

# Memorandum to the City of Markham Committee of Adjustment

January 12<sup>th</sup>, 2018

**File:** A/155/17  
**Address:** 22 Woodward Avenue, Thornhill  
**Applicant:** Neda Tajik  
**Agent:** F & A Associate Ltd. (Ali Shakeri)  
**Hearing Date:** Wednesday January 24, 2018

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

- a) **Infill By-law 101-90, Section 1.2 (vii):**  
a maximum net floor area ratio of 53.9 percent, whereas the By-law permits a maximum net floor area ratio of 50 percent;
  - b) **Infill By-law 101-90, Section 1.2 (i):**  
a maximum building height of 9.3 m, whereas the By-law permits a maximum building height of 8.6m;
  - c) **Section 1.2 (iv):**  
a maximum building depth of 16.99 metres, whereas the By-law permits a maximum building depth of 16.8 metres;
- as they relate to a proposed residential dwelling.

## Property Description

The 648.82 m<sup>2</sup> (6,983.84 ft<sup>2</sup>) subject property is located on the north side of Woodward Avenue, west of Henderson Avenue and north of Steeles Avenue. The surrounding area consists of a mix of one and two-storey detached dwellings originally developed in the 1960s. The area is undergoing a transition with newer dwellings being developed as infill developments. There is an existing 157.56 m<sup>2</sup> (1,695.96 ft<sup>2</sup>) detached dwelling on the subject property. According to assessment records, the dwelling was constructed in 1950. The property contains several trees, including a 86 DBH (cm) Norway Maple in the front yard which is proposed to be preserved from the development.

## Proposal

The applicant is proposing to demolish the existing house and construct a 330.92 m<sup>2</sup> (3,562 ft<sup>2</sup>) two storey detached dwelling on the subject property.

## Official Plan and Zoning

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

The subject property is designated "Residential – Low Rise", which provides for low rise housing forms including single detached dwellings. In considering applications for development approval in a 'Residential Low Rise' area, which includes variances, infill development is required to meet the general intent of Section 8.2.3.5 of the 2014 Official Plan with respect to height, massing and setbacks to ensure that the development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street. Regard shall also be had for retention of existing trees and vegetation, the width of proposed garages and driveways and the overall orientation and sizing of new lots within a residential neighbourhood. Planning

staff have had regard for the requirements of the infill development criteria in the preparation of the comments provided below.

#### Zoning By-Law

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

#### Residential Infill Zoning By-law

The subject property is also subject to the Residential Infill Zoning By-law 101-90. The intent of this By-law is to ensure the built form of new residential construction will maintain the character of existing neighbourhoods. It specifies development standards for Floor Area Ratio, building height and building depth. The proposed development does not comply with the infill By-law requirements, with respect to floor area ratio, building height and building depth.

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

According to the information provided on the application form, *"a desirable design won't be achieved without requested variances."*

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

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

#### **COMMENTS**

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

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

#### Increase in Maximum Building Height

The applicant is requesting relief to permit a maximum building height of 9.3 m (30.51 ft) whereas the By-law permits a maximum building height of 8.6 m (28.21 ft). This represents an increase of 0.7 m (2.29 ft) or approximately 8.13%. The By-law calculates building height using the vertical distance of building or structure measured between the level of the crown of the street and highest point of the roof surface. It should be noted that the proposed grade of the front of the house is approximately 0.77m (2.52 ft) above the crown of road.

The variance is in keeping with the other infill homes on Woodward Avenue, including the adjacent home to the east at 24 Woodward Avenue which obtained a minor variance approval in 2013 for an increase in building height to 9.85 m (32.31 ft). Further, the retention of the large Norway Maple tree in the front yard will assist to soften the visual appearance of the building and reduce the perceived building height from the street. Staff have no objection to the variance request.

#### Increase in Maximum Building Depth

The applicant is requesting relief to permit a maximum building depth of 16.99 m (55.74 ft), whereas the By-law permits a maximum building depth of 16.8 m (55.11 ft). This represents an increase of 0.19 m (0.62 ft) or 1.1 percent from the by-law requirement. The proposed building depth includes a small portion of the front covered porch which adds 0.61 m (2 ft) to the overall depth of the building. Excluding the front covered porch, the building has a depth of 16.38 m (53.74 ft), which meets the by-law requirement. Staff have no concern with the variance.

#### Increase to Maximum Floor Area Ratio

The applicant is requesting relief to permit a maximum Net Floor Area Ratio of 53.9%; whereas the By-law permits a maximum Net Floor Area Ratio of 50%. The proposed increase to the Net Floor Area Ratio will facilitate the construction of a dwelling with a gross floor area of 330.92 m<sup>2</sup> (3,562 ft<sup>2</sup>); whereas the By-law permits a dwelling with a maximum gross floor area of 307.79 m<sup>2</sup> (3,313 ft<sup>2</sup>). This represents an increase of 23.13 m<sup>2</sup> (248.97 ft<sup>2</sup>), which is an increase of approximately 7.51%.

Floor Area Ratio is a measure of the interior square footage of the dwelling as a percentage of the net lot area. It is not a definitive measure of the mass of the dwelling, since it does not include "open to below" areas that may exist within the dwelling (e.g. two-storey foyers, atriums and/or stairs). In addition to the area open to below associated with the stairs, there is an approximately 8.36 m<sup>2</sup> (89.98 ft<sup>2</sup>) "open to below" area above the foyer.

Many of the recent infill developments on the street have had similar increases in floor area ratio. The proposed dwelling also has a similar building depth, building width and lot coverage to the homes immediately to the east and west. Given the relationship with the adjoining homes and the recent development trend in the neighbourhood, staff are of the opinion that the variance will not result in any adverse impact on adjacent properties and the character of the streetscape. Staff have no concern with the variance request.

#### **PUBLIC INPUT SUMMARY**

No written submissions were received as of January 12<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 requests meet the four tests of the Planning Act and have no objection.

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

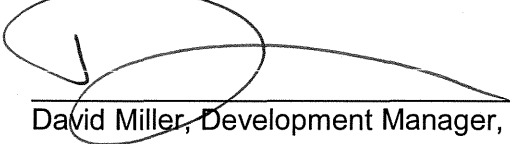
Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Carlson Tsang, Planner, Zoning and Special Projects

REVIEWED BY:



David Miller, Development Manager, West District

File Path: Amanda\File\ 17 179984 \Documents\District Team Comments Memo

**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/155/17**

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and received on January 2, 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. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan.
4. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City's Streetscape Manual, including street trees, in accordance with the City's Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Director of Planning and Urban Design or their designate.
5. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design or designate;
6. Submission of a detailed Siting, Lot Grading and Servicing Plan designed and stamped by a Professional Engineer/Ontario Land Surveyor/Landscape Architect satisfactory to the Director of Engineering, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Engineering or designate;

