

Memorandum to the City of Markham Committee of Adjustment

February 15, 2024

File: A/003/24
Address: 59 Woodward Avenue, Markham (Thornhill)
Applicant: In Roads Consultants (Ida Evangelista)
Agent: In Roads Consultants (Ida Evangelista)
Hearing Date: Wednesday, March 6, 2024

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

The Applicant is requesting relief from the following "Fourth Density Single Family Residential (R4)" zone requirements of By-law 2237, as amended, as it relates to a proposed two storey dwelling. The variances requested are to permit:

- a) **Amending By-law 101-90; Section 1.2 (iv):** a building depth of 20.07 metres, whereas the By-law permits a maximum building depth of 16.80 metres;
- b) **Amending By-law 101-90; Section 1.2 (i):** a building height of 9.4 metres, whereas the By-law permits a maximum building height of 8.60 metres;
- c) **Amending By-law 101-90, Section 1.2 (ii):** a front yard setback of 8.35 metres, whereas the by-law requires a minimum front yard setback of 10.70 metres;
- d) **By-law 2237, Section 6.1:** a minimum east side yard setback of 1.57 metres, whereas the By-law requires a minimum east side yard setback of 1.80 metres for the two-storey dwelling;
- e) **Amending By-law 101-90, Section 1.2 (vii):** a maximum floor area ratio of 60.09 percent, whereas the by-law permits a maximum floor area ratio of 50 percent;
- f) **By-law 2237, Section 3.7:** an unenclosed/unexcavated roofed porch encroachment of 101", whereas the By-law permits a maximum encroachment of 18".

BACKGROUND

Property Description

The 652 m² (7,018 ft²) Subject Lands are located on the south side of Woodward Avenue, east of Willowdale Boulevard, and north of Highland Park Boulevard (refer to Appendix "A" – Aerial Photo). The Subject Lands are located within an established residential neighbourhood comprised of one and two-storey detached dwellings. The surrounding area is undergoing a transition with newer dwellings being developed as infill developments. Mature vegetation exists across the property with one mature tree in the front yard. There is an existing 165.10 m² (1,777.12 ft²) one-storey detached dwelling on the Subject Lands which was constructed in 1950, according to assessment records.

Proposal

The Applicant is proposing to construct a two-storey detached dwelling with a gross floor area of 376.40 m² (4,051 ft²), as shown in Appendix "B".

Official Plan and Zoning

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

The Subject Lands are designated “Residential Low Rise”, which permits low rise housing forms including single detached dwellings. Section 8.2.3.5 of the Official Plan outlines development criteria for the “Residential Low Rise” designation with respect to height, massing and setbacks. These development criteria were 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 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. Planning staff have had regard for the requirements of the infill development criteria in the preparation of the comments provided below.

Zoning By-Law 2237

The Subject Lands are zoned “Fourth Density Single Family Residential (R4)” under By-law 2237, as amended, which permits a single detached dwelling.

Residential Infill Zoning By-law 101-90

The subject property is also subject to the Residential Infill Zoning By-law 101-90. The intent of this By-law is to ensure the built form of new residential construction will maintain the character of existing neighbourhoods. It specifies development standards for building depth, garage projection, garage width, net floor area ratio, height, yard setbacks and number of storeys. The proposed development does not comply with the infill By-law requirements with respect to building depth, building height, front yard setback and floor area ratio.

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.

Increase in Maximum Building Depth

The Applicant is requesting relief to permit a maximum building depth of 20.07 metres (65.85 feet), whereas the By-law permits a maximum building depth of 16.80 metres (55.12 feet). This represents an increase of approximately 3.27 metres (10.73 feet).

Building depth is measured based on the shortest distance between two lines, both parallel to the front lot line, one passing through the point on the dwelling which is the nearest and the other through the point on the dwelling which is the farthest from the front lot line.

The variance includes a front covered porch which adds approximately 2.57 metres (8.43 feet) to the overall depth of the building. The main component of the building, excluding the front covered porch, has a depth of 17.50 metres (57.41 feet). The requested building depth variance is partially attributable to the proposed front covered porch and building footprint.

Staff have no concerns with the requested variance and are of the opinion the proposed building depth will not adversely impact the streetscape and is minor in nature.

Increased Maximum Building Height Variance

The Applicant is requesting relief to permit a maximum building height of 9.40 metres (30.84 feet), whereas the By-law permits a maximum building height of 8.60 metres (28.22 feet). This represents an increase of 0.80 metres (2.62 feet).

Staff are of the opinion that the proposed maximum building height is minor in nature, will have limited impact the streetscape and therefore have no concern with the requested variance.

Reduced Front Yard Setback Variance

The Applicant is requesting relief to permit a minimum front yard setback of 8.35 metres, whereas the By-law requires a minimum rear yard setback of 10.70 metres. This represents a reduction of approximately 2.35 metres. The variance is partially attributable to the front covered porch, and the proposed building footprint.

The main front wall of the building provides a front yard setback that is generally consistent with the established front yard setback pattern on the street. Staff are of the opinion that the proposed front yard setback is minor in nature and have no concerns with the requested variance.

Reduced Side Yard Setback Variance

The Applicant is requesting a minimum east side yard setback of 1.57 metres for the two-storey portion of the dwelling, whereas the by-law requires a minimum side yard setback of 1.80 metres for the two-storey portion of the dwelling.

The requested variance only applies to the two-storey portion of the building. Engineering staff have reviewed the application and have no concern with the variance respecting drainage.

Increased Maximum Floor Area Ratio Variance

The Applicant has revised the proposal and is now requesting relief from the Zoning By-law requirements to permit a floor area ratio of 60.09 percent, whereas the By-law permits a maximum floor area ratio of 50.0 percent. The variance will facilitate the construction of a two-storey detached dwelling with a floor area of 391.9 m² (4,217 ft²), whereas a maximum floor area of 307 m² (3,313 ft²) is permitted. This represents an increase of approximately 83.98 m² (904 ft²) above what is permitted by the By-law.

Floor Area Ratio is a measure of the interior square footage of the dwelling as a percentage of the net lot area, however, it is not a definitive measure of the mass of the dwelling. The building layout meets most other zoning provisions that establish the prescribed building envelope, which ensures the proposed dwelling will be in keeping with the intended scale of residential infill developments for the neighbourhood.

