

Memorandum to the City of Markham Committee of Adjustment

December 8, 2023

File: A/186/23
Address: 12 Hammok Crescent, Markham (Thornhill)
Owner: Jaefar Mohammadi
Agent: Contempo Studio (Marin Zabzuni)
Hearing Date: Wednesday, December 13, 2023

The following comments are provided on behalf of the West District Team. The Applicant is requesting relief from the following “Single Family Detached Special Residential Density (SR3)” zone requirements of By-law 1767, as amended, as it relates to a proposed two-storey detached dwelling. The variances requested are to permit:

- a) **By-law 1767, Section 14 (i)(c):**
a minimum rear yard setback of 24 feet 6 inches, whereas the by-law requires a minimum rear yard setback of 40 feet;
- b) **By-law 1767; Section 14(i)(c):**
a minimum front yard setback of 25 feet, whereas the by-law requires a minimum front yard setback of 30 feet;
- c) **Amending By-law 100-90; Section 1.2(i):**
a maximum building height of 8.62 metres, whereas the by-law permits a maximum flat roof building height of 8.0 metres;
- d) **Amending By-law 100-90; Section 1.2(iii):**
a building depth of 18.40 metres, whereas the by-law permits a maximum building depth of 16.8 metres;
- e) **Amending By-law 100-90; Section 1.2 (vi):**
a floor area ratio of 47.6 percent (7,155 square feet), whereas the by-law permits a maximum floor area ratio of 47 percent (7,058 square feet);
as it relates to a proposed two-storey residential dwelling.
- f) **Parking By-law 28-97, Section 6.2.4.5 (a)(i):**
a width of 4.27 metres for a second driveway, with a main building setback of 7.6 metres from the public street, whereas the by-law permits a maximum driveway width of 3.7 metres for a second driveway which connects to a public street to the other driveway provided the main building is setback a minimum of 8.0 metres from the public street.

BACKGROUND

Property Description

The 1,396.82 m² (15,035.19 ft²) Subject Lands are located on the west side of Hammok Crescent, south of Laureleaf Road and generally north of Steeles Avenue East (refer to Appendix “A” – Aerial Photo). The Subject Lands are located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. Mature vegetation exists across the property with several mature trees in the front yard and rear yards. There is an existing 165.10 m² (1,777.12 ft²) one-storey detached dwelling on the Subject Lands, which was constructed in 1962.

Proposal

The Applicant is proposing to construct a new two-storey detached dwelling with a gross floor area of 664.64 m² (7,154.17 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. The purpose of this development criteria is 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 1767, as amended

The Subject Lands are zoned SR3 - Single Family Detached Dwelling Special Residential Density under By-law 1767, as amended, which permits single detached dwellings. The proposed development does not comply with the by-law requirement with respect to the rear yard setback and front yard setback.

Residential Infill Zoning By-law 100-90, as amended

The Subject Lands are also subject to the Residential Infill Zoning By-law 100-90. 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 height, building depth and floor area ratio.

Parking Standards By-law 28-97, as amended

The width of the proposed second driveway also does not comply with Parking Standards By-law 28-97. Further details of the parking requirement are provided below.

Zoning Preliminary Review (ZPR) Undertaken

The Owner has completed a Zoning Preliminary Review (ZPR) on October 11, 2023 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.

Reduced Rear Yard Setback Variance

The Applicant is requesting relief to permit a minimum rear yard setback of 24.5 feet (7.47 metres), whereas a minimum of 40 feet (12.19 metres) is required. This represents a reduction of approximately 15.5 feet (4.72 metres). The variance is entirely attributable to the proposed rear covered porch. The main rear wall of the proposed building provides a rear yard setback of 37.07 feet (11.30 metres) and is generally consistent with the established rear yard setback pattern on the street or rear yard setback pattern.

Staff are of the opinion that the requested variance will not have an adverse impact on the abutting properties at 10 and 14 Hammok Crescent, is minor in nature, and in keeping with the general intent and purpose of the By-law. Staff have no objection to the variance.

Reduced Front Yard Setback Variance

The Applicant is requesting relief to permit a minimum front yard setback of 25 feet (7.62 metres), whereas a minimum of 30 feet (9.14 metres) is required. This represents a reduction of approximately 5 feet (1.52 metres). The variance is partially attributable to the front covered porch, the proposed building footprint and three-car garage.

The main front wall of the proposed dwelling will provide 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 and have no concerns with the proposed variance.

Increased Maximum Building Height Variance

The Applicant is requesting relief to permit a maximum building height of 8.62 metres (28.28 feet), whereas a maximum of 8.0 metres (26.25 feet) is permitted. This represents an increase of 0.62 metres (2.03 feet).

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

Increased Maximum Building Depth Variance

The Applicant is requesting relief to permit a maximum building depth of 18.40 metres (60.37 feet), whereas a maximum of 16.80 metres (55.12 feet) is permitted. This represents an increase of approximately 1.60 metres (5.25 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 rear covered porch which adds approximately 4.42 metres (14.50 feet) to the overall depth of the building. The main component of the building, excluding the rear covered porch, has a depth of 13.98 metres (45.87 feet), which complies with the By-law requirements. The requested building depth variance is entirely attributable to the proposed rear covered porch, which is a scaled structure to provide covered amenity space. The proposed rear covered porch consists of a north side yard

setback of 6.10 metres (20 feet), and a rear yard setback of 7.48 metres (24.54 feet) and will not result in any impact to abutting properties.

Staff are of the opinion that the variance request is minor in nature and therefore have no concerns with the building depth of the proposed dwelling.

Increased Maximum Floor Area Ratio Variance

The Applicant is requesting relief to permit a floor area ratio of 47.60 percent (7,155 ft²), whereas a floor area ratio of 47.0 percent (7,058 ft²) is permitted. The variance will facilitate the construction of a two-storey detached dwelling with a floor area of 664.64 m² (7,154.17 ft²), whereas the By-law permits a dwelling with a maximum floor area of 655.73 m² (7,058 ft²). This represents an increase of approximately 8.91 m² (95.91 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 is compatible with development on the street, have no concern with the requested variance and that the size of the proposed dwelling is generally consistent with what the By-law permits.

Increased Maximum Driveway Width to a Driveway Variance

The Applicant is requesting a maximum driveway width of 4.27 metres (14.0 feet) for a second driveway, with a main building setback of 7.6 metres (24.9 feet) from the public street, whereas a maximum width of 3.7 metres (12.14 feet) is permitted for a second driveway which connects to a public street to the other driveway, provided that the main building is setback a minimum of 8.0 metres (26.25 feet) from the public street.

The Applicant is requesting an increase in the maximum driveway width for a circular driveway, which subsequently increase the amount of hardscape area in the front yard. The intent of these By-law provisions which are being varied is to limit the amount of hardscape areas. Staff note that there are existing walkways abutting the driveways. While these walkways are permitted, they add to the amount of hardscape in the front yard. It should also be noted that motor vehicles would not be allowed to access or park on these walkways.

The Parking By-law provisions for circular driveways state that for "lots with frontages greater than 19.20 metres (62.99 feet), a second 3.70 metres (12.14 feet) wide driveway is permitted provided that:

- i) the main building is setback at least 8.0 metres (26.25 feet) from the street line;
- ii) the driveways are at least 7.0 metres (22.97 feet) apart, at the street line; and
- iii) the second driveway connects the public street to the other driveway that provides direct access from the public street."

The existing driveway complies with the above criteria, except where the proposed second driveway has a width of 4.27 metres (14.0 feet) which exceeds the maximum width by 0.57 metres (1.87 feet) that is permitted under the above mentioned Parking Standards By-law.

The guidelines for both driveway and circular driveway widths aim to restrict the overall extent of hard surface driveway areas and emphasize the preservation of soft landscaping in the residential streetscape. The Applicant seeks approval for the variance in driveway dimensions, specifically requesting an increased maximum width for a second driveway as noted above. This variance is due to the fact that the proposed building setback of 7.6 metres (24.9 feet) from the public street, which falls short of the By-law requirement of 8.0 metres (26.2 feet).

Staff is of the opinion that the requested variance to the Parking Standards By-law are minor in nature and will provide a functional use of the driveways while still maintaining a reasonable balance between hardscape and soft landscaping elements in the front yard.

Tree Protection and Compensation

The Subject Lands contain mature vegetation and large mature trees. During the review of the application, the City's Tree Preservation Technician indicated concern with potential injury to the mature neighbouring trees at 12 Hammok Crescent. Staff recommend that the tree related conditions, as outlined in Appendix "C", be adopted by the Committee to ensure the Applicant installs the appropriate tree protection barriers, if necessary. The Applicant will be required to apply for and obtain a tree permit from the City for any proposed injury to, or removal of any trees that have a diameter at breast height (DBH) of 20.0 cm (7.87 in) or more on the subject property or neighbouring properties. Further mitigation through these processes may also be required to ensure the protection of certain trees is achieved.

PUBLIC INPUT SUMMARY

No written submissions were received as of December 1, 2023. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

Planning Staff have reviewed the application with respect to Section 45(1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the request 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:

H. Mohammad

Hussnain Mohammad, Planner 1, Development Facilitation Office

REVIEWED BY:

Rick Cefaratti

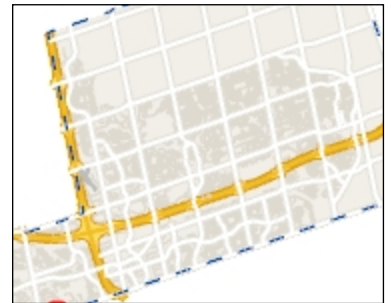
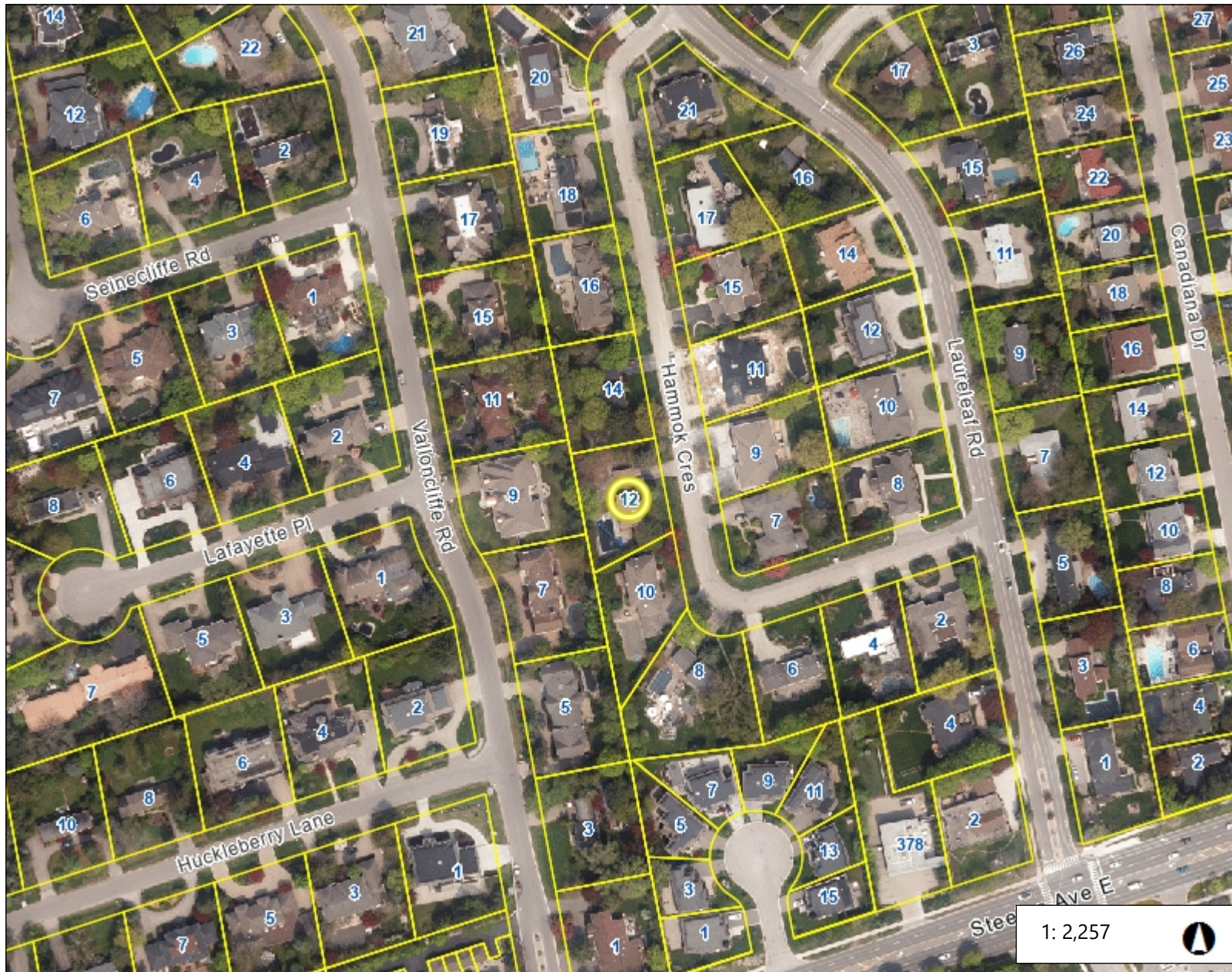
Rick Cefaratti, MCIP RPP, Senior Planner, West District

APPENDICES

Appendix "A" – Aerial Context Photo

Appendix "B" – Plans

Appendix "C" – A/186/23 Conditions of Approval

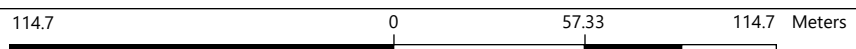


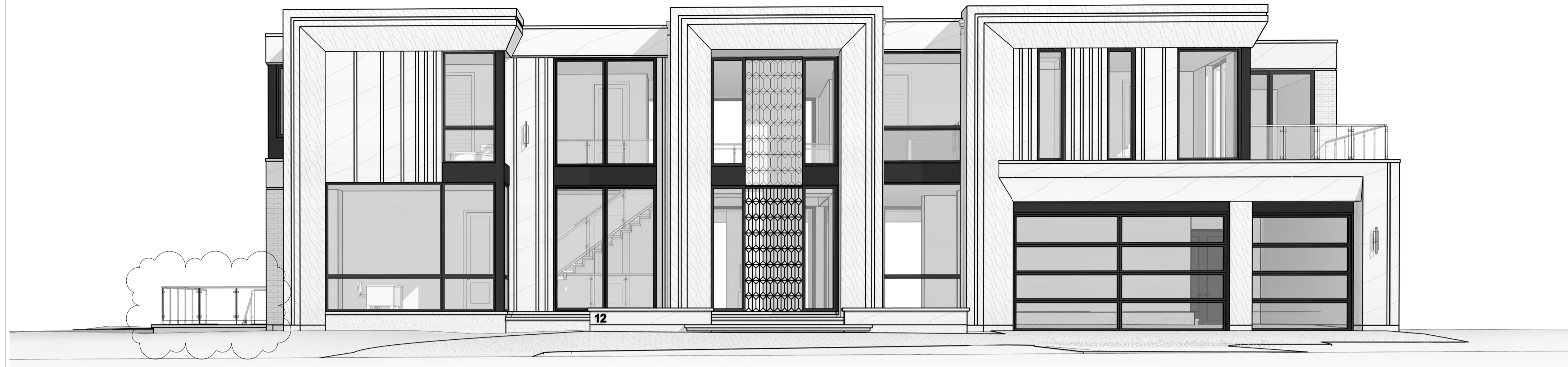
Legend

- Parcel Overlay

Notes

1: 2,257





1 3D View 1



2 3D View 2



3 3D View 3



KEY PLAN

PROJECT:
12 HAMMOK CRESCENT
THORNHILL, ON

Project number: 2021-55
 Date: SEPTEMBER, 2023
 ISSUED FOR: ZONING

ARCHITECTURAL DESIGN
 CONTEMPO STUDIO

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CONTRACTOR

STRUCTURAL ENGINEERS

HVAC CONSULTANT

Sheet List

Sheet Number	Sheet Name
A0	COVER PAGE
A1	SITE PLAN
A1.1	DIAGRAMS
A2	BASEMENT PLAN
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	ROOF PLAN
A6	3D PLANS
A7	EAST (FRONT) ELEVATION
A8	SOUTH (LEFT) ELEVATION
A9	WEST (REAR) ELEVATION
A10	NORTH (RIGHT) ELEVATION
A11	DOOR & WINDOW SCHEDULE
A12	ELEVATION AREAS

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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.		
MARIN ZABZUNI		45250
NAME	- SIGNATURE	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		BCIN

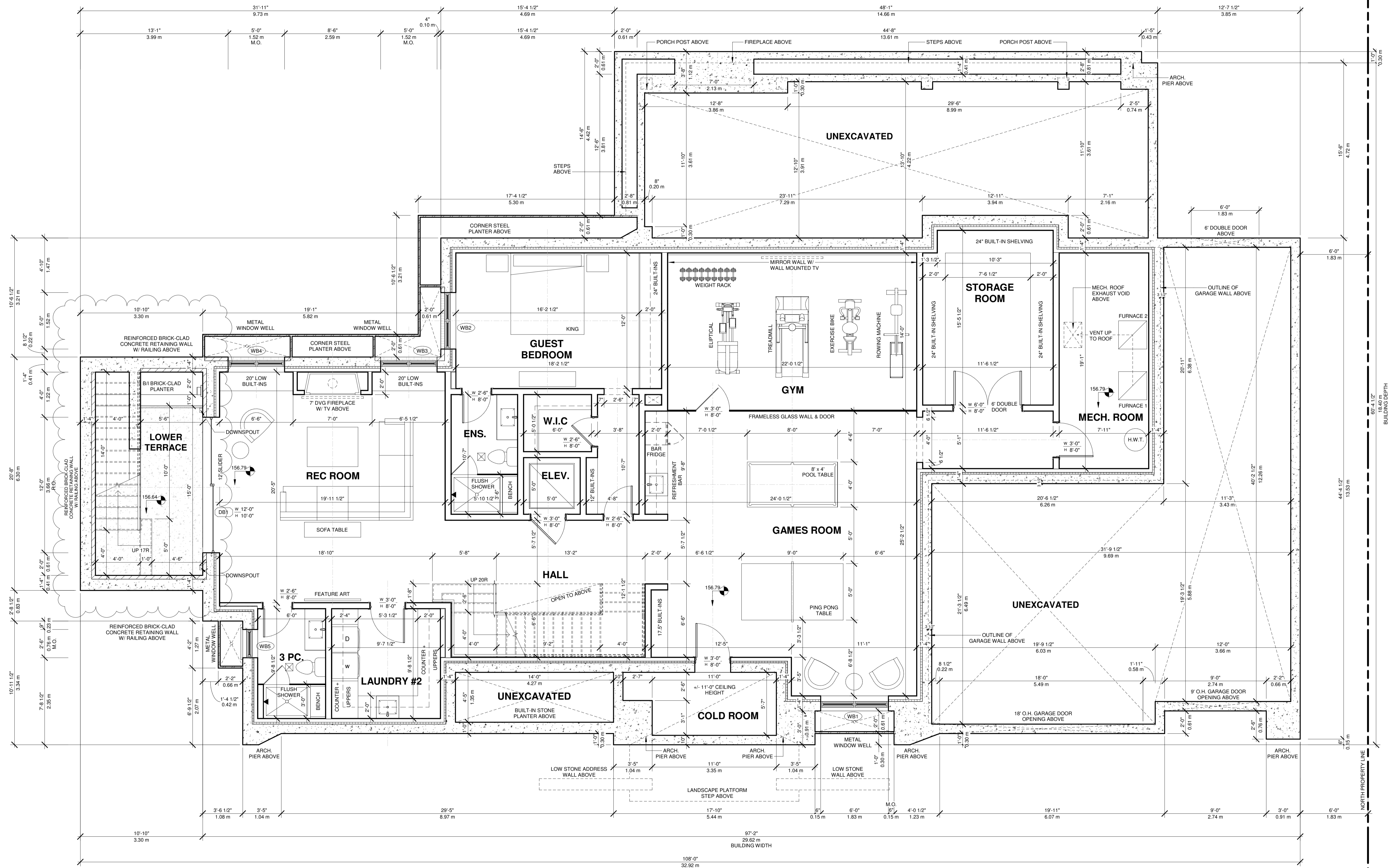
2-Storey Detached Dwelling
 AT
12 HAMMOK CRESCENT
THORNHILL, ON

COVER PAGE

Project number:	2021-55
Rev. no.:	1
Scale:	
Date:	SEPTEMBER, 2023
Drawn by:	C.C. + J.T.
Approved by:	M.Z.

