



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Evan Manning, Senior Heritage Planner

**DATE:** May 8, 2024

**SUBJECT:** Committee of Adjustment Consent and Variance Applications  
44 Rouge Street, Markham Village  
B/032/23, A/154/23, A/155/23

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**Property/Building Description:** One-storey dwelling constructed c.1956 as per MPAC records

**Use:** Residential

**Heritage Status:** Designated under Part V of the *Ontario Heritage Act* as a constituent property of the Markham Village Heritage Conservation District (the “MVHCD”).

### **Application/Proposal**

- The City will shortly receive revised Committee of Adjustment (“COA”) applications seeking consent to sever the property municipally-known as 44 Rouge Street (the “Subject Property” or the “Property”), and approval of variances to enable the future construction of two 2-storey dwellings with integrated garages on the conveyed and retained parcels. Tree removal is anticipated.

### **Background**

#### *Context*

- The Subject Property is located at the northeast corner of Rouge Street and Magill Street with rear yard frontage on Nelson Street;
- The portion of the MVHCD that encompasses Rouge Street, along with nearby James Scott Road, is transitional in character and contains few significant heritage resources as identified in the MVHCD Plan;
- The immediate area is characterized by lots of variable size that contain a mixture of relatively contemporary dwellings alongside those constructed in the 1950s-1960s.

#### *Heritage Markham Consideration*

- The Heritage Markham Committee (the “Committee”) previously considered the COA applications for the Subject Property at its meeting on October 11, 2023;
- The Committee did not support the applications from a heritage perspective given concerns over lot size and the scale of the proposed dwellings relative to the size of their respective lots;

- As a result of feedback received from the Committee, the applicant has refined the proposal and is no longer seeking relief for the following as it pertains to the proposed new dwelling on the conveyed lot:
  - Front yard setback;
  - Rear yard setback;
  - Lot Coverage.
  
- Further, the following relief is no longer required to enable the future construction of the new dwelling on the retained lot:
  - Building depth;
  - Floor area ratio;
  - Rear yard setback.
  
- Refer to Appendix ‘D’ for a copy of the October meeting extract.

**Staff Comments**

Staff provide the following comments from a heritage perspective:

*Consent Application*

**B/032/23 – 44 Rouge Street:**

For provisional consent to:

- a) sever and convey a parcel of land with
  - an approximate lot frontage of 15.09 metres (49.51 feet) and
  - an approximate lot area of 454.90 square metres (4,896.5 square feet) (Part 1);
- b) retain a parcel of land with
  - an approximate lot frontage of 15.03 metres (49.31 feet) and
  - an approximate lot area of 454.0 square metres (4,886.82 square feet) (Part 2);

**Lot Frontage**

- The current zoning by-law indicates a minimum lot frontage requirement of 60 feet (18.2 sq m);
- The proposed lot frontage for the conveyed parcel fronting onto Nelson Street generally reflects the existing lot frontages of properties along Rouge Street while the lot frontage for the retained parcel reflects an existing condition. As such, Staff have no objection from a heritage perspective to this deviation from existing development standards.

**Lot Area**

- The current zoning by-law indicates a minimum lot area requirement of 6600 square feet (613 sq m).
- The proposed lot area for the retained and severed parcels reflects the emerging lot pattern of the area. For example, the lotting pattern along the south side of Rouge Street and the north side of James Scott Road is a result of a series of consent applications and does not reflect a historic condition. The lots along the north side of James Scott Road were created in the early-to-mid 2000s when the rear portion of the properties along the south side of Rouge Street were severed. As such, properties along both streets range in size from approximately 250 to 550 square metres. As such, Staff have no objection from a heritage perspective to this deviation from existing development standards.

### *Variance Applications*

#### **A/154/23 – 44 Rouge Street (Conveyed – Part 1):**

To permit:

- a) By-law 1229 Section 11.2 (c) (i): a porch with stairs to encroach 79.4 inches into a flankage yard; whereas the bylaw permits a maximum of 18 inches.
- b) Table 11.1, By-Law 1229: a lot area of 454.90 sq m (4896.5 sqft); whereas the bylaw requires a minimum of 613.16 (6600 sqft).
- c) Table 11.1, By-Law 1229: a lot frontage of 15.09 m (49.51 ft); whereas the bylaw requires a minimum of 18.2m (60 ft).
- d) By-law 99-90 Section 1.2 (vi): a maximum floor area ratio of 49.0 percent; whereas the by law permits a maximum of 45.0 percent.

as it relates to a proposed two-storey residential dwelling on the severed lot.

#### **Encroachment into Flankage Yard**

While a variance is being sought for stair encroachment, the proposal otherwise conforms to the setback requirements for the flankage yard. Given that the primary volume of the dwelling conforms to the setback requirement, Staff are of the opinion that the encroachment of the stairs will not be visually intrusive or otherwise create an unattractive or inconsistent streetscape. As such, Staff have no objection from a heritage perspective to the proposed variance.

#### **Lot Area and Lot Frontage**

Refer to the response provided for the consent application.

#### **Maximum Floor Area Ratio**

The proposed floor area ratio (“FAR”) of 49.0% is lower than the floor area ratio of the nearby dwellings such as those on the north side of James Scott Road which range from 80.61% to 84.56%. Despite exceeding the permitted FAR of 45%, the dwellings at 24, 26, 28 and 30 James Scott Road do not appear over-sized relative to their lots or appear out of scale with the emerging built form character of the area. As such, Staff have no objection from a heritage perspective to the proposed variance.

#### **A/155/23 – 44 Rouge Street (Retained – Part 2):**

To permit:

- a) Table 11.1, By -Law 1229: a lot area 454.0 sq.m (4886.5 sq.ft); whereas the bylaw requires a minimum of 613.16 sq.m (6600 sq.ft).
- b) Table 11.1, By-Law 1229: a lot frontage of 15.03 m (49.31 ft); whereas the bylaw requires a minimum of 18.28 (60 ft).
- c) Section 2.2(b)(i), By-Law 142-95: To permit a deck with a projection of 3.35m; whereas the bylaw permits a maximum of 3m.

as it relates to a proposed two-storey dwelling with integrated garage on the retained lot.

#### **Lot Area and Lot Frontage**

Refer to the response provided for the consent application.

### Deck Projection

Given the small numerical deviation from existing permissions (approximately 35cm), Staff are of the opinion that the visual impact of the proposed projection will be minimal. As such, Staff have no objection from a heritage perspective to the proposed variance.

### *Conceptual Design*

- Major Heritage Permit applications have not yet been submitted for the Subject Property. Staff will review the forthcoming applications to ensure conformance with the policies and guidelines of the MVHCD Plan. At this time, Staff have no major objections to the conceptual designs of either dwelling as appended to this memo but will suggest refinements upon submission of the Major Heritage Permit applications;
- Staff will bring forward the Major Heritage Permit applications for the Committee's consideration at a future date.

### **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham has no objection from a heritage perspective to the consent and variances applications for 44 Rouge Street.

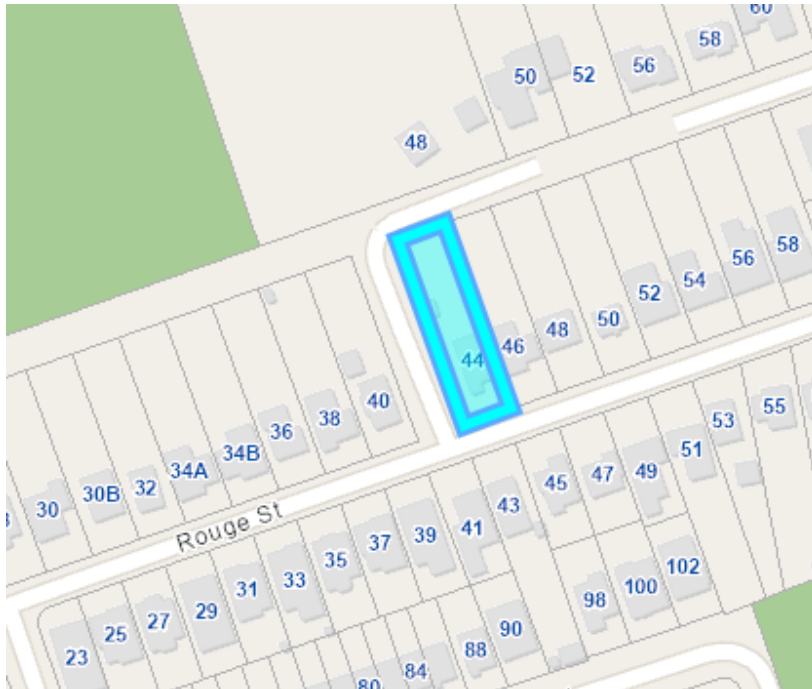
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### ATTACHMENTS:

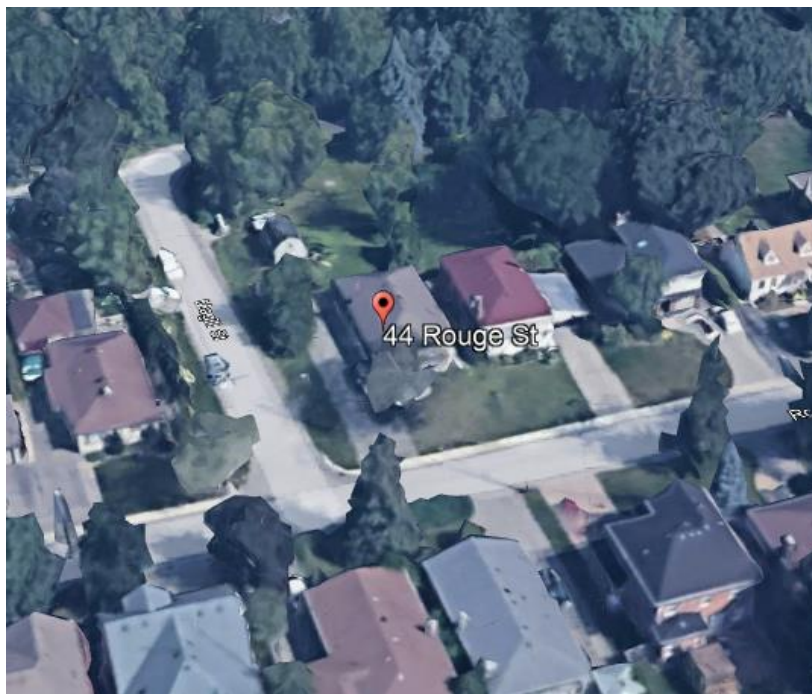
Appendix 'A'	Location Map and Aerial Image of the Subject Property
Appendix 'B'	Image of the Subject Property
Appendix 'C'	Heritage Markham Extract
Appendix 'D'	Drawings

## **Appendix 'A'**

### *Location Map and Aerial Image of the Subject Property*



*Property map showing the location of the Subject Property [outlined in blue] (Source: City of Markham)*



*Aerial image looking northeast towards the Subject Property (Source: Google Earth)*

## Appendix 'B'

### *Images of the Subject Property*



*The Subject Property as viewed from the intersection of Rouge Street and Magill Street [above] and from Nelson Street [below] (Source: Google)*

## **Appendix 'C'**

*Heritage Markham Extract*

# HERITAGE MARKHAM EXTRACT

Date: October 11, 2023

To: R. Hutcheson, Manager of Heritage Planning  
E. Manning, Senior Heritage Planner

EXTRACT CONTAINING ITEM # 6.3 OF THE SEVENTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON October 11, 2023

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## **6. PART FOUR - REGULAR**

### **6.3 COMMITTEE OF ADJUSTMENT CONSENT AND VARIANCE APPLICATIONS**

#### **44 ROUGE STREET, MARKHAM VILLAGE (16.11)**

File Number:

B/032/23

A/154/23

A/155/23

Evan Manning, Senior Heritage Planner, introduced this item, explaining that it consisted of a consent application to sever the rear portion of 44 Rouge Street and two variance applications, one for the severed parcel and one for the retained parcel. Mr. Manning described the applications and noted that while the two sections of Nelson Street do not currently connect, there may be future plans to connect the two portions of the street on which the severed parcel would front. Staff indicated a concern with the proposed rear yard setback and associated amenity space for each property.

Edgar De Souza, Deputant and nearby resident for 32 years, expressed concerns with the proposal as he felt that the size and orientation of the new lot and proposed dwelling including height were out of character with the area. He also felt that the proposal was at odds with the heritage character of the area.

Dianne and Dave McCrossan, Deputants, also expressed concerns with the size of the new dwelling, noting that it appeared to be over-sized relative to the lot.

Jeff De Waal, Deputant, expressed opposition to the proposal, noting that Rouge Street is very narrow. Mr. Waal expressed concerns with the frontage on Rouge Street, noting that if the dwelling was extended into the front that it would make Rouge Street appear too narrow.



Nicole McLaughlin, Deputant, expressed concern with the proposal, echoing comments regarding the size of the new dwelling relative to its lot. Ms. McLaughlin questioned the use of James Scott Road properties as the basis of comparison, noting that it is a much wider street. Ms. McLaughlin also asked for clarification on which street the new proposed dwelling would front. Mr. Manning noted that James Scott Road was selected as a basis of comparison as there have been several severances along the street in the past and as such provides a visual reference point for a number of requested variances, notably floor area ratio. Mr. Manning clarified that the “front yard” of the proposed dwelling would be along Nelson Street as per the definition in the zoning by-law.

Sarah Kertesz, Deputant and nearby resident, expressed concerns with the size of the proposed dwelling and the proposed addition to the existing dwelling. Concerns about the removal of trees on the severed parcel and the reduction in green space were also expressed.

Evelin Ellison, Deputant, expressed a desire for the applicant to produce a streetscape elevation to allow members to visualize the impact of the proposal on adjacent homes. The loss of green space for water filtration was also noted.

Steve Reid, Deputant and nearby resident, expressed concerns with the proposed addition to the existing dwelling on Rouge Street and the proposed reduction in the length of the driveway. Mr. Manning clarified that the proposed addition to the existing building would not alter the front yard setback as it currently exists and clarified that the applicant is seeking a reduction in rear yard setback for both the retained and severed parcels, both of which are not supported by Staff.

Committee members provided the following comments:

- Expressed concerns with the magnitude of the rear-yard setbacks being requested. Questioned if other homes in the area with relatively small rear-yard setbacks would have required a variance. Mr. Manning displayed images of nearby properties with small rear-yard setbacks and confirmed they would have likely required a variance.
- Expressed concerns that this application could be precedent-setting for the area as it relates to new development.
- Noted that the residents of Nelson Street in general do not support the connection of the two sections, noting that Nelson Street is one lane in each direction.
- Sought clarification on the location of the requested variance for front yard setback on the severed parcel. Mr. Manning clarified that front yard of the proposed dwelling fronts Nelson Street.
- Expressed concerns with the narrowness of both Rouge Street and Nelson Street.

- Expressed concern that this did not comply with the intent of the Official Plan policies for infill housing
- Expressed support for a coach house or garden suite at the back of the property as opposed to the creation of a new lot with a detached dwelling.

Recommendation:

**THAT Heritage Markham does not support the consent and variances applications for 44 Rouge Street from a heritage perspective.**

**Carried**

Recommendation:

THAT the deputations from Edgar De Souza, Dianne and Dave McCrossan, Jeff De Waal, Nicole McLaughlin, Sarah Kertesz, Evelin Ellison, and Steve Reid be received.