Staff are of the opinion that the proposed maximum floor area ratio will be compatible with existing development on the street, have no concern with the requested variance and that the proposed dwelling is generally consistent with what the By-law permits.

Increased Maximum Eaves/Roofed Encroachment Variance

The Applicant is requesting a maximum unenclosed/unexcavated roofed rear porch encroachment of 101", whereas the By-law permits a maximum encroachment of 18".

Development Engineering has commented that they have no concerns regarding water runoff and Staff are of the opinion that the requested variance is minor in nature.

PUBLIC INPUT SUMMARY

One written submission was received in opposition as of February 29, 2024. 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 requested variances 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.

PREPARED BY:



Hussnain Mohammad, Planner 1, Development Facilitation Office

REVIEWED BY:



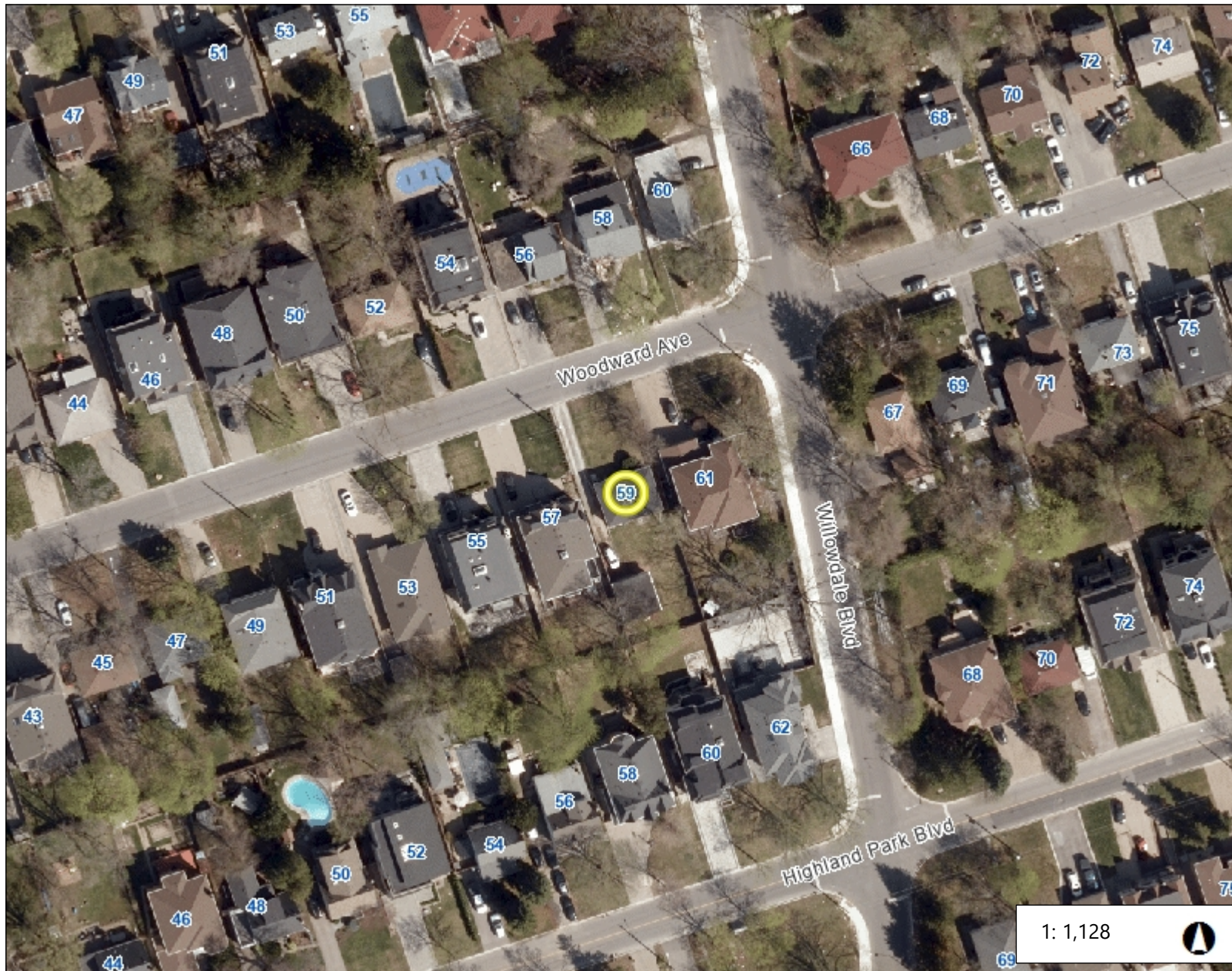
Rick Cefaratti, MCIP RPP, Acting-Manager, West District