Drawing number:

A0



10'-0" TYPICAL CEILING HEIGHT (11'-0", STRAPPED DOWN 12" FOR MECHANICAL) (U.N.O.)

1 BASEMENT PLAN
 1/4" = 1'-0"

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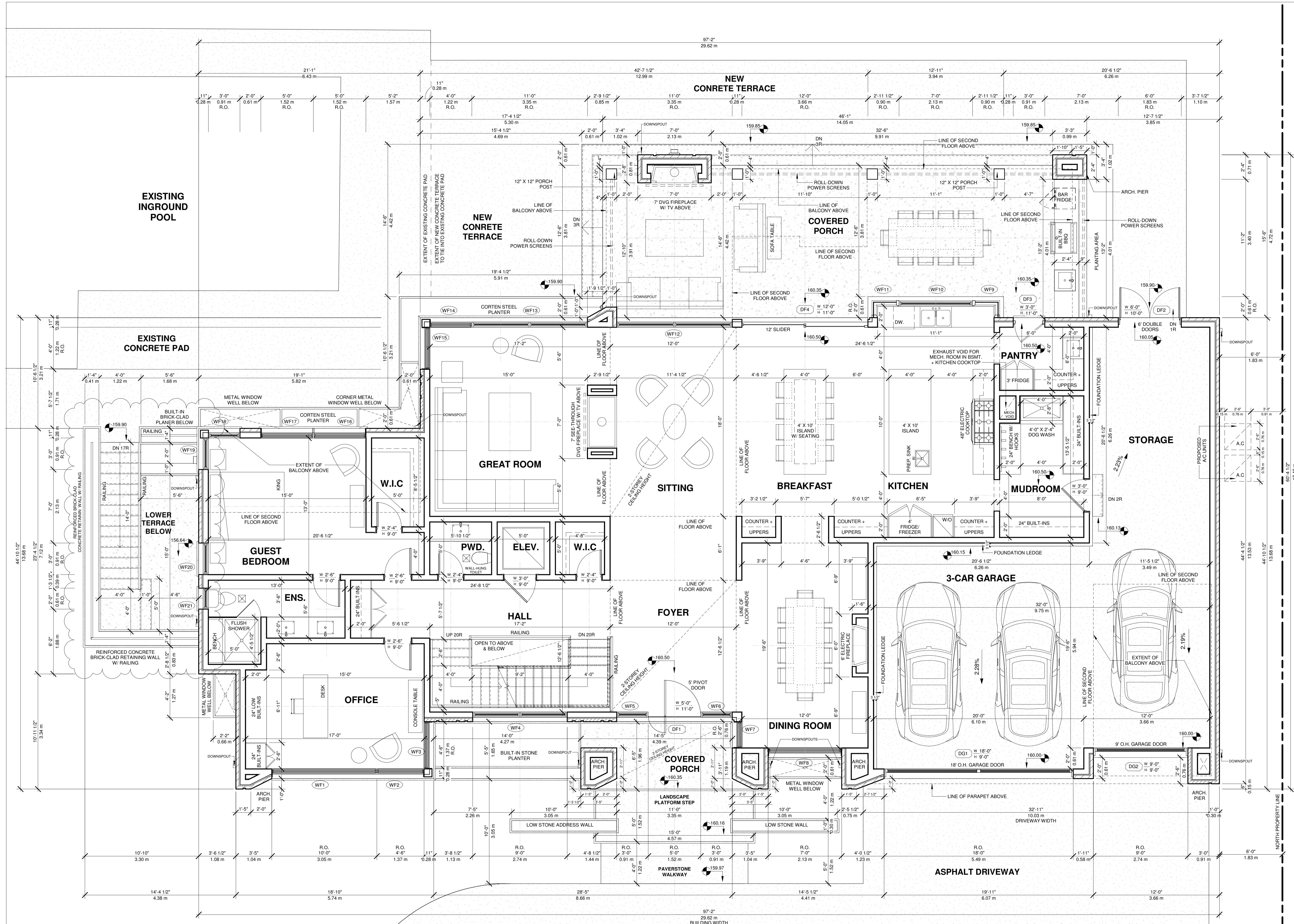
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MARIN ZABZUNI	45250
NAME	SIGNATURE BCIN
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CONTEMPO STUDIO	46972
FIRM NAME	BCIN

2-Storey Detached Dwelling
 AT
 12 HAMMOK CRESCENT
 THORNHILL, ON

BASEMENT PLAN

Project number:	2021-55
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Approved by:	M.Z.

Drawing number: **A2**



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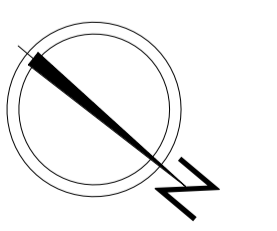
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 MARIAN ZABZUNI *Marian Zabzuni* 45250
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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 CONTEMPO STUDIO 46972
 FIRM NAME BCIN

2-Storey Detached Dwelling
 AT
 12 HAMMOK CRESCENT
 THORNHILL, ON
 FIRST FLOOR PLAN

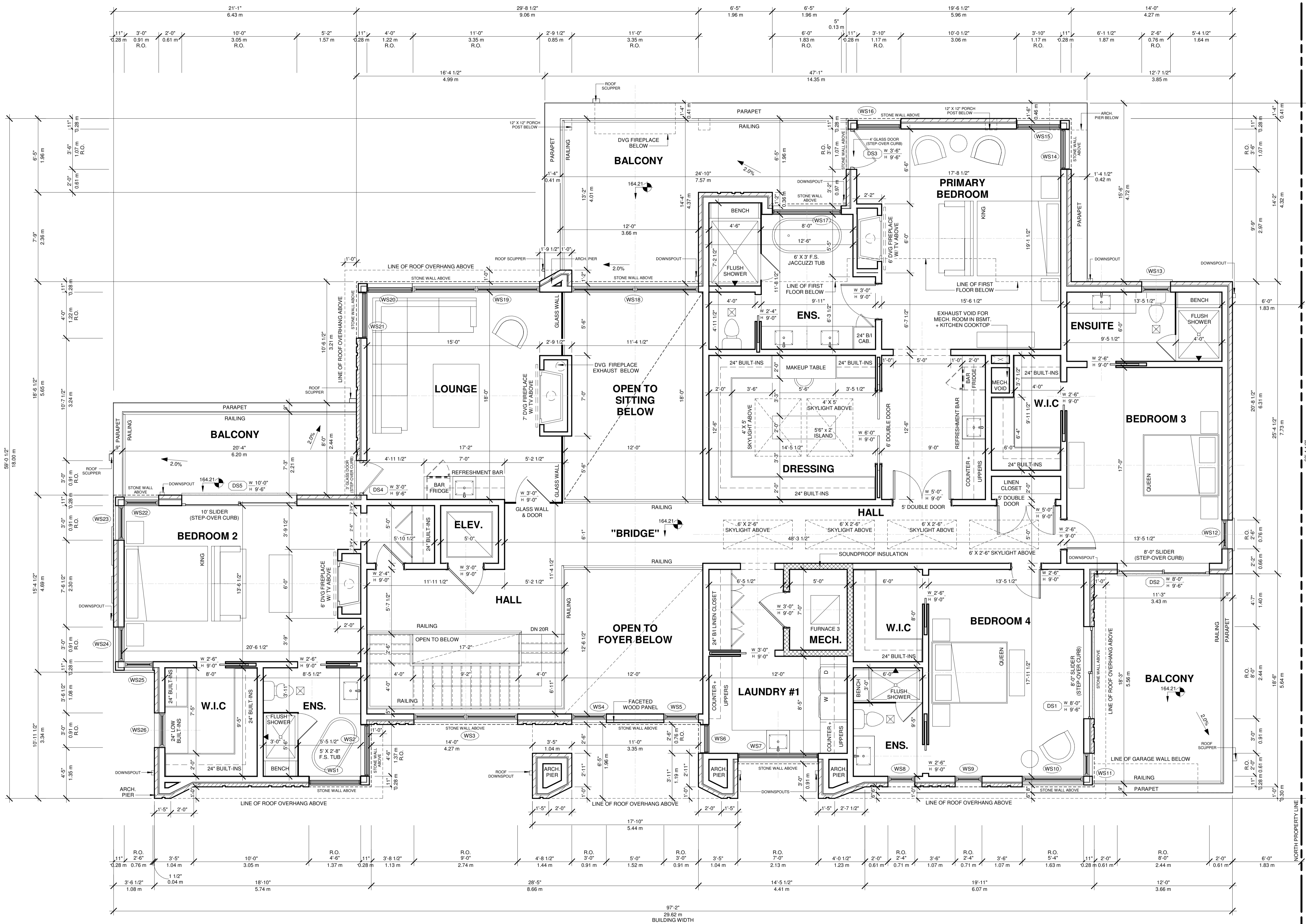


Project number: 2021-55
 Rev. no.: 1
 Scale: 1/4" = 1'-0"
 Date: SEPTEMBER, 2023
 Drawn by: C.C. + J.T.
 Approved by: M.Z.

Drawing number: **A3**

11'-0" TYPICAL CEILING HEIGHT (U.N.O.)

1 FIRST FLOOR PLAN
 1/4" = 1'-0"



10'-0" TYPICAL CEILING HEIGHT (11'-0", STRAPPED DOWN 12" FOR MECHANICAL) (U.N.O.)

1 SECOND FLOOR PLAN
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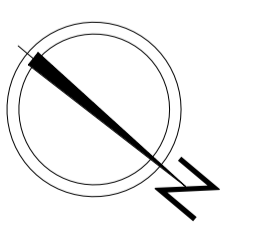
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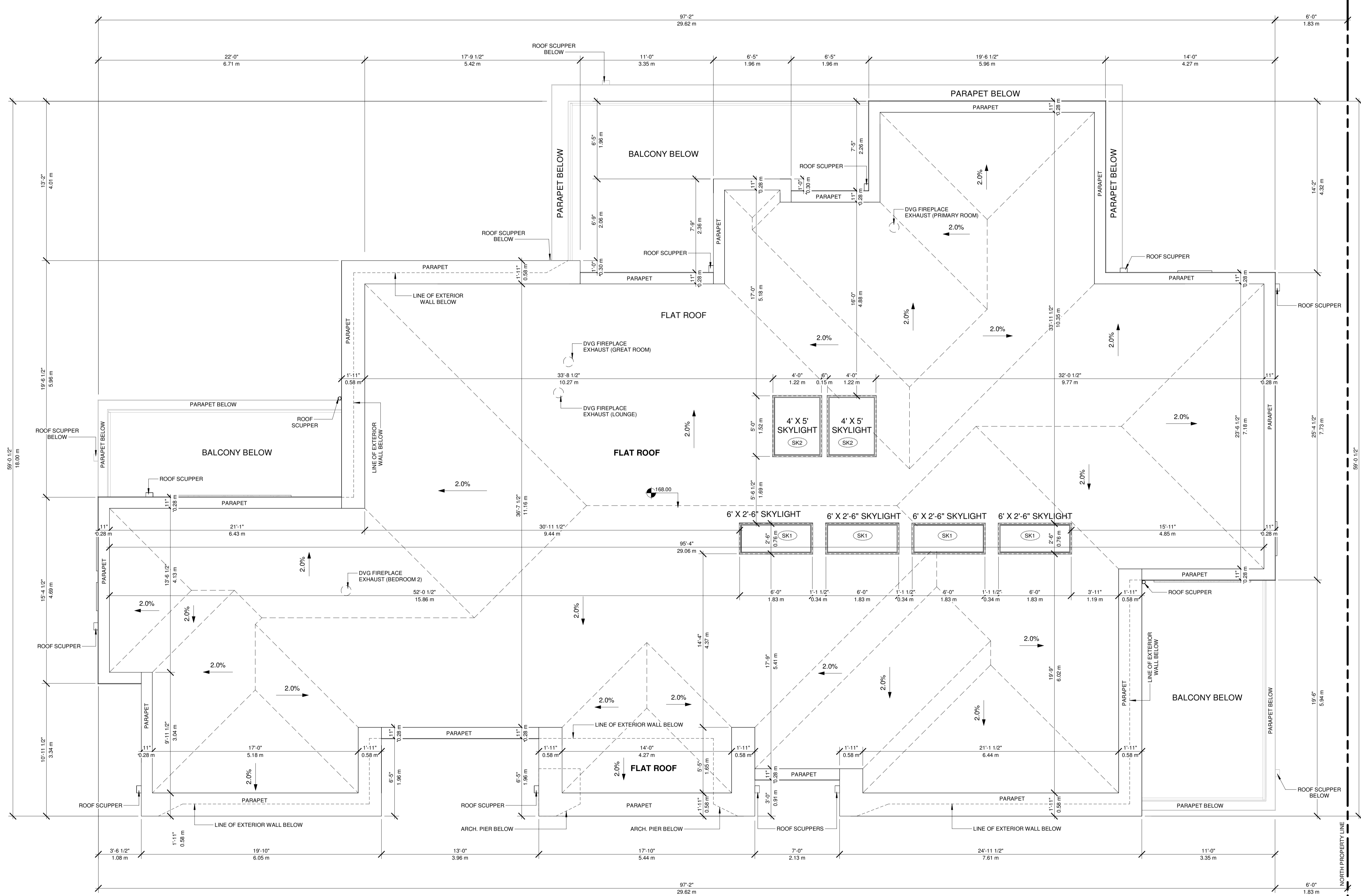
2-Storey Detached Dwelling
 AT
 12 HAMMOK CRESCENT
 THORNHILL, ON

SECOND FLOOR PLAN



Project number: 2021-55
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 Approved by: M.Z.

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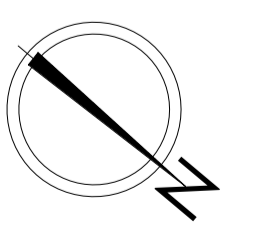
MARIN ZABZUNI *Marin Zabzuni* 45250
 NAME SIGNATURE BCIN

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CONTEMPO STUDIO 46972
 FIRM NAME BCIN

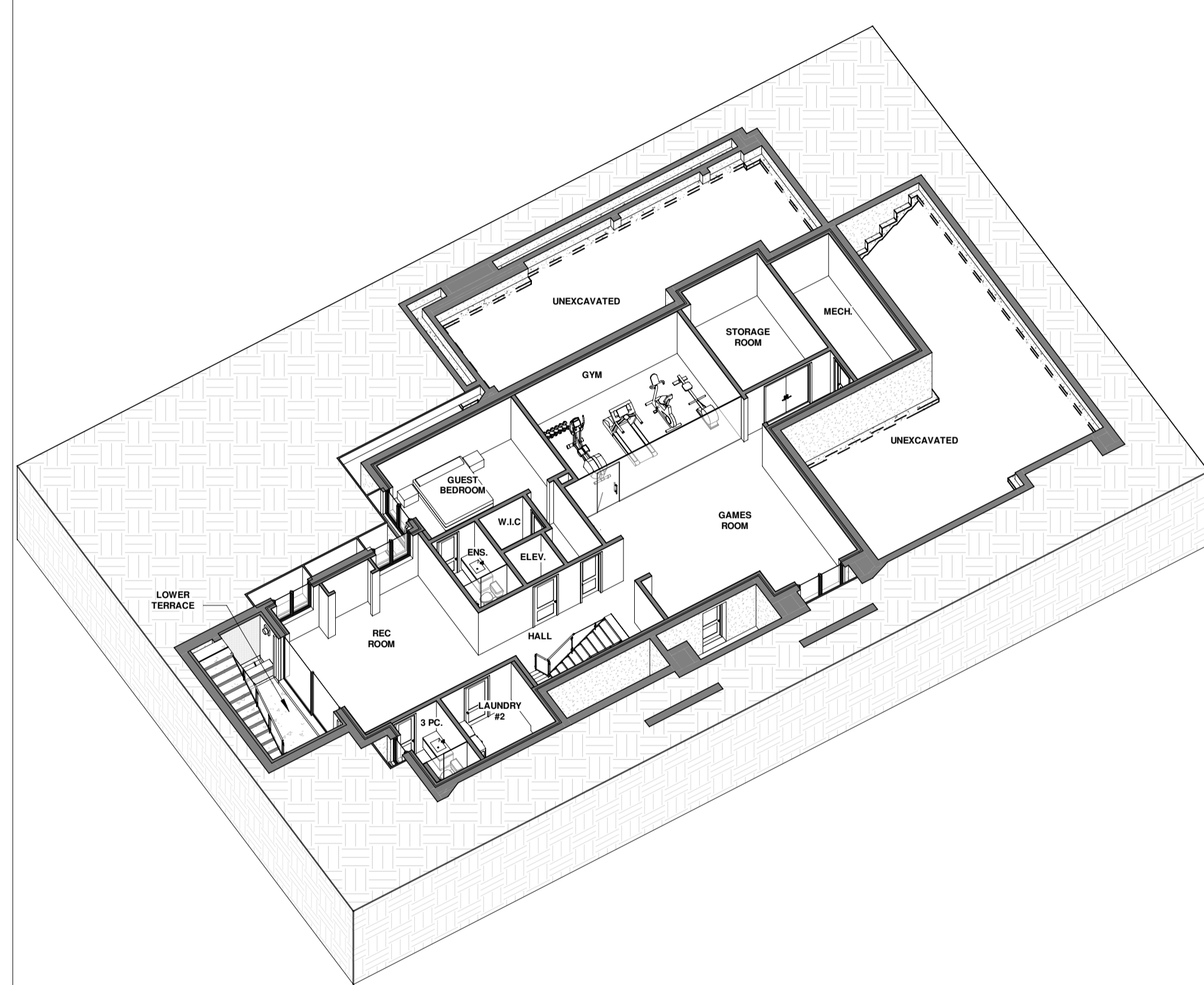
2-Storey Detached Dwelling
 AT
**12 HAMMOK CRESCENT
 THORNHILL, ON**

