

# **Memorandum to the City of Markham Committee of Adjustment**

July 16, 2018

**File:** A/103/18  
**Address:** 32 Dove Lane, Thornhill  
**Applicant:** Houman Ghasemian  
**Agent:** Ali Tanha  
**Hearing Date:** Wednesday July 25, 2018

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

The applicant is requesting relief from the following requirements of By-law 2237, as amended:

**a) Infill By-law 101-90, Section 1.2 (iv):**

a maximum building depth of 18.87 m, whereas the By-law permits a maximum building depth of 16.8 m; as it relates to a proposed residential dwelling.

## **BACKGROUND**

### **Property Description**

The 1399.78 m<sup>2</sup> (15067.11 ft<sup>2</sup>) subject property is located on the west side of Dove Lane, north of Steeles Avenue East and east of Yonge Street. The property is located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. The surrounding area is undergoing a transition with newer dwellings being developed as infill developments. There is a two-storey detached 451 m<sup>2</sup> (4858 ft<sup>2</sup>) dwelling currently under construction on the property. Mature vegetation exists across the property.

### **Proposal**

The applicant is proposing to construct a minor rear extension and a cellar at the front of the house.

### **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.

### Zoning By-Law 2237

The subject property is zoned R3 'Third Density Single Family Residential' under By-law 2237, as amended, which permits a single detached dwelling.

### Residential Infill Zoning By-law 101-90

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 building depth, garage projection, garage width, net floor area ratio, height, yard setbacks and number of storeys. The

proposed development does not comply with the infill By-law requirements with respect to building depth.

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

According to the information provided by the applicant, the reason for not complying with Zoning is, *"the cellar in front helps accommodating a pump room and the height of the rear extension will let the interiors have same height for the main floor"*.

#### **Zoning Preliminary Review Not Undertaken**

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. 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 Building Depth**

The applicant is requesting relief to permit a maximum building depth of 18.27 m (59.9 ft), whereas the By-law permits a maximum building depth of 16.8 m (55.12 ft). This represents an increase of approximately 1.47 m (4.82 ft).

Building depth is measured based on the shortest distance between two lines, both parallel to the front lot line, one passing through the point on the dwelling which is the nearest and the other through the point on the dwelling which is the farthest from the front lot line. Given the configuration of the lot, building depth is measured on an angle through the proposed building.

The building includes a 1.44m (4.72 ft) front covered porch and a 0.62 m (2.03 ft) rear projection. The length of the building from the main front wall to the main rear wall is 16.21 m (53.18 ft), which complies with the by-law requirement. Given that the front porch is unenclosed and does not occupy the entire length of the front of the dwelling, Staff are of the opinion that the requested variance will have no adverse impacts.

The subject property was a part of a severance approved in 2015 (see Appendix C). Staff have requested confirmation that Parts 1 and Parts 5 are not separately conveyable.

#### **PUBLIC INPUT SUMMARY**

No written submissions were received as of July 16<sup>th</sup>, 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 request meets the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

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

Please 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:

  
David Miller, Development Manager, West District  
File Path: Amanda\File\ 18 238673 \Documents\District Team Comments Memo



## **APPENDIX "A"**

### **CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/103/18**

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 July 03, 2018, 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. That the owner implement and maintain all of the works required in accordance with the conditions of this variance;
4. 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;
5. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City's Streetscape Manual, including street trees, in accordance with the City's Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Director of Planning and Urban Design or their designate;
6. 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;
7. That the applicant provide an R-Plan from York Region Land Registry indicating that Parts 1 and Parts 5 are not separately conveyable parcels, to the satisfaction of the Secretary-Treasurer.

CONDITIONS PREPARED BY:

  
\_\_\_\_\_  
Aqsa Malik, Planner, Zoning and Special Projects

CITY OF MARKHAM  
RECEIVED

JUL 03 2018



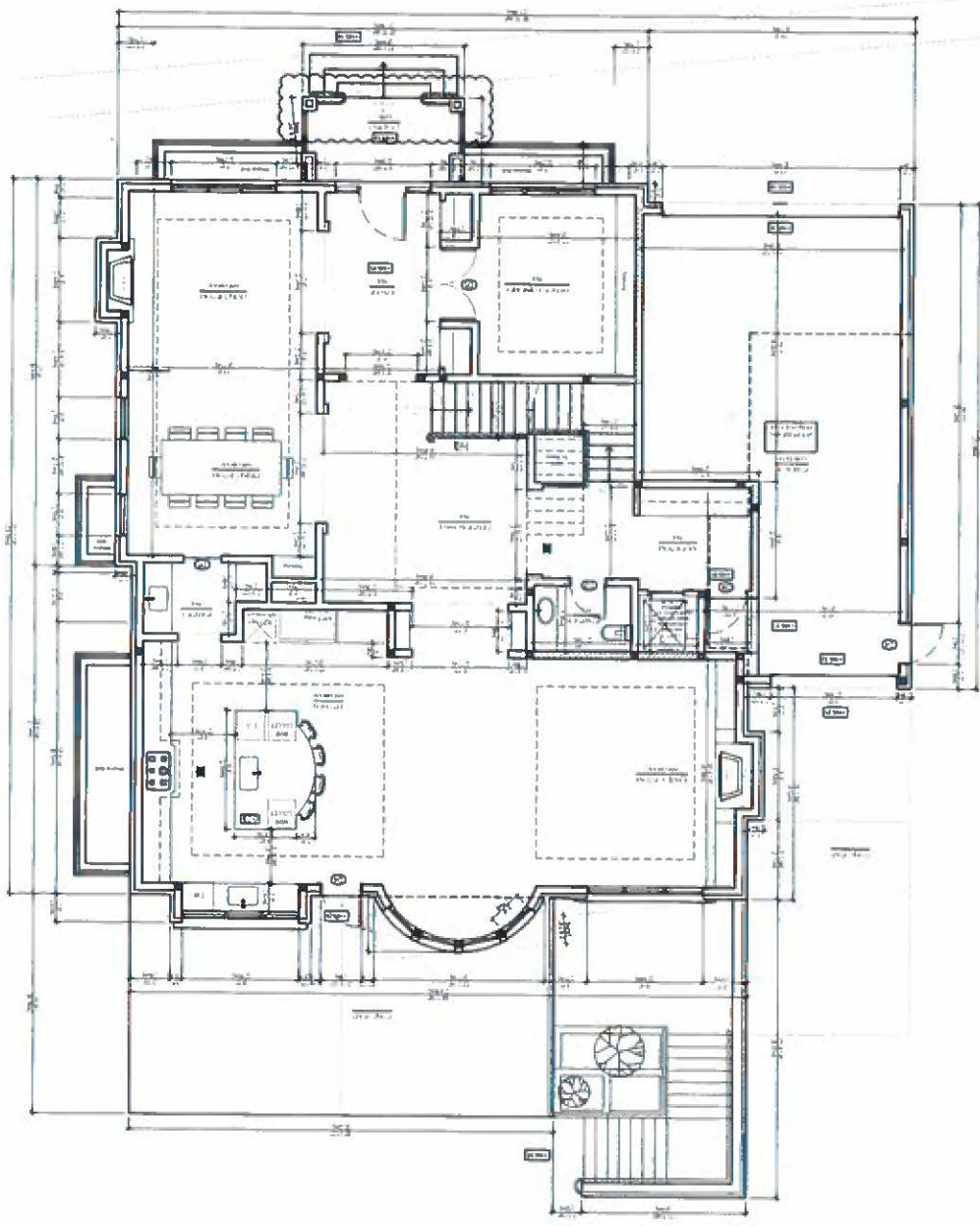
The drawings have been prepared for minor variance application. The depth and the height of the rear extension are the modified items compared to the approved permit drawings. The footprint of the house remains the same.

PROJECT: 32 DOVE LANE  
DATE:  
CLIENT:

50 Ryland Cess, East York  
T: 647-879-2548 (ALIT)  
alitra@tds.bogus.com



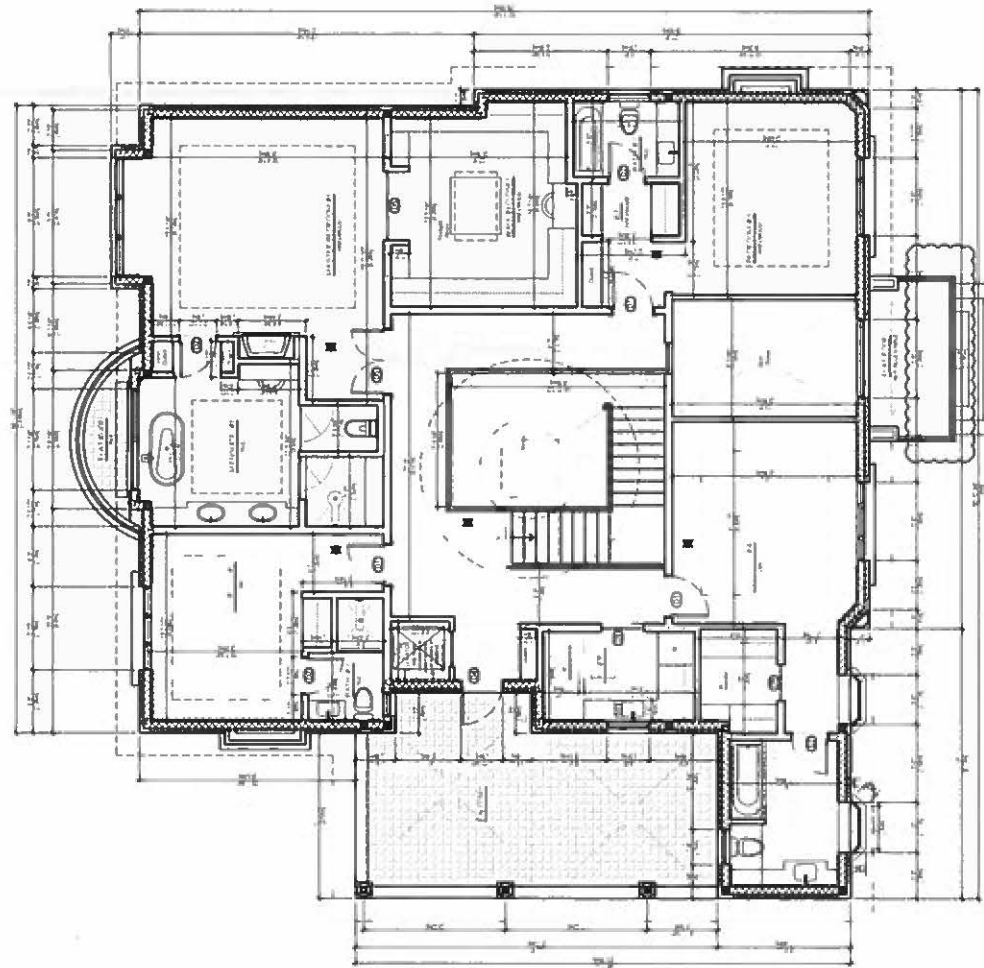
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**ALIT DESIGN**  
 www.ALITDESIGN.com  
 55 Rte 9W, Suite 100  
 T. 609.270.8800  
 alitdesign@gmail.com

