

Memorandum to the City of Markham Committee of Adjustment

March 3, 2023

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

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

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

a) By-law 2489, Section 6.1:

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

b) By-law 2489, Section 6.1:

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

c) By-law 2489, Section 6.1:

A lot coverage of 37.2 percent (2,263 ft²), whereas the By-law permits a maximum lot coverage of 33 1/3 percent (2,028 ft²);

d) By-law 2489, Section 6.1:

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

BACKGROUND

Property Description

The 565.11 m² (6082.79 ft²) subject property is located on the north side of Jondan Crescent, and west of Bayview Avenue. The property is located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. The surrounding area is undergoing a transition with newer dwellings being developed as infill developments.

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

Proposal

The applicant is proposing to construct a 349.24m² (3759.18ft²) two-storey single detached dwelling (refer to Appendix "B" – Plans).

Official Plan and Zoning

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

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

Zoning By-Law 2489

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

Zoning Preliminary Review (ZPR) Undertaken

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

COMMENTS

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

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

Increased Maximum Building Height Variance

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

Reduced Side Yard Setback Variance

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

Increased Maximum Lot Coverage Variance

The applicant is requesting relief for a maximum lot coverage of 37.2 percent (2,263 ft²), whereas a maximum floor area ratio of 33 1/3 percent (2,028 ft²) is permitted. Staff are of the opinion that the proposed increase in lot coverage will not significantly add to the scale and massing of the dwelling and the resultant dwelling is generally consistent with what the by-law permits.

Reduction in Front Yard Setback

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

Tree Protection and Compensation

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

PUBLIC INPUT SUMMARY

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

CONCLUSION

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

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

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

APPENDICES

Appendix "A" – Conditions of Approval

Appendix "B" – Plans

PREPARED BY:



Trisha Sridharan, Planner, Zoning and Special Projects

REVIEWED BY:



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

APPENDIX “A”

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

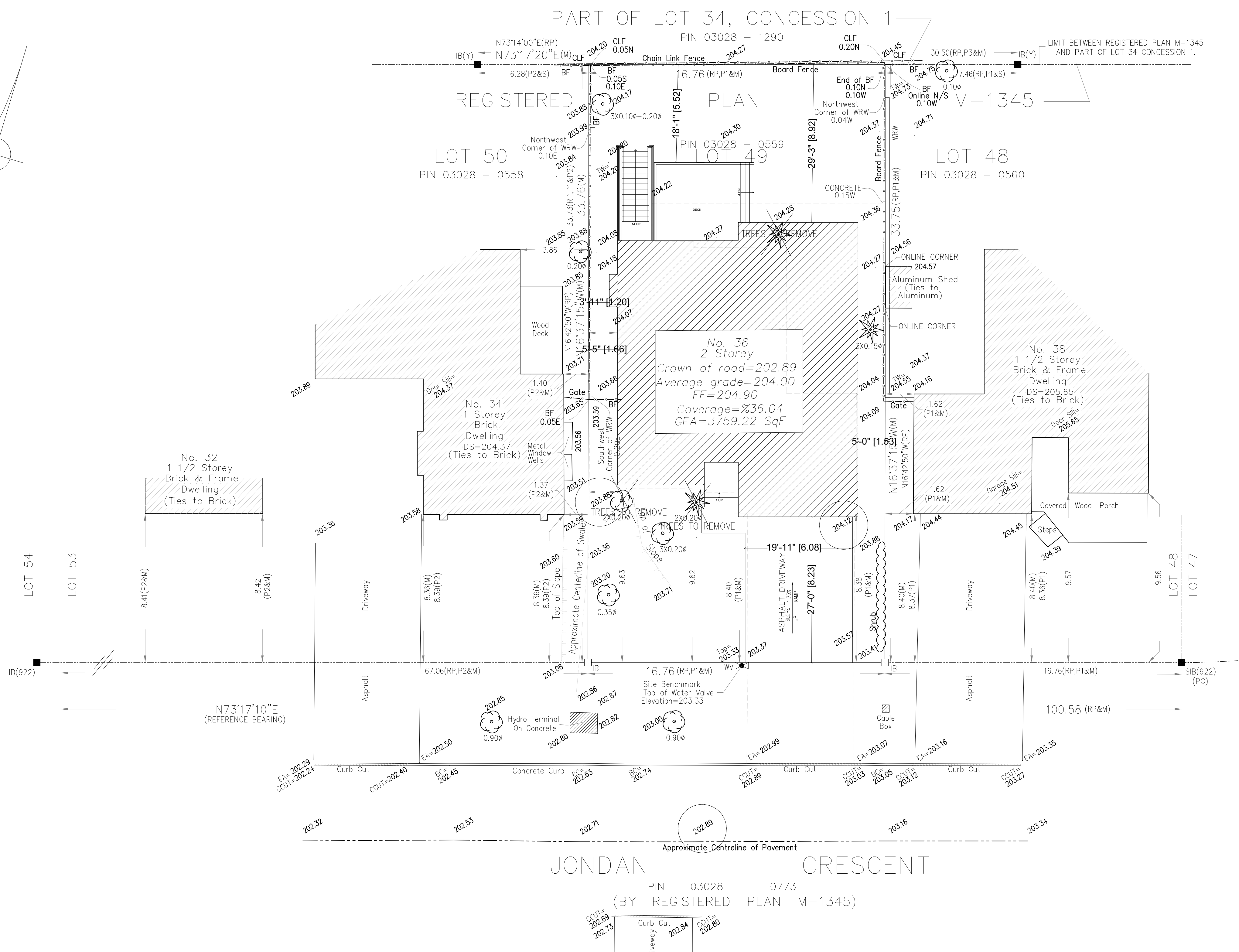
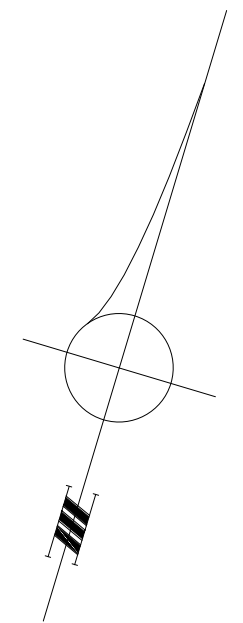
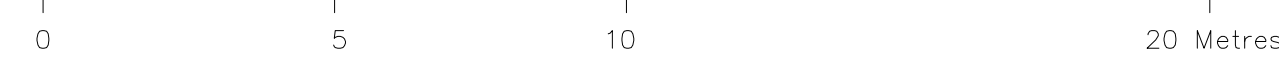
1. The variances apply only to the proposed development as long as it remains.
2. That the variances apply only to the proposed development, in substantial conformity with the batch stamped plans attached as Appendix “B” to this Staff Report, and that the Secretary-Treasurer receive written confirmation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

