

Memorandum to the City of Markham Committee of Adjustment

January 12th, 2018

File: A/157/17
Address: 73 Meadowview Avenue, Thornhill
Applicant: Payman Berjis
Agent: Arcica Inc. (Mr Ali Shakeri)
Hearing Date: Wednesday January 24, 2018

The following comments are provided on behalf of the West Team. The applicant is requesting relief from the following requirements of By-law 2237, R4, as amended, to permit:

- a) **Infill By-law 101-90, Section 1.2(vii):**
a floor area ratio of 53.9 percent, whereas the By-law permits a maximum floor area ratio of 50 percent;
 - b) **Infill By-law 101-90, Section 1.2(i):**
a building height of 9.6 metres, whereas the By-law permits a maximum height of 8.6 metres;
 - c) **Infill By-law 101-90, Section 1.2(ii):**
a front yard setback of 9.18 metres, whereas the By-law requires a minimum front yard setback of 10.7 metres;
- as they relate to a proposed residential dwelling.

Property Description

The 574.88 m² (6,187.95 ft²) subject property is located on the south side of Meadowview Avenue, north of Steeles Avenue and west of Henderson Avenue. There is an existing 88.17 m² (949 ft²) detached bungalow on the subject property. The surrounding area is comprised of a mix of one and two-storey detached dwellings that range in the age from the 1950s to several instances of newer residential infill developments. Mature vegetation exist on the property including several mature trees, four in the front yard and two in the rear yard.

Proposal

The applicant is proposing to demolish the existing home and construct a 309.86 m² (3,335.3 ft²) two storey detached dwelling. The applicant has confirmed that the large mature tree in the center of the front yard is proposed to be retained.

Official Plan and Zoning

Official Plan 2014 (partially approved on Oct 30/15, May 26/16, Mar 10/17, April 21/17)

The subject property is designated "Residential – Low Rise", which provides for low rise housing forms including single detached dwellings. 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 Section 8.2.3.5 of the 2014 Official Plan with respect to height, massing and setbacks 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. Regard shall also be had for retention of existing trees and vegetation, the width of proposed garages and driveways and the overall orientation and sizing of new lots within a residential neighbourhood. Planning staff have had regard for the requirements of the infill development criteria in the preparation of the comments provided below.

Zoning By-Law

The subject property is zoned R4-Single Detached dwelling under By-law 2237, as amended, which permits single detached dwellings.

Residential Infill Zoning By-law

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 Floor Area Ratio, building height and building depth. The proposal doesn't meet the infill By-law requirements, with respect to floor area ratio, building height and front yard setback.

Applicant's Stated Reason(s) for Not Complying with Zoning

According to the information provided on the application form, *"Existing zoning provisions are not adequate to design a house for the owner, and minor variances are required."*

Zoning Preliminary Review Not Undertaken

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been undertaken for the revised proposal. Consequently, it is the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variances in the application contains errors, or if the need for additional variances are identified during the Building Permit review process, further variance application(s) may be required to address the outstanding matters and there will be a delay in application processing.

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 Floor Area Ratio

The applicant is requesting relief to permit a floor area ratio of 53.9 percent, whereas the By-law permits a maximum floor area ratio of 50 percent. The variance will facilitate the construction of a two-storey dwelling with a floor area of 309.86 m² (3,335.3 ft²), whereas the By-law permits a dwelling with a maximum floor area of 287.44 m² (3,093.97 ft²). This represents an increase of approximately 22.42 m² (241.32 ft²) or 7.8 percent.

Floor Area Ratio is a measure of the interior square footage of the dwelling as a percentage of the net lot area. It is not a definitive measure of the mass of the dwelling, since it does not include "open to below" areas that may exist within the dwelling (e.g. two-storey foyers, atriums and/or stairs). In addition to the space associated with the stairs, there is an approximately 2.83 m² (30.46 ft²) open to below area on the second floor above the foyer which is excluded from the gross floor area calculation under the by-law.

The Committee of Adjustment has previously approved similar minor variances in the area for floor area ratio increases ranging between 52 percent and 58 percent. It is the opinion of staff that the proposed floor area ratio is in scale with the recent development trend on the street and is not anticipated to result in any adverse impact on the character of the streetscape.

Increase in Maximum Building Height

The applicant is requesting relief to permit a maximum building height of 9.6 m (31.49 ft) whereas the By-law permits a maximum building height of 8.6 m (28.21 ft). This represents an increase of approximately 1 m (3.28 ft), which is an increase of approximately 11.6 percent. The By-law calculates building height using the vertical distance of building or structure measured between the level of the crown of the street and highest point of the roof surface. The proposed grade is approximately 0.58 m (1.9 ft) above the crown of road.

Staff note there are four infill developments within 60 m (196.85 ft) of the subject property that have obtained approvals for building height increases between 9.6 m (31.49 ft) and 10 m (32.8 ft). The proposed building height is consistent with the surrounding built form and will fit in with the character of the streetscape which is currently under transition. Staff have no concern with the variance request.

Reduced Front Yard Setback

The applicant is requesting a minimum rear yard setback of 9.18 m (30.11 ft), whereas the by-law requires a minimum rear yard setback of 10.7 m (35.1 ft). This represents a reduction of 1.52 m (4.98 ft) or approximately 14.2 percent.

The variance is entirely attributable to the front covered porch. The front main wall provides a front yard setback of 10.7 m (35.1 ft), which complies with the by-law requirement and is generally in line with the other existing homes within the immediate vicinity.

PUBLIC INPUT SUMMARY

No written submissions were received since the application as of January 12th, 2018. 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 requests meet the four tests of the Planning Act and have no objection.

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

PREPARED BY:



Carlson Tsang, Planner, Zoning and Special Projects

REVIEWED BY:



David Miller, Development Manager, West District

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/157/17

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and received on November 7, 2017 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 the Director of Planning and Urban Design or designate 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 Director of Planning and Urban Design or their designate.
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 Director of Planning and Urban Design or designate;
6. Submission of a detailed Siting, Lot Grading and Servicing Plan designed and stamped by a Professional Engineer/Ontario Land Surveyor/Landscape Architect satisfactory to the Director of Engineering, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Engineering or designate;

CONDITIONS PREPARED BY:

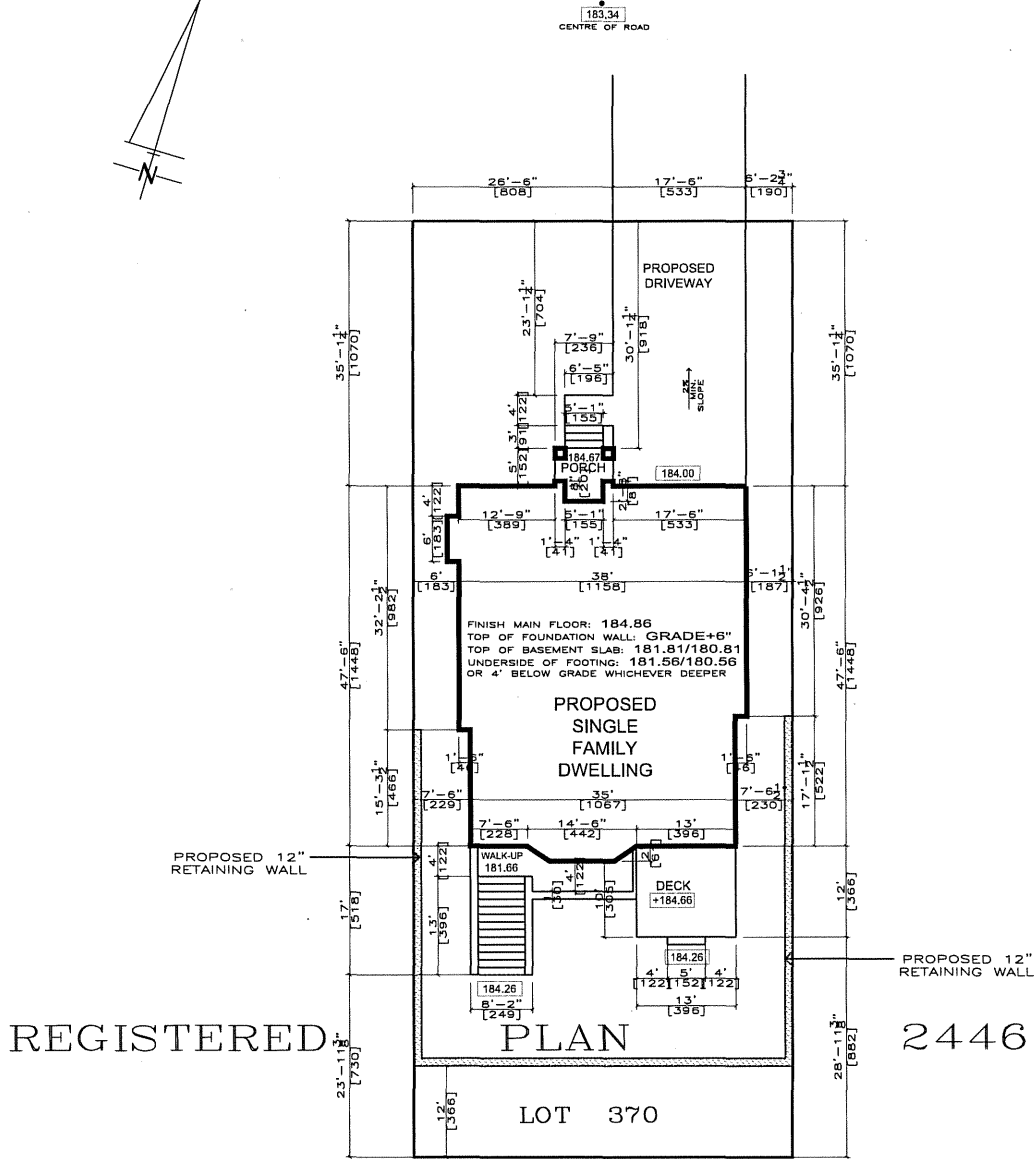


Carlson Tsang, Planner, Zoning and Special Projects

0 2 10 20f.
0 2 4 6m.

APPENDIX B

MEADOWVIEW AVENUE



REGISTERED

PLAN

2446

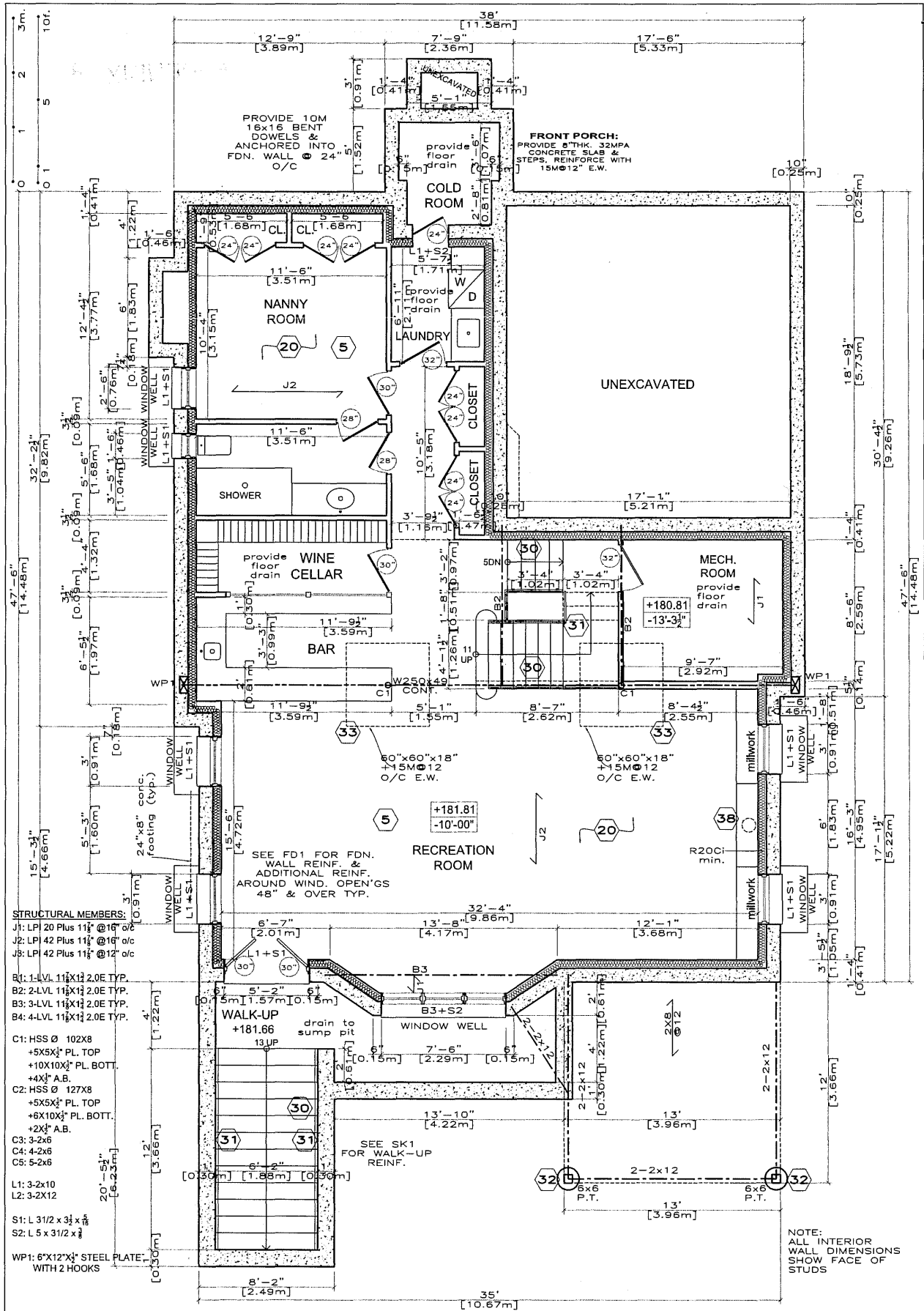
LOT 370

SITE DATA	
ZONING	R4
LOT #	370
PLAN #	2446
LOT AREA	574.88 S.M. 6187.95 S.F.
NET LOT AREA	574.88 S.M. 6187.95 S.F.

