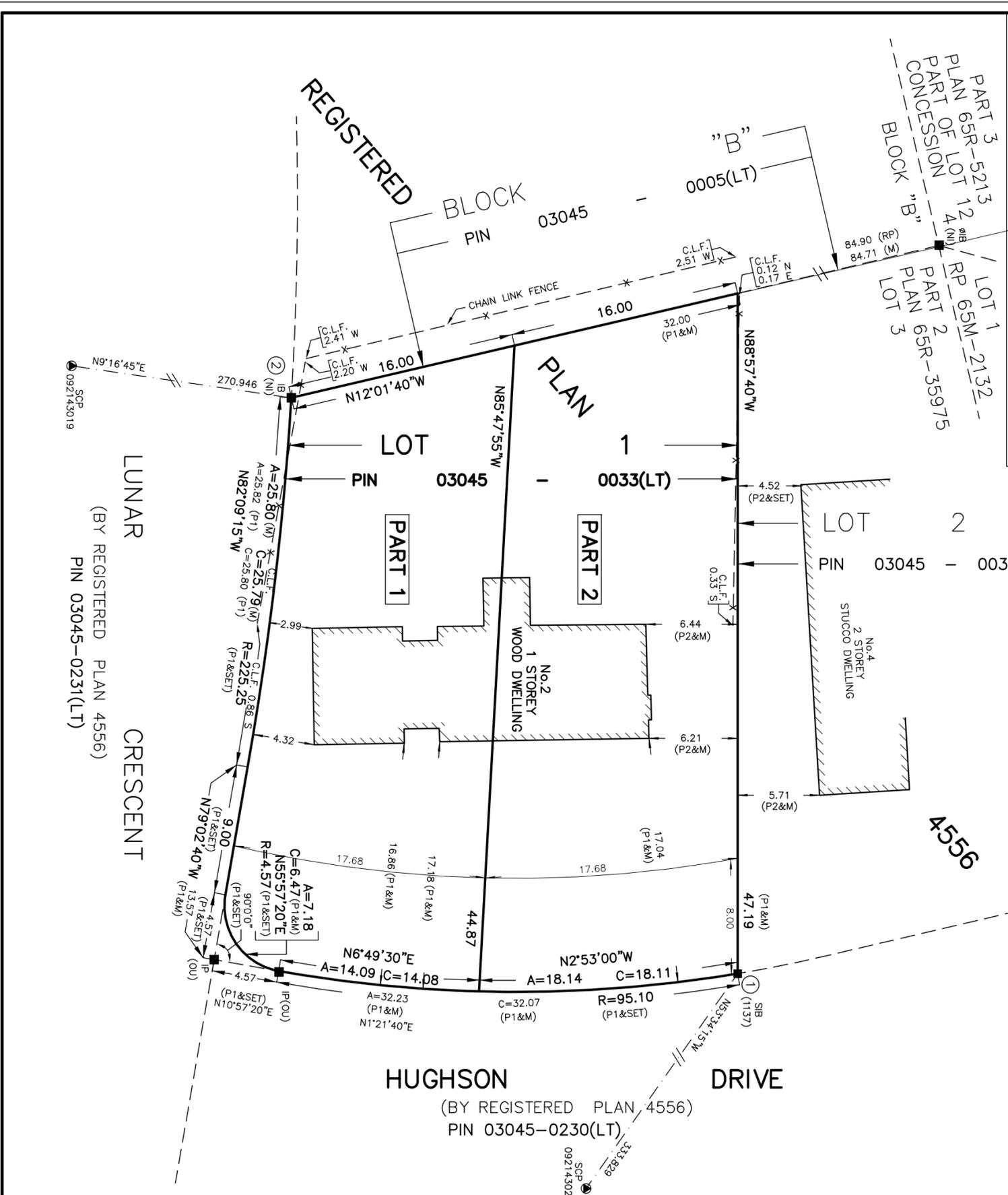


20.107693.000.00.CSNT

File: 092143019  
Date: 08/06/20

CONTROL POINT	COORDINATES (SCP'S)
NORTHING	EASTING
4856538.749	631952.425
4856638.342	632305.141
4856836.54	632036.60
4856806.09	631996.10

U.T.M. ZONE 17, NAD83  
PLAN ACCURACY PER SEC. 14(2) OF O.REG.216/10



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

DATE \_\_\_\_\_, 2019

RECEIVED AND DEPOSITED

DATE \_\_\_\_\_, 2019

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

Z. ZENG  
ONTARIO LAND SURVEYOR

PART	ALL OF LOT	REGISTERED PLAN	ALL OF PIN	AREA(M <sup>2</sup> )
1	1	4556	03045-0033(LT)	695.4
2				776.2

**PLAN OF SURVEY OF LOT 1, REGISTERED PLAN 4556**  
**CITY OF MARKHAM**  
**REGIONAL MUNICIPALITY OF YORK**

MANDARIN SURVEYORS LIMITED, O.L.S.

SCALE 1:300

15m 10 5 0 10 20 METRES

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

**METRIC**

**LEGEND**

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- RP DENOTES IRON PIPE
- PP DENOTES REGISTERED PLAN 4556
- P1 DENOTES PLAN OF SURVEY BY R. G. MCKIBBON LTD., O.L.S. DATED OCTOBER 12, 1979
- P2 DENOTES PLAN OF SURVEY BY DAVID FORWOOD LTD., O.L.S. DATED JANUARY 4, 2005
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- M DENOTES MEASURED
- N.S.E.W DENOTES NORTH, SOUTH, EAST, WEST
- C.L.F. DENOTES CHAIN LINK FENCE
- NI DENOTES NOT IDENTIFIABLE
- OU DENOTES ORIGIN UNKNOWN
- SCP DENOTES SPECIFIED CONTROL POINTS
- 1137 DENOTES R. G. MCKIBBON, O.L.S.

BEARINGS ARE U.T.M. GRID DERIVED FROM SPECIFIED CONTROL POINTS 092143019 AND 092143021, U.T.M. ZONE 17, NAD83

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99978526

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 1st DAY OF OCTOBER, 2018

OCTOBER 29, 2019

DATE

Z. ZENG  
ONTARIO LAND SURVEYOR

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

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

SURVEY BY: S.Z. CAD No: 18-264RPLAN JOB No: 2018-264

**APPENDIX "E"**  
**PLANS TO BE ATTACHED TO ANY APPROVAL OF A/028/20**

**APPLICATION IDENTIFICATION**  
 CITY OF MARKHAM  
 COMMITTEE OF ADJUSTMENT

**SURVEY INFORMATION:**

INFORMATION TAKEN FROM:  
 PLAN OF SURVEY OF  
 LOT 1, REGISTERED PLAN 4556  
 CITY OF MARKHAM

PREPARED BY: MANDARIN SURVEYORS LIMITED  
 ONTARIO LAND SURVEYORS

DATED: APRIL 5, 2019



**ESTABLISHED GRADE CALCULATION**

PART-  
 $185.73 + 10.13 + 10.28 + 185.89 + 185.50$   
 $= 429.53/5$   
 $= 185.9$

**SITE STATISTICS:**

ZONED AS R3\*2 UNDER BY-LAW 221-81

LOT AREA=	m2	(SQ. FT.)
LOT FRONTAGE @ STREET LINE=	21.01 m	68.9 ft.