ROOF PLAN

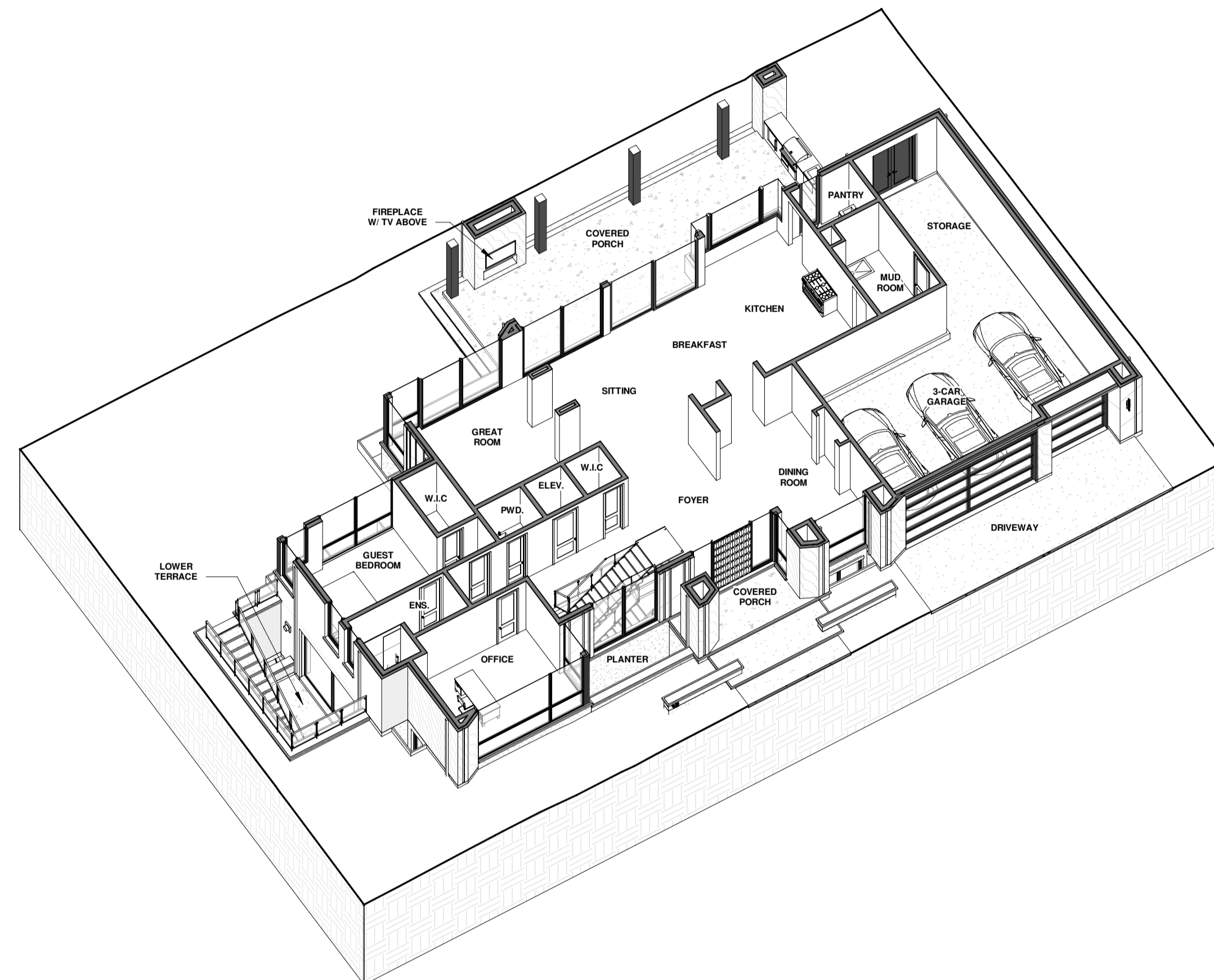


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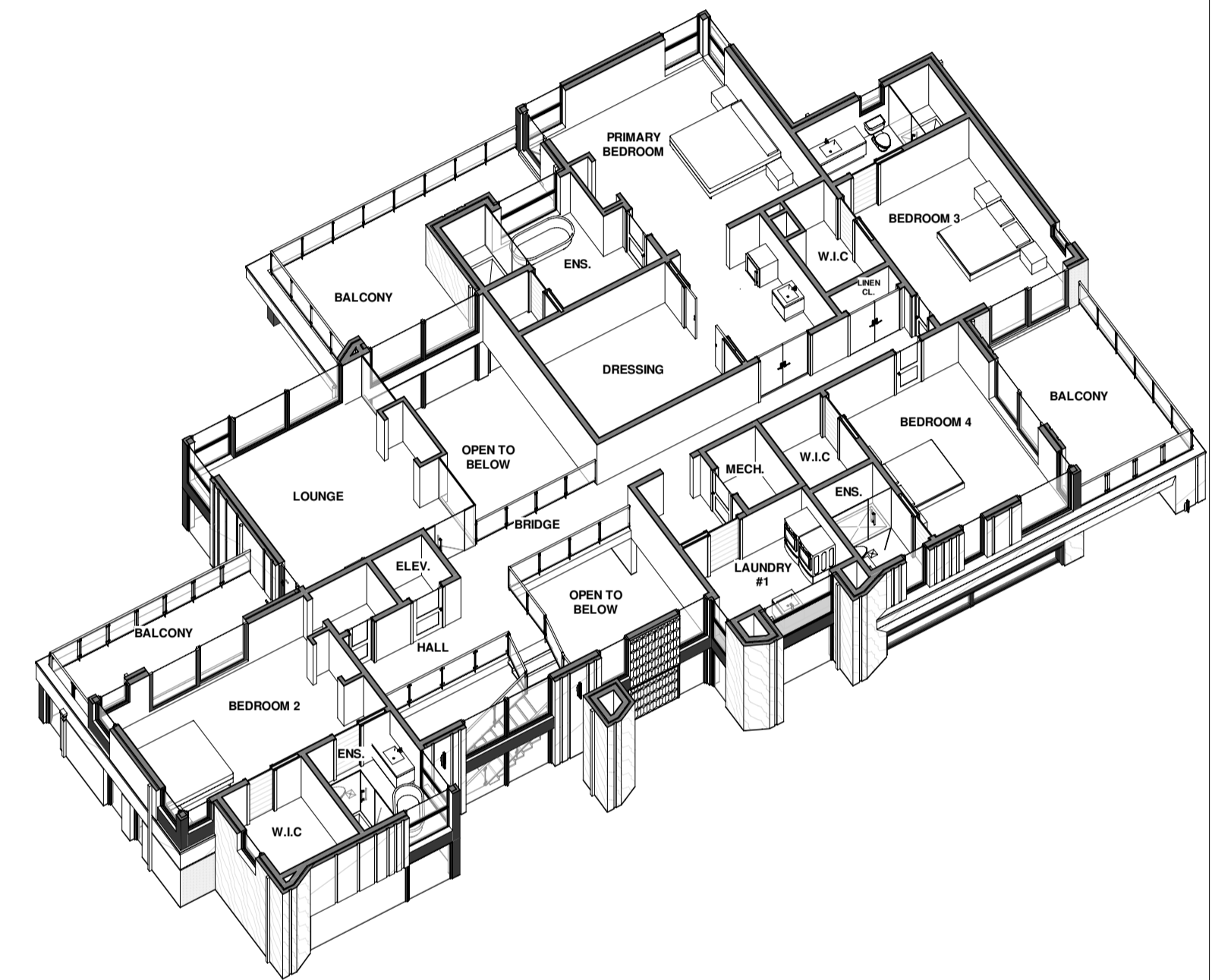
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1 (3D) BASEMENT PLAN



2 (3D) FIRST FLOOR PLAN



3 (3D) SECOND FLOOR PLAN

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QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI 45250
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.

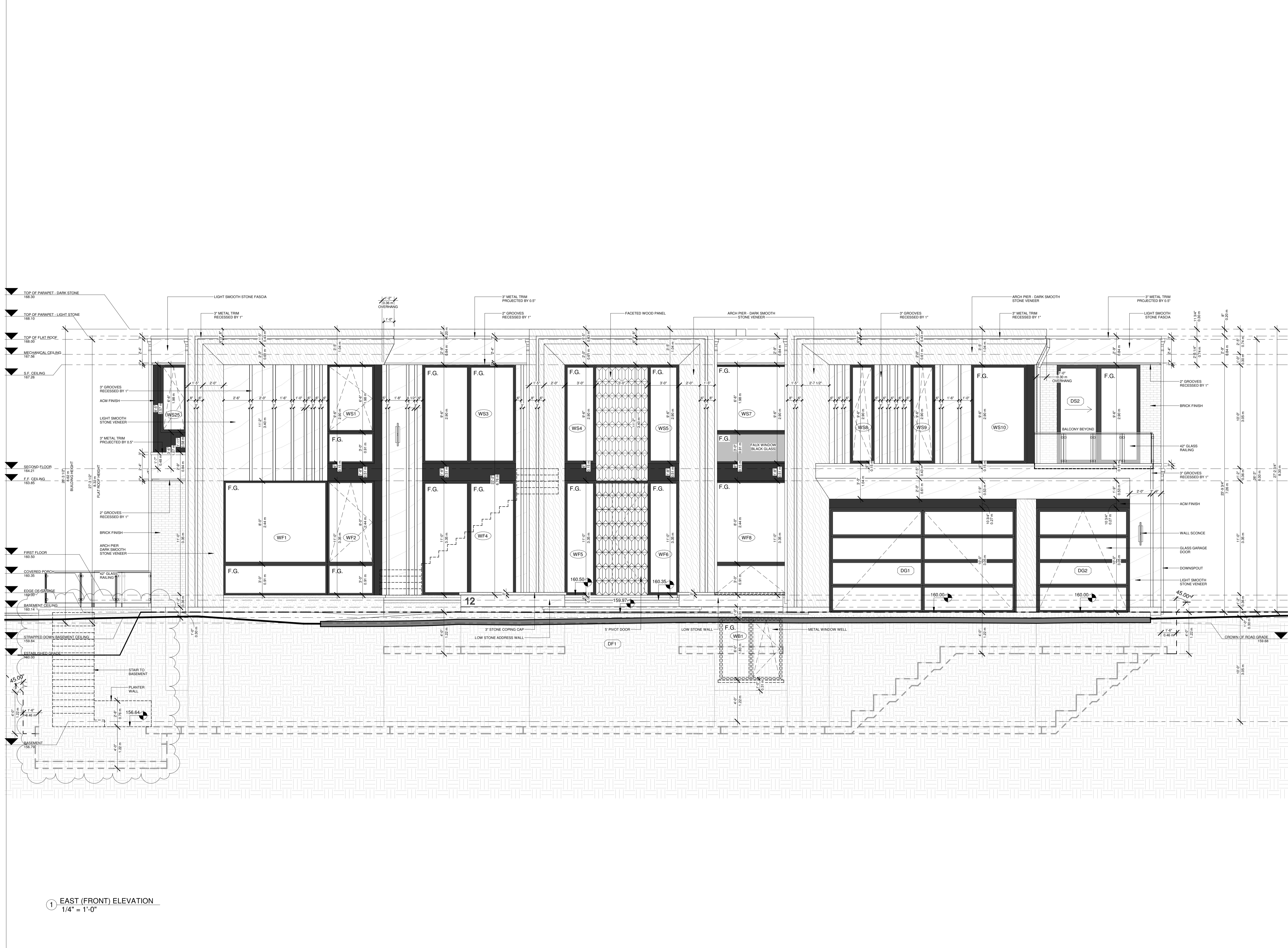
CONTEMPO STUDIO 46972
 FIRM NAME BCIN

2-Storey Detached Dwelling
 AT
 12 HAMMOK CRESCENT
 THORNHILL, ON

3D PLANS

Project number:	2021-55
Rev. no.:	
Scale:	
Date:	SEPTEMBER, 2023
Drawn by:	C.C. + J.T.
Approved by:	M.Z.

Drawing number: **A6**



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 MARIN ZABZUNI SIGNATURE 45250 BCIN
REGISTRATION INFORMATION
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 CONTEMPO STUDIO 46972 BCIN
 FIRM NAME

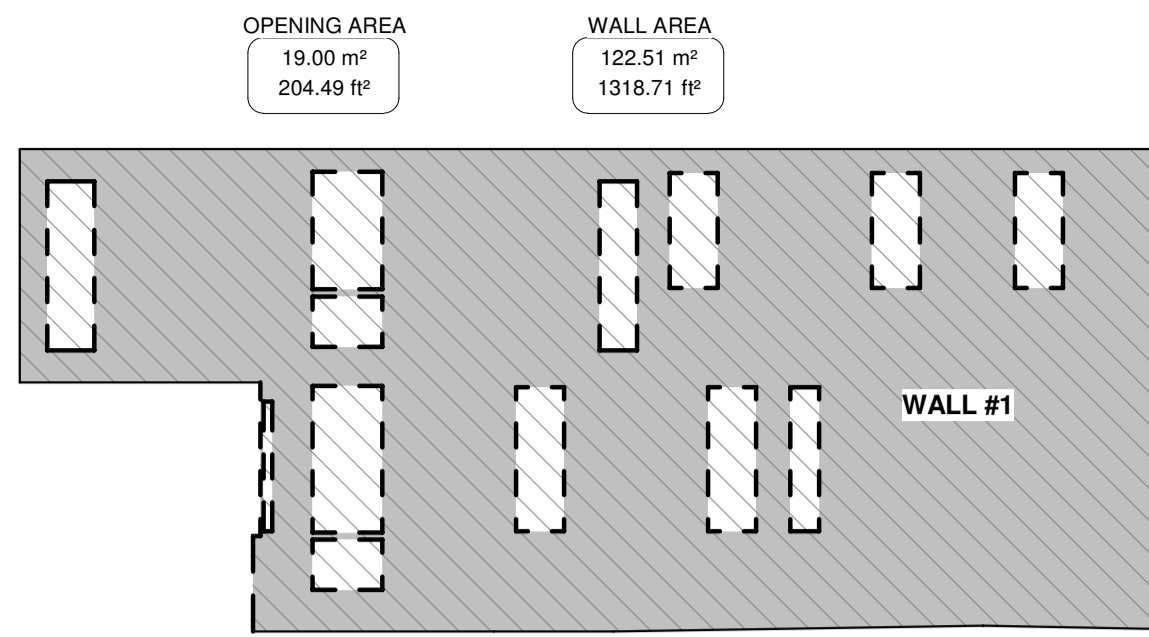
2-Storey Detached Dwelling
 AT
 12 HAMMOK CRESCENT
 THORNHILL, ON

EAST (FRONT) ELEVATION

Project number: 2021-55
 Rev. no.: 1
 Scale: 1/4" = 1'-0"
 Date: SEPTEMBER, 2023
 Drawn by: C.C. + J.T.
 Approved by: M.Z.

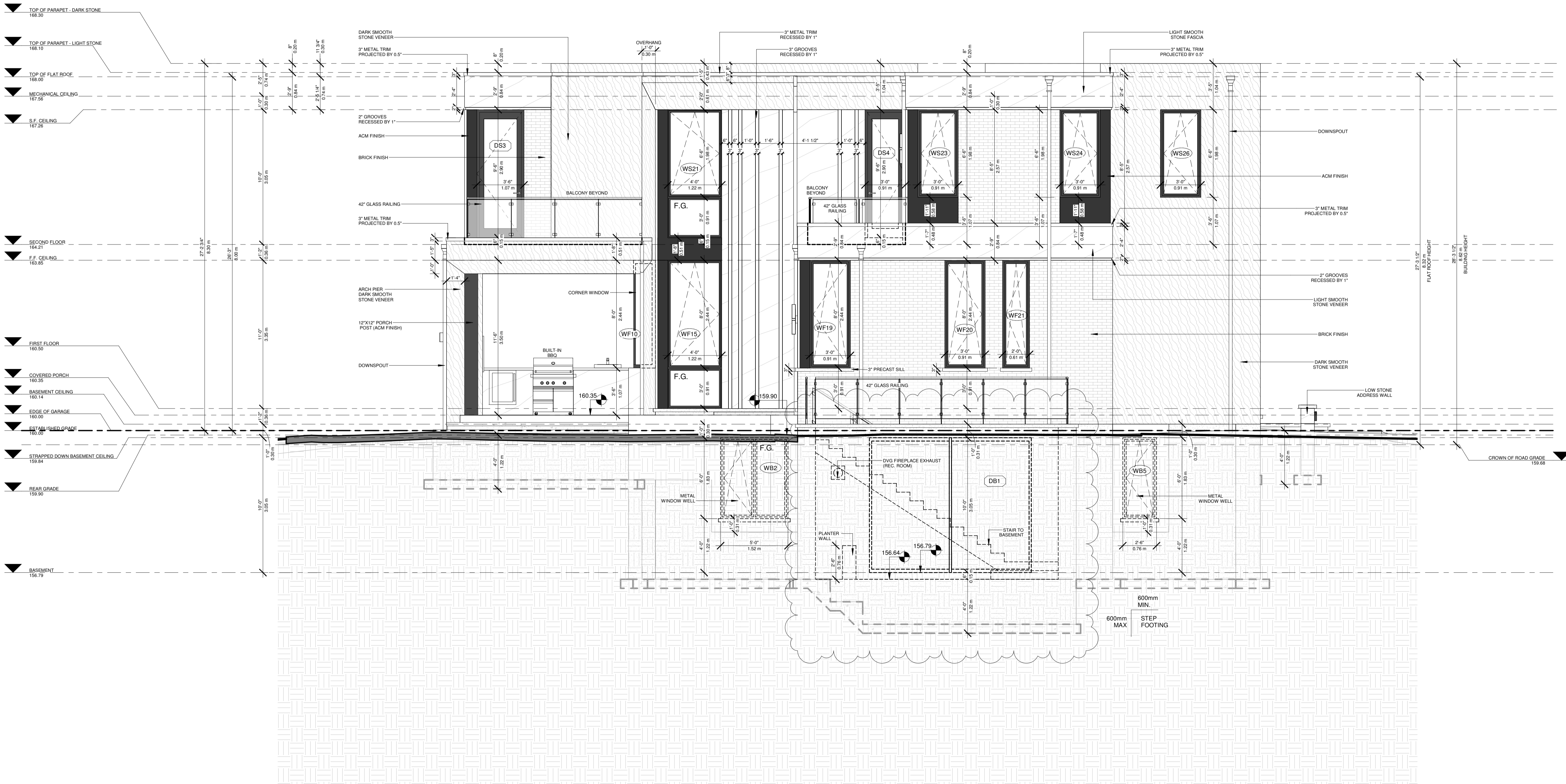
Drawing number: **A7**

① EAST (FRONT) ELEVATION
 1/4" = 1'-0"



LEFT ELEVATION - TOTAL FACE CALCULATION METHOD - WALL AREA #1
 LIMITING DISTANCE (L.D.) = 8.5m
 WALL AREA #1 OF EXPOSED BUILDING FACE = 1318.71 ft² (122.51m²)
 EXTRAPOLATED MAX ALLOWED PERCENTAGE OF UPO = 31.18%
 ALLOWABLE UPO AREA: 1318.71ft² @ 31.18% = 411.17 ft²
 PROPOSED UPO AREA (WALL AREA #1) = 204.49ft² (GLAZING AREAS ONLY)
 (206.69 ft² UNDER THE MAX ALLOWED)

2 PROPOSED UPO AREA - LEFT ELEVATION
 1" = 10'-0"



1 SOUTH (LEFT) ELEVATION
 1/4" = 1'-0"

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MARIN ZABZUNI NAME	45250 BCIN
REGISTRATION INFORMATION	
Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.	
CONTEMPO STUDIO FIRM NAME	46972 BCIN

2-Storey Detached Dwelling
 AT
 12 HAMMOK CRESCENT
 THORNHILL, ON

SOUTH (LEFT) ELEVATION

Project number:	2021-55
Rev. no.:	1
Scale:	As indicated
Date:	SEPTEMBER, 2023
Drawn by:	C.C. + J.T.
Approved by:	M.Z.