	EXISTING	PROPOSED	
LOT COVERAGE	-	168.90 S.M. 1818.12 S.F.	29.38%
FLOOR AREA	-	309.86 S.M. 3355.3 S.F.	53.9 %
NO. OF STORIES HEIGHT	-	2 STORIES AS SHOWN	
PARKING	-	AS SHOWN	

FRONT YARD AREA= 1770.54 S.F.
DRIVEWAY AREA= 614.32 S.F.
HARD LANDSCAPING AREA= 88.06 S.F.
SOFT LANDSCAPING AREA= N/A
LANDSCAPE OPEN SPACE= N/A

designed by: ALI SHAKERI T.416 816651 F.416 2508900 ARCICA INC. 326 SHEPPARD AVENUE EAST, M2N 3B4 TORONTO, ONTARIO, CANADA.	project: 73 MEADOWVIEW AVENUE	revisions: OCT 05, 2017- ISSUED FOR COA & PERMIT	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION
	drawing: SITE PLAN	scale: 1/16"=1'	

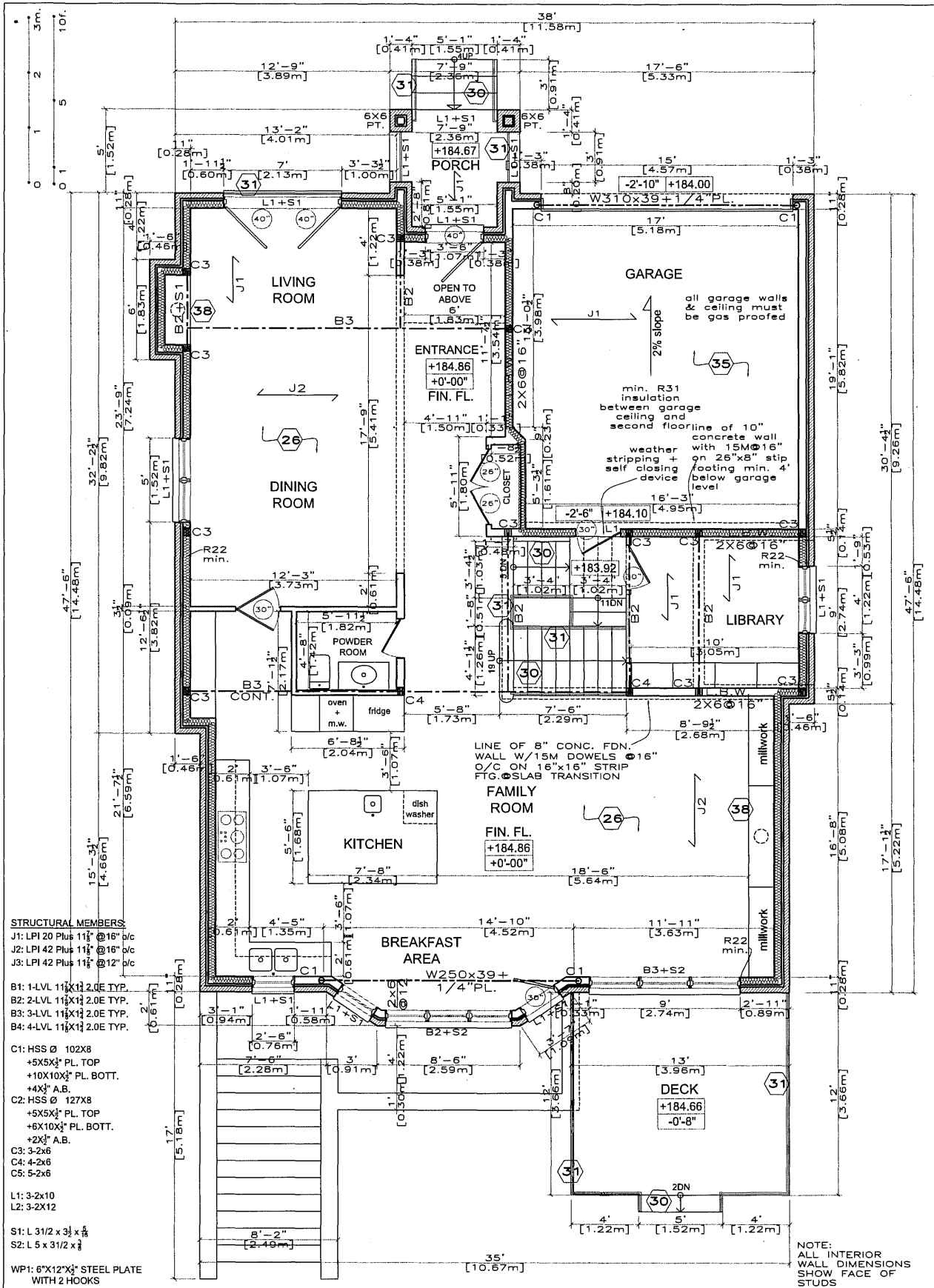


designed by:
ALI SHAKERI
 T.416 8166651 F.416 2508900
ARCICA INC.
 326 SHEPPARD AVENUE EAST, M2N 3B4
 TORONTO, ONTARIO, CANADA.

project:
73 MEADOWVIEW AVENUE
 drawing:
BASEMENT PLAN
 scale:
3/16"=1'
 page:
A2

revisions:
 OCT 05, 2017- ISSUED FOR COA & PERMIT
 THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER
 Ali Shakeri
 BCIN#24574
 F&A Associates Ltd.
 BCIN#30998