CONDITIONS PREPARED BY:



Trisha Sridharan, Planner, Zoning and Special Projects

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



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

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

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

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

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

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

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

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

 SAHAND HOMES Engineering Firm 3275 Bayview Ave. PO Box 3134 Bayview 16B AVE PO RICHMOND HILL, ONTARIO, L4C 0V7 TEL: (416) 701-9721	36 Jondan CRES MARKHAM, ONTARIO	
	Drawing Title SITE PLAN	Date OCTOBER 2022
Check by 孙明强 孙明强	Drawn by 孙明强 孙明强	Scale Date

CONSTRUCTION SPECIFICATIONS

Appendix B

File: 22.264764.000.00.MNV

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

1) STUCCO FINISH WALL

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

2) BRICK (STONE) VENEER WALL:

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

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

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

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

5) SILL PLATE

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

6) FLOOR INSULATION

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

7) BASEMENT INSULATION

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

8) SLAB ON GROUND

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

9) DRAINAGE

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

10) ROOF CONSTRUCTION

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

11) OVERHANG CONSTRUCTION

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

12) ROOF VENTILATION

1:150 OF THE INSULATED CEILING AREA UNIFORMLY DISTRIBUTED.

13) EAVES PROTECTION

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

14) CEILING CONSTRUCTION

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

15) WALL INSULATION

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

16) FLOOR CONSTRUCTION

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

17) INTERIOR STUD PARTITION

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

18) MECHANICAL VENTILATION

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

19) STAIRS INTERIOR/EXTERIOR

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

20) GUARDS

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

21) ATTIC ACCESS

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

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

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

24) GARAGE CEILING:

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

25) GARAGE SLAB:

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

26) GRADE

SLOPE GRADE AWAY FROM BUILDING FACE & PROVIDE

STRUCTURAL NOTES

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

L1NTEL SCHEDULE

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

NOTES

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

LEGEND

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

FOOTING SCHEDULE

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

WOOD POST SCHEDULE

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

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

36 Jondan CRES
MARKHAM, ONTARIO

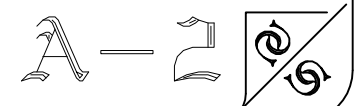
Drawing Title GENERAL INFORMATION

Check by 翁新在 翁新在 翁新在

Drawn by 翁新在 翁新在

Scale 1'-0" = 1/4"