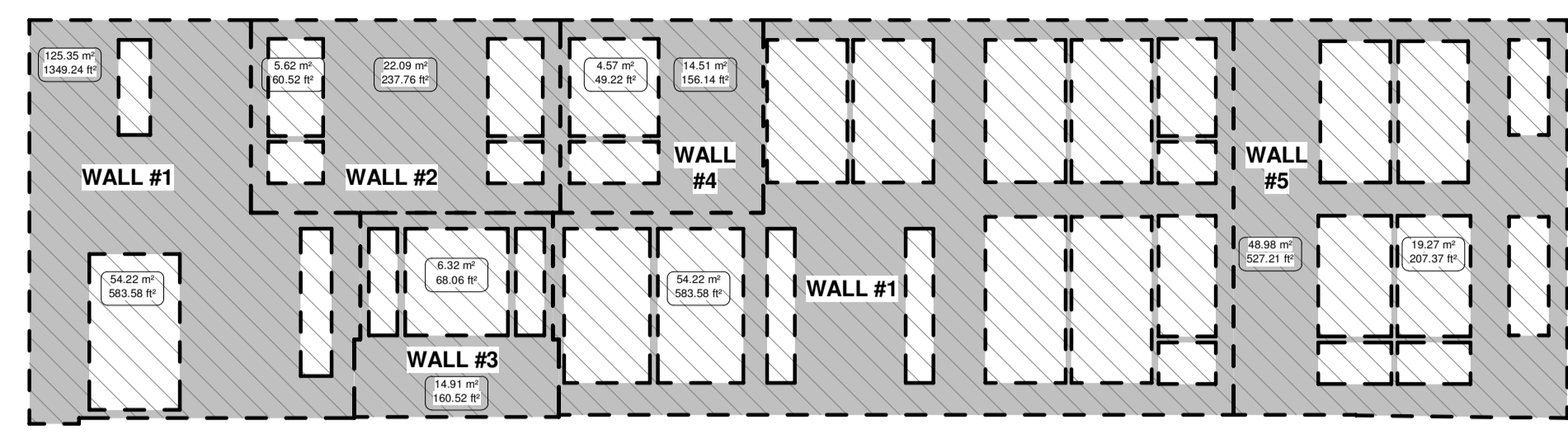
Drawing number: **A8**

REAR ELEVATION - SPLIT FACE CALCULATION METHOD - WALL AREA #2
 LIMITING DISTANCE (LD) = 7.54m
 WALL AREA #2 OF EXPOSED BUILDING FACE = 237.76 SF (22.09m²)
 TABLE 9.10.15.4 (WITH TOTAL WALL AREA = 2430.87FT² (225.84M²), LD = 7.54M)
 EXTRAPOLATED MAX ALLOWED PERCENTAGE OF UPO = 26.18%
 ALLOWABLE UPO AREA: 237.76SF @ 26.18% = 62.18 SF
 PROPOSED UPO AREA (WALL AREA #2) = 60.52SF (GLAZING AREAS ONLY)
 (1.67 SF UNDER THE MAX ALLOWED)

REAR ELEVATION - SPLIT FACE CALCULATION METHOD - WALL AREA #4
 LIMITING DISTANCE (LD) = 9.54m
 WALL AREA #4 OF EXPOSED BUILDING FACE = 156.14 SF (14.51m²)
 TABLE 9.10.15.4 (WITH TOTAL WALL AREA = 2430.87FT² (225.84M²), LD = 9.54M)
 EXTRAPOLATED MAX ALLOWED PERCENTAGE OF UPO = 37.24%
 ALLOWABLE UPO AREA: 156.14SF @ 37.24% = 58.15 SF
 PROPOSED UPO AREA (WALL AREA #4) = 49.22SF (GLAZING AREAS ONLY)
 (8.93 SF UNDER THE MAX ALLOWED)

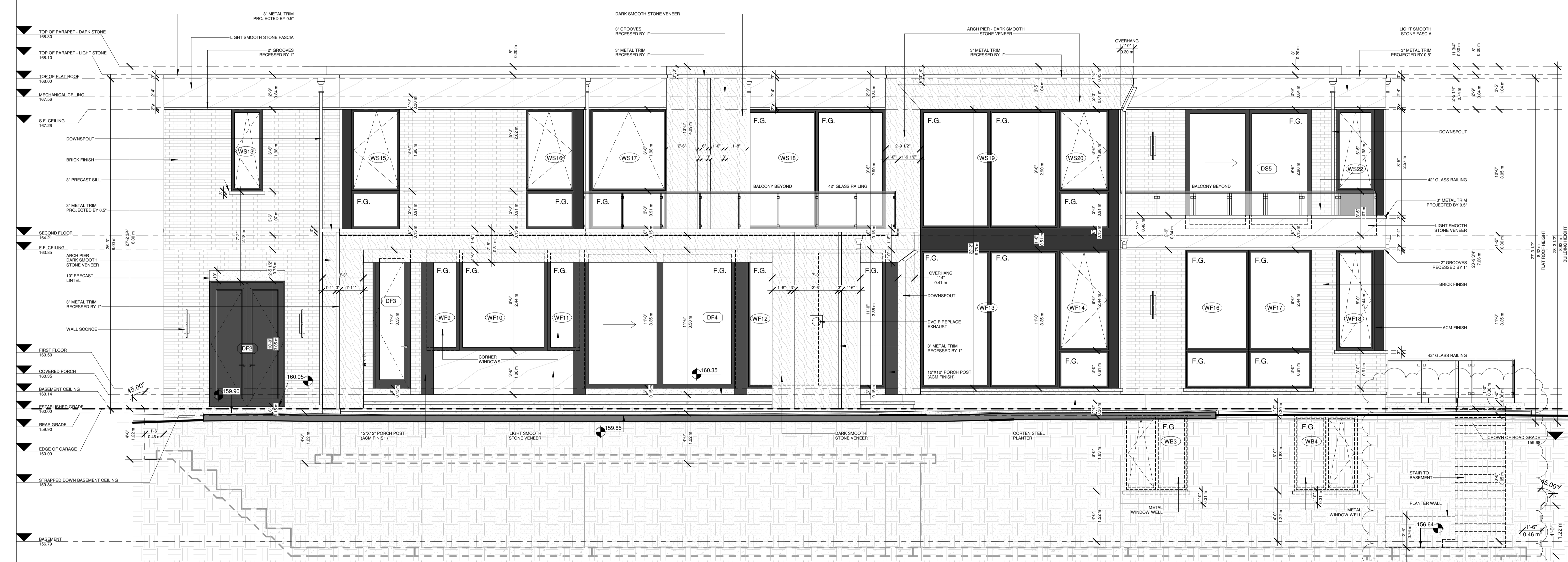
REAR ELEVATION - SPLIT FACE CALCULATION METHOD - WALL AREA #1
 LIMITING DISTANCE (LD) = 11.89m
 WALL AREA #1 OF EXPOSED BUILDING FACE = 1349.24 SF (125.35m²)
 TABLE 9.10.15.4 (WITH TOTAL WALL AREA = 2430.87FT² (225.84M²), LD = 11.89M)
 EXTRAPOLATED MAX ALLOWED PERCENTAGE OF UPO = 54.18%
 ALLOWABLE UPO AREA: 1349.24SF @ 54.18% = 730.95 SF
 PROPOSED UPO AREA (WALL AREA #1) = 563.98SF (GLAZING AREAS ONLY)
 (147.37 SF UNDER THE MAX ALLOWED)

RIGHT ELEVATION - SPLIT FACE CALCULATION METHOD - WALL AREA #5
 LIMITING DISTANCE (LD) = 15.09m
 WALL AREA #5 OF EXPOSED BUILDING FACE = 527.21 SF (48.99m²)
 TABLE 9.10.15.4 (WITH TOTAL WALL AREA = 2456.04FT² (228.17M²), LD = 15.09M)
 EXTRAPOLATED MAX ALLOWED PERCENTAGE OF UPO = 83.58%
 ALLOWABLE UPO AREA: 527.21SF @ 83.58% = 440.66 SF
 PROPOSED UPO AREA (WALL AREA #5) = 207.37SF (GLAZING AREAS ONLY)
 (233.29 SF UNDER THE MAX ALLOWED)



REAR ELEVATION - SPLIT FACE CALCULATION METHOD - WALL AREA #3
 LIMITING DISTANCE (LD) = 11.30m
 WALL AREA #3 OF EXPOSED BUILDING FACE = 160.52 SF (14.91m²)
 TABLE 9.10.15.4 (WITH TOTAL WALL AREA = 2430.87FT² (225.84M²), LD = 11.30M)
 EXTRAPOLATED MAX ALLOWED PERCENTAGE OF UPO = 49.75%
 ALLOWABLE UPO AREA: 160.52SF @ 49.75% = 79.86 SF
 PROPOSED UPO AREA (WALL AREA #3) = 68.06SF (GLAZING AREAS ONLY)
 (11.80 SF UNDER THE MAX ALLOWED)

2 PROPOSED UPO AREA - REAR ELEVATION
 1" = 10'-0"



1 WEST (REAR) ELEVATION
 1/4" = 1'-0"

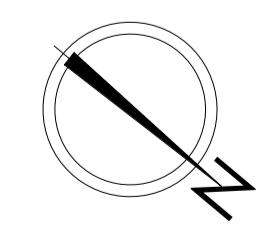
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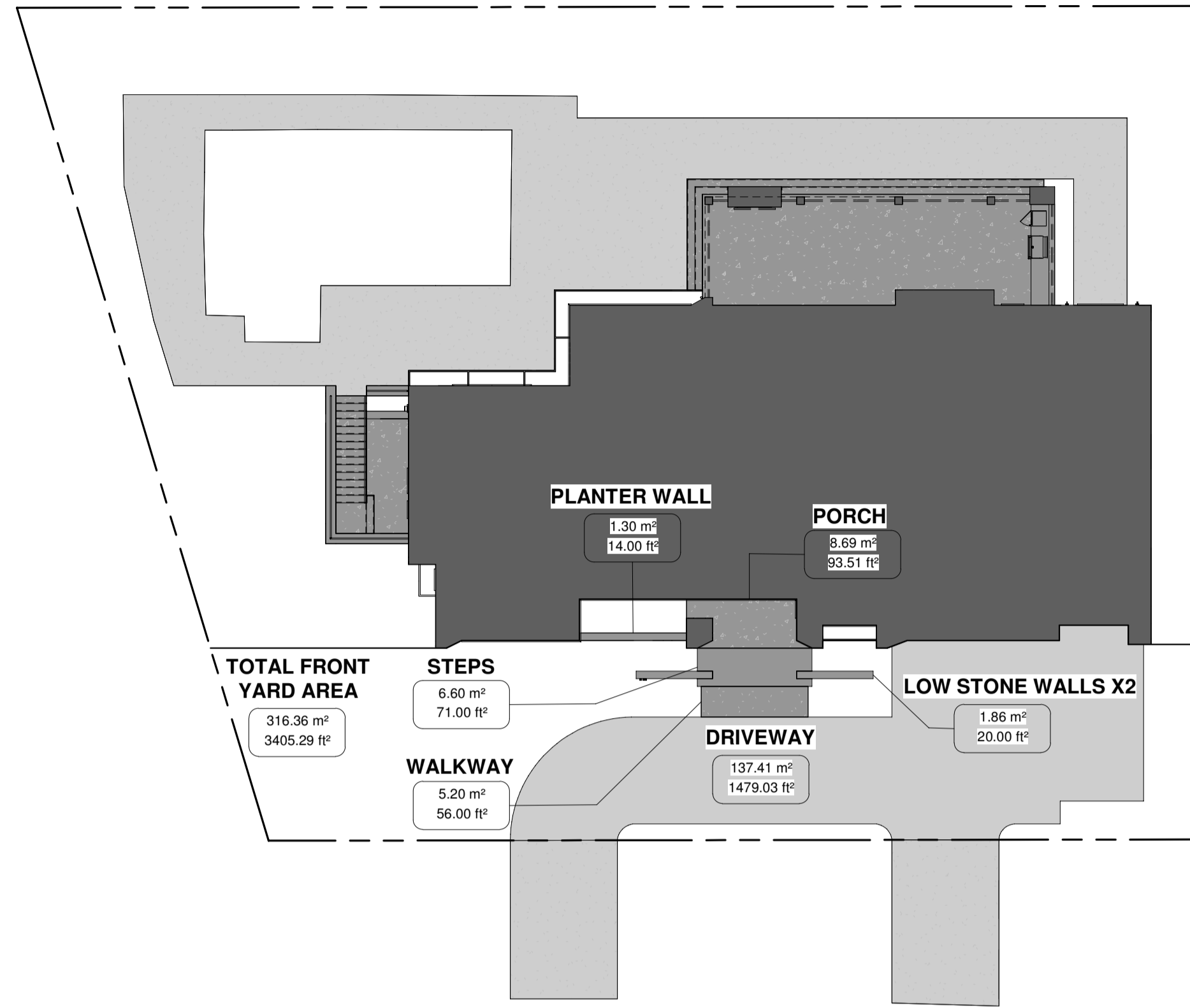
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 MARIN ZABZUNI SIGNATURE 45250 BCIN
 REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.
 CONTEMPO STUDIO 46972 BCIN
 FIRM NAME

2-Storey Detached Dwelling
 AT
 12 HAMMOK CRESCENT
 THORNHILL, ON
 WEST (REAR) ELEVATION



Project number: 2021-55
 Rev. no.: A
 Scale: As indicated
 Date: SEPTEMBER, 2023
 Drawn by: C.C. + J.T.
 Approved by: M.Z.

