

Memorandum to the City of Markham Committee of Adjustment

November 29, 2022

File: A/201/22 and A/207/22
Address: 28 and 30 Sciberras Road, Markham
Applicant: Zhou Mei Liu and Xiang Qin Lin
Agent: Brutto Consulting (Francesco Fiorani)
Hearing Date: Wednesday December 7, 2022

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

The Applicant is requesting relief from the “Fourth Density Single Family Residential (R4)” zone requirements of By-law 11-72, as amended, as it relates to two existing detached dwellings. The variances requested are to permit:

A/201/22 – 28 Sciberras Road

a) Section 4.11:

a flankage side yard setback of 6 feet 4 inches (1.94 metres), whereas the By-law requires a minimum flankage side yard setback of 12 feet (3.66 metres) or one half the height of the building (whichever is greater).

A/207/22 – 30 Sciberras Road

a) Section 4.11:

a minimum rear yard setback of 14 feet 5 inches (4.4 metres), whereas the By-law requires a minimum rear yard setback of 25 feet (7.62 metres).

As noted above, these applications relate to the retention of two existing detached dwellings on 28 and 30 Sciberras Road. The requested variances are a direct result of the lot severances B/15/17 and B/16/17, which were approved by the Ontario Municipal Board (“OMB”) on September 21, 2018, as further detailed in the History and Comment sections below.

BACKGROUND

Property Description

28 and 30 Sciberras Road (herein collectively referred to as the “Subject Lands”) are located on the northwest corner of Sciberras Road and Ferrah Street, which is generally situated east of Main Street Unionville and north of Highway 7 East (refer to Appendix “A” – Aerial Photo). There is an existing two-storey detached dwelling on the 596.10 m² (6,417.01 ft²) property at 28 Sciberras Road, which according to assessment records was constructed in 1966. There is an existing two-storey detached dwelling on the 598.20 m² (6,438.97 ft²) property at 30 Sciberras Road, which according to assessment records was constructed in 1967.

The Subject Lands are located within an established residential neighbourhood comprised primarily of a mix of one and two-storey detached dwellings. Mature vegetation exists across the property, most notably in the front yards of the Subject Lands.

History

In 2017, the Committee of Adjustment (“COA”) approved applications for Consent and Minor Variances (Files: B/15/17, B/16/17, A/99/17, A/100/17, A/101/17, and A/102/17) on the Subject Lands. These approvals were intended to facilitate the severance and development of four new detached dwellings (refer to Appendix “B” – Original Staff Report). The approvals included new detached dwellings 6 Ferrah Street (Parts 1 and 6 - A/100/17), 2 Ferrah Street (Parts 2 and 5 - A/101/17), 30 Sciberras (Part 3 – A/102/17), and 28 Sciberras (Part 4 – A/99/17). These applications were subsequently appealed to the OMB by a neighbouring resident and on September 21, 2018, the OMB approved the severances and related minor variance applications. In May 2022, the new lots were registered with the Land Registry, thereby triggering the need for additional variances outlined below.

Proposal

The Applicant is proposing to retain the two existing dwellings on the Subject Lands, on a temporary basis, while the dwellings located at 2 and 6 Ferrah Street are under construction (refer to Appendix “C” – Site Plan). The Applicant has indicated that they intend to demolish the existing two dwellings on the Subject Lands and construct the new dwellings approved by the previous minor variance applications following the completion of the construction of the two dwellings along Ferrah Street.

Staff note that the previous Minor Variance approvals applied only to the new residential dwellings that were shown on the originally approved plans, and as such the existing dwellings are not in substantial conformity with those originally approved plans. Therefore, the Applicant’s proposal to retain the existing dwellings on a temporary basis will result in non-compliance to the requirements of the Zoning By-law.

Staff further note that, in this case, the previous Minor Variance decisions will not be voided as a result of these current Minor Variance applications. Should the Applicant proceed with the construction of the originally approved plans, the previous variance decisions will continue to apply.

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24, 2017, and updated on April 9, 2018)

The 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 with respect to height, massing, and setbacks. This criteria is established 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. In considering applications for development approval in a “Residential Low Rise” area, which includes minor variances, infill development is required to meet the general intent of these development criteria. Regard shall also be had for retention of existing trees and vegetation, the width of proposed garages and driveway, 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 11-72

The Subject Lands are zoned “Fourth Density Single Family Residential (R4)” under By-law 11-72, as amended, which permits one single detached dwelling per lot. The existing dwellings do not comply with the requirements of the By-law as they relate to the minimum flankage side yard setback for 28 Sciberras Road and minimum rear yard setback for 30 Sciberras Road.

Varley Village Infill Area

The Subject Lands are within an area of the City where there is a trend to build larger houses. In response to concerns within this trend, a number of residents asked that Markham consider an infill housing by-law for the Varley Village neighbourhood. The Unionville Sub-Committee, a Committee of Council, undertook a review of this issue with community consultation, and ultimately recommend that no action be taken on an infill by-law at this time. This position was endorsed by Development Services Committee on June 19, 2012. As such, the existing By-law standards continue to apply.

Notwithstanding that an infill by-law was not adopted, the Committee should be aware of Council’s and the community’s concerns with regard to variances and maintaining the current standards of the Zoning By-law. Consequently, the Committee should consider public input before making a decision.

Zoning Preliminary Review (ZPR) Undertaken

The Owner has completed a Zoning Preliminary Review (ZPR 22 119353) on June 15, 2022 to confirm the variances required for the existing development.

COMMENTS

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

- 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.

A/201/22 – 28 Sciberras Road: Reduction in Flankage Side Yard Setback

The Applicant is requesting relief to permit a minimum flankage side yard setback of 6.33 ft (1.94 m), whereas the By-law requires a minimum flankage side yard setback of

12 ft (3.66 m) or one-half the height of the building, whichever is greater. This represents a reduction of approximately 47.25% or 5.67 ft (1.73 m). It should be noted that 28 Sciberras Road is a corner lot with the flankage side yard on Ferrah Street. Staff note that the 6.33 ft (1.94 m) flankage side yard setback is an existing condition from when the dwelling was constructed in 1966; however, the setback is no longer considered 'legal non-conforming' due to the resultant severance to the rear of the Subject Lands.

Staff further note that setbacks are taken from the main dwelling to the property line and while the flankage side yard setback to the property line is 6.33 ft (1.94 m), the setback to the streetline of Ferrah Street is approximately 55.77 ft (17.0 m).

The intent of the Zoning By-law is to provide sufficient buffer from the street. Given that the setback from the curb exceeds the By-law requirement, Staff are of the opinion that the requested variance meets the intent of the By-law.

A/207/22 – 30 Sciberras Road: Reduction in Rear Yard Setback

The Applicant is requesting relief to permit a minimum rear yard setback of 14.42 ft (4.40 m), whereas the By-law requires a minimum rear yard setback of 25 ft (7.62 m). This represents a reduction of approximately 42.32% or 10.58 ft (3.22 m).

The variance is entirely attributable to the newly established lot lines resulting from the severed lots to the rear of the Subject Lands. The variance is also attributed to the irregular shape of the lot, resulting in rear yard setbacks that ranges between 14.42 ft (4.40 m) and 39.37 ft (12.0 m).

Staff have no objection to the requested variance, and are of the opinion that the north-west corner of the subject property will provide sufficient rear yard amenity space, and that the proposed rear yard reductions will not impact the character of the neighbourhood.

PUBLIC INPUT SUMMARY

No written submissions were received as of November 29, 2022. 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 refer to Appendix “D” and “E” for conditions to be attached to any approval of this application.

PREPARED BY:



Melissa Leung, MCIP RPP, Planner II, Central District

REVIEWED BY:



Deanna Schlosser, MCIP RPP, Senior Planner, Central District

File Path: Amanda\File\ 22 261614 \Documents\District Team Comments Memo

APPENDICES

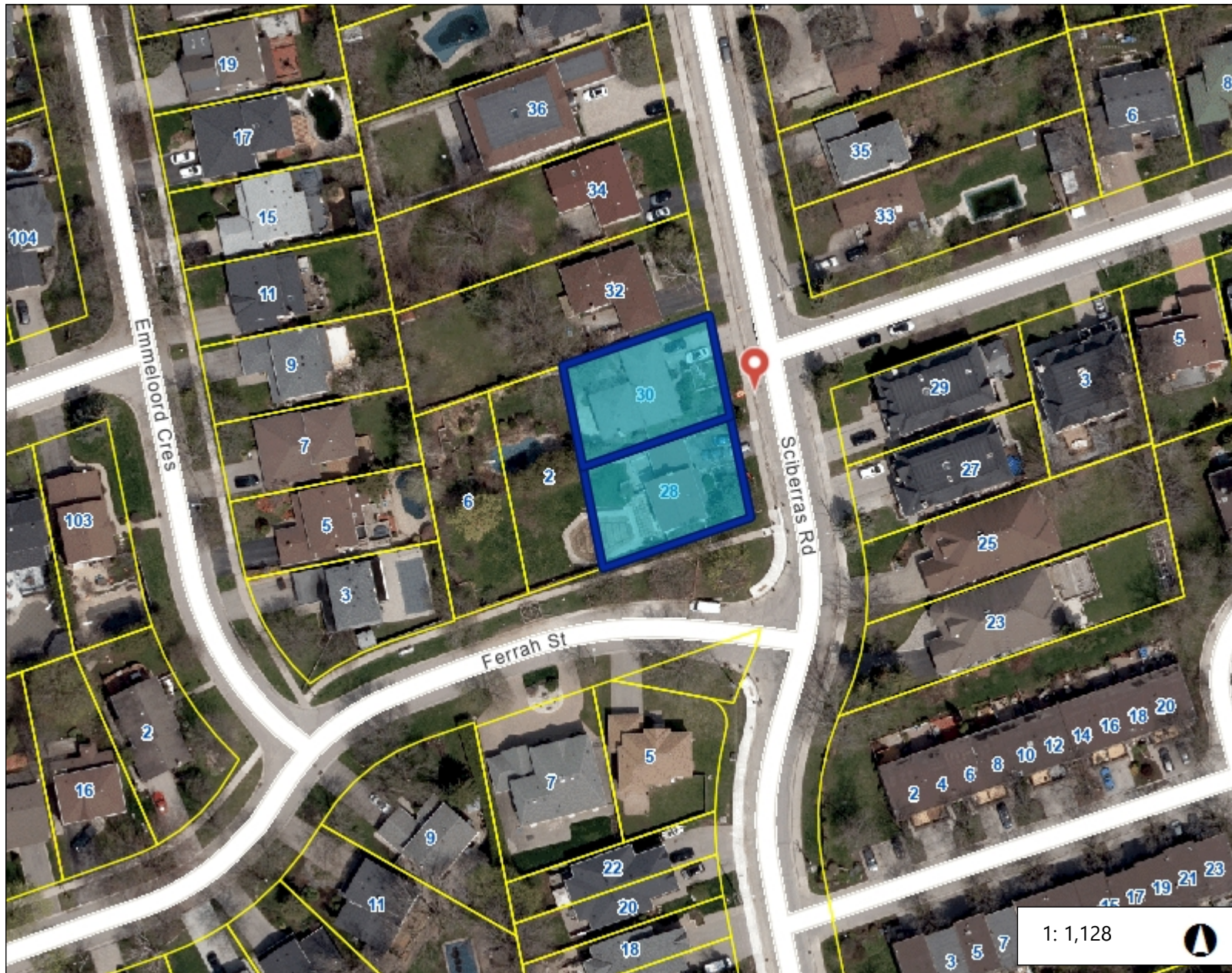
Appendix “A” – Aerial Photo

Appendix “B” – Original Staff Report

Appendix “C” – Site Plan

Appendix “D” – Conditions of Approval for A/201/22

Appendix “E” – Conditions of Approval for A/207/22



Legend

- Parcel Overlay
- Parcel
- Park Facility
- Parks
 - Under Development
 - <all other values>

1: 1,128



57.3 0 28.65 57.3 Meters

NAD_1983_UTM_Zone_17N
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DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email cgis@markham.ca and you will be directed to the appropriate department.

Notes

A/201/22 & A/207/22

Appendix B

Memorandum to the City of Markham Committee of Adj

October 20, 2017

File: B/15/17, B/16/17, A/99/17, A/100/17, A/101/17 and A/102/17
Address: 28 and 30 Sciberras Road, Markham
Applicant: 2471330 Ontario Inc. and 2471331 Ontario Inc.
Agent: Goldberg Group (Janice Robinson)
Hearing Date: Wednesday October 25, 2017

File: 22.261614.000.00.MNV

Date: 11/29/22
MM/DD/YY

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

28 Sciberras Road

B/15/17

The applicant is requesting provisional consent to sever and convey a parcel of land with an approximate area of 301.7m² and lot frontage of 15.24 metres (Part 5), sever and convey a parcel of land with an approximate area of 301.6m² and lot frontage of 15.24 metres (Part 6) and retain a parcel of land with an approximate area of 598.2m² and lot frontage of 19.97 metres (Part 4).

A/99/17 (Part 4)

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

- a) a minimum front yard setback of 23 feet 3 inches, whereas the by-law requires a minimum front yard setback of 27 feet; and,
- b) a minimum flankage side yard setback of 11 feet, whereas the by-law requires a minimum flankage side yard setback of 12 feet 6 inches (half the height of the house), as they relate to a proposed residential dwelling.

30 Sciberras Road

B/16/17

The applicant is requesting provisional consent to sever and convey a parcel of land with an approximate area of 302m² and lot frontage of 15.24 metres (Part 1), sever and convey a parcel of land with an approximate area of 302m² and lot frontage of 15.24 metres (Part 2) and retain a parcel of land with an approximate area of 596.1 m² and lot frontage of 19.97m (Part 3).

A/102/17 (Part 3)

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

- a) a minimum front yard setback of 24 feet 2 inches, whereas the by-law requires a minimum front yard setback of 27 feet, as it relates to a proposed residential dwelling.