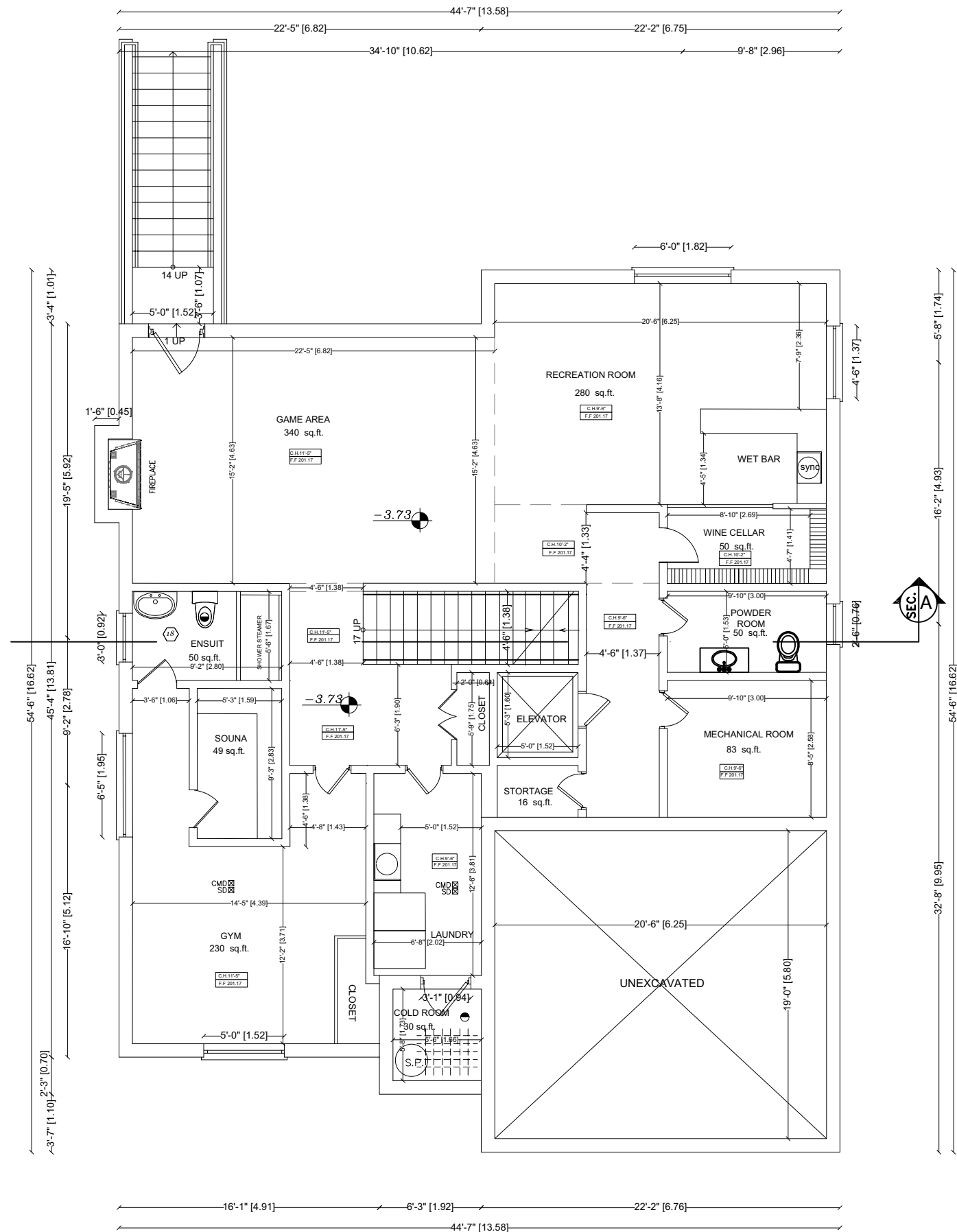
Date OCTOBER 2022



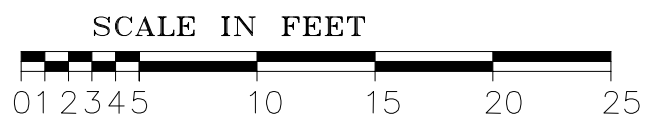
Appendix B

File: 22.264764.000.00.MNV

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



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



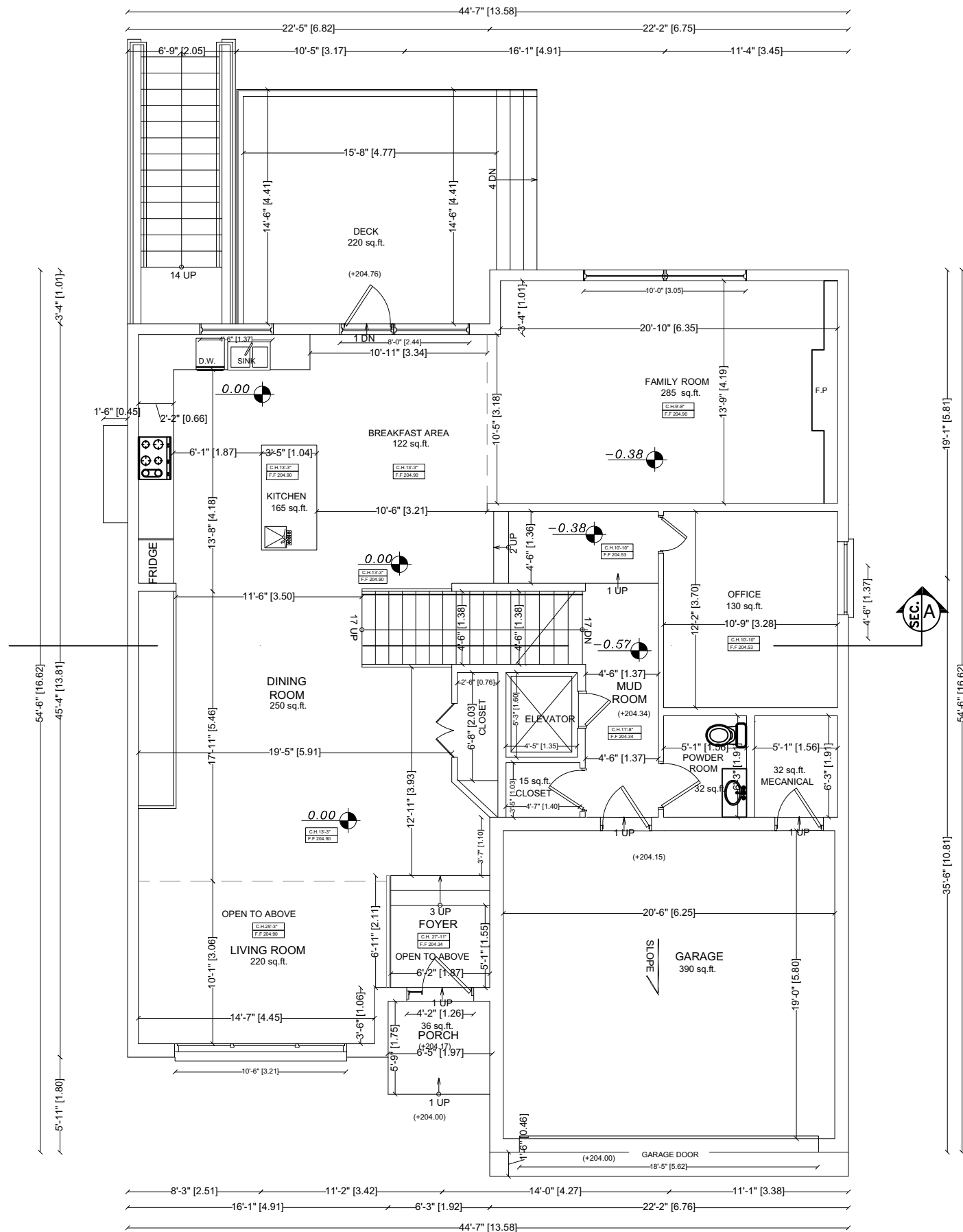
BASEMENT FLOOR PLAN

 SAHAND HOMES Engineering Firm 9275 Bayview Ave. PO Box 3134 Bayview 16th AVE PO RICHMOND HILL, ONTARIO, L4C 0V7 TEL. (647) 701-0721	<h2>36 Jondan CRES</h2> <h3>MARKHAM, ONTARIO</h3>		
	Drawing Title <h2 style="text-align: center;">BASEMENT</h2>	Drawn by DONJA ABAZI	
Check by SHARIF FARZAN	Scale 1'-0" = 1/4"	A-3	