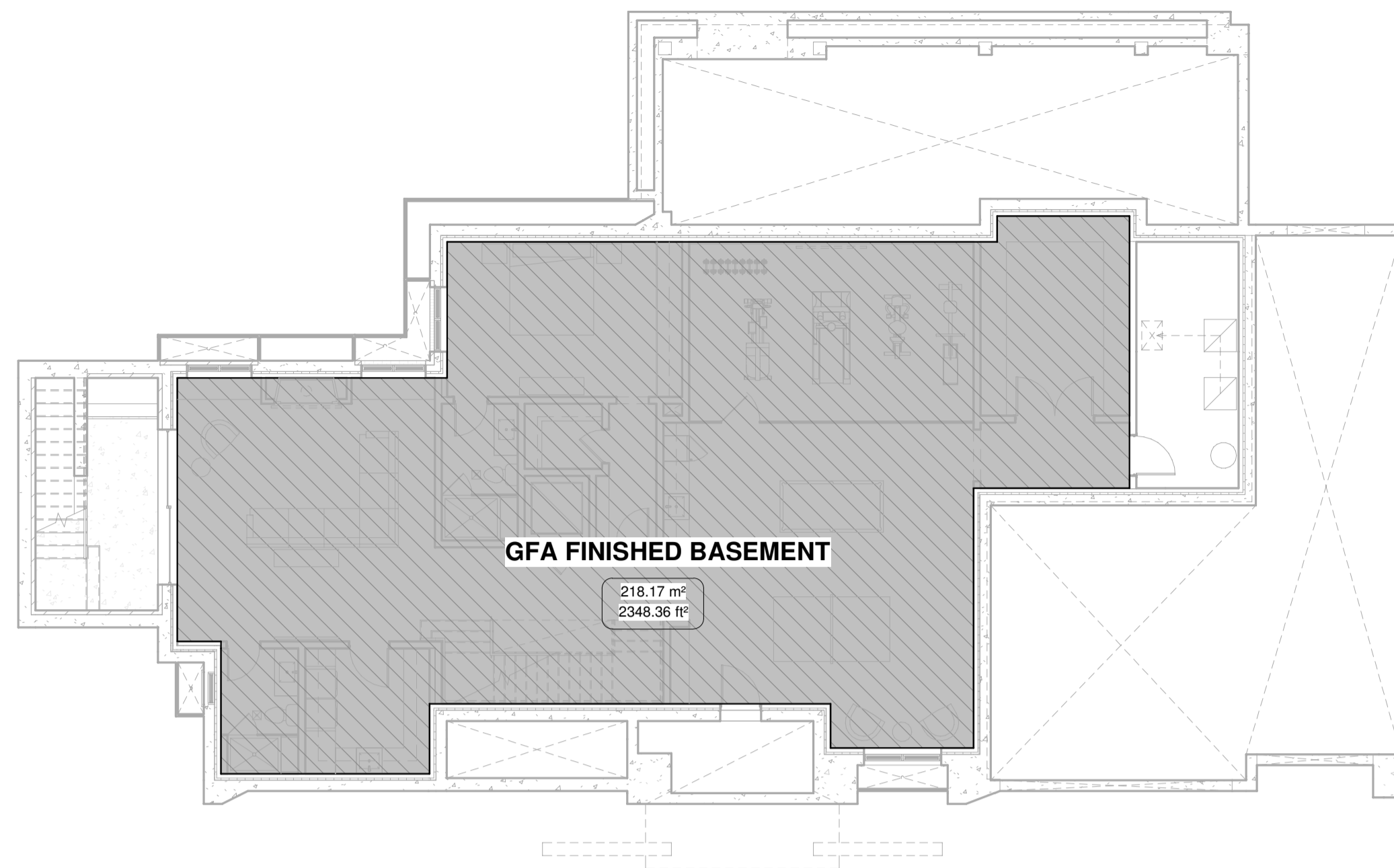
Drawing number: **A9**



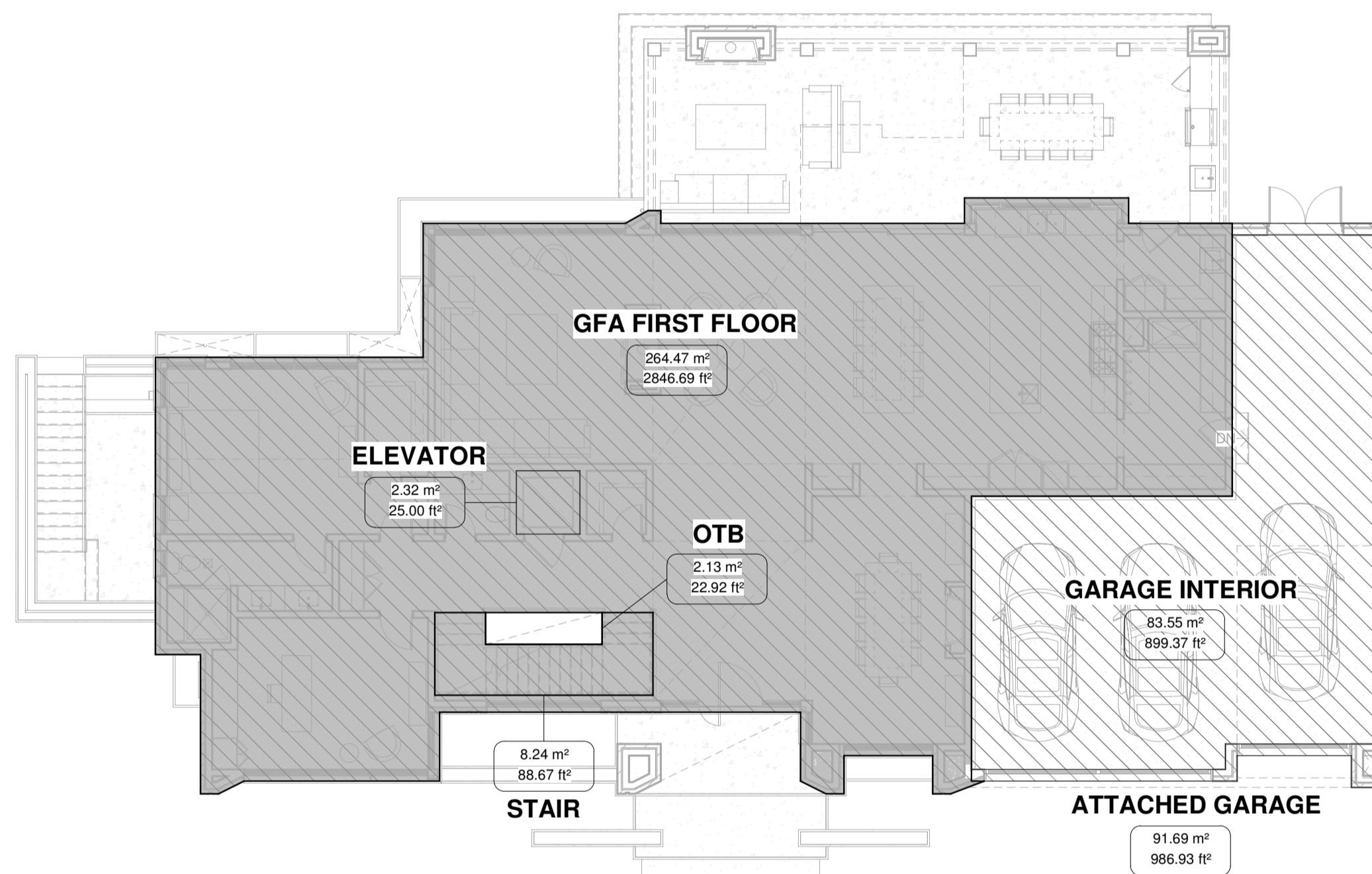
① FRONT YARD LANDSCAPING
 1/16" = 1'-0"

FRONT YARD LANDSCAPING			
	Permitted	Proposed	
Total Front Yard Area		3,405.29 sq.f	316.36 m2
Less Porch		93.51 sq.f	8.69 m2
Less Steps		71.00 sq.f	6.60 m2
Less Planter Wall		14.00 sq.f	1.30 m2
Less Driveway		1,479.03 sq.f	137.41 m2
Less Low Stone Walls		20.00 sq.f	1.86 m2
Total Front Yard Landscaping Area		1,741.75 sq.f	160.51 m2
			50.74%
Less Hardscaping			
Walkway		56.00 sq.f	5.20 m2
Total Front Yard	126.54 m2	1,685.75 sq.f	155.31 m2
Softscaping Area	40.00%		49.09%

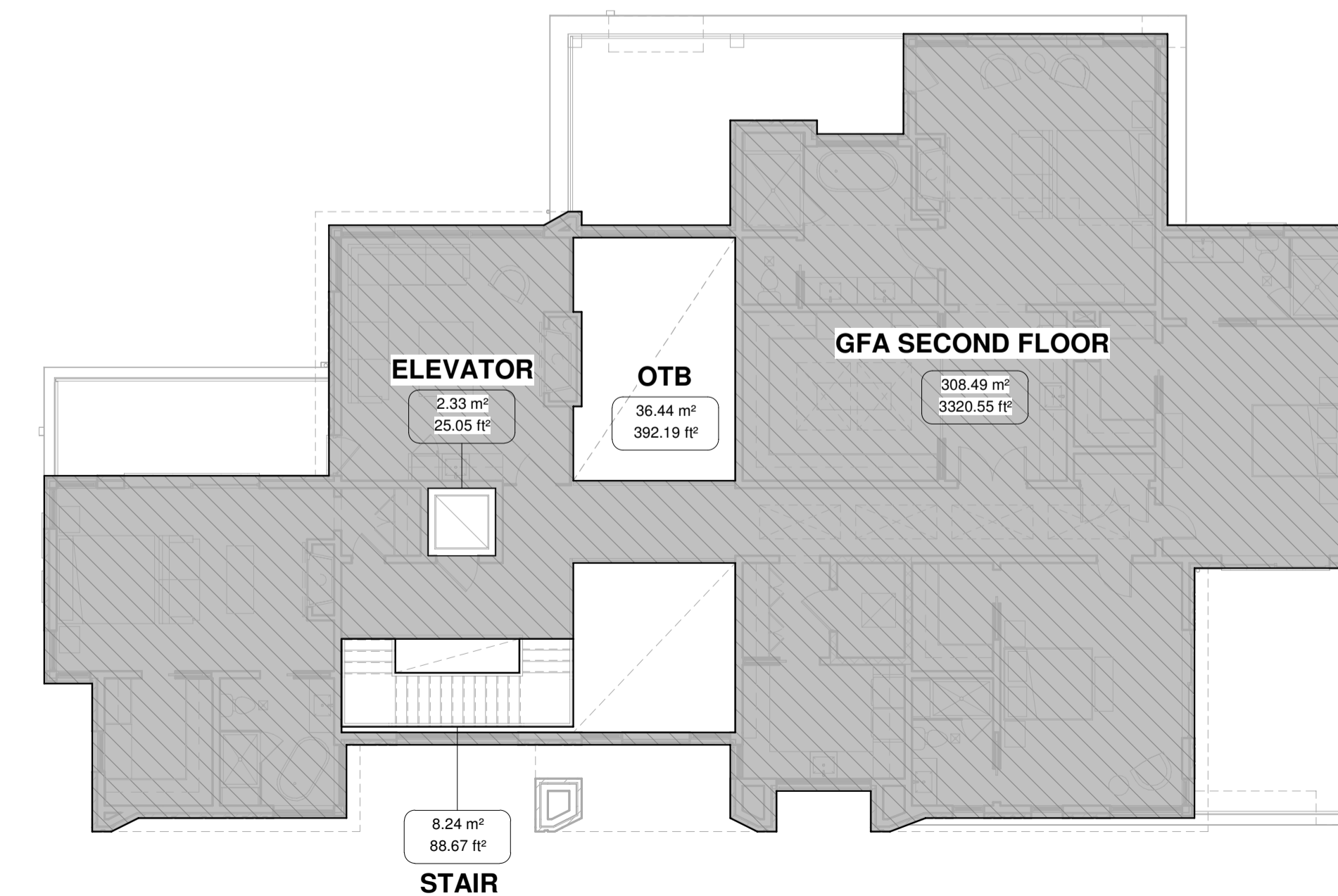
NOTES: landscape percent = landscape area / front yard area
 Soft landscape percent = soft landscape area / front yard area



② GFA DIAGRAM - FINISHED BASEMENT
 1" = 10'-0"



③ GFA DIAGRAM - FIRST FLOOR
 1" = 10'-0"



④ GFA DIAGRAM - SECOND FLOOR
 1" = 10'-0"

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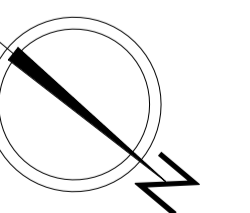
MARIN ZABZUNI  45250
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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CONTEMPO STUDIO 46972
 FIRM NAME BCIN

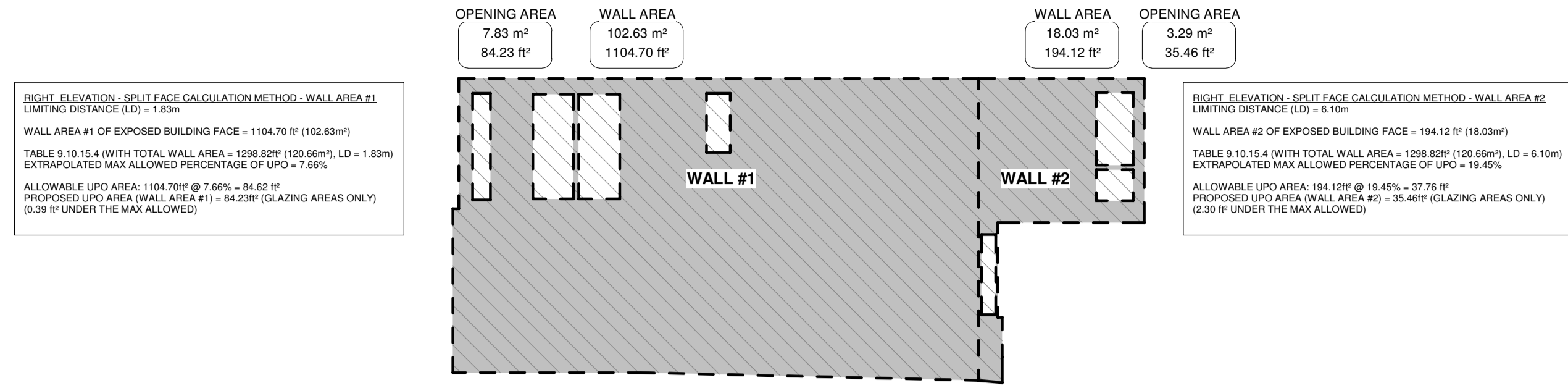
2-Storey Detached Dwelling
 AT
 12 HAMMOK CRESCENT
 THORNHILL, ON

DIAGRAMS

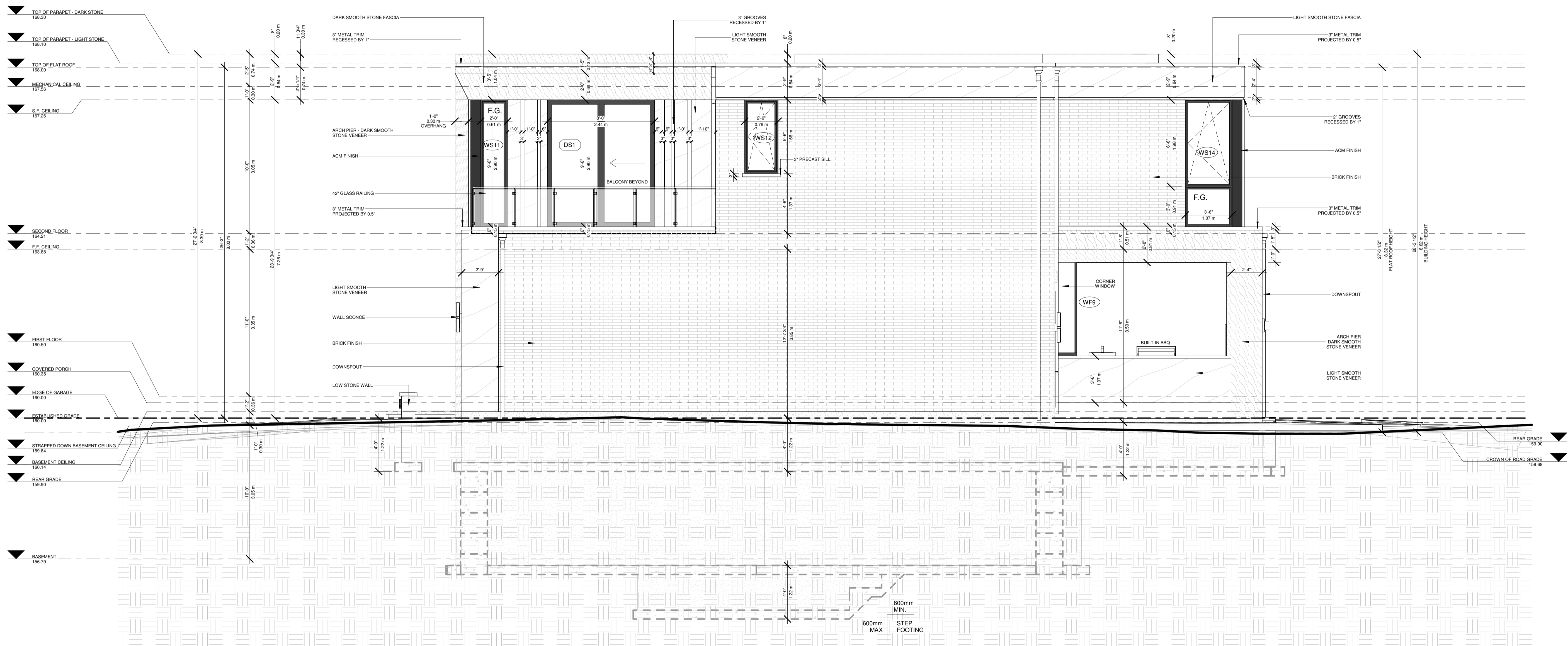


Project number: 2021-55
 Rev. no.: As indicated
 Scale: SEPTEMBER, 2023
 Date: C.C. + J.T.
 Drawn by: M.Z.
 Approved by:

Drawing number: **A1.1**



2 PROPOSED UPO AREA - RIGHT ELEVATION
 1" = 10'-0"



1 NORTH (RIGHT) ELEVATION
 1/4" = 1'-0"

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NAME	SIGNATURE 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	BCIN

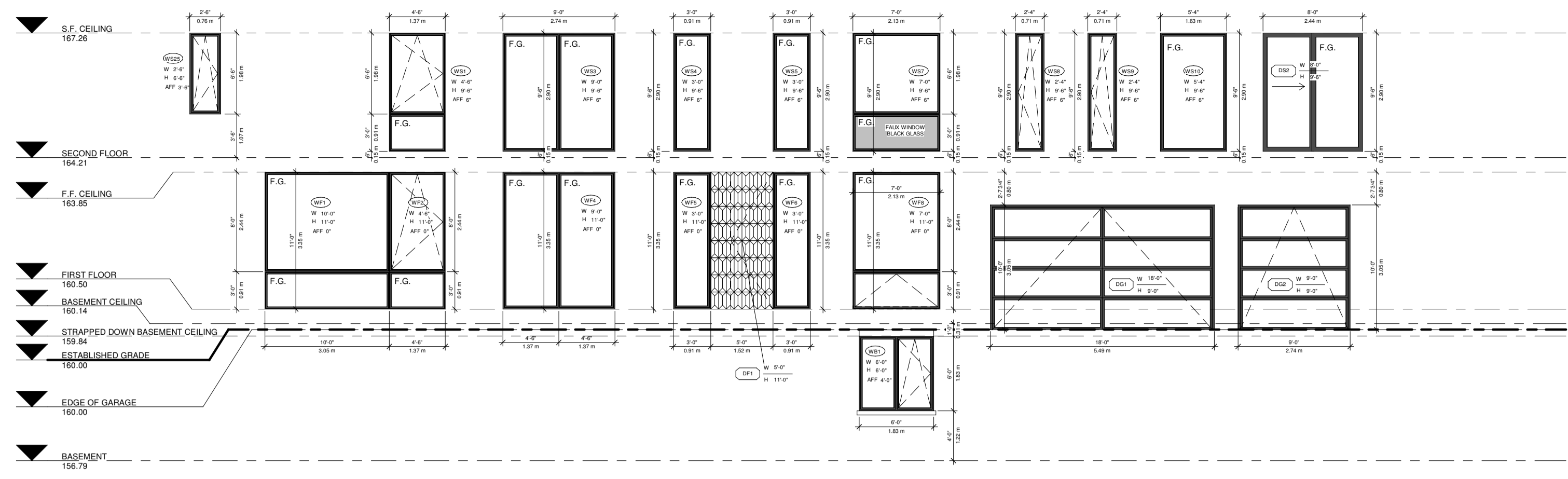
2-Storey Detached Dwelling
 AT
 12 HAMMOK CRESCENT
 THORNHILL, ON

NORTH (RIGHT) ELEVATION

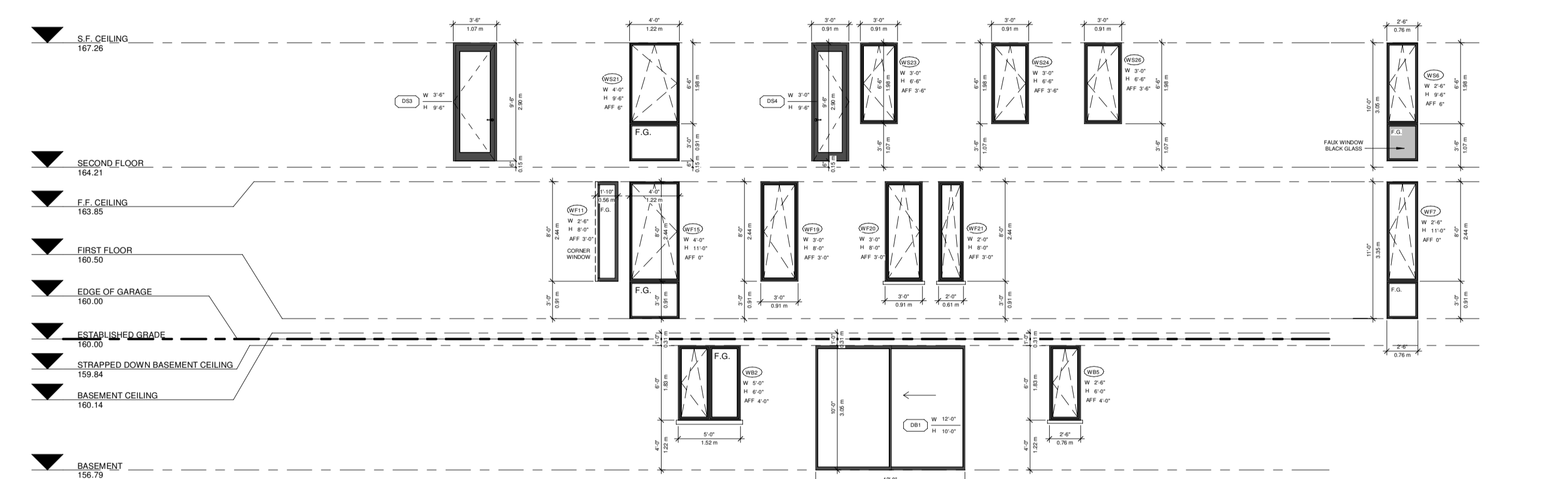
Project number:	2021-55
Rev. no.:	As indicated
Scale:	As indicated
Date:	SEPTEMBER, 2023
Drawn by:	C.C. + J.T.
Approved by:	M.Z.