**PROPOSED G.F.A.:**

FIRST FLOOR AREA=	m2	(SQ. FT.)
SECOND FLOOR AREA=	174.33	1,876.45
TOTAL PROP. G.F.A.=	198.78	2,134.65
	373.10	4,016.10
		53.62%

**PROPOSED COVERAGE:**

HOUSE & GARAGE AREA =	226.51	2,438.08
COVERED FRONT PORCH=	5.38	57.81
TOTAL COVERAGE =	231.89	2,495.89
		33.32%

MAX. ALLOWED LOT COVERAGE= 232.08

LOT AREA X 0.33 1/3 = 2,496.10

**FRONT YARD AREA:**

FRONT LANDSCAPE OPEN SPACE		
FRONT YARD AREA=	128.40	1,382.13
FRONT PORCH & STAIRS AREA=	6.62	71.22
CONCRETE WALKWAY AREA=	2.85	30.69
DRIVEWAY AREA=	50.58	544.48
PROPOSED FRONT YARD LANDSCAPE=	68.35	735.73
PROPOSED FRONT YARD SOFT LANDSCAPE=	118.94	1,280.22
		53.23%
		92.63%

**REAR YARD AREAS:**

REAR YARD AREA=	277.12	2,982.90
PROPOSED DECK & STAIRS AREA=	33.06	355.90
PROPOSED WALKOUT AREA=	4.06	47.50
REQUIRED REAR YARD SOFT=	138.56	1,491.45
PROPOSED REAR YARD SOFT=	235.00	2,524.51
		(50%)
		84.80%

LUNAR  
 (BY REGISTERED PLAN 4556)  
 CRESCENT  
 PIN 03045-0231

1 SITE PLAN  
 A1 Scale: 1:150



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 1140 The Queensway, Toronto, Ontario M8Z 1P7  
 info@contempostudio.ca w. contempostudio.ca  
 t. (416) 770-0071 f. (416) 642-1691

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 design the work shown on the attached documents.  
**QUALIFICATION INFORMATION**  
 Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.  
 NAME: MARIN ZABUNI SIGNATURE: [Signature] 45250 BCIN  
**REGISTRATION INFORMATION**  
 Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.  
 CONTEMPO STUDIO 46972  
 FIRM NAME: [Signature] BCIN

PROPOSED 2 STOREY DETACHED DWELLING  
 AT  
 2 HUGHSON DRIVE  
 CITY OF MARKHAM

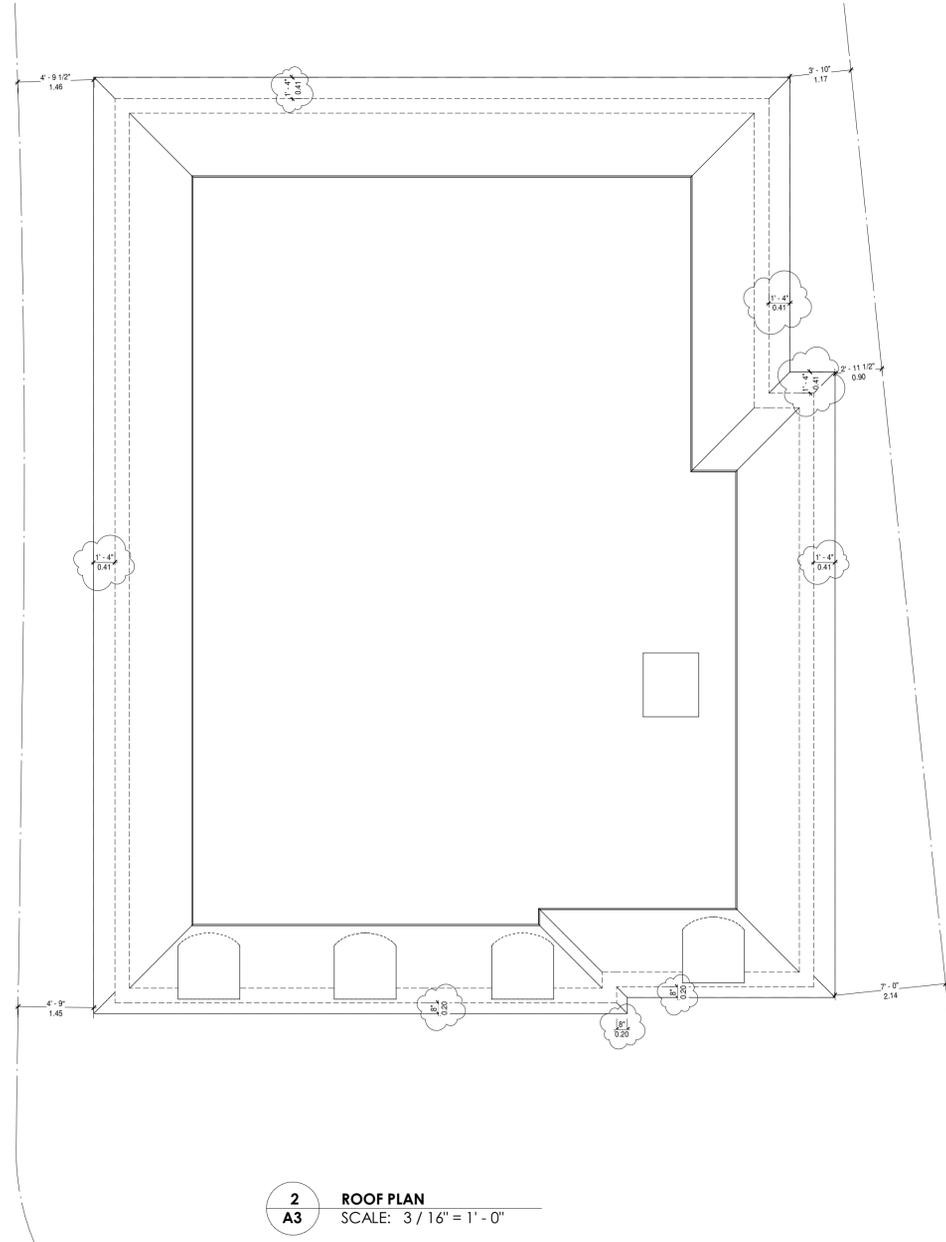
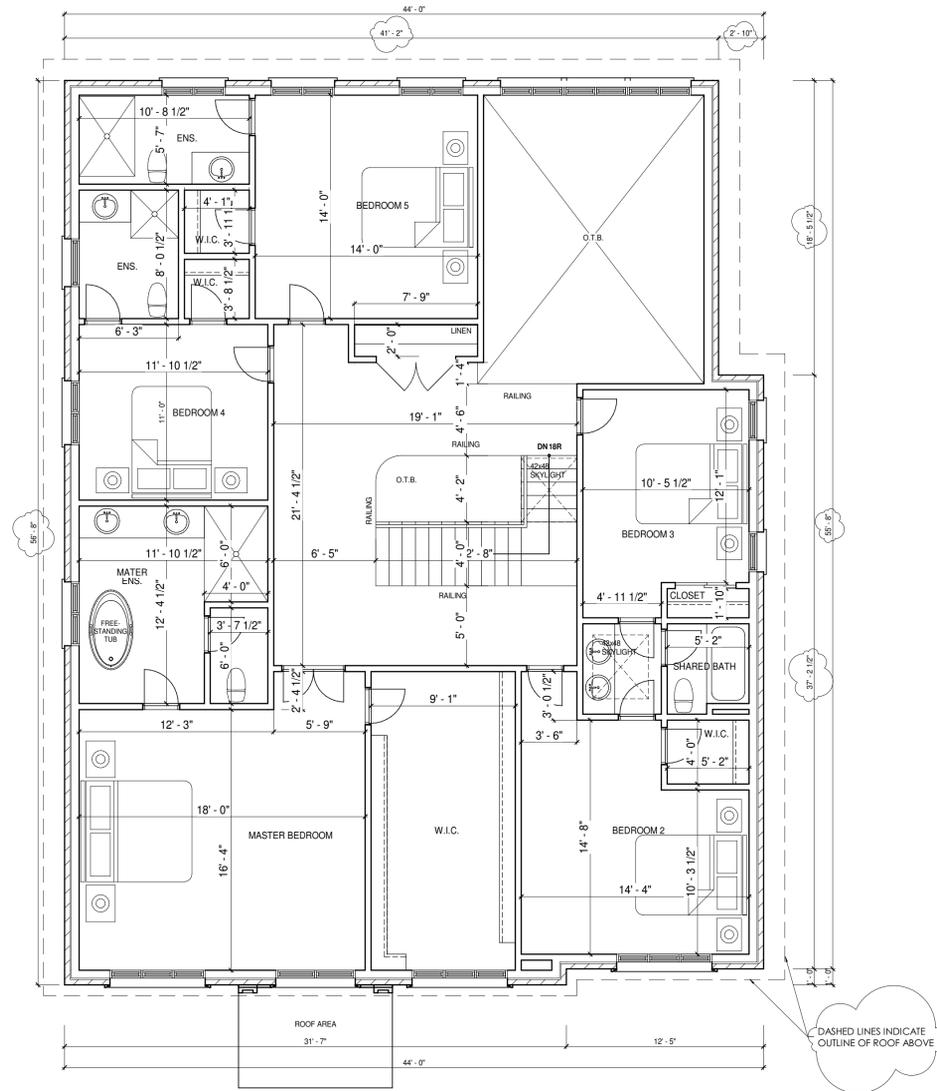
PART 1 - SITE PLAN



Project number: 2019  
 Rev. no.: 1  
 Scale: 1:150  
 Date: AUGUST, 2019  
 Drawn by: M.Z.  
 Approved by: M.Z.