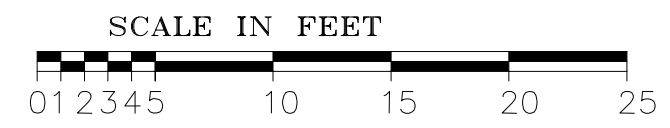
Appendix B

File: 22.264764.000.00.MNV

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



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



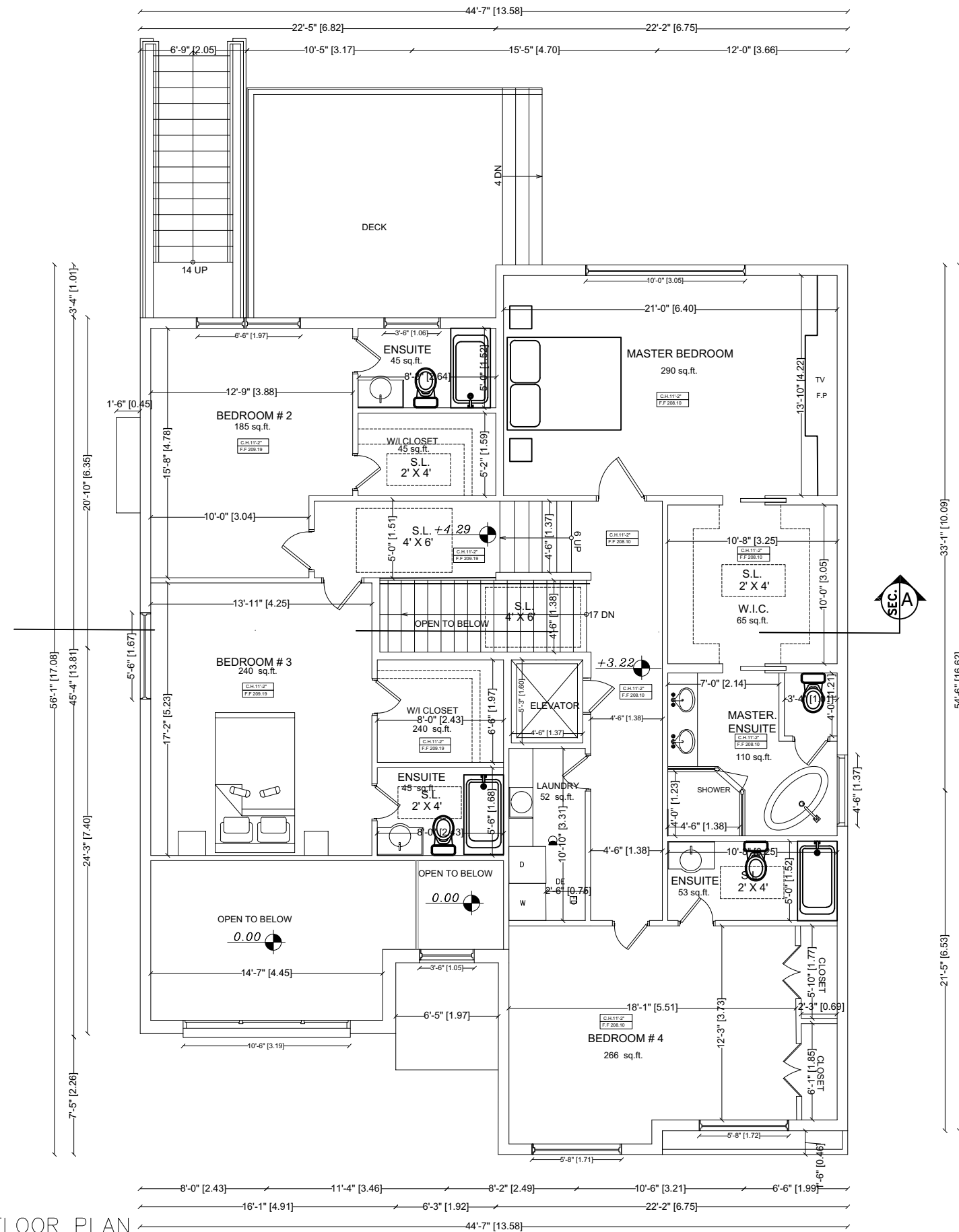
GROUND FLOOR PLAN

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

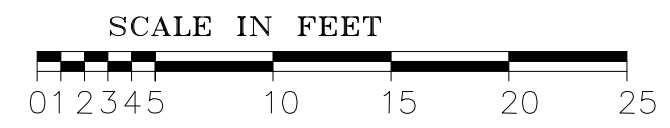
Appendix B

File: 22.264764.000.00.MNV

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



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



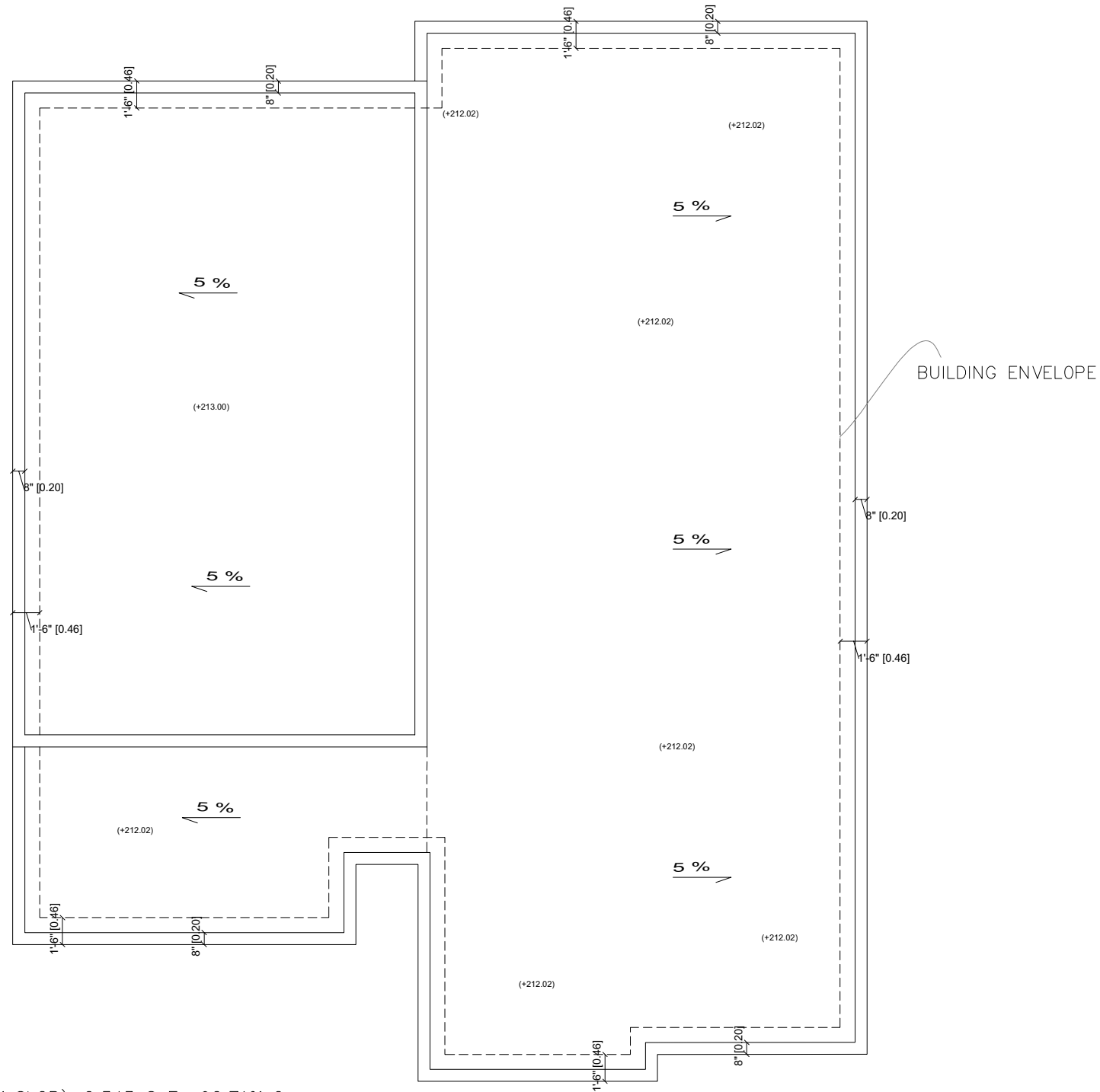
SECOND FLOOR PLAN

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

Appendix B

File: 22.264764.000.00.MNV

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



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

SCALE IN FEET



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

ROOF PLAN

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

36 Jondan CRES
MARKHAM, ONTARIO

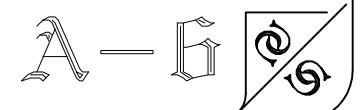
Drawing Title ROOF PLAN

Check by **SAHAND HOMES FARZAN**

Drawn by **DONJA ABASI**

Scale 1'-0" = 1/4"

