

Memorandum to the City of Markham Committee of Adjustment

September 04, 2025

File: B/003/25, B/004/25, A/049/25, A/050/25, A/051/25
Address: 21 & 23 Riverview Ave, Markham
Applicant: Anison & Associates (Tanya Roman)
Hearing Date: Wednesday, September 10, 2025

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

The purpose of the following consent and minor variance applications is to sever and convey the subject properties at 21 and 23 Riverview Avenue into three residential lots and to permit minor variances to facilitate the construction of three two-storey single detached dwellings.

Consent Application B/003/25 – 21 Riverview Avenue

Pursuant to the provisions of Section 53 of the *Planning Act*, R.S.O. 1990, cP.13, as amended, and Ontario Regulation No. 197/96, the Applicant is requesting provisional consent to:

- a) **Sever and convey** a parcel of land (Part 2) with an approximate lot width of 11.60 metres and an approximate lot area of 464.41 square metres; and
- b) **Retain** a parcel of land (Part 1) with an approximate lot width of 22.80 metres and an approximate lot area of 916.26 square metres.

Consent Application B/004/25 – 23 Riverview Avenue

Pursuant to the provisions of Section 53 of the *Planning Act*, R.S.O. 1990, cP.13, as amended, and Ontario Regulation No. 197/96, the Applicant is requesting provisional consent to:

- a) **Sever and convey** a parcel of land (Part 3) with an approximate lot width of 11.26 metres and an approximate lot area of 450.84 square metres; and
- b) **Retain** a parcel of land (Part 4) with an approximate lot width of 22.86 metres and an approximate lot area of 912.48 square metres.

Minor Variance Application A/049/25 (21 Riverview Avenue – Part 1)

The Applicant is requesting relief from the requirements of By-Law 2024-19, as amended, as it relates to the retained lot, to permit:

- a) **By-law 2024-19, Section 6.3.2.2 a):**
a minimum lot frontage of 22.6 metres, whereas the by-law requires a lot frontage the greater of 23.0 metres or the average lot frontage of the two neighbouring lots;

Minor Variance Application A/050/25 (23 Riverview Avenue – Part 4)

The Applicant is requesting relief from the requirements of By-Law 2024-19, as amended, as it relates to the retained lot, to permit:

- a) **By-law 2024-19, Section 6.3.2.2 a):**
a minimum lot frontage of 22.66 metres, whereas the by-law requires a lot frontage the greater of 23.0 metres or the average lot frontage of the two neighbouring lots;

Minor Variance Application A/051/25 (21 and 23 Riverview Avenue – Parts 2 and 3)

The Applicant is requesting relief from the requirements of By-Law 2024-19, as amended, as it relates to the creation of a new residential lot, to permit:

a) By-law 2024-19, Section 6.3.2.2 a):

a minimum lot frontage of 22.66 metres, whereas the by-law requires a lot frontage the greater of 23.0 metres or the average lot frontage of the two neighbouring lots;

BACKGROUND

Property Description

The subject lands at 21 & 23 Riverview Avenue are located on the south side of Riverview Avenue, west of Grandview Boulevard, and south of Highway 7 East, and have areas of 1,380 m² (14,854.20 ft²) and 1,363 m² (14,671.21 ft²), respectively. According to assessment records, the existing one-storey single detached dwellings were constructed in 1954. There is one dwelling situated on each of 21 Riverview Avenue and 23 Riverview Avenue.

The subject lands are located within an established residential neighborhood comprised of one and two-storey detached dwellings. The surrounding area is undergoing a transition with newer dwellings being developed as infill developments. The lot fabric in the area is varied, with smaller lots located to the west within an established subdivision, and larger lots with more generous frontages and lot areas located to the east.

Proposal

The Applicant is proposing to sever and convey the subject lands, municipally known as 21 and 23 Riverview Avenue, to facilitate the creation of 3 new residential lots. Each lot will accommodate the future construction of new single detached dwellings. The creation of the third residential lot will be achieved through the merging of the proposed severed parcels of 21 Riverview Avenue (Part 2) and 23 Riverview Avenue (Part 3).