**SK-02 Ground Floor Plan**  
 SC: 1/100  
 PROJECT: 32 DOVE LANE  
 DATE:  
 CLIENT:

**NOTE:**  
 - THE DRAWINGS ARE NOT FINAL AND/OR CAN NOT BE USED FOR ANY CONSTRUCTION PURPOSES. THE MEASUREMENTS ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY.  
 - DO NOT SCALE DRAWINGS



NOTE:  
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DO NOT SCALE DRAWINGS

SECOND FLOOR AREA: 2376 F<sup>2</sup>  
OPENING: 115 + 114 = 229 F<sup>2</sup>  
NET AREA: 2147 F<sup>2</sup>

SK-03 Second Floor Plan  
SC: 1/100

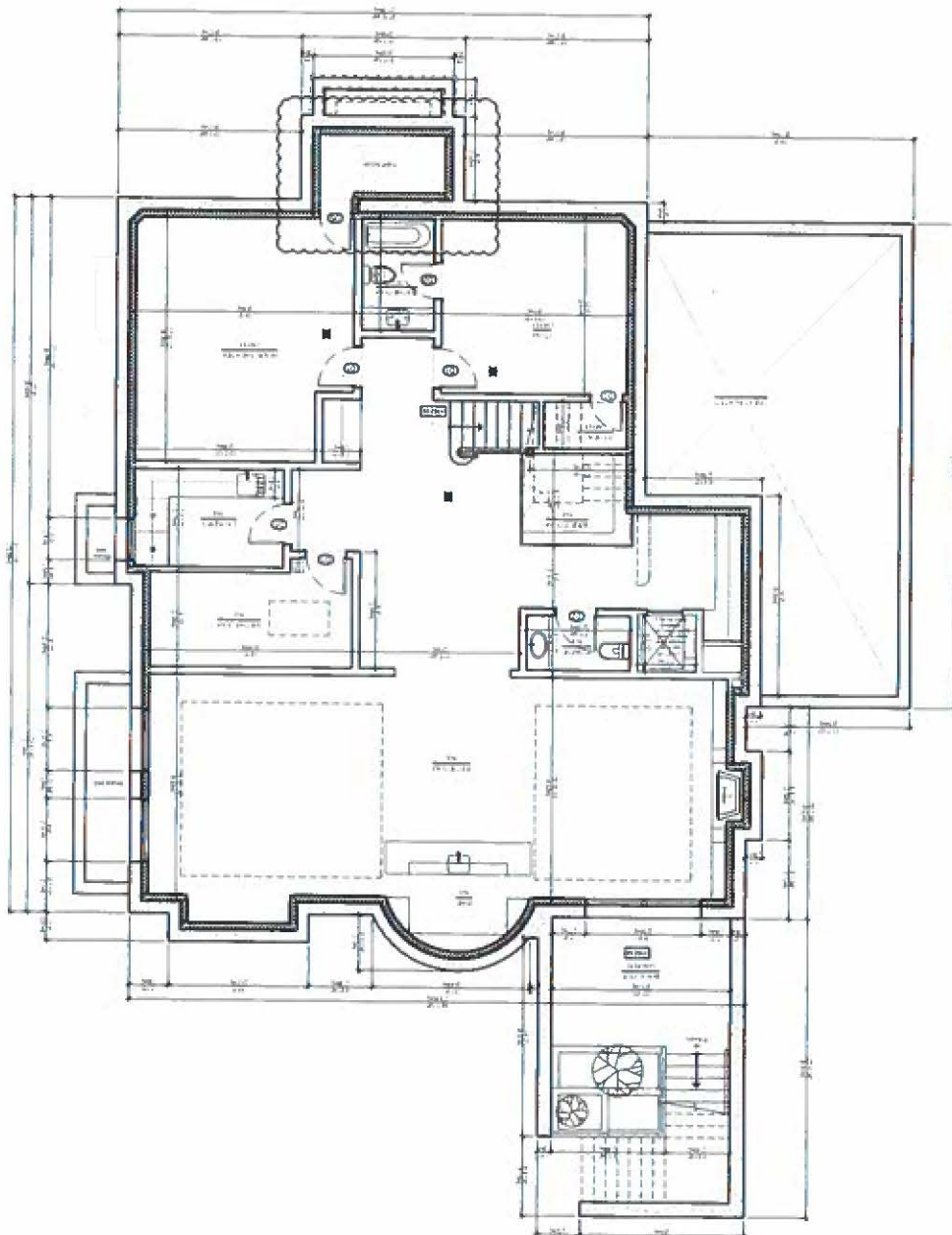
PROJECT: 32 DOVE LANE  
DATE:  
CLIENT:

ALIT DESIGN

owner: AL SKM  
Ryland Creek, New York  
047 2548  
skm@alidesign.com







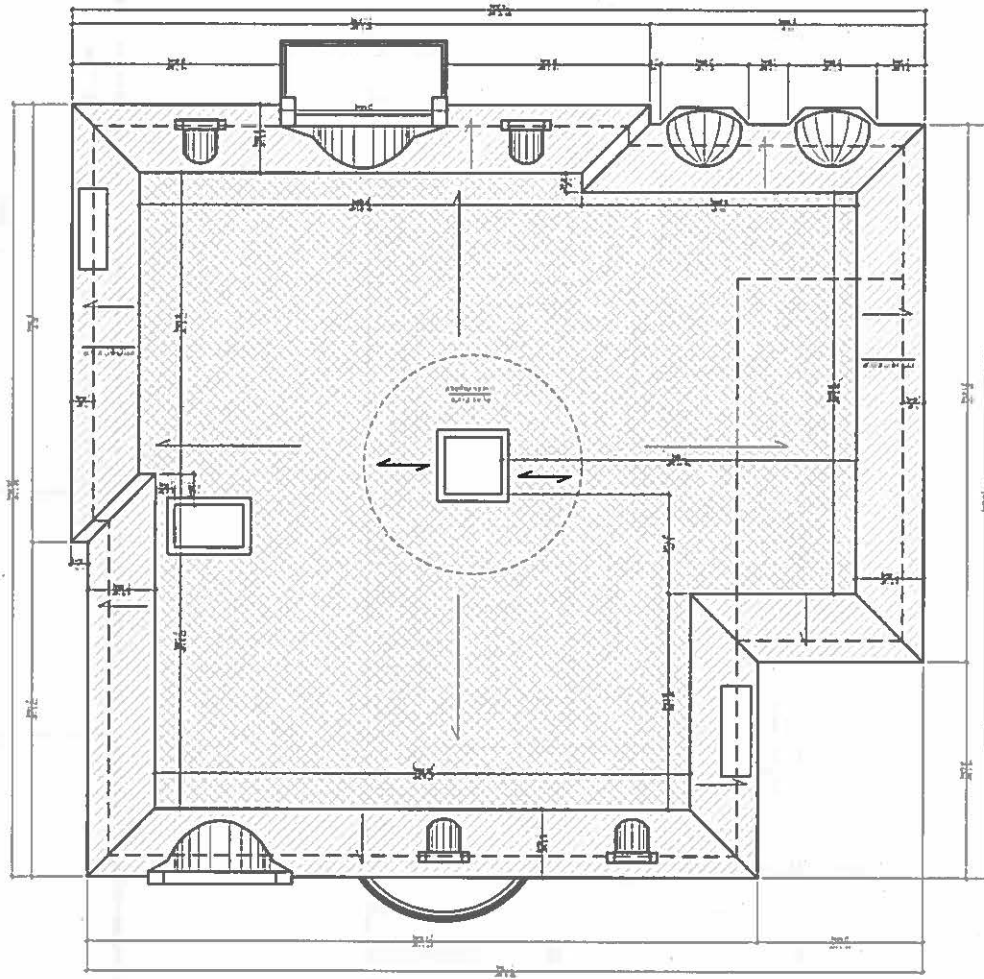
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**SK-04 Basement Floor Plan**  
SC: 1/100  
PROJECT 32 DOVE LANE  
DATE: 11/11/11  
CLIENT:

**ALIT DESIGN**  
www.ALITDESIGN.com  
100 Highland Ave., 2nd Floor  
New York, NY 10018  
info@alitdesign.com







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SK-05 Roof Plan  
 SC: 1/100  
 PROJECT: 32 DOVE LANE  
 DATE:  
 CLIENT:

ALIT DESIGN  
 www.alitdesign.com  
 158 E 42nd St, 10th Fl, New York, NY 10017  
 T: 847 979 2548 (ALIT)  
 alitdesign@gmail.com





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SK-06 Main Elevation  
SC: 1/75

PROJECT: 32 DOVE LANE  
DATE:  
CLIENT:

ALIT DESIGN

www.ALITDESIGN.com  
50 Ryland Court, East York  
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alitra@alitdesign.com





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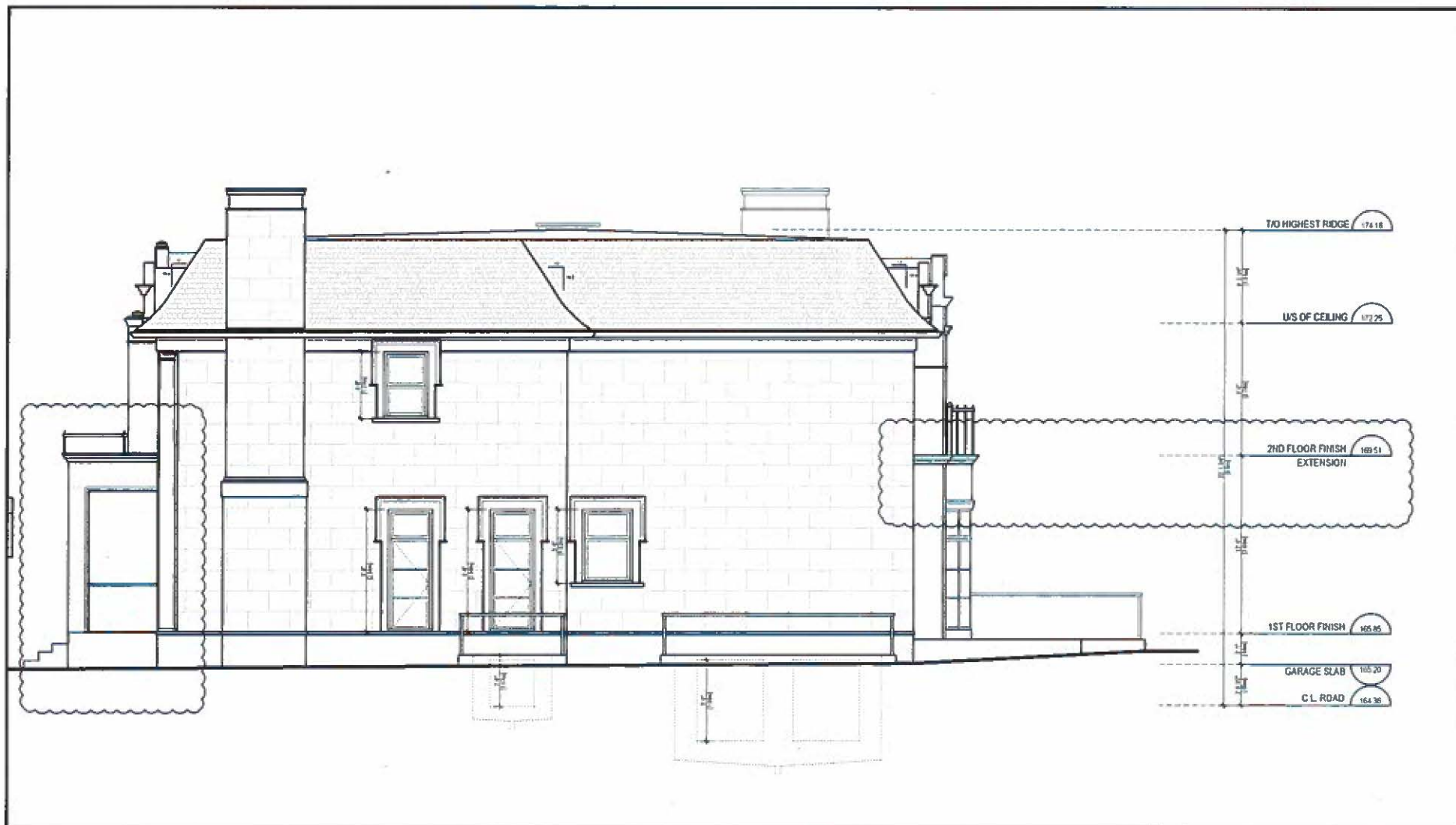
SK-07 Rear Elevation  
SC: 1/75

PROJECT: 32 DOVE LANE  
DATE:  
CLIENT:

ALIT DESIGN

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alitra@alitraugh.com





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SK-08 East Elevation  
 SC: 1/75

PROJECT: 32 DOVE LANE  
 DATE:  
 CLIENT:

ALIT DESIGN

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 alitdesign@alitdesign.com







NOTE:  
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SK-09 West Elevation  
SC: 1/75

PROJECT: 32 DOVE LANE  
DATE:  
CLIENT:

ALIT DESIGN

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alitarsha@alitdesign.com



## Memorandum to the City of Markham Committee of Adjustment

December 11, 2015

File: B/27/15, B/28/15, B/29/15, A/146/15 & A/164/15  
 Address: 34 Dove Lane, 41 & 37 Johnson Street, Thornhill  
 Applicant: Shohreh Yassami, Rasoulseyed & Houman Ghasemian  
 Agent: Quicksilver Development Services (Lawrence Jewell)  
 Hearing Date: December 16, 2015

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

### CONSENT APPLICATIONS

#### B/27/15 – (34 Dove Lane)

The applicant is requesting provisional consent to sever and convey a parcel of land with an approximate area of 551.4 m<sup>2</sup> (5,935 ft<sup>2</sup>) and lot frontage of 21.35 m (70 ft.) (Part 1) while retaining a parcel of land with an approximate area of 849.4 m<sup>2</sup> (9,143 ft<sup>2</sup>) and lot frontage of 32.89 m (108 ft.) (Part 2). The purpose of this application is to create a new residential development lot fronting on to Dove Lane with a lot frontage of 21.35 m (70 ft.) and a total lot area of 1,069.4 m<sup>2</sup> (11,510.9 ft<sup>2</sup>). (See Figures 1 & 2)

#### B/28/15 – (41 Johnson Street)

The applicant is requesting provisional consent to sever and convey a parcel of land with an approximate area of 428.2 m<sup>2</sup> (4,609 ft<sup>2</sup>) (Part 3) while retaining a parcel of land with an approximate area of 1607.0 m<sup>2</sup> (17,298 ft<sup>2</sup>) (Part 4). The purpose of this application is to convey a parcel of land to the rear of an existing lot on Dove Lane. (See Figures 1 & 2)

#### B/29/15 – (37 Johnson Street)

The applicant is requesting provisional consent to sever and convey a parcel of land with an approximate area of 518 m<sup>2</sup> (5,576 ft<sup>2</sup>) (Part 5) and lot while retaining a parcel of land with an approximate area of 1943.9 m<sup>2</sup> (20,924 ft<sup>2</sup>) (Part 6). The purpose of this application is to convey a parcel of land to the rear of an existing lot on Dove Lane. (See Figures 1 & 2)

### VARIANCE APPLICATIONS

#### A/146/15 – (34 Dove Lane proposed severed lot)

The applicant is requesting relief from the requirements of By-law 2237, as amended to permit:

- a) a maximum floor area ratio of 52 percent whereas the By-law permits a maximum floor area ratio of 50 percent;
- b) a maximum building height of 10.09 metres whereas the By-law permits a maximum building height of 9.8 metres;
- c) a maximum building depth of 17.95 metres whereas the By-law permits a maximum building height of 16.8 metres, as it relates to a proposed new residential dwelling.

A/164/15 – (41 Johnson Street proposed retained lot)

The applicant is requesting relief from the requirements of By-law 2237, as amended to permit:

- a) a minimum lot frontage of 57.9 feet (17.65 m) whereas the By-law requires a minimum lot frontage of 60 feet (18.28 m); as it relates to an existing lot frontage.

**BACKGROUND**

**Property Description**

The subject lands are located on the west side of Dove Lane and east side of Johnson Street. They are south of John Street within the Thornhill Secondary Plan Area. The immediate area comprising Dove Lane, Wiarton Court, Johnson Street and Ida Street generally consists of large single detached dwellings on varied lot sizes containing mature vegetation. The existing homes on Dove Lane were constructed between approximately 1954 and 2011.

**Proposal**

The applicant is proposing to create a new building lot on Dove Lane for a proposed two storey 459.11 m<sup>2</sup> (4,941.87 ft<sup>2</sup>) dwelling on the subject lands (see "Appendix A"). The existing dwelling at 34 Dove Lane will remain on the proposed retained lot. The number of lots will increase from three to four.

**COMMENTS**

Official Plan (revised 1987)

The subject lands are designated 'Urban Residential' under the in-force Official Plan (revised 1987).

Thornhill Secondary Plan

The subject properties are designated Low Density Housing in the Thornhill Secondary Plan. The Thornhill Secondary Plan specifies that when applications are made for severances and minor variances, the applicant shall be expected to demonstrate compatibility with the existing character of the adjacent area with respect to natural vegetation and development standards such as lot frontage and area, coverage and density, building setbacks and heights.

Markham Official Plan 2014 (not yet in force)

The subject properties are designated 'Residential Low Rise' under the Markham Official Plan 2014 (not yet in force). The land use policies of the Markham Official Plan 2014 require that infill development respects and reflects the existing pattern and character of adjacent development.

Zoning

The property is zoned Single Detached Residential (R3) by By-law 2237, as amended. The R3 Zone provisions under By-law 2571, as amended, require a minimum lot area of 7,500 ft<sup>2</sup> (696.77 m<sup>2</sup>) and a minimum lot frontage of 60 ft. (18.28 m). The proposed severed and retained parcels under consent files B/27/15 (34 Dove Lane) and B/28/15 (41 Johnson Street) will comply with the R3 Zone provisions for minimum lot area and lot frontage, however, the existing lot frontage for the proposed retained parcel under

consent file B/29/15 does not comply. This non-compliance is being addressed through minor variance A/164/15.