Drawing number: A1





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NAME	SIGNATURE BCIN
REGISTRATION INFORMATION	
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CONTEMPO STUDIO	46972
FIRM NAME	BCIN

PROPOSED 2 STOREY DETACHED DWELLING  
 AT  
**2 HUGHSON DRIVE**  
 CITY OF MARKHAM

**PART 1 - SECOND FLOOR & ROOF PLAN**



Project number:	2019
Rev. no.:	1
Scale:	3/16" = 1' - 0"
Date:	AUGUST, 2019
Drawn by:	M.Z.
Approved by:	M.Z.

Drawing number: **A3**



**1 EAST ELEVATION**  
 SCALE: 1/4" = 1' - 0"



**2 WEST ELEVATION**  
 SCALE: 1/4" = 1' - 0"



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REGISTRATION INFORMATION		
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CONTEMPO STUDIO		46972
FIRM NAME		BCIN

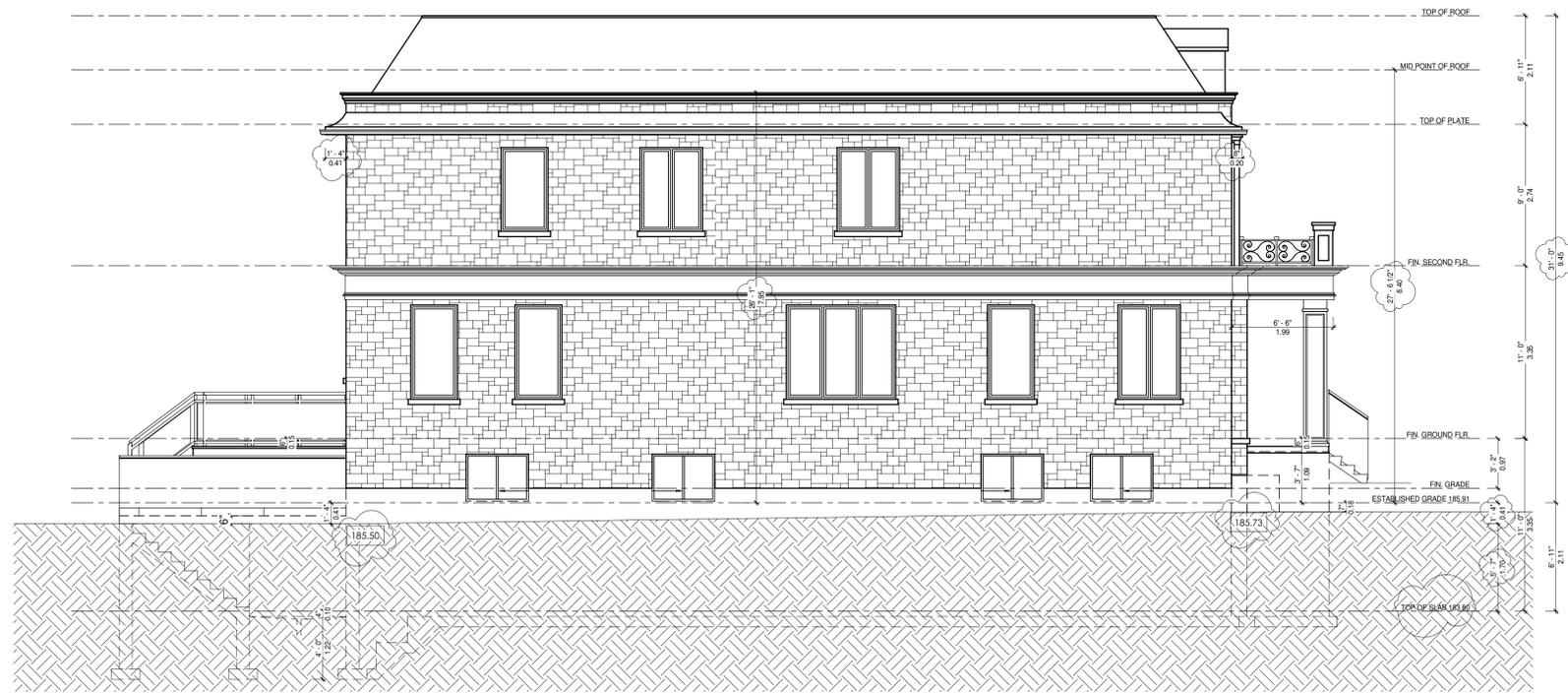
PROPOSED 2 STOREY DETACHED DWELLING  
 AT  
**22 HUGHSON DRIVE**  
 CITY OF MARKHAM

**PART 1 - EAST & WEST ELEVATION**

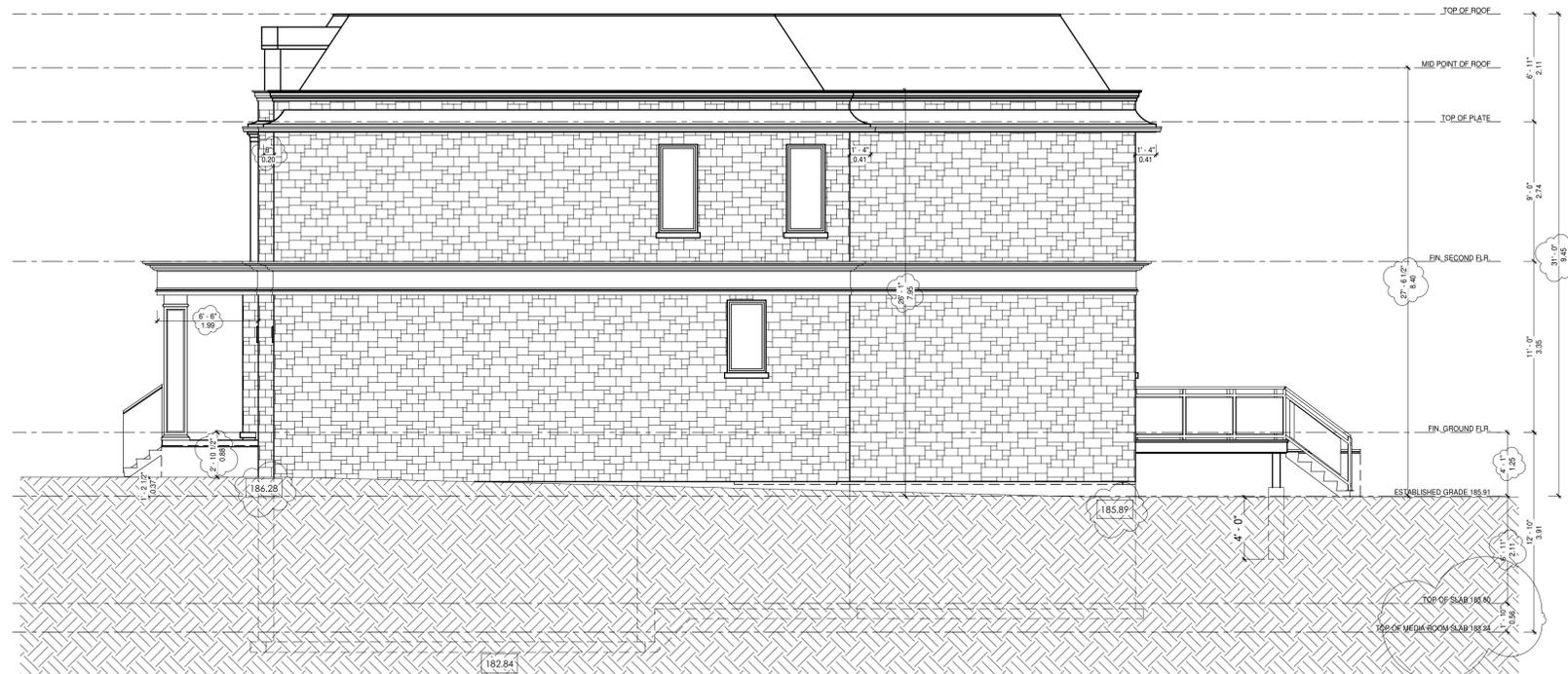


Project number:	2019
Rev. no.:	1
Scale:	1/4" = 1'-0"
Date:	AUGUST, 2019
Drawn by:	M.Z.
Approved by:	M.Z.