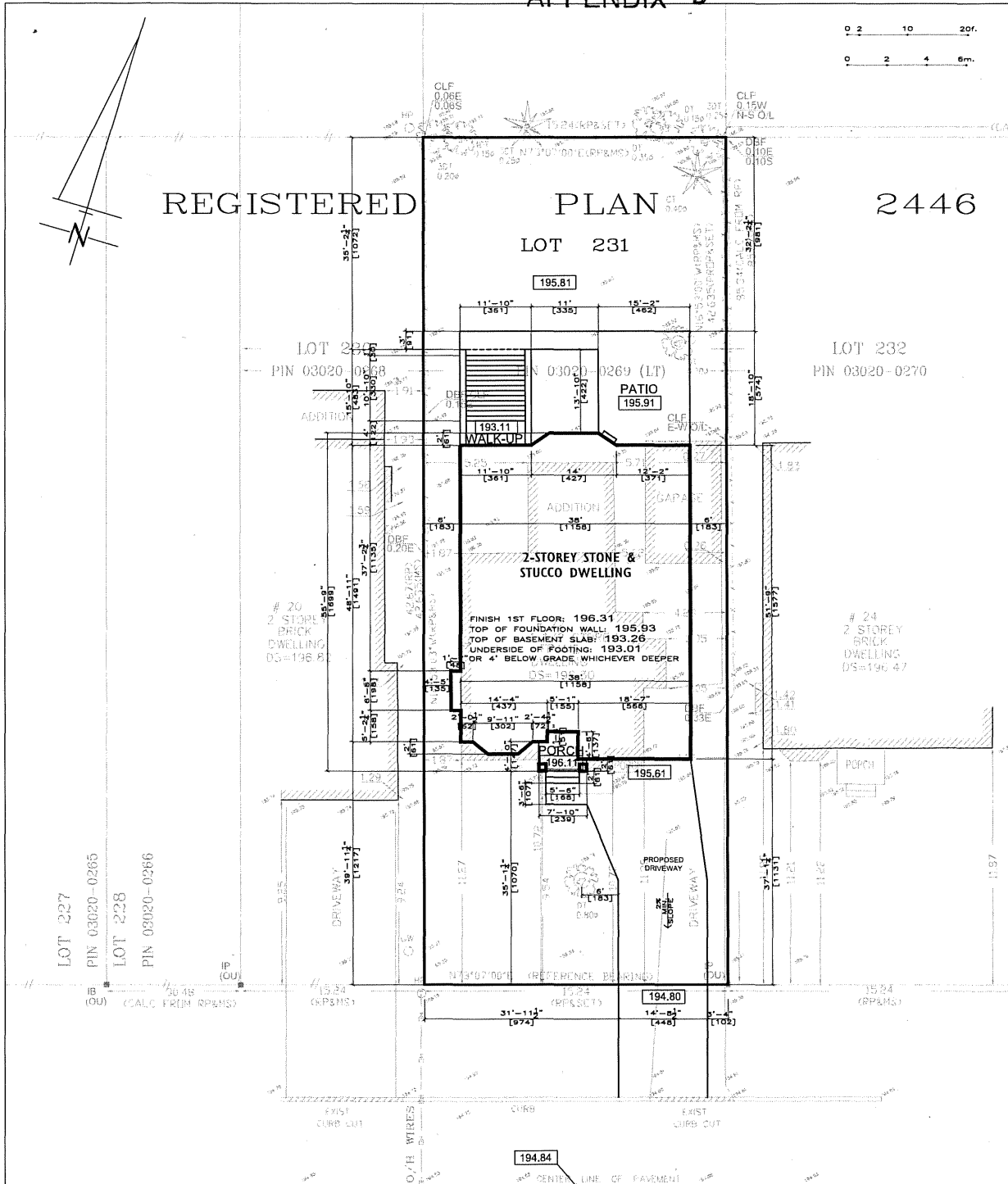
CONDITIONS PREPARED BY:



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Carlson Tsang, Planner, Zoning and Special Projects

# APPENDIX B



**FRONT YARD CALCULATIONS:**

FRONT YARD AREA= 1920.87 SF  
 DRIVEWAY AREA= 643.22 SF  
 HARD LANDSCAPING AREA= 75.97 SF  
 SOFT LANDSCAPING AREA= 1201.68 SF (94.05%)  
 LANDSCAPE OPEN SPACE: 1277.65 S.F. (%66.51)

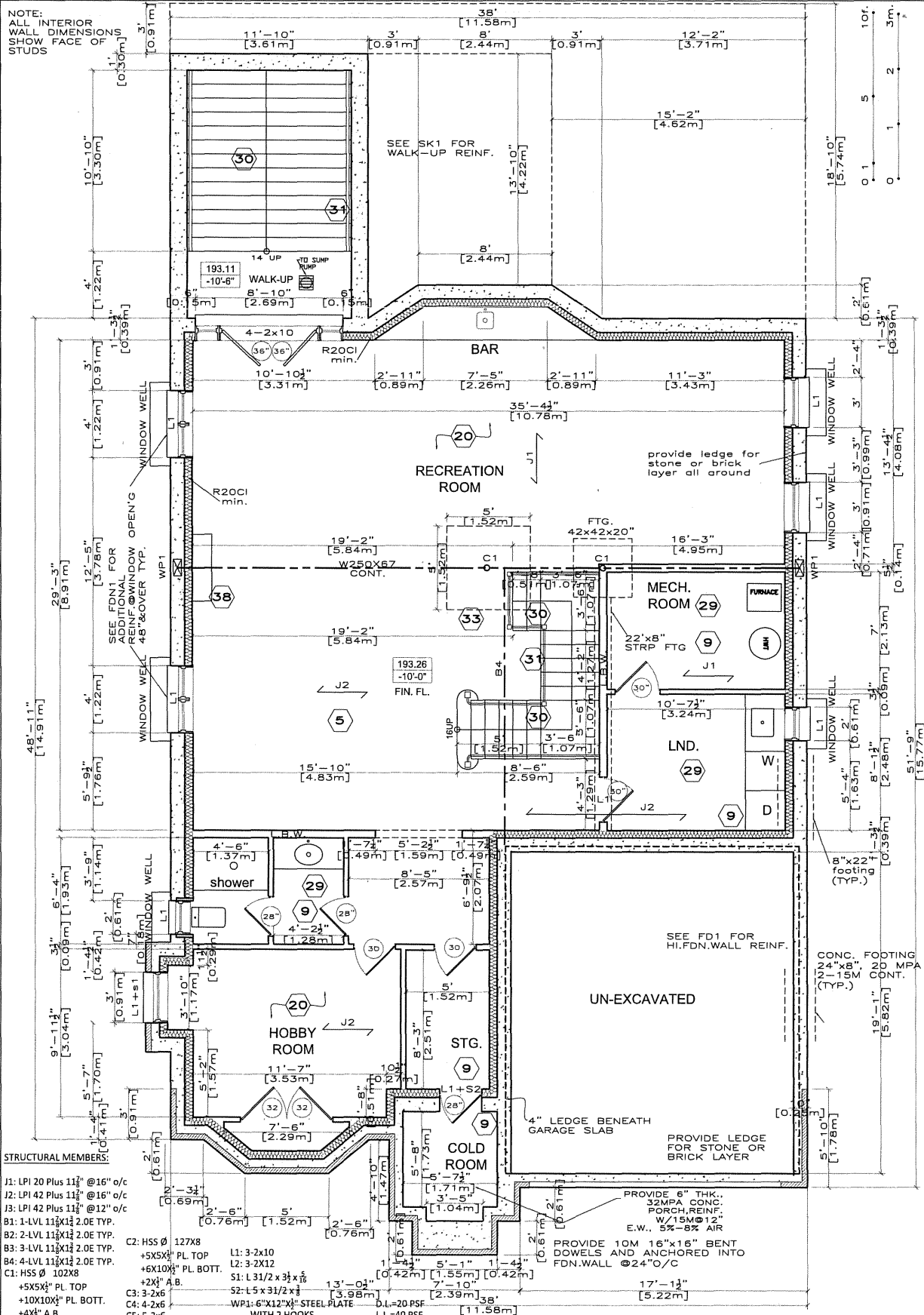
SITE DATA	
ZONING	R4
LOT #	231
PLAN #	2446
LOT AREA	650.29 S.M.
NET LOT AREA	615.48 S.M.
LOT FRONTAGE	15.24 M
LOT DEPTH	42.67 M