28/30 Sciberras Road

A/100/17 (Parts 2 and 5)

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

- a) a minimum west side yard setback of 5 feet, whereas the by-law requires a minimum west side yard setback of 6 feet, as it relates to a proposed residential dwelling (Parts 2 & 5).

A/101/17 (Parts 1 and 6)

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

- a) a minimum east side yard setback of 5 feet, whereas the by-law requires a minimum side yard setback of 6 feet, as it relates to a proposed residential dwelling (Parts 1 & 6).

BACKGROUND**Property Description**

28 and 30 Sciberras Road (the "subject properties") are located west of Main Street Unionville, north of Highway 7 East, at the north west corner of Sciberras Road and Ferrah Street (see Appendix A – Aerial Photo). Each property has an area of approximately 1,200 m² (12,917 ft²) and frontage of approximately 19.97 metres (65 feet). 28 Sciberras Road contains a two-storey single detached dwelling constructed circa 1966 and 30 Sciberras Road contains a back split two-storey detached dwelling constructed circa 1967. A 0.3 metre (1 foot) wide reserve exists along the Ferrah Street frontage. Mature vegetation exists within the Ferrah Street right-of-way and on the subject properties, most notably in the front yard of 28 Sciberras Road and the rear yard of 30 Sciberras Road.

The subject properties are located within an established residential neighbourhood, known as Varley Village, which is characterized by single detached dwellings on lots which range in area, frontage and shape. The subject properties are surrounded by single-detached dwellings (see Appendix A – Aerial Photo).

Proposal

The applicant proposes to sever and convey parts of the subject properties (see Appendix B – Draft Reference Plan). The effect of the severances would be to create four lots, two fronting on Sciberras Road and two fronting on Ferrah Street. Those fronting Sciberras Road would have frontages and areas of approximately 19.97 m (66 ft) and 596 m² (6,415 ft²). Those fronting Ferrah Street would have frontages and areas of approximately 15.24 m (50 ft) and 604 m² (6,501 ft²). The applicant proposes to construct a new two-storey detached dwelling on each lot (see Appendix C – Supporting Plans).

To facilitate the construction of the four proposed two-storey detached dwellings, the applicant is seeking minor variances with respect to front and side yard setbacks.

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

The applicant did not provide a specific reason.

Official Plan and Zoning

2014 Official Plan, as partially approved on Oct 30, 2015, May 26, 2016, Mar 10, 2017 and Apr 21, 2017 (2014 Official Plan)

The subject properties are designated "Residential Low Rise" in the 2014 Official Plan which provides for detached dwellings. Section 8.2.3.5 in the 2014 Official Plan contains infill development criteria, with the intent being that infill development respects and reflects the existing patterns and character of adjacent development.

Zoning By-law 11-72

The subject properties are zoned Fourth Density Single Family Residential (R4) by By-law 11-72, as amended, which permits one single detached dwelling per lot. Under the

applicable R4 zone in Zoning By-law 11-72, as amended, the minimum lot frontage is 15.24 metres (50 feet) and the minimum lot area is 580.64 m² (6,249.95 ft²).

Varley Village Infill Area

The subject properties are within an area of the City where there is a trend to build larger houses. In response to concerns with this trend, a number of residents asked that Markham consider an infill housing by-law for the Varley Village neighbourhood. The Unionville Sub-Committee, a Committee of Council, undertook a review of this issue with community consultation, and ultimately recommended that no action be taken on an infill by-law at this time. This position was endorsed by Development Services Committee on June 19, 2012. As such, the existing by-law standards continue to apply.

PUBLIC INPUT SUMMARY

One written submission in objection of the applications has been received as of *October 20, 2017*. It is noted that additional comments may be received after the writing of the report, and the Secretary-Treasurer will provide comment on this at the meeting.

COMMENTS

Severance Applications B/15/17 and B/16/17

The subject properties are located within a community where lot frontages and areas vary. The proposed building lots meet the minimum lot frontage and area requirements of the by-law. Staff note the proposed lots would front onto existing public roads where municipal servicing exists.

In order to secure tree preservation, water and wastewater service connections, as a condition of approval the Owner will be required to enter into a Development Agreement.

Minor Variance Applications A/99/17, A/100/17, A/101/17 and A/102/17

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; and,
- d) The general intent and purpose of the Official Plan must be maintained.

Front yard setback variances (Parts 3 and 4)

The proposed dwellings fronting Sciberras Road feature unenclosed covered porches and stairs, which project beyond the main wall of the dwellings in the front yard (see Appendix C – Supporting Plans). As a result, the front yard setback is the closest point between the covered porch and front lot line. Staff note the front walls of the proposed dwellings maintain the minimum front yard setback with the porches being the only exception. Furthermore, the dwellings proposed along Sciberras generally align with each other and the neighbour abutting to the north. Given this relationship staff, do not anticipate any adverse impacts on the streetscape and abutting property.

Flankage yard setback variance (Part 4)

The proposed dwelling at the corner of Sciberras Road and Ferrah Street features a window bump out and chimney in the flankage yard which is set back 11 feet. The majority of the dwelling is set back 12 feet and is consistent with the by-law requirement. With the

boulevard in the flankage yard, the proposed setback is minimal and does not have a detrimental impact on the streetscape. Staff do not anticipate any adverse impacts as a result.

Side yard setback variances (Parts 1, 2, 5 and 6)

Reductions to the side yard setbacks are proposed between the dwellings fronting Ferrah Street. These variances are consistent with other infill dwellings in the surrounding neighbourhood and do not impact any existing neighbours. For these reasons, staff do not anticipate any adverse impacts.

Arborist Report Comments

Staff have completed a preliminary review of the arborist report submitted. With respect to Part 3, staff had voiced concerns regarding the tree preservation zone allotted to the large tree located in north portion of the rear yard. In response, the applicant relocated the proposed basement walkout to the south portion of the rear yard and reduced the extent of the deck proposed. Staff are satisfied with the changes made.

CONCLUSION

The applicant has submitted severance and minor variance applications to facilitate the development of four new two-storey dwellings.

Given the proposed lots meet the minimum lot frontage and area requirements, it is the opinion of planning staff that the severance is appropriate, having had regard for the criteria in Section 51 (24) of the Planning Act. Planning staff are of the opinion that the proposed minor variances meet the four tests of the Planning Act.

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 "D" for conditions to be attached to any approval of these applications.

PREPARED BY:


Daniel Brutto, Planner, Central District

REVIEWED BY:


Richard Kendall, Development Manager, Central District

Appendix A – Aerial Photo
Appendix B – Draft Reference Plan
Appendix C – Supporting Plans
Appendix D – Conditions of Approval (6 sets)



GEO-LOGIC

28 and 30 Sciberras Road



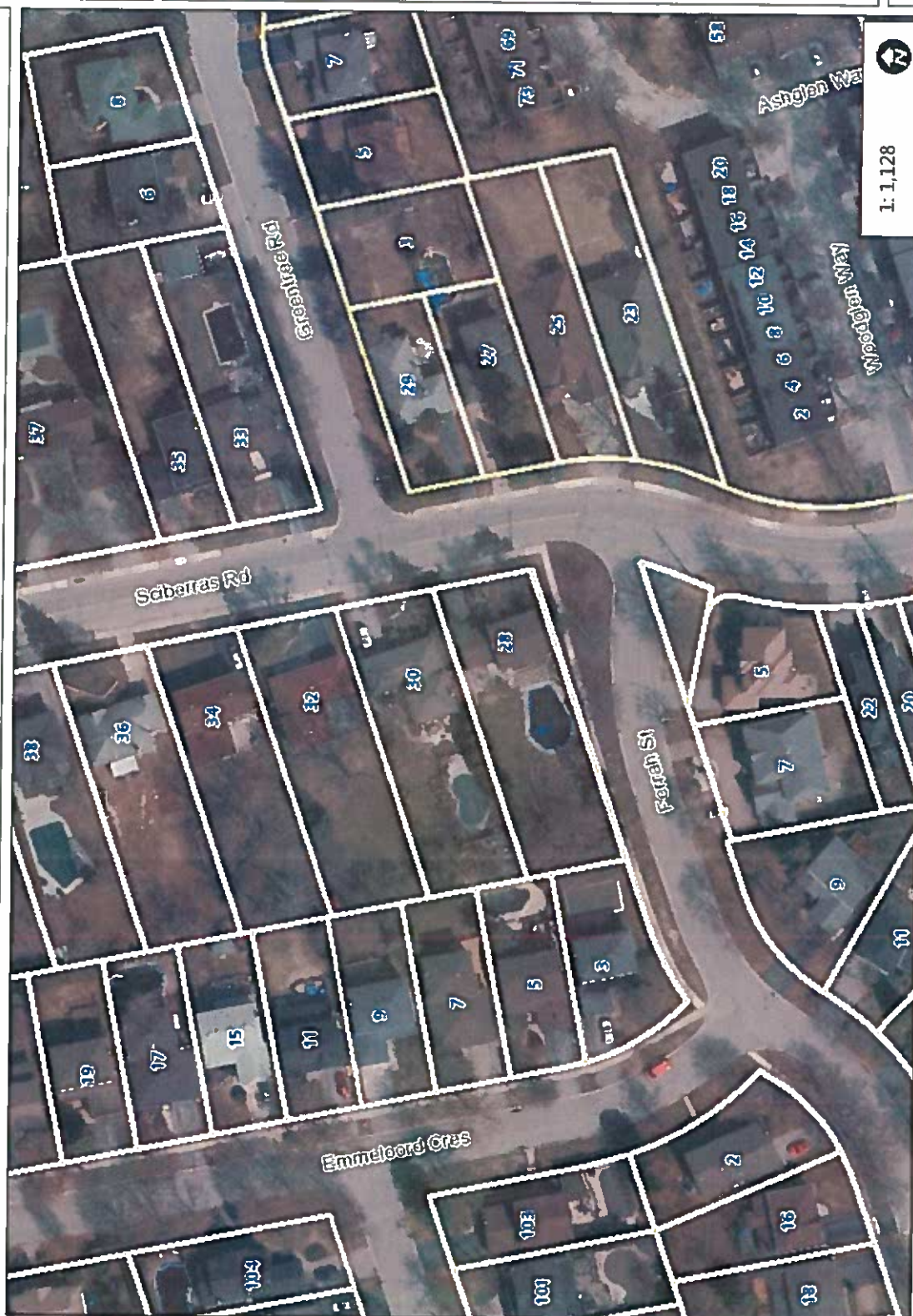
Legend

- Road Attributes
- Building Footprints
- Ponds
- Creeks
- Rivers
- Parcel (MPAC)
- Park Facilities

APPENDIX

A

Notes



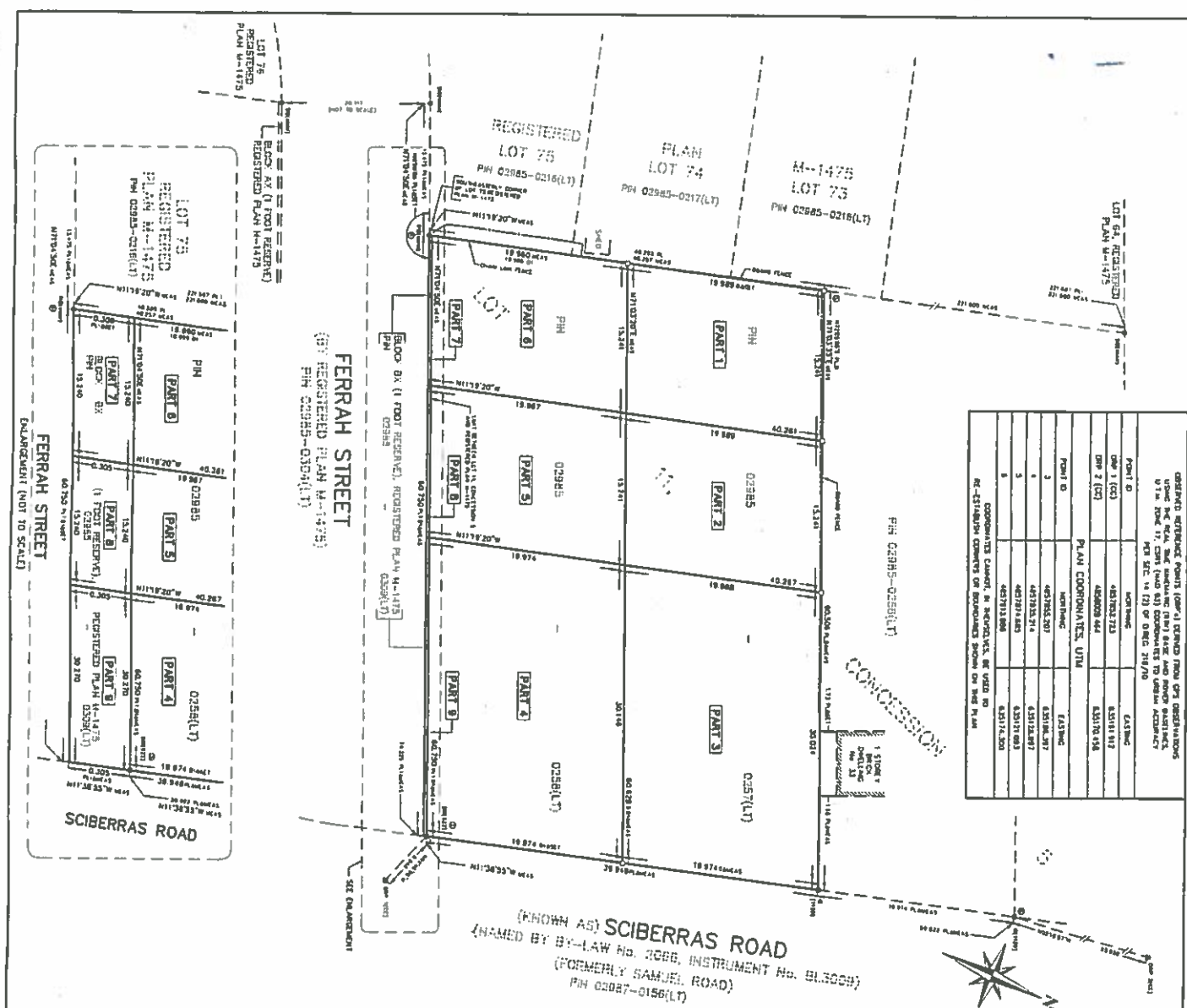
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