Drawing number: **A4**



**1 SOUTH ELEVATION**  
**A5** SCALE: 3/16" = 1' - 0"



**2 NORTH ELEVATION**  
**A5** SCALE: 3/16" = 1' - 0"



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REGISTRATION INFORMATION	
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CONTEMPO STUDIO	46972
FIRM NAME	BCIN

PROPOSED 2 STOREY DETACHED DWELLING  
 AT  
 2 HUGHSON DRIVE  
 CITY OF MARKHAM

PART 1 - SOUTH &  
 NORTH ELEVATION



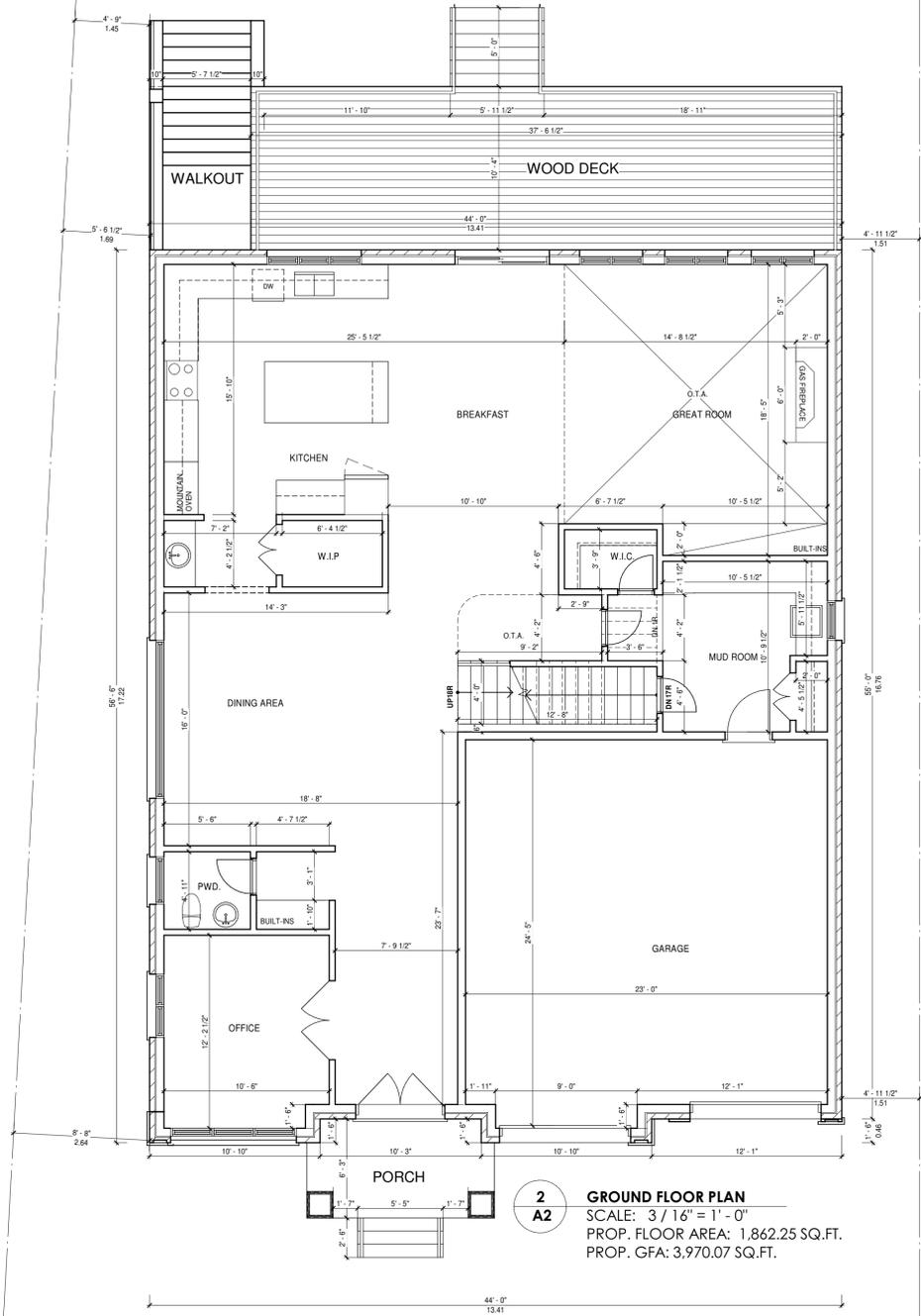
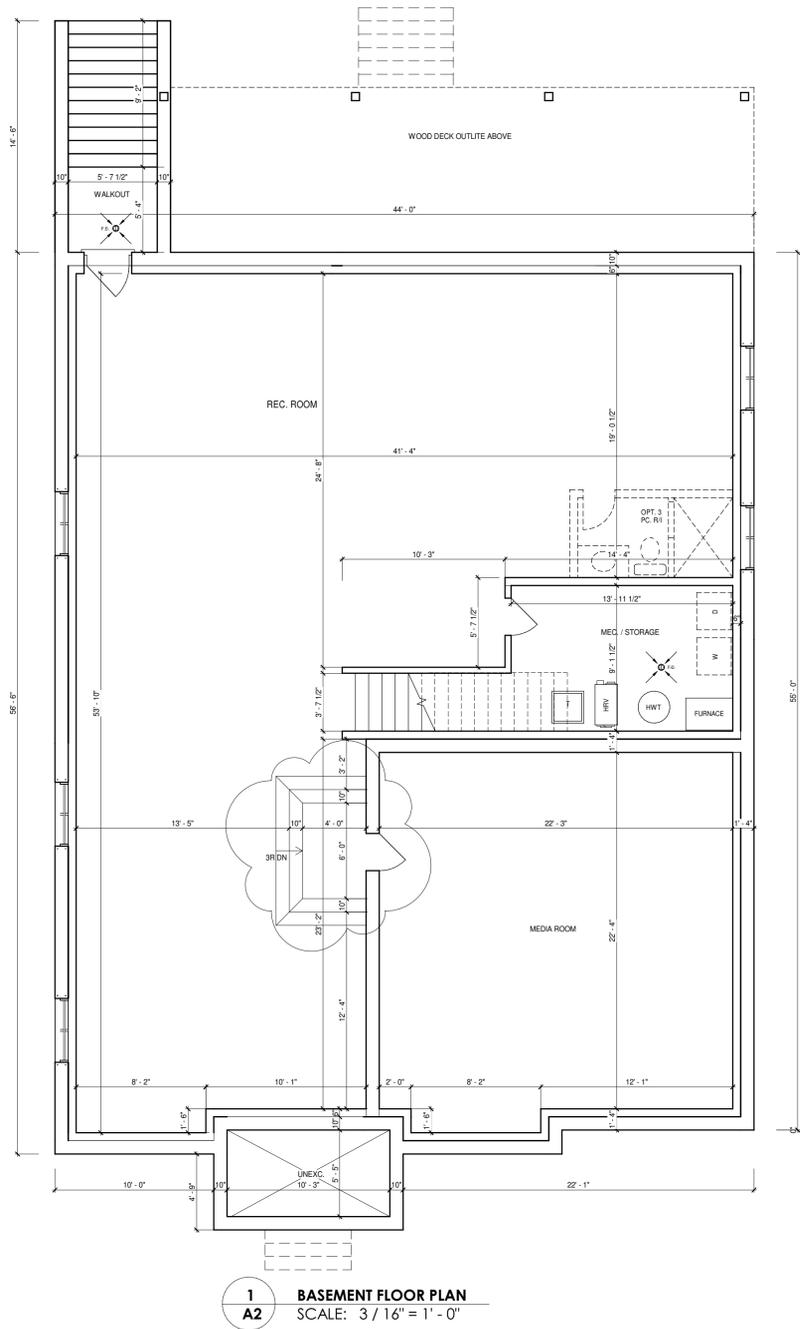
Project number:	2019
Rev. no.:	1
Scale:	3/16" = 1'-0"
Date:	AUGUST, 2019
Drawn by:	M.Z.
Approved by:	M.Z.