#### Residential Infill Zoning By-law

The subject property is also subject to Residential Infill Zoning By-law 101-90. The intent of this by-law amendment is to ensure that residential redevelopment reflects the established and stable character of the neighbourhood. In order to maintain the character of the existing neighbourhood, the infill by-law specifies zoning standards for building depth, garage projection, garage width, floor area ratio, height, front yard setback, and number of storeys.

### **CONSENT APPLICATIONS**

B/27/15, B/28/15 & B/29/15

#### Compatibility of Land Severance

Staff is of the opinion that the proposal will be compatible with the immediate area and will result in minimal impact on surrounding properties and neighbourhood character. The proposed lots on Dove Lane will comply with the lot frontage and area requirements. Properties within approximately 120 m (400 ft.) of the subject lands on Dove Lane and Warton Court have lot frontages that range between 18.29 m (60 ft.) and 39.8 m (130 ft.) and lot areas that range between 713 m<sup>2</sup> (7,675 ft<sup>2</sup>) and 2,873 m<sup>2</sup> (30,925 ft<sup>2</sup>). (See Table 1)

#### Urban Design Group Comments

##### Tree Preservation

Should the Committee decide to approve this application, Staff recommends that the owner be required, as a condition of approval, to submit a tree assessment and preservation plan in accordance with the City of Markham, Trees for Tomorrow Streetscape Manual, as amended, to the satisfaction of the Director of Planning and Urban Design Department prior to site work. In addition, subject to review of the tree assessment and preservation plan, tree replacement fees are to be paid to the City of Markham, if required by the Director of Planning and Urban Design or his designate.

##### Parkland Dedication

Parkland Dedication is required in accordance with Parkland Dedication By-law 195-90. The applicant will be required to satisfy Parkland Dedication through a contribution in the form of cash-in-lieu, calculated based on an acceptable land appraisal.

#### Development Engineering Comments

Staff recommends that the owner be required, as a condition of approval, to install new service connections for the new lot. The owner will also be required to retain a Professional Engineer to prepare for submission a lot servicing and grading plan to the satisfaction of the Director of Engineering or his designate.



## **Nature of the Variances**

The Planning Act states that four tests must be met in order for variances 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;

### A/146/15

#### Increased Floor Area Ratio Variance

The applicant is requesting relief from the requirements of By-law 2237, as amended, to permit a maximum floor area ratio of 52%, whereas the By-law permits a maximum floor area of 50%. 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).

The proposed increase in floor area ratio will facilitate the construction of a two-storey dwelling with a floor area of 459.11 m<sup>2</sup> (4,941.87 ft<sup>2</sup>), whereas the By-law permits a dwelling with a maximum floor area of 440.75 m<sup>2</sup> (4,744.19 ft<sup>2</sup>). This represents a variance of 18.36 m<sup>2</sup> (197.66 ft<sup>2</sup>) or an increase in floor area of 4%. Staff does not anticipate any impacts as a result of the proposed increase in floor area ratio.

It is further noted that the lot coverage of the proposed dwelling will be 18.2%, whereas a maximum of 33 1/3% is permitted. Lot coverage is defined as the building footprint calculated as a percentage of the total lot area.

#### Increased Building Height Variance

The applicant is requesting relief from the requirements of By-law 2237, as amended to permit a maximum building height of 10.02 m (32.87 ft.) whereas the By-law permits a maximum building height of 9.8 m (32.15 ft.). The requested variance proposes to increase the maximum height by 0.22 m (0.72 ft.) or 2.2%. Staff does not anticipate any impacts as a result of the requested increase to the maximum permitted building height. In addition, the proposed dwelling is setback more than 12.0 metres (40.0 ft.) from the streetline and will comply with the minimum side yard setback provisions of the zoning by-law.

#### Increased Building Depth Variance

The applicant is requesting a variance to permit an increased building depth of 17.95 m (58.89 ft.); whereas, the By-law permits a maximum building depth of 16.8 metres (55.11 ft.). This represents an increase of 1.15 m (3.77 ft.) or 6.8%. Staff does not anticipate any adverse impacts to abutting property owners or to the useable rear yard area as a result of the proposed building depth increase.

A/164/15 – (41 Johnson Street proposed retained lot)

The applicant is requesting a variance to permit a reduced lot frontage of 57.9 ft. (17.65 m) whereas a minimum of 60 ft. (18.28 m) is required. The purpose of the request is to bring the proposed retained lot (B/29/15) fronting on to Johnson Street into compliance with the zoning by-law. Staff has no objections to the requested variance.

**CONCLUSION**

B/27/15, B/28/15 & B/29/15

Based on the discussion above, Staff considers that the current proposals are appropriate. Staff recommends that the Committee consider public input in reaching a decision. Should the Committee see merit in approving this application, Planning staff recommends the following conditions of approval be attached:

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels;
2. Submission to the Secretary-Treasurer of the required transfers to effect the severances applied for under Files B/27/15, B/28/15 & B/29/15, 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. 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;
4. Submission of a Solicitor's Certificate certifying that upon registration of the required transfers to effect the severance applied for under Files B/27/15, B/28/15 & B/29/15, that:
  - a) title to Part 3 on the Draft Reference Plan will merge with title to the lands described as Part 2 on the Draft Reference Plan, to the satisfaction of the Director of Planning and Urban Design or designate; and,
  - b) title to Part 5 on the Draft Reference Plan will merge with title to the lands described as Part 1 on the Draft Reference Plan, to the satisfaction of the Director of Planning and Urban Design or designate;
5. Submission to the Secretary-Treasurer of seven white prints of a deposited reference plan showing the subject land, which conforms substantially to the applications as submitted;
6. That the Owner submits 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 to the satisfaction of the Director of Planning and Urban Design or designate
7. Submission of an Appraisal Report prepared by a member of the Appraisal Institute of Canada respecting the proposed new residential lot shown as



Parts 1 & 2 on the Draft Reference Plan submitted with the application; and subject to review and approval of this report, payment of cash-in-lieu of Parkland Dedication in accordance with By-law 195-90, as amended, 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;

8. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended;
9. Fulfillment of all of the above conditions within one (1) year of the date that notice of the decision was given under Section 50(17) or 50(24) of the Planning Act, R.S.O. 1990, c.P.13.

Staff have had regard for the criteria in Section 51 (24) of the Planning Act in making this recommendation.

A/146/15

Planning Staff has reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and have no concerns with this application. Staff recommends that the Committee consider public input in reaching a decision, and the Committee is reminded that the onus is 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. Should the Committee see merit in approving the variance applications, Planning staff recommends the following conditions be attached to the approval:

1. That the variances apply only to the proposed development as long as it remains;
2. That the variances apply to the subject development, in substantial conformity with the plans submitted with the application as shown in "Appendix A", to the satisfaction of the Director of Planning and Urban Design or designate;
3. That Registered copies of the certificates for consent Files B/27/15, B/28/15 & B/29/15 Issued by the Secretary Treasurer, as required under subsection 53(42) of the Planning Act, are provided and to the satisfaction of the Director Planning and Urban Design or designate.

A/164/15

Planning Staff has reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and have no concerns with this application. Staff recommends that the Committee consider public input in reaching a decision, and the Committee is reminded that the onus is on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-

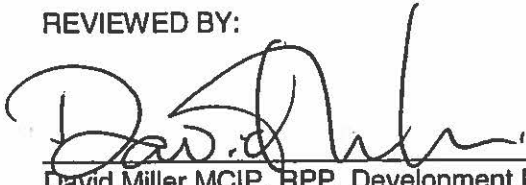
law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

PREPARED BY:



Rick Cefaratti MCIP, RPP, Planner, West District

REVIEWED BY:



David Miller MCIP, RPP, Development Manager, West District

Att.

File Path: Amanda\File 15 170678 \Document\LD District Team





# EXISTING LOTS

APPLICANT: S. YASSAMI, R. & H. GHASEMIAN  
34 DOVE LANE, 37 JOHNSON ST. , 41 JOHNSON ST.

 SUBJECT LANDS

FILE No. B/27/15, B/28/15, B/29/15 (RC)