57.3 0 28.65 57.3 Meters

NAD_1983_UTM_Zone_17N
© City of Markham



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002 2 (C)	468008.44	835110.98

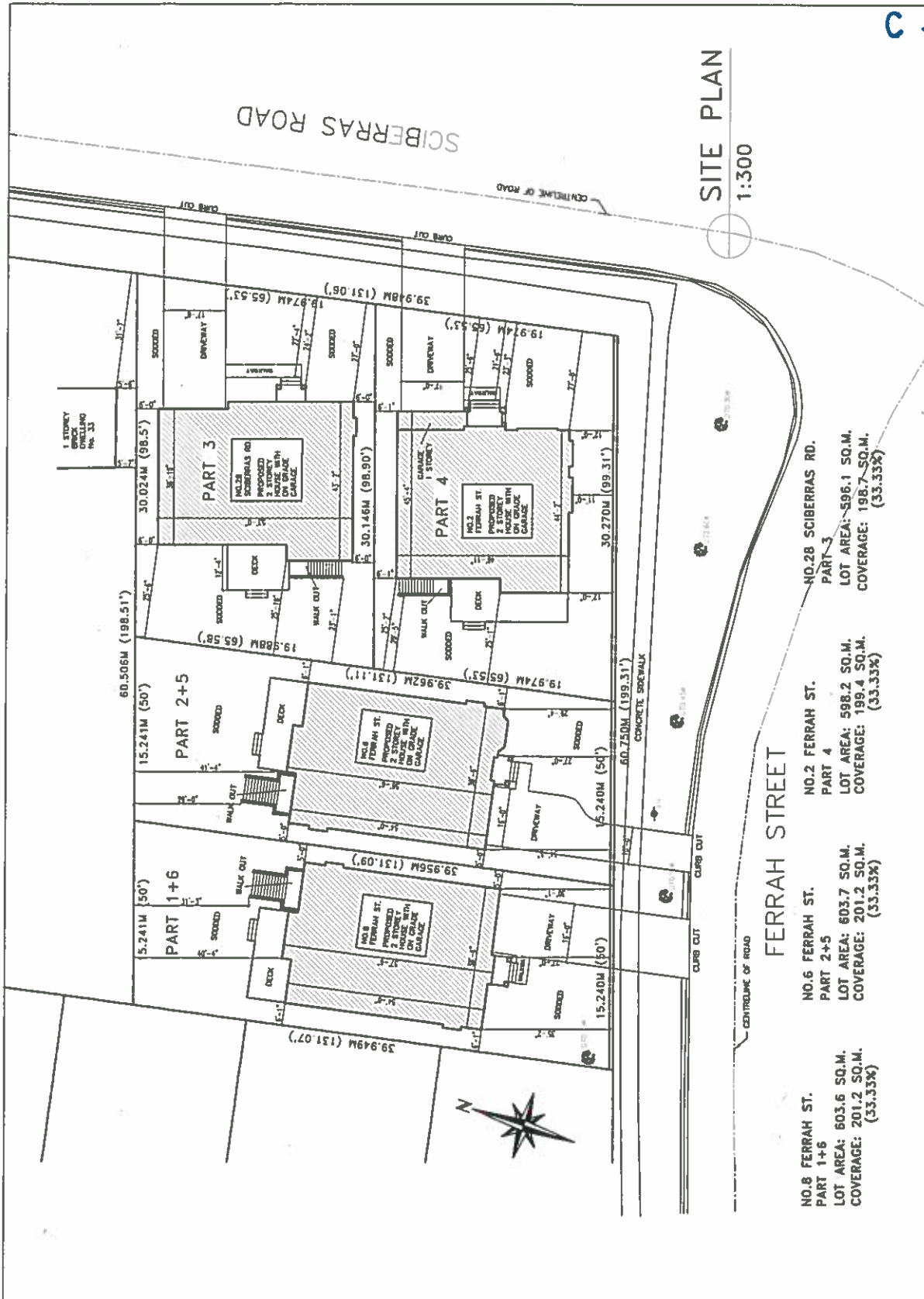
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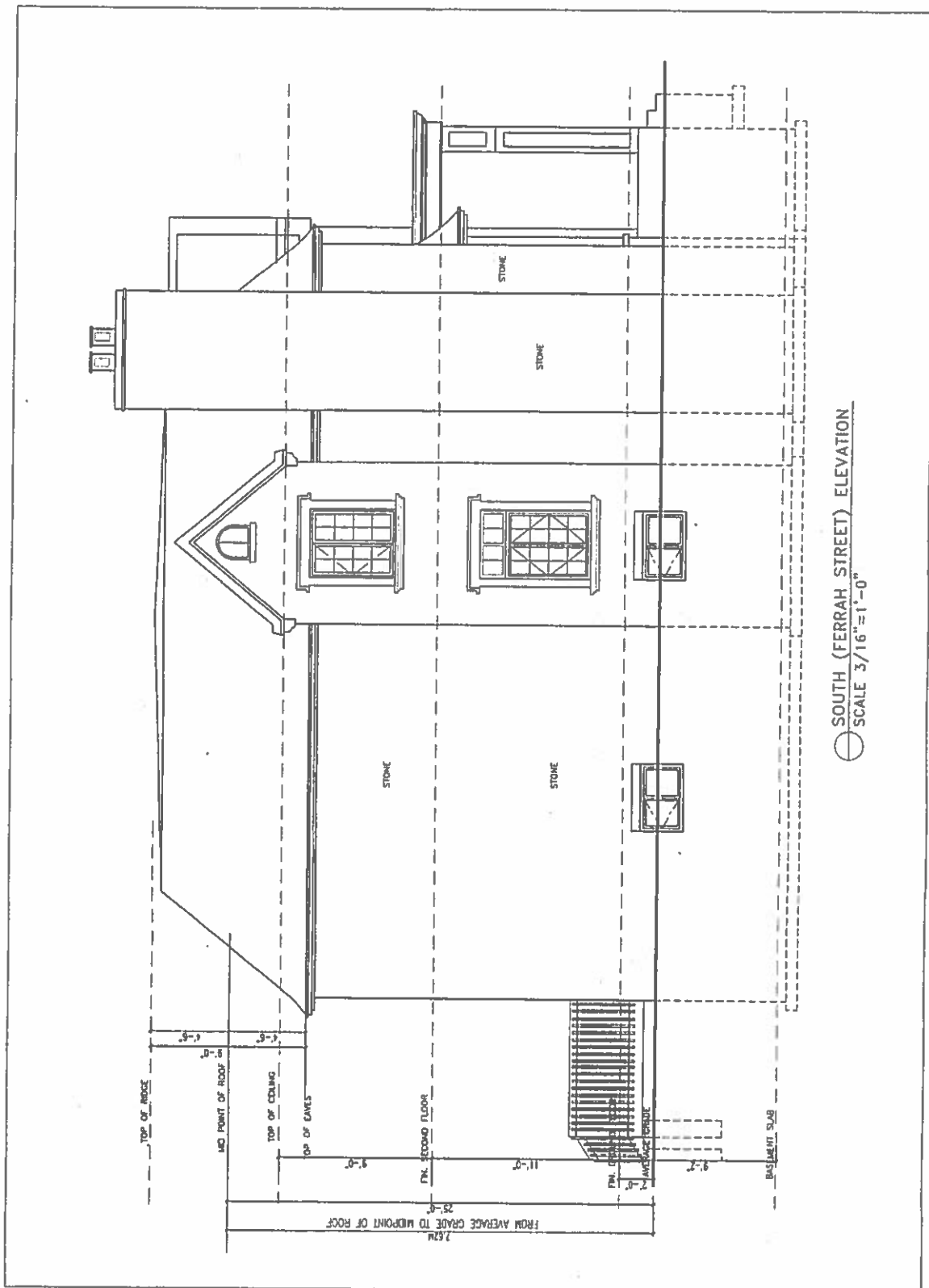
COORDINATES CURRENT, IN METERS, AS OF 1970 BY
 RE-ESTABLISH CORNER OF BOUNDARY FROM THE PLAN

OBSERVED REFERENCE POINTS (001 1) DERIVED FROM GPS OBSERVATIONS
 USING THE NAD 83 DATUM AND THE NAD 83 TO NAD 1983 TRANSFORMATION
 WERE USED TO CORRECT THE COORDINATES TO OBTAIN ACCURACY
 OF 1 CM (2D) OR 0.01 CM (3D)

[illegible]

C.





○ SOUTH (FERRAH STREET) ELEVATION
○ SCALE 3/16" = 1'-0"

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CITY OF TORONTO'S BUILDING CODE AND ALL APPLICABLE BY-LAWS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TORONTO. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE OWNER SHALL BE RESPONSIBLE FOR THE FINANCING AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE OWNER SHALL BE RESPONSIBLE FOR THE FINANCING AND CONSTRUCTION OF THE BUILDING.

DATE	2017
BY	AD
CHECKED	AD
DATE	2017

The undersigned has reviewed and taken responsibility for the design, and for the qualifications and meeting the requirements set out in the Ontario Building Code for a building.

QUALIFICATION INFORMATION
Registered professional design to comply with 217.6.1 of the Building Code

REGISTERED INFORMATION
Registered professional design to comply with 217.6.1 of the Building Code

Alexander Boros Planning and Design Associates
1000
BCIN: 24385

**ALEXANDER BOROS
PLANNING AND DESIGN
ASSOCIATES**
BCIN: 24385

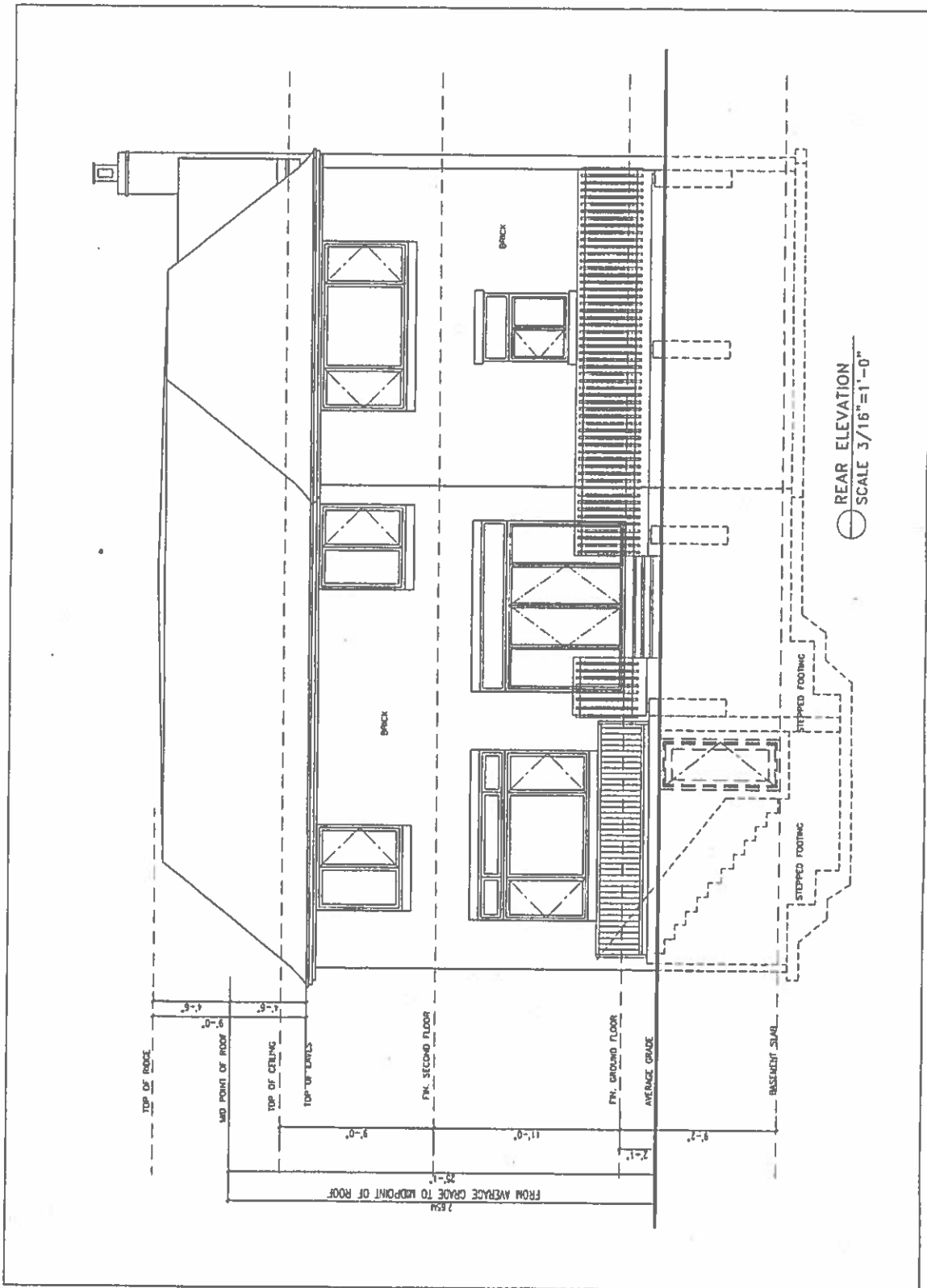
114 Glenora Avenue
Toronto, Ontario M4H 2A7
Tel: (416) 461-0105
Fax: (416) 461-0105
Email: alexander@alexboros.com

DRAWING TITLE
PROPOSED 2 STOREY HOUSES AT
2 FERRAH ST. (PART 4)
MARRHAM, ONTARIO

SCALE
A.T.S.