Drawing number:

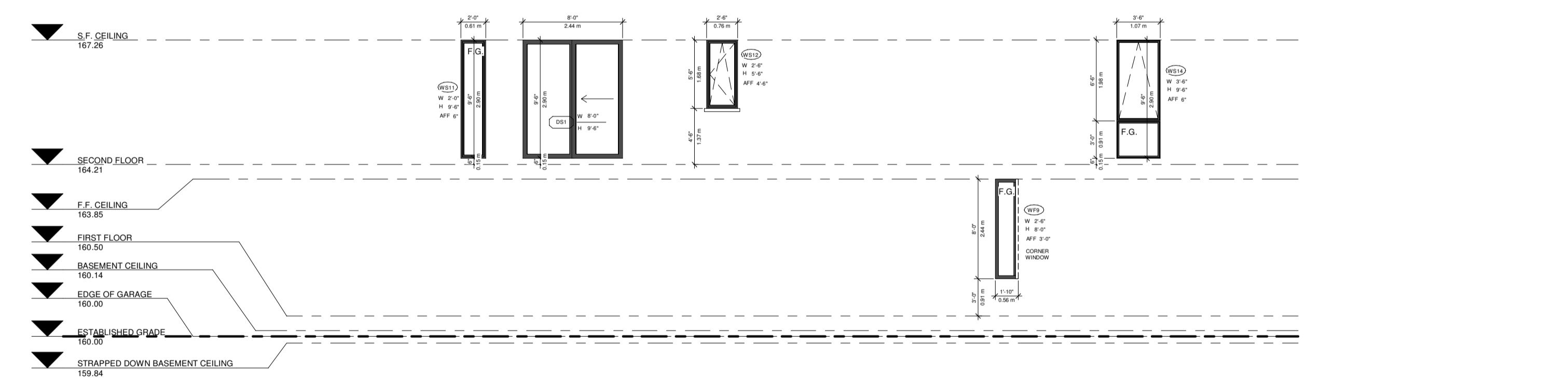
A10



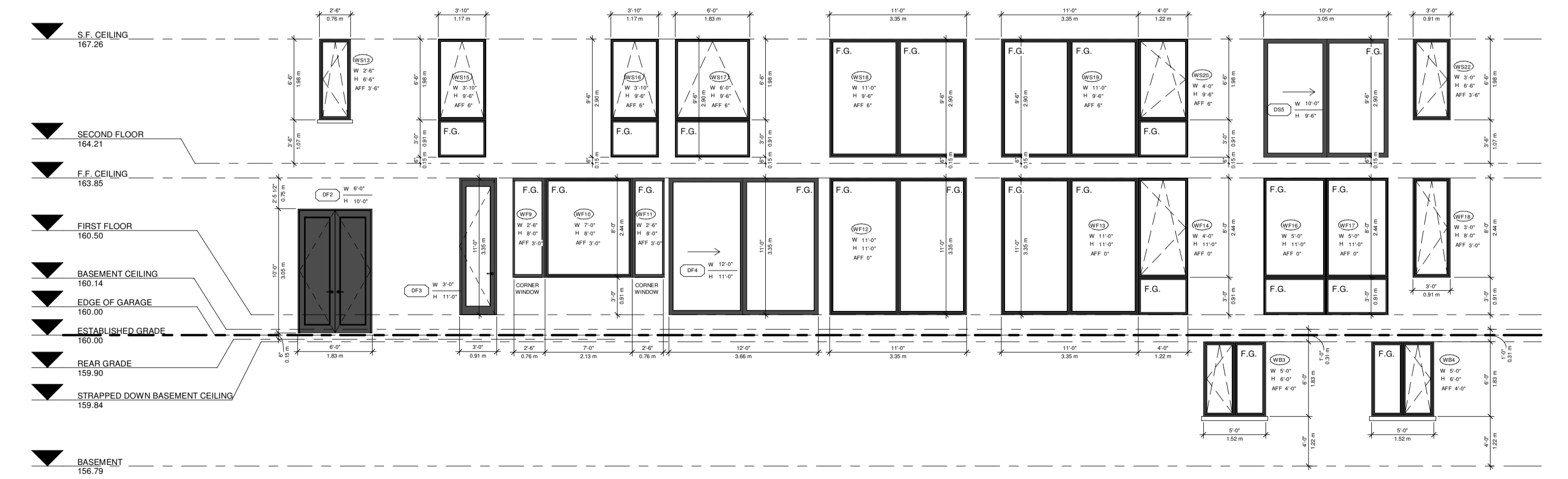
1 DOORS & WINDOWS - FRONT ELEVATION
 1/8" = 1'-0"



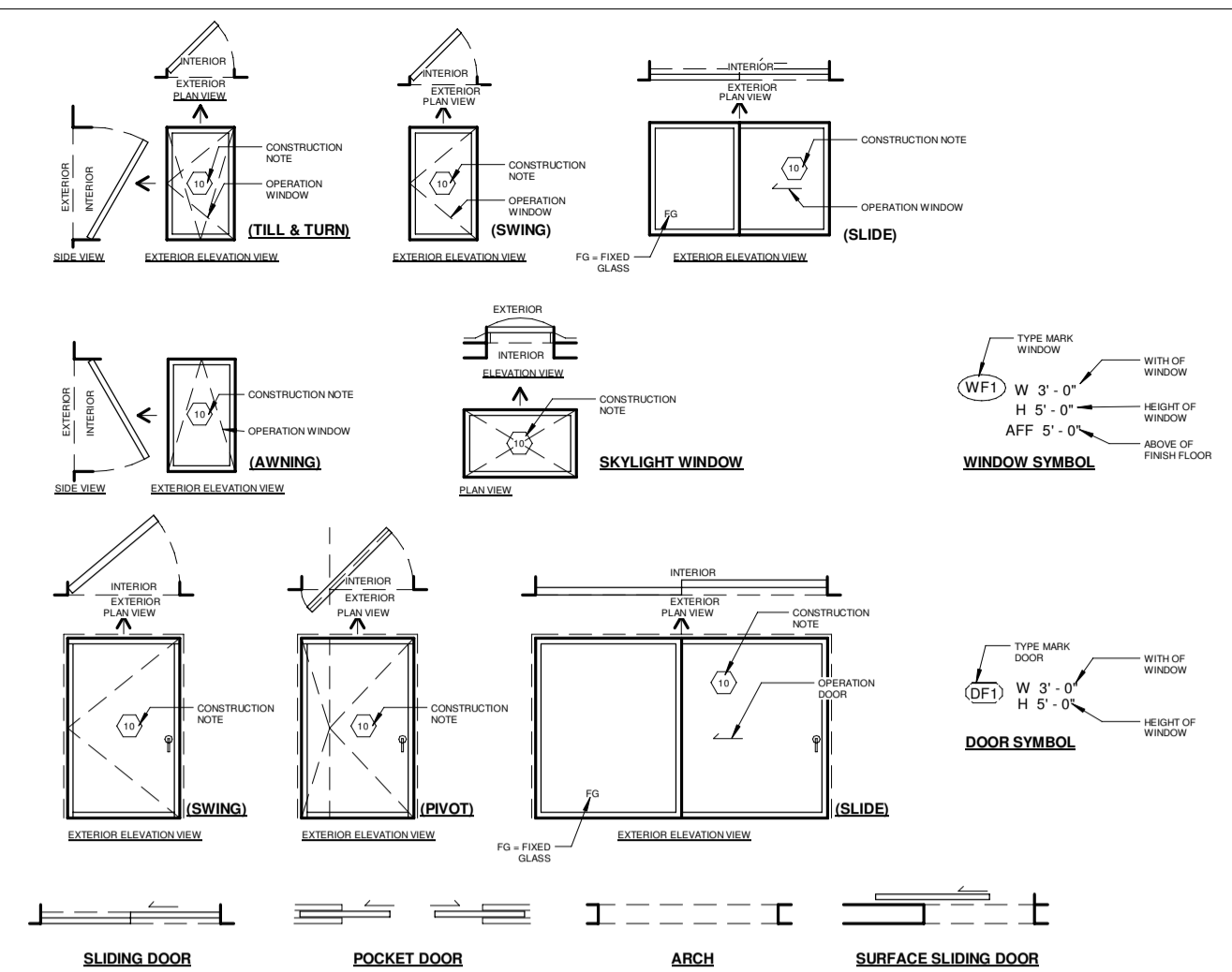
2 DOORS & WINDOWS - LEFT ELEVATION
 1/8" = 1'-0"



3 DOORS & WINDOWS - RIGHT ELEVATION
 1/8" = 1'-0"



4 DOORS & WINDOWS - REAR ELEVATION
 1/8" = 1'-0"



- ALL DOORS AND WINDOW OPENINGS ARE MEASURED TO MASONRY OPENINGS
 - CONTRACTOR TO VERIFY WINDOW OPENINGS WITH WINDOW MANUFACTURER PRIOR TO COMMENCING WORK
 - SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION
 - ALL DIMENSIONS BELOW INDICATE OVERALL FRAME SIZE
 - REFER TO APPROVED EXTERIOR DOORS / WINDOWS SHOP DRAWINGS FOR ALL UNITS SIZES, ROUGH OPENING SIZES, MASONRY OPENING SIZES
 - VERIFY QUANTITIES ON PLANS AND ELEVATIONS
 - VERIFY HAND OF DOORS AND TILT/TURN WINDOWS ON PLANS AND ELEVATIONS
 - ALL DIMENSIONS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND THE FIELD CONDITIONS BEFORE COMMENCING FABRICATION ANY INCONSISTENCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK
 - VERIFY DIMENSIONS OF ALL ROUGH OPENINGS (R.O.) AND MASONRY OPENINGS (M.O.) IN FIELD

OPENING LEGEND
 1/8" = 1'-0"

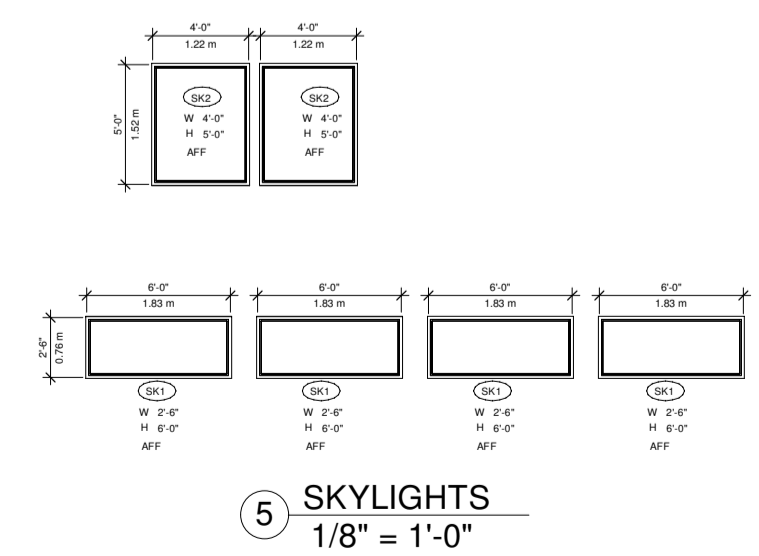
Window Schedule

Type Mark	Sill Height	Width	Height	RSO AREA
SK1		2'-6"	6'-0"	15 SF
SK2		4'-0"	5'-0"	20 SF
WB1	4'-0"	6'-0"	6'-0"	36 SF
WB2	4'-0"	5'-0"	6'-0"	30 SF
WB3	4'-0"	5'-0"	6'-0"	30 SF
WB4	4'-0"	5'-0"	6'-0"	30 SF
WB5	4'-0"	2'-6"	6'-0"	15 SF
WF1	0'-0"	10'-0"	11'-0"	110 SF
WF2	0'-0"	4'-6"	11'-0"	50 SF
WF3	0'-0"	4'-6"	11'-0"	50 SF
WF4	0'-0"	9'-0"	11'-0"	99 SF
WF5	0'-0"	3'-0"	11'-0"	33 SF
WF6	0'-0"	3'-0"	11'-0"	33 SF
WF7	0'-0"	2'-6"	11'-0"	28 SF
WF8	0'-0"	7'-0"	11'-0"	77 SF
WF9	3'-0"	2'-6"	8'-0"	NA
WF10	3'-0"	7'-0"	8'-0"	56 SF
WF11	3'-0"	2'-6"	8'-0"	NA
WF12	0'-0"	11'-0"	11'-0"	121 SF
WF13	0'-0"	11'-0"	11'-0"	121 SF
WF14	0'-0"	4'-0"	11'-0"	44 SF
WF15	0'-0"	4'-0"	11'-0"	44 SF
WF16	0'-0"	5'-0"	11'-0"	55 SF
WF17	0'-0"	5'-0"	11'-0"	55 SF
WF18	3'-0"	3'-0"	8'-0"	24 SF
WF19	3'-0"	3'-0"	8'-0"	24 SF
WF20	3'-0"	3'-0"	8'-0"	24 SF
WF21	3'-0"	2'-0"	8'-0"	16 SF
WS1	0'-6"	4'-6"	9'-6"	43 SF
WS2	0'-6"	4'-6"	9'-6"	43 SF
WS3	0'-6"	9'-0"	9'-6"	86 SF
WS4	0'-6"	3'-0"	9'-6"	29 SF
WS5	0'-6"	3'-0"	9'-6"	29 SF
WS6	0'-6"	2'-6"	9'-6"	24 SF
WS7	0'-6"	7'-0"	9'-6"	67 SF
WS8	0'-6"	2'-4"	9'-6"	22 SF
WS9	0'-6"	2'-4"	9'-6"	22 SF
WS10	0'-6"	5'-4"	9'-6"	51 SF
WS11	0'-6"	2'-0"	9'-6"	19 SF
WS12	4'-6"	2'-6"	5'-6"	14 SF
WS13	3'-6"	2'-6"	6'-6"	16 SF
WS14	0'-6"	3'-6"	9'-6"	33 SF
WS15	0'-6"	3'-10"	9'-6"	36 SF
WS16	0'-6"	3'-10"	9'-6"	36 SF
WS17	0'-6"	6'-0"	9'-6"	57 SF
WS18	0'-6"	11'-0"	9'-6"	105 SF
WS19	0'-6"	11'-0"	9'-6"	105 SF
WS20	0'-6"	4'-0"	9'-6"	38 SF
WS21	0'-6"	4'-0"	9'-6"	38 SF
WS22	3'-6"	3'-0"	6'-6"	20 SF
WS23	3'-6"	3'-0"	6'-6"	20 SF
WS24	3'-6"	3'-0"	6'-6"	20 SF
WS25	3'-6"	2'-6"	6'-6"	16 SF
WS26	3'-6"	3'-0"	6'-6"	20 SF

Door Schedule

Type Mark	Width	Height
DB1	12'-0"	10'-0"
DF1	5'-0"	11'-0"
DF2	6'-0"	10'-0"
DF3	3'-0"	11'-0"
DF4	12'-0"	11'-0"
DG1	18'-0"	9'-0"
DG2	9'-0"	9'-0"
DS1	8'-0"	9'-6"
DS2	8'-0"	9'-6"
DS3	3'-6"	9'-6"
DS4	3'-0"	9'-6"
DS5	10'-0"	9'-6"

Grand total: 12



5 SKYLIGHTS
 1/8" = 1'-0"

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No. 1. Issued for: ZONING REVISION Date: 2023.09.21
 2.

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

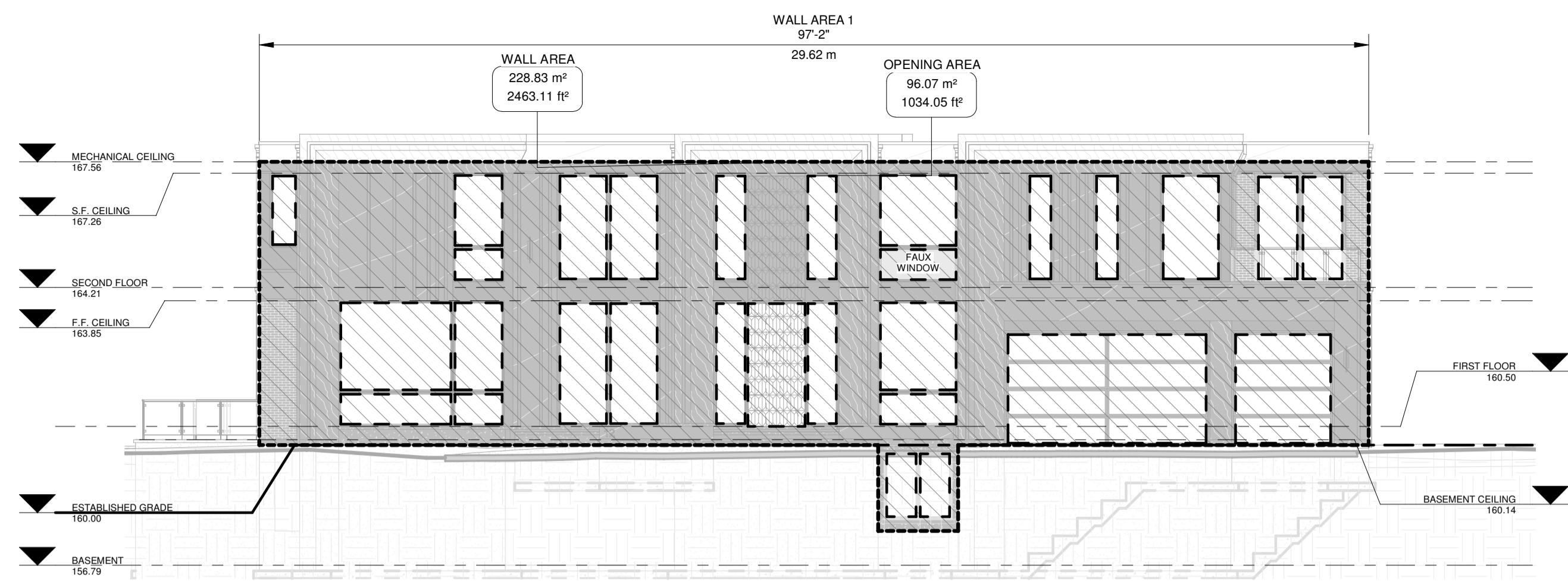
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:
 QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.
 MARIN ZABZUNI SIGNATURE 45250 BCIN
 NAME
 REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.
 CONTEMPO STUDIO 46972 BCIN
 FIRM NAME

2-Storey Detached Dwelling
 AT
 12 HAMMOK CRESCENT
 THORNHILL, ON

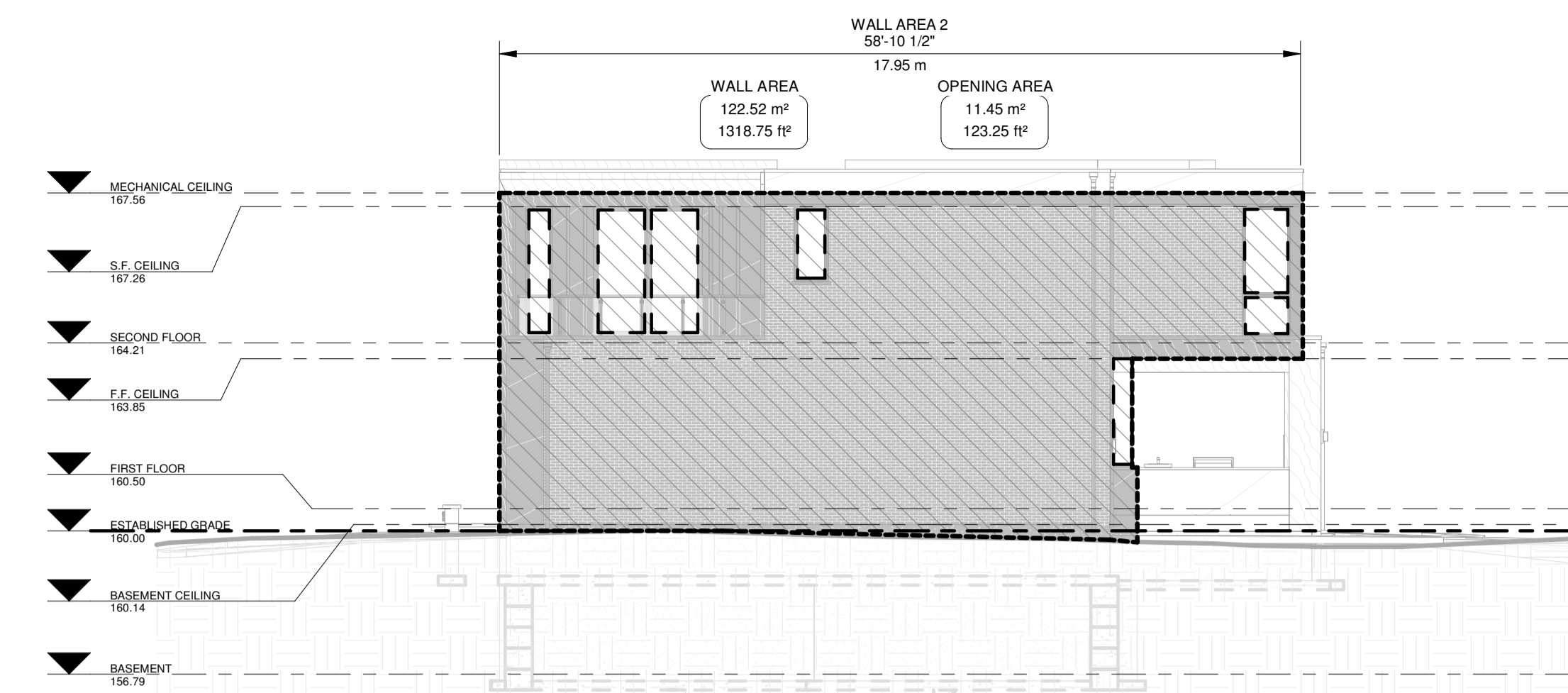
DOOR & WINDOW SCHEDULE

Project number: 2021-55
 Rev. no.:
 Scale: 1/8" = 1'-0"
 Date: SEPTEMBER, 2023
 Drawn by: C.C. + J.T.
 Approved by: M.Z.