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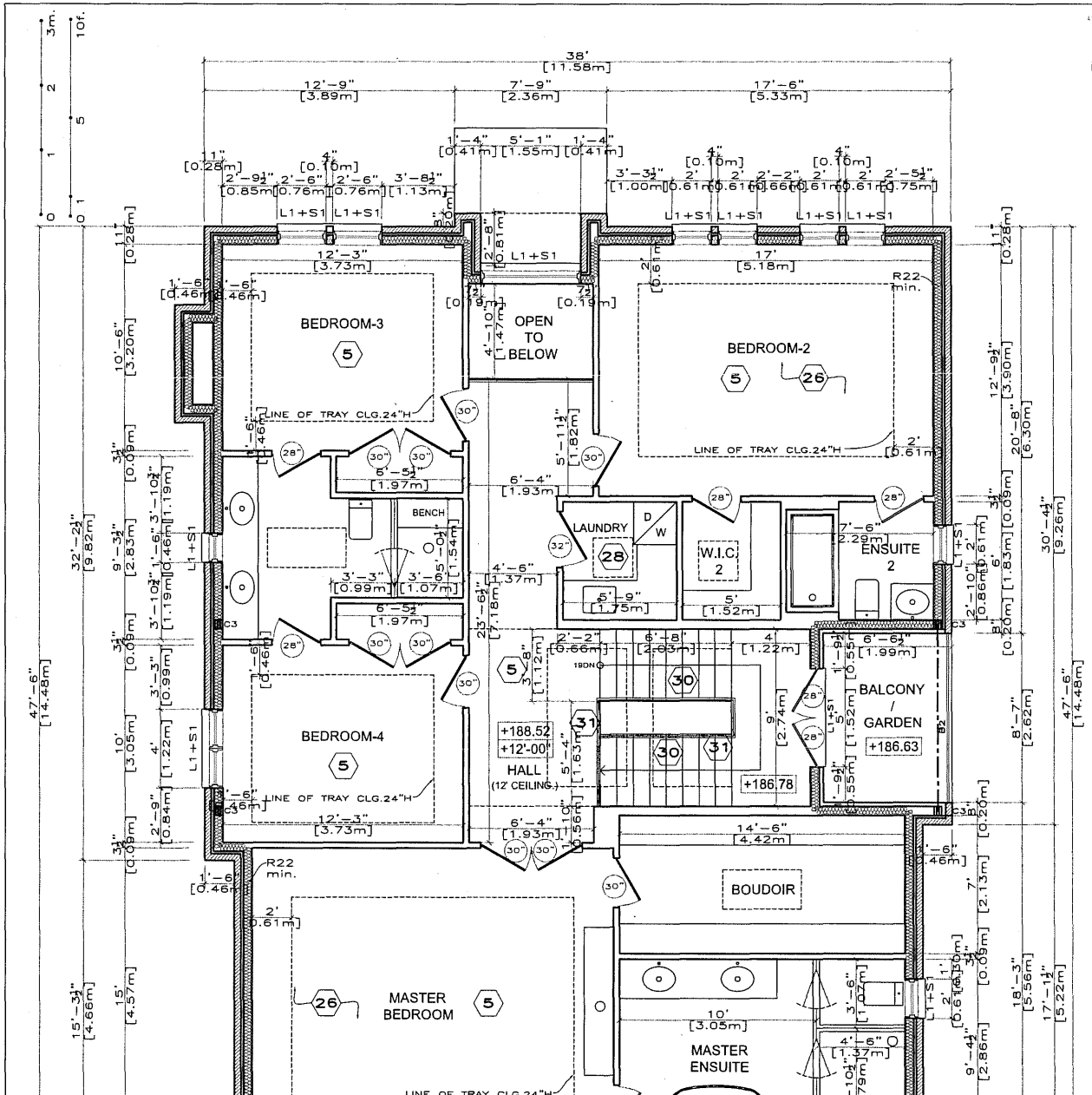


- STRUCTURAL MEMBERS:**
- J1: LPI 20 Plus 11 $\frac{1}{2}$ " @ 16" o/c
 - J2: LPI 42 Plus 11 $\frac{1}{2}$ " @ 16" o/c
 - J3: LPI 42 Plus 11 $\frac{1}{2}$ " @ 12" o/c
 - B1: 1-LVL 11 $\frac{1}{2}$ "X12" @ 2.0E TYP.
 - B2: 2-LVL 11 $\frac{1}{2}$ "X12" @ 2.0E TYP.
 - B3: 3-LVL 11 $\frac{1}{2}$ "X12" @ 2.0E TYP.
 - B4: 4-LVL 11 $\frac{1}{2}$ "X12" @ 2.0E TYP.
 - C1: HSS \emptyset 102X8
+5X5 $\frac{1}{2}$ " PL. TOP
+10X10 $\frac{1}{2}$ " PL. BOT.
 - C2: HSS \emptyset 127X8
+5X5 $\frac{1}{2}$ " PL. TOP
+6X10 $\frac{1}{2}$ " PL. BOT.
 - C3: 3-2x6
 - C4: 4-2x6
 - C5: 5-2x6
 - L1: 3-2x10
 - L2: 3-2x12
 - S1: L 31/2 x 3 $\frac{1}{2}$ x 1 $\frac{1}{2}$
 - S2: L 5 x 31/2 x 1 $\frac{1}{2}$
 - WP1: 6"X12"X $\frac{1}{2}$ " STEEL PLATE WITH 2 HOOKS

NOTE:
ALL INTERIOR WALL DIMENSIONS SHOW FACE OF STUDS

designed by: ALI SHAKERI T.416 8166651 F.416 2508900 ARCICA INC. 325 SHEPPARD AVENUE EAST, M2N 3B4 TORONTO, ONTARIO, CANADA.	project: 73 MEADOWVIEW AVENUE	revisions: OCT 05, 2017- ISSUED FOR COA & PERMIT	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
	drawing: GROUND FLOOR PLAN	scale: 3/16"=1'	

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- J1: LPI 20 Plus 1 1/2" @ 16" o/c
- J2: LPI 42 Plus 1 1/2" @ 16" o/c
- J3: LPI 42 Plus 1 1/2" @ 12" o/c

- B1: 1-LVL 1 1/2" x 12" 2.0E TYP.
- B2: 2-LVL 1 1/2" x 12" 2.0E TYP.
- B3: 3-LVL 1 1/2" x 12" 2.0E TYP.
- B4: 4-LVL 1 1/2" x 12" 2.0E TYP.

- C1: HSS Ø 102X8
+5X5X 3/4" PL. TOP
+10X10X 3/4" PL. BOT.
- +4X 1/2" A.B.
- C2: HSS Ø 127X8
+5X5X 3/4" PL. TOP
+6X10X 3/4" PL. BOT.
- +2X 1/2" A.B.
- C3: 3-2x6
- C4: 4-2x6
- C5: 5-2x6