DESIGNER
J.A.
CHECKER
A.D.
DATE
MAY/16/2017

DRAWING NO.
A6



REAR ELEVATION
SCALE 3/16"=1'-0"

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2010 CANADIAN NATIONAL BUILDING CODE AND THE 2010 CANADIAN NATIONAL PLUMBING AND MECHANICAL CODE. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

NO.	DATE	BY
1	10/10/17	J.A.
2	10/10/17	J.A.
3	10/10/17	J.A.
4	10/10/17	J.A.
5	10/10/17	J.A.
6	10/10/17	J.A.
7	10/10/17	J.A.
8	10/10/17	J.A.
9	10/10/17	J.A.
10	10/10/17	J.A.

The undersigned has reviewed and taken responsibility for this design, and for the construction and means the requirements set out in the Ontario Building Code in the design.

QUALIFICATION INFORMATION
Residential design is carried out under 3.1.1.1. of the building code.

REGISTERED INFORMATION
Residential design is carried out under 3.1.1.1. of the building code.

Alexander Boros Planning and Design Associates (2017)
Professional Engineer (P.Eng.)
Professional Architect (P.Arch.)

**ALEXANDER BOROS
PLANNING AND DESIGN
ASSOCIATES**
BCIN: 24385

714 Glenview Avenue
Toronto, Ontario M4M 2A7
Tel: (416) 464-2501
Fax: (416) 464-2502
Email: alexboros@alexboros.com

DRAWING TITLE
PROPOSED 2 STOREY HOUSES AT
2 FERRIS ST. (PART 4)
MARKHAM, ONTARIO

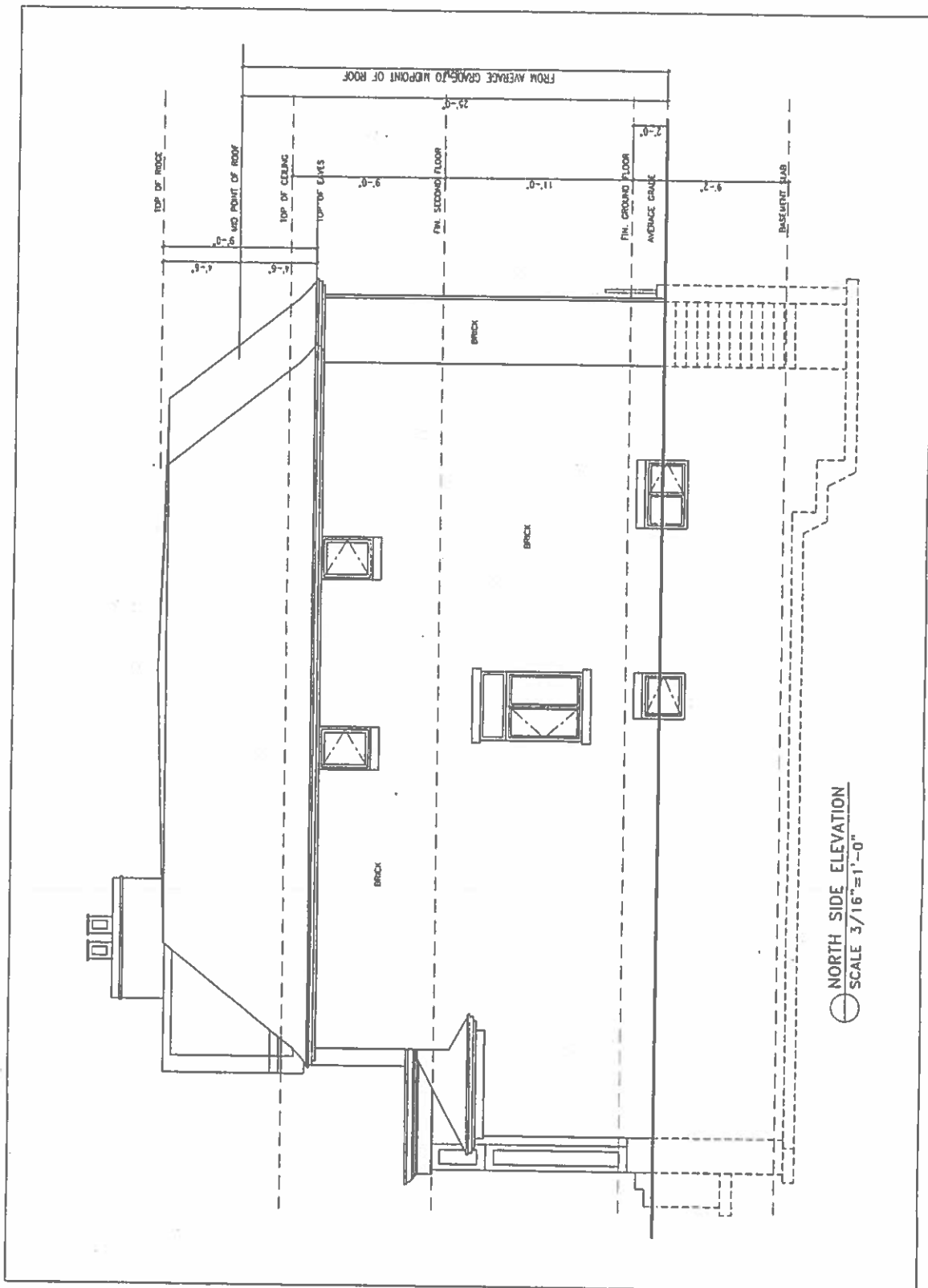
SCALE
1/8" = 1'-0"

DRAWN
J.A.

CHECKED
J.A.

DATE
10/10/17

DRAWING NO.
A7



○ NORTH SIDE ELEVATION
SCALE 3/16"=1'-0"

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE AND THE CANADIAN NATIONAL PLUMBING AND MECHANICAL CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS.

NO	DATE	BY

The undersigned has reviewed and taken responsibility for the design of the building and the structural and mechanical systems shown on this set of drawings. The undersigned is a duly qualified professional engineer or architect under the laws of the Province of Ontario.

QUALIFICATION INFORMATION
Registered under the Engineering Act, R.S.O. 1990, c. 19, as amended.

Also Designated: **Structural Engineer** (S.E.)
Under the Engineering Act, R.S.O. 1990, c. 19, as amended.

REGISTRATION INFORMATION
Registered under the Engineering Act, R.S.O. 1990, c. 19, as amended.

Alexander Boros Planning and Design Associates
Professional Engineer
23412
B.C.M./B.C.M.

**ALEXANDER BOROS
PLANNING AND DESIGN
ASSOCIATES**
BCIN: 24385

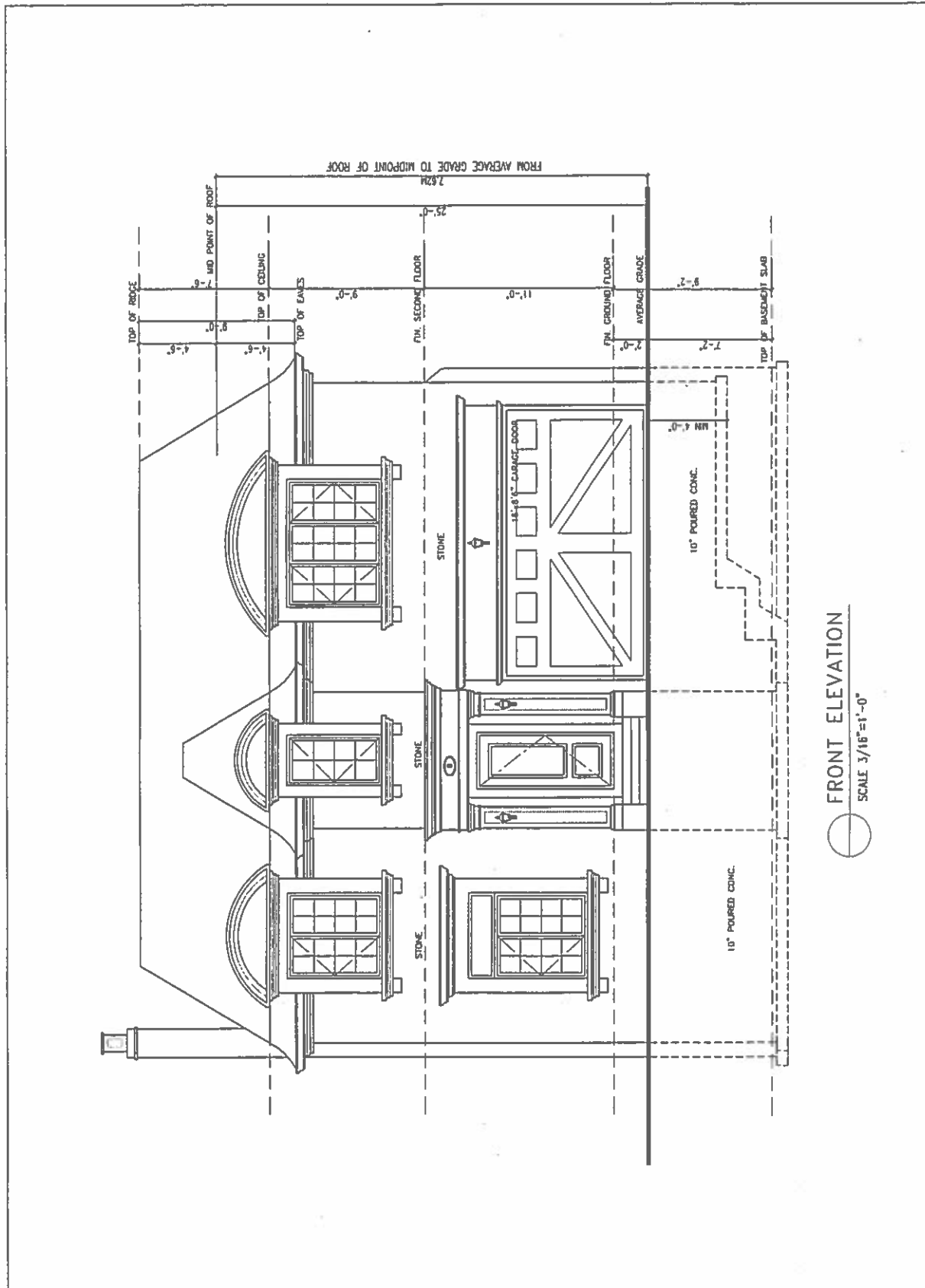
914 Glenora Avenue
Toronto, Ontario M6H 2A7
Tel: (416) 464-0901
Fax: (416) 464-0901
email: alexboros@alexboros.com

**PROPOSED 2 STOREY HOUSES AT
3 FERRAH ST. (PART 4)
MARKHAM, ONTARIO**

SCALE: N.T.S.

DESIGN NO.
A8

DATE:
MAY 14 2017



ALL WORK SHALL BE COMPLETED BY THE CONTRACTOR WITHIN THE SPECIFIED TIME FRAME AND SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND BARRIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE AND MARKINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND BARRIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE AND MARKINGS.

DATE	2017
BY	ALB
FOR	ALB
DATE	2017
BY	ALB
FOR	ALB

The undersigned has reviewed and taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Registered design is exempt under 2.17.3.1 of the building code

Also known as: *ALB* 34383
Signature: *ALB* 34383

REGISTRATION INFORMATION
Registered design is exempt under 2.17.3.1 of the building code

Alexander Boros Planning and Design Associates 23413
Firm name: *ALB* 34383

ALEXANDER BOROS
PLANNING AND DESIGN
ASSOCIATES
BCIN: 24385

914 Glenora Avenue
Toronto, Ontario M6H 2A7
ph: (416) 462-0305
Fax: (416) 793-0401
email: alexboros@alexboros.com

DRAWING TITLE:
PROPOSED 2 STOREY HOUSES AT
8 FERRAH ST. (PART 1+6)
MARKHAM, ONTARIO

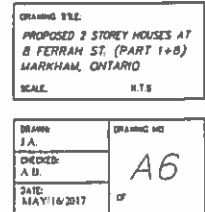
SCALE: 1/8"=1'-0"

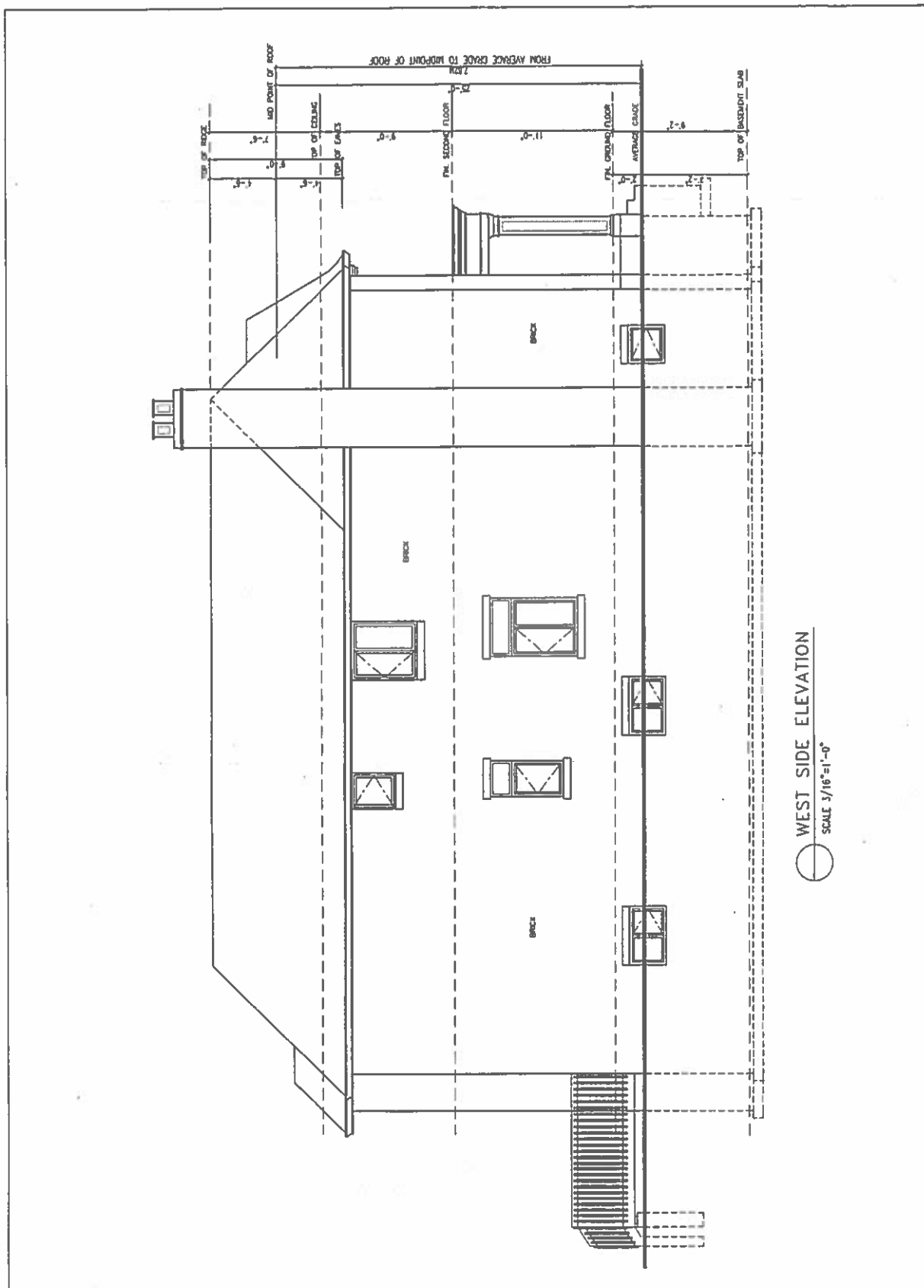
DRAWN BY:
J.A.

