

Memorandum to the City of Markham Committee of Adjustment

May 31st, 2019

File: A/19/19
Address: 70 Chant Cres, Markham
Applicant: Fucal Wang
Agent: Bill Ross & Associates (Bill Ross)
Hearing Date: Wednesday June 12th, 2019

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

The applicant is requesting relief from the following requirements of By-law 11-72, R3, as amended:

- a) **Section 6, Schedule B:**
a maximum lot coverage of 35.86 percent, whereas the By-law permits a maximum lot coverage of 33 1/3 percent;
- b) **Section 6, Schedule B:**
a maximum building height of 26 ft 5 in, whereas the By-law permit a maximum building height of 25 ft;

as they relate to a proposed residential dwelling.

The Committee of Adjustment deferred this application on March 27th, 2019, due to concerns with the proposed home's compatibility with neighbourhood aesthetics. In response to the Committee of Adjustment's comments, the applicant submitted revised drawings on May 13th, 2019 (See Appendix 'B1') showing a revised front elevation. There have been no changes to the requested variances or other drawings/elevations. Staff's comments dated March 20th, 2019 (Appendix 'C1') remain applicable.

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

The applicant has not provided a reason for not complying with Zoning.

Zoning Preliminary Review (ZPR) Undertaken

The applicant has completed a Zoning Preliminary Review (ZPR) to confirm the initial variances required for the proposed development. The applicant submitted revised drawings on May 13th, 2019. The applicant has not conducted a Zoning Preliminary Review for the revised drawings. 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 variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

PUBLIC INPUT SUMMARY

As of May 31st, 2019, the City received 1 letter expressing support for the proposal. 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. 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.

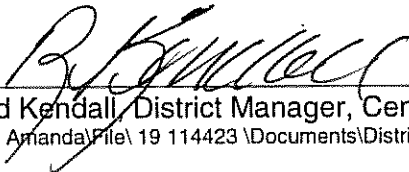
Please see Appendix "A1df" for conditions to be attached to any approval of this application.

PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:



Richard Kendall, District Manager, Central District
File Path: Amanda\File\ 19 114423 \Documents\District Team Comments Memo

Appendices

- Appendix A1 – Conditions A/19/19
- Appendix B1 – Plans A/19/19
- Appendix C1 – Staff Report (March 20th, 2019)

APPENDIX "A1"

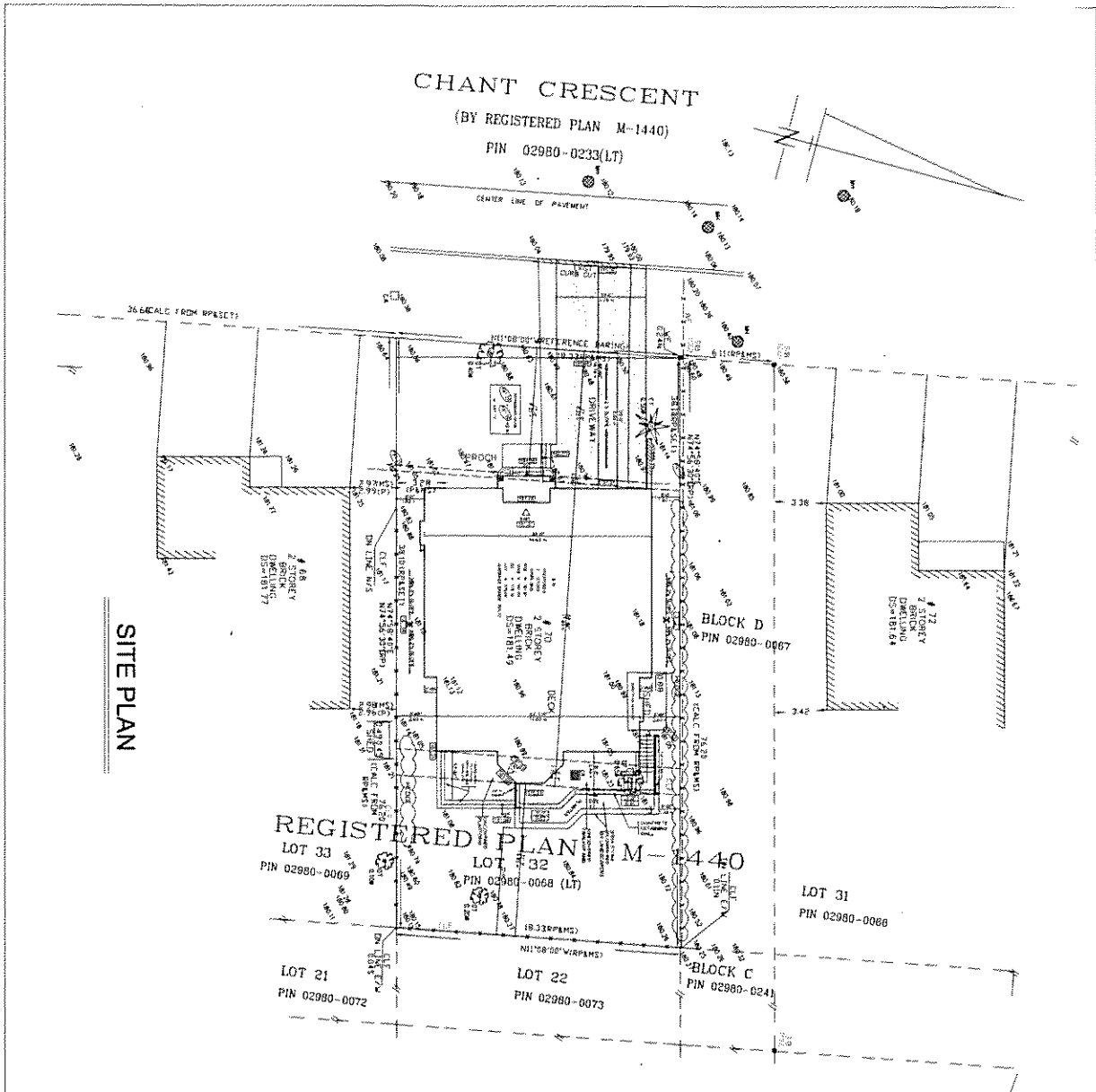
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/19/19

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 B1' to this Staff Report and received by the City of Markham on *May 13th, 2019*, 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 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;
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.

PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects



REGISTERED	LOT NO.	ZONING	LAND AREA	LOT COVERAGE	BUILDING AREA	FRONT PORCH	GROUND FLOOR AREA	BASEMENT FLOOR AREA	TOTAL FLOOR AREA	EXISTING GRADE ELEVATION	PROPOSED GRADE ELEVATION
M-1440	32		638.75 sq. m.	1500.00 sq. ft.	3158 sq. m.	28.50 sq. m.	2693.98 sq. m.	6032 sq. m.	2194.98 sq. m.	453.99 m.	453.99 m.
			158.45 sq. m.	192401 sq. ft.	64328 sq. m.	12311 sq. m.	13231 sq. m.	71881 sq. m.			