Zoning Preliminary Review (ZPR) Undertaken

The owner has completed a Zoning Preliminary Review (ZPR) on March 31, 2025 to confirm the variances required for the proposed development

OFFICIAL PLAN AND ZONING

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

The 2014 Official Plan designates the Subject Lands “Residential Low Rise”, which provides for low rise housing forms, including single detached dwellings. Section 8.2.3.5 of the 2014 Official Plan outlines development criteria for the “Residential Low Rise” designation to ensure infill developments respects and reflects the existing pattern and character of the surrounding neighbourhood. These criteria include policies with respect to height, massing, setbacks, and protection of existing vegetation. Section 10.3.2.4 of the Official Plan outlines criteria for provisional consents which include but are not limited to:

- a. The lot(s) can be adequately serviced;
- b. No extension, improvement or assumption of municipal services, public streets or new street allowance is required;
- c. The lot(s) will have frontage on a public street
- d. The lot(s) will not restrict the ultimate development of adjacent lands;

- e. The size and shape of the lot(s) conform with the requirements of the zoning by-law, is appropriate to the use proposed and is compatible with adjacent lots.

Regard shall also be had for the 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 neighborhood. Planning Staff have taken into account the infill development criteria while preparing the comments below.

Zoning By-Law 2024-19, as amended

The subject lands are zoned RES-ENLR (Residential established Neighbourhood Low Rise) under By-Law 2024-19, as amended, which permits Detached dwellings. Within this zone category, lots are required to have a minimum frontage of the greater of 23.0 metres (75.46 feet) or the average lot frontage of the two abutting lots. Lots are also required to have a minimum depth of the greater of 30.0 metres (98.43 feet) or the average lot depth of the two abutting lots.

The proposed Consent to Sever application will facilitate the creation of three residential lots that comply with the minimum lot depth requirements of the By-Law. However, the proposed lots will not meet the minimum lot frontage, which Staff will discuss in further detail in the comments section. Provided below is a table summary of the proposed lot frontages and areas of each lot (Table 1)

Municipal Address	Current lot Frontage	Current Lot Depth	Proposed Lot Frontage	Proposed Lot Area
21 Riverview Avenue	34.40m (112.86 ft)	40.50m (132.87)	22.60m (74.15 ft)	916.26 m ² (9862.54 ft ²)
Proposed Lot (Parts 2 & 3)	N/A	N/A	22.66m (74.34 ft)	915.25 m ² (9851.67 ft ²)
23 Riverview Avenue	34.14m (112.01 ft)	40.30m (132.22 ft)	22.66m (74.34 ft)	912.48 m ² (9821.85 ft ²)

Table 1 – Proposed Severance Applications for 21 & 23 Riverview Avenue

COMMENTS

Consent to Sever Applications B/003/25 and B/004/25

The Applicant is proposing three new residential lots to be created through two applications for provisional consent. Specifically, the applicant proposes the severance of 21 Riverview Avenue into two parts (Parts 1 and 2) and 23 Riverview Avenue into two lots (Parts 3 and 4). The creation of a third lot is proposed through the merging of Parts 2 & 3 (refer to Appendix “G” – Draft Reference Plan).

As noted in previous sections, the three new residential lots will have a frontage ranging from 22.6 to 22.66 m (74.1 to 74.3 ft) and depths ranging from 40.30 m (132.22 ft) to 40.50 m (132.87 ft). All proposed lots comply with the minimum lot depth requirement of the greater of 30.0 m (98.43 ft) or the average lot depth of the two abutting lots.

Planning staff note that there is a wide variation in lot sizes within the immediate vicinity of the subject lands, with smaller frontages located to the west within the established residential subdivision on Drakefield Road and Willowgate Drive, and larger frontages located to the east along Ovida Boulevard and Riverview Road. The proposed lot frontages are comparable to those on the west side of Grandview Boulevard. The proposed new lots will be compatible with the established lot pattern of the surrounding neighbourhoods to the west and north. Even considering the larger lots to the east and which are towards the end of the street, the proposed severed lots will fit in with the larger neighbourhood context especially to the north and west.

Engineering staff note that the lots have adequate servicing and does not require the extension of municipal services, public streets or infrastructure, notwithstanding the need to provide new service connections to each lot. Staff are of opinion that the proposed severance is appropriate and compatible with the surrounding neighbourhood.