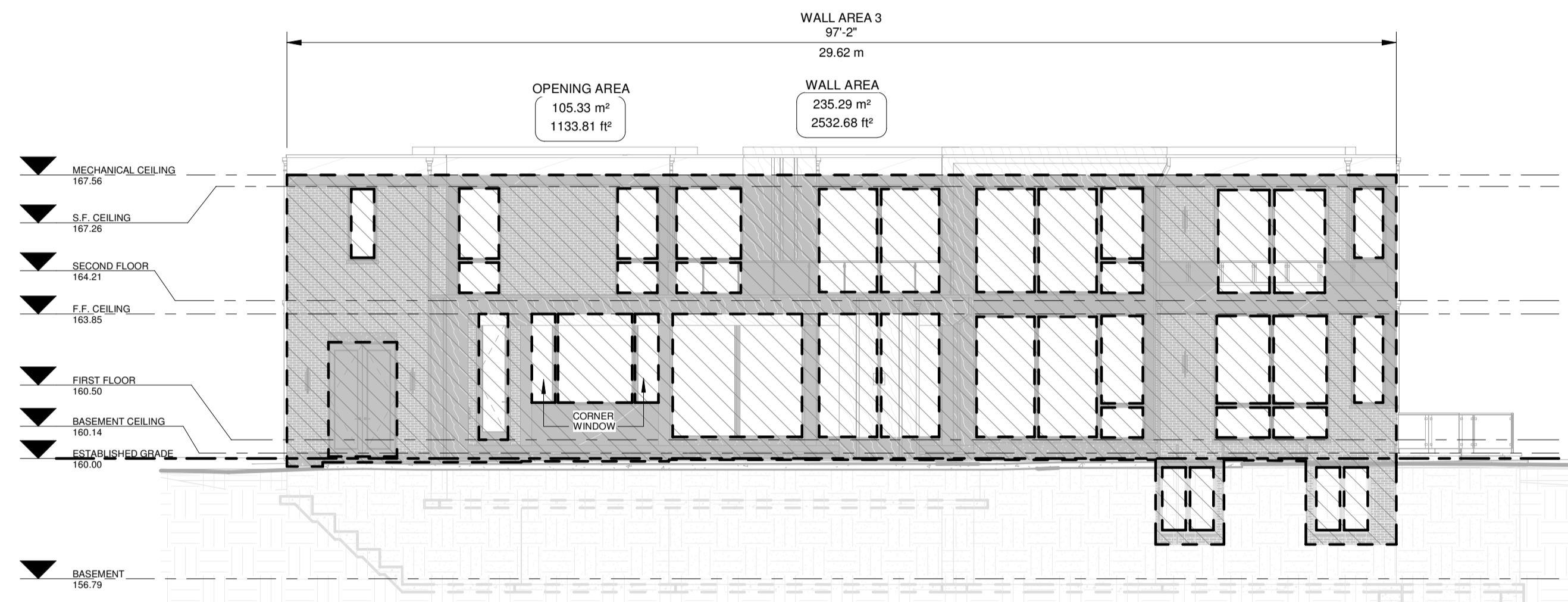
Drawing number: **A11**



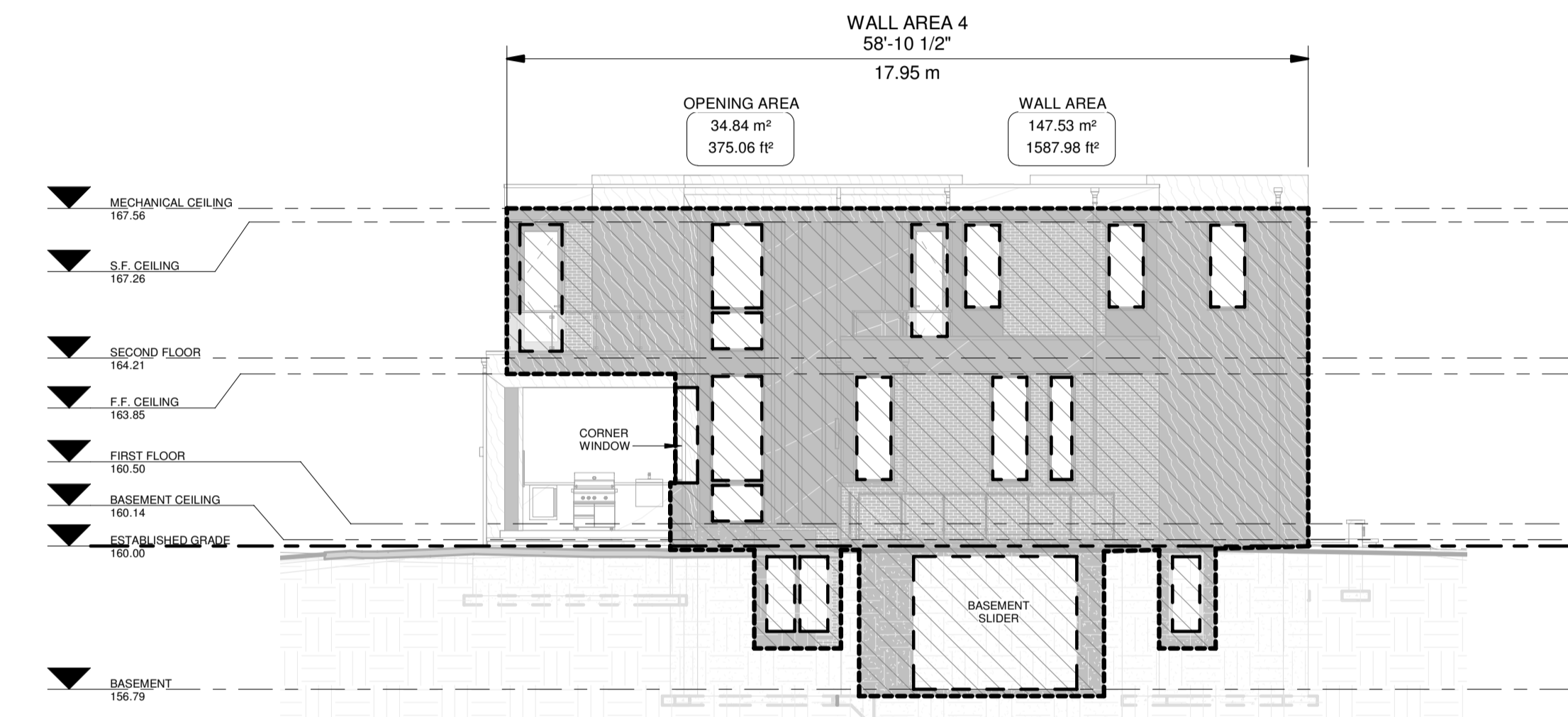
1 WALL AREA 1
 1" = 10'-0"



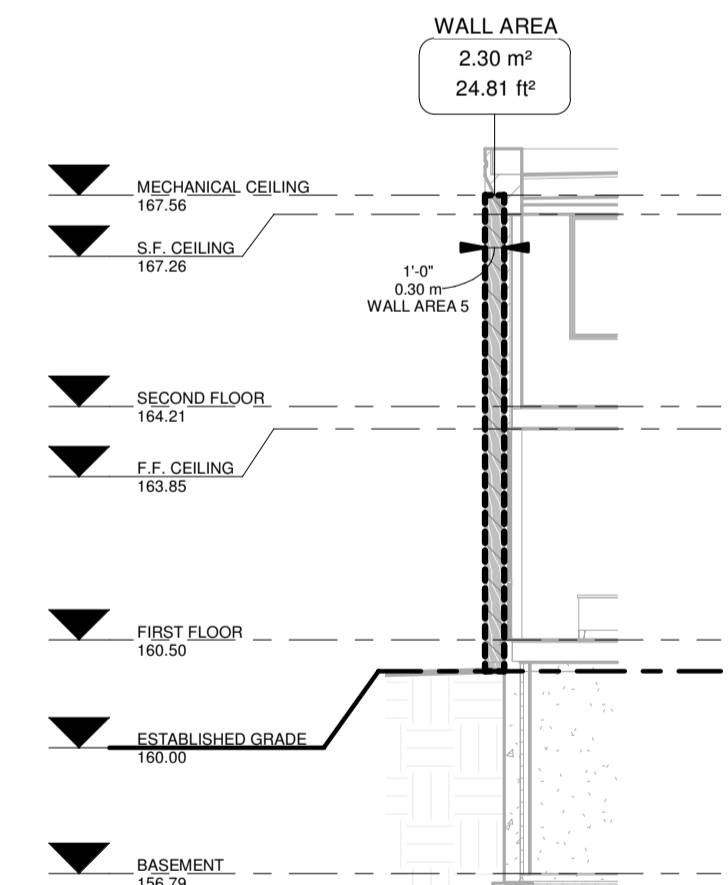
2 WALL AREA 2
 1" = 10'-0"



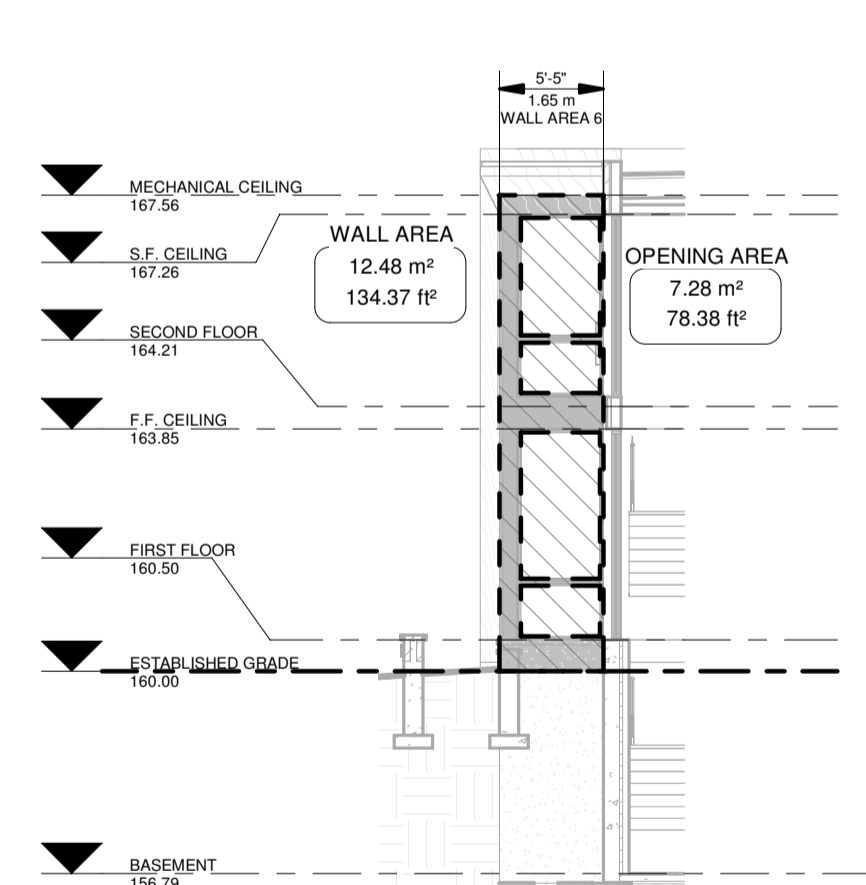
3 WALL AREA 3
 1" = 10'-0"



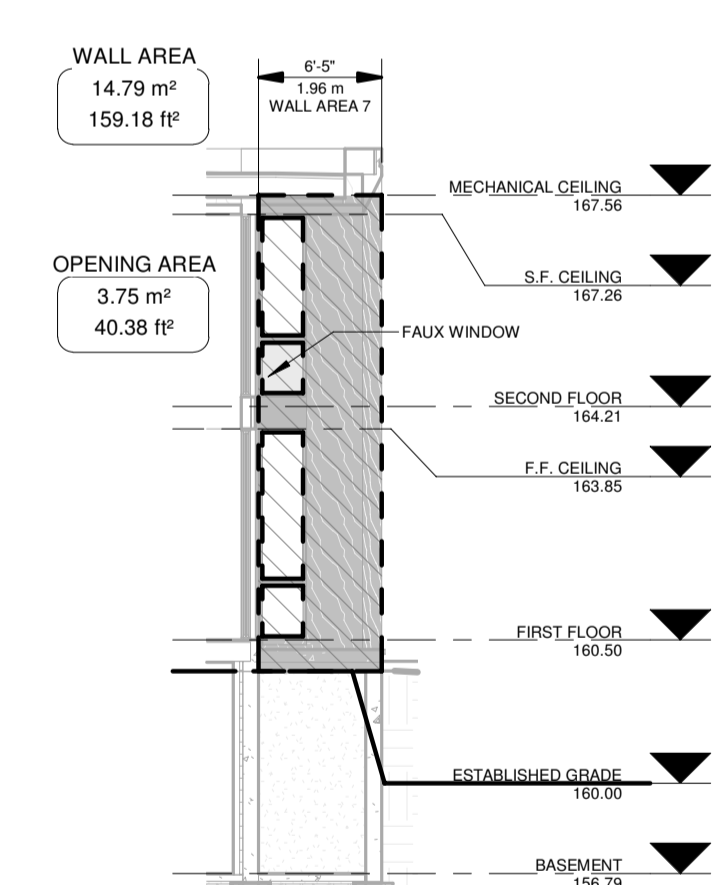
4 WALL AREA 4
 1" = 10'-0"



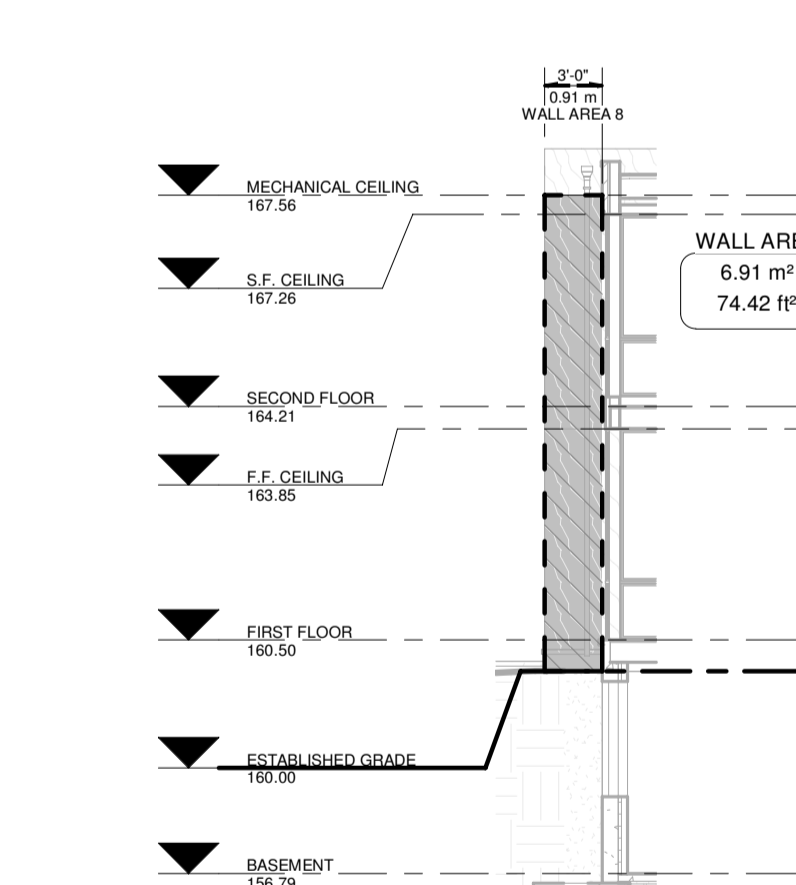
5 WALL AREA 5
 1" = 10'-0"