REPORT was prepared for use, now, and for the future. It is the responsibility of the user to verify the accuracy of the information provided herein. The user shall be responsible for the use of the information provided herein.

ENCLOSURE consists of the following: 1. A set of drawings showing the proposed building and site plan. 2. A set of drawings showing the proposed building and site plan. 3. A set of drawings showing the proposed building and site plan.

ENCLOSURE consists of the following: 1. A set of drawings showing the proposed building and site plan. 2. A set of drawings showing the proposed building and site plan. 3. A set of drawings showing the proposed building and site plan.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed surveyor in the Province of Ontario, do hereby certify that the foregoing is a true and correct copy of the original and that the same has been compared with the original and found to be a true and correct copy thereof.

DATED: OCTOBER 12, 2018.

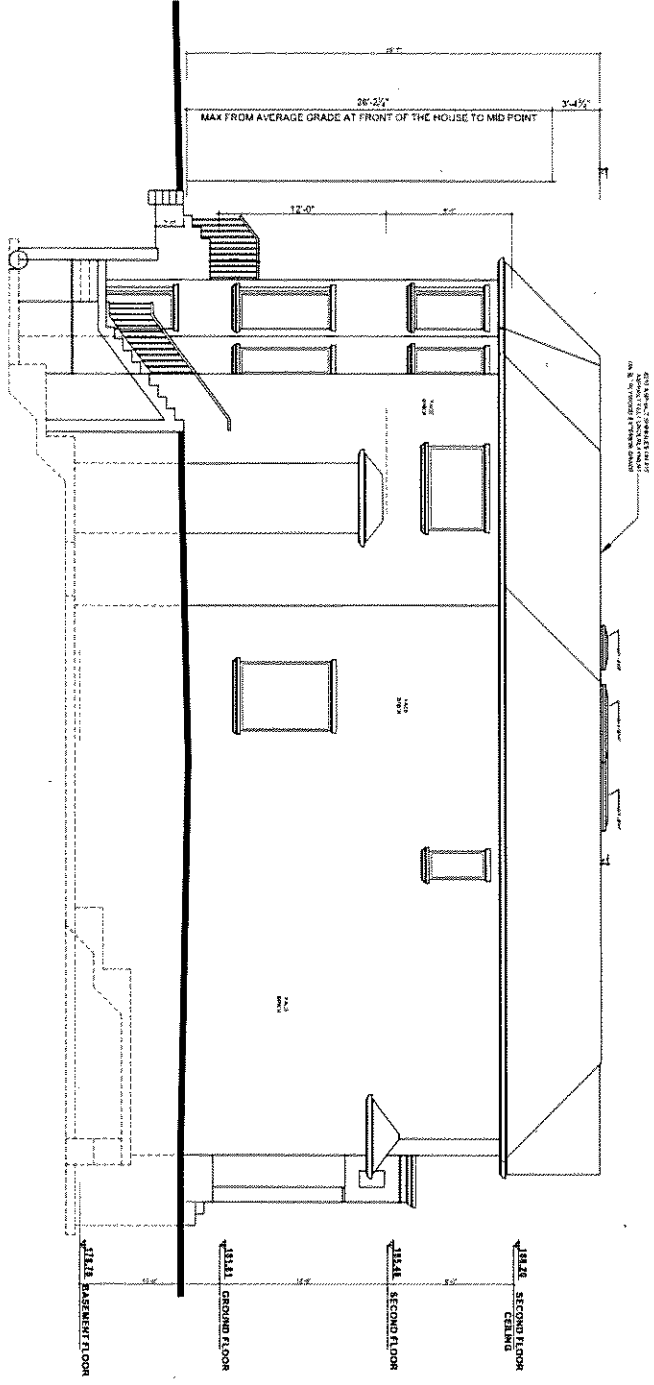
MITSCHE & AZIZ, INC.
120 KENNEDY ROAD, 4TH FLOOR, MARKHAM, ONTARIO L3R 9W7
Tel: (905) 237-8774 Fax: (416) 477-5465
Website: www.mitliche.com

SURVEYOR'S REAL PROPERTY REPORT OF PART 1 - LOT 32 REGISTERED PLAN M-1440 TOWN OF MARKHAM (REGIONAL MUNICIPALITY OF YORK)

SCALE = 1" = 200'

MITSCHE & AZIZ, INC. O.L.S.
LETTER DISTANCE'S SHOWN HEREON ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INTERBUILD LTD.
127 Surfside Dr. Toronto, ON M2K 1J6
Tel: (416) 291-8872 Fax: (416) 291-8871



NORTH ELEVATION

ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED

BASE SECOND FLOOR CEILING

BASE SECOND FLOOR

BASE GROUND FLOOR

BASE BASEMENT FLOOR

CONSTRUCTION NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. FINISH GRADE TO BE SHOWN BY DASHED LINES.
3. SEE OTHER SHEETS FOR DETAILS.

REVISED MAY 2015

SCALE: 1/4" = 1'-0"

PROJECT: 4201

CLIENT: NORTH ELEVATION

DESCRIPTION: SINGLE FAMILY DWELLING ON 10 CHANT CRENS

DATE: 1/15/15

DESIGNER: INTERIUM LTD.

ADDRESS: 177 Boulevard St. Laurent, Montreal, Quebec H2T 1L5

PHONE: (514) 392-1111

WEBSITE: www.interium.com

INTERIUM LTD.