AREA	MAXIMUM	PROPOSED	
LOT COVERAGE	33%	184.17 S.M. 1982.45 S.F.	29.92%
G.F.A.	54%	330.92 S.M. 3562.08 S.F.	53.76%
NO. OF STORIES	2	2 STORIES	
HEIGHT	8.6 M	9.10 M	
WIDTH	16.8 M	AS SHOWN	16.99 M
LENGTH		AS SHOWN	
PARKING	-	AS SHOWN	

designed by:  <b>ALI SHAKERI</b> T.416 8188651 F.416 2508900  <b>ARCICA INC.</b> 326 SHEPPARD AVENUE EAST, M2N 3B4 TORONTO, ONTARIO, CANADA	project: <b>22 WOODWARD AVENUE</b>	revisions: JUNE 19, 2017- ISSUED FOR COA JAN. 02, 2018- ISSUED FOR COA2	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
	drawing: <b>SITE PLAN</b>	scale: <b>1/16"=1'</b>	

THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER

Ali Shakeri  
 BCIN#24574  
 F&A Associates Ltd.  
 BCIN#30998



NOTE:  
ALL INTERIOR  
WALL DIMENSION  
SHOW FACE OF  
STUDS

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**ALI SHAKERI**  
T.416 8166651 F.416 2509900

**ARCICA INC.**  
326 SHEPPARD AVENUE EAST, M2N 3B4  
TORONTO, ONTARIO, CANADA.

project:  
**22 WOODWARD AVENUE**

drawing:  
**BASEMENT PLAN**

scale:  
**3/16"=1'**

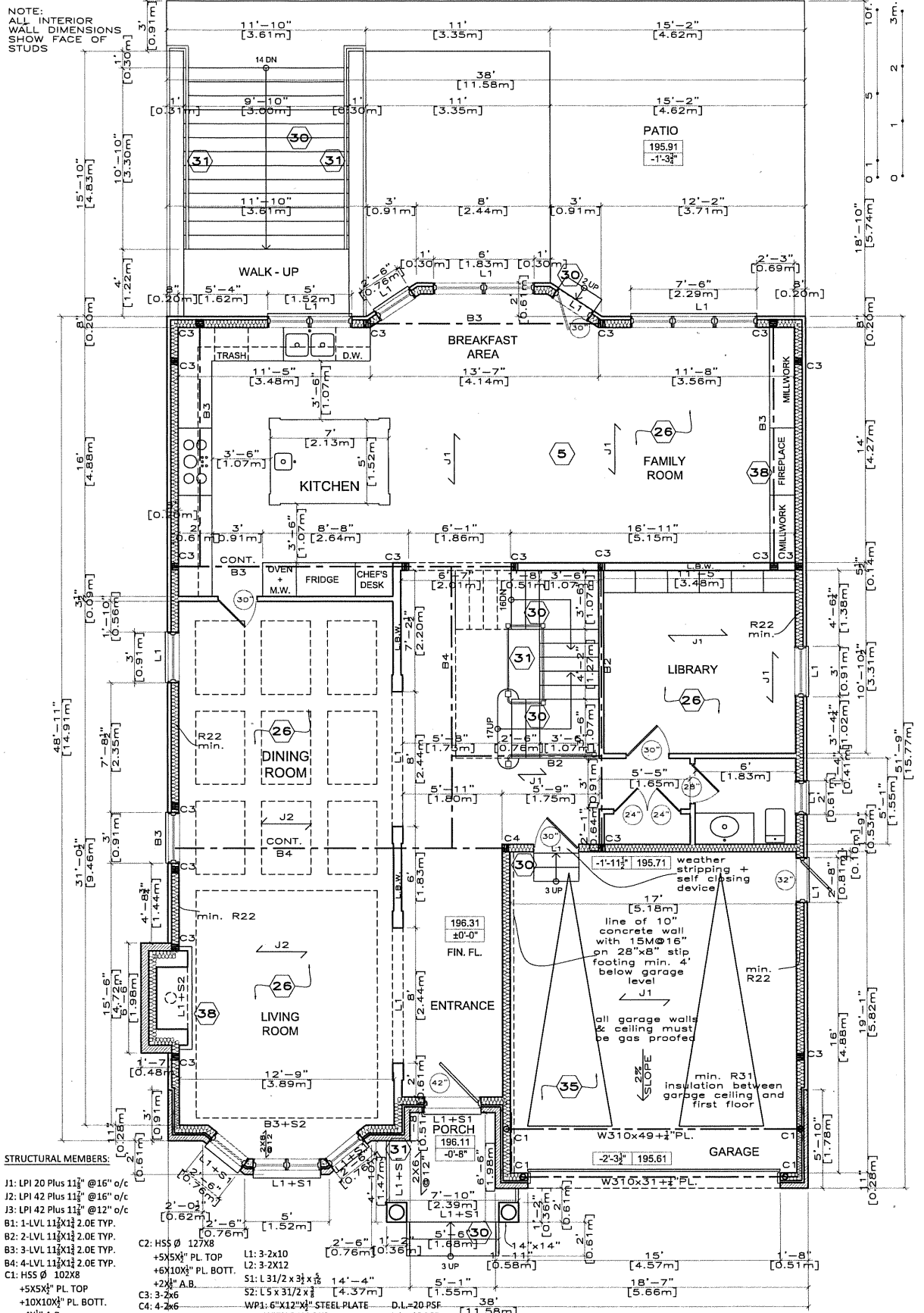
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revisions:  
JUNE 19, 2017- ISSUED FOR COA