APPENDICES

Appendix "A" – Aerial Context Photo

Appendix "B" – Plans

Appendix "C" – A/003/24 Conditions of Approval



Legend

- Subject Lands

1: 1,128



57.3 0 28.65 57.3 Meters

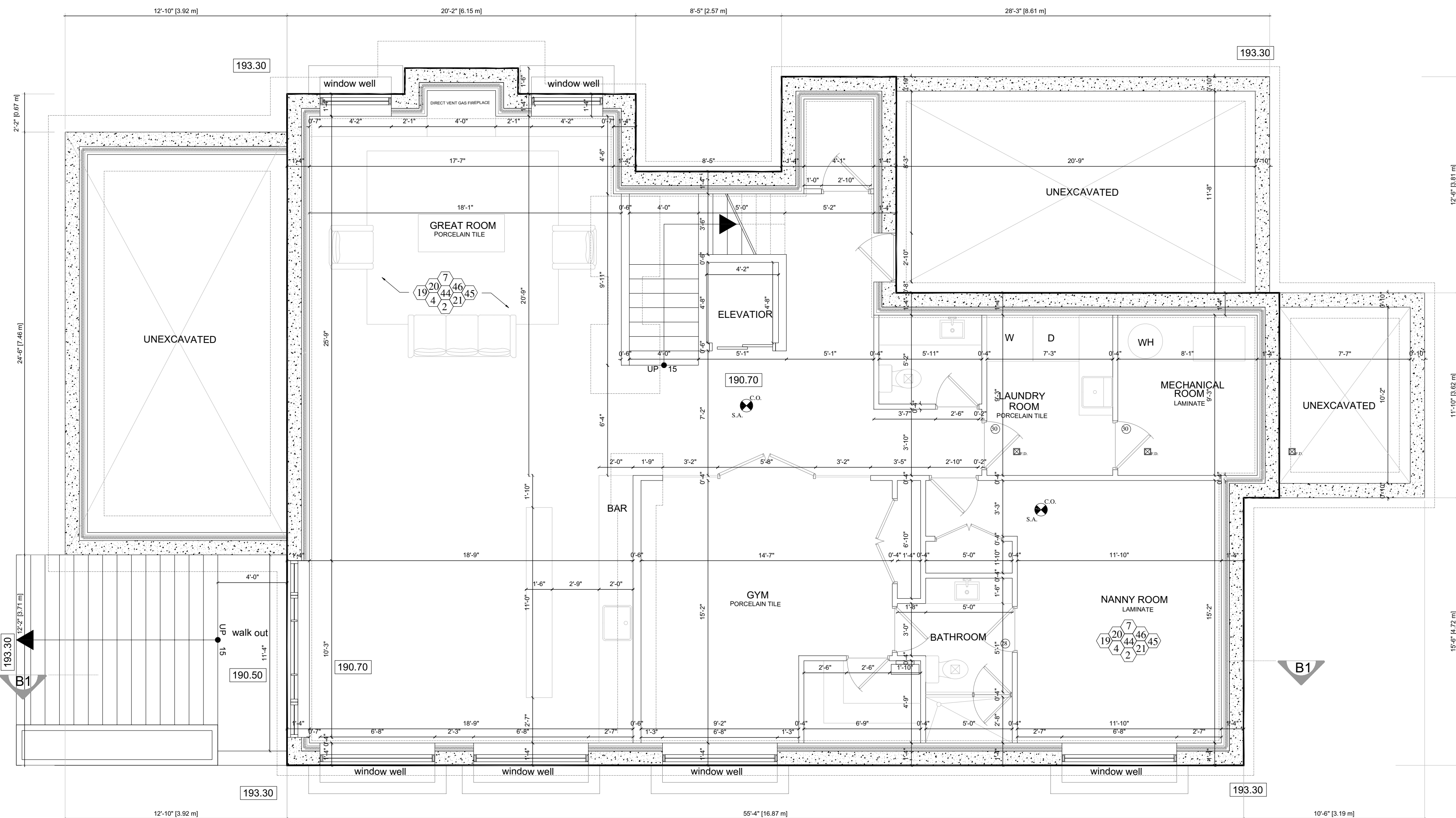
Notes

Appendix B

File: 24-159095.000.00.MNV

Date: 03/01/24

MMDDYY



Project
59 WOODWARD AVE.
Markham ON

AUG 21, 2023

No.	Revision	Date
00	FOR PERMIT	2023/08/21



M.J. IMPERIAL DESIGN INC

ADDRESS:
5001 Yonge St. unit 304
Toronto, Ontario
M2N 6R9 Canada
Phone: (416) 345 7661
Fax: 1-866-998-1953
eMail: masih.javanbakht@gmail.com

The M.J. IMPERIAL DESIGN is not responsible for the accuracy of survey, structural, mechanical, electrical, etc.

Contractor shall check all dimensions on the work and report any discrepancy to the Architect before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction.

All drawings, specifications and related documents are the copyright property of the M.J. IMPERIAL DESIGN INC. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the M.J. IMPERIAL DESIGN permission.

This drawing is not to be used for construction unless signed by the Designer.

Designed by:	M.J.
Checked by:	J.D.
Scale:	1':1/4"
Project No:	2034-23
Date:	21/08/2023

