

STATISTICS - MARKHAM ZONING INFORMATION
ZONE **SR3** -THIRD DENSITY SPECIAL RESIDENTIAL ZONE UNDER BY-LAW 1767

		ZONING BY-LAW (REQUIRED)	PROVIDED
✓	LOT AREA	MIN. 15000 SQ.FT	17870.4 SQ.FT (1660.25 M2)
✓	NET LOT AREA		16435.2 SQ.FT (1526.88 M2)
✓	FLOOR AREA RATIO	MAX. 47 % OF NET FLOOR AREA	46.14 % OF NET FLOOR AREA
✓	FRONT YARD SETBACK	MIN. 30'-6" (9.30 M)	30'-6" AS PER MIN SETBACK OF 52 LAURELEAF ROAD
✓	SIDE SETBACK	MIN. 6 FEET	12'-6"
✓	FLANKAGE SETBACK	MIN. 14 FEET	23'-7"
✓	REAR SETBACK	MIN. 40 FEET	73'-7"
MAX.BUILDING LENGTH *	MAX. BUILDING LENGTH	16.8 M (55'-7")	23.03 M (75'-7")
MAX.BUILDING DEPTH *	MAX. BUILDING DEPTH	16.8 M (55'-7")	23.03 M (75'-7")
MAXIMUM HEIGHT *	MAXIMUM HEIGHT	9.8 M	9.95 M + 0.20 M (ROOF SLOPE)

FLOORS COVERAGE

FLOORS	COVERAGE	COVERAGE (EXCLUDING GARAGE)
GROUND FLOOR	372 M2 (4005 S.F.) =24.36 %	315.5 M2 (3396 S.F.)
SECOND FLOOR	332.4 M2 (3578 S.F.) =21.78 %	332.4 M2 (3578 S.F.)
TOTAL GR. & 2ND. FL.	704.4 M2 (7583 S.F.) =46.14 %	647.9 M2 (7583 S.F.)

CELLAR AREA	303 M2 (3262 S.F.)
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REQUESTED VARIANCES TO THE ZONING BY-LAW SR3 -THIRD DENSITY SPECIAL RESIDENTIAL ZONE UNDER BY-LAW 1767

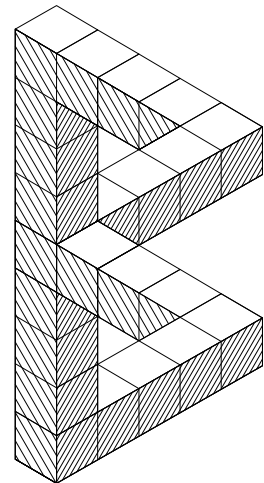
- MAX.BUILDING LENGTH★① THE MAXIMUM BUILDING LENGTH PERMITTED IS 16.8 M.
PROPOSED BUILDING LENGTH IS 23.03 M DUE TO DWELLING ROTATION
FRONTAGE IS BLOCKED BY LARGE TREES.
- MAX.BUILDING DEPTH★② THE MINIMUM BUILDING DEPTH PERMITTED 16.8 M.
PROPOSED BUILDING DEPTH IS 23.03 M. DUE TO DWELLING ROTATION
FRONTAGE IS BLOCKED BY LARGE TREES.
- MAXIMUM HEIGHT★③ MAXIMUM BUILDING HEIGHT FOR DETACHED SINGLE DWELLING
IS 9.8 M
PROPOSED BUILDING HEIGHT IS 9.95 +0.20 M (ROOF SLOPE)

List of Drawings

- A0-00 COVER SHEET
- A1-01 PROPOSED HOUSE LOCATION PLAN
- A1-02 PROPOSED SITE PLAN
- A1-03 BASEMENT (CELLAR) FLOOR PLAN
- A1-04 GROUND FLOOR PLAN
- A1-05 SECOND FLOOR PLAN
- A1-06 ROOF PLAN
- A1-07 NORTH & SOUTH ELEVATIONS
- A1-08 EAST & WEST ELEVATIONS