177 Boulevard St. Laurent, Montreal, Quebec H2T 1L5

Phone: (514) 392-1111

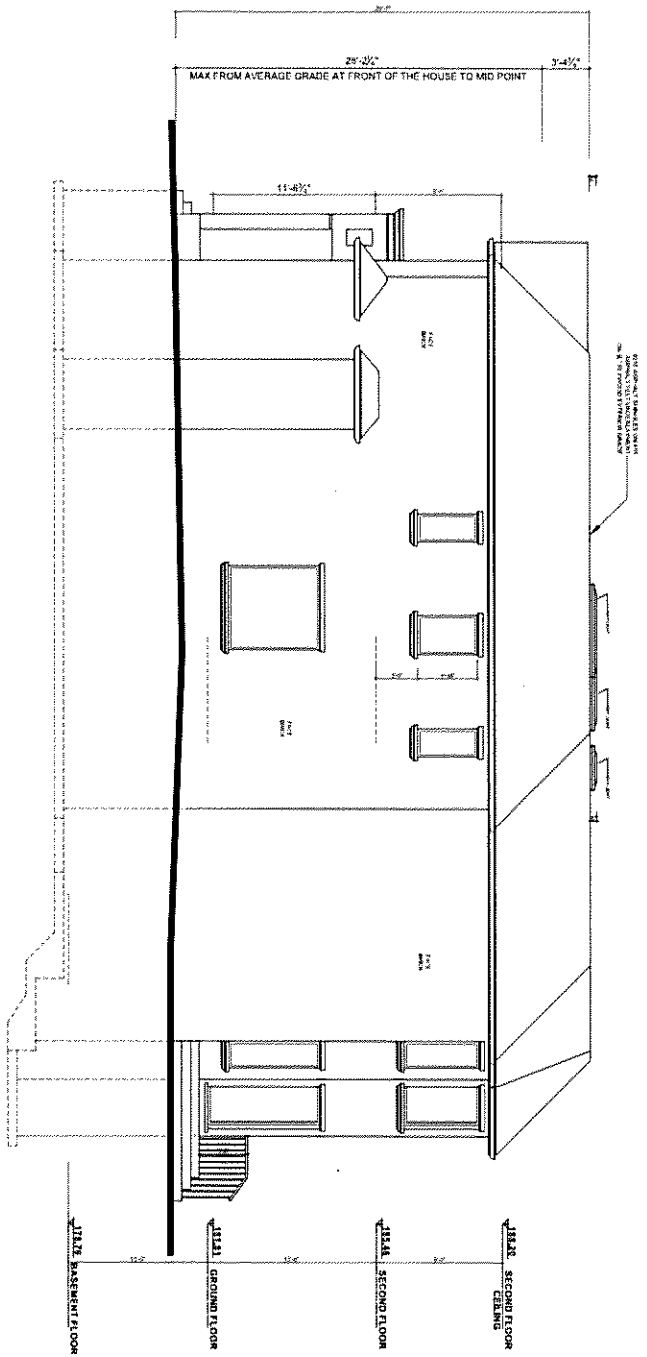
Website: www.interium.com

Interium Ltd.

177 Boulevard St. Laurent, Montreal, Quebec H2T 1L5

Phone: (514) 392-1111

Website: www.interium.com



SOUTH ELEVATION

THIS DRAWING IS THE PROPERTY OF INTERDURA LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF INTERDURA LTD.

REVISED MAY 2019

SCALE: 1/4" = 1'-0"