Date OCTOBER 2022



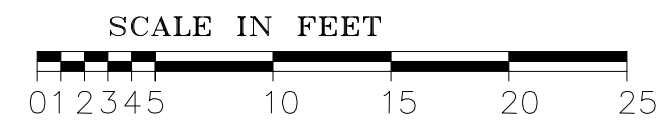
Appendix B

File: 22.264764.000.00.MNV

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



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



Crown of Road(FRONT): 202.89

NORTH ELEVATION

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

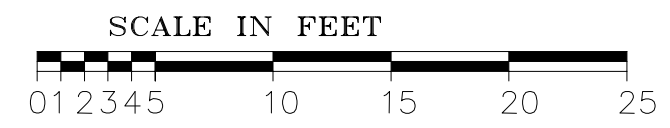
Appendix B

File: 22.264764.000.00.MNV

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



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



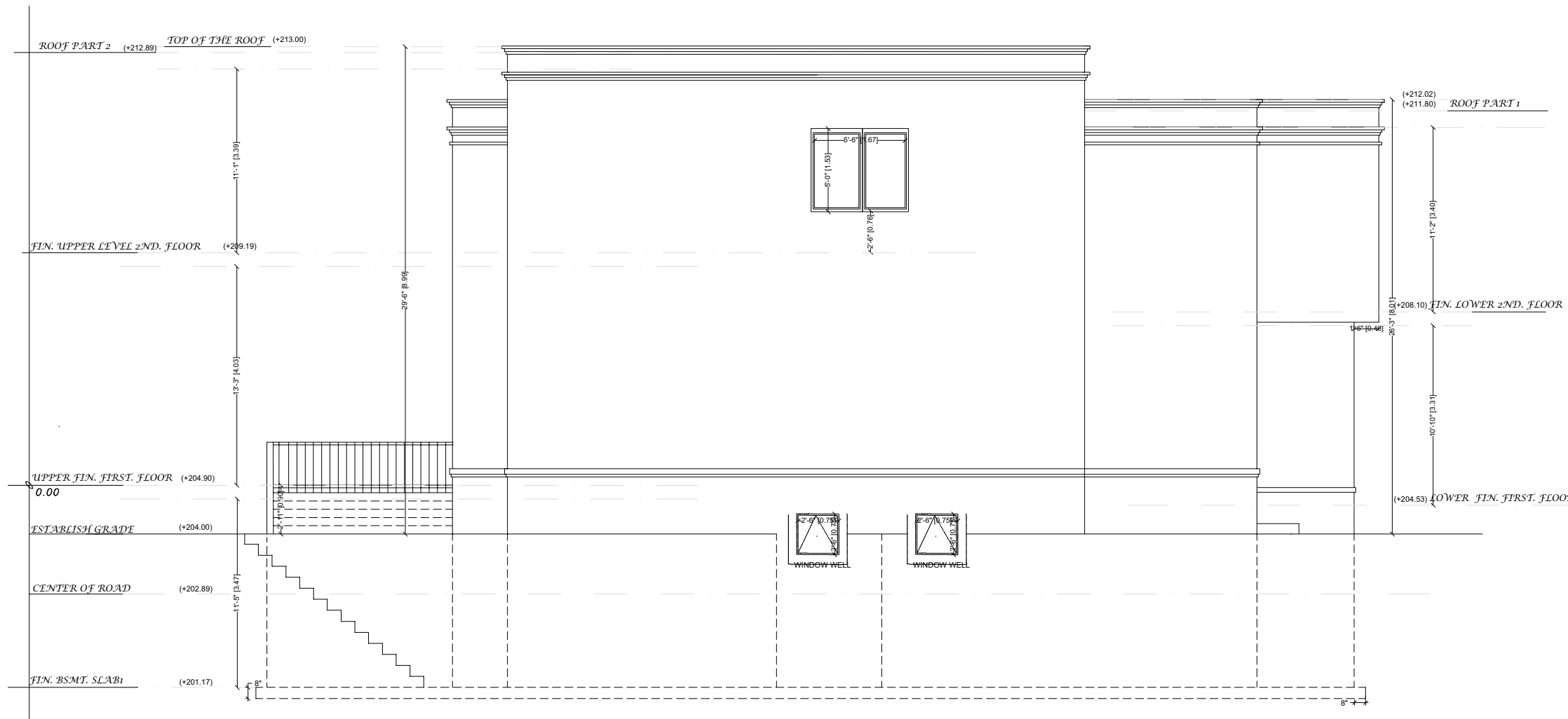
SOUTH ELEVATION

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

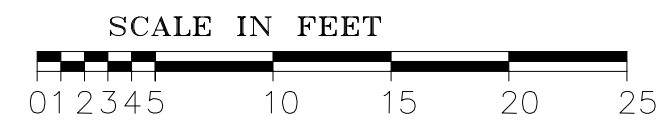
Appendix B

File: 22.264764.000.00.MNV


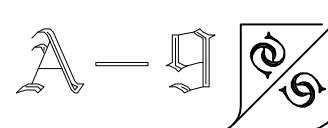
Date: 03/03/23
MM/DD/YY



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



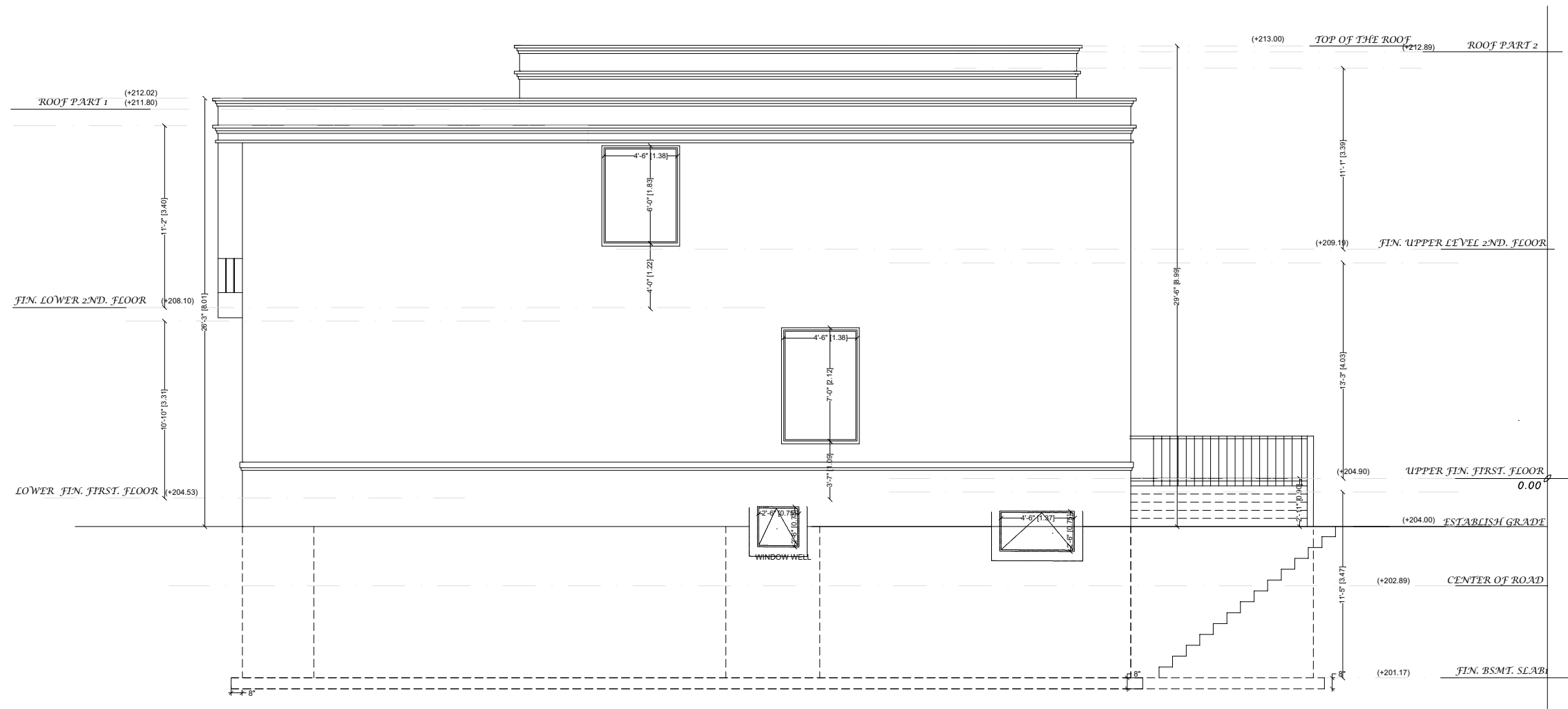
WEST ELEVATION

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

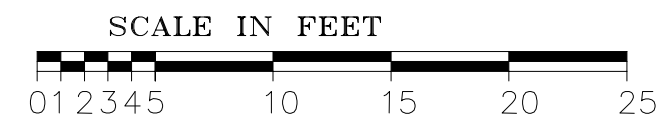
Appendix B

File: 22.264764.000.00.MNV