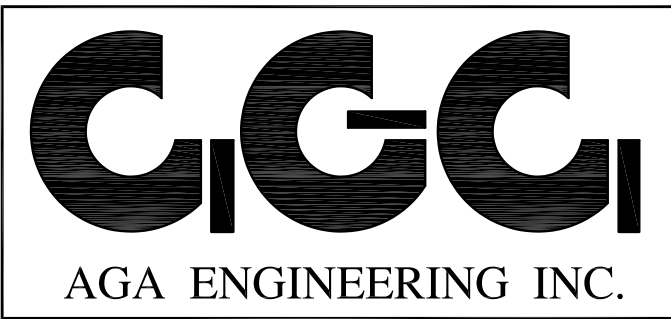
32 DAFFODIL AVENUE

LOT 35
REGISTERED PLAN M-899
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK



Bijan HOMES Ltd.
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In collaboration with :



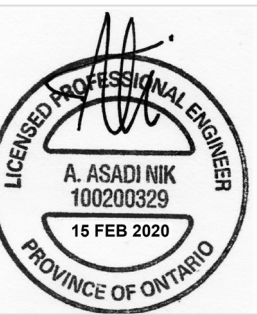
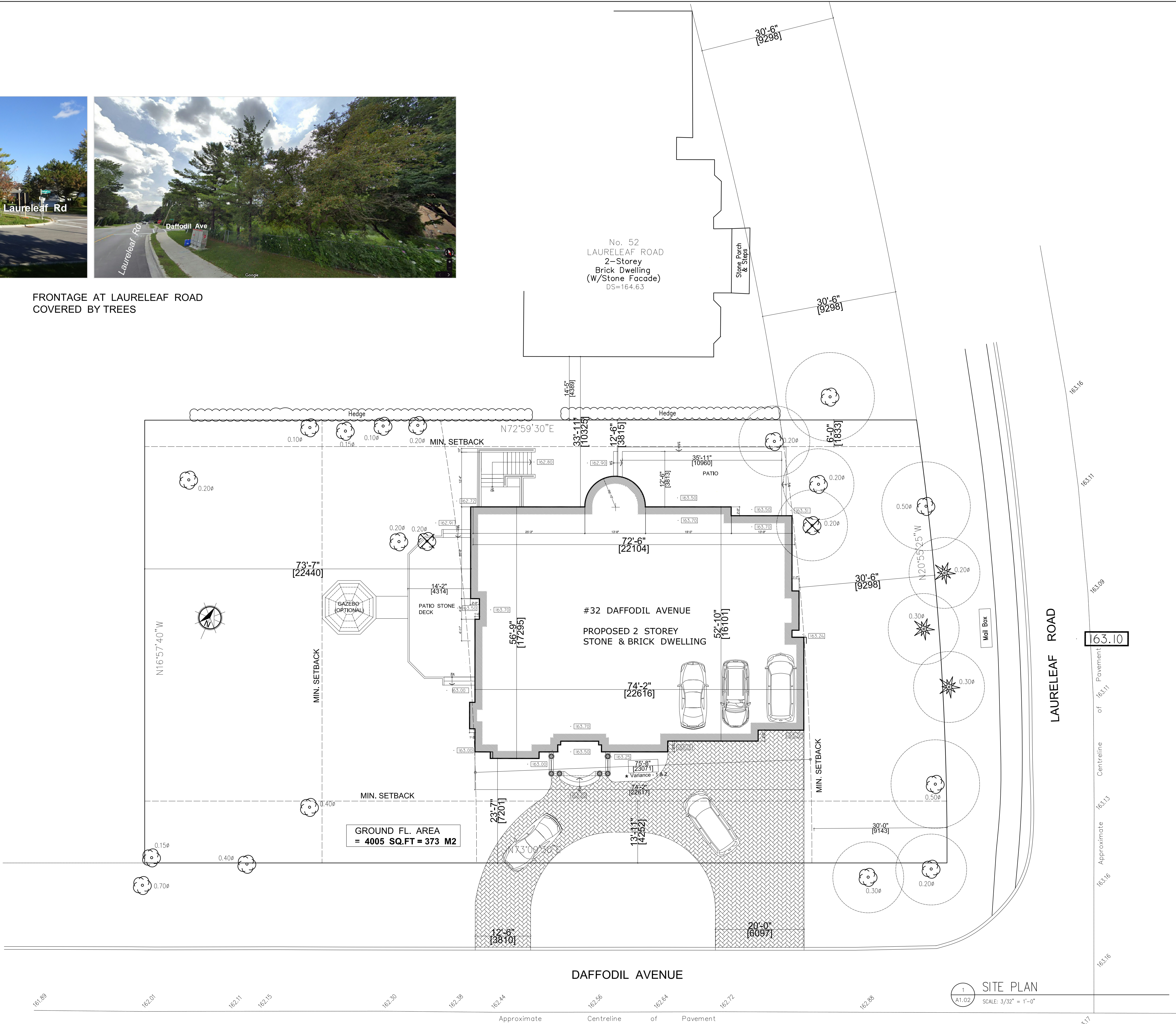
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FRONTAGE AT LAURELEAF ROAD
COVERED BY TREES