DATE: 05/24/19

PROJECT NO: A203

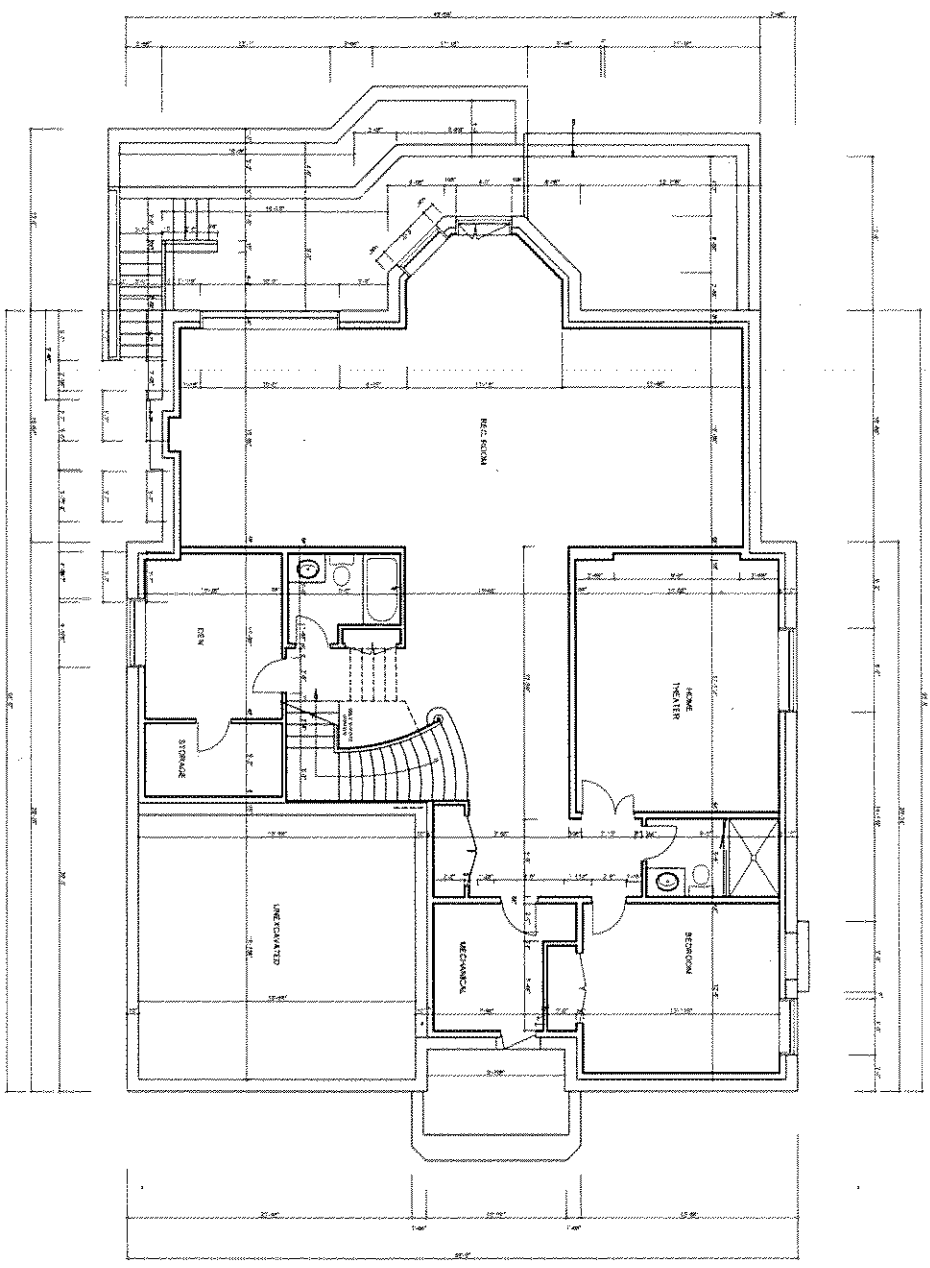
PROJECT: SOUTH ELEVATION

FOR TITLE: SINGLE FAMILY DWELLING ON

7/9 CHANT CREES

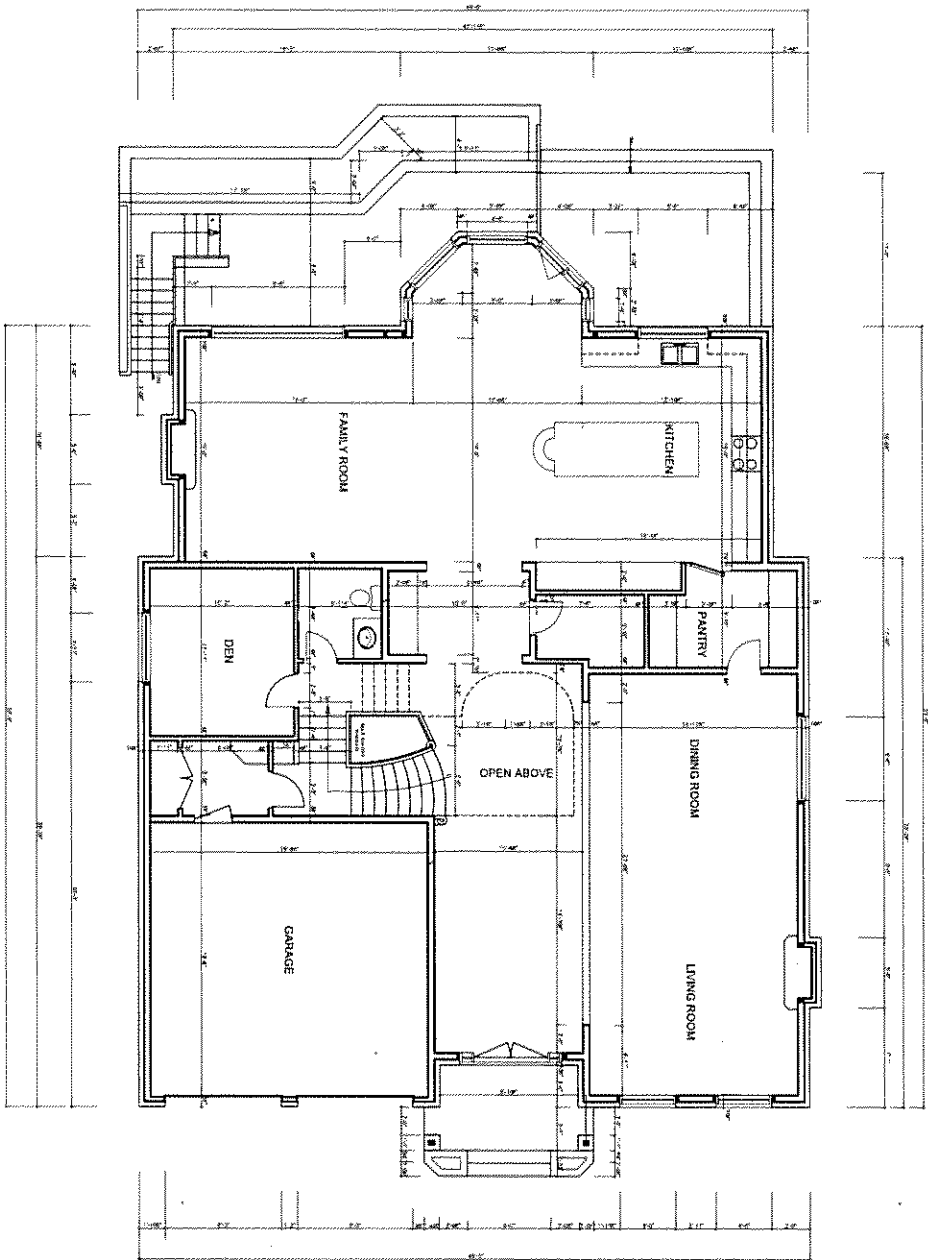
INTERDURA LTD.

27 Dundas St. West, Toronto, ON M5G 1R8
 416-491-1234
 416-491-1235



BASEMENT FLOOR PLAN

<p>THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL CONTRACT AND THE SPECIFICATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. THE ARCHITECT ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR OMISSIONS.</p>	
<p>REVISION: MAY 2019</p>	<p>PROJECT: 144' x 51' 0"</p>
<p>DATE: 05/15/19</p>	<p>SCALE: AS SHOWN</p>
<p>PROJECT NO.: A2001</p>	<p>DATE: 05/15/19</p>
<p>CLIENT: INTERBUILD LTD.</p>	
<p>PROJECT: BASEMENT FLOOR PLAN</p>	
<p>DESCRIPTION: SINGLE FAMILY DWELLING ON 70 CHANT CREES</p>	
<p>ARCHITECT: INTERBUILD LTD.</p>	
<p>277 Boulevard Du Commerce, Suite 103 West Vancouver, BC V8V 2P6 Tel: 604.681.1111 Fax: 604.681.1112</p>	



GROUND FLOOR PLAN

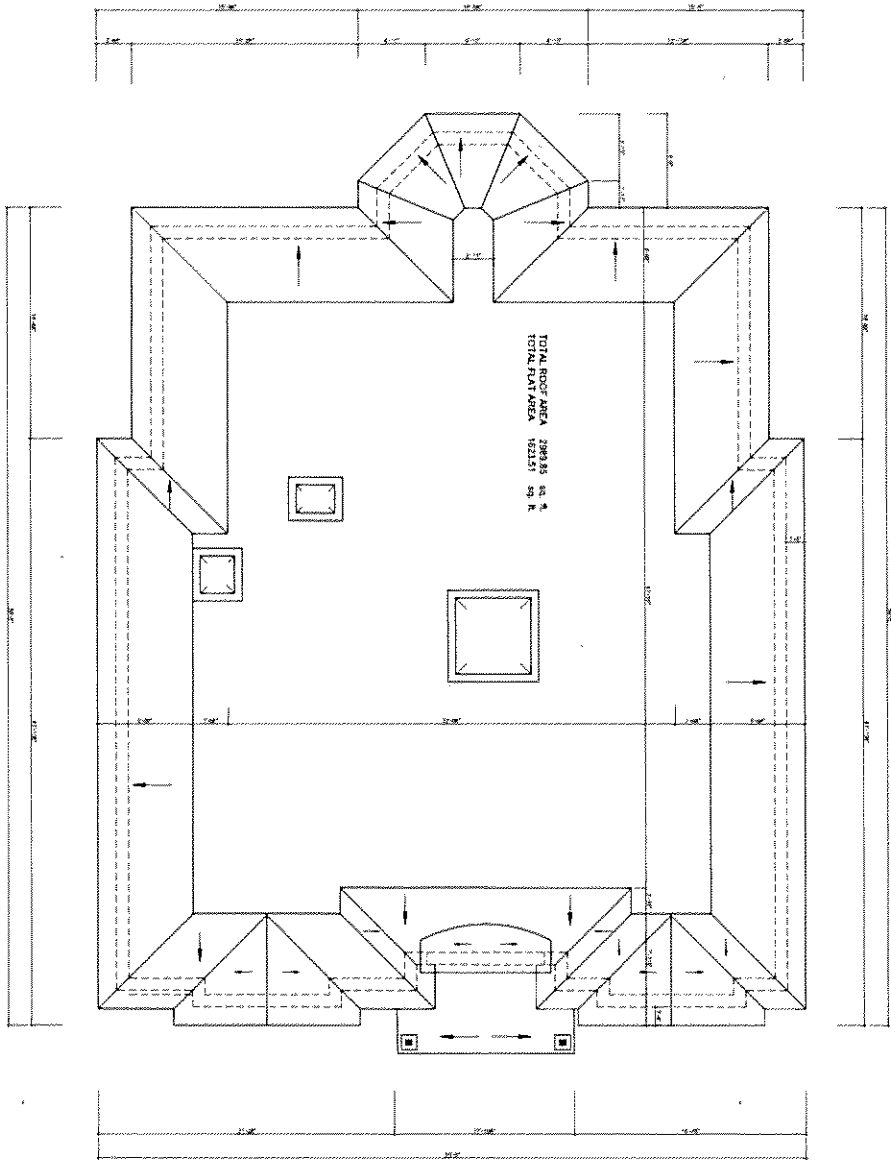
THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.