Minor Variance Applications A/049/25, A/050/25, and A/051/25

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

1. The variance must be minor in nature;
2. The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building, or structure;
3. The general intent and purpose of the Zoning By-law must be maintained; and,
4. The general intent and purpose of the Official plan must be maintained

In consideration of the Minor Variance Applications submitted, staff note that each application seeks relief from the same sections of the Zoning By-Law. To streamline the analysis process and ensure clarity, staff will present a unified discussion organized by section, rather than addressing individual requests from each application separately.

By-law 2024-19, Section 6.3.2.2 a):

The Applicant is requesting to permit a reduced lot frontage of 22.60 metres (A/049/25) and 22.66 metres (A/050/25 and A/051/25), whereas the By-Law requires a lot frontage of the greater of 23 m or the average of two neighboring lots.

Planning staff acknowledge that there is a wide variation among lot sizes within the immediate vicinity, with smaller lots to the west of the subject lands and larger to the east. The proposed lot frontages are comparable with the lots located on the west side of Grandview Boulevard, immediately north of the subject lands. To the east of the subject

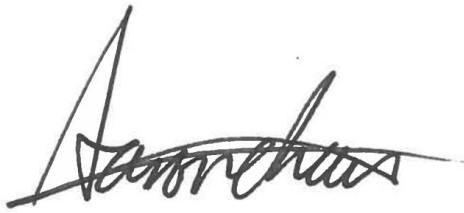
lands, frontages range between approximately 34.40 m (112.90 ft) and 35.90 m (117.90 ft), whereas to the west, smaller frontages are more common. Staff are of the opinion that the proposed lots with a frontage of 22.60 m (74.15 ft) and 22.66 m (74.34 ft) are generally consistent, desirable and compatible with the existing lots within the neighborhood.

CONCLUSION

In concluding that the proposal is appropriate, staff have had regard for the criteria in Sections 45(1) and 51 (24) of the Planning Act. The proposed severance will create lots that generally maintains the existing lot fabric of the neighborhood. Planning staff recommend the approval of Consent to Sever Applications B/003/25 and B/004/25 and Minor Variance Applications A/049/25, A/050/25 and A/051/25.

Please refer to Appendix "A", "B", "C", "D", "E", for conditions to be attached to any approval of this application, including that the applicant enter into a Development Agreement with the City. Staff recommend that the Committee consider public input in reaching a decision.

PREPARED BY:



Aaron Chau, Planner I, East District

REVIEWED BY:



Stacia Muradali, Development Manager, East District

File Path: Amanda\File\25 117108\Documents\District Team Comments Memo

APPENDICIES

Appendix "A" – B/003/25 Conditions of Approval
Appendix "B" – B/004/25 Conditions of Approval
Appendix "C" – A/049/25 Conditions of Approval
Appendix "D" – A/050/25 Conditions of Approval
Appendix "E" – A/051/25 Conditions of Approval
Appendix "F" – Minor Variance Drawings
Appendix "G" – Draft Reference Plan

APPENDIX “A”

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/003/25

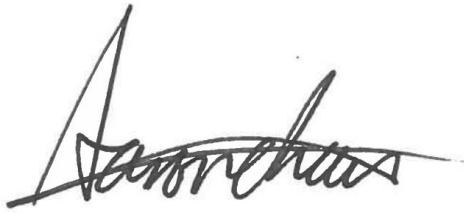
1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to affect the severances applied for under Files B/003/25 in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act.
3. Submission to the Secretary-Treasurer of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.
4. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended.
5. Subsection 50(3) or 50(5) of the Planning Act shall apply to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent
6. Submission of a Solicitor's Certificate certifying that upon registration of the required transfers to effect the severances applied for under File B/003/25 and B/004/25, title to Part 2 on the Draft Reference Plan submitted with File B/003/25 will merge with title to Part 3 on the Draft Reference Plan submitted with File B/004/25, all to the satisfaction of the Director of Planning or designate, 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.
7. That the existing dwelling on the retained lot (Part 1) be partially or fully demolished, if required, to comply with all applicable Zoning By-law requirements, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Chief Building Official, or their designate.
8. That the Owner provides confirmation from an Ontario Land Surveyor that the severed and retained parcels, in their final configuration, meets all the requirements of the applicable Zoning By-law, including any development standards for building and structures, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Zoning Supervisor, or their designate.
9. The Owner shall enter into a Development Agreement with the City to the satisfaction of the City Solicitor, Director of Planning and Urban Design, Director of Operations, and/or the Director of Engineering, or their designates, which Development Agreement shall be registered on title to the lands in priority to all mortgages, charges, liens and other encumbrances, and the Owner shall procure and cause to be executed and registered at its own cost and expense such discharges, postponements, and subordination agreements as may be required by the City in order to provide for the priority of registration for the Development Agreement on title to the Lands. The Development Agreement shall specifically provide for matters including but not limited to:
 - i) Payment of all applicable fees in accordance with the City's fee by-law;
 - ii) Submission of securities respecting any works to be provided in accordance with the Development Agreement;