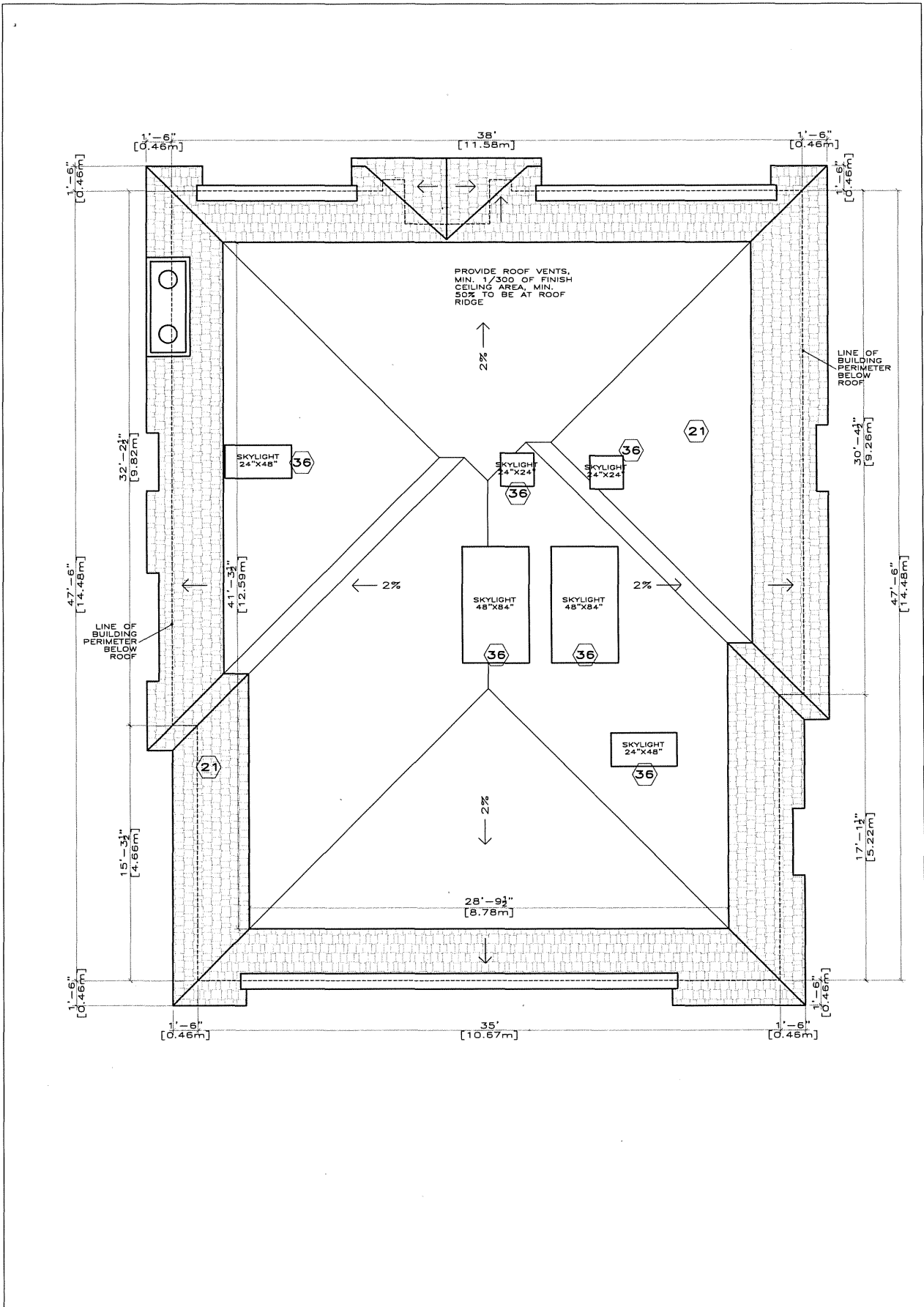
- L1: 3-2x10
- L2: 3-2x12

- S1: L 3 1/2 x 3 1/2 x 3/8
- S2: L 5 x 3 1/2 x 3/8

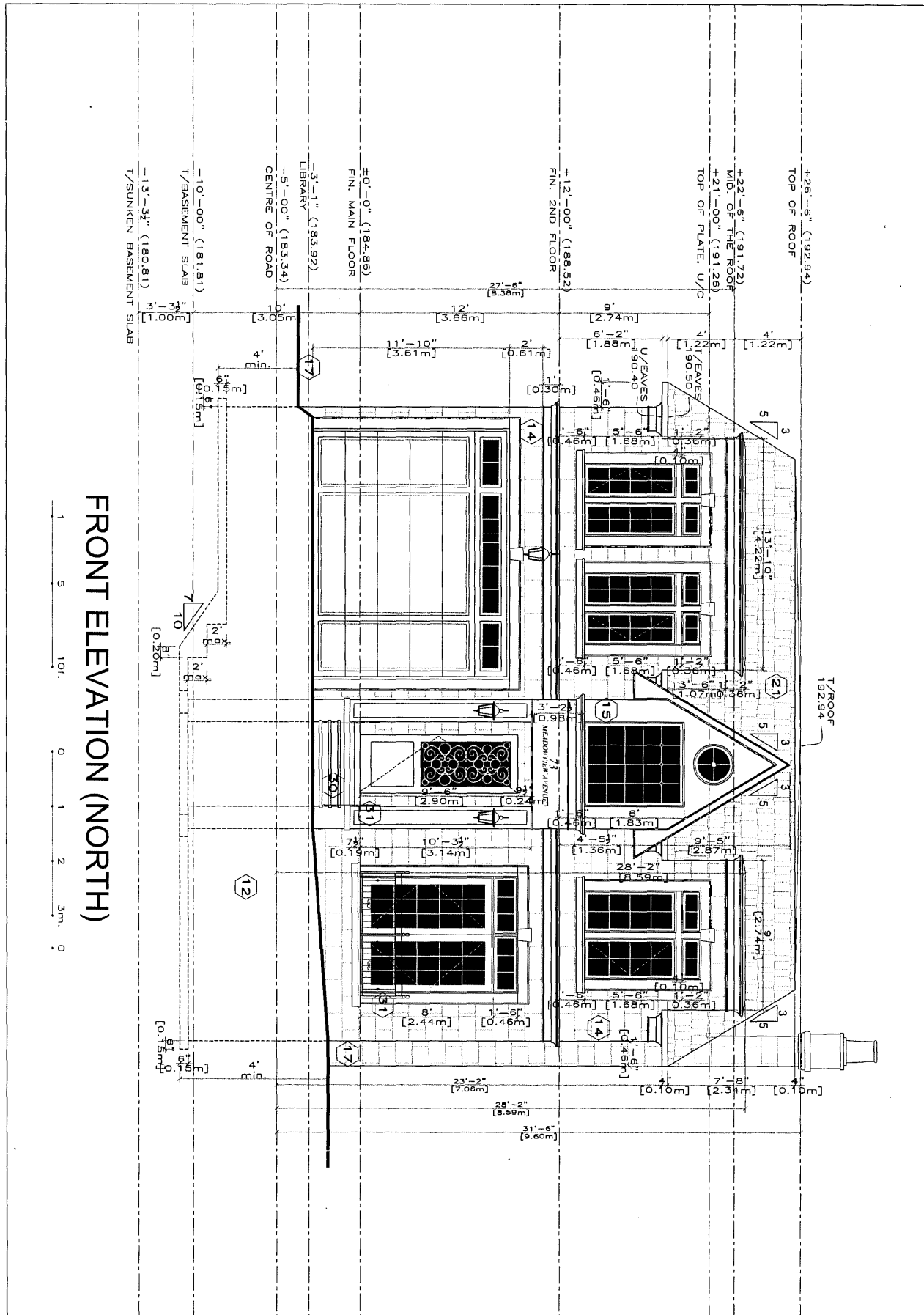
- WP1: 6" X 12" X 1/4" STEEL PLATE WITH 2 HOOKS