**Carried**

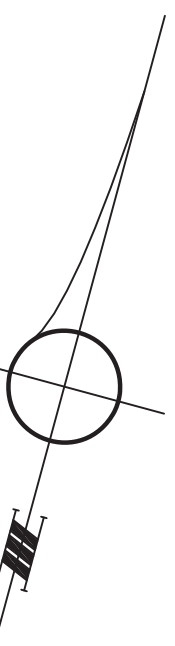
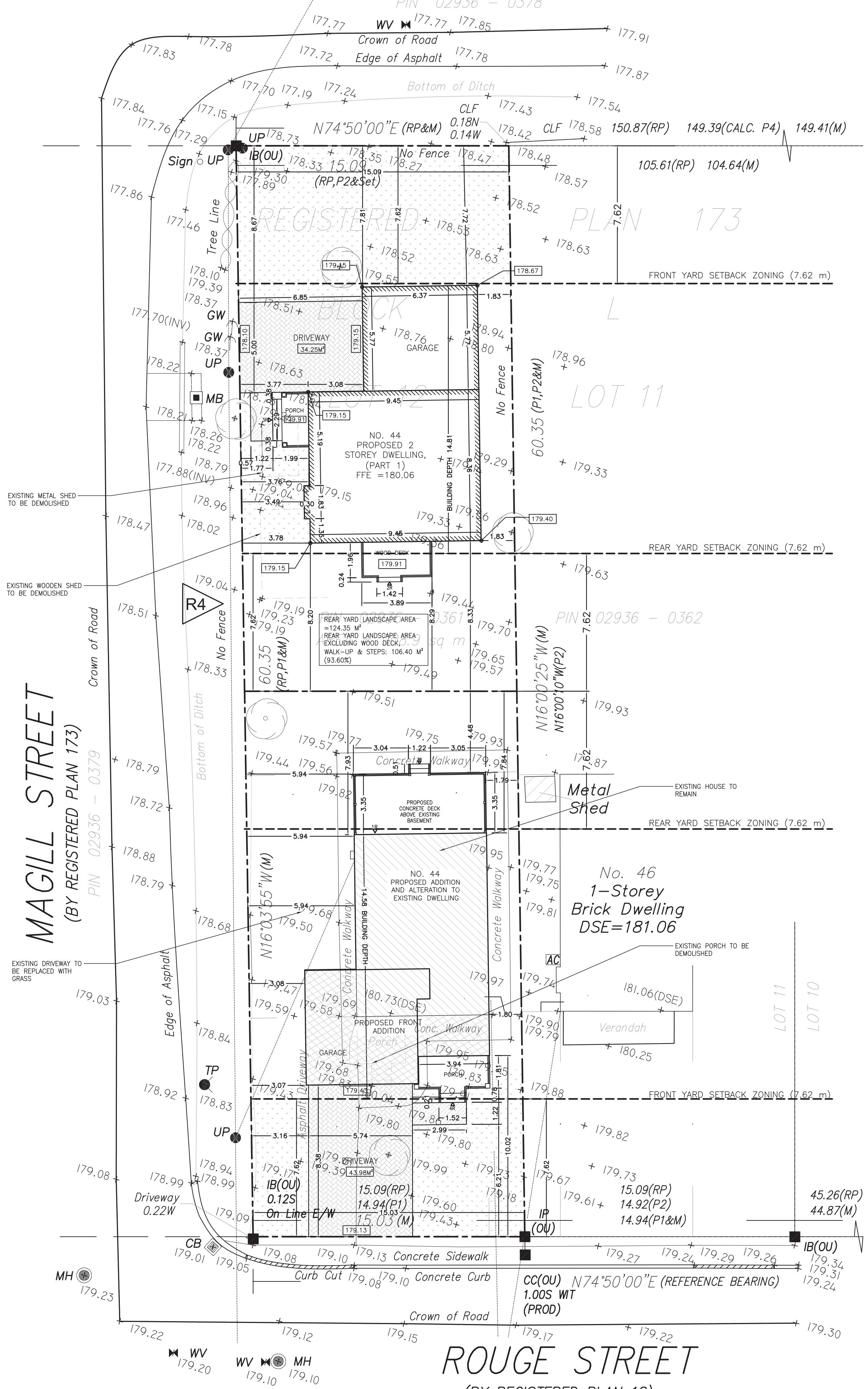
**Appendix 'D'**  
*Drawings*

**Metric**

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

**NELSON STREET**  
(BY REGISTERED PLAN 173)

**PLAN OF LOT 12 BLOCK L REGISTERED PLAN 173 CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK**



**44 ROUGE STREET MARKHAM - PROPOSED DWELLING**

LANDSCAPE CALCULATION FOR FRONT YARD (NELSON STREET)	
A TOTAL FRONT YARD =	63.23 SQ M 680.6014 SQ FT
B DRIVEWAY AREA =	0.50 SQ M 5.38 SQ FT
C LANDSCAPE AREA =	63.23 SQ M 680.6014 SQ FT
D % OF TOTAL FRONT YARD =	100 %
E HARD LANDSCAPE AREA =	0.50 SQ M 5.38 SQ FT
F SOFT LANDSCAPE AREA =	63.23 SQ M 680.6014 SQ FT
G % OF TOTAL SOFT LANDSCAPE =	100 %

**44 ROUGE STREET MARKHAM - PROPOSED DWELLING**

LANDSCAPE CALCULATION FOR SIDE YARD	
A TOTAL FRONT YARD =	130.12 SQ M 1392.98 SQ FT
B DRIVEWAY AREA =	34.25 SQ M 368.6630 SQ FT
C LANDSCAPE AREA =	85.87 SQ M 924.2961 SQ FT
D % OF TOTAL FRONT YARD =	65.98 %
E HARD LANDSCAPE AREA =	4.42 SQ M 47.5744 SQ FT
F SOFT LANDSCAPE AREA =	81.45 SQ M 876.7197 SQ FT
G % OF TOTAL SOFT LANDSCAPE =	84.88 %

**44 ROUGE STREET MARKHAM - EXISTING HOUSE**

LANDSCAPE CALCULATION FOR FRONT YARD	
A TOTAL FRONT YARD =	138.42 SQ M 1482.3 SQ FT
B DRIVEWAY AREA =	48.38 SQ M 520.725 SQ FT
C LANDSCAPE AREA =	80.04 SQ M 851.5436 SQ FT
D % OF TOTAL FRONT YARD =	62.24 %
E HARD LANDSCAPE AREA =	4.88 SQ M 52.5070 SQ FT
F SOFT LANDSCAPE AREA =	75.16 SQ M 809.0147 SQ FT
G % OF TOTAL SOFT LANDSCAPE =	83.8 %



**SITE DATA: NELSON STREET (MARKHAM) PROPOSED DWELLING, ONTARIO**

ZONING			
	PERMITTED	PROPOSED	REMARKS
MIN. LOT AREA:	613.16 sq. m.	454.90 sq. m.	COA REQ.
MIN. LOT FRONTAGE:	18.29 m	15.09 m	COA REQ.
GROSS FLOOR AREA:			
FIRST FLOOR AREA:		116.29 sq. m.	
SECOND FLOOR AREA EXCLUDING OPEN BELOW & STAIRS:		105.83 sq. m.	
TOTAL GROSS FLOOR AREA =		222.12 sq. m.	
GROSS FLOOR AREA %:	45.00 %	48.82 %	COA REQ.
BUILDING FOOTPRINT AREA INCLUDING GARAGE AND PORCH			
BUILDING FOOTPRINT AREA %:	35.00 %	28.33 %	
MIN. FRONT YARD SETBACK:	7.62 m	7.72 m	
MIN. SIDE YARD RIGHT SIDE (2 STOREY):	1.83 m	1.83 m	
MIN. SIDE YARD LEFT SIDE (ABUTTING A STREET):	3.05 m	3.49 m	
MIN. REAR YARD SETBACK:	7.62 m	8.20 m	
MAX. DWELLING UNIT DEPTH			
	16.80 m	14.81 m	
GARAGE AREA :			
MAX. DRIVE WAY WIDTH		5.54 m	
MAXIMUM HEIGHT - FROM ESTABLISHED GRADE TO HIGHEST RIDGE OF SLOPED ROOF:	9.80 m	9.77 m	

**SITE DATA: 44 ROUGE STREET (MARKHAM) EXISTING HOUSE, ONTARIO**

ZONING				
	PERMITTED	EXISTING	PROPOSED	REMARKS
MIN. LOT AREA:	613.16 sq. m.		454.00 sq. m.	COA REQ.
MIN. LOT FRONTAGE:	18.29 m		15.03 m	COA REQ.
GROSS FLOOR AREA:				
FIRST FLOOR AREA:		98.31 sq. m.	79.57 sq. m.	
SECOND FLOOR AREA EXCLUDING OPEN BELOW & STAIRS:		-	107.32 sq. m.	
TOTAL GROSS FLOOR AREA =		98.31 sq. m.	186.89 sq. m.	
GROSS FLOOR AREA %:	45.00 %	21.66 %	41.16 %	
BUILDING FOOTPRINT AREA INCLUDING GARAGE AND CONCRETE DECK				
BUILDING FOOTPRINT AREA %:	35.00 %	23.17 %	30.37 %	
MIN. FRONT YARD SETBACK	7.62 m	12.17 m	8.38 m	
MIN. SIDE YARD RIGHT SIDE (2 STOREY)	1.22 m	1.79 m	NO CHANGE	
MIN. SIDE YARD LEFT SIDE (ABUTTING A STREET)	3.05 m	5.93 m	3.07 m	
MIN. REAR YARD SETBACK:	7.62 m	4.48 m	7.84 m	
MAX. DWELLING UNIT DEPTH				
	16.80 m	13.42 m	14.58 m	
GARAGE AREA :				
MAX. DRIVE WAY WIDTH		-	5.75 m	
MAXIMUM HEIGHT - FROM ESTABLISHED GRADE TO HIGHEST RIDGE OF SLOPED ROOF:	9.80 m	6.30 m	9.20 m	