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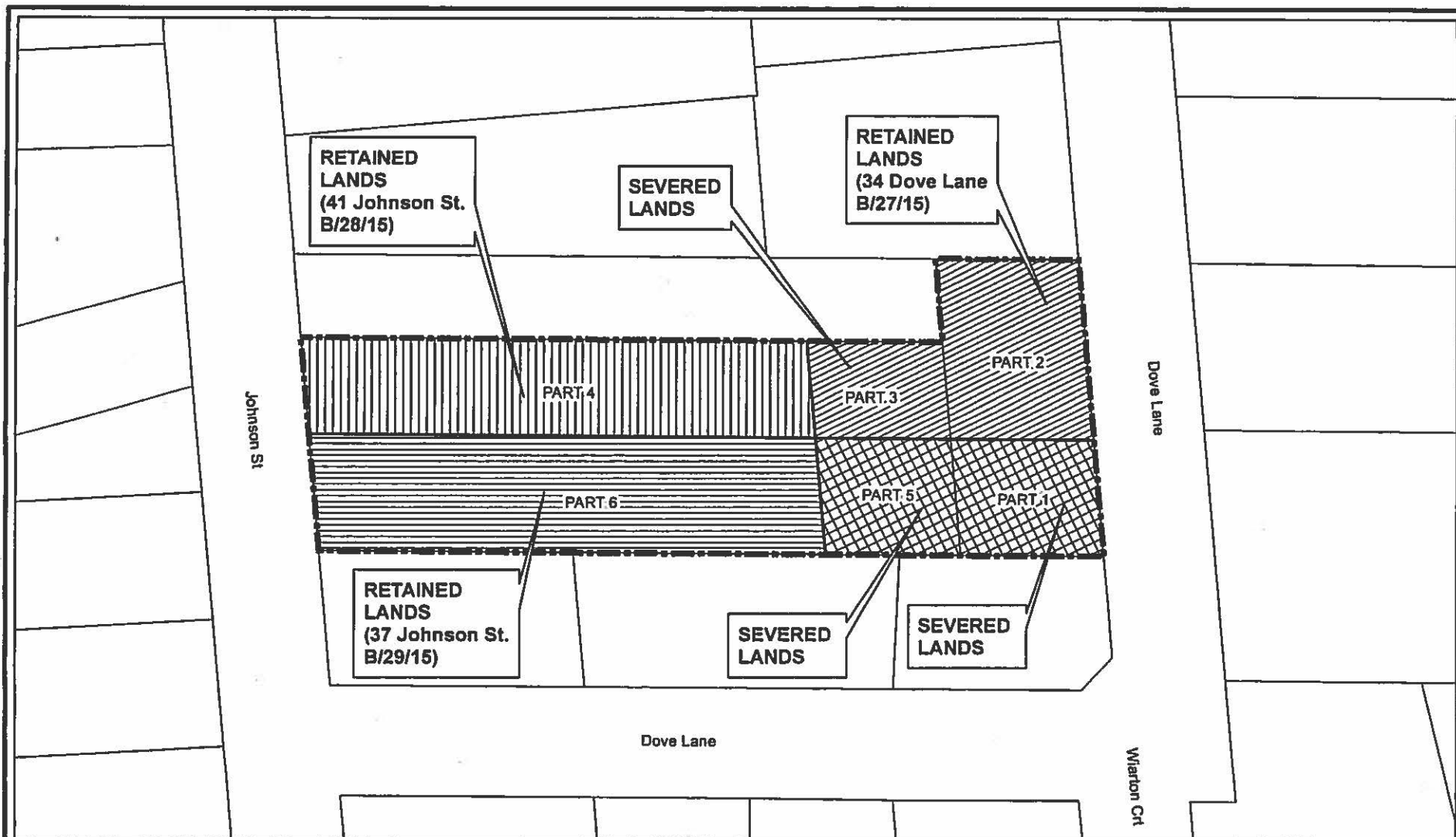
 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: RC

DATE: 14/12/2015





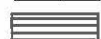
FIGURE No. 1



# PROPOSED LOTTING

APPLICANT: S. YASSAMI, R. & H. GHASEMIAN  
34 DOVE LANE, 37 JOHNSON ST., 41 JOHNSON ST.

FILE No. B/27/15, B/28/15, B/29/15 (RC)

 SUBJECT LANDS  
 LOT 1     LOT 3  
 LOT 2     LOT 4

Q:\Geomatics\New Operation\2015 Agenda\B\B\_27\_15\_B\_28\_15\_B\_29\_15\B\_27\_15\_B\_28\_15\_B\_29\_15.mxd

**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: RC

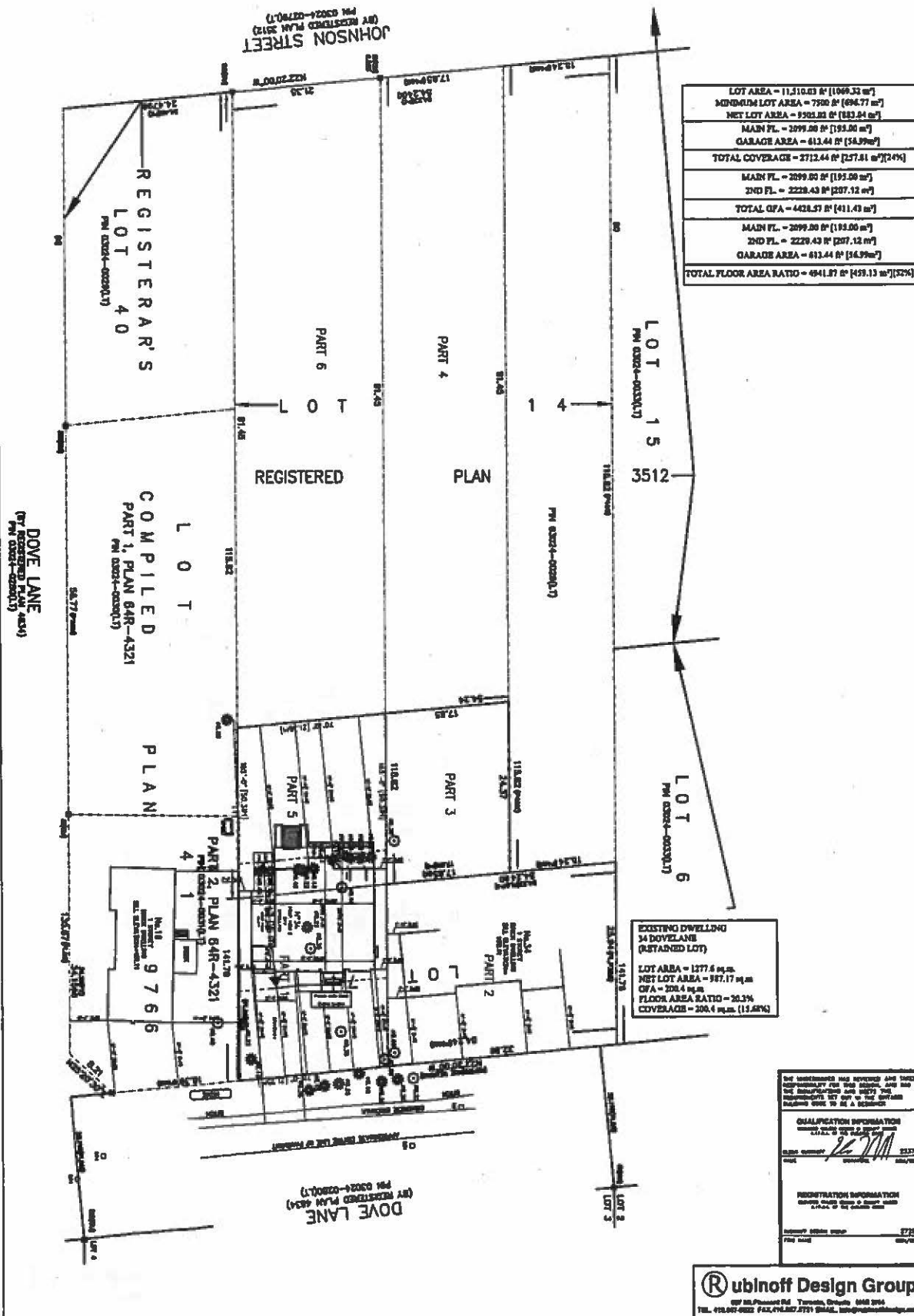
DATE: 14/12/2015

**FIGURE No. 2**

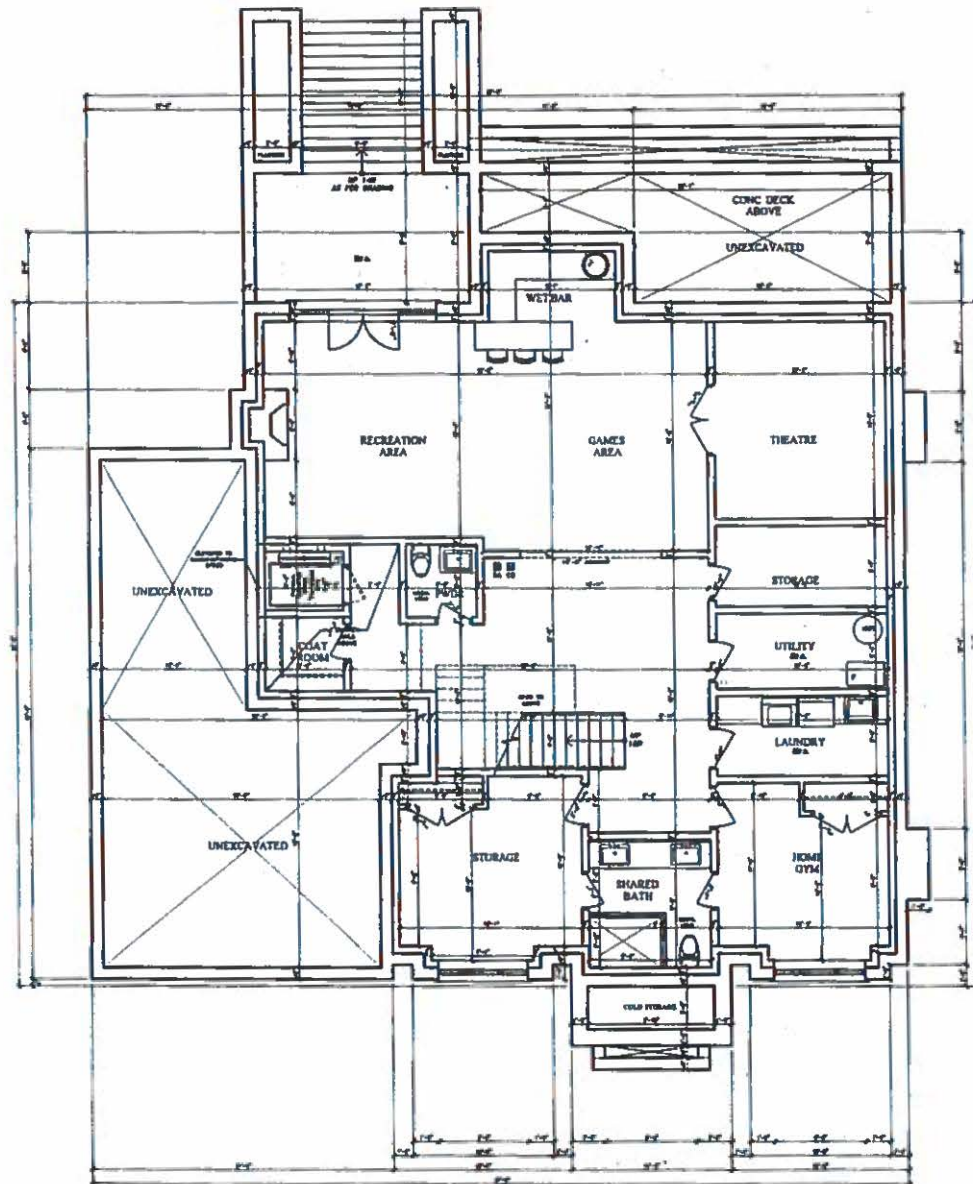
**Table 1 – Lot Frontages and Areas within 120 m (400 ft.) of 34 Dove Lane**