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NOTE:  
ALL INTERIOR  
WALL DIMENSIONS  
SHOW FACE OF  
STUDS

- STRUCTURAL MEMBERS:**
- J1: LPI 20 Plus 11 1/2" @ 16" o/c
  - J2: LPI 42 Plus 11 1/2" @ 16" o/c
  - J3: LPI 42 Plus 11 1/2" @ 12" o/c
  - B1: 1-LVL 11 1/2" x 12" 2.0E TYP.
  - B2: 2-LVL 11 1/2" x 12" 2.0E TYP.
  - B3: 3-LVL 11 1/2" x 12" 2.0E TYP.
  - B4: 4-LVL 11 1/2" x 12" 2.0E TYP.
  - C1: HSS 102X8
  - C2: HSS 102X8
  - +5X5X 1/2" PL TOP
  - +6X10X 1/2" PL BOT.
  - +2 1/2" A.B.
  - +5X5X 1/2" PL TOP
  - +10X10X 1/2" PL BOT.
  - +4X 1/2" A.B.
  - L1: 3-2x10
  - L2: 3-2x12
  - S1: L 31/2 x 3 3/8 x 14'-4"
  - S2: L 5 x 3 1/2 x 14'-4"
  - WP1: 6"x12"x 1/2" STEEL PLATE WITH 2 HOOKS
  - D.L.=20 PSF
  - L.L.=40 PSF

designed by:  
**ALI SHAKERI**  
T.416 8166651 F.416 2508900

**ARCICA INC.**  
326 SHEPPARD AVENUE EAST, M2N 3B4  
TORONTO, ONTARIO, CANADA

project:  
**22 WOODWARD AVENUE**

drawing:  
**GROUND FLOOR PLAN**

scale:  
**3/16"=1'**

page:  
**A3**

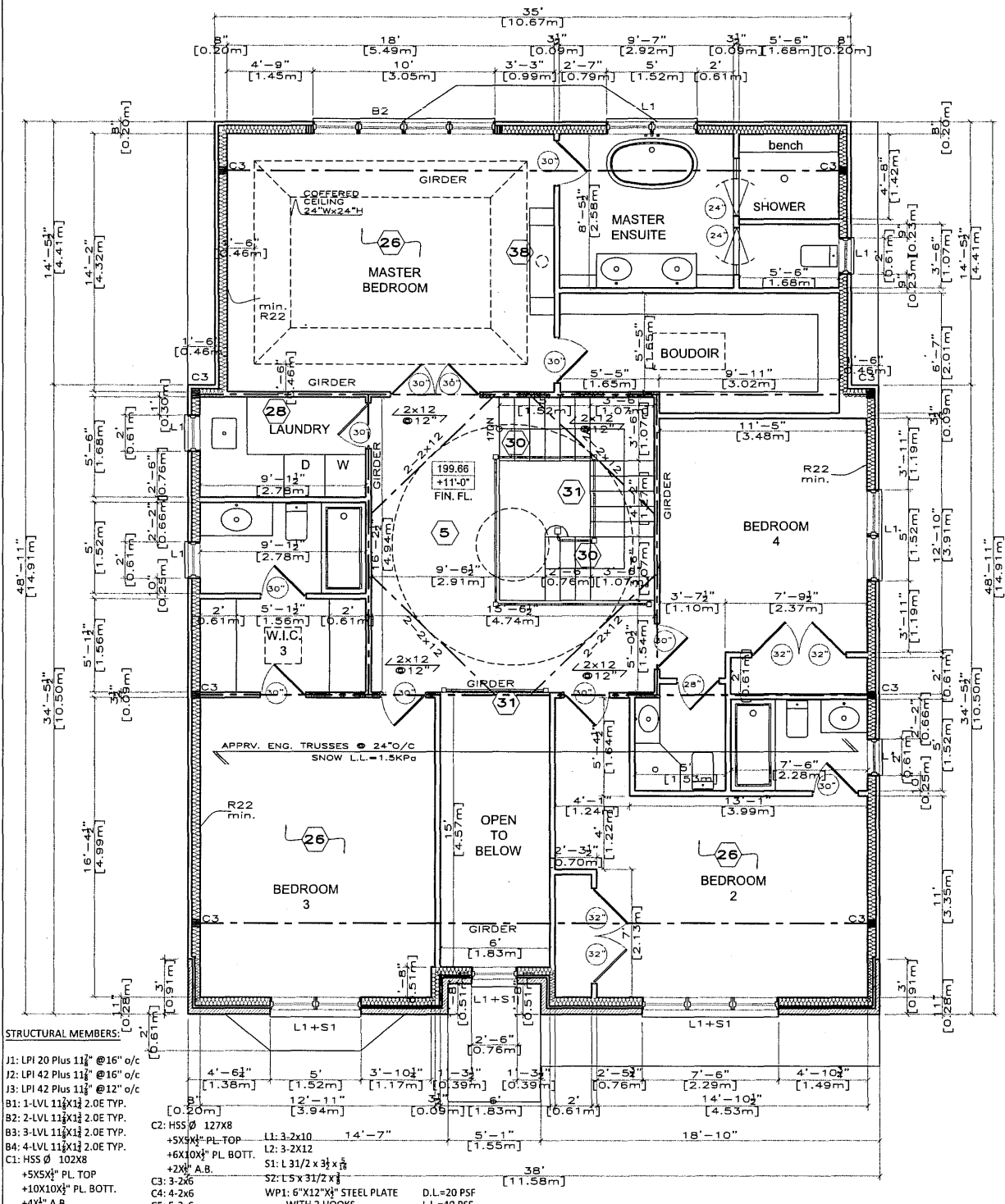
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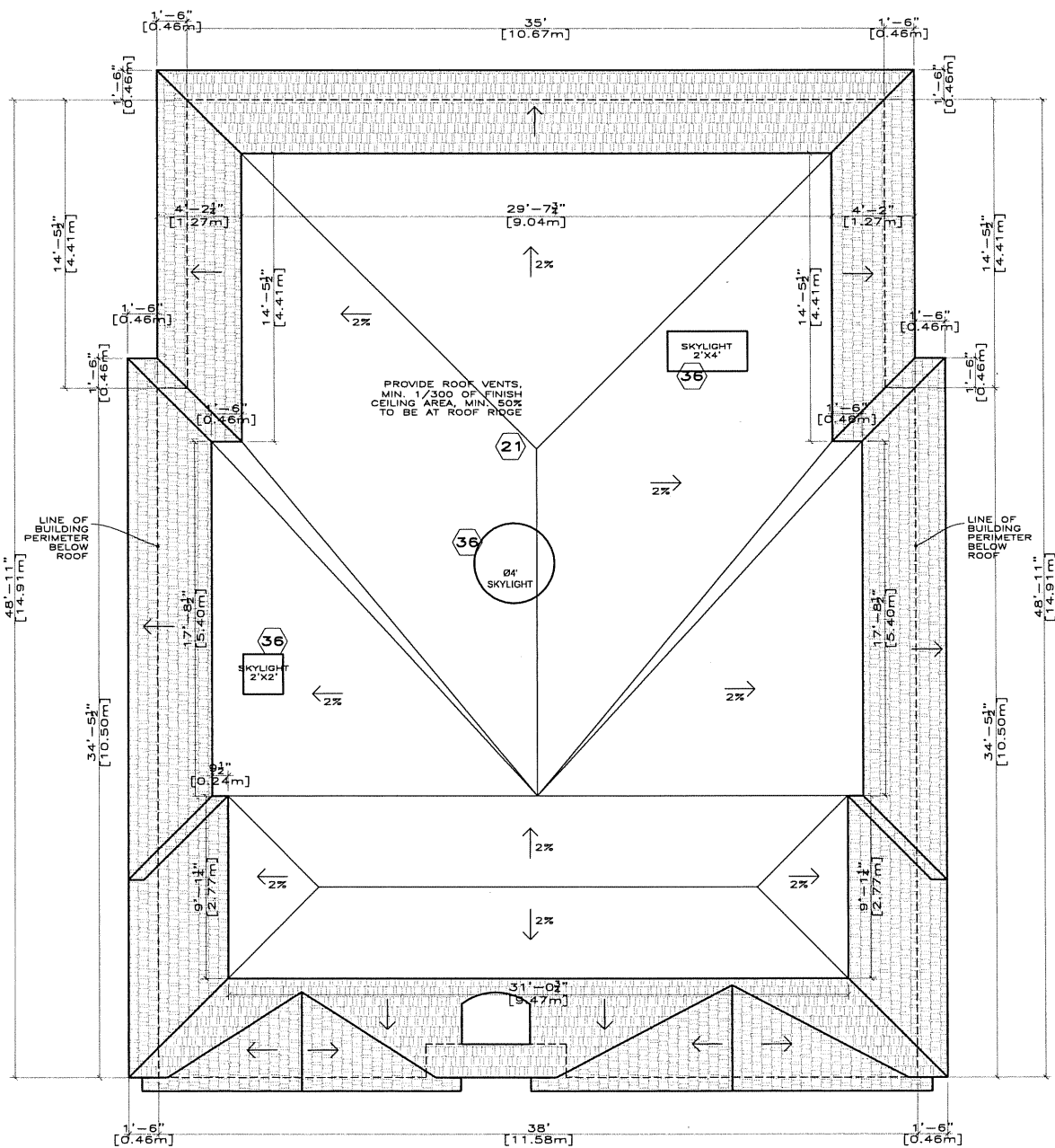
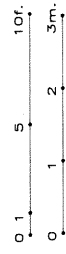
- STRUCTURAL MEMBERS:
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  - J2: LPI 42 Plus 11 $\frac{1}{2}$ " @16" o/c
  - J3: LPI 42 Plus 11 $\frac{1}{2}$ " @12" o/c
  - B1: 1-LVL 11 $\frac{1}{2}$ "x11 $\frac{1}{2}$ " 2.0E TYP.
  - B2: 2-LVL 11 $\frac{1}{2}$ "x11 $\frac{1}{2}$ " 2.0E TYP.
  - B3: 3-LVL 11 $\frac{1}{2}$ "x11 $\frac{1}{2}$ " 2.0E TYP.
  - B4: 4-LVL 11 $\frac{1}{2}$ "x11 $\frac{1}{2}$ " 2.0E TYP.
  - C1: HSS  $\emptyset$  102X8
  - +5XS $\frac{1}{2}$ " PL TOP
  - +10X10 $\frac{1}{2}$ " PL. BOTT.
  - +4X $\frac{1}{2}$ " A.B.
  - C2: HSS  $\emptyset$  127X8
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  - +6X10 $\frac{1}{2}$ " PL. BOTT.
  - +2X $\frac{1}{2}$ " A.B.
  - C3: 3-2X6
  - C4: 4-2X6
  - C5: 5-2X6
  - L1: 3-2x10
  - L2: 3-2X12
  - S1: L 31/2 x 3 $\frac{1}{2}$  x  $\frac{1}{2}$
  - S2: L 5 x 31/2 x  $\frac{1}{2}$
  - WP1: 6"X12"X $\frac{1}{2}$ " STEEL PLATE WITH 2 HOOKS
  - D.L.=20 PSF
  - L.L.=40 PSF