- iii) Payment of cash-in-lieu of Parkland Dedication in accordance with By-law 195-90, as amended, upon execution of the development agreement. The applicant shall submit an Appraisal report prepared by a member of the Appraisal Institute of Canada in accordance with the City's terms of reference respecting the proposed new lot, to be reviewed and approved by the City;
- iv) notice that the lands may not be connected to the City's water system, sewage system and/or drainage system (the "Municipal Services"), and that in order to connect to the Municipal Services, the Owner must submit an application to the City and pay for the connections to the Municipal Services, which shall be installed by the City.

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- 11. Fulfillment of all of the above noted conditions within two years of the date that notice of the decision was given under Section 50(17) or 50(24) of the Planning Act.

CONDITONS PREPARED BY:

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Aaron Chau, Planner I, East District

APPENDIX “B”

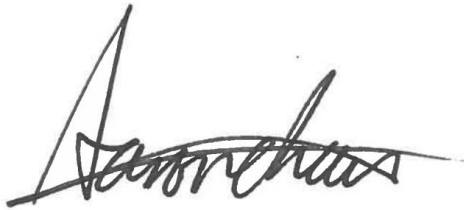
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/004/25

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to affect the severances applied for under Files B/004/25 in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act.
3. Submission to the Secretary-Treasurer of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.
4. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended.
5. Subsection 50(3) or 50(5) of the Planning Act shall apply to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.
6. Submission of a Solicitor's Certificate certifying that upon registration of the required transfers to effect the severances applied for under File B/003/25 and B/004/25, title to Part 3 on the Draft Reference Plan submitted with File B/004/25 will merge with title to Part 2 on the Draft Reference Plan submitted with File B/003/25, all to the satisfaction of the Director of Planning or designate, 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.
7. That the existing dwelling on the retained lot (Part 4) be partially or fully demolished, if required, to comply with all applicable Zoning By-law requirements, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Chief Building Official, or their designate.
8. That the Owner provides confirmation from an Ontario Land Surveyor that the severed and retained parcels, in their final configuration, meets all the requirements of the applicable Zoning By-law, including any development standards for building and structures, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Zoning Supervisor, or their designate.
9. The Owner shall enter into a Development Agreement with the City to the satisfaction of the City Solicitor, Director of Planning and Urban Design, Director of Operations, and/or the Director of Engineering, or their designates, which Development Agreement shall be registered on title to the lands in priority to all mortgages, charges, liens and other encumbrances, and the Owner shall procure and cause to be executed and registered at its own cost and expense such discharges, postponements, and subordination agreements as may be required by the City in order to provide for the priority of registration for the Development Agreement on title to the Lands. The Development Agreement shall specifically provide for matters including but not limited to:
 - i) Payment of all applicable fees in accordance with the City's fee by-law;
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- iii) Payment of cash-in-lieu of Parkland Dedication in accordance with By-law 195-90, as amended, upon execution of the development agreement. The applicant shall submit an Appraisal report prepared by a member of the Appraisal Institute of Canada in accordance with the City's terms of reference respecting the proposed new lot, to be reviewed and approved by the City;
- iv) notice that the lands may not be connected to the City's water system, sewage system and/or drainage system (the "Municipal Services"), and that in order to connect to the Municipal Services, the Owner must submit an application to the City and pay for the connections to the Municipal Services, which shall be installed by the City.

12. Fulfillment of all of the above noted conditions within two years of the date that notice of the decision was given under Section 50(17) or 50(24) of the Planning Act.