CHECKED BY:
A.B.

DATE:
MAY 16/2017

DRAWING NO:
A5





ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THE SITE LOCATION. ALL DIMENSIONS AND MATERIALS SHALL BE CHECKED AND VERIFIED ON THE JOB AND NOT RELIED UPON. RESPONSIBILITY FOR THE DESIGN IS ASSIGNED TO THE DESIGNER. THE DESIGNER'S RESPONSIBILITY FOR THE DESIGN IS ASSIGNED TO THE DESIGNER. THE DESIGNER'S RESPONSIBILITY FOR THE DESIGN IS ASSIGNED TO THE DESIGNER.

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The undersigned has reviewed and taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.6.1 of the building code

Alan Boro 34383
NAME SIGNATURE SIGN/DCON

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.6.1 of the building code

Alexander Boro Planning and Design Associates 32413
Firm name SIGN/DCON

**ALEXANDER BOROS
PLANNING AND DESIGN
ASSOCIATES**
BCIN: 24385

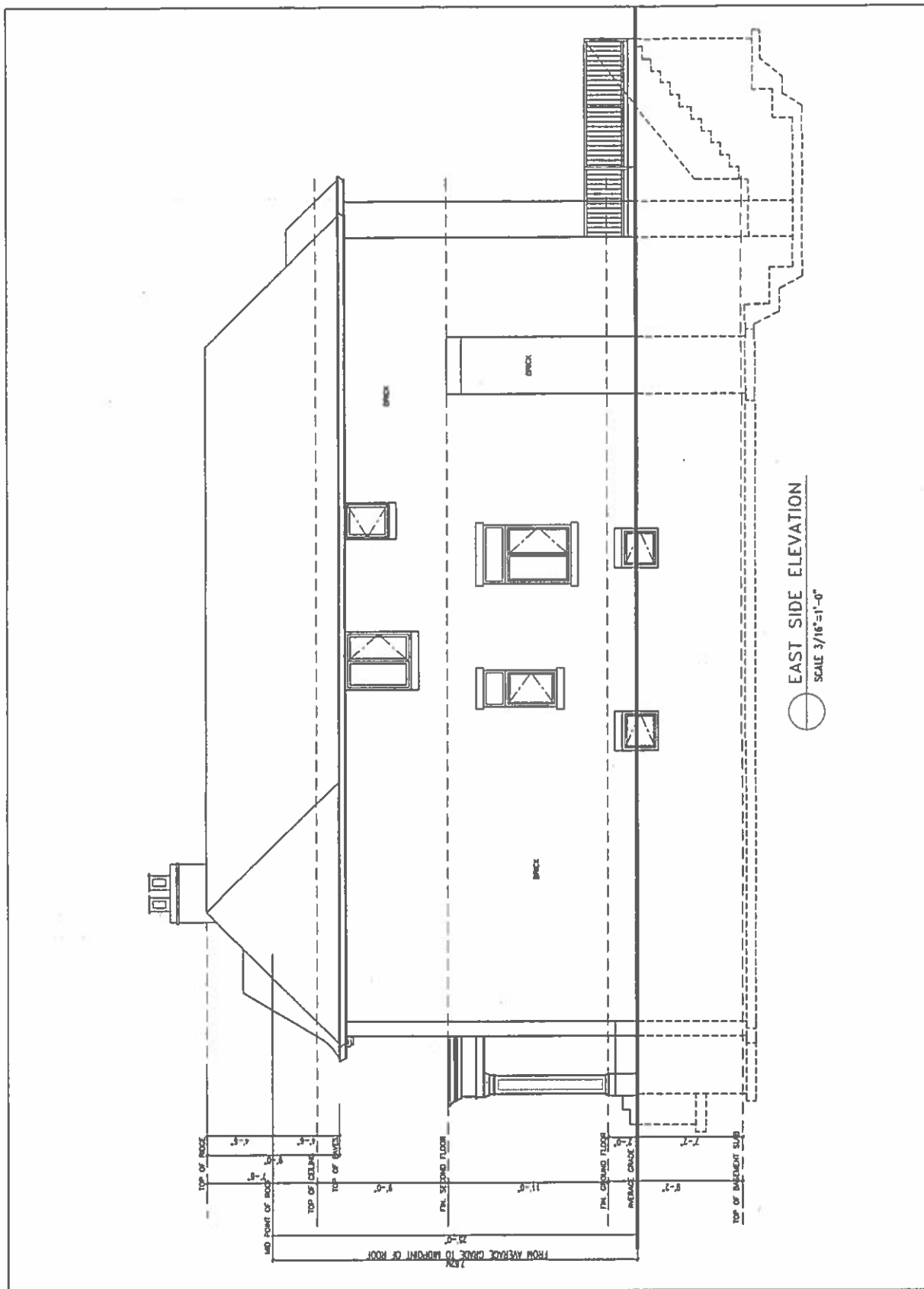
914 Glenview Avenue
Toronto, Ontario M6G 2A7
Ph: (416) 463-0505
Fax: (416) 709-0401
email: alexboros@rogers.com

DRAWING TITLE
PROPOSED 2 STOREY HOUSES AT
8 FERRAH ST. (PART 1+8)
MARKHAM, ONTARIO

SCALE: N.T.S.

DRAWN J.A.
CHECKED: A.B.
DATE: MAY 14/2017

DRAWING NO. A7
OF



EAST SIDE ELEVATION
SCALE 3/16"=1'-0"

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL CITY-LAND AND ZONING BY-LAWS AND ORDINANCES AND THE CITY OF MARKHAM. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MARKHAM. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MARKHAM. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MARKHAM.

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The undersigned has reviewed and taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.17.6.1. of the building code

Alex Boros 24385
DESIGNER SIGNATURE

REGISTRATION INFORMATION
Required unless design is exempt under 3.17.6.1. of the building code

Alexander Boros Planning and Design Associates 23413
Firm name BCIN/DCIN

**ALEXANDER BOROS
PLANNING AND DESIGN
ASSOCIATES**
BCIN: 24385

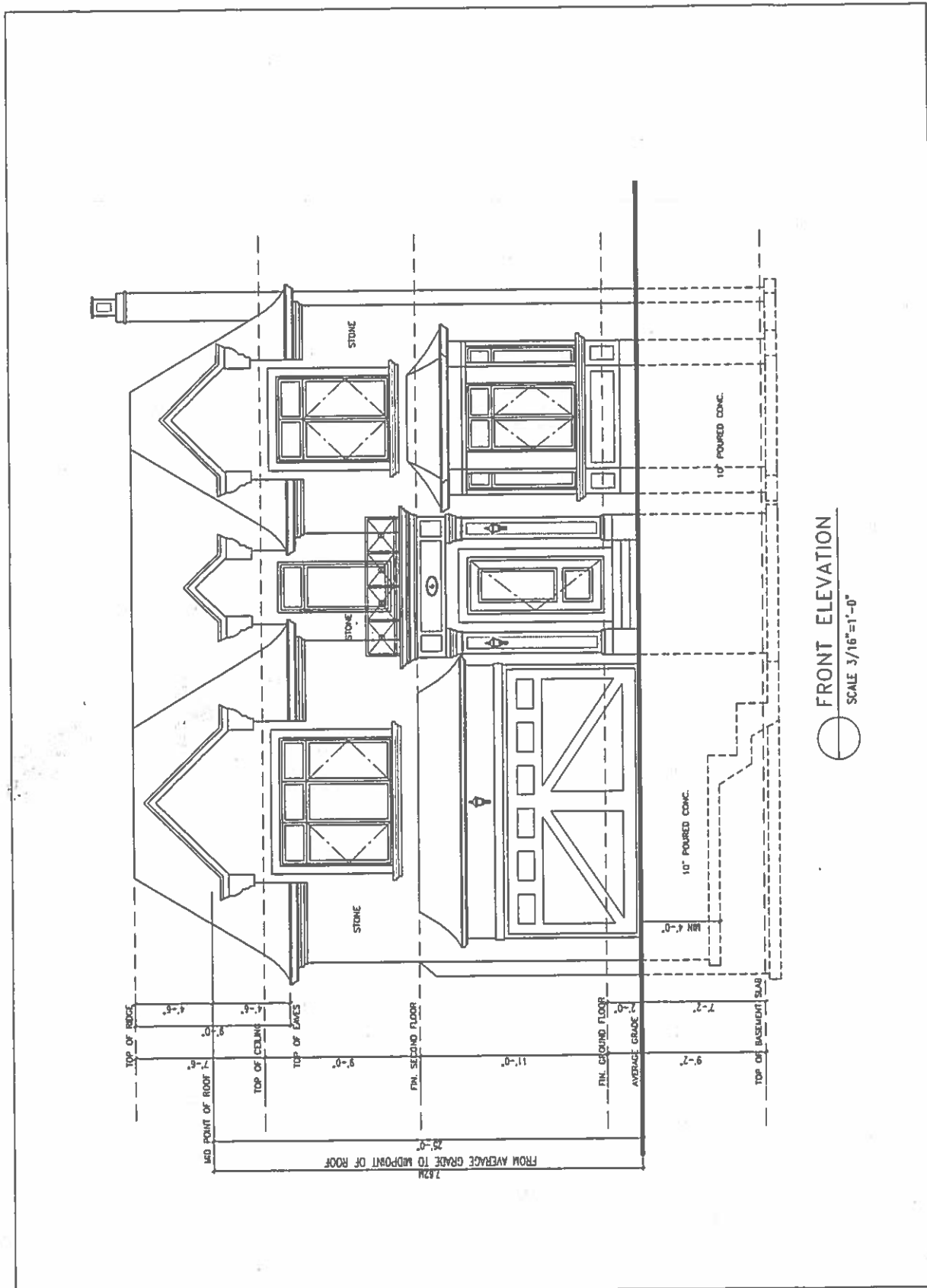
114 Glencairn Avenue
Toronto, Ontario, M6B 2A7
ph: (416) 540-0405
fax: (416) 799-0401
email: alexboros@alexboros.com

DRAWING FILE:
PROPOSED 2 STOREY HOUSES AT
8 FERRAH ST. (PART 1+2)
MARKHAM, ONTARIO

SCALE: 1/8"

DRAWN BY:
J.A.
CHECKED:
J.B.
DATE: MAY 14, 2017

DRAWING NO:
A8



ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL SPECIFICATIONS AND CODES AND SHALL BE SUBJECT TO THE SUPERVISION AND CONTROL OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK.

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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 be a designer.