Address	Lot Frontage	Lot Area
Severed Lot Dove Lane	21.35 m (70 ft.)	1,073 m <sup>2</sup> (11,550 ft <sup>2</sup> )
Retained Lot 34 Dove Lane	32.89 m (108 ft.)	1,277 m <sup>2</sup> (13,752 ft <sup>2</sup> )
53 Dove Lane	21.95 m (72 ft.)	929 m <sup>2</sup> (10,000 ft <sup>2</sup> )
50 Dove Lane	21.34 m (70 ft.)	1,514 m <sup>2</sup> (16,297 ft <sup>2</sup> )
51 Dove Lane	30.48 m (100 ft.)	2,711 m <sup>2</sup> (29,181 ft <sup>2</sup> )
48 Dove Lane	21.34 m (70 ft.)	1,185 m <sup>2</sup> (12,755 ft <sup>2</sup> )
49 Dove Lane	26.82 m (88 ft.)	2,549 m <sup>2</sup> (27,406 ft <sup>2</sup> )
44 Dove Lane	37.49 m (123 ft.)	2,079 m <sup>2</sup> (22,378 ft <sup>2</sup> )
45 Dove Lane	27.43 m (90 ft.)	2,589 m <sup>2</sup> (27,868 ft <sup>2</sup> )
44 Dove Lane	37.49 m (123 ft.)	2,079 m <sup>2</sup> (22,378 ft <sup>2</sup> )
43 Dove Lane	30.48 m (100 ft.)	2,873 m <sup>2</sup> (30,925 ft <sup>2</sup> )
38 Dove Lane	39.80 m (130 ft.)	1,933 m <sup>2</sup> (20,807 ft <sup>2</sup> )
39 Dove Lane	30.48 m (100 ft.)	2,873 m <sup>2</sup> (30,925 ft <sup>2</sup> )
16 Dove Lane	18.39 m (60 ft.)	939 m <sup>2</sup> (10,107 ft <sup>2</sup> )
17 Dove Lane	33.73 m (111 ft.)	874 m <sup>2</sup> (9,408 ft <sup>2</sup> )
25 Dove Lane	29.62 m (97 ft.)	1,124 m <sup>2</sup> (12,099 ft <sup>2</sup> )
1 Wiarton Court	18.53 m (61 ft.)	955 m <sup>2</sup> (10,279 ft <sup>2</sup> )
4 Wiarton Court	18.78 m (61 ft.)	685 m <sup>2</sup> (7,373 ft <sup>2</sup> )
3 Wiarton Court	18.59 m (61 ft.)	746 m <sup>2</sup> (8,030 ft <sup>2</sup> )
5 Wiarton Court	18.33 m (60 ft.)	719 m <sup>2</sup> (7,739 ft <sup>2</sup> )
6 Wiarton Court	18.34 m (60 ft.)	713 m <sup>2</sup> (7,675 ft <sup>2</sup> )
7 Wiarton Court	18.29 m (60 ft.)	713 m <sup>2</sup> (7,675 ft <sup>2</sup> )