**NOTE:**  
SITE INFORMATION HAS BEEN TAKEN FROM ertl surveyors  
Ontario Land Surveyors  
www.es-ols.com  
1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1  
TELEPHONE (905) 731-7834 FAX (905)731-7852  
EMAIL info@es-ols.com  
PROJECT : 21256



**KEY PLAN**  
N.T.S.

NO.	REVISIONS	DATE
4	REVISION AS PER PLANNING/URBAN DESIGN COMMENTS	11 / 03 / 2023
3	REV AS PER ZONING REVIEW	06 / 27 / 2023
2	ISSUED FOR REVIEW	04 / 12 / 2023
1	ISSUED FOR ZONING CERTIFICATE	10 / 27 / 2021

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSE UNTIL SEALED AND SIGNED BY THE ARCHITECT.  
DO NOT SCALE DRAWINGS.

PROJECT COORDINATOR:  
**CANTAM Group Ltd.**  
PLANNING & BUILDING CONSULTANTS  
880 ELLESMERE RD, SUITE # 234, TORONTO ON M1P 2W6  
TEL: 416-335-3353 \* FAX: 416-335-7967 \* CELL: 416-854-2485

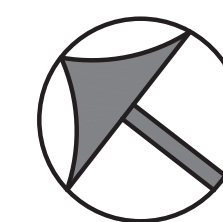
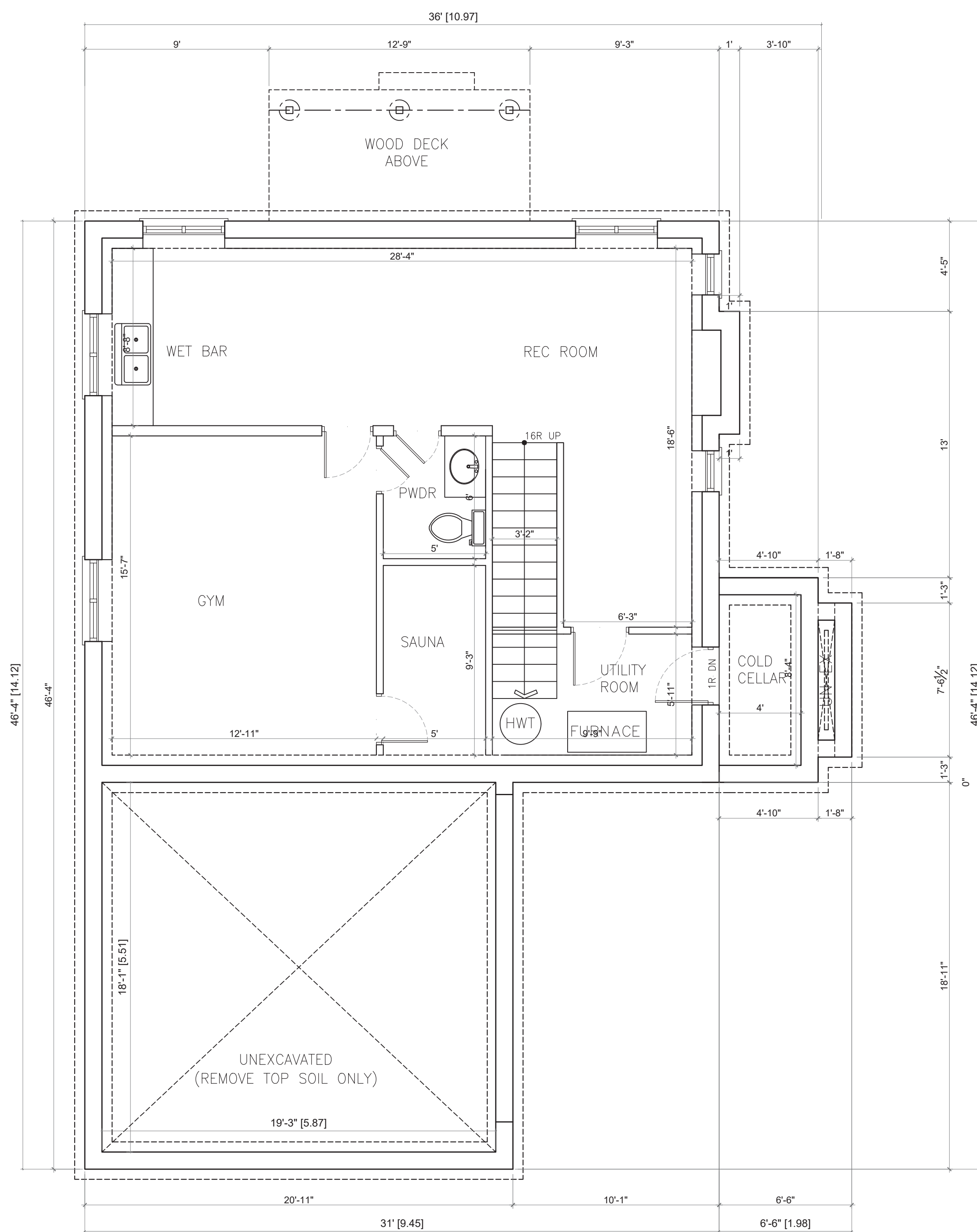
PROJECT:  
**PROPOSED TWO STOREY RESIDENCE AT NELSON ST & ADDITION RENOVATION TO EXISTING HOUSE AT 44 ROUGE ST MARKHAM, ON**

DRAWING:  
**SITE PLAN**

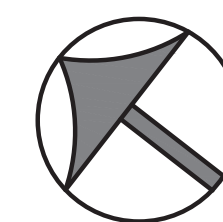
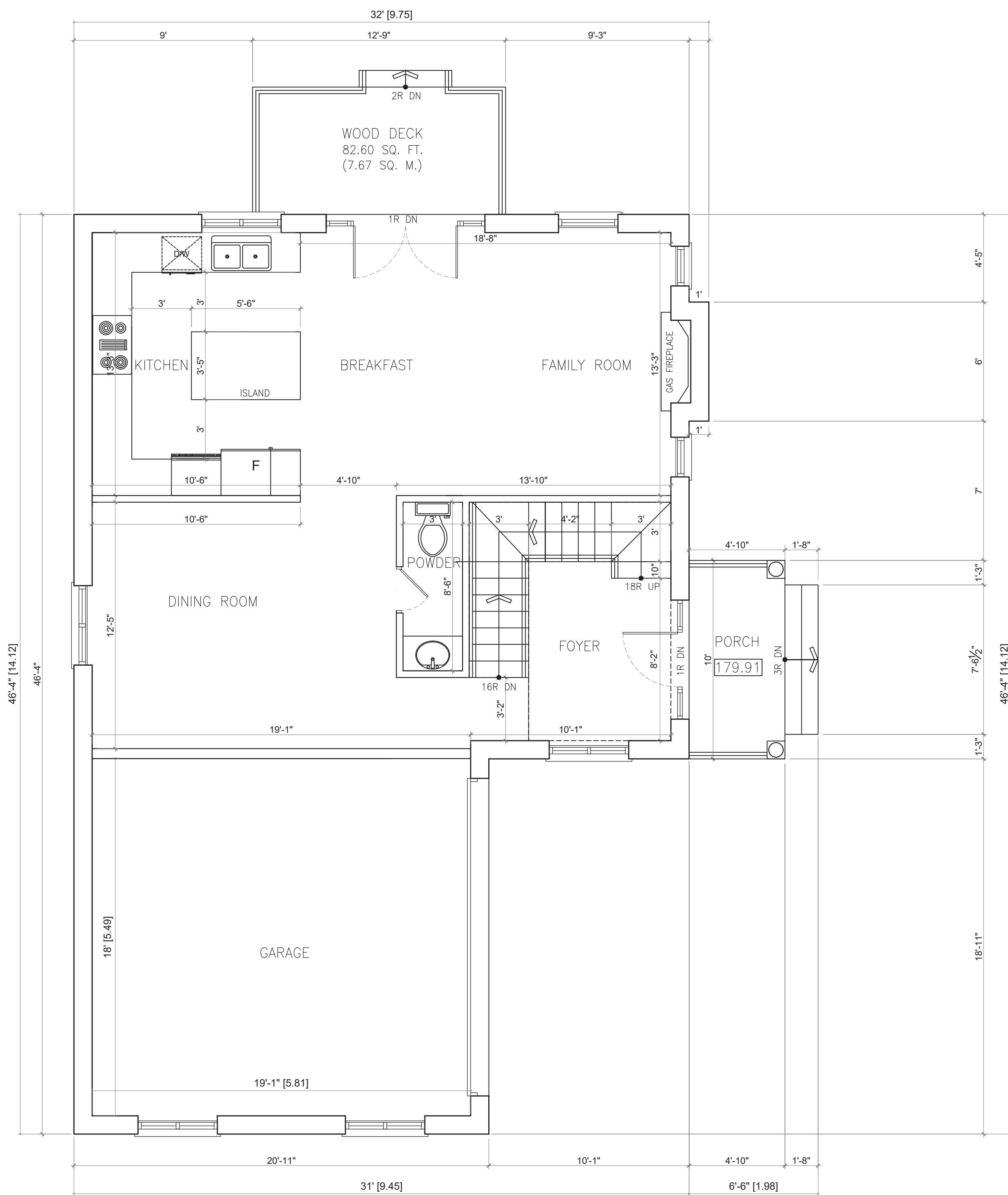
DATE: 10 / 06 / 2021	DRAWING NO. <b>A1</b>
SCALE: AS NOTED	
DRN: SS	CKD: YASO