REVISIONS
 DATE: MAY 2019
 BY: [Signature]

NO.	DATE	DESCRIPTION
1	04/11/19	ISSUED FOR PERMIT
2	05/01/19	ISSUED FOR PERMIT

PROJECT TITLE: A301
 CLIENT: [Name]
 ADDRESS: [Address]
 CITY: [City]

INTERBUND LTD
 1000 BAYVIEW AVE. SUITE 1000
 SCARBOROUGH, ONTARIO M1S 5B7
 TEL: (416) 291-1111
 WWW.INTERBUND.COM



ROOF PLAN

THIS DRAWING IS THE PROPERTY OF INTERMED LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF INTERMED LTD.

REVISED MAY 2019

DATE	14th May 2019
BY	208288
SCALE	AS SHOWN
PROJECT NO.	A303

PROJECT
SINGLE FAMILY DWELLING ON
70 CHANT CREES

INTERMED LTD

 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Zoning By-Law 11-72

The subject property is zoned R3 – 'Third Density Single Family Residential' under By-law 11-72, as amended, which permits a single detached dwelling. The proposed development does not comply with the by-law with respect to maximum lot coverage and maximum building height.

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

The applicant has not provided a reason for not complying with Zoning.

Zoning Preliminary Review (ZPR) Undertaken

The owner has completed a Zoning Preliminary Review (ZPR) on February 14, 2019 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.

Increase in Maximum Building Height

The applicant is requesting relief to permit a maximum building height of 8.05 m (26.42 ft), whereas the By-law permits a maximum building height of 7.62 m (25 ft). This represents an increase of approximately 0.43 m (1.42 ft).

The height variance is in part attributable to the fact that the grade height of the centreline (crown) of the street is lower than the proposed average grade of the property. There is an alley to the left of the subject property and the proposed dwelling will maintain more than 5.81 m (17 ft) from the property to its left and approximately 1.82 m (6 ft) from the property to its right. While the proposed dwelling is taller than what the By-law permits, Staff are of the opinion that the variance request for maximum building height is minor in nature and will not result in demonstrable adverse impacts to neighbouring properties.

Increase in Maximum Lot Coverage

The applicant is requesting relief for a maximum lot coverage of 35.86 percent, whereas the By-law permits a maximum lot coverage of 33.33 percent. The proposed lot coverage includes a front unenclosed covered porch which adds approximately 5.65 m² (60.82 ft²) to the overall building area. The proposed lot coverage also includes a rear two-storey projection which occupies a portion of the rear elevation and adds approximately 7.6 m² (81.81 ft²) to the overall building area. Excluding the front covered porch and rear two-storey projection, the proposed dwelling has a lot coverage of approximately 34 percent. Given that the front covered porch is unenclosed and that the rear two-storey projection occupies a portion of the rear elevation, Staff are of the opinion that the requested variance for maximum lot coverage is minor in nature.

PUBLIC INPUT SUMMARY

No written submissions were received as of March 18, 2019. 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.

Memorandum to the City of Markham Committee of Adjustment

March 20, 2019

File: A/19/19
 Address: 70 Chant Cres, Markham
 Applicant: Fucai Wang
 Agent: Bill Ross & Associates (Bill Ross)
 Hearing Date: Wednesday March 27, 2019

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

The applicant is requesting relief from the following requirements of By-law 11-72, R3, as amended:

- a) **Section 6, Schedule B:**
 a maximum lot coverage of 35.86 percent, whereas the By-law permits a maximum lot coverage of 33 1/3 percent;
 - b) **Section 6, Schedule B:**
 a maximum building height of 26 ft 5 in, whereas the By-law permit a maximum building height of 25 ft;
- as they relate to a proposed residential dwelling.

BACKGROUND

Property Description

The 696.75 m² (7,500 ft²) subject property is located on the east side of Chant Crescent, north of Highway 7 and east of Warden Avenue. The property is located within a residential neighbourhood comprised of a mix of one and two-storey detached dwellings. To the north side of the property is an alley. There is an existing two-storey detached 198.81 m² (2,140 ft²) dwelling on the property, which according to assessment records was constructed in 1972. Mature vegetation exists across the property.

Proposal

The applicant is proposing to construct a new two-storey detached dwelling with an attached garage, a rear uncovered patio and, a rear uncovered walkout.

Official Plan and Zoning

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

The subject property is designated "Residential – Low Rise", which provides for low rise housing forms including single detached dwellings. Infill development is required to meet the general intent of the 2014 Official Plan with respect to height, massing and setbacks to ensure that the development is appropriate for the site and also generally consistent with the zoning requirements for adjacent properties and properties along the same street. Regard must also be had for retention of existing trees and vegetation, as well as the width of proposed garages and driveways. Planning staff have had regard for the infill development criteria in the preparation of the comments provided below.

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. 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.

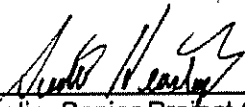
Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:



Scott Heaslip, Senior Project Coordinator, Central District
File Path: Amanda\File\19 114423 \Documents\District Team Comments Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/19/19

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 by the City of Markham on *March 06, 2019*, 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;
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:



Aqsa Malik, Planner, Zoning and Special Projects

SURVEYOR'S REAL PROPERTY REPORT OF
 PART OF LOT 32
 REGISTERED PLAN M-1440
 TOWN OF MARKHAM
 (REGIONAL MUNICIPALITY OF YORK)

SCALE: 1" = 200'
 DATE: 2018
 MITSICHE & AZIZ INC., O.L.S.
 100 WILSON AVENUE, SUITE 100, MARKHAM, ONTARIO L3R 9V4
 CAN BE COMPARED TO THE ORIGINAL PLAN