NOTE:
ALL INTERIOR WALL DIMENSIONS SHOW FACE OF STUDS

<p>designed by:</p> <p style="text-align: center;">ALI SHAKERI</p> <p style="text-align: center;">T.416 8166651 F.416 2508900</p> <p style="text-align: center;">ARCICA INC.</p> <p style="text-align: center;">328 SHEPPARD AVENUE EAST, M2N 3B4 TORONTO, ONTARIO, CANADA.</p>	<p>project:</p> <p style="text-align: center;">73 MEADOWVIEW AVENUE</p> <p>drawing:</p> <p style="text-align: center;">SECOND FLOOR PLAN</p> <p>scale:</p> <p style="text-align: center;">3/16"=1'</p> <p>page:</p> <p style="text-align: center;">A4</p>	<p>revisions:</p> <p>OCT 05, 2017- ISSUED FOR COA & PERMIT</p> <p>THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER</p> <p>All Shakeri BCIN#24574 F&A Associates Ltd. BCIN#30998</p> <p style="text-align: right;"><i>Ali Shakeri</i></p>	<p>1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE.</p> <p>2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.</p> <p>3. DO NOT SCALE DRAWINGS.</p> <p>4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK.</p> <p>5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".</p> <p>6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.</p>
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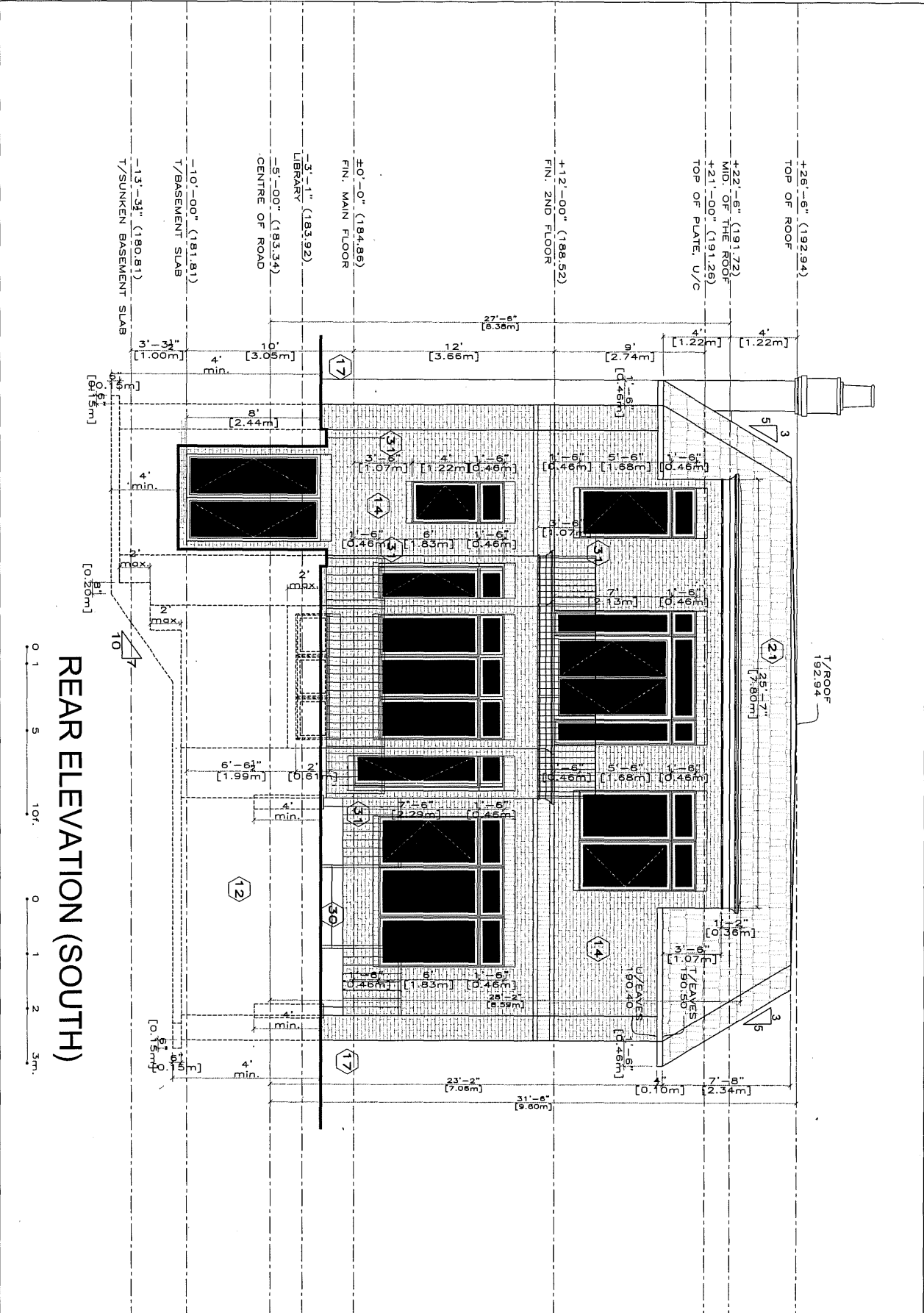
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	drawing: ROOF PLAN	scale: 3/16"=1'	
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	drawing: FRONT ELEVATION (NORTH)	scale: 3/16"=1'	