No. 1
SUNFLOWER COURT
1-Storey
Brick Dwelling
DS=162.88



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PROJECT TITLE
**32 DAFFODIL AVENUE
CITY OF MARKHAM**

DWG. TITLE
SITE PLAN

DESIGN	B.J.	DWG. NO. A1-02
DRAWN	M.C.	
DATE	FEB. 2020	
CHECKED	B.J.	
SCALE	3/32" = 1'-0"	
PROJ. NO.	1099-A0064	



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PROJECT TITLE

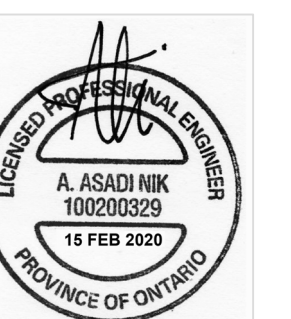
32 DAFFODIL AVENUE
CITY OF MARKHAM

DWG. TITLE

BASEMENT FLOOR PLAN
(CELLAR)

DESIGN	B.J.	
DRAWN	M.C.	
DATE	FEB. 2020	
CHECKED	B.J.	
SCALE	3/16" = 1'-0"	
PROJ. NO.	1099-A0064	DWG. NO.

A1-03



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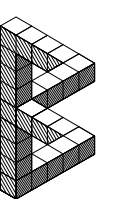
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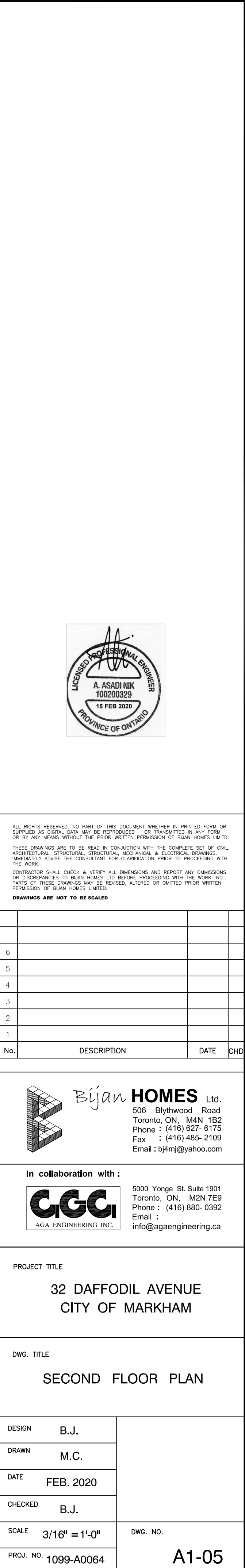
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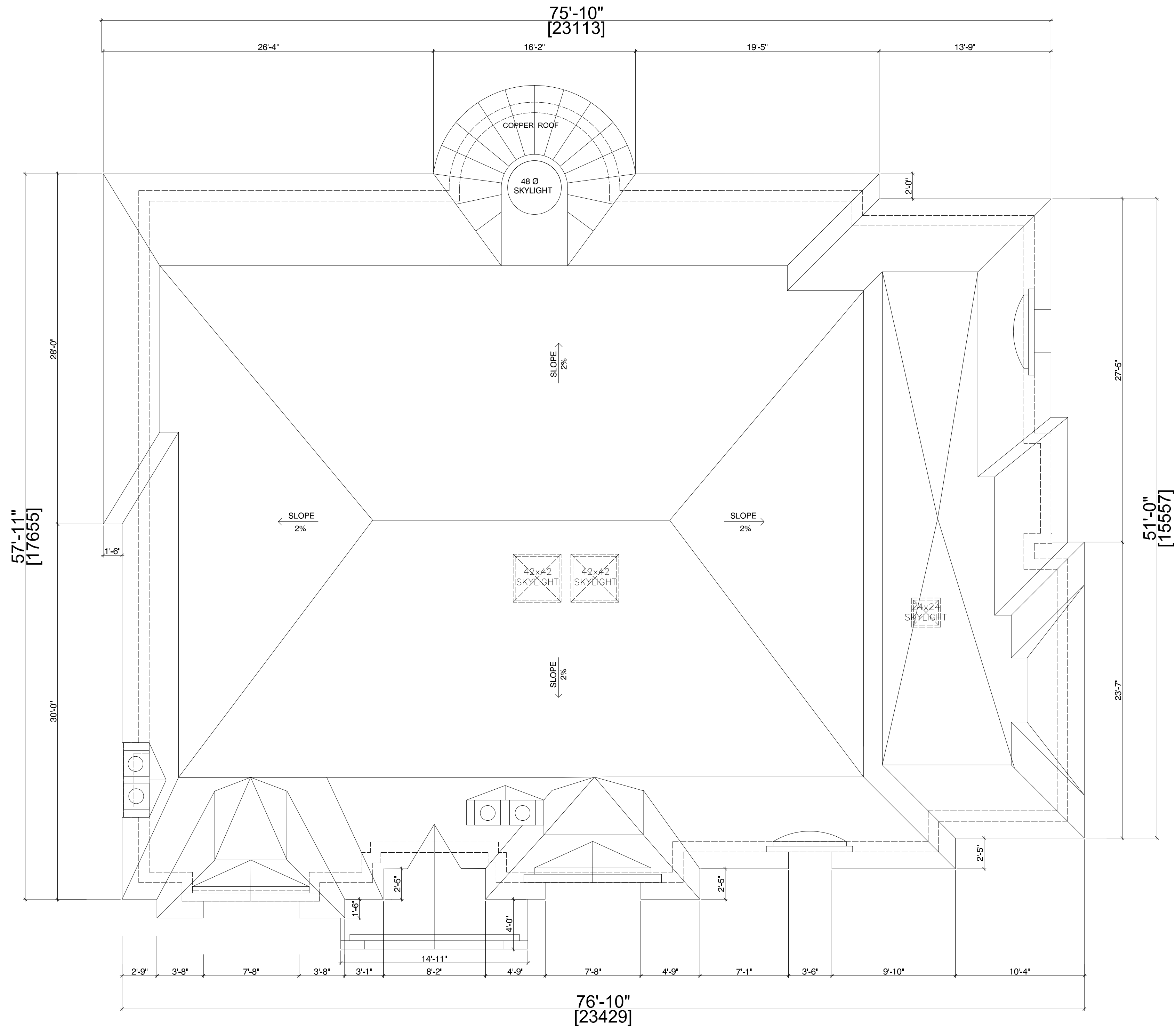
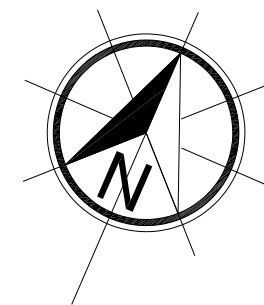
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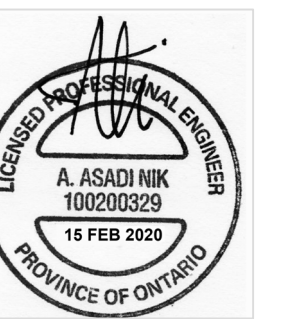
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1 ROOF PLAN
A1.06 SCALE: 3/16" = 1'-0"