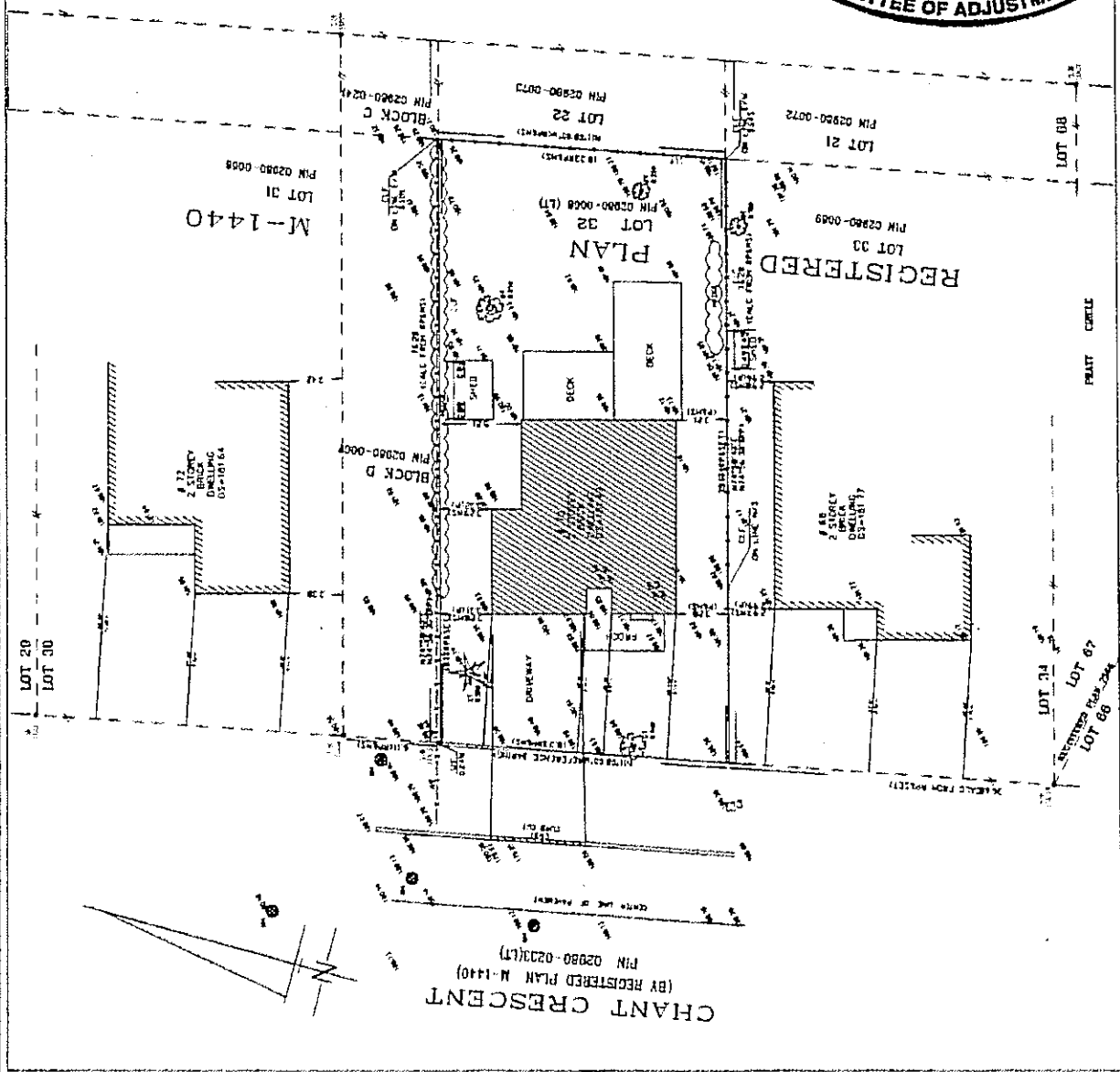
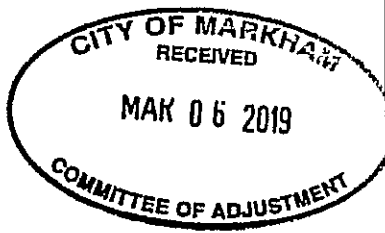
© COPYRIGHT 2018
 THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE RECORDS OF THE TOWN OF MARKHAM.

PART 2 REPORT
 ALL MEASUREMENTS ARE BASED ON THE SURVEYOR'S FIELD NOTES AND THE SURVEYOR'S RECORDS. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE RECORDS OF THE TOWN OF MARKHAM.
 THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE RECORDS OF THE TOWN OF MARKHAM.
 THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE RECORDS OF THE TOWN OF MARKHAM.

SURVEYOR'S CERTIFICATE
 I, THE SURVEYOR, HAVE CONDUCTED THE SURVEY AND THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE RECORDS OF THE TOWN OF MARKHAM.
 I, THE SURVEYOR, HAVE CONDUCTED THE SURVEY AND THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE RECORDS OF THE TOWN OF MARKHAM.

REGISTERED PLAN M-1440
 LOT 32
 PIN 02980-0068 (LT)
 LOT 31
 PIN 02980-0068
 LOT 22
 PIN 02980-0073
 LOT 21
 PIN 02980-0072
 LOT 33
 PIN 02980-0069

MITSICHE & AZIZ INC.
 CIVIL ENGINEERS & SURVEYORS
 100 WILSON AVENUE, SUITE 100, MARKHAM, ONTARIO L3R 9V4
 TEL: (905) 217-8124 FAX: (905) 217-5185
 E-MAIL: info@mitsicheandaziz.com
 PROJECT NUMBER: 18-015
 TO: DIMITrios (DIMIT) MITSICHE
 DRAWN BY: K.A. CHOLEZIS
 DATE: 2018