CONDITONS PREPARED BY:

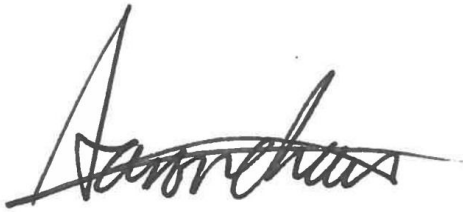
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Aaron Chau, East District

APPENDIX "C"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF A/049/25

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 A' to this Staff Report and dated September 4, 2025, and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction.

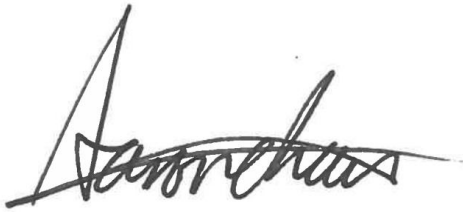
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Aaron Chau, East District

APPENDIX “D”

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF A/050/25

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 A’ to this Staff Report and dated September 4, 2025, and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction.

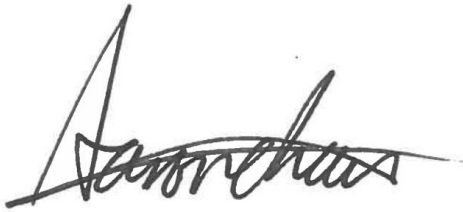
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Aaron Chau, East District

APPENDIX “E”

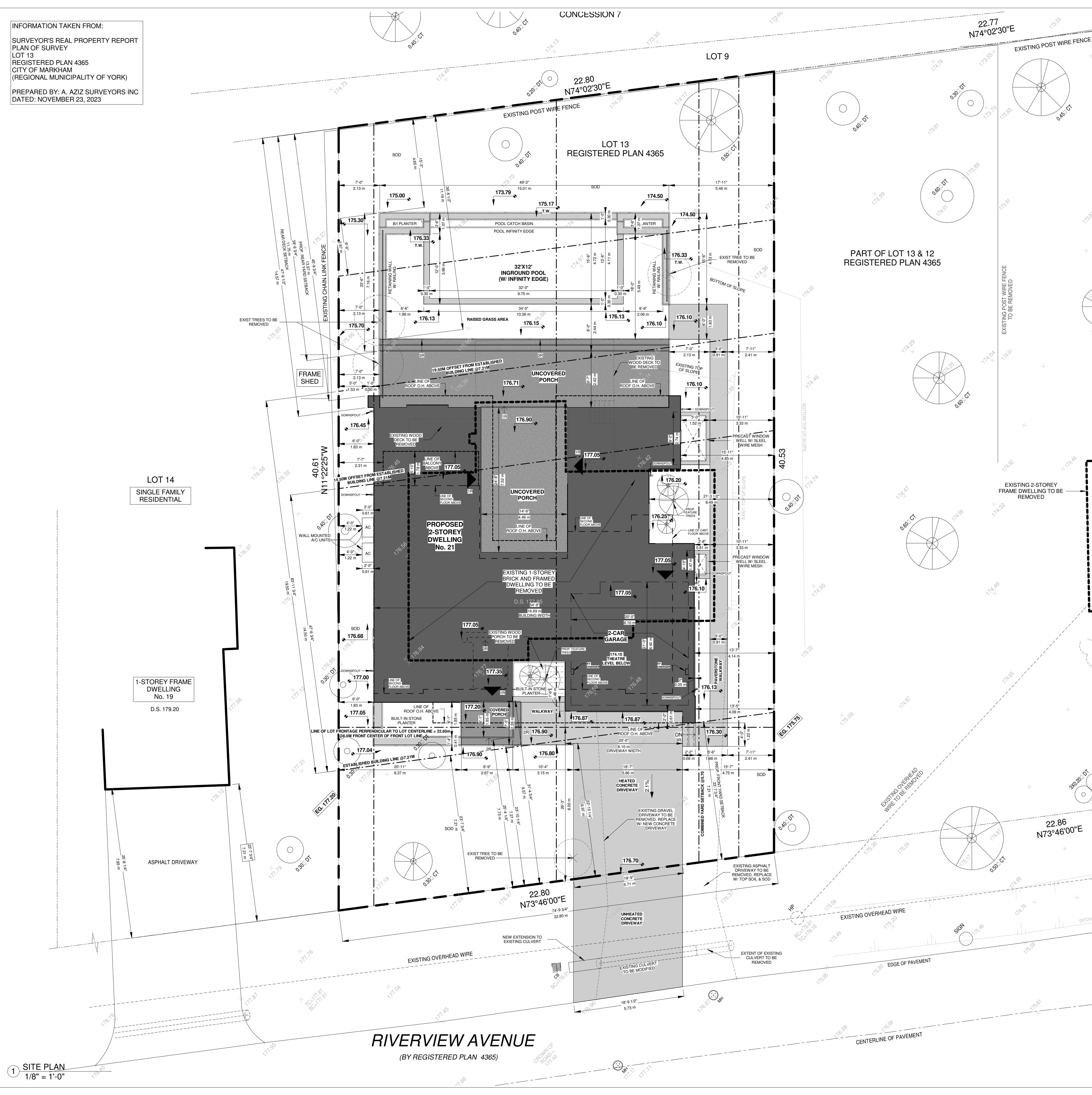
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF A/051/25