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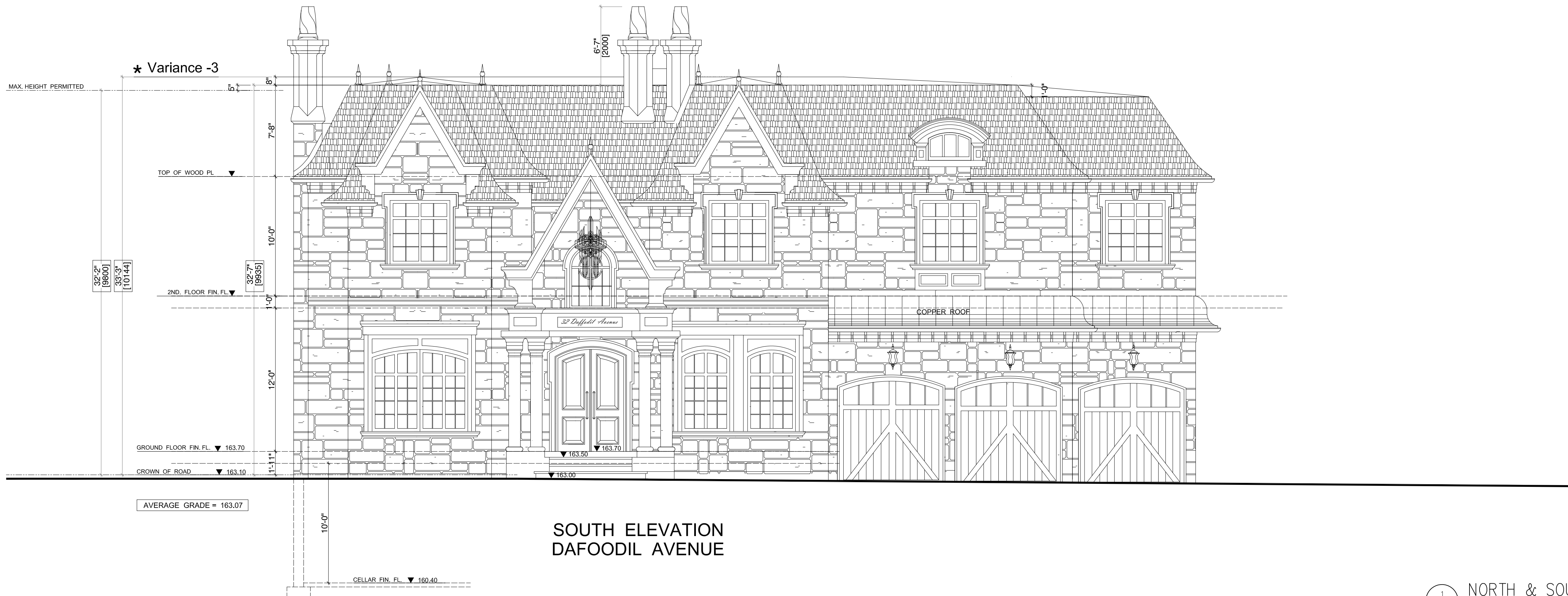
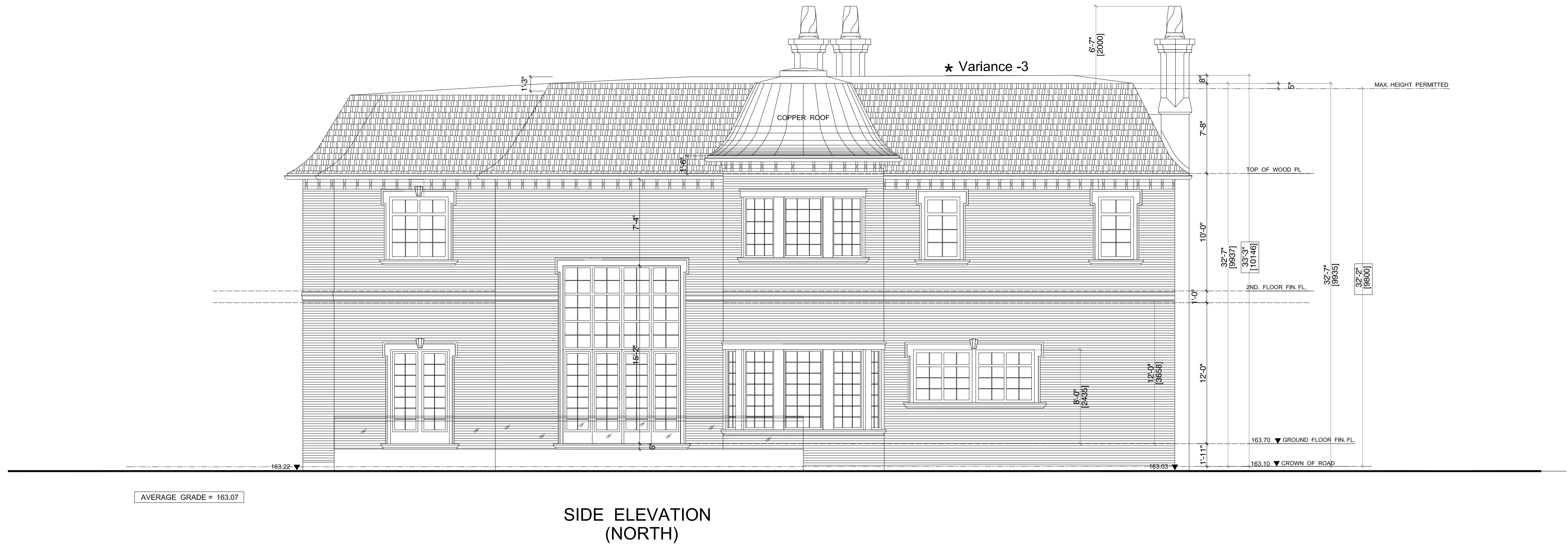
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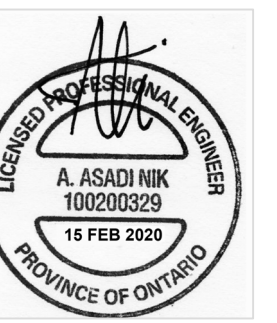
PROJECT TITLE
**32 DAFFODIL AVENUE
CITY OF MARKHAM**