Drawing Title

A03

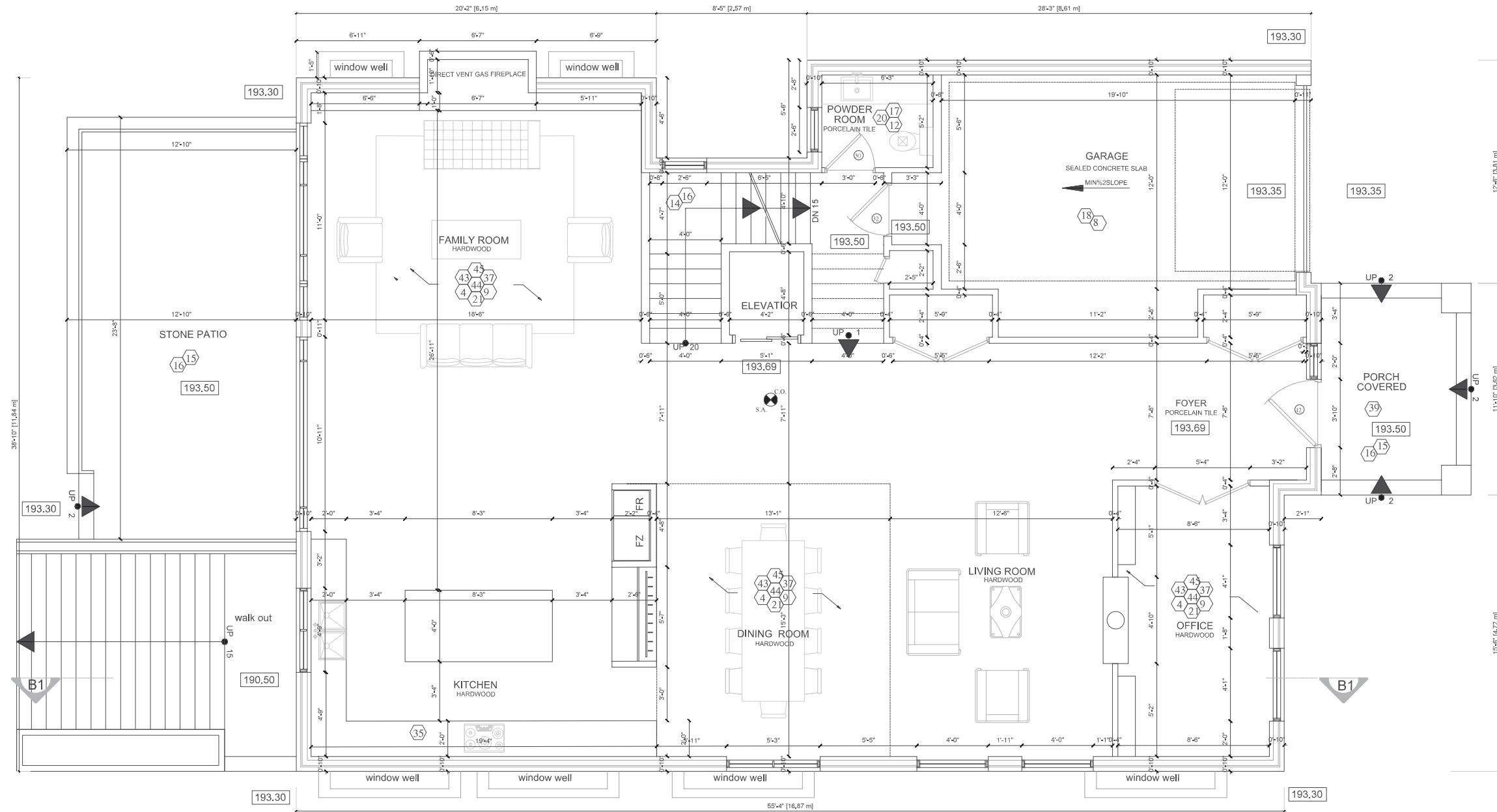
BASEMENT

BASEMENT FLOOR AREA (INCLUDING MECH. ROOM) 178.60 |m2| [0000.00sq
GARAGE AREA 25.00 |m| [000.00sq

Appendix B

File: 24.159095.000.00.MNV

Date: 03/01/24
MM/DD/YY



MAIN FLOOR			
FIRST FLOOR AREA	204.00	m ²	[0000.00sq
TOTAL GFA	376.40	m ²	[0000.00sq
	57.73%		

Project
59 WOODWARD AVE.
Markham ON

AUG 21, 2023

No.	Revision	Date
00	FOR PERMIT	2023/08/21



M.J. IMPERIAL DESIGN INC

ADDRESS:
5001 Yonge St. unit 304
Toronto, Ontario
M2N 6R9 Canada
Phone: (416) 345-7551
Fax: 1-866-998-1953
eMail: masih.javanbakht@gmail.com

The M.J. IMPERIAL DESIGN is not responsible for the accuracy of survey, structural, mechanical, electrical, etc.

Contractor shall check all dimensions on the work and report any discrepancy to the Architect before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction.

All drawings, specifications and related documents are the copyright property of the M.J. IMPERIAL DESIGN INC. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the M.J. IMPERIAL DESIGN permission.

This drawing is not to be used for construction unless signed by the Designer.

Designed by:	M.J.
Checked by:	J.D.
Scale:	1":1/4"
Project No:	2034-23
Date:	21/08/2023

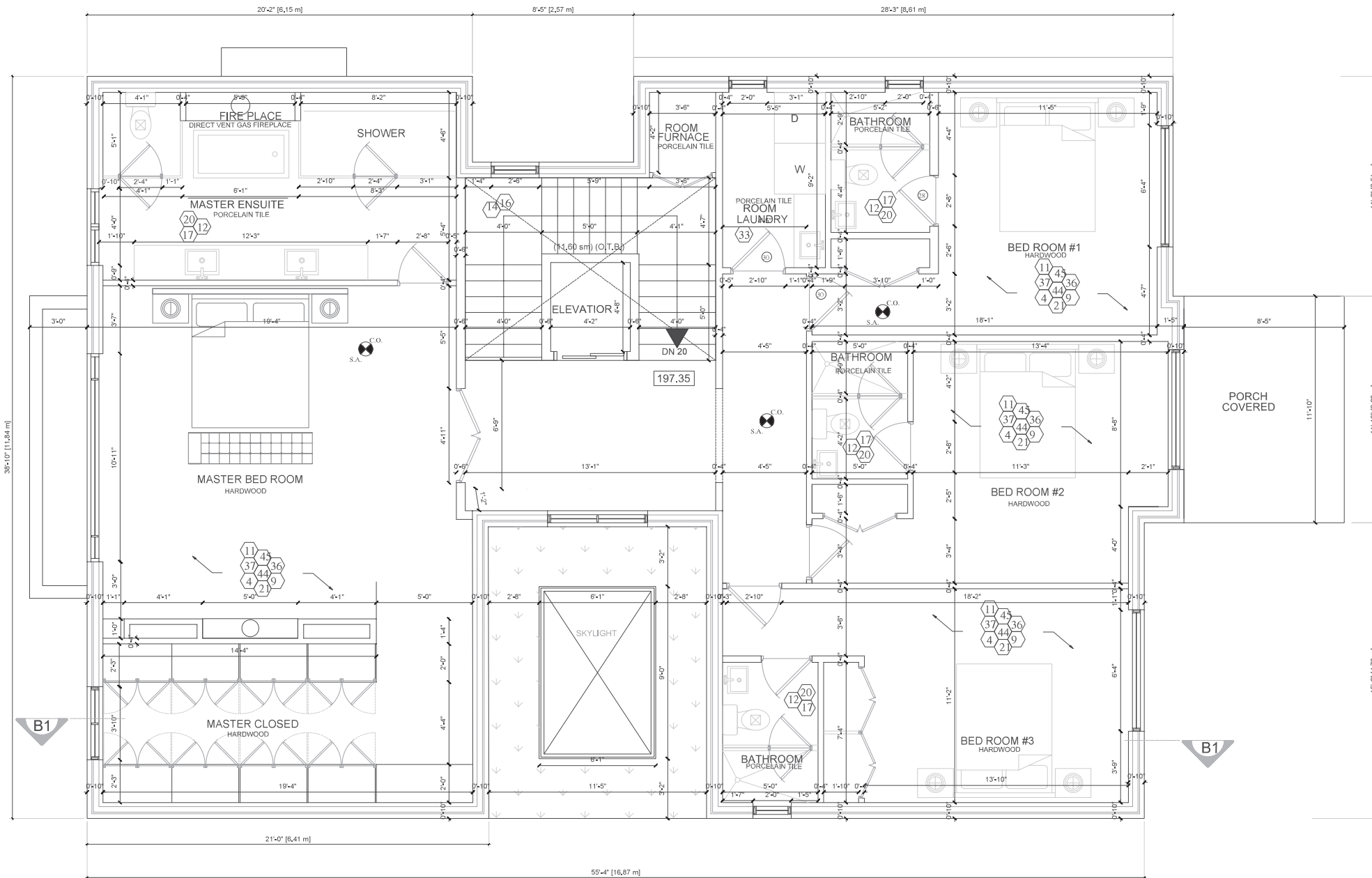
Drawing Title

A04

Appendix B

File: 24.159095.000.00.MNV

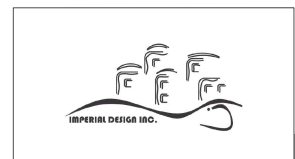
Date: 03/01/24
MM/DD/YY



Project
59 WOODWARD AVE.
Markham ON

AUG 21, 2023

No.	Revision	Date
00	FOR PERMIT	2023/08/21



M.J. IMPERIAL DESIGN INC
ADDRESS:
5001 Yonge St, unit 304
Toronto, Ontario
M2N 6R9 Canada
Phone: (416) 345-7561
Fax: 1-866-959-1953
eMail: masih.javanbakht@gmail.com

The M.J. IMPERIAL DESIGN is not responsible for the accuracy of survey, structural, mechanical, electrical, etc.