**SITE PLAN**  
SCALE: 1 : 150

**ROUGE STREET**  
(BY REGISTERED PLAN 18)  
PIN 02936 - 0615



**PROPOSED BASEMENT FLOOR PLAN**  
SCALE : 1/4"=1'



**PROPOSED GROUND FLOOR PLAN**  
SCALE : 1/4"=1'

NO.	REVISIONS	DATE
4.	REVISION AS PER PLANNING/URBAN DESIGN COMMENTS	11/03/2023
3.	REV AS PER ZONING REVIEW	06/27/2022
2.	REV AS PER HERITAGE COMMENTS	04/17/2022
1.	ISSUED AS PER CITY COMMENTS	08/22/2022

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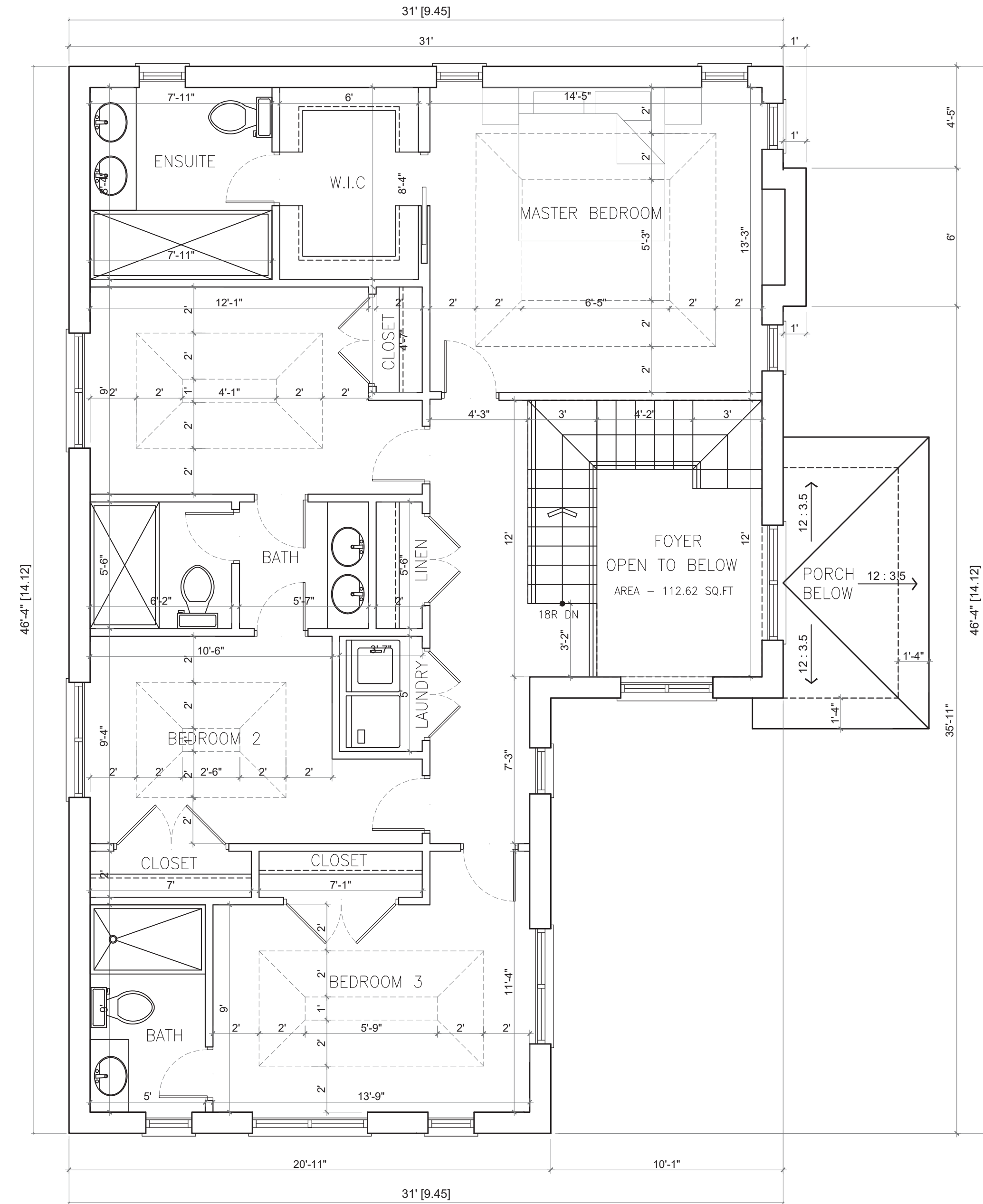
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TEL: 416-335-3353 \* FAX: 416-335-7967 \* CELL: 416-854-2485