DWG. TITLE
ROOF PLAN

DESIGN	B.J.	
DRAWN	M.C.	
DATE	FEB. 2020	
CHECKED	B.J.	
SCALE	3/16" = 1'-0"	DWG. NO.
PROJ. NO.	1099-A0064	A1-06



1 NORTH & SOUTH ELEVATIONS
A1-07 SCALE: 3/16" = 1'-0"



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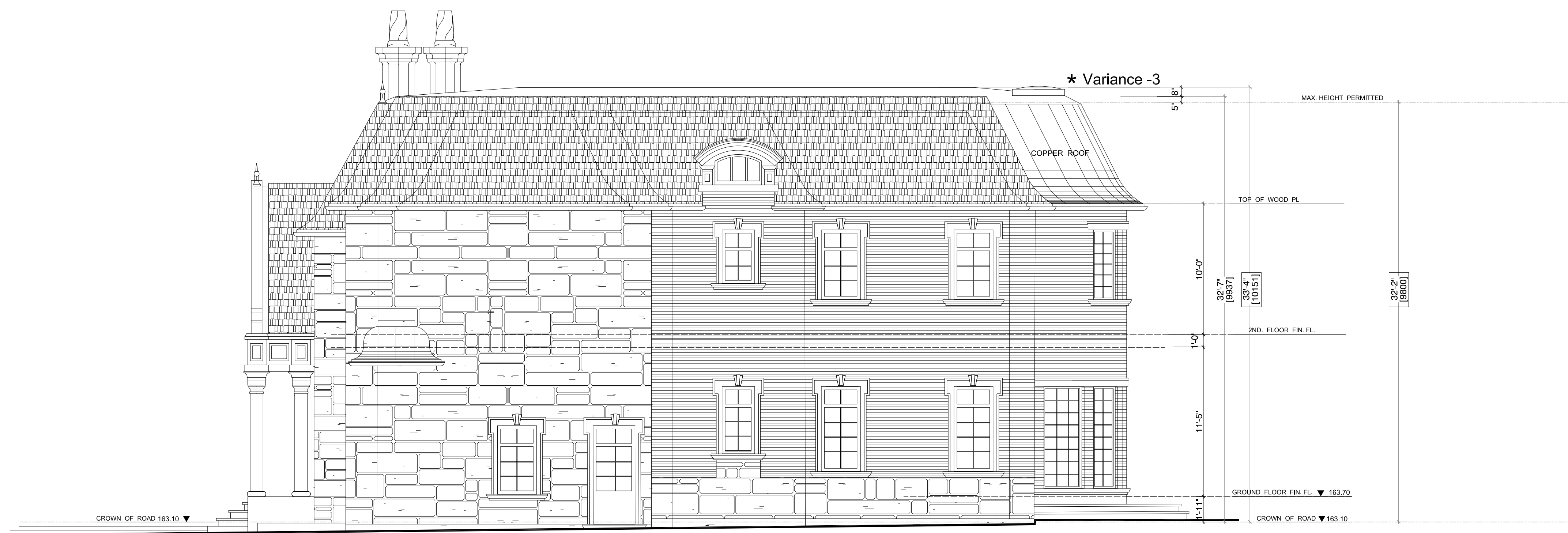
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CITY OF MARKHAM**

DWG. TITLE
NORTH & SOUTH ELEVATIONS

DESIGN	B.J.		
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DATE	FEB. 2020		
CHECKED	B.J.		
SCALE	3/16" = 1'-0"	DWG. NO.	A1-07
PROJ. NO.	1099-A0064		

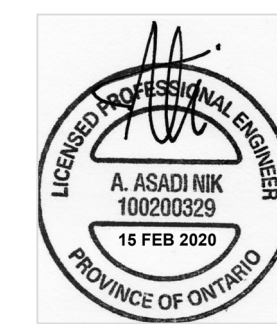


EAST ELEVATION
LAURELEAF ROAD



EAST ELEVATION
(REAR)

1
A1-08 EAST & WEST ELEVATIONS
SCALE: 3/16" = 1'-0"



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PROJECT TITLE
**32 DAFFODIL AVENUE
CITY OF MARKHAM**

DWG. TITLE
**BASEMENT FLOOR PLAN
(CELLAR)**

DESIGN	B.J.		
DRAWN	M.C.		
DATE	FEB. 2020		
CHECKED	B.J.		
SCALE	3/16" = 1'-0"	DWG. NO.	A1-08
PROJ. NO.	1099-A0064		