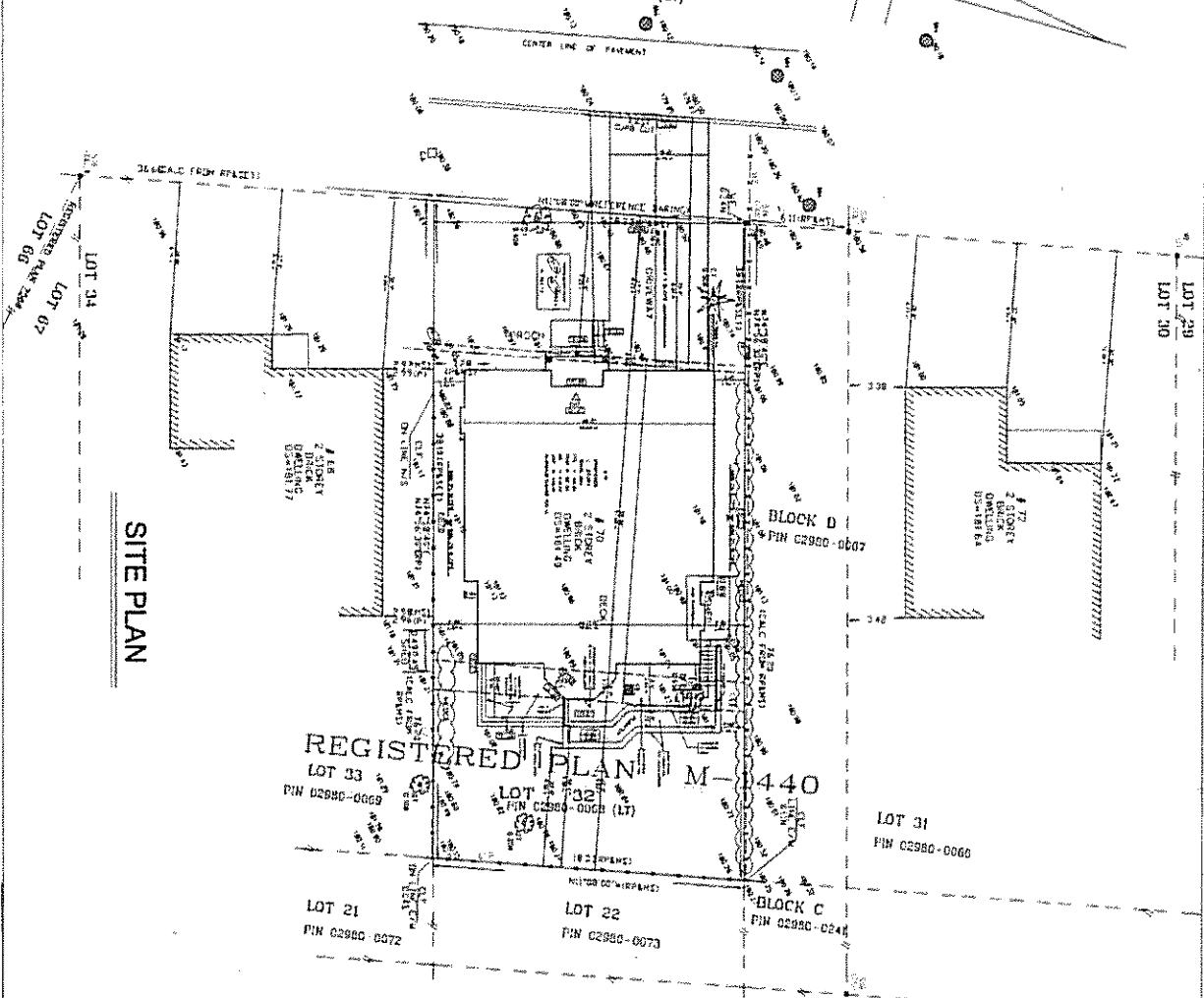


CHANT CRESCENT
 (BY REGISTERED PLAN M-1440)
 PIN 02980-0230(LT)

CHANT CRESCENT

(BY REGISTERED PLAN M-1440)

PIN 02980-0233(LT)



SITE PLAN

REGISTERED PLAN M-1440

PROPOSED

REGISTERED	14-1440	14-1440
LOT NO.	14	14
LAND AREA	6043 sq. m.	14600 sq. m.
LOT COVERAGE	34.1%	34.1%
BUILDING AREA	2069 sq. m.	2069 sq. m.
FRONT PORCH	453 sq. m.	453 sq. m.
SECOND FLOOR AREA	2124 sq. m.	2124 sq. m.
BASEMENT FLOOR AREA	2812 sq. m.	2812 sq. m.
TOTAL FLOOR AREA	4989 sq. m.	4989 sq. m.
EXISTING GRADE ELEVATION	100.00	100.00
PROPOSED GRADE ELEVATION	100.00	100.00

REGISTERED

LOT NO. 14

LAND AREA 6043 sq. m.

LOT COVERAGE 34.1%

BUILDING AREA 2069 sq. m.

FRONT PORCH 453 sq. m.

SECOND FLOOR AREA 2124 sq. m.

BASEMENT FLOOR AREA 2812 sq. m.

TOTAL FLOOR AREA 4989 sq. m.

EXISTING GRADE ELEVATION 100.00

PROPOSED GRADE ELEVATION 100.00

PROPOSED

LOT NO. 14

LAND AREA 14600 sq. m.

LOT COVERAGE 34.1%

BUILDING AREA 2069 sq. m.

FRONT PORCH 453 sq. m.

SECOND FLOOR AREA 2124 sq. m.

BASEMENT FLOOR AREA 2812 sq. m.

TOTAL FLOOR AREA 4989 sq. m.

EXISTING GRADE ELEVATION 100.00

PROPOSED GRADE ELEVATION 100.00

SUPERVISOR'S REAL PROPERTY REPORT OF PART 1 OF LOT 32 REGISTERED PLAN M-1440 TOWN OF MARKHAM (REGIONAL MUNICIPALITY OF YORK)

SCALE: 1:200

MITSCHKE & AZIZ INC. O.L.S.

WE HEREBY CERTIFY THAT THE REPORT AND PLAN IS CORRECT AND TRUE TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

DATE: OCTOBER 31, 2018

DESIGNED BY: A.A.

CHECKED BY: A.A.

DATE: NOV 2018

DWG NO. A100

SITE PLAN

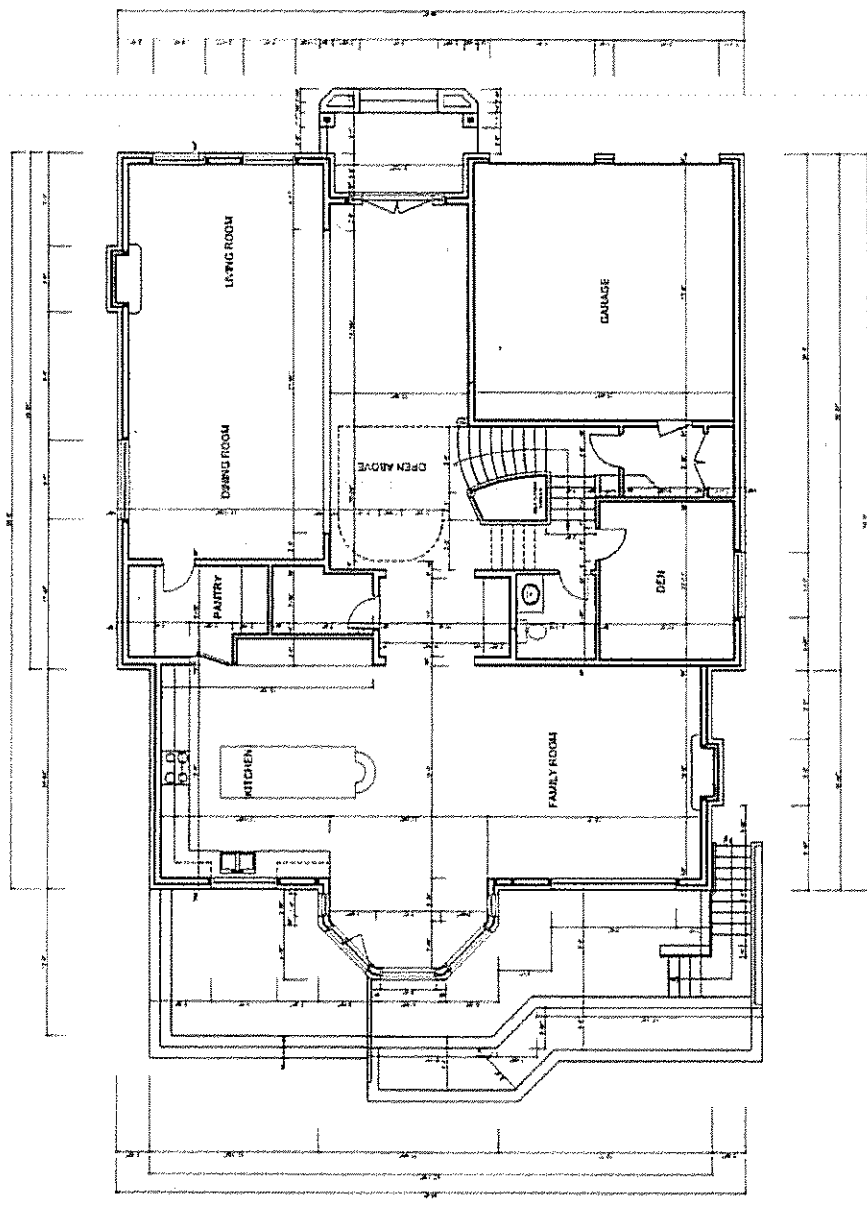
SINGLE FAMILY DWELLING ON 70 CHANT CRES.