Drawing number:

**A5**

**APPENDIX "F"**  
**PLANS TO BE ATTACHED TO ANY APPROVAL OF A/029/20**





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NAME	SIGNATURE
REGISTRATION INFORMATION	
Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.	
CONTEMPO STUDIO	46972
FIRM NAME	BCIN

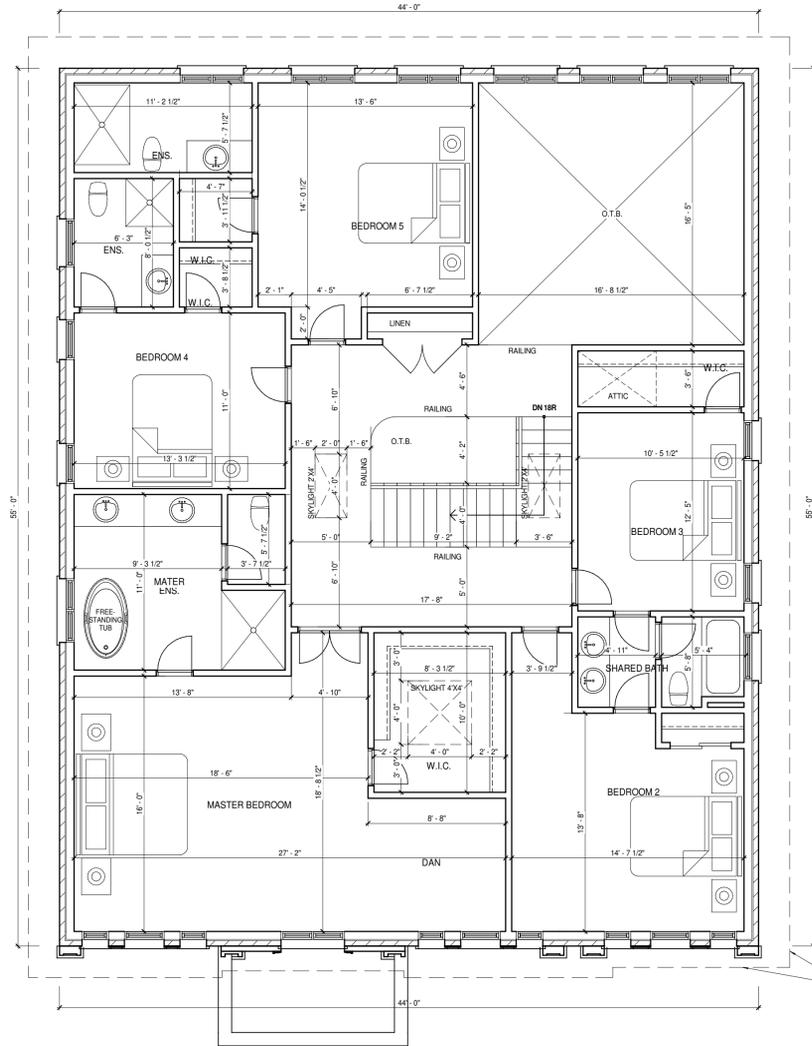
PROPOSED 2 STOREY DETACHED DWELLING  
AT  
**2 HUGHSON DRIVE**  
CITY OF MARKHAM

**PART 2 - BASEMENT & FIRST FLOOR PLAN**



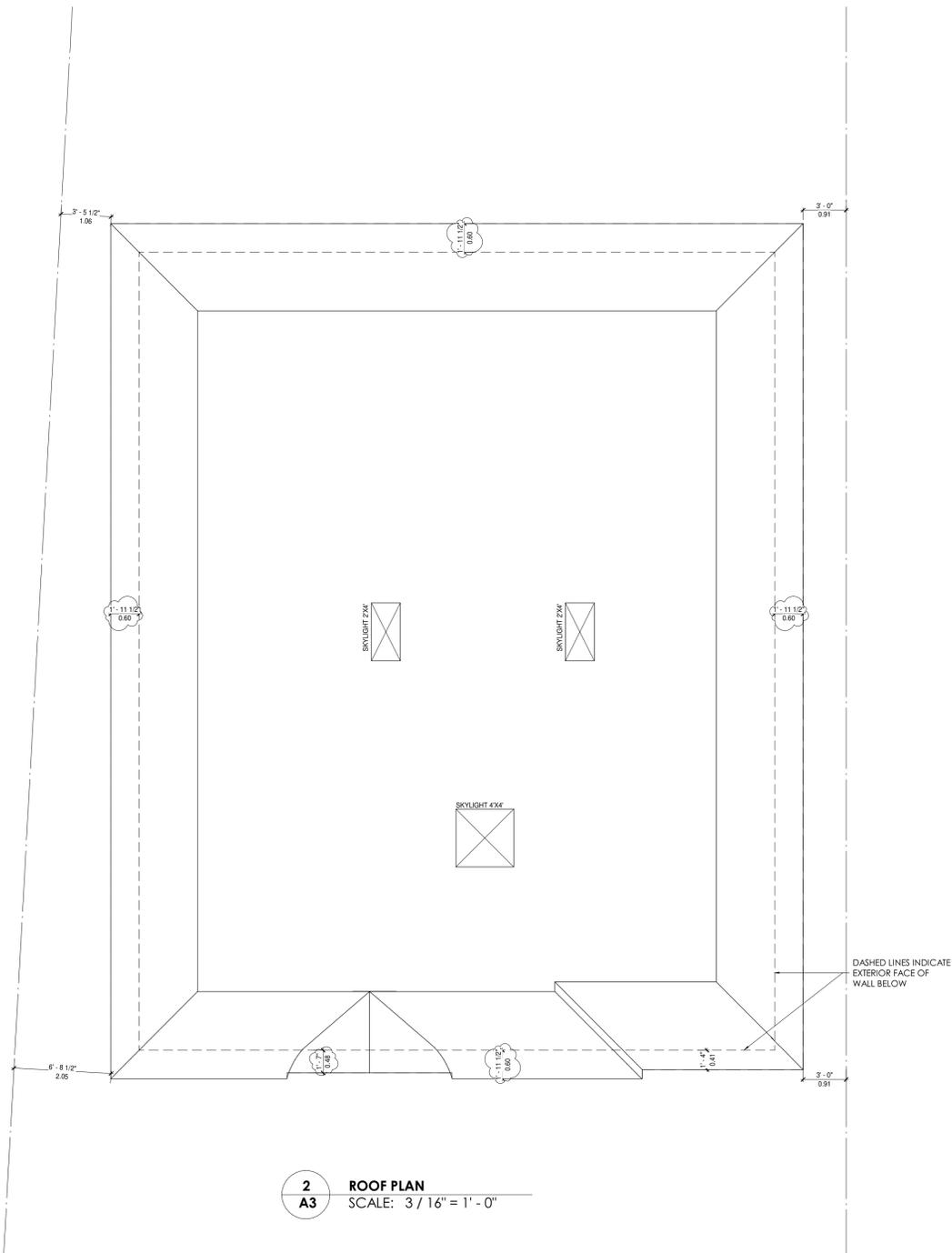
Project number:	2019
Rev. no.:	1
Scale:	3/16" = 1'-0"
Date:	AUGUST, 2019
Drawn by:	M.Z.
Approved by:	M.Z.