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 A’ to this Staff Report and dated September 4, 2025, and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction.

A handwritten signature in black ink, appearing to read 'Aaron Chau', with a large, sweeping initial 'A'.

Aaron Chau, East District

INFORMATION TAKEN FROM:
SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY
LOT 13
REGISTERED PLAN 4365
CITY OF MARKHAM
(REGIONAL MUNICIPALITY OF YORK)
PREPARED BY: A. AZIZ SURVEYORS INC
DATED: NOVEMBER 23, 2023



PROJECT STATISTICS

Address: 21 Riverview Avenue, Markham ON
Municipality: York (Markham)
Legal Lot Description: Part of Lot 13, Registered Plan 4365
Date: 2/24/2025

COA
TRCA
ORM
Heritage

Zoning Designation: RES-ENLR (bylaw 2024-19)

Lot Area: 9,869.93 sq. ft. 916.95 m² 0.09 ha
Lot Frontage: 74.80 ft 22.80 m
Lot Depth: 133.07 ft 40.56 m

GROSS FLOOR AREA (FSI)

	Permitted	Proposed
Max FSI (main house)	N/A	59.10%
Max FSI (all buildings)	N/A	59.10%
Max GFA (main house)	N/A	59.10%
First Floor	1,760.75 sq. ft.	163.58 m ²
Second Floor	1,460.42 sq. ft.	135.66 m ²
GFA Sub-Total (main house)	3,221.17 sq. ft.	299.26 m ²
Basement	2,611.63 sq. ft.	242.63 m ²
GFA Total (main house)	N/A	5,832.80 sq. ft. 541.88 m ²
Attached Garage	465.35 sq. ft.	43.23 m ²
Garage Interior	410.09 sq. ft.	38.10 m ²
Finished Basement	2,194.48 sq. ft.	203.87 m ²
GFA Total (all buildings)	N/A	5,832.80 sq. ft. 541.88 m ²

NOTES: Includes portion of lot covered by any part of any building or structure on or above surface of lot.

LOT COVERAGE

	Permitted	Proposed
House Footprint	2,239.24 sq. ft.	208.03 m ²
Front Porch	53.23 sq. ft.	4.95 m ²
Rear Porch	832.54 sq. ft.	77.35 m ²
Total Coverage	329.93 m ²	3125.01 sq. ft. 290.32 m ²

NOTES: Includes portion of lot covered by any part of any building or structure on or above surface of lot.

MAIN BUILDING COVERAGE

	Permitted	Proposed
First Floor Coverage	275.08 m ²	2,236.67 sq. ft. 207.98 m ²
Second Floor Coverage	163.39 m ²	1,476.26 sq. ft. 137.15 m ²
Total Main Building Coverage	438.47 m ²	3,712.93 sq. ft. 345.13 m ²

NOTES: Max main building coverage applies to the main building, detached private garages and attached or detached carports. For the purpose of this provision, main building coverage of a carport shall be measured to the exterior face of the exterior wall, column, or pier. Where the rear 20% main building coverage for the first story, and 20% main building coverage for any story above the first story would result in a combined main building coverage that exceeds 50% in, the main combined main building coverage is 50%.

ESTABLISHED GRADE CALCULATION

	Left Side	Right Side	Est. Grade
Min Front Yard Setback	177.20 m	175.75 m	176.48 m
Max Main Outside Wall	7.00 m	22.95 ft	7.00 m

NOTES: Outside Wall Height means vertical distance from established grade to highest top edge of outside wall of upper most floor or story.