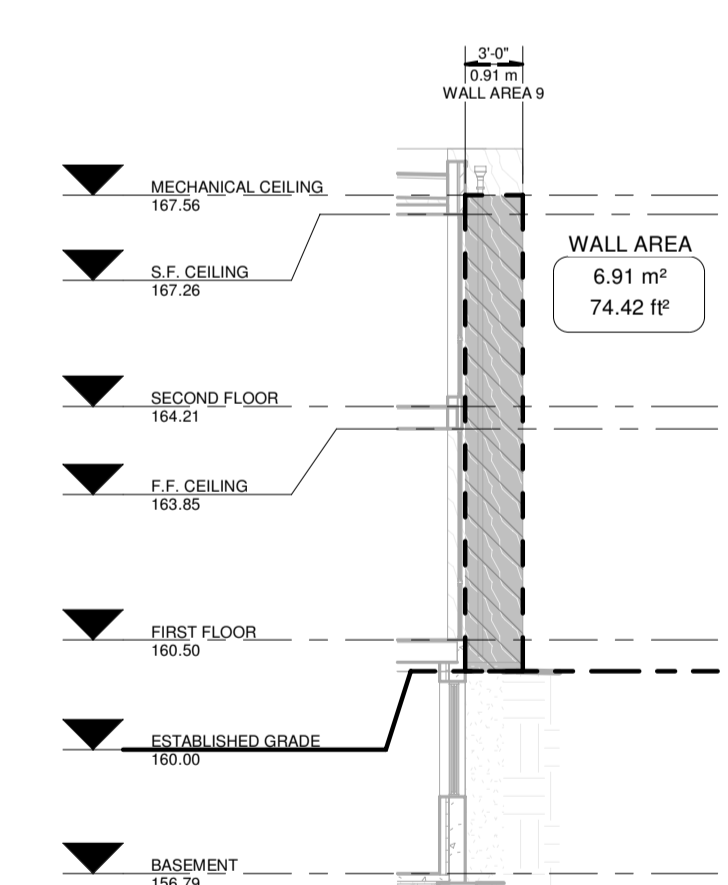
6 WALL AREA 6
 1" = 10'-0"



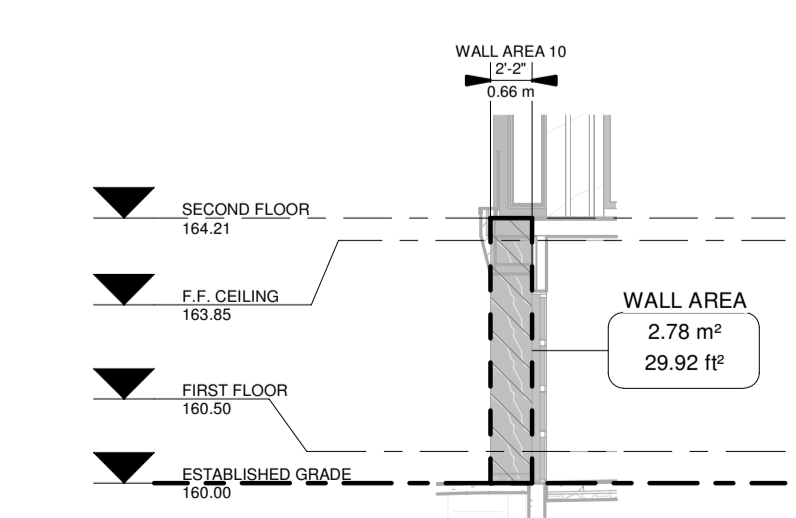
7 WALL AREA 7
 1" = 10'-0"



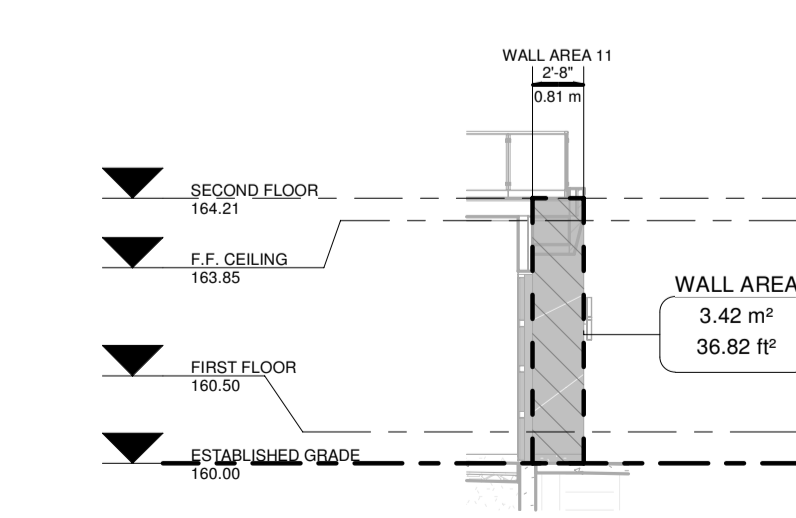
8 WALL AREA 8
 1" = 10'-0"



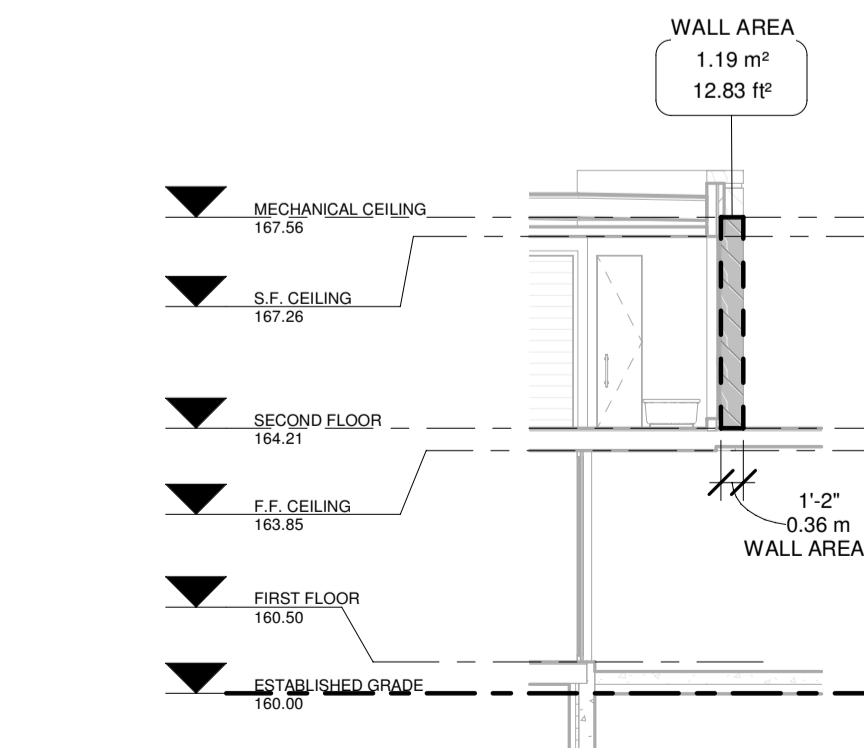
9 WALL AREA 9
 1" = 10'-0"



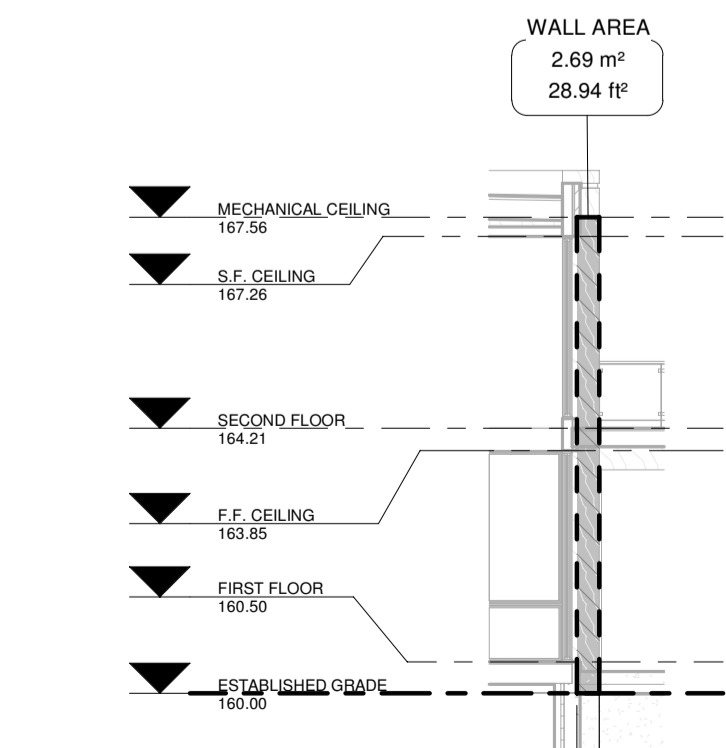
10 WALL AREA 10
 1" = 10'-0"



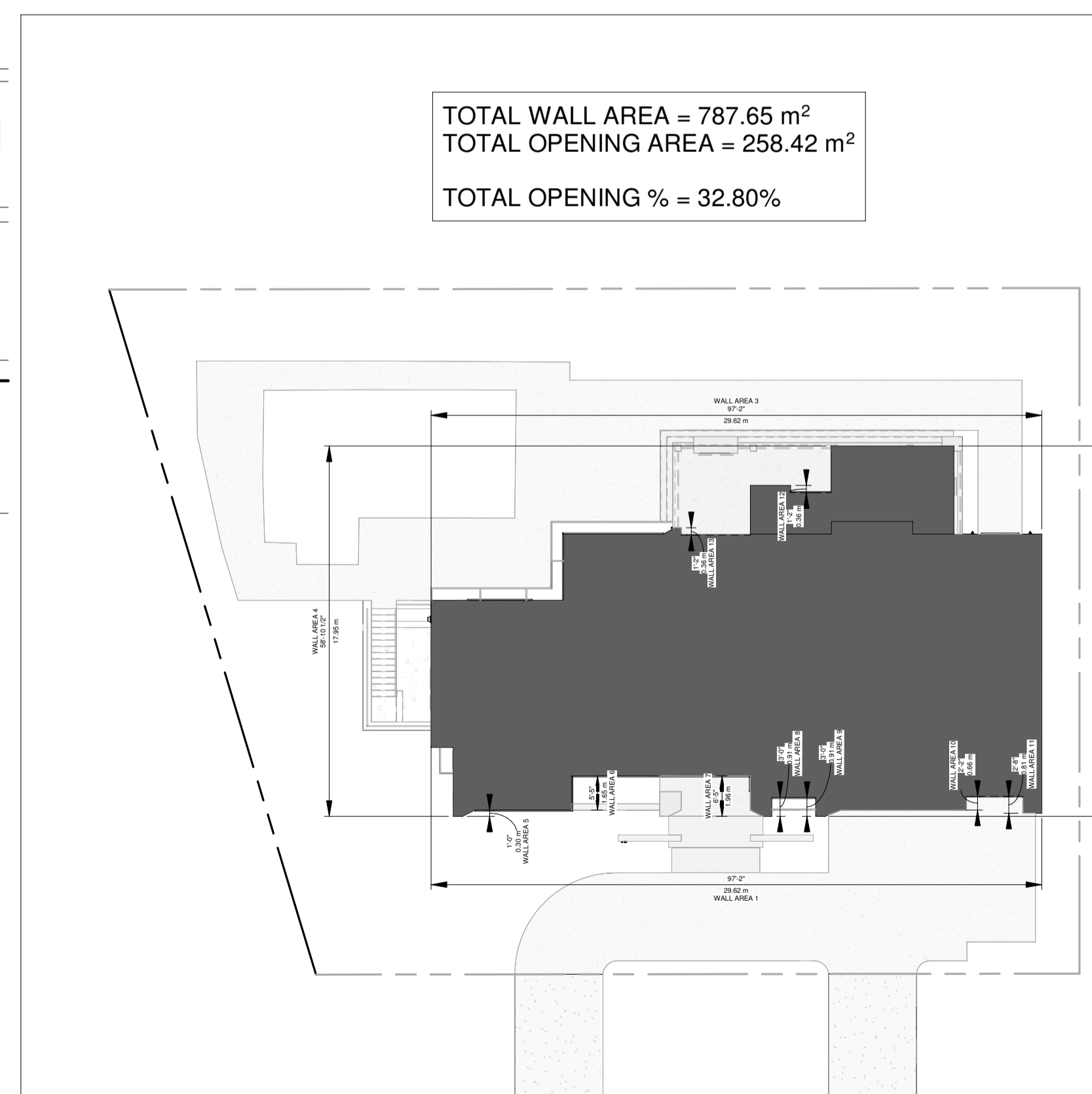
11 WALL AREA 11
 1" = 10'-0"



12 WALL AREA 12
 1" = 10'-0"



13 WALL AREA 13
 1" = 10'-0"



14 ELEVATION AREAS DIAGRAM
 1" = 20'-0"

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QUALIFICATION INFORMATION	
Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.	
MARIN ZABZUNI	45250
NAME	SIGNATURE 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	BCIN

2-Storey Detached Dwelling
 AT
 12 HAMMOK CRESCENT
 THORNHILL, ON

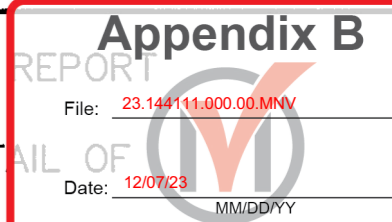
ELEVATION AREAS

Project number:	2021-55
Rev. no.:	As indicated
Scale:	As indicated
Date:	SEPTEMBER, 2023
Drawn by:	C.C. + J.T.
Approved by:	M.Z.

Drawing number: **A12**

THIS PLAN WAS PREPARED FOR SINA SHIRZAD AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN WITH TOPOGRAPHIC DETAIL OF
LOT 156



REGISTERED PLAN M-941
CITY OF MARKHAM
(FORMERLY TOWNSHIP OF MARKHAM, COUNTY OF YORK)
(REGIONAL MUNICIPALITY OF YORK)
SCALE & NOTES
Scale 1:200

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

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS
USING SOKKIA TOPNET REAL TIME NETWORK (RTN) AND ARE BASED
ON NRCAN HTV2.0 GEOID SEPARATION MODEL.

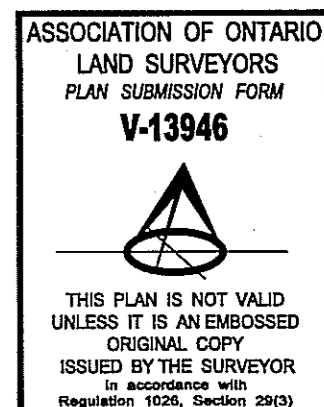
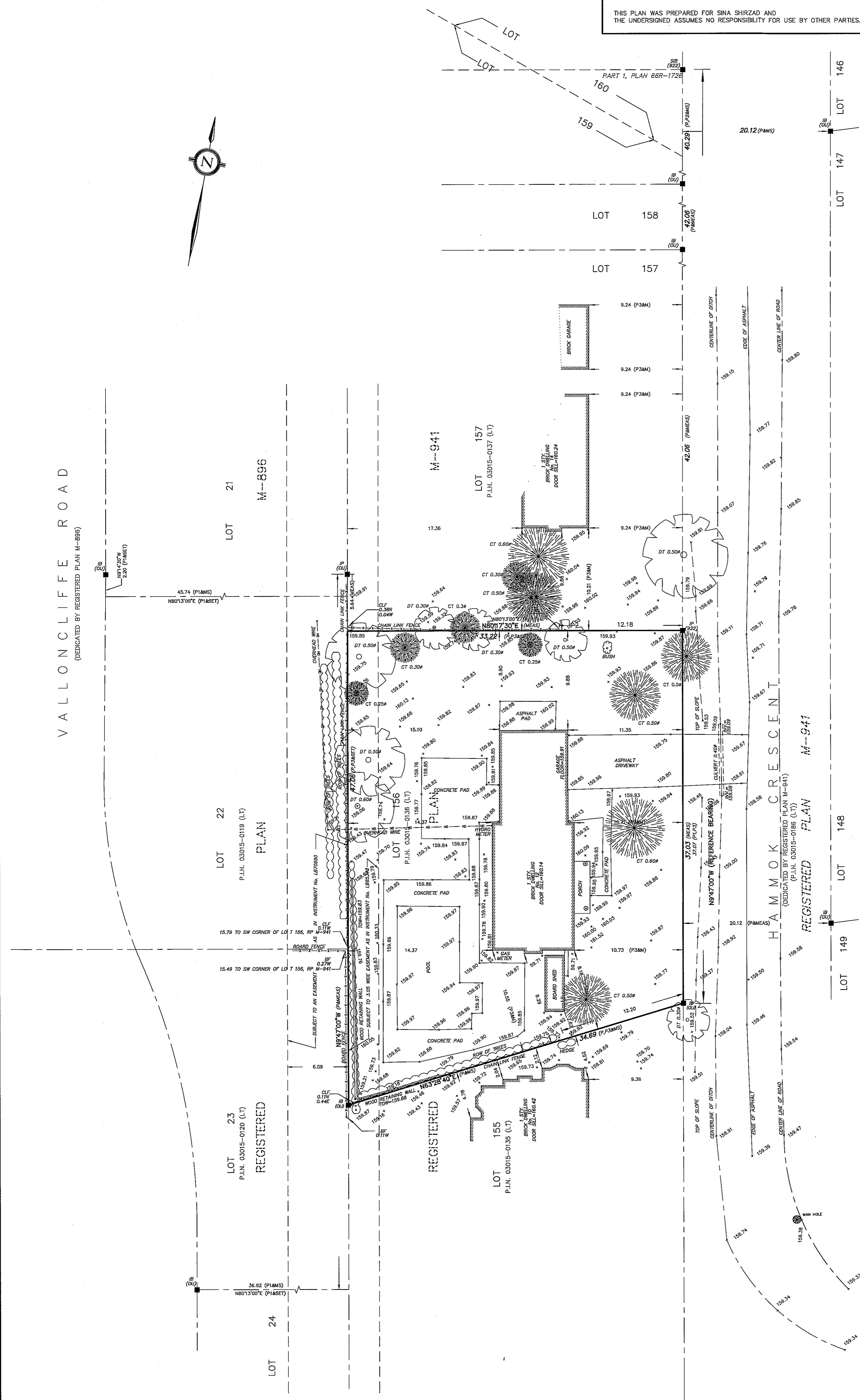
BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT
OF HAMMOK CRESCENT AS SHOWN ON REGISTERED PLAN M-941 HAVING A BEARING
OF N09°47'00"W.

LEGEND table with symbols and descriptions for various survey features like monuments, fences, trees, and structures.



VALLONCLIFFE ROAD
(DEDICATED BY REGISTERED PLAN M-896)

HAMMOK CRESCENT
(DEDICATED BY REGISTERED PLAN M-941)
REGISTERED PLAN M-941



PART 2 (SURVEY REPORT)
DESCRIPTION SUMMARY: - LANDS DESCRIBED IN P.I.N. 03015-0135 (LT)
LOT 156, REGISTERED PLAN M-941
REGISTERED EASEMENTS/RIGHTS-OF-WAY: - AS
DESCRIBED IN INSTRUMENT NO. LB84139E AND LB8534B
ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES AND
PHYSICAL FEATURES AS DEPICTED ON THE FACE OF THIS PLAN.
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 SURVEYS
ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON FEBRUARY 22, 2021.

OCTOBER 29, 2021
ERIC G. SALZER
O.L.S., O.L.I.P.

APPENDIX “C” – A/186/23 Conditions of Approval

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/186/23

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 Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction.
3. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City’s Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from Tree Preservation Technician or Director of Operations that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan;
4. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City’s Streetscape Manual, including street trees, in accordance with the City’s Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Tree Preservation Technician or Director of Operations; and
5. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation Technician or Director of Operations.

CONDITIONS PREPARED BY:



Hussnain Mohammad, Planner 1, Development Facilitation Office