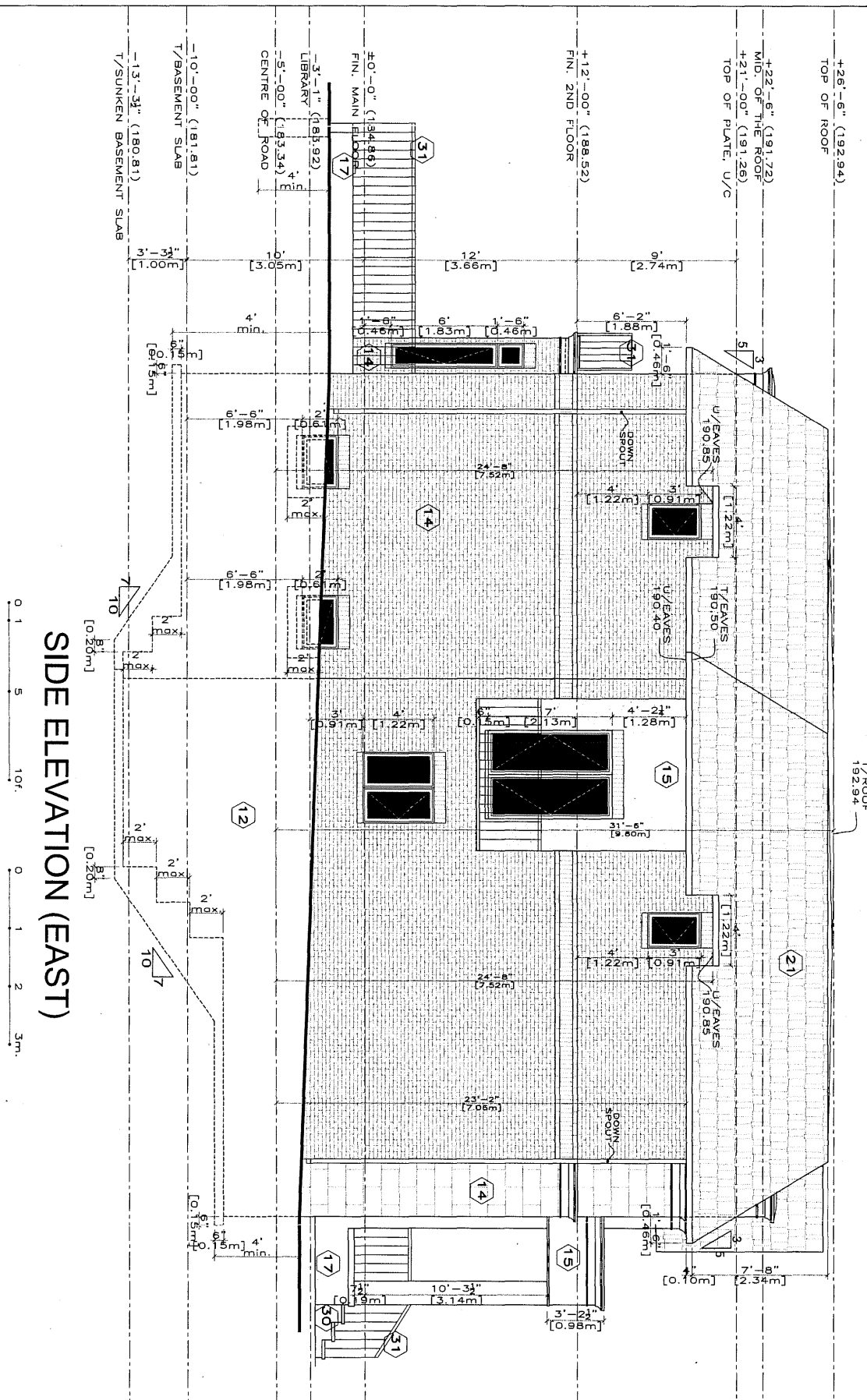
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 BCIN#24574
 F&A Associates Ltd.
 BCIN#30988

Ali Shakeri



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	drawing: REAR ELEVATION	scale: 3/16"=1'	

GLAZED AREAS:
 1. AREA OF EXPOSED BUILDING FACE: 1036.67 SQ.FT.
 2. PROPOSED GLAZED AREA: 70.16 SQ.FT. (6.76%)

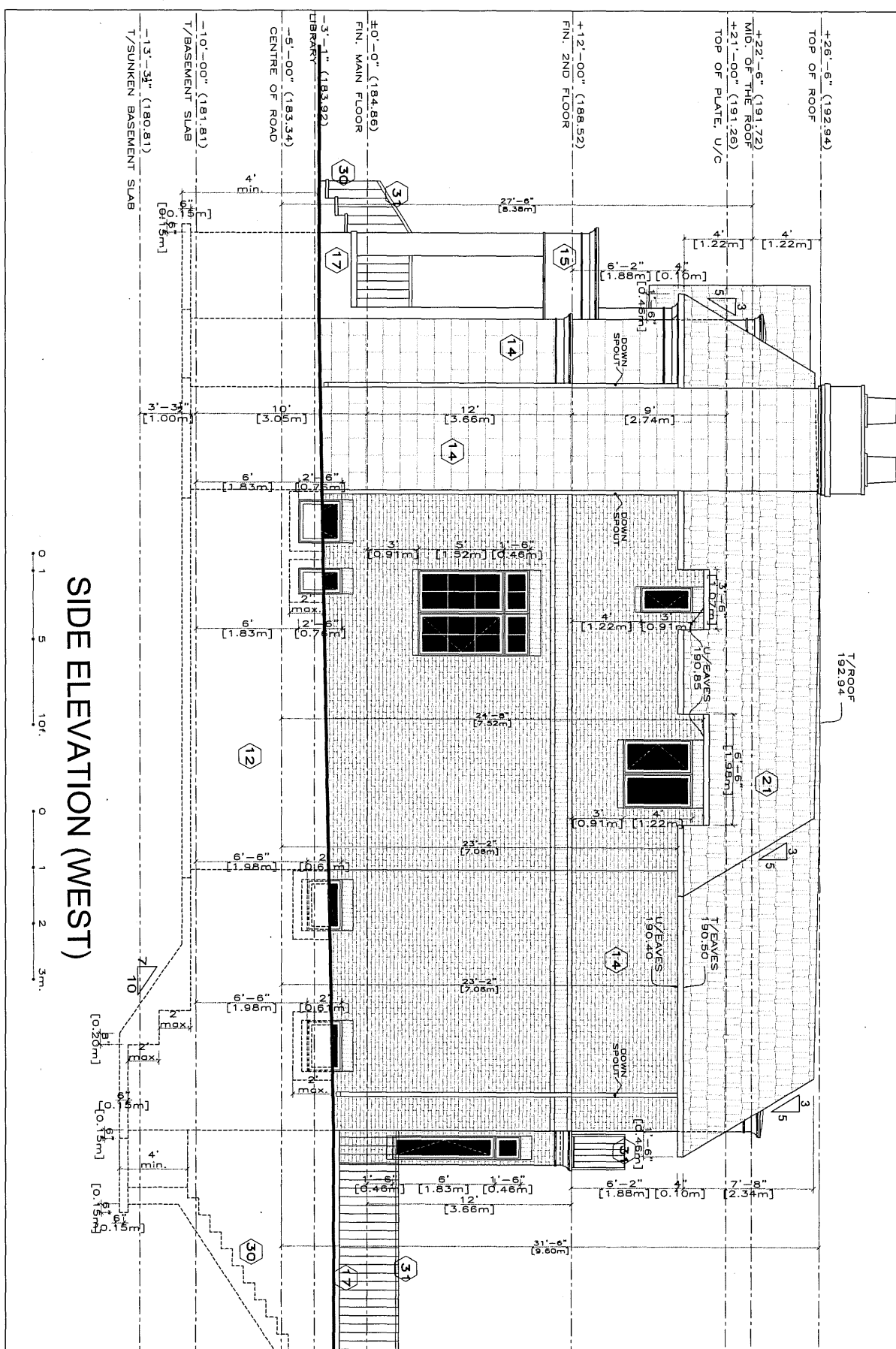


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	drawing: SIDE ELEVATION (EAST)	scale: 3/16"=1'	