Contractor shall check all dimensions on the work and report any discrepancy to the Architect before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction.

All drawings, specifications and related documents are the copyright property of the M.J. IMPERIAL DESIGN INC. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the M.J. IMPERIAL DESIGN permission.

This drawing is not to be used for construction unless signed by the Designer.

Designed by:	M.J.
Checked by:	J.D.
Scale:	1":1/4"
Project No:	2034-23
Date:	21/08/2023

Drawing Title

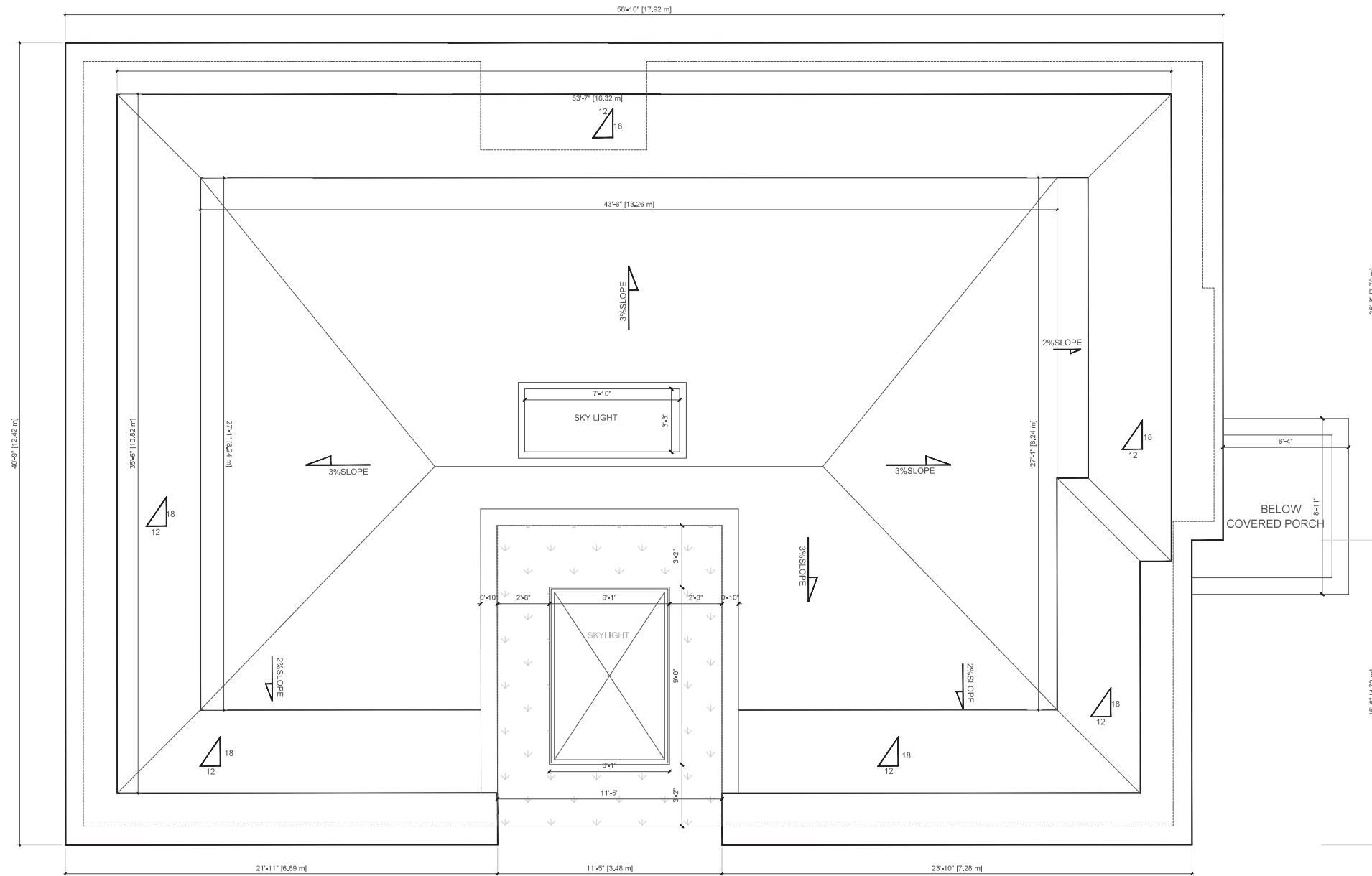
SECOND FLOOR			
SECOND FLOOR AREA	184.00	m ²	[0000.00sq
- (O.T.B.)	-11.60	m ²	
	=172.40	m ²	
TOTAL GFA	57.73%	376.40	m ² [0000.00sq

A05

Appendix B

File: 24.159095.000.00.MNV

Date: 03/01/24
MM/DD/YY



ROOF PLAN

TOTAL ROOF AREA	219.00	m
FLAT ROOF AREA	96.25	m
(1:10)SLOPE ROOF AREA	0	m
ROOF AREAS EITH SLOPE GREATER THAN	122.75	m

Project
59 WOODWARD AVE.
Markham ON

AUG 21.2023

No.	Revision	Date
00	FOR PERMIT	2023/08/21



M.J. IMPERIAL DESIGN INC

ADDRESS:
5001 Yonge St. unit 304
Toronto, Ontario
M2N 6R9 Canada
Phone:(416) 345 7661
Fax :1-866-998-1953
eMail: mash.javanbakht@gmail.com

The M.J. IMPERIAL DESIGN is not responsible for the accuracy of survey, structural, mechanical, electrical, etc.