PROJECT :  
**PROPOSED TWO STOREY RESIDENCE  
AT NELSON ST.  
MARKHAM , ON**

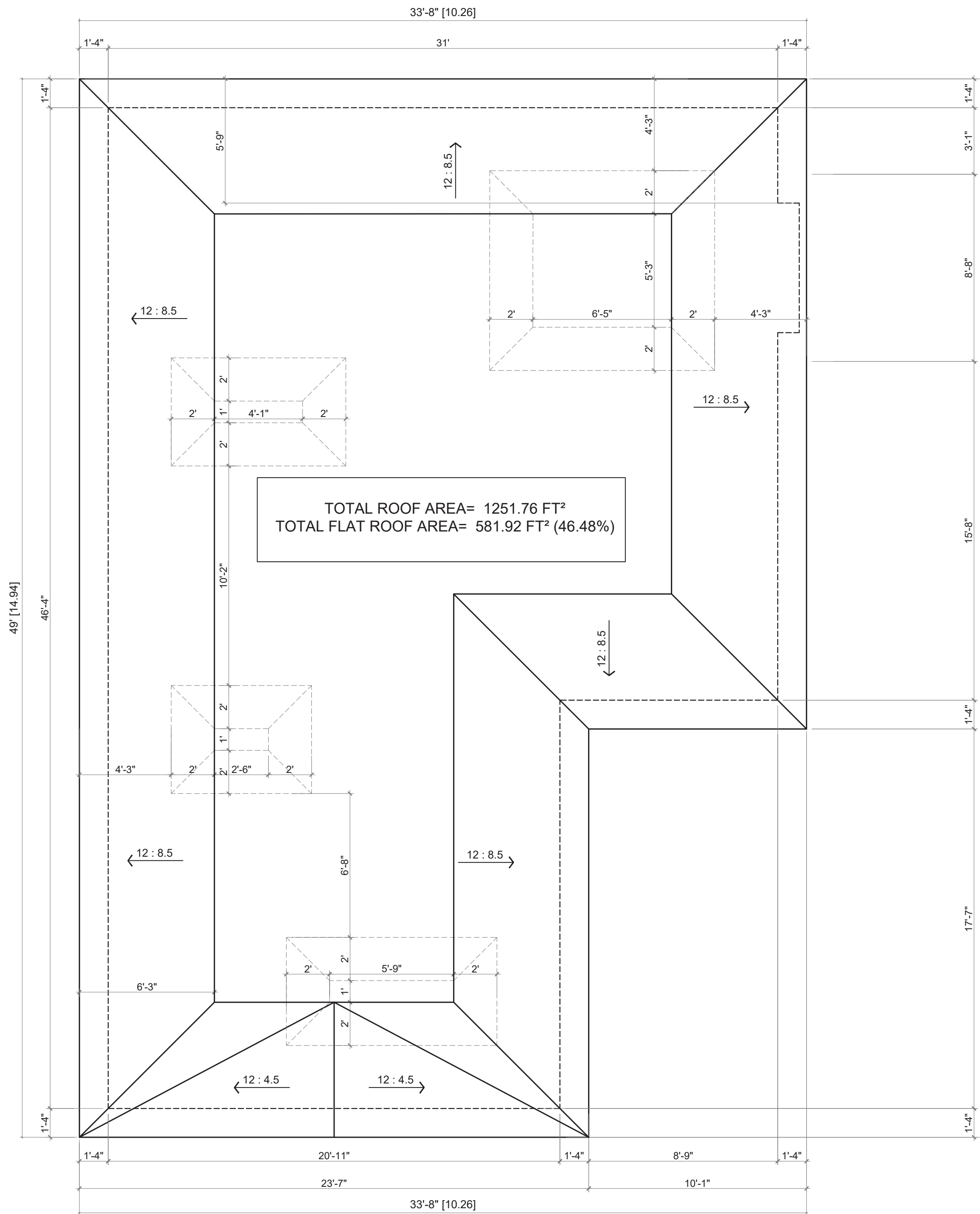
DRAWING:  
**BASEMENT AND GROUND FLOOR PLAN**

DATE: 08/22/2022  
SCALE: AS NOTED  
DRN: SPENCER CKD: YASO

DRAWING NO. **A2**



**PROPOSED SECOND FLOOR PLAN**  
SCALE : 1/4"=1'



**PROPOSED ROOF PLAN**  
SCALE : 1/4"=1'

NO.	REVISIONS	DATE
5.	REVISION AS PER PLANNING/URBAN DESIGN COMMENTS	11/03/2023
4.	REV AS PER ZONING REVIEW	06/27/2022
2.	REV AS PER HERITAGE COMMENTS	04/17/2022
1.	ISSUED AS PER CITY COMMENTS	08/22/2022

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PROJECT :

PROPOSED TWO STOREY RESIDENCE  
AT NELSON ST.  
MARKHAM , ON

DRAWING:

SECOND FLOOR AND ROOF PLAN

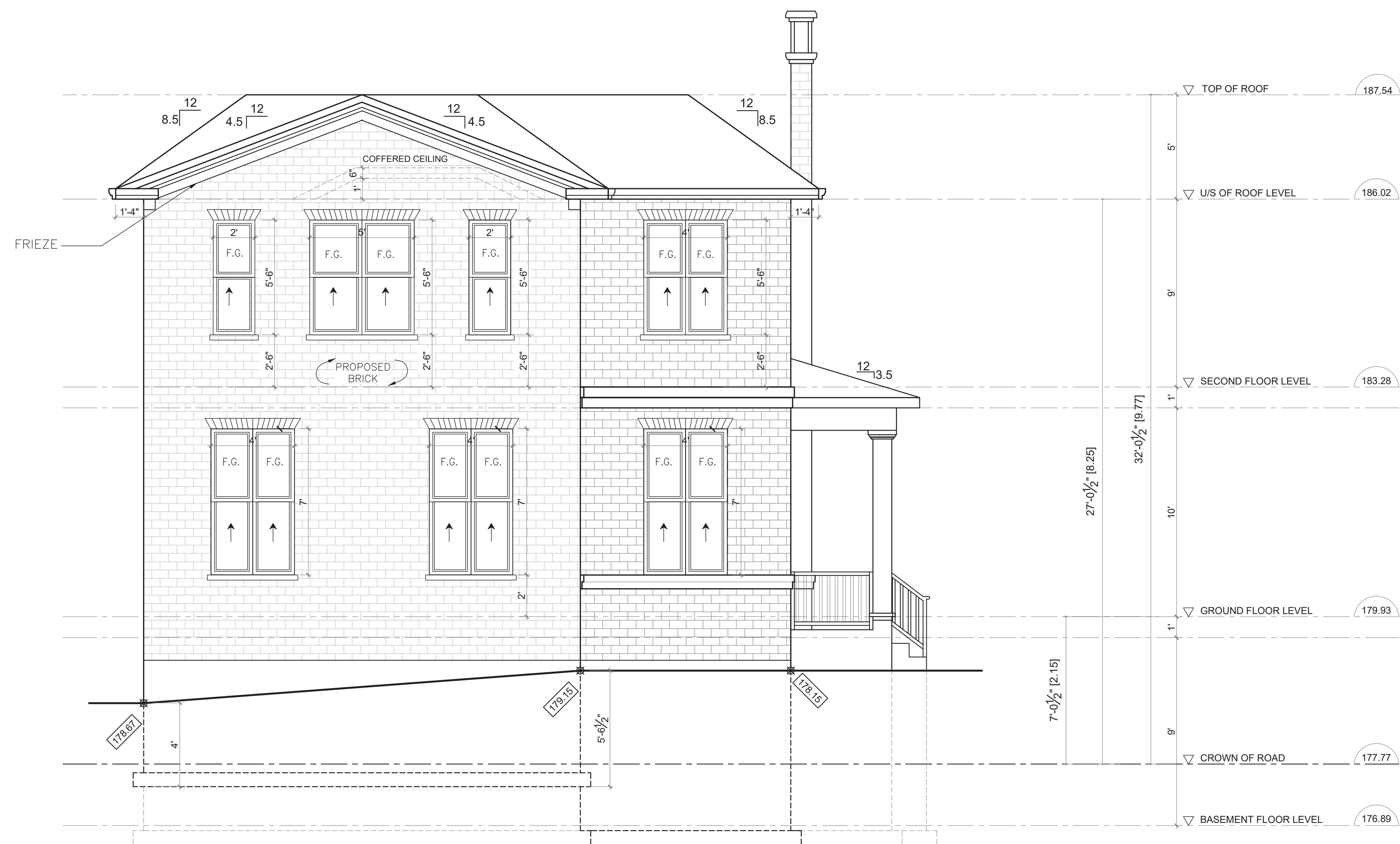
DATE: 08/22/2022

SCALE: AS NOTED

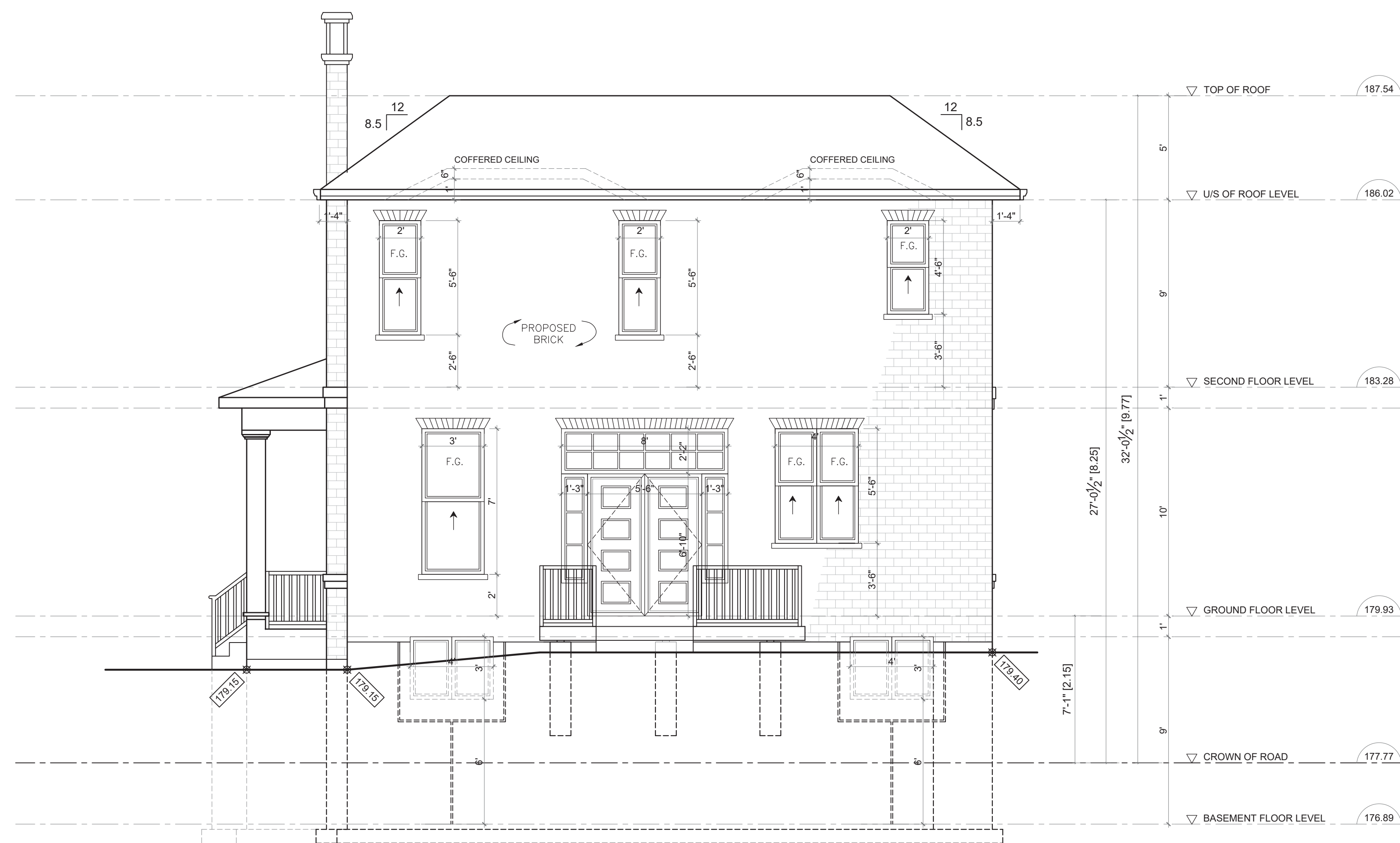
DRN: SPENCER CKD: YASO

DRAWING NO.

**A3**



**PROPOSED NORTH ELEVATION**  
SCALE : 1/4"=1'



**PROPOSED SOUTH ELEVATION**  
SCALE : 1/4"=1'

NO.	REVISIONS	DATE
4.	REVISION AS PER PLANNING/URBAN DESIGN COMMENTS	11/03/2023
3.	REV AS PER ZONING REVIEW	06/27/2022
2.	REV AS PER HERITAGE COMMENTS	04/17/2022
1.	ISSUED AS PER CITY COMMENTS	08/22/2022

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PROJECT :  
**PROPOSED TWO STOREY RESIDENCE  
AT NELSON ST.  
MARKHAM , ON**

DRAWING:  
**NORTH AND SOUTH ELEVATION**

DATE: 08/22/2022

SCALE: AS NOTED

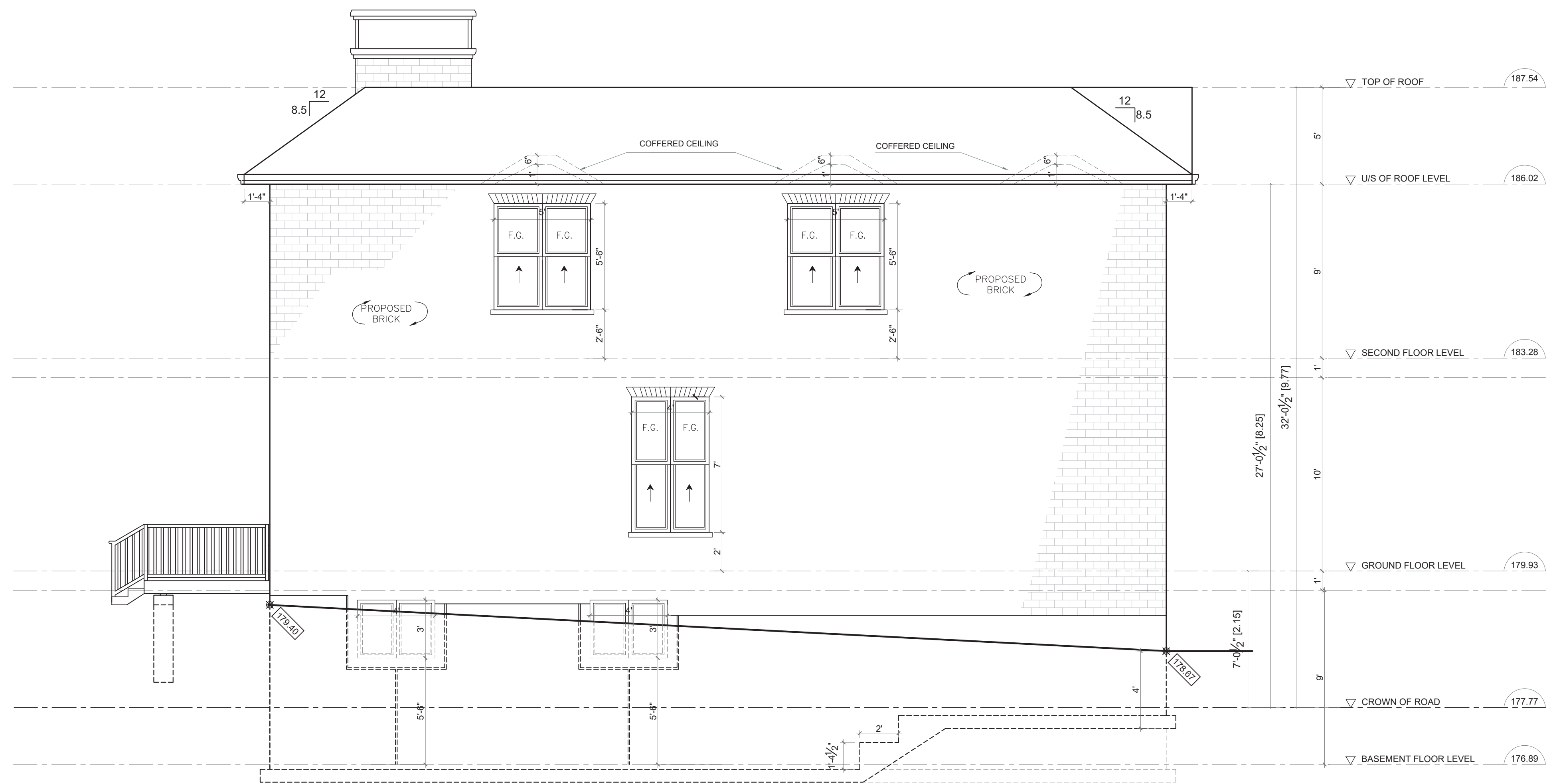
DRN: SPENCER CKD: YASO

DRAWING NO.

**A4**



**PROPOSED WEST SIDE ELEVATION**  
SCALE : 1/4"=1'



**PROPOSED EAST SIDE ELEVATION**  
SCALE : 1/4"=1'

4.	REVISION AS PER PLANNING/URBAN DESIGN COMMENTS	11/03/2023
3.	REV AS PER ZONING REVIEW	06/27/2022
2.	REV AS PER HERITAGE COMMENTS	04/17/2022
1.	ISSUED AS PER CITY COMMENTS	08/22/2022
NO.	REVISIONS	DATE