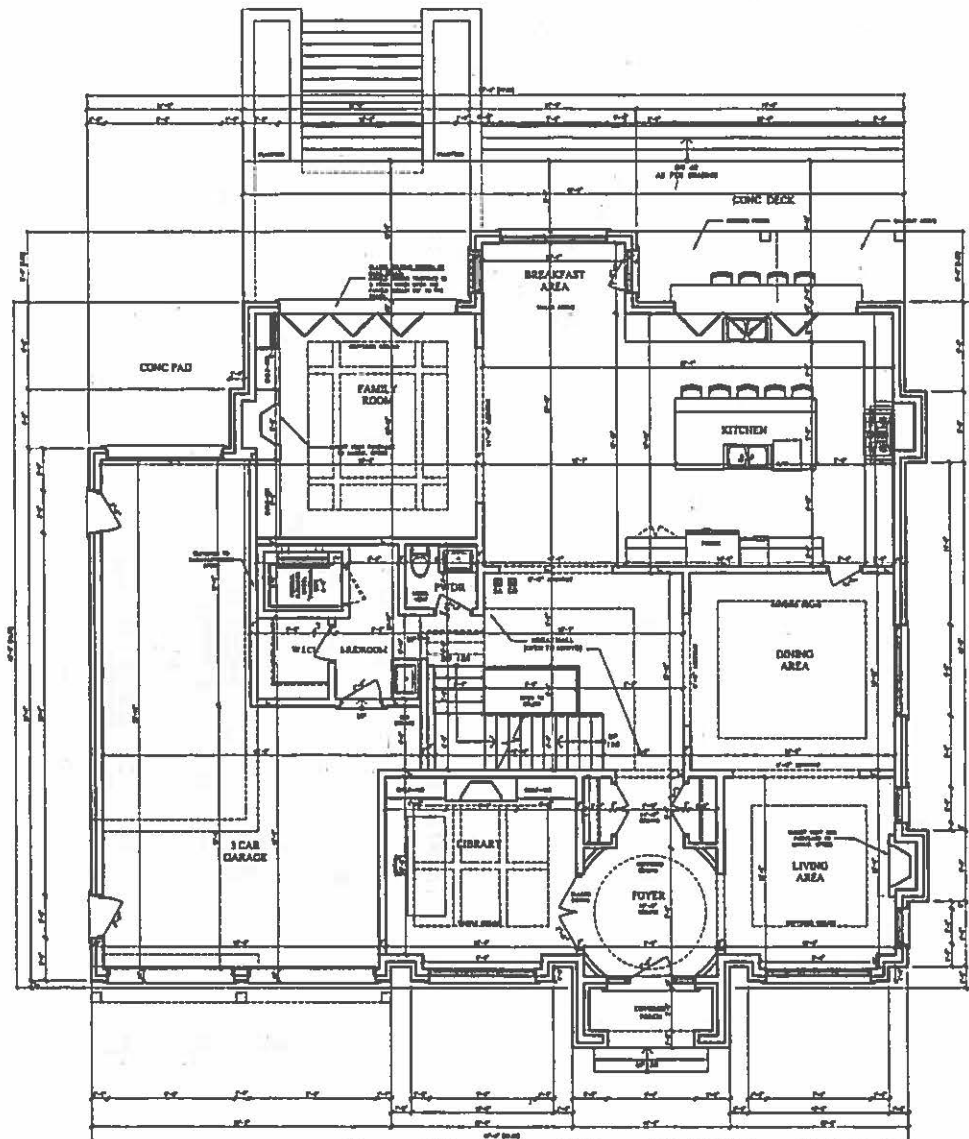
## Appendix A







**BASEMENT PLAN**  
34 DOVE LANE



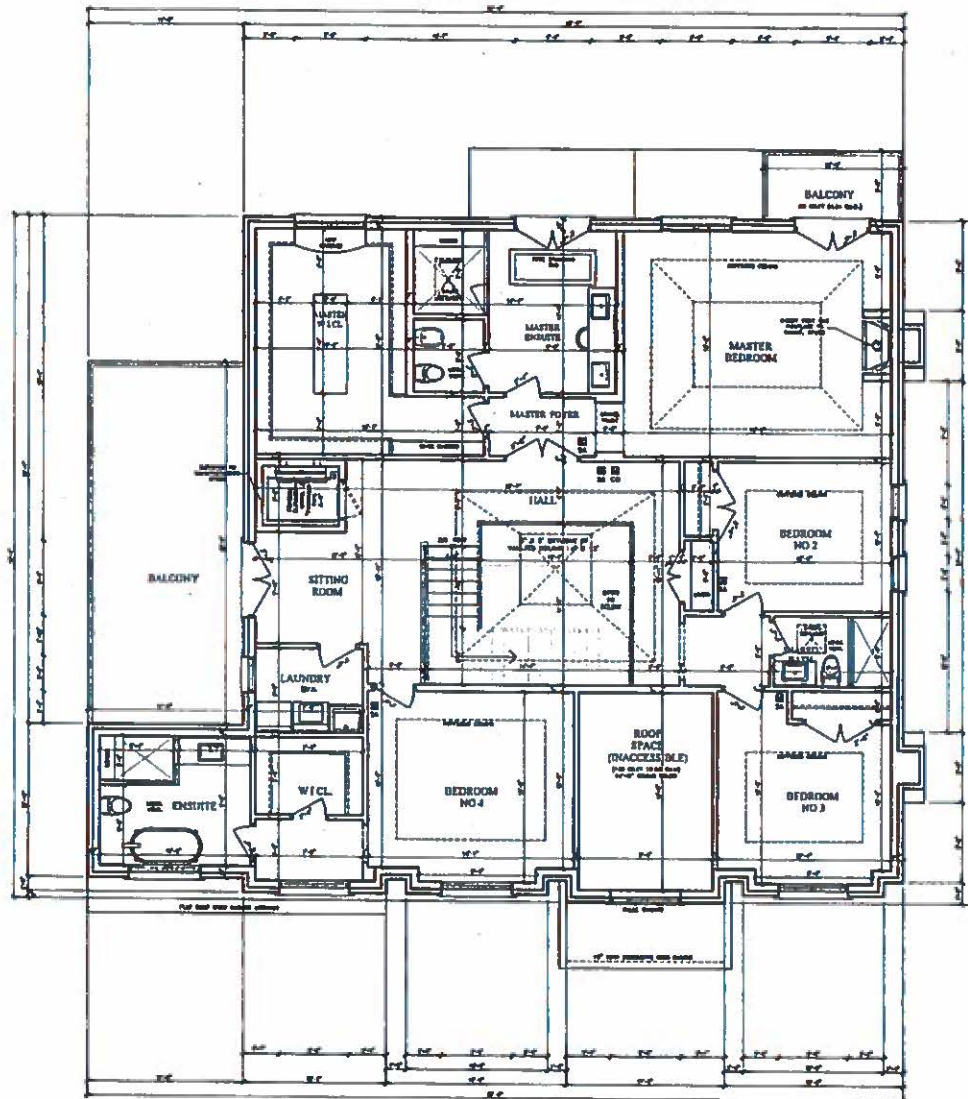
**MAIN FLOOR PLAN**  
34 DOVE LANE

LOT AREA - 11,516.83 sq' (1069.33 m <sup>2</sup> )
MINIMUM LOT AREA - 7350 sq' (686.77 m <sup>2</sup> )
NET LOT AREA - 9385.53 sq' (863.84 m <sup>2</sup> )
MAIN FL. - 3099.80 sq' (193.00 m <sup>2</sup> )
GARAGE AREA - 611.44 sq' (56.99 m <sup>2</sup> )
TOTAL COVERAGE - 2712.41 sq' (257.81 m <sup>2</sup> ) [34%]
MAIN FL. - 3099.80 sq' (193.00 m <sup>2</sup> )
2ND FL. - 2228.43 sq' (207.12 m <sup>2</sup> )
TOTAL GFA - 4328.23 sq' (411.43 m <sup>2</sup> )
MAIN FL. - 3099.80 sq' (193.00 m <sup>2</sup> )
2ND FL. - 2228.43 sq' (207.12 m <sup>2</sup> )
GARAGE AREA - 611.44 sq' (56.99 m <sup>2</sup> )
TOTAL FLOOR AREA RATIO - 4941.87 sq' (459.13 m <sup>2</sup> ) [32%]

**Rubinfoff Design Group**  
 897 Mount Pleasant Rd  
 Toronto, Ontario M4S 2H4  
 TEL: 416-837-0322 FAX: 416-837-8751 EMAIL: info@rubinfoffdesign.com

**34 DOVE LANE**

SCALE: 1/8" = 1'-0" NOV 26 / 2015



# **SECOND FLOOR PLAN**

34 DOVE LANE

2ND FL. AREA = 2288.43 sq' (218.20 m<sup>2</sup>)  
 UNACCESSIBLE AREA = 130.8' (12.08 m<sup>2</sup>)  
 TOTAL 2ND FL. AREA = 2229.43 sq' (207.12 m<sup>2</sup>)







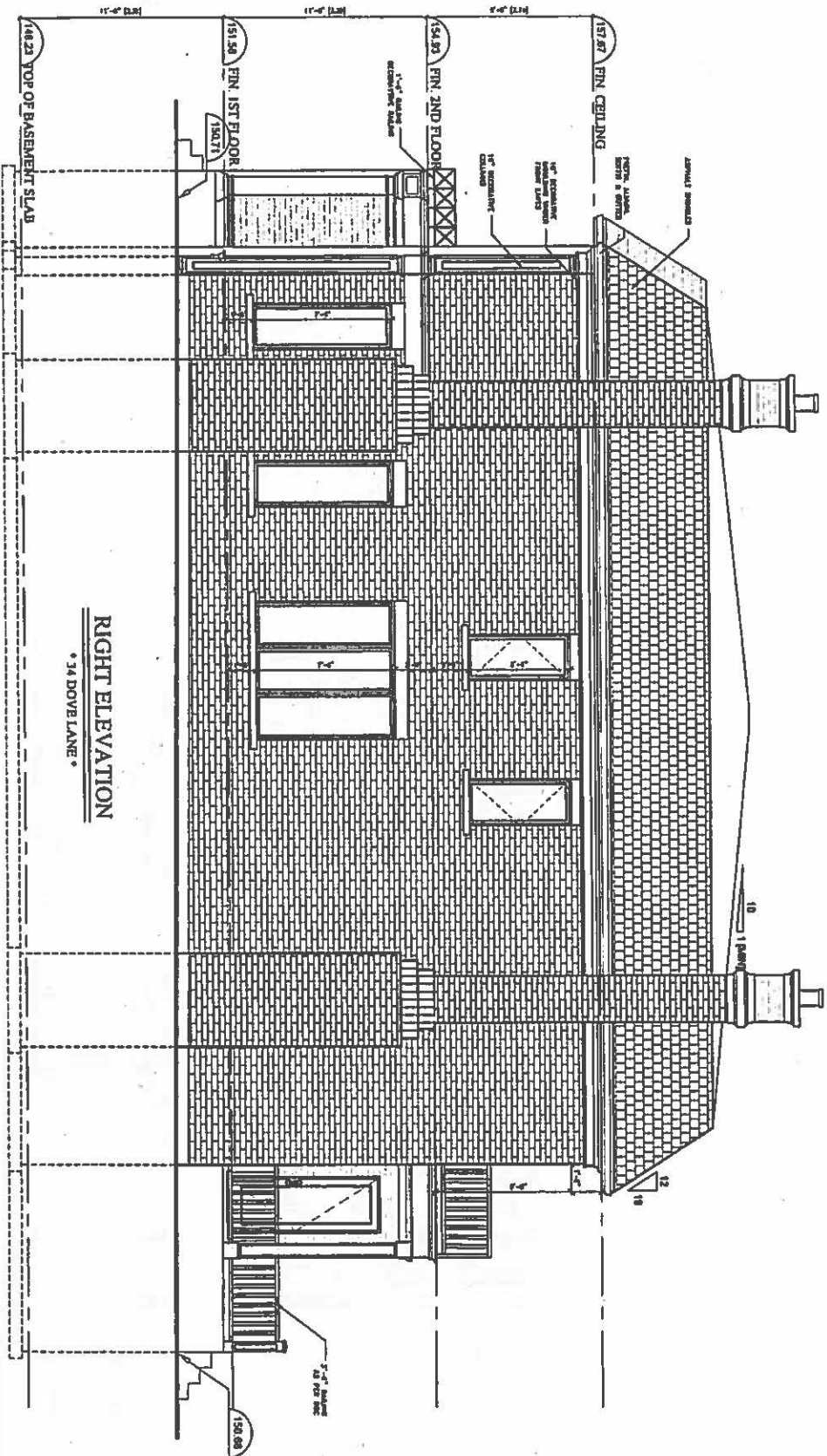
**®Rubinoff Design Group**  
897 Mount Pleasant Rd  
Toronto, Ontario M4S 2N4  
TEL: 416-997-0822 FAX: 416-977-8751 EMAIL: info@rubinoffdesign.com

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**34 DOVE LANE**

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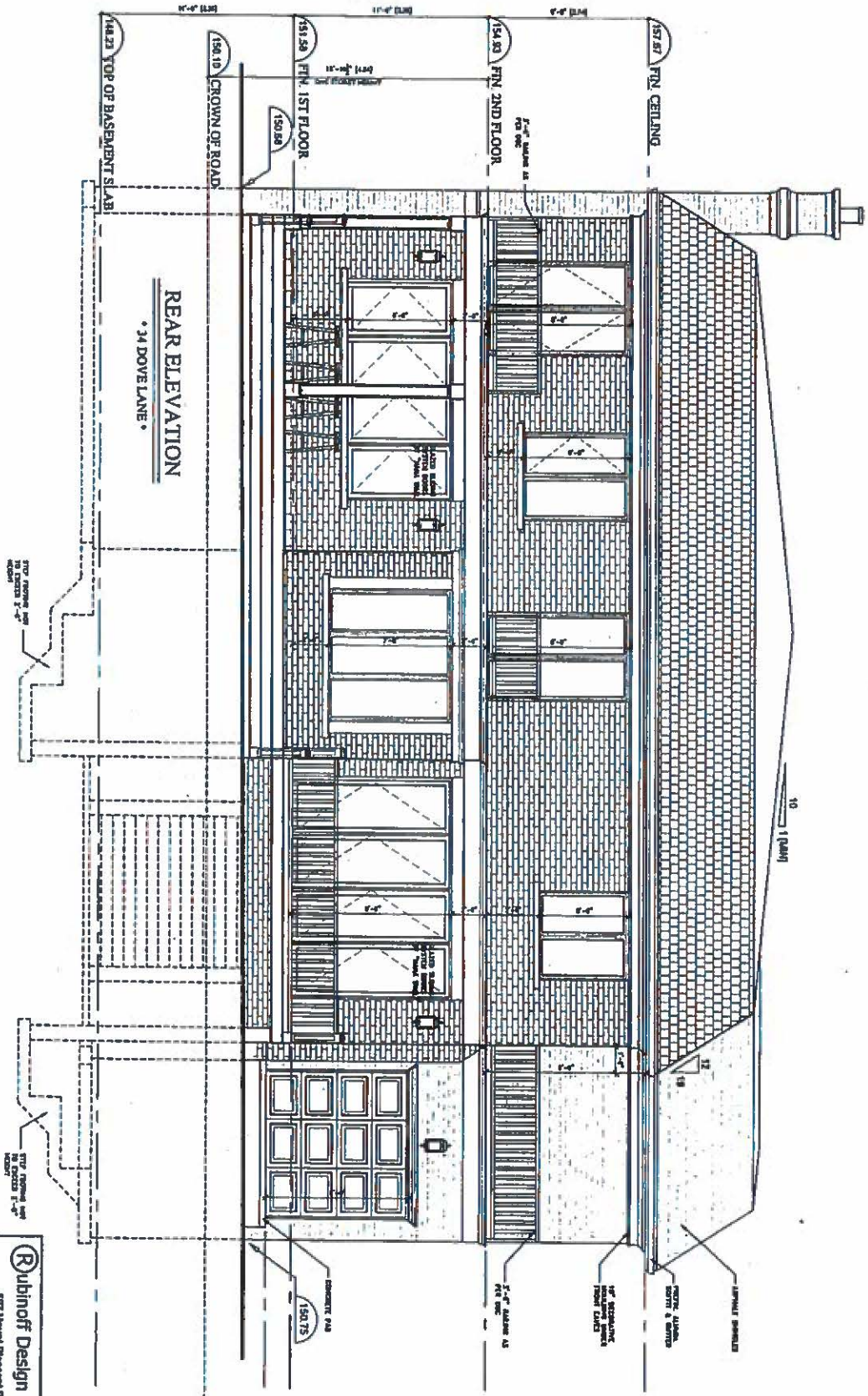
SCALE : 3/16" = 1'-0" NOV 26 / 2015