Drawing number: **A2**



**1**  
**A3** **SECOND FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"  
 PROP. FLOOR AREA: 2,108.07 SQ.FT.

DASHED LINES INDICATE  
 OUTLINE OF ROOF  
 ABOVE



**2**  
**A3** **ROOF PLAN**  
 SCALE: 3/16" = 1'-0"

DASHED LINES INDICATE  
 EXTERIOR FACE OF  
 WALL BELOW



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REGISTRATION INFORMATION	
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CONTEMPO STUDIO FIRM NAME	46972 BCIN

PROPOSED 2 STOREY DETACHED DWELLING  
 AT  
**2 HUGHSON DRIVE**  
 CITY OF MARKHAM

**PART 2 - SECOND FLOOR & ROOF PLAN**



Project number:	2019
Rev. no.:	1
Scale:	3/16" = 1'-0"
Date:	AUGUST, 2019
Drawn by:	M.Z.
Approved by:	M.Z.

Drawing number: **A3**



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MARIN ZABZUNI		45250
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CONTEMPO STUDIO		46972
FIRM NAME		BCIN

PROPOSED 2 STOREY DETACHED DWELLING  
 AT  
**2 HUGHSON DRIVE**  
 CITY OF MARKHAM

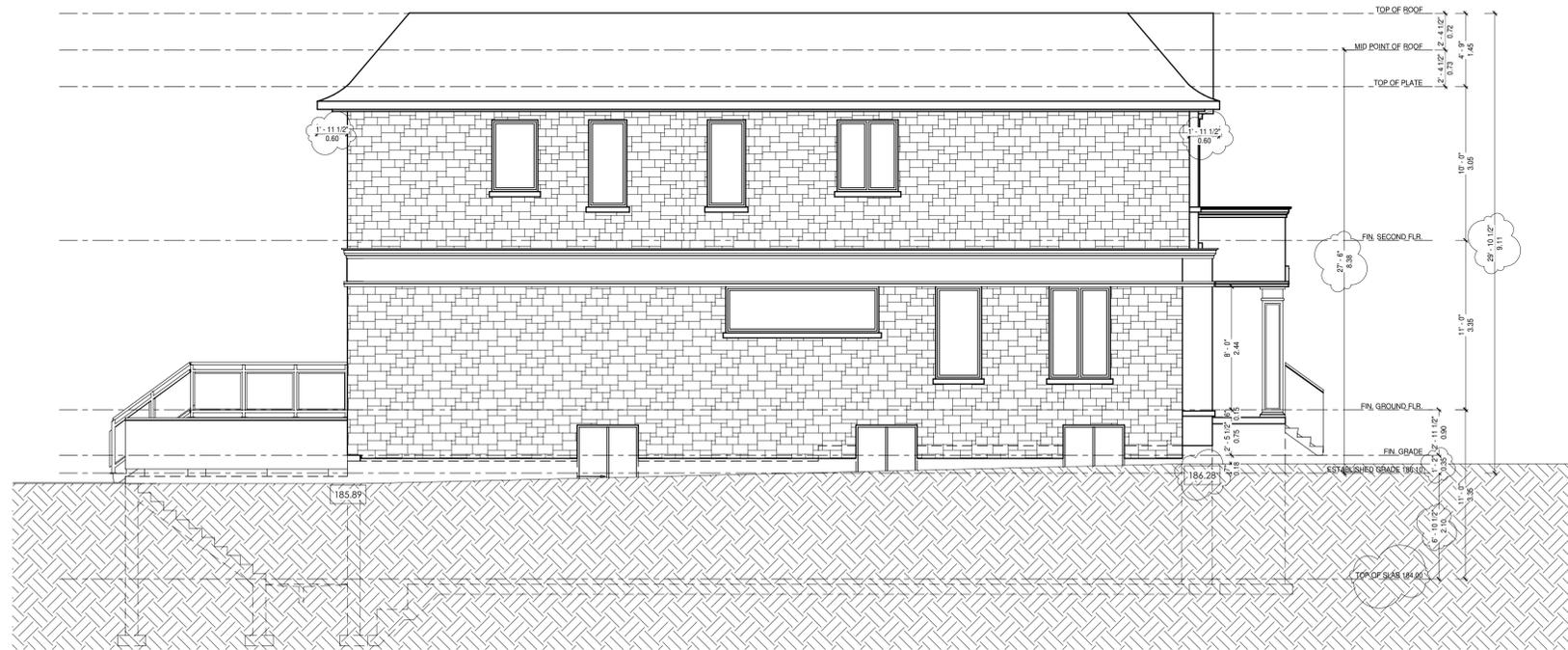
**PART 2 - EAST & WEST ELEVATION**



Project number:	2019
Rev. no.:	1
Scale:	3/16" = 1'-0"
Date:	AUGUST, 2019
Drawn by:	M.Z.
Approved by:	M.Z.

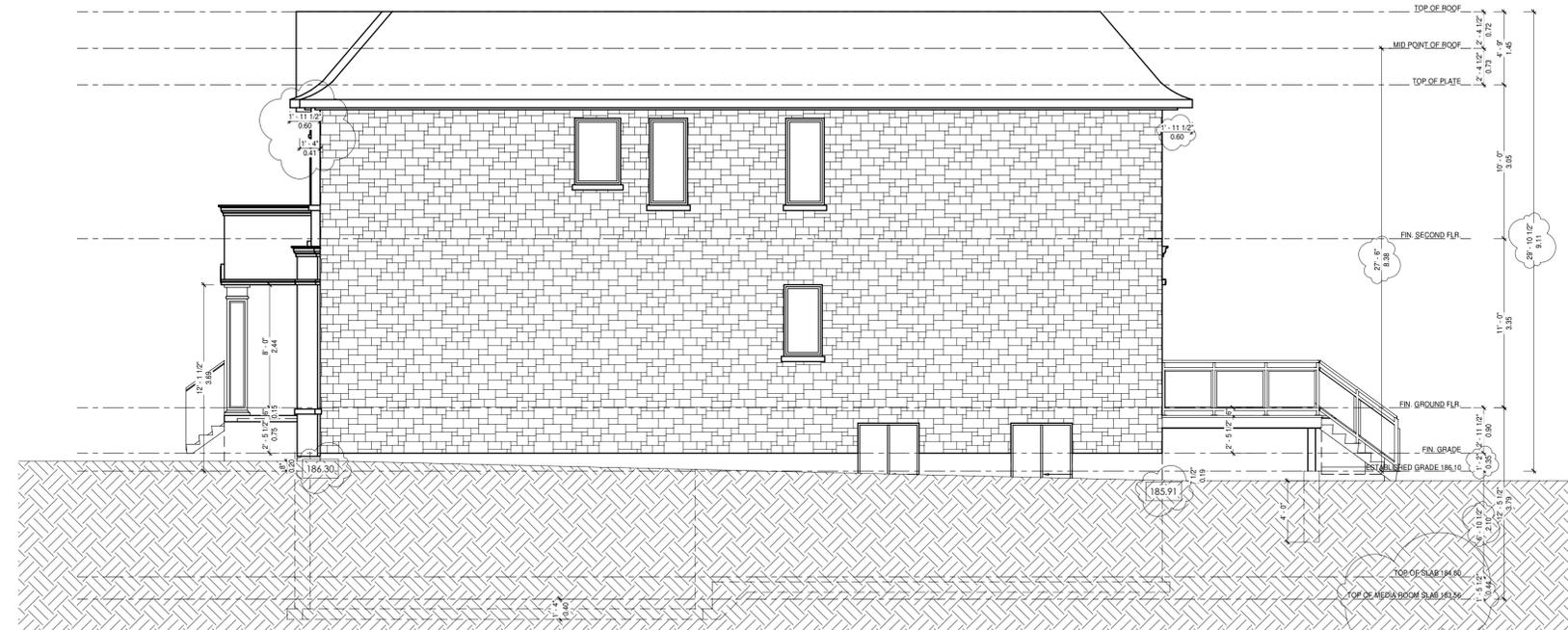
Drawing number:

**A4**



**1 SOUTH ELEVATION**  
**A5** SCALE: 3/16" = 1' - 0"

WALL AREA = 0 FT<sup>2</sup>(118.31M<sup>2</sup>)  
 LIMITING DISTANCE = 1.69M  
 MAX. UNPROTECTED OPENING(7%) = 0 FT<sup>2</sup>(8.28M<sup>2</sup>)  
 PROVIDED UNPROTECTED OPENING = 0 FT<sup>2</sup>(11.24M<sup>2</sup>)



**2 NORTH ELEVATION**  
**A5** SCALE: 3/16" = 1' - 0"



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CONTEMPO STUDIO		46972
FIRM NAME		BCIN

PROPOSED 2 STOREY DETACHED DWELLING  
 AT  
**2 HUGHSON DRIVE**  
 CITY OF MARKHAM

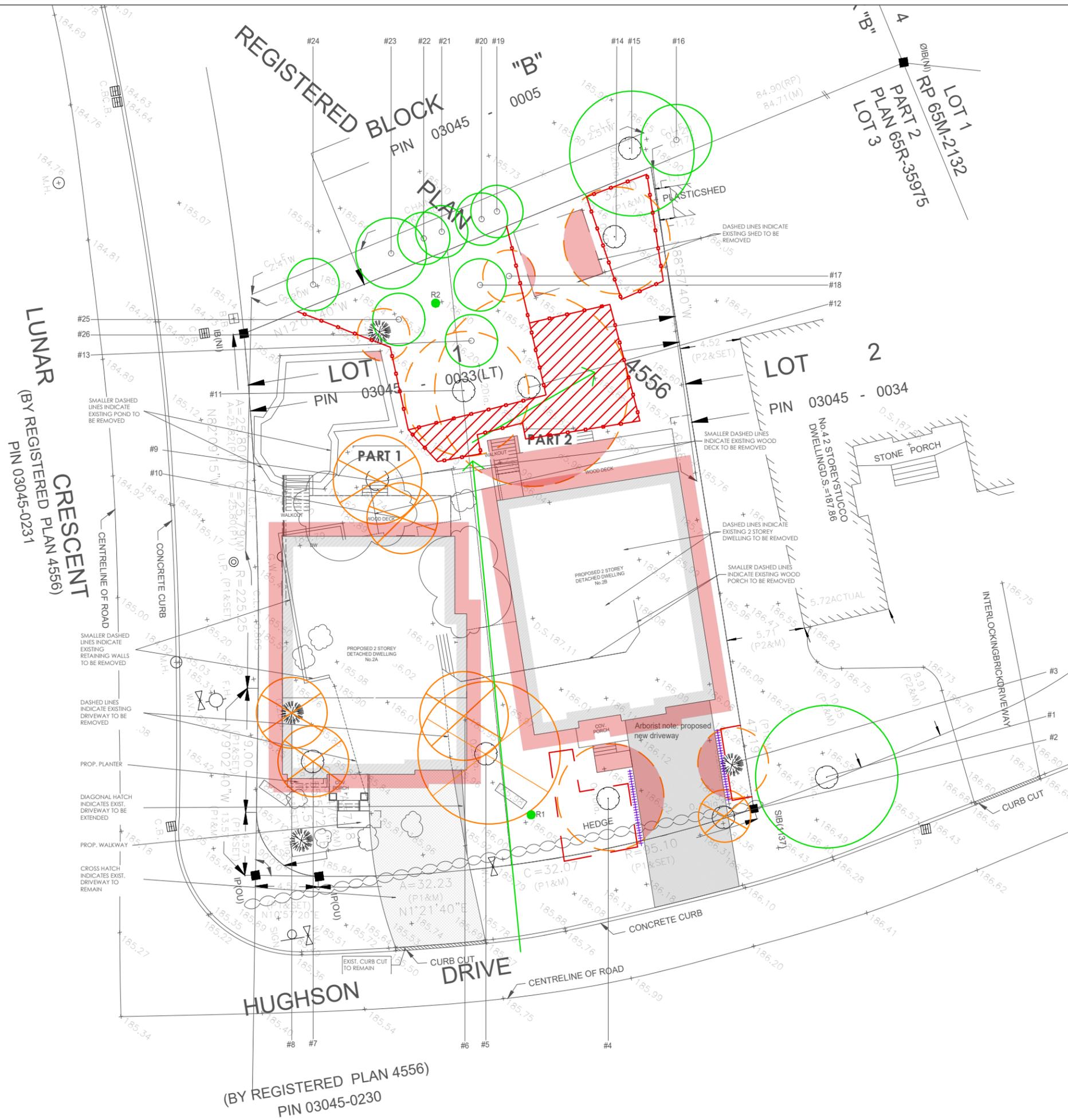
**PART 2 - SOUTH & NORTH ELEVATION**



Project number:	2019
Rev. no.:	1
Scale:	3/16" = 1'-0"
Date:	AUGUST, 2019
Drawn by:	M.Z.
Approved by:	M.Z.

Drawing number: **A5**

**APPENDIX "G"**  
**TREE PRESERVATION PLAN**



LUNAR  
(BY REGISTERED PLAN 03045-0231)

CRESCENT  
(BY REGISTERED PLAN 4556)

(BY REGISTERED PLAN 4556)  
PIN 03045-0230



Arborist Group  
3080 Yonge St Suite 6060,  
Toronto, ON M4N 3N1  
arboristgroup.com | (647) 479-8778

ADDRESS OF PROPERTY:  
2 Hughson Drive, Markham

CLIENT: Contempo Studio



LEGEND

- TREES TO REMAIN  
TREE PROTECTION ZONE (TPZ) ○
  - TREES TO BE REMOVED ⊗
  - TREES TO BE INJURED ⊖
  - SNOW FENCE HOARDING - - -
  - PLYWOOD FENCE HOARDING - · -
  - HORIZONTAL TREE PROTECTION ▨
  - ROOTS SENSITIVE EXCAVATION (R.S.E.) +++++
  - OVERDIG AREA □
  - TREE REPLANTING LOCATION ●
  - PRIMARY ACCESS ROUTE →
- Detailed Tree Inventory Table
- Tree to be removed/injured
  - Tree to be preserved