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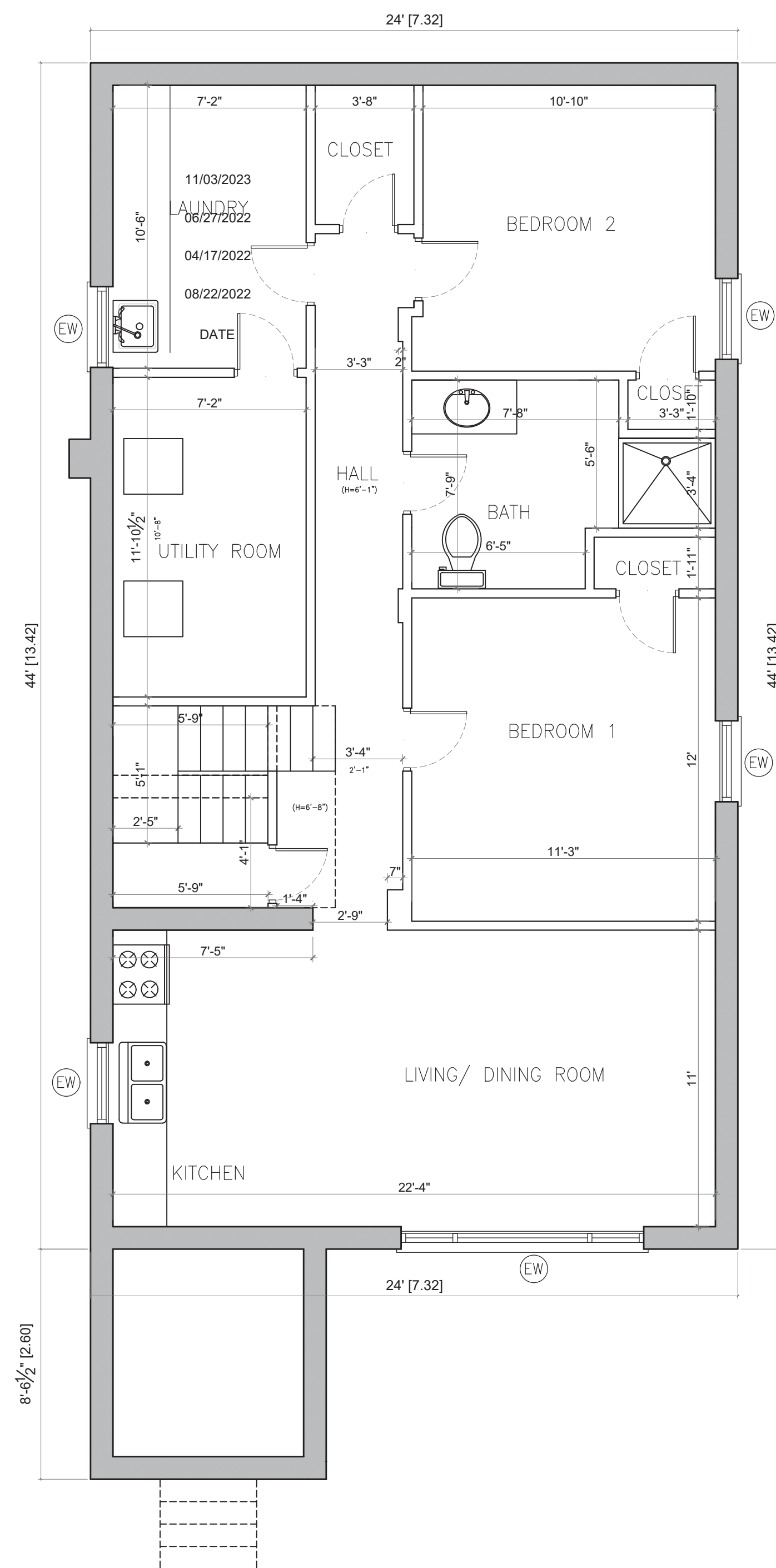
**CANTAM**  
*Group Ltd.*  
PLANNING & BUILDING CONSULTANTS  
880 ELLESMERE RD, SUITE # 234, TORONTO ON M1P 2W6  
TEL: 416-335-3353 \* FAX: 416-335-7967 \* CELL: 416-854-2485

PROJECT :  
**PROPOSED TWO STOREY RESIDENCE  
AT NELSON ST.  
MARKHAM , ON**

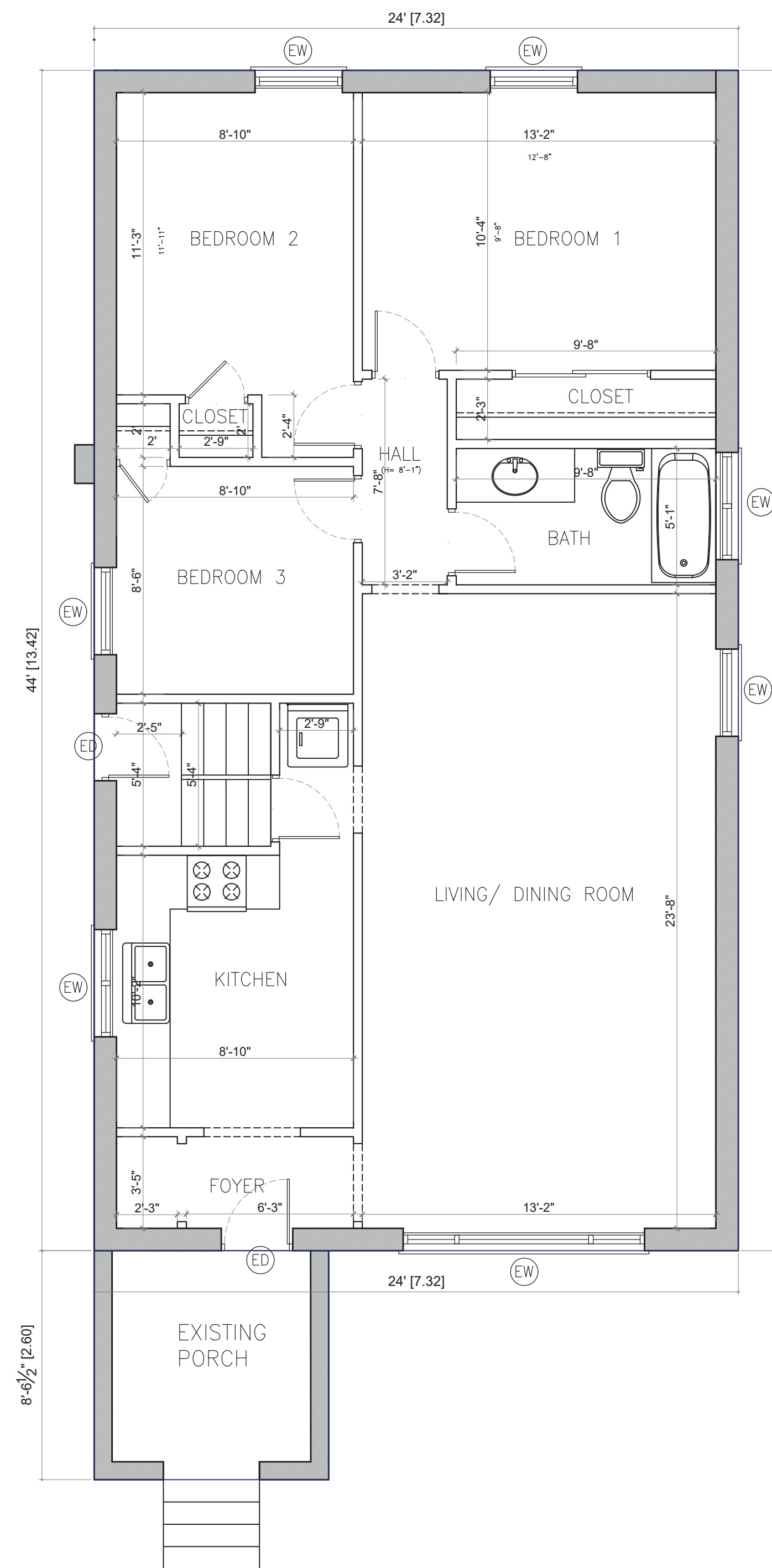
DRAWING:  
**EAST AND WEST SIDE ELEVATION**

DATE: 08/22/2022	DRAWING NO. <b>A5</b>
SCALE: AS NOTED	
DRN: SPENCER CKD: YASO	






 **EXISTING BASEMENT FLOOR PLAN**  
SCALE : 1/4"=1'



 **EXISTING GROUND FLOOR PLAN**  
SCALE : 1/4"=1'

WALL LEGEND	
	EXISTING WALL
	DEMOLISH WALL

NO.	REVISIONS	DATE
1.	ISSUED FOR ZONING CERTIFICATE	11 / 03 / 2021

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

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*Group Ltd.*

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880 ELLESMERE RD, SUITE # 234, TORONTO ON M1P 2W6  
TEL: 416-335-3353 \* FAX: 416-335-7967 \* CELL: 416-854-2485

PROJECT :  
**ADDITION & RENOVATION TO EXISTING SINGLE STOREY DWELLING AT 44 ROUGE ST MARKHAM , ON**