QUALIFICATION INFORMATION

Required unless design is exempt under 3.17.1.1 of the building code

Alex Boros 34088
NAME SIGNATURE BORN/DECEASED

REGISTRATION INFORMATION

Required unless design is exempt under 3.17.1.1 of the building code

Alexander Boros Planning and Design Associates 12413
FIRM NAME BORN/DECEASED

**ALEXANDER BOROS
PLANNING AND DESIGN
ASSOCIATES**
BCIN: 24385

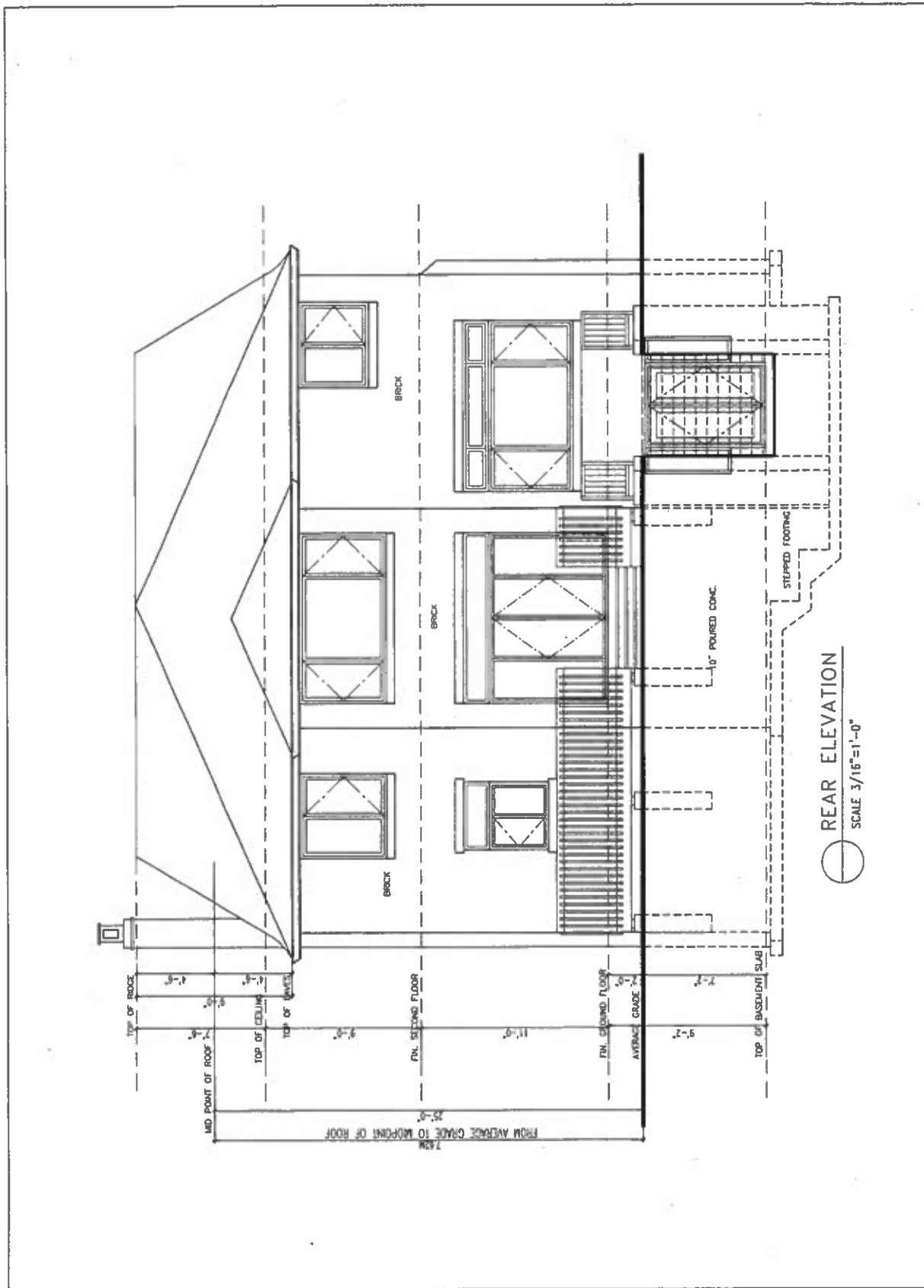
914 (Hwy 401) Avenue
Toronto, Ontario, M6H 2A7
ph: (416) 440-0303
Fax: (416) 709-0488
email: alexboros@rogers.com

DRAWING TITLE:
PROPOSED 2 STOREY HOUSES AT
6 FERRAH ST. (PART 2+5)
MARKHAM, ONTARIO

SCALE: R.T.S.

DRAWING NO.
A5

DATE:
MAY/16/2017



REAR ELEVATION
SCALE 3/16"=1'-0"

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES APPLICABLE TO THE PROJECT. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

DESIGNER	DATE

NO	REVISION	DATE

DESIGNER	DATE

The undersigned has reviewed and taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code for a designer.

QUALIFICATION INFORMATION
Proposed project design is exempt under 3.17.1.1.1 of the building code.

Alex Boros *Alex Boros* SCID
NAME SIGNATURE BCIN/BCIN

REGISTRATION INFORMATION
Proposed project design is exempt under 3.17.1.1.1 of the building code.

Alexander Boros Planning and Design Associates 32413
Firm Name BCIN/BCIN

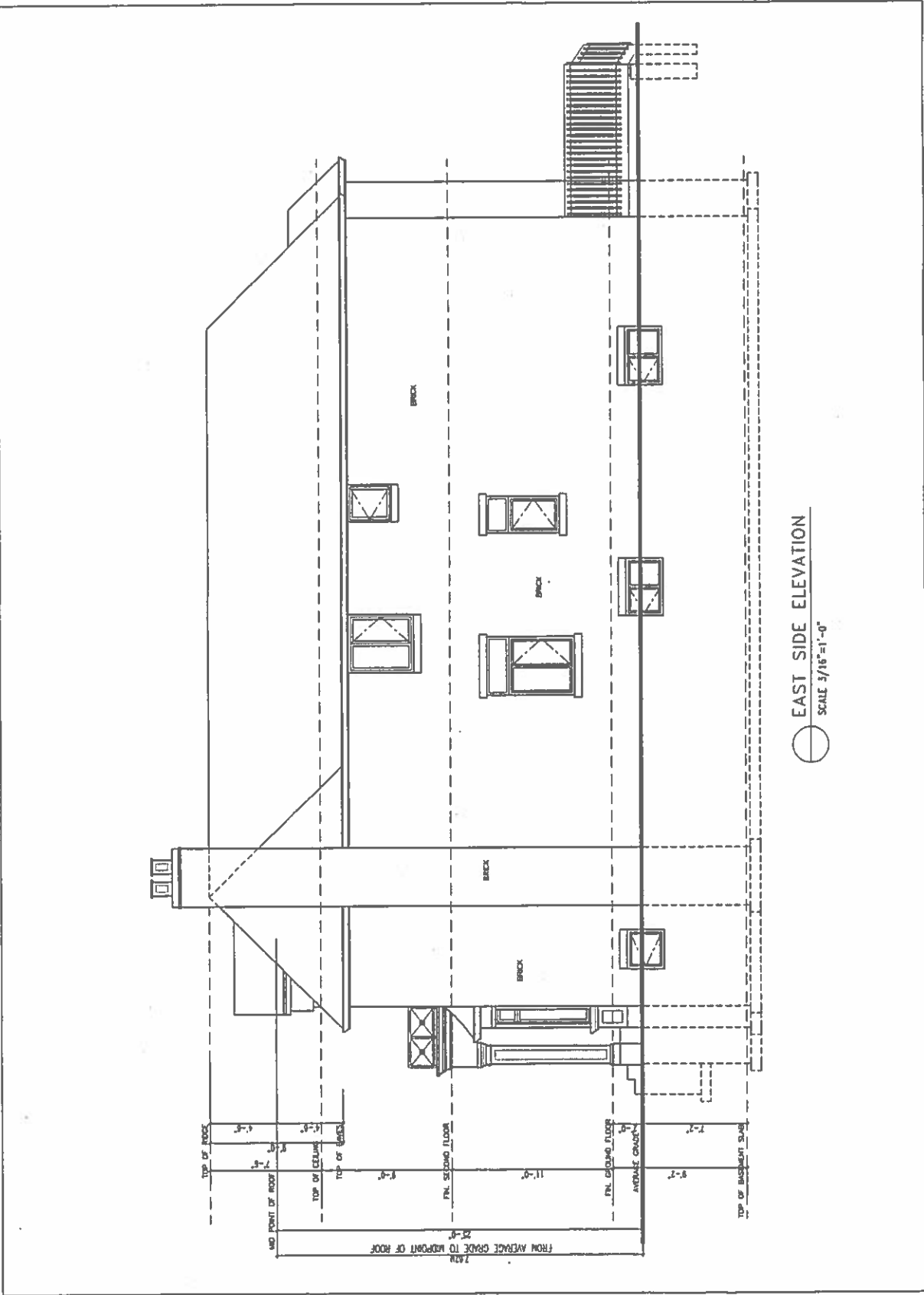
**ALEXANDER BOROS
PLANNING AND DESIGN
ASSOCIATES**
BCIN: 24385

914 Glencairn Avenue,
Toronto, Ontario M6H 2A7
ph: (416) 440-6505
fax: (416) 709-0401
email: alex@alexboros.com

DRAWING TITLE:
PROPOSED 2 STORY HOUSES AT
6 FERRAH ST. (PART 2+3)
MARKHAM, ONTARIO

SCALE: N.T.S.

Drawn J.A.	DRAWING NO. A6
CHECKED A.B.	
DATE MAY/16/2017	



EAST SIDE ELEVATION
SCALE 3/16"=1'-0"

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND ORDINANCES RELATING TO THE CITY OF TORONTO. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TORONTO. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TORONTO.

DATE: 11/16/2017

DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

The undersigned has reviewed and issues recommendation for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1. of the building code

Also Name: Alexander Boros 24385
NAME: Alexander Boros SIGNATURE: [Signature] BOB/ARCH

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1. of the building code

Alexander Boros Planning and Design Associates 24385
Firm Name: Alexander Boros Planning and Design Associates BOB/ARCH

ALEXANDER BOROS
PLANNING AND DESIGN
ASSOCIATES
BCIN: 24385

114 Glencairn Avenue
Toronto, Ontario, M6E 2A7
ph: (416) 462-0385
fax: (416) 709-0401
email: alexboros@alexboros.com

DRAWING TITLE:
PROPOSED 2 STOREY HOUSES AT
6 FERRAH ST. (PART 2+5)
MARKHAM, ONTARIO

SCALE: 3/16"=1'-0"

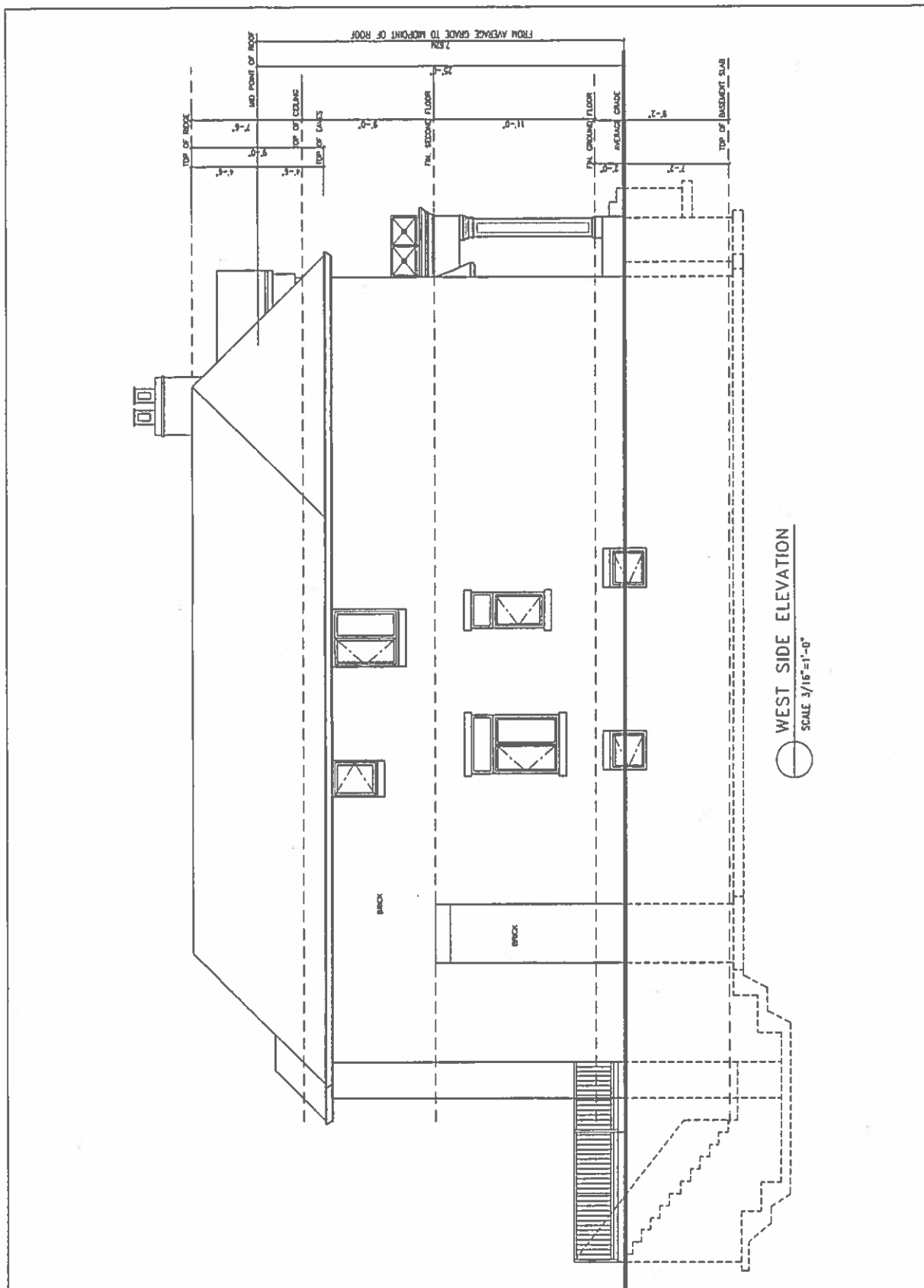
DRAWN BY:
J.A.

CHECKED BY:
A.B.

DATE:
11/16/2017

DRAWING NO:
A7

OF



ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES AND THE DESIGNER SHALL BE RESPONSIBLE FOR THE LOCATION, ALL DIMENSIONS AND MATERIALS SHALL BE CHECKED AND VERIFIED BY THE DESIGNER AND ANY MATERIALS OR SUBSTITUTES USED IS REFERRED TO THE DESIGNER BY NAME AND QUANTITY. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE LOCATION, ALL DIMENSIONS AND MATERIALS OR SUBSTITUTES USED IS REFERRED TO THE DESIGNER BY NAME AND QUANTITY. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE LOCATION, ALL DIMENSIONS AND MATERIALS OR SUBSTITUTES USED IS REFERRED TO THE DESIGNER BY NAME AND QUANTITY.

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The undersigned has reviewed and taken responsibility for this design, and has the qualifications and means to implement it out to the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 3.17.1.1 of the building code.

Also Known As: Alexander Boros SCS
 NAME SIGNATURE BCL/UCIN

REGISTRATION INFORMATION
 Required unless design is exempt under 3.17.1.1 of the building code.