Contractor shall check all dimensions on the work and report any discrepancy to the Architect before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having jurisdiction.

All drawings, specifications and related documents are the copyright property of the M.J. IMPERIAL DESIGN INC. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the M.J. IMPERIAL DESIGN permission.

This drawing is not to be used for construction unless signed by the Designer.

Designed by:	M.J.
Checked by:	J.D.
Scale:	1":1/4"
Project No:	2034-23
Date:	21/08/2023

Drawing Title

A06

Appendix B

File: 24.159095.000.00.MNV

Date: 03/01/24
MM/DD/YY

Project
59 WOODWARD AVE.
Markham ON

AUG 21, 2023

No.	Revision	Date
00	FOR PERMIT	2023/08/21



M.J. IMPERIAL DESIGN INC

ADDRESS:
5001 Yonge St. unit 304
Toronto, Ontario
M2N 6R9 Canada
Phone: (416) 343-7661
Fax: 1-866-998-1953
eMail: masin.javanbakht@gmail.com

The M.J. IMPERIAL DESIGN is not responsible for the accuracy of survey, structural, mechanical, electrical, etc.

Contractor shall check all dimensions on the work and report any discrepancy to the Architect before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction.

All drawings, specifications and related documents are the copyright property of the M.J. IMPERIAL DESIGN INC. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the M.J. IMPERIAL DESIGN permission.

This drawing is not to be used for construction unless signed by the Designer.

Designed by:	M.J.
Checked by:	J.D.
Scale:	1':1/4"
Project No:	2034-23
Date:	21/08/2023

Drawing Title

A07



FRONT (NORTH) ELEVATION

TOTAL EXPOSED AREA 104.40 | m2
TOTAL OPENING AREA 14.90 | m2
OPENING RATIO 14.27%

Appendix B

File: 24.159095.000.00.MNV

Date: 03/01/24
MM/DD/YY

Project
59 WOODWARD AVE.
Markham ON

AUG 21, 2023

No.	Revision	Date
00	FOR PERMIT	2023/08/21



M.J. IMPERIAL DESIGN INC

ADDRESS:
5001 Yonge St. unit 304
Toronto, Ontario
M2N 6R9 Canada
Phone: (416) 345-7861
Fax: 1-866-998-1953
eMail: masih.javanbakht@gmail.com

The M.J. IMPERIAL DESIGN is not responsible for the accuracy of survey, structural, mechanical, electrical, etc.

Contractor shall check all dimensions on the work and report any discrepancy to the Architect before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having jurisdiction.

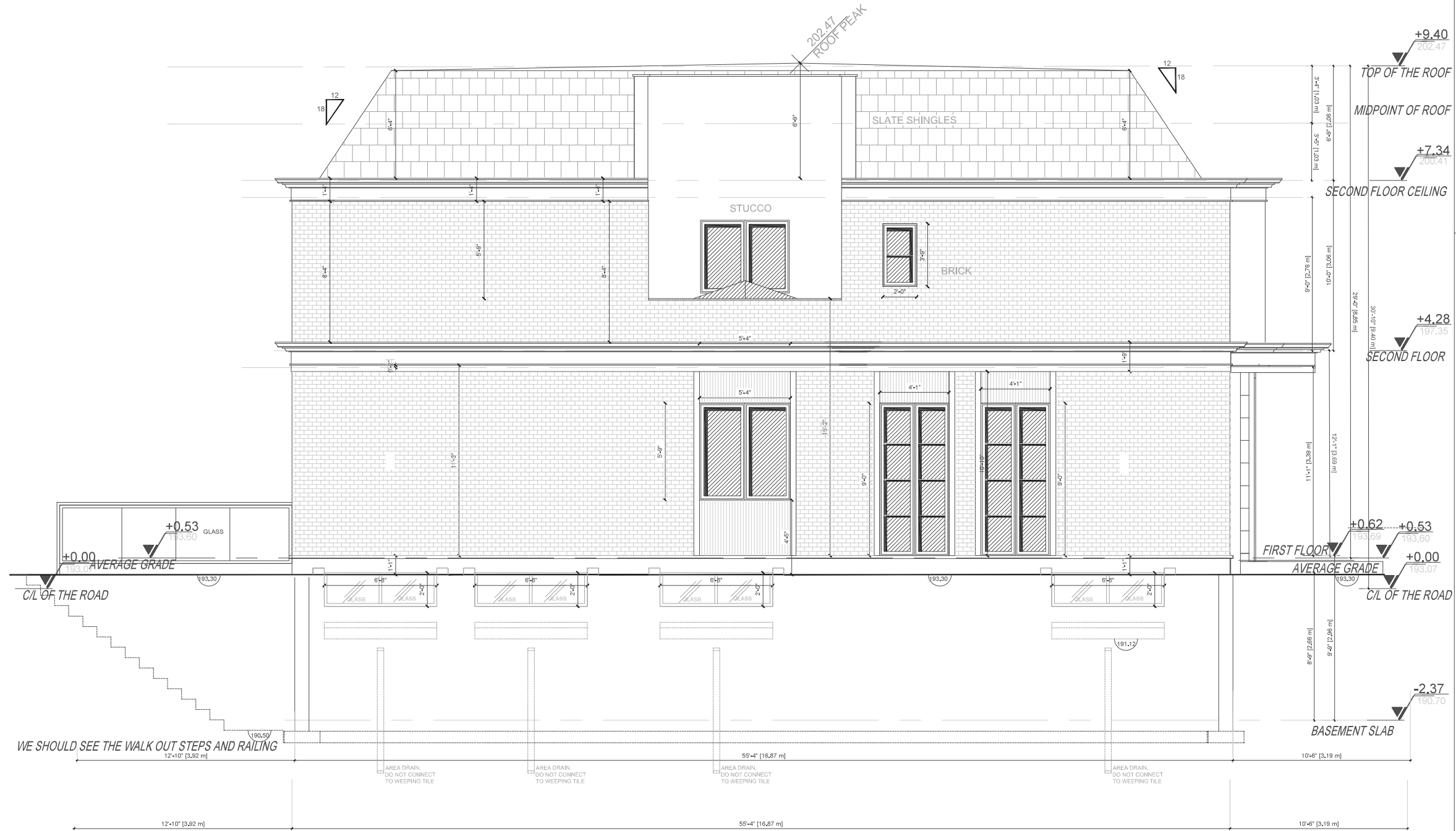
All drawings, specifications and related documents are the copyright property of the M.J. IMPERIAL DESIGN INC. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the M.J. IMPERIAL DESIGN permission.