BUILDING HEIGHT

	Permitted	Proposed
Max Midpoint of Pitch Roof	10.00 m	N/A
Max Top of Parapet	8.00 m	24.97 ft
Max Top of Flat Roof	8.00 m	24.79 ft
Max Roof Area < 25° Slope	10.00%	100.00%
Max Storeys	2.00	N/A
Max Corner Width	35.00%	N/A

NOTES: Height is the vertical distance measured from the average grade level to the highest point of the roof surface or the highest point of the structure, whichever is the greater, of a flat roof. To the mean level between the eaves and ridge of a gabled, hip, or other type of pitched roof, and, in the case of a structure with no roof, the highest point of the structure.

LEGEND

MAIN FOOTPRINT
BUILT LANDSCAPING
HARD LANDSCAPING
SOFT LANDSCAPING
PROPERTY LINE
SETBACKS
EXISTING ELEMENTS TO BE REMOVED
EXISTING GRADE MARKER
PROPOSED GRADE MARKER
MAIN LEVEL EXIT
LOWER LEVEL EXIT
EXISTING TREES
EXISTING TREES TO BE REMOVED
PROPOSED TREES

FRONT YARD SETBACK CALCULATION

	Left Side	Right Side	Permitted
Aug. Neighbour Setbacks	7.21 m	7.21 m	7.21 m
Setbacks	23.65 m	23.65 m	23.65 m

NOTES: Setbacks two existing buildings, rear front yard setback, and setbacks of proposed building.

SETBACKS

	Permitted	Proposed
Min Front (North)	7.21 m	23.65 m
Min Front (East)	1.80 m	5.49 m
Min Right Side (West)	1.80 m	5.49 m
Min Combined Side	5.70 m	17.42 m
Min Rear (South)	7.50 m	22.95 m
Main Wall Projection	1.20 m	3.66 m
Eaves & Roof Overhang	0.10 m	0.30 m
Balcony	1.00 m	3.05 m
Bay Window	1.20 m	3.66 m
Driveway Int. Side Yard	1.80 m	5.49 m
Slab & Landing Front	0.60 m	1.83 m
Slab & Landing Side	1.20 m	3.66 m
Deck (0.61-1m high) Side	3.00 m	9.14 m
Deck (0.61-1m high) Rear	3.00 m	9.14 m
Deck (>1m high) Side	1.80 m	5.49 m
Deck (>1m high) Rear	3.00 m	9.14 m
Deck/Porch Stairs	0.60 m	1.83 m

NOTES: Decks are not permitted in the front yard. If a deck is proposed, it shall be located at least 1.0m from the front property line. Decks shall be constructed of wood or composite material. Decks shall be constructed of wood or composite material. Decks shall be constructed of wood or composite material.

HARD & SOFT LANDSCAPING

	Permitted	Proposed
Front Yard	2,216.14 sq. ft.	206.07 m ²
House Footprint	517.00 sq. ft.	48.03 m ²
Porch & Steps	83.23 sq. ft.	7.73 m ²
Remaining Front Yard Area	1,617.91 sq. ft.	150.31 m ²
Hard Landscaping Elements	62.98 sq. ft.	5.83 m ²
Hard Landscaping Area	36.74 sq. ft.	3.41 m ²
Total Max Front Yard Hard Landscaping Area	22.55 m ²	119.72 sq. ft. 7.40%

NOTES: Includes portion of lot covered by any part of any building or structure on or above surface of lot.

GARAGE & DRIVEWAY

	Permitted	Proposed
Max Garage Entry Width	8.35 m	18.00 m
Attached Garage Projection	1.80 m	1.51 m
Max Driveway Width	5.49 m	20.01 m
Max Driveway Depth	7.49 m	20.01 m
Min Parking Spaces	1.00	2.00

NOTES: Includes portion of lot covered by any part of any building or structure on or above surface of lot.

ENCROACHMENTS

	Permitted	Proposed
Eaves & Roof Overhangs	0.90 m	0.00 m
Front Yard	0.90 m	0.00 m
Side Yard	0.90 m	0.00 m
Rear Yard	0.90 m	0.00 m

NOTES: Includes portion of lot covered by any part of any building or structure on or above surface of lot.