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



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



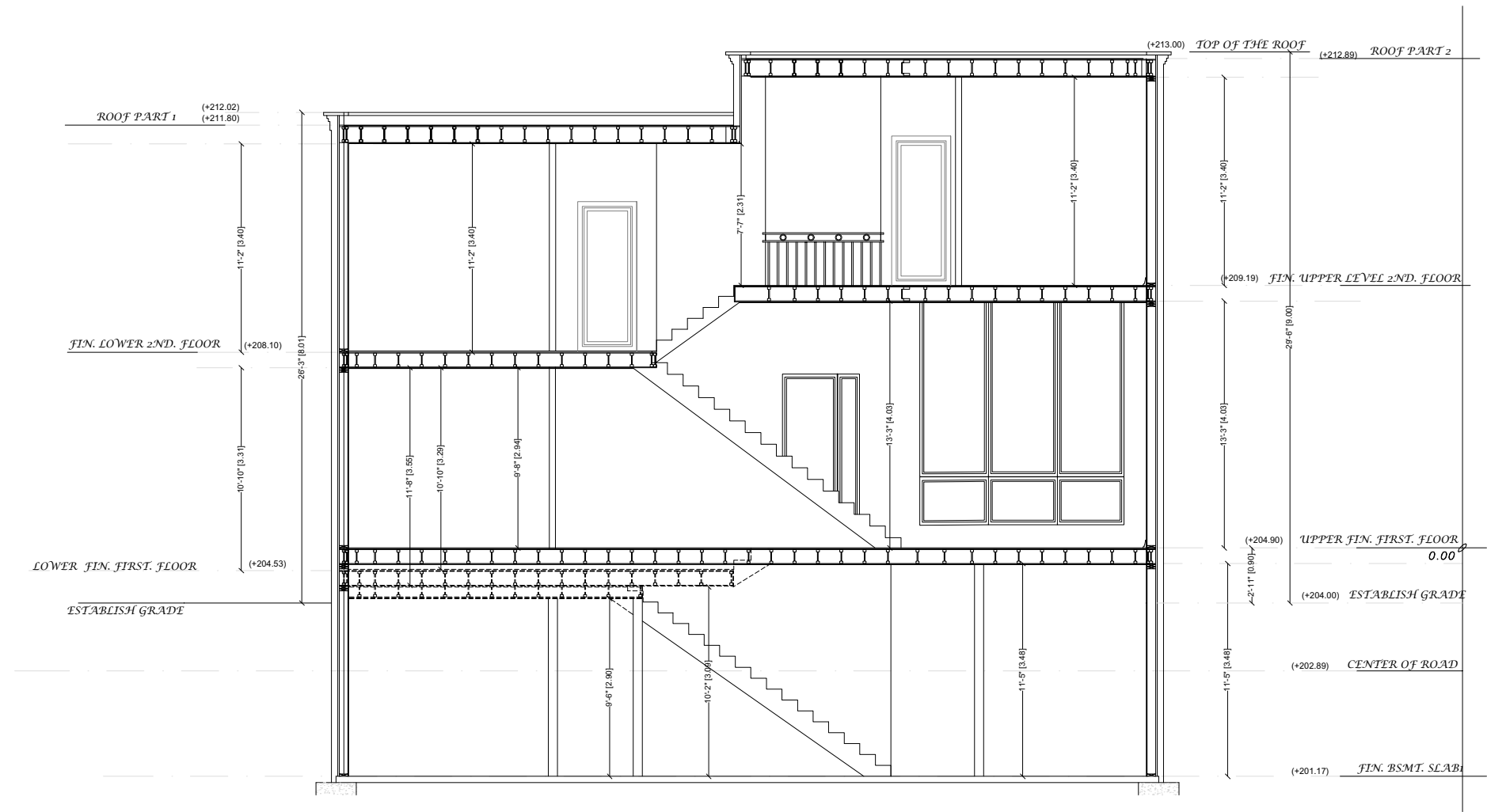
EAST ELEVATION

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

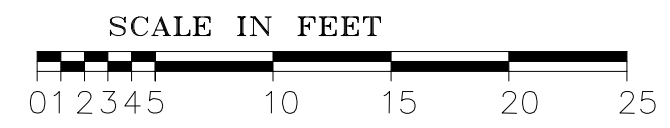
Appendix B

File: 22.264764.000.00.MNV

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

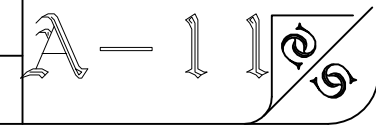


- NOTES
1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 2. DO NOT SCALE DRAWINGS.
 3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER OR DESIGN ENGINEER AS APPLICABLE.
 4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
 5. THE DRAWINGS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



SECTION

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



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



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

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

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

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