This drawing is not to be used for construction unless signed by the Designer.

Designed by:	M.J.
Checked by:	J.D.
Scale:	1':1/4"
Project No:	2034-23
Date:	21/08/2023

Drawing Title

A08



SIDE (EAST) ELEVATION

TOTAL EXPOSED AREA 149.00 | m²
TOTAL OPENING AREA 10.30 | m²
OPENING RATIO 06.91%

Appendix B

File: 24.159095.000.00.MNV

Date: 03/01/24
MM/DDYY



REAR (SOUTH) ELEVATION
 TOTAL EXPOSED AREA 102.20 | m²
 TOTAL OPENING AREA 28.60 | m²
 OPENING RATIO 27.98%

Project
 59 WOODWARD AVE.
 Markham ON

AUG 21, 2023

No.	Revision	Date
00	FOR PERMIT	2023/08/21



M.J. IMPERIAL DESIGN INC
 ADDRESS:
 5001 Yonge St. unit 504
 Toronto, Ontario
 M2M 1S5 | Canada
 Phone (416) 283-7861
 Fax 1-866-959-1953
 eMail: mjad@javanbakh@gmail.com

The M.J. IMPERIAL DESIGN is not responsible for the accuracy of survey, structural, mechanical, electrical, etc.
 Contractor shall check all dimensions on the work and report any discrepancy to the Architect before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having jurisdiction.

All drawings, specifications and related documents are the copyright property of the M.J. IMPERIAL DESIGN INC. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the M.J. IMPERIAL DESIGN permission.

This drawing is not to be used for construction unless signed by the Designer.

Designed by:	M.J.
Checked by:	J.D.
Scale:	1":1/4"
Project No:	2034-23
Date:	21/08/2023

Drawing Title

A09

Appendix B

File: 24.159095.000.00.MNV

Date: 03/01/24
MM/DD/YY



Project
59 WOODWARD AVE.
Markham ON
AUG 21, 2023

No.	Revision	Date
00	FOR PERMIT	2023/08/21



M.J. IMPERIAL DESIGN INC
ADDRESS:
5001 Yonge St. unit 304
Toronto, Ontario
M2N 6R9 Canada
Phone: (416) 345-7661
Fax: 1-866-998-1953
eMail: masih.javanbakht@gmail.com

The M.J. IMPERIAL DESIGN is not responsible for the accuracy of survey, structural, mechanical, electrical, etc.
Contractor shall check all dimensions on the work and report any discrepancy to the Architect before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction.
All drawings, specifications and related documents are the copyright property of the M.J. IMPERIAL DESIGN INC. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the M.J. IMPERIAL DESIGN permission.
This drawing is not to be used for construction unless signed by the Designer.

Designed by:	M.J.
Checked by:	J.D.
Scale:	1':1/4"
Project No:	2034-23
Date:	21/08/2023

Drawing Title

A10

Appendix B

File: 24.159095.000.00.MNV

Date: 03/01/24
MM/DD/YY

Project
59 WOODWARD AVE.
Markham ON

AUG 21.2023

No.	Revision	Date
00	FOR PERMIT	2023/08/21



M.J. IMPERIAL DESIGN INC

ADDRESS:
5001 Yonge St. unit 304
Toronto, Ontario
M2N 6R9 Canada
Phone: (416) 345-7551
Fax: 1-866-998-1953
email: mash.javanbakht@gmail.com

The M.J. IMPERIAL DESIGN is not responsible for the accuracy of survey, structural, mechanical, electrical, etc.

Contractor shall check all dimensions on the work and report any discrepancy to the Architect before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction.

All drawings, specifications and related documents are the copyright property of the M.J. IMPERIAL DESIGN INC. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the M.J. IMPERIAL DESIGN permission.

This drawing is not to be used for construction unless signed by the Designer.

Designed by:	M.J.
Checked by:	J.D.
Scale:	1':1/4"
Project No:	2034-23
Date:	21/08/2023

Drawing Title

A11

R60 INSU1.
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

202.47
ROOF PEAK

+9.40
202.47

TOP OF THE ROOF

MIDPOINT OF ROOF

+7.34
200.41

SECOND FLOOR CEILING

+4.28
197.35

SECOND FLOOR

+0.62
193.69

FIRST FLOOR

+0.53
193.60

AVERAGE GRADE

+0.00
193.07

C/L OF THE ROAD

-2.37
190.70

BASEMENT SLAB

R22 BATT INSULATION, EXTEND VAPOUR BARRIER & SEAL TO JOIST & SUBFLOOR

3/8" WEEP HOLES @ 24" O.C. @ BOTTOM OF BRICK COURSE @ 6" POLY BASE FLASHING BENEATH WEEP HOLES AND 6" UP BEHIND WALL SHEATHING PAPER

WOOD SILL PLATE FASTENED TO THE STEEL ANGLE. SILL PLATE IS TO BE THE FOUNDATION WALL. W/ MINIMUM 1/2" GLASS ANCHOR BOLTS EMBEDDED MIN 1/4" CONCRETE. (SEE O.C. MAX 600) (SEE FOUNDATION WALL (SEE STRUCTURAL))

10" REINFORCED CONCRETE WALL (SEE STRUCTURAL)

R12 BATT INS @ 6" POLY 1/2" WALLBOARD

4" WEEPING TILE UNDER 6" STONE BED

BED ROOM #3

MASTER CLOSED

OFFICE

LIVING ROOM

DINING ROOM

6" GLASS

6" GLASS

6" GLASS

SKYLIGHT

SECTION A-A




ASSOCIATION OF ONTARIO
LAND SURVEYORS
(TRANSMISSION FORM)
V-53034



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1026, SECTION 2(4).