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326 SHEPPARD AVENUE EAST, M2N 3B4  
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project:  
**22 WOODWARD AVENUE**  
drawing:  
**SECOND FLOOR PLAN**  
scale:  
**3/16"=1'**  
page:  
**A4**

revisions:  
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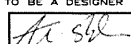
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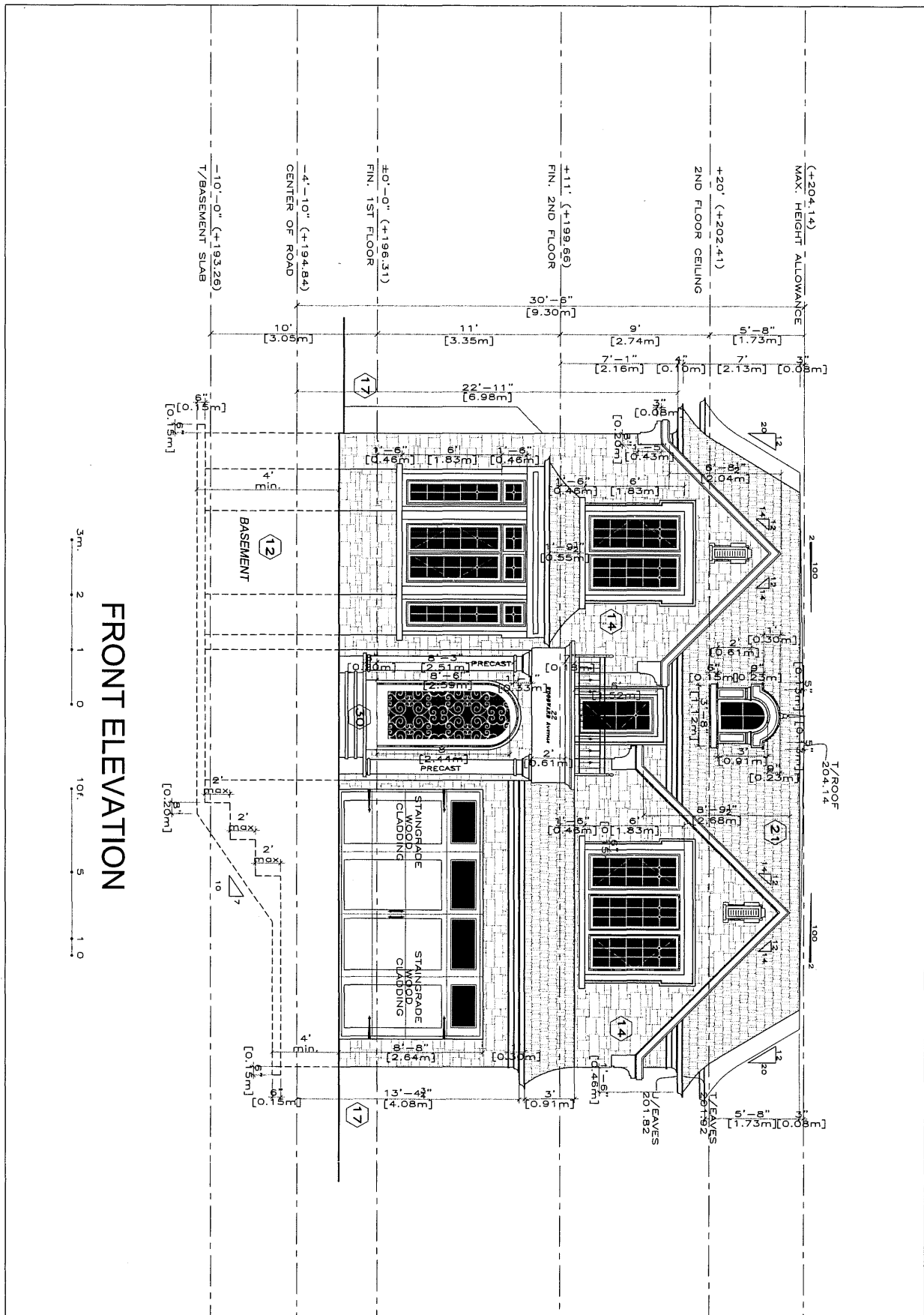


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	drawing: <b>ROOF PLAN</b>	scale: <b>3/16"=1'</b>	