Alexander Boros Planning and Design Associates 33413
 FIRM NAME BCL/UCIN

ALEXANDER BOROS
PLANNING AND DESIGN
ASSOCIATES
 BCIN: 24385

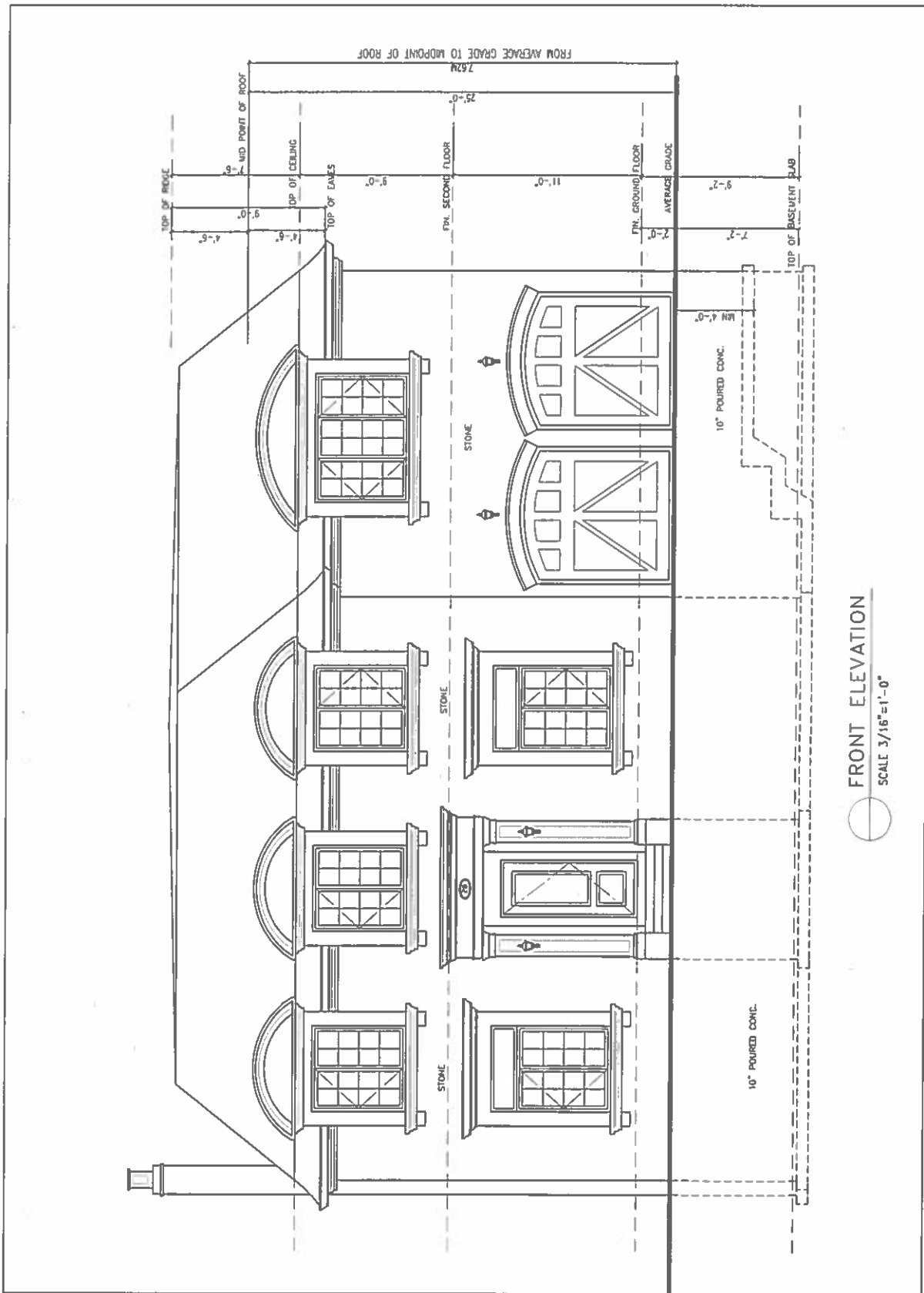
914 Glenora Avenue
 Toronto, Ontario, M4M 2A7
 ph: (416) 462-0501
 Fax: (416) 709-0401
 email: alexander@boros.com

DRAWING FILE:
 PROPOSED 2 STOREY HOUSES AT
 5 FERRAH ST. (PART 2+5)
 MARKHAM, ONTARIO

SCALE: N.T.S.

DRAWING NO:
 48

DATE:
 MAY/16/2017



ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MARKHAM ACT AND THE MARKHAM ACT, 1997. THE CITY OF MARKHAM ACT, 1997, IS INCORPORATED BY REFERENCE INTO THIS AGREEMENT. THE CITY OF MARKHAM ACT, 1997, IS INCORPORATED BY REFERENCE INTO THIS AGREEMENT. THE CITY OF MARKHAM ACT, 1997, IS INCORPORATED BY REFERENCE INTO THIS AGREEMENT.

DATE: 11/11/2017

NO	REVISION	DATE

DATE: 11/11/2017

The undersigned has reviewed and taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.6.1 of the building code

Alex Boros 24385
Markham, ON

EXPERIENCE INFORMATION
Required unless design is exempt under 2.17.6.1 of the building code

Alexander Boros Planning and Design Associates 22413
Markham, ON

ALEXANDER BOROS
PLANNING AND DESIGN
ASSOCIATES
BCIN: 24385

914 Glencairn Avenue
Toronto, Ontario, M5S 2A7
ph: (416) 440-0505
fax: (416) 709-0401
email: alexboros@alexboros.com

DRAWING TITLE:
PROPOSED 2 STOREY HOUSES AT
28 SCHERRAS RD. (PART 3),
MARKHAM, ONTARIO

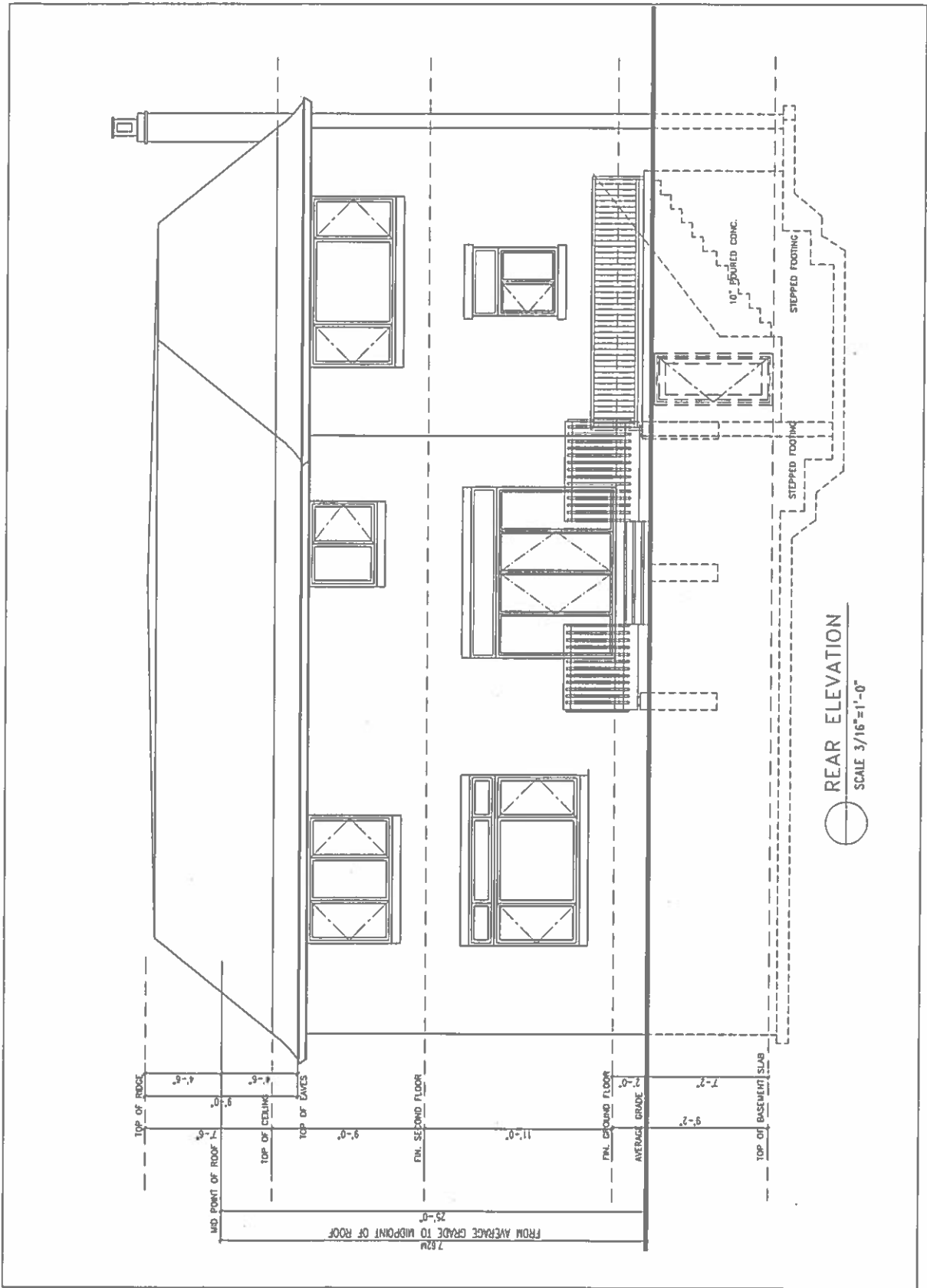
SCALE: 3/16"=1'-0"

DRAWN BY:
J.A.

CHECKED BY:
A.B.

DATE:
11/11/2017

DRAWING NO:
A5



ALL WORK SHALL BE DONE OUT IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND ALL CITY, STATE AND FEDERAL REQUIREMENTS. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK.

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The undersigned has reviewed and takes responsibility for the design, and for the construction and safety of the structure. The undersigned has reviewed and takes responsibility for the design, and for the construction and safety of the structure. The undersigned has reviewed and takes responsibility for the design, and for the construction and safety of the structure.

ALEXANDER BOROS
PLANNING AND DESIGN
ASSOCIATES
BCIN: 24385

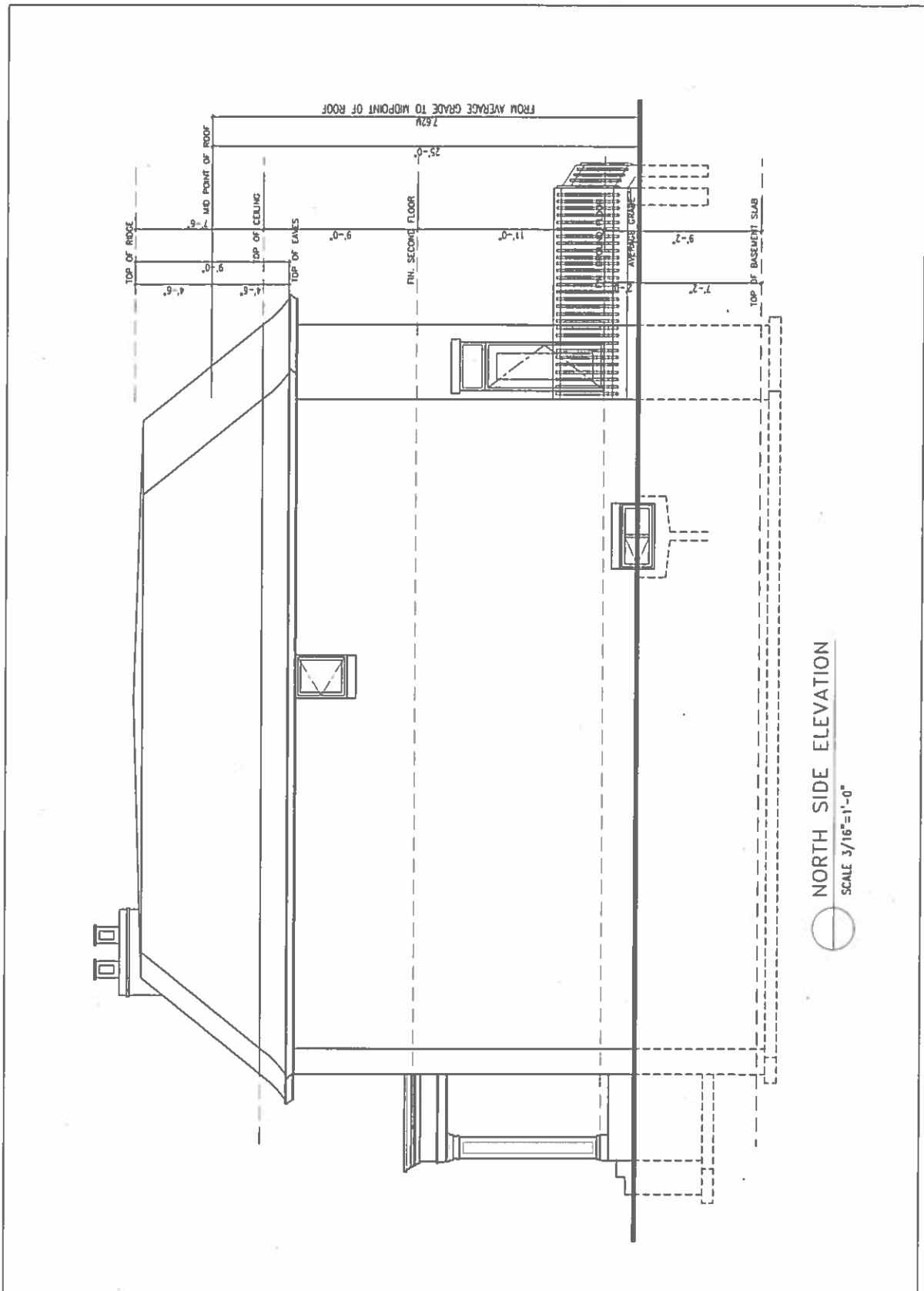
914 Glenhurst Avenue
Toronto, Ontario M6G 2A7
ph. (416) 440-0505
fax. (416) 440-0501
email alexboros@rogers.com

DRAWING TITLE:
PROPOSED 2 STOREY HOUSES AT
28 SCIBERRAS RD. (PART 3)
MARKHAM, ONTARIO

SCALE: N.T.S.

DRAWN: J.A.
CHECKED: A.H.
DATE: OCT/19/2017

DRAWING NO:
A6



ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE 1997 CANADIAN NATIONAL BUILDING CODE (CBC) AND THE 1997 CANADIAN NATIONAL ELECTRICAL CODE (CNEC). THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE ELECTRICAL SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING AND THE ELECTRICAL SYSTEM. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE ELECTRICAL SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING AND THE ELECTRICAL SYSTEM.