INTERBUILD LTD. 4311 127 Dundas St. W. Toronto, ON M5G 1A5 Tel: (416) 593-8877

ALL DIMENSIONS ARE IN FEET AND INCHES.
 DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.
 ALL DOORS ARE 3'0" WIDE UNLESS OTHERWISE NOTED.
 ALL WINDOWS ARE 6'0" WIDE UNLESS OTHERWISE NOTED.
 ALL CEILING HEIGHTS ARE 8'0" UNLESS OTHERWISE NOTED.
 ALL FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE DETERMINED BY THE ARCHITECT.
 ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
 ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

DATE	18th FEB 1971
SCALE	1/4" = 1'-0"
PROJECT NO.	ASB1
CLIENT	MR. & MRS. J. H. SMITH
ADDRESS	123 MAIN STREET, BIRMINGHAM
ARCHITECT	J. H. SMITH & PARTNERS
ARCHITECTS' OFFICE	123 MAIN STREET, BIRMINGHAM
TELEPHONE	01-234 5678
FAX	01-234 5678
POSTAL CODE	B1 1AA


GROUND FLOOR PLAN
 SINGLE FAMILY DWELLING ON
 RECTANGULAR PLOT
 INTERIORS LTD.
 123 MAIN STREET, BIRMINGHAM
 BIRMINGHAM, ENGLAND
 TEL: 01-234 5678
 FAX: 01-234 5678

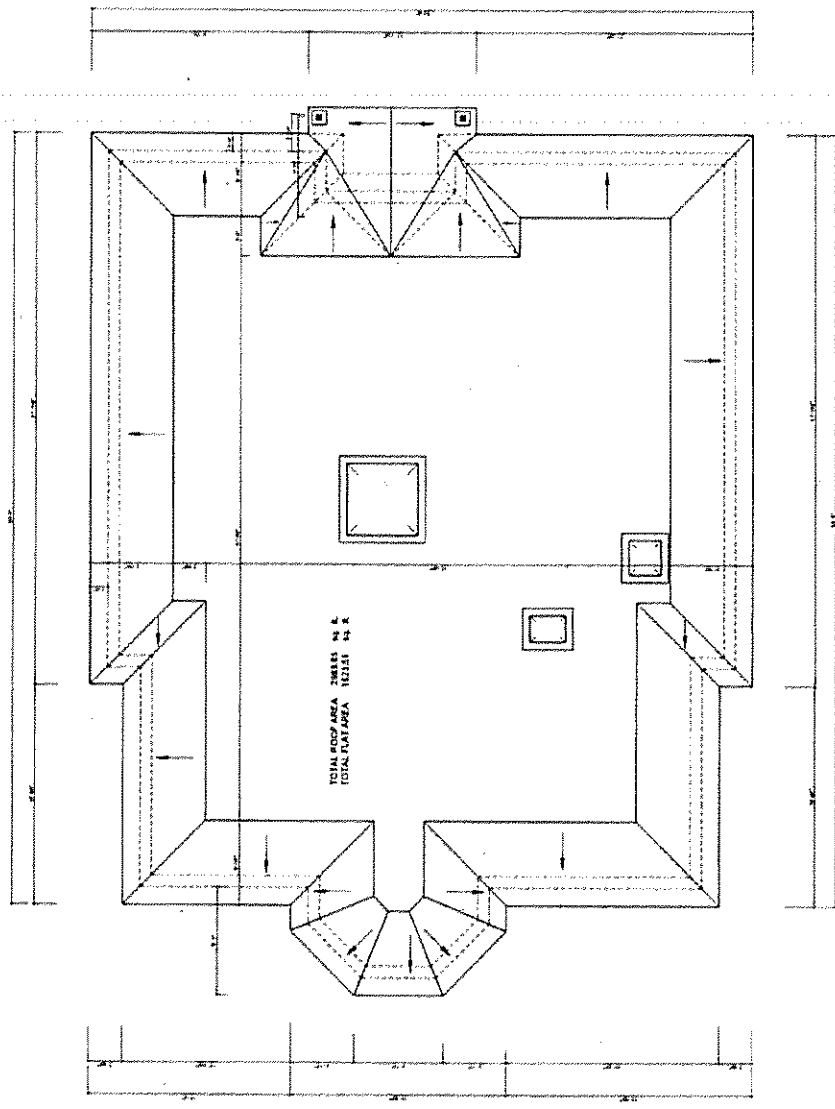


GROUND FLOOR PLAN

1. This drawing is the property of the Architect and is not to be used for any other purpose without the written consent of the Architect.
 2. The Architect is not responsible for the accuracy of the information provided by the client.
 3. The Architect is not responsible for the accuracy of the information provided by the client.

4. The Architect is not responsible for the accuracy of the information provided by the client.
 5. The Architect is not responsible for the accuracy of the information provided by the client.

DATE	18/11/2017	PROJECT	ASB3
SCALE	1:100	CLIENT	ASB3
ROOF PLAN			
SUNSHINE PLAZA DEVELOPMENT ON SUNSHINE ESTATES			
			
INTERIOR DESIGN 11/11/2017 11/11/2017 11/11/2017			



ROOF PLAN