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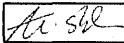


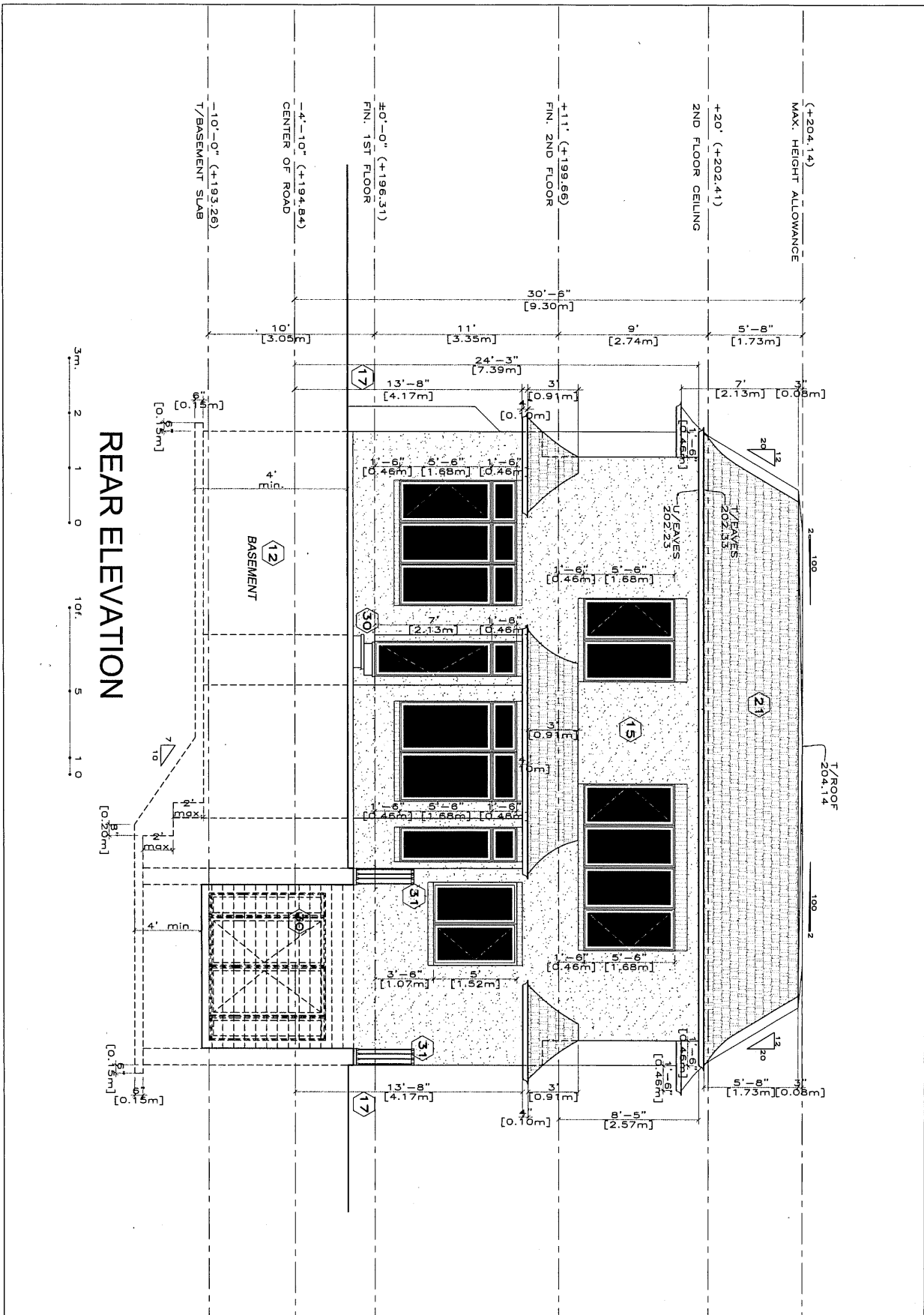
FRONT ELEVATION

designed by: <b>ALI SHAKERI</b> T.416 818851 F.416 2508900 <b>ARCICA INC.</b> 328 SHEPPARD AVENUE EAST, M2N 3B4 TORONTO, ONTARIO, CANADA.	project: <b>22 WOODWARD AVENUE</b>	revisions: JUNE 19, 2017- ISSUED FOR COA	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUE FOR CONSTRUCTION". 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
	drawing: <b>FRONT ELEVATION</b>	scale: <b>3/16"=1'</b>	

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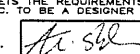




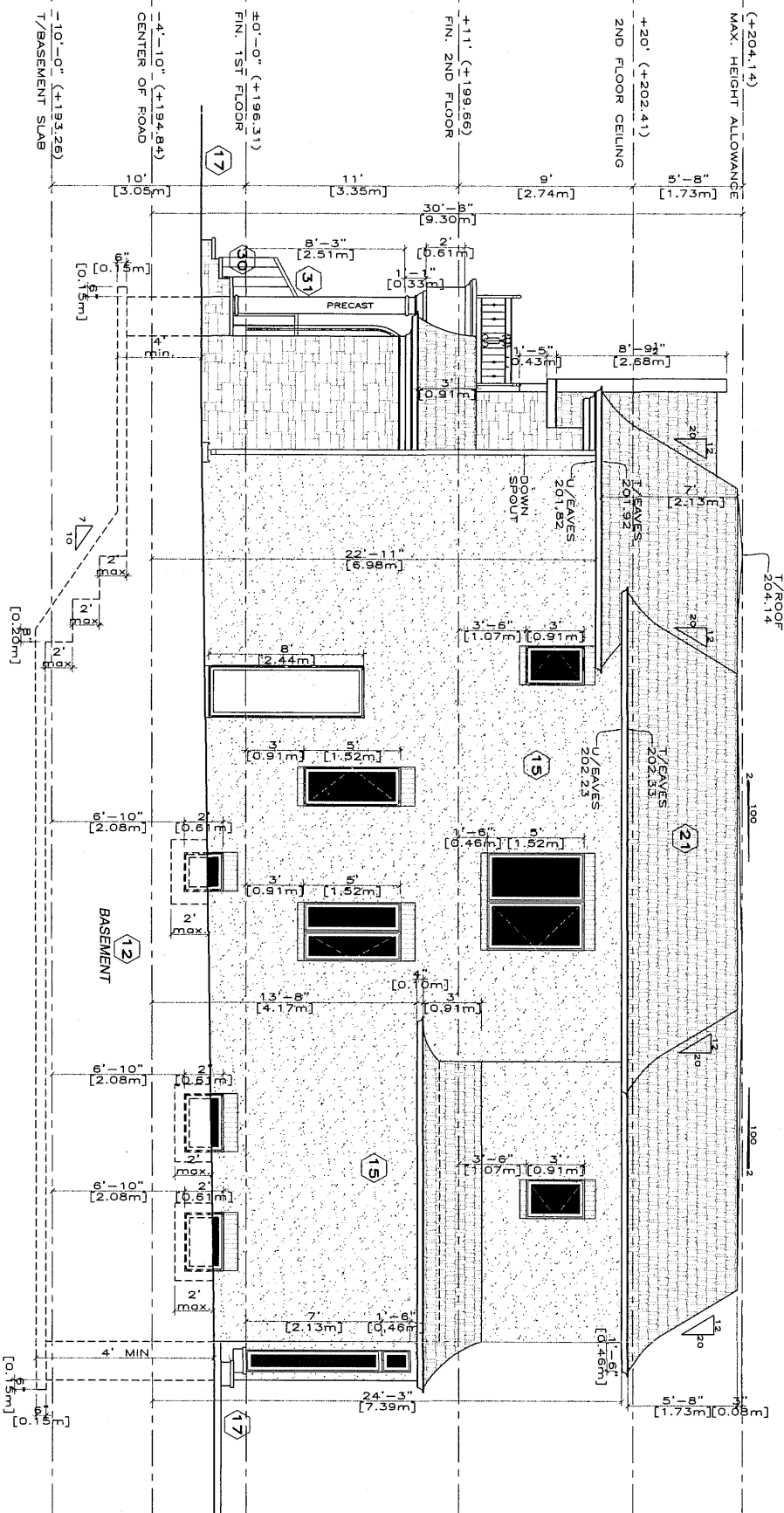
designed by: <b>ALI SHAKERI</b> T.416 818851 F.416 2508900 <b>ARCICA INC.</b> 325 SHEPPARD AVENUE EAST, M2N 3B4 TORONTO, ONTARIO, CANADA	project: <b>22 WOODWARD AVENUE</b>	revisions: JUNE 19, 2017- ISSUED FOR COA	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
	drawing: <b>REAR ELEVATION</b>	scale: <b>3/16"=1'</b>	

THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER

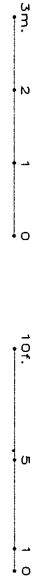
Ali Shakeri  
 BCIN#24574  
 F&A Associates Ltd.  
 BCIN#30998



GLAZED AREAS:  
 1. AREA OF EXPOSED BUILDING FACE: 1078.74 SQ.FT.  
 2. PROPOSED GLAZED AREA: 693.03 SQ.FT. (76.39)



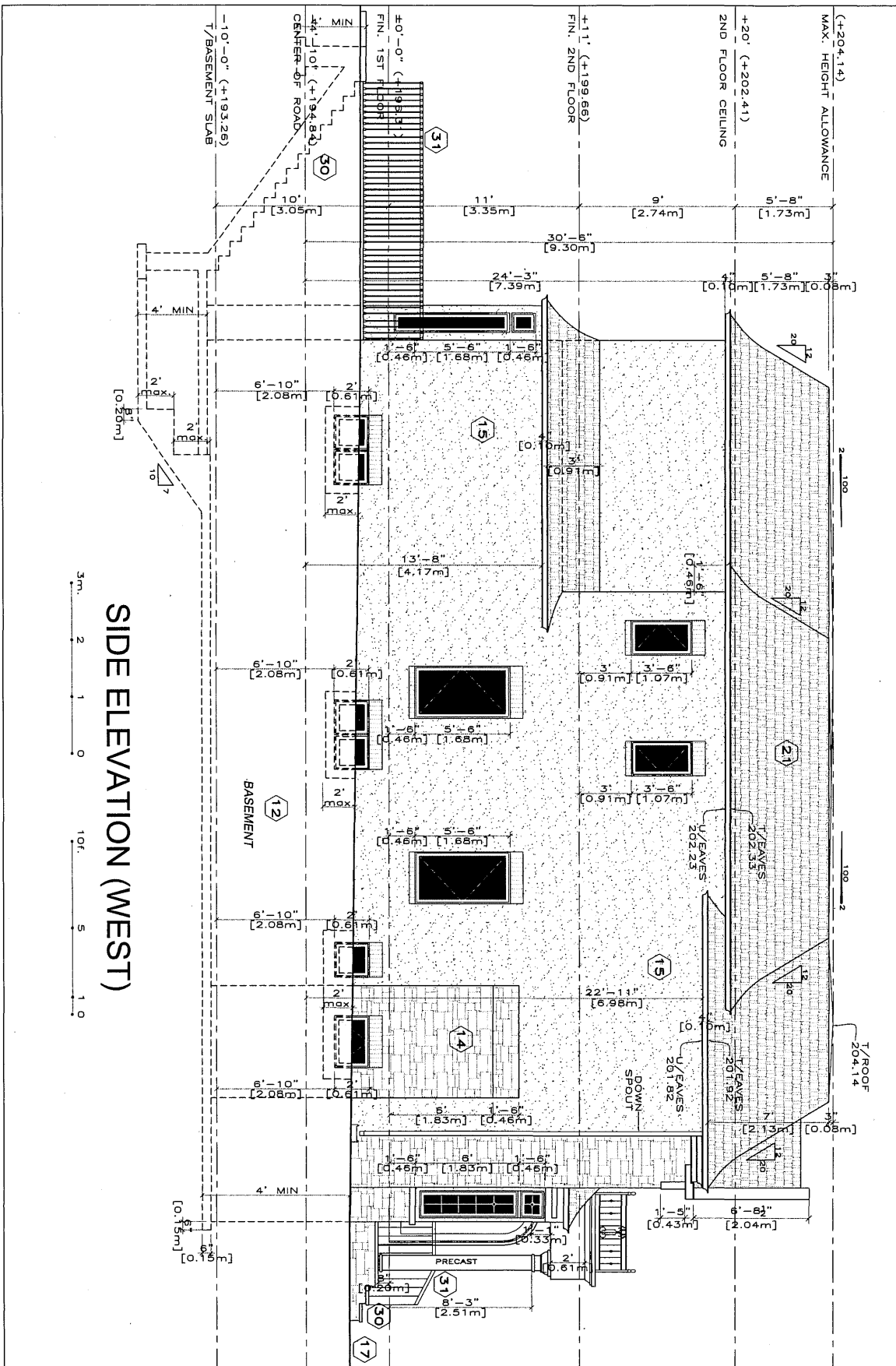
SIDE ELEVATION (EAST)



designed by: <b>ALI SHAKERI</b> T.416 8188851 F.416 2508900  <b>ARCICA INC.</b> 328 SHEPPARD AVENUE EAST, M2N 3B4 TORONTO, ONTARIO, CANADA.	project: <b>22 WOODWARD AVENUE</b>	revisions: JUNE 19, 2017- ISSUED FOR COA	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED 'ISSUED FOR CONSTRUCTION'. 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
	drawing: <b>SIDE ELEVATION</b>	scale: <b>3/16"=1'</b>	

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

GLAZED AREA:  
 1. AREA OF EXPOSED BUILDING FACE: 1075.65 SQ.FT.  
 2. PROPOSED GLAZED AREA: 69.58 SQ.FT. (76.46)



**SIDE ELEVATION (WEST)**

designed by:  <b>ALI SHAKERI</b> T.416 8166651 F.416 2508900  <b>ARCICA INC.</b> 326 SHEPPARD AVENUE EAST, M2N 3B4 TORONTO, ONTARIO, CANADA	project: <b>22 WOODWARD AVENUE</b>	revisions: JUNE 19, 2017- ISSUED FOR COA	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5. USE ONLY LATEST REVISION DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
	drawing: <b>SIDE ELEVATION</b>	scale: <b>3/16"=1'</b>	
	page: <b>A9</b>		