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The undersigned has reviewed and takes responsibility for the design, and has the qualifications and means the requirements set out in the Ontario Building Code to do a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 217.5.1 of the building code

Alex Boros *Alex Boros* 20415
 Name Signature BCIN/OCIN

EXEMPTION INFORMATION
 Required unless design is exempt under 217.4.1 of the building code

Alexander Boros Planning and Design Associates 20415
 7500 name BCIN/OCIN

**ALEXANDER BOROS
PLANNING AND DESIGN
ASSOCIATES**
BCIN: 24385

914 Glenhurst Avenue
 Toronto, Ontario, M6H 2A7
 ph: (416) 440-0505
 fax: (416) 709-0401
 email: alexboros@rogers.com

DRAWING FILE:
 PROPOSED 2 STOREY HOUSES AT
 28 SCIBERRAS RD. (PART 3)
 MARKHAM, ONTARIO

SCALE: N.T.S.

Drawn: J.A.
 Checked: A.B.
 Date: OCT/19/2017

Drawing No: **A8**

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/15/17

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 effect the severance applied for under File B/15/17, 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 seven white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted;
4. Submission of a Solicitor's Certificate certifying that upon registration of the required transfers to effect the severance applied for under Files B/15/17 and B/16/17, title to Part 6 will merge with title to Part 1 on the Draft Reference Plan submitted and title to Part 5 will merge with title to Part 2 on the Draft Reference Plan submitted, all to the satisfaction of the Director of Planning and Urban Design or designate;
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 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 lots shown as Parts 1 and 6 and Parts 2 and 5 on the Draft Reference Plan submitted with the application; to be reviewed and approved by the City; 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;
7. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended;
8. 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;

9. 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;
10. 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;
11. That the Owner make satisfactory arrangements with the Director of Engineering or their designate, to confirm that there are no existing easements registered on title in favour of the City that will be impacted by the proposed severance 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;
12. That the Owner provide confirmation that any and all existing services for the Retained Lot do not traverse the Severed Lot 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;
13. That the Owner provide a functional servicing plan to show how individual water and sewer services will be provided for the Severed Lots 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;
14. That the Owner make satisfactory arrangements with the Director of Engineering or his or her designate, to pay for and construct any sewer or watermain that need to be extended to provide the Severed Lot with municipal servicing 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;
15. The Owner shall enter into a Development Agreement with the City to the satisfaction of the Director of Planning and Urban Design, the City Solicitor, and 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) Assessment, preservation and canopy replacement compensation as they relate to significant existing vegetation, subject to review and approval by the Director of Planning and Urban Design;
- iii) Erection and inspection by City staff of tree protection fencing, in accordance with the City's Streetscape Manual (2009), as amended, and the Tree Assessment and Preservation Plan;
- iv) Siting of buildings, garages/driveways, lot grading and servicing plans as they relate to preservation of vegetation and replacement plantings, subject to review and approval by the Director of Planning and Urban Design;
- v) Submission of cost estimates(s) respecting any works required, Letter of Credits required by the City to ensure compliance with any works required, and Urban Design fees in accordance with the City's fee by-law;
- vi) Payment of cash-in-lieu of Parkland Dedication in accordance with By-law 195-90, as amended, upon execution of the development agreement, 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; and,
- vii) To provide 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.

16. 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.

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/16/17

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 effect the severance applied for under File B/16/17, 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 seven white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted;
4. Submission of a Solicitor's Certificate certifying that upon registration of the required transfers to effect the severance applied for under Files B/15/17 and B/16/17, title to Part 6 will merge with title to Part 1 on the Draft Reference Plan submitted and title to Part 5 will merge with title to Part 2 on the Draft Reference Plan submitted, all to the satisfaction of the Director of Planning and Urban Design or designate;
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 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 lots shown as Parts 1 and 6 and Parts 2 and 5 on the Draft Reference Plan submitted with the application; to be reviewed and approved by the City; 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;
7. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended;
8. 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;

9. 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;
10. 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;
11. That the Owner make satisfactory arrangements with the Director of Engineering or their designate, to confirm that there are no existing easements registered on title in favour of the City that will be impacted by the proposed severance 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;
12. That the Owner provide confirmation that any and all existing services for the Retained Lot do not traverse the Severed Lot 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;
13. That the Owner provide a functional servicing plan to show how individual water and sewer services will be provided for the Severed Lots 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;
14. That the Owner make satisfactory arrangements with the Director of Engineering or his or her designate, to pay for and construct any sewer or watermain that need to be extended to provide the Severed Lot with municipal servicing 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;
15. The Owner shall enter into a Development Agreement with the City to the satisfaction of the Director of Planning and Urban Design, the City Solicitor, and 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) Assessment, preservation and canopy replacement compensation as they relate to significant existing vegetation, subject to review and approval by the Director of Planning and Urban Design;
- iii) Erection and inspection by City staff of tree protection fencing, in accordance with the City's Streetscape Manual (2009), as amended, and the Tree Assessment and Preservation Plan;
- iv) Siting of buildings, garages/driveways, lot grading and servicing plans as they relate to preservation of vegetation and replacement plantings, subject to review and approval by the Director of Planning and Urban Design;
- v) Submission of cost estimates(s) respecting any works required, Letter of Credits required by the City to ensure compliance with any works required, and Urban Design fees in accordance with the City's fee by-law;
- vi) Payment of cash-in-lieu of Parkland Dedication in accordance with By-law 195-90, as amended, upon execution of the development agreement, 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; and,
- vii) To provide 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.

16. 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.

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF A/99/17 (PART 4)

1. The variances apply only to the proposed development as long as it remains; and,
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix D' to this Staff Report dated October 20, 2017, 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.

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF A/100/17 (PARTS 2 & 5)

1. The variance apply only to the proposed development as long as it remains; and,
2. That the variance apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix D' to this Staff Report dated October 20, 2017, 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.

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF A/101/17 (PARTS 1 & 6)

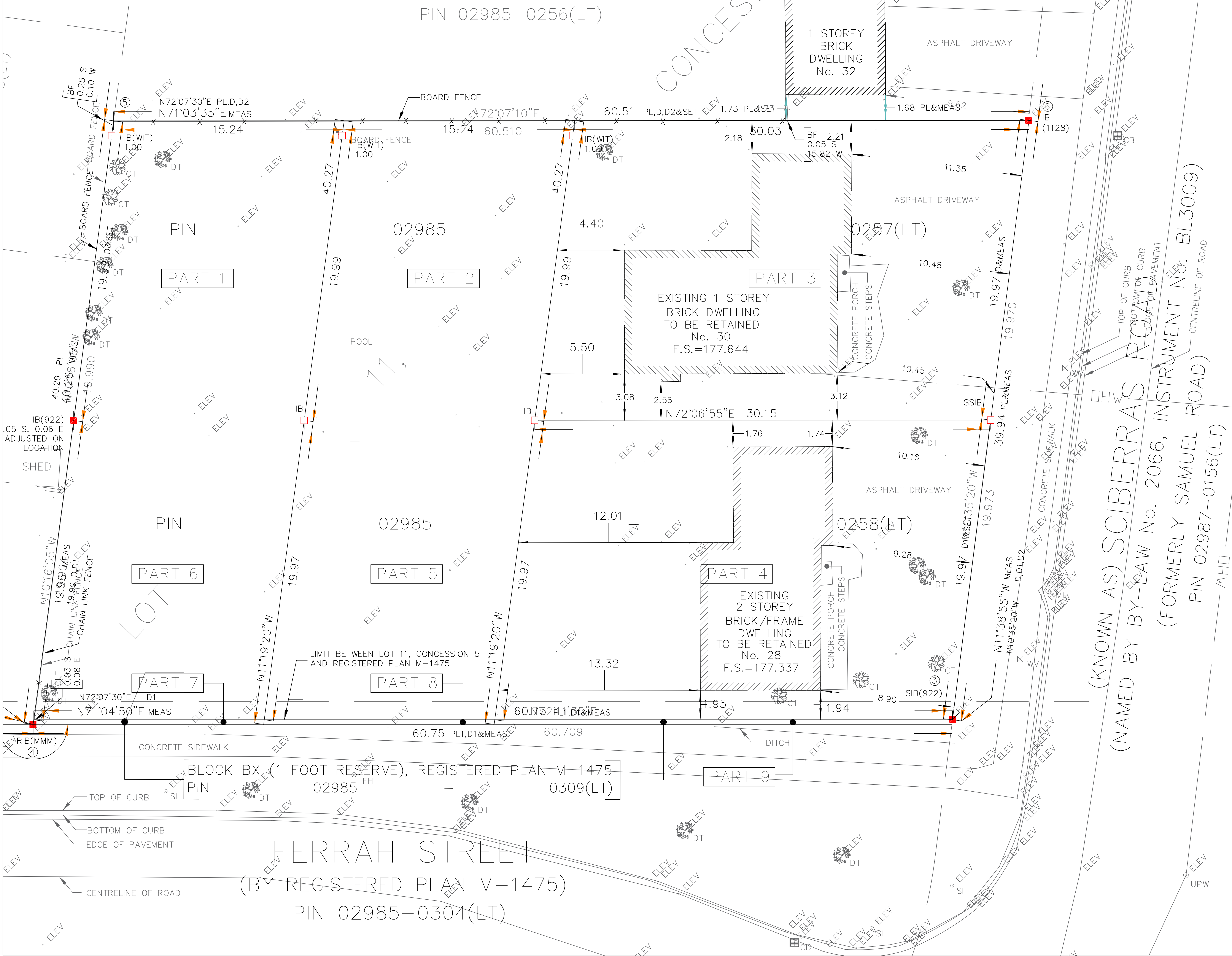
1. The variance apply only to the proposed development as long as it remains; and,
2. That the variance apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix D' to this Staff Report dated October 20, 2017, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction.

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF A/102/17 (PART 3)

1. The variance apply only to the proposed development as long as it remains; and,
2. That the variance apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix D' to this Staff Report dated October 20, 2017, 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.

CONDITONS PREPARED BY:


Daniel Brutto, Planner, Central District



PREPARED BY:

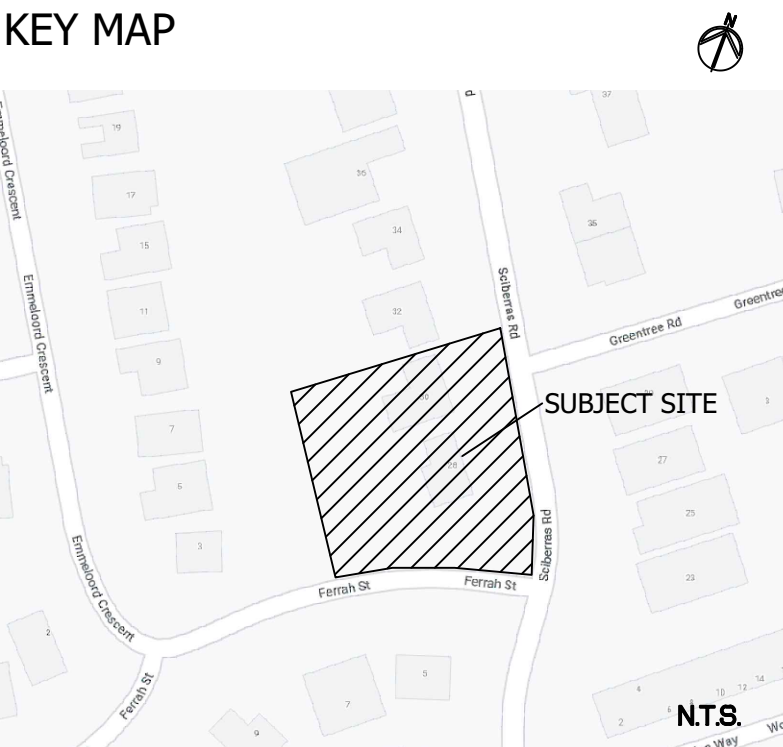
Brutto Consulting

113 Miranda Avenue | Toronto Ontario M6B 3W6
Tel: (416) 453 6197 cbritto@bruttoconsulting.ca

CONCEPT SITE PLAN

28 & 30 SCIBERRAS ROAD

PART OF LOT 11, CONCESSION 5
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK



SITE STATISTICS

28 SCIBERRAS ROAD
LOT AREA: 596.1 m² (0.1473 ac)
FRONT YARD: 8.90 m (29'2")
REAR YARD: 12.01 m (39'4")
SIDE YARD (INTERIOR): 1.74 m (5'8")
SIDE YARD (FLANKAGE): 1.94 m (6'4")

30 SCIBERRAS ROAD
LOT AREA: 598.2 m² (0.1478 ac)
FRONT YARD: 10.45 m (34'3.5")
REAR YARD: 4.40 m (14'5")
SIDE YARD (SOUTH): 2.56 m (8'5")
SIDE YARD (NORTH): 2.18 m (7'2")

REVISIONS		DATE
01	Issued for Minor Variance	SEP 2022
02		
03		
04		
05		
north:		scale:
		NTS
		version:
		VER-01
drawing no:	drawn by:	checked by:
A1	F.FIORANI	C.BRUTTO
	date:	
	SEPT 2022	

plot size: arch d (24x36")

Appendix D

File:

22.261614.000.00.MNV

Date:

11/29/22

MM/DD/YY

APPENDIX “D”

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/201/22

- 1) The variances apply only to the existing development as long as it remains; and
- 2) That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as ‘Appendix C’ to this Staff Report, 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.

CONDITIONS PREPARED BY:



Melissa Leung, MCIP RPP, Planner II, Central District

Appendix E

File: 22.261614.000.00.MNV


Date: 11/29/22
MM/DD/YY

APPENDIX "E"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/207/22

- 1) The variances apply only to the existing development as long as it remains; and
- 2) That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix C' to this Staff Report, 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.

CONDITIONS PREPARED BY:



Melissa Leung, MCIP RPP, Planner II, Central District