**Rubinfoff Design Group**  
 687 Mount Pleasant Rd  
 Toronto, Ontario M4M 3M4  
 Tel: 416-467-4400 Fax: 416-467-4401 Email: info@rubinfoffdesign.com

**34 DOVE LANE**  
 SCALE: 3/16" = 1'-0" NOV 26 / 2015



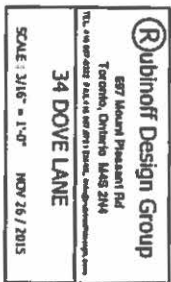


**Rubinoff Design Group**

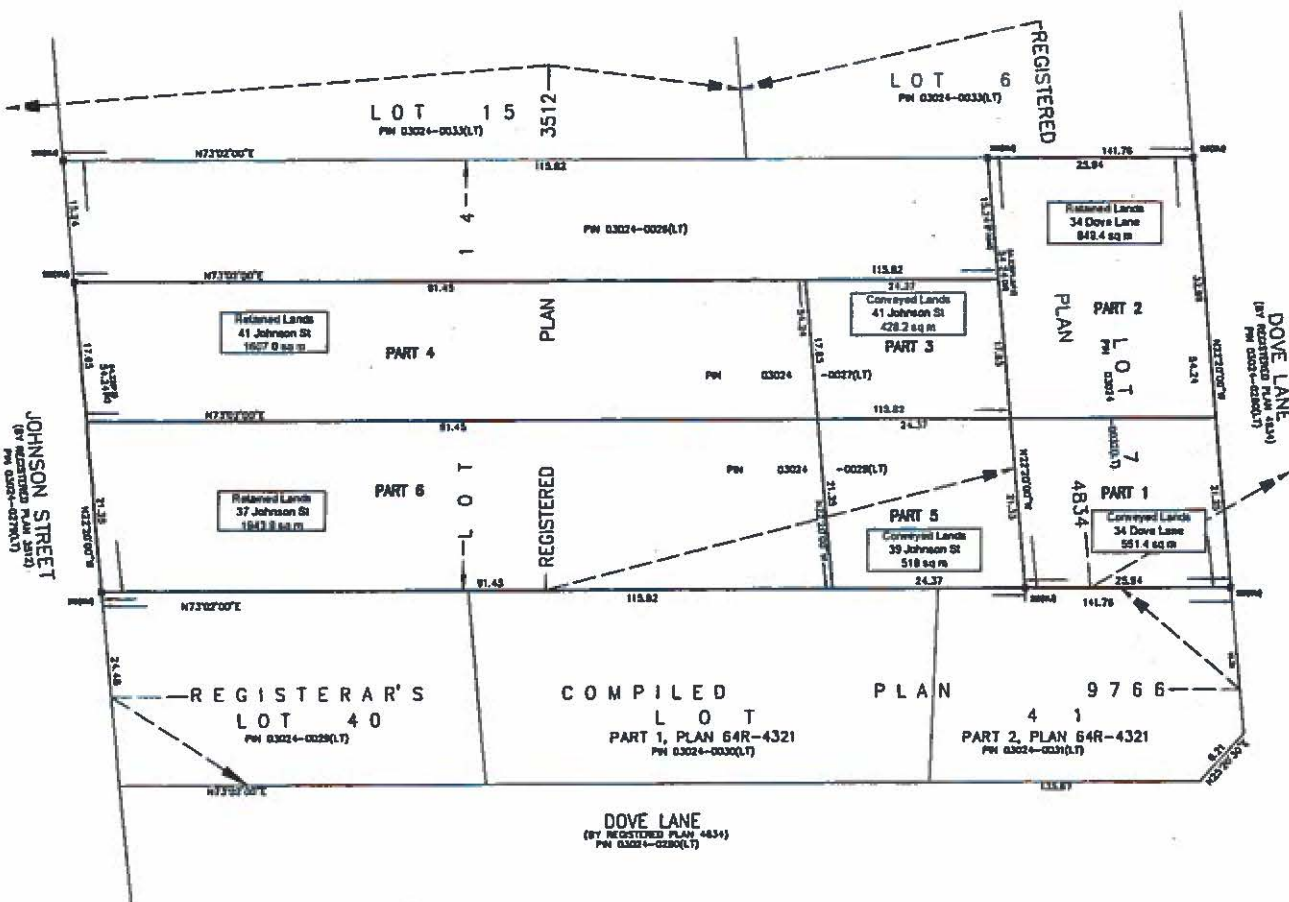
8877 Bayview Pleasant Rd  
Toronto, Ontario M3B 2Y4  
TEL: (416) 490-0000 FAX: (416) 490-0001 WWW: www.rubinoffdesigngroup.com

**34 DOVE LANE**

SCALE: 3/16" = 1'-0" NOV 26 / 2015







I require this plan to be deposited  
under the Long Titles Act

## PLAN 65R-

RECEIVED AND DEPOSITED

Date \_\_\_\_\_

**Figure 1**

WALTER DOSEN, B.Sc.  
ONTARIO LAND SURVEYOR

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

REPRESENTATIVE FOR LAND REDISTRIBUTION  
FOR THE LAND TITLES DIVISION OF  
YORK REGION (No. 85)

### SCHEDULE

PART	ALL/PART OF LOT	RESTORED PLAN	ALL OF PIN	AREA IN Sq. M.
1	ALL OF LOT 7	4834	03024-00327(JT)	551.4
2				848.4
3			03024-00277(JT)	428.2
4				1807.0
5	PART OF LOT 14	3512	03024-00328(JT)	518.0
6				1943.9

PLAN OF SURVEY OF  
LOT 7  
REGISTERED PLAN 4834 AND  
PART OF LOT 14  
REGISTERED PLAN 3512  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK  
SCALE 1:400

VLADIMIR DOSEN SURVEYING, O.L.S.

### NOTES AND LEGEND

Q	DENOTES SURVEY MONUMENT PLANTED
Q	DENOTES SURVEY MONUMENT FOUND
S38	DENOTES STANDARD IRON BAR
S38	DENOTES SHORT STANDARD IRON BAR
B	DENOTES IRON BAR
P	DENOTES IRON PIPE
M	DENOTES MEASURED
S	DENOTES SET
WT	DENOTES WITNESS
C	DENOTES CALCULATED
PL	DENOTES REGISTERED PLAN 4834
P1	DENOTES REGISTERED PLAN 3512
P2	DENOTES PLAN

**COORDINATE REFERENCE:**

REMARKS AND REMARKS DOWN HEREIN ARE DERIVED FROM DIRECT GPS READ  
OUT. REMARKS UPON OBSERVATIONS ARE RETURNED TO THE GENERAL MANAGER  
ON THE NEXT LINE. LINE 12, GPS PRODUCTION, RUCS (RUCS 100.0) NAME

ESTIMATES BASED ON 100-DM GAGE. SIZE INCREASED TO HIGH ACCURACY OF 0.005 IN FOR CONFIDENTIAL. ACCORDING TO 1-475 100-DM.

CLARENCE J. MCGEE, JR.

~~ESTIMATES ARE ORDERS AND CAN BE COMPARISON TO THEM BY MANIPULATING BY THE  
COMMON SCALE FACTOR OF HUNDREDS~~

44-3886

Part #	Part Name	Part Price
1	4000000.00	1000000.00
2	4000000.00	1000000.00

EXTRAORDINARY CANNOT, IN THIS CASE, BE HELD TO  
BE-ESTABLISH THE EXISTENCE OF A CONSPIRACY UNDER THE ACT

## 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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF MARCH, 2013

DATE: JULY 1, 2015

VLADIMIR DOSEN, B.Sc.,  
ONTARIO LAND SURVEYOR

**VLADIMIR DOSEN SURVEYING**  
ONTARIO LAND SURVEYORS  
555 DAVISVILLE AVENUE  
TORONTO, ONTARIO M4S 1J2  
PHONE (416) 488-0440 EMAIL: [vdoosen@rogers.com](mailto:vdoosen@rogers.com)

JOB NO: 15112	FIELD BY: KIMAM
FILE: 15-144	GRADE BY: MATHIAS
END FILE: 24 CONC LANE-REPAIR	CHECKED BY: VO