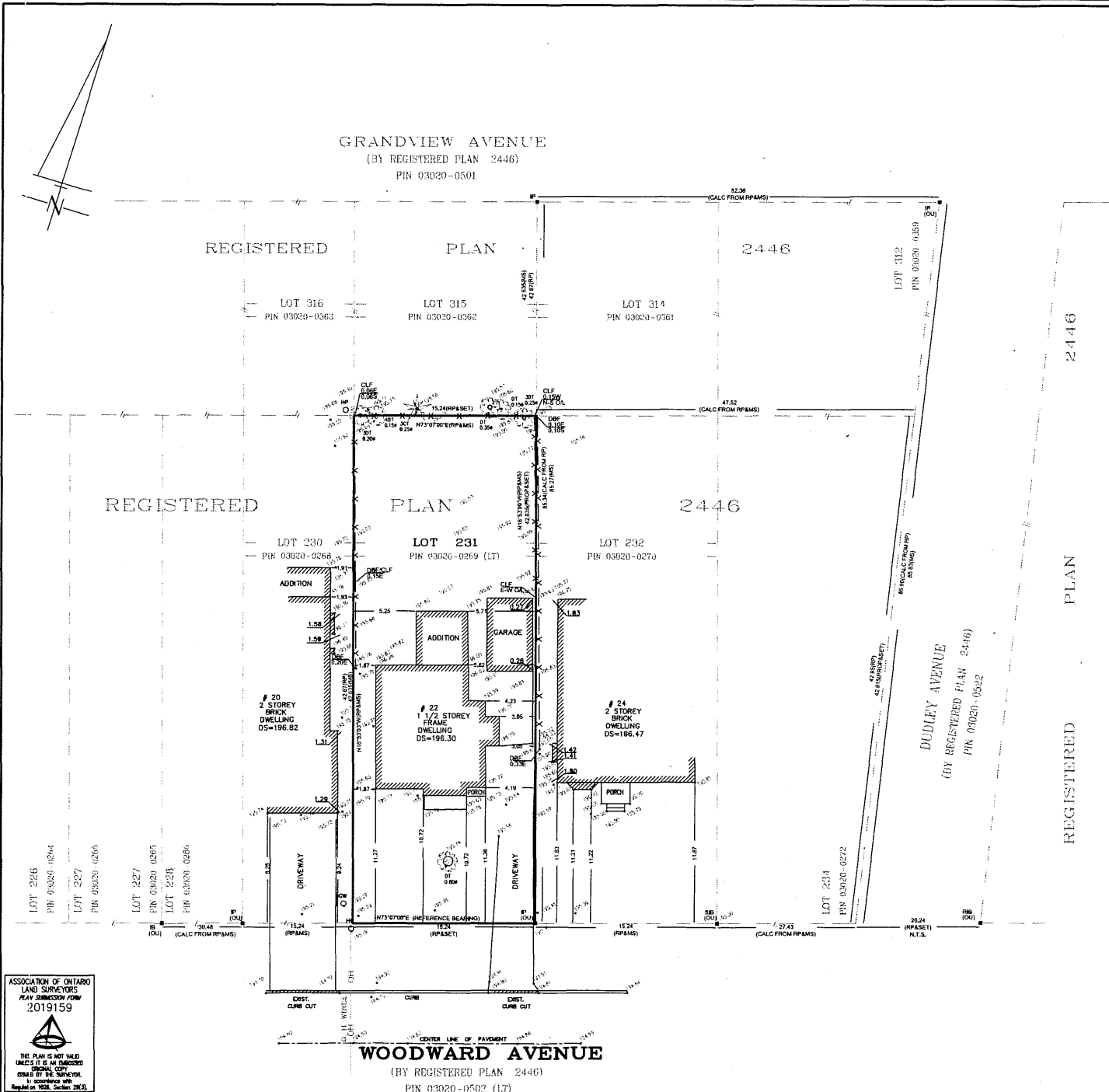
SURVEYOR'S REAL PROPERTY REPORT OF  
 PART 1:  
 PLAN OF LOT 231  
 REGISTERED PLAN 2446  
**CITY OF MARKHAM**  
 (REGIONAL MUNICIPALITY OF YORK)

SCALE = 1 : 200  
 A AZIZ SURVEYORS INC. O.L.S.

METRIC DISTANCES SHOWN HEREIN ARE IN METRES AND  
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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 THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT IN WHOLE OR IN  
 PART WITHOUT THE EXPRESS PERMISSION OF A. AZIZ SURVEYORS INC. O.L.S.  
 IS STRICTLY PROHIBITED.

**PART 2:**  
**REPORT**  
 • THIS REPORT WAS PREPARED FOR A. GOUDARD, AND THE UNDERSIGNED  
 ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.  
**BOUNDARIES**  
 • LOT 231 - REGISTERED PLAN 2446  
**TITLE SEARCH INDICATES**  
 • NO EASEMENTS OR RIGHT OF WAYS REGISTERED ON FILE.  
**ZONING**  
 • NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING BY LAW HAS BEEN MADE  
 FOR THE SUBJECT PROPERTY (PROPRIETOR).  
**ENCROACHMENTS**  
 • PLEASE NOTE THE POSITION OF THE FENCES IN RELATION TO THE SOUTHERLY,  
 NORTHERLY, EASTONLY & WESTONLY BOUNDARIES. THEY ARE LOCATED OVER THE  
 SUBJECT BOUNDARIES TO THE EXTENT SHOWN ON THE PLAN.  
**BEARING NOTE**  
 • BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE NORTHERLY LIMIT  
 OF WOODWARD AVENUE HAVING A BEARING OF N73°00'00"  
 AS SHOWN ON REGISTERED PLAN 2446  
**GEOMETRICS**  
 • ELEVATIONS SHOWN GEODETIC DERIVED FROM CITY OF MARKHAM  
 BENCH MARK # 060001. ELEVATION 114.86m



ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 2019159

THE PLAN IS NOT VALID  
 UNLESS IT IS AN EMBOSSED  
 ORIGINAL COPY.  
 I AGREE TO THE SURVEYOR'S  
 REGULATION 922, Section 26(3).

**LEGEND:**

BE	DESIGNS SURVEY BOUNDARY POINT	BS	DESIGNS BORN SIGN
SE	SURVEY MONUMENT SET	BSH	MARKER
SEW	SEWER MAIN PIPE	CS	CORNER
NE, SW	NORTH, EAST, SOUTH, WEST	HP	HYDRO POLE
SP	BOUND FENCE	OP	OPENING
CL	CHAIN LINK FENCE	OT	OPENING TREE
CU	CURB CUT	OTF	OPENING TREE TRUNK
OU	OPENING	OTC	CORNER TREE TRUNK
		OS	DOOR SILL

**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  
 ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 12th DAY OF JUNE, 2017  
 DATE: JUNE 15, 2017

A. AZIZ SURVEYORS INC ONTARIO LAND SURVEYORS 120 NEWBURK ROAD- #31, RICHMOND HILL, ONT. L4C-9S7 Tel: (905) 237-8224 Fax: (416) 477-5485 Website: www.aazizsurveyors.ca E-Mail: aziz@im-adzsurveyors.ca	
PROJECT NUMBER	PROJECT
17-239	22 WOODWARD AVE (SR-PR)
DRAWN BY	CHECKED BY
VB	A.A.