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN AND TOPOGRAPHIC DETAIL OF



Appendix B

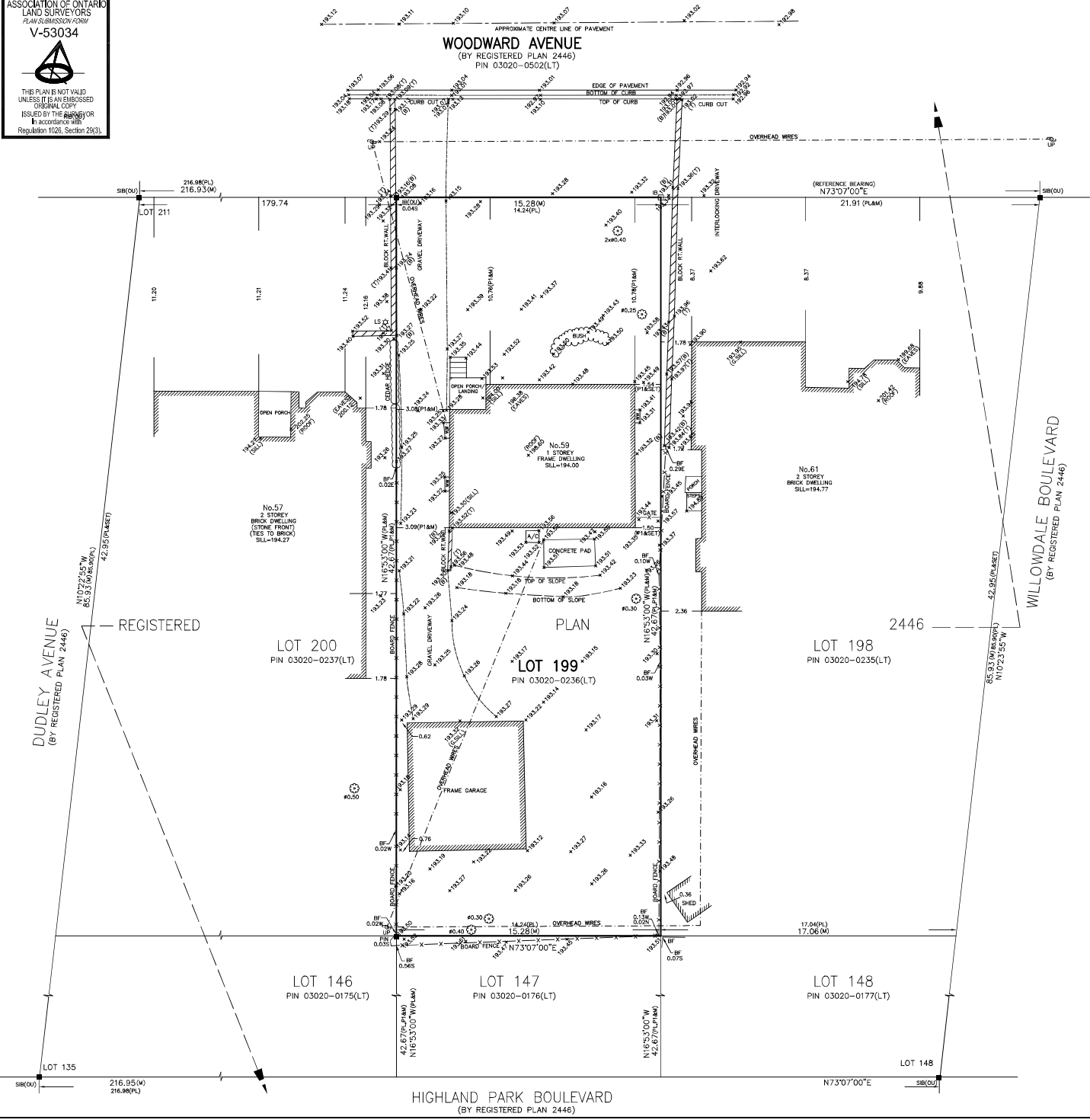
REGIONAL MUNICIPALITY OF YORK
SCALE: 1:50

File: **24.159095.000.00.MNV** 2.2metres

Date: **03/01/24**

DISTANCE ON PLAN ARE
IN METRES AND MUST BE CONVERTED

WOODWARD AVENUE
(BY REGISTERED PLAN 2446)
PIN 03020-0502(LT)



NOTES AND LEGEND

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- CP DENOTES CONCRETE PIN
- OU DENOTES ORIGIN UNKNOWN
- M DENOTES MEASURED
- WIT DENOTES WITNESS
- PL DENOTES REGISTERED PLAN 2446
- P1 DENOTES PLAN BY BAIRD & MUCKLSTONE, O.L.S. DATED APRIL 6, 1950
- LS DENOTES LAMP STANDARD
- UP DENOTES UTILITY POLE
- (B) DENOTES BOTTOM
- (T) DENOTES TOP
- BF DENOTES BOARD FENCE
- WRW DENOTES WOOD RETAINING WALL
- N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST
- 196.16 DENOTES SPOT ELEVATION
- Ø DENOTES DIAMETER
- ⊙ DENOTES DECIDUOUS TREE
- ⊙* DENOTES CONIFEROUS TREE

BEARING NOTE:

BEARINGS ARE ASTROMIC AND ARE DERIVED FROM THE SOUTHERLY LIMIT OF WOODWARD AVENUE AS SHOWN ON REGISTERED PLAN 2446 HAVING A BEARING OF N73°07'00"E

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

BENCHMARK NOTE:

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM CITY OF MARKHAM BENCHMARK No. 1-3 HAVING AN ELEVATION OF 174.950 METRES.

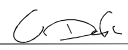
PART 2) SURVEY REPORT

DESCRIPTION OF LAND: PIN 03020-0236(LT)
LOT 199, REGISTERED PLAN 2446
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED.

BOUNDARY FEATURES:
LOCATION OF FENCES ARE AS SHOWN
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 5th DAY OF JULY, 2023

DATE: JULY 19, 2023

VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

VLADIMIR DOSEN SURVEYING
ONTARIO LAND SURVEYORS
555 DAVISVILLE AVENUE
TORONTO, ONTARIO M4S 1J2
PHONE (416) 466-0440 EMAIL: vladdosen@rogers.com

JOB No: 23230	SHEET: 18x24	FIELD BY: FRANK
FILE: 13-026		DRAWN BY: NATHAN
CAD FILE: 59_WOODWARD AVENUE		CHECKED BY: VD

APPENDIX “C” – A/003/24 Conditions of Approval

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/003/24

1. The variances apply only to the proposed development as long as it remains; and
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as Appendix “B” to this Staff Report, and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction.

CONDITIONS PREPARED BY:



Hussnain Mohammad, Planner 1, Development Facilitation Office