TREE #	Species	Botanical Name	DBH (cm)	Direction	TPZ (m)	Condition Rating	Ownership Category	Comments *denotes approximate location
1	Horsechestnut	Aesculus hippocastanum	72	Protect	4.8	Fair	Neighbour	Rot at centre of trunk. Minor-moderate amount of small-medium diameter deadwood present.
2	Crabapple	Malus spp.	8	Remove	N/A	Fair	Boundary	Girdled trunk.
3	Norway Spruce	Picea abies	34.5	Injury	2.4	Good-Fair	Private	Single straight stem. Minor amount of small diameter deadwood present.
4	Japanese Maple	Acer palmatum	6, 6.5, 4, 6, 7.5, 9, 12	Injury	3.6	Good	Private	Botanically in good condition.
5	Norway Maple	Acer platanoides	15, 15, 8, 12.5, 17, 11.5	Remove	N/A	Good-Fair	Private	Poor form. Twisting stems.
6	Apple	Malus spp.	42	Remove	N/A	Fair	Private	Significant epicormic growth. Moderate amount of small diameter deadwood present.
7	Linden	Tilia	31.5	Remove	N/A	Fair	Private	Poor form. Epicormic growth present.
8	Blue Spruce	Picea pungens	27.5	Remove	N/A	Good-Fair	Private	Minor amount of small diameter deadwood present. Raised crown.
9	Catalpa	Catalpa speciosa	44	Remove	N/A	Fair	Private	Vine covered trunk. Minor-moderate amount of small diameter deadwood present. Previously pruned.
10	Columnar Oak	Quercus robur 'Fastigiata'	16, 15	Remove	N/A	Good-Fair	Private	Shaded by adjacent tree. Minor amount of small diameter deadwood present.
11	White Mulberry	Morus alba	20, 22, 22	Injury	4.2	Fair	Private	Epicormic growth throughout crown. Poor form.
12	Apple	Malus spp.	15, 20, 25, 22.5, 25	Injury	6.5	Fair	Private	Moderate amount of small diameter deadwood present. Previously pruned. Epicormic growth. Rot present at old pruning wounds.
13	Norway Maple	Acer platanoides	17	Protect	1.8	Good-Fair	Private	Curve in trunk. Growing into t-bars. Codominant stems.
14	White Oak	Quercus alba	53	Injury	3.6	Fair	Private	Moderate amount of small diameter deadwood present. Several dead stems. Epicormic growth present.
15	Siberian Elm	Ulmus pumila	60	Protect	4.2	Fair	Neighbour	Codominant stems.
16	Elm	Ulmus spp.	Approx. 30	Retain	2.4	Poor	Neighbour	Topped.
17	Blue Spruce	Picea pungens	17	Injury	1.8	Good-Fair	Private	Minor amount of small diameter deadwood present.
18	Blue Spruce	Picea pungens	18	Protect	1.8	Good-Fair	Private	Minor amount of small diameter deadwood present.
19	White Cedar	Thuja occidentalis	16	Protect	1.8	Good	Neighbour	Minor amount of small diameter deadwood present. Growing close to fence.
20	White Cedar	Thuja occidentalis	15	Protect	1.8	Good	Neighbour	Minor amount of small diameter deadwood present. Growing close to fence.
21	White Cedar	Thuja occidentalis	18	Protect	1.8	Good	Neighbour	Minor amount of small diameter deadwood present. Growing close to fence.
22	White Cedar	Thuja occidentalis	10	Protect	1.8	Good	Neighbour	Minor amount of small diameter deadwood present. Growing close to fence.
23	White Cedar	Thuja occidentalis	15, 19	Protect	2.4	Good	Neighbour	Minor amount of small diameter deadwood present. Growing close to fence.
24	White Cedar	Thuja occidentalis	17	Protect	1.8	Good	Neighbour	Minor amount of small diameter deadwood present. Growing close to fence.
25	Norway Maple	Acer platanoides	16.5	Protect	1.8	Good	Private	Minor amount of small diameter deadwood present. Growing close to fence.
26	Norway Spruce	Picea abies	19.5	Injury	1.8	Good	Private	Minor amount of small diameter deadwood present. Growing close to fence.

Tree Protection Plan TP1

Note:  
TO BE READ IN CONJUNCTION WITH REPORT  
PREPARED BY ARBORIST GROUP  
DATED: MARCH 16/20

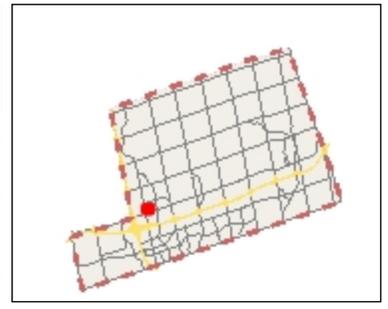
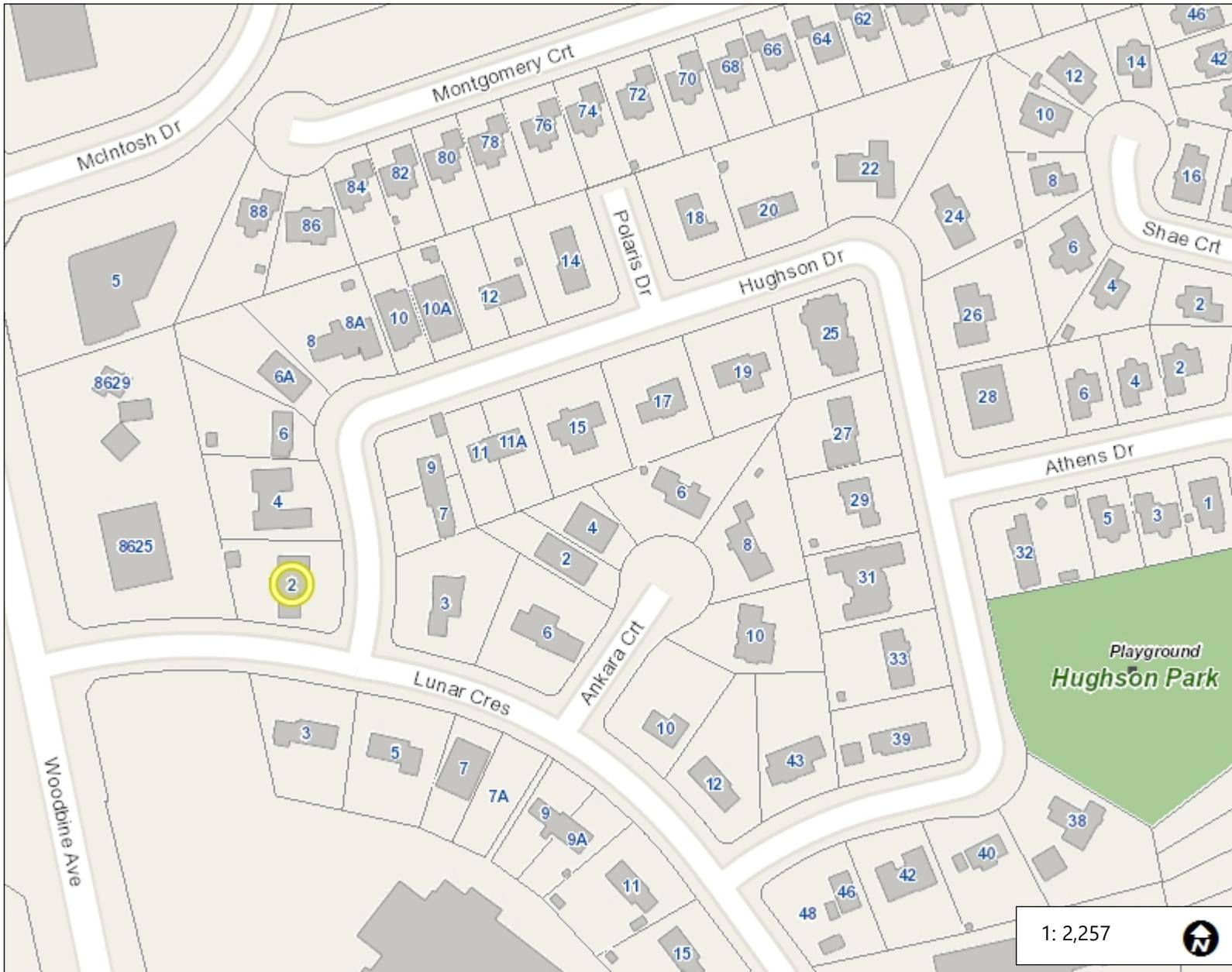
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DRAWN BY: Serg Litvinov, ISA #ON-2281A

SCALE: 1: 300	Serg Litvinov ISA Certified Arborist ON-2281A
Rev3	
Rev2	
Rev1	SL March 16/20
REVISION	NAME DATE

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

**APPENDIX "H"**  
**AERIAL: EXISTING PARCEL FABRIC**



**Legend**

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

Notes

1: 2,257

114.7 0 57.33 114.7 Meters

**APPENDIX "I"**  
**YORK REGION CONDITION OF APPROVAL**

Reviewer	Email	Status	Reviewer Comments
[REDACTED]	[REDACTED]	Accepted	
York Region Reviewer	[REDACTED]	Accepted	The Regional Municipality of York has reviewed this consent applications and offers the following condition; The City of Markham will confirm that water and wastewater servicing capacity is available to service this application.