PIERS & PILASTERS

	Permitted	Proposed
Front Yard	0.60 m	0.00 m
Side Yard	0.60 m	1.00 m
Rear Yard	0.60 m	0.00 m

NOTES: Includes portion of lot covered by any part of any building or structure on or above surface of lot.

QUALIFICATION INFORMATION

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

MARIN ZABZUNI
NAME
SIGNATURE
REGISTRATION INFORMATION
45250
BCIN

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

CONTEMPO STUDIO
FIRM NAME
46972
BCIN

Appendix F

File: 202416-21 RIVERVIEW AVE
Date: 9/8/2025
MM/DD/YYYY

This drawing, as an instrument of service, is provided by and is the property of Contempo Studio. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Contempo Studio of any variations from the supplied information.

This drawing is not to be scaled.

The designer is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "for construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

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No. 1. Issued for: Date
2.

SEAL

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
NAME
SIGNATURE
REGISTRATION INFORMATION
45250
BCIN

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

CONTEMPO STUDIO
FIRM NAME
46972
BCIN

PROPOSED 2-STOREY DWELLING
AT
**21 RIVERVIEW AVE,
MARKHAM, ON**

SITE PLAN

Project number: 2024-16
Rev. no.: As indicated
Scale: M.F. 2025
Date: A.K.
Drawn by: M.Z.
Approved by:

Drawing number:

A1

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TILES ACT.

PLAN 65R-

Appendix G

DATE: MAY 26, 2025 DATE: , 2024

File:

AZIZ, ABDELSHAHID
ONTARIO LAND SURVEYOR

Date: 9/8/2025

MM/DD/YYYY

* PARTS 1 & 2 COMPRISED ALL OF PIN 02916-0400 (LT)
* PARTS 3 & 4 COMPRISED ALL OF PIN 02916-0399 (LT)

PLAN OF SURVEY OF LOT 12 AND LOT 13 REGISTERED PLAN 4365 CITY OF MARKHAM (REGIONAL MUNICIPALITY OF YORK)

5 0 5 10 metres
SCALE = 1 : 150

A. AZIZ SURVEYORS INC., O.L.S.

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING SHOWN HEREON ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) A & B,
BY REAL TIME NETWORK OBSERVATIONS, NAD 83 (CSRS V6) (EPOCH 2010.00)

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE SONOMA GPS (RTK)
NETWORK SERVICE AND ARE REFERRED TO NAD 83 (CSRS V6) (EPOCH 2010.00)
COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF REG. 216.10
AND CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
A	0000000	0000000
B	0000000	0000000

DISTANCE SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCE AND CAN BE USED TO
COMPUTE GRID DISTANCE BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999911

LEGEND:

□ DENOTES SURVEY MONUMENT FOUND
SIB - SURVEY MONUMENT SET
SIB - STANDARD IRON BAR
IB - IRON BAR
IB - IRON BAR
N.E.S.W - NORTH, EAST, SOUTH, WEST
MS - MEASURED
BS - BOARD FENCE
CLF - CHAIN LINK FENCE
PWF - POST WIRE FENCE
RP - REGISTERED PLAN 4365
RP1 - REGISTERED PLAN 5880
P - SURVEY BY MANISH SURVEYORS LIMITED
P1 - SURVEY BY HORTON CARR & HAINES
O.L.S., DATED AUGUST 20, 1954
P2 - PLAN 65R-07602
PROP - PROPORTION
NTS - NOT TO SCALE
CALC - CALCULATED
OU - ORIGIN UNKNOWN
MS - MEASURED

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 21st DAY OF NOVEMBER, 2023.

DATE:

MAY 26, 2025

A. ABDELSHAHID
ONTARIO LAND SURVEYOR

A. AZIZ SURVEYORS INC.

ONTARIO LAND SURVEYORS
120 NEWKIRK ROAD #31, RICHMOND HILL, ONT. L4C-9S7

Tel: (905) 237-8224 Fax: (416) 477-5465

Website: M-Azizsurveyors.ca

E-Mail: aaziz@m-azizsurveyors.ca

PROJECT NUMBER	PROJECT
23-258	23 & 21 RIVERVIEW AVENUE (SR-PR)
DRAWN BY	E.M.
CHECKED BY	A.A.