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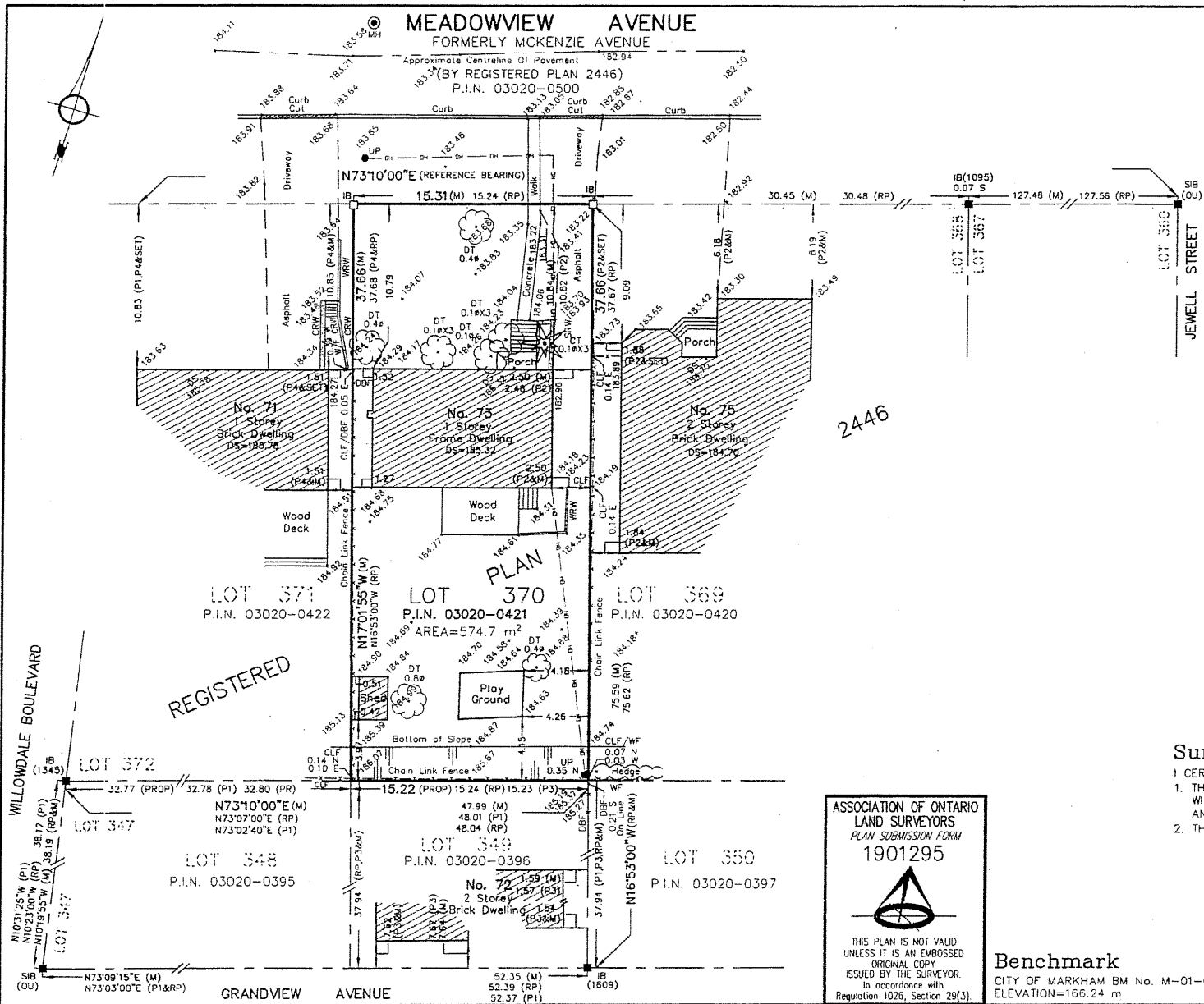
GLAZED AREAS:
 1. AREA OF EXPOSED BUILDING FACE: 1069.51 SQ.FT.
 2. PROPOSED GLAZED AREA: 64.28 SQ.FT. (6.01%)



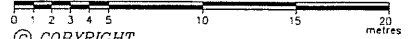
SIDE ELEVATION (WEST)

designed by: ALI SHAKERI T.416 8166651 F.416 2508900 ARCICA INC. 325 SHEPPARD AVENUE EAST, M2N 3B4 TORONTO, ONTARIO, CANADA	project: 73 MEADOWVIEW AVENUE	revisions: OCT 05, 2017- ISSUED FOR COA & PERMIT	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
	drawing: SIDE ELEVATION (WEST)	scale: 3/16"=1'	

THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER
 Ali Shakeri
 BCIN#24574
 F&A Associates Ltd.
 BCIN#30998



SURVEYOR'S REAL PROPERTY REPORT-PART 1
PLAN OF LOT 370
REGISTERED PLAN 2446
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK
 SCALE 1:250



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 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

NO REGISTERED EASEMENTS OR RIGHTS OF WAY
 FENCES AS SHOWN

SURVEY PREPARED FOR : MAHVASH DADKHAH

Notes

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF MEADOWVIEW AVENUE (FORMERLY MCKENZIE AVENUE) HAVING A BEARING OF N73°10'00"E AS SHOWN ON REGISTERED PLAN 2446

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- RP DENOTES REGISTERED PLAN 2446
- P1 DENOTES SURVEY BY GUIDO PAPA SURVEYING LTD., O.L.S., DATED FEBRUARY 5th, 1988
- P2 DENOTES SURVEY BY D.HORWOOD, O.L.S., DATED APRIL 16th, 1990
- P3 DENOTES SURVEY BY GUIDO PAPA SURVEYING LTD., DATED JANUARY 5th, 1988
- P4 DENOTES SURVEY BY W.S.GIBSON & SONS, O.L.S., DATED JUNE 25th, 1955
- 1345 DENOTES GUIDO PAPA SURVEYING LTD., O.L.S.
- 1095 DENOTES JOHN DOUGLAS CARTER LTD., O.L.S.
- 1609 DENOTES PAUL KIDD, O.L.S.
- OU DENOTES ORIGIN UNKNOWN
- UP DENOTES UTILITY POLE
- CH DENOTES OVERHEAD WIRES
- MH DENOTES MANHOLE
- DBF DENOTES DOUBLE BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE
- WF DENOTES WIRE FENCE
- CRW DENOTES CONCRETE RETAINING WALL
- SRW DENOTES STONE RETAINING WALL
- WRW DENOTES WOOD RETAINING WALL
- W/F DENOTES WEST FACE
- DS DENOTES DOOR SILL
- ⊙ DENOTES DECIDUOUS TREE
- ⊙ DENOTES CONIFEROUS TREE

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 6th DAY OF MARCH 2014

MARCH 19, 2014
 Date

Lawrence O. Ertl
 Lawrence O. Ertl
 Ontario Land Surveyor

ertl surveyors
 Ontario Land Surveyors
 www.es-ols.com

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 DRAWING : 14120-TB.DWG PROJECT : 14120
 CALC. BY D.L., DRAWN BY S.W., CHECKED BY L.E.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1901295



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

Benchmark

CITY OF MARKHAM BM No. M-01-012
 ELEVATION=166.24 m