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

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

ADDITIONAL REMARKS: NONE.

Legend

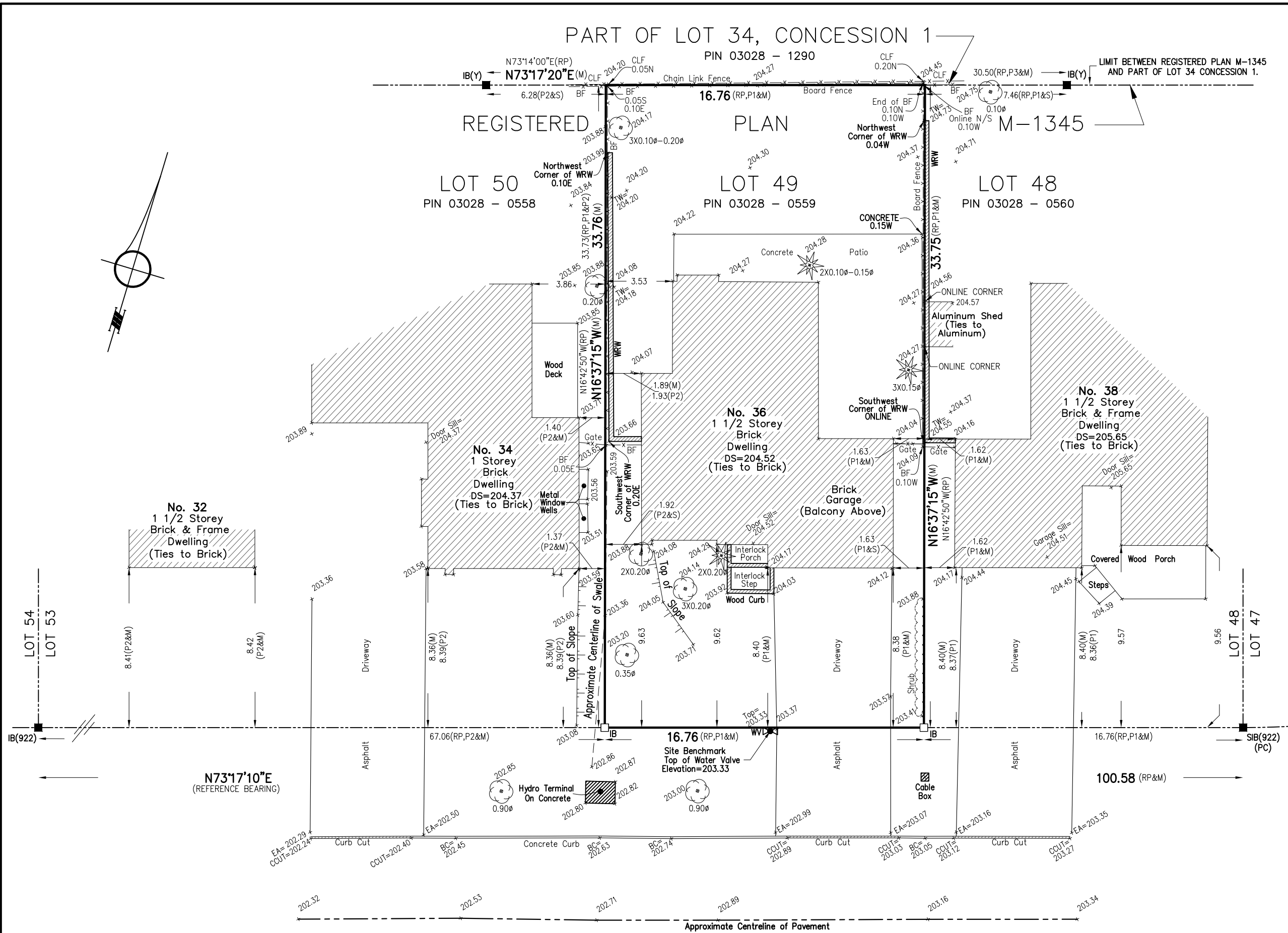
■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
S	DENOTES	SET
M	DENOTES	MEASURED
PC	DENOTES	POINT OF CURVATURE
N/S/E/W	DENOTES	NORTH/SOUTH/EAST/WEST
RP	DENOTES	REGISTERED PLAN M-1345
P1	DENOTES	PLAN OF SURVEY BY N. W. MOYLES O.L.S., DATED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

Surveyor's Certificate
 I CERTIFY THAT :
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 27TH DAY OF JUNE, 2022.

July 25, 2022
 Date

 Jason Chun-Ho Mo
 Ontario Land Surveyor

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



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

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 2192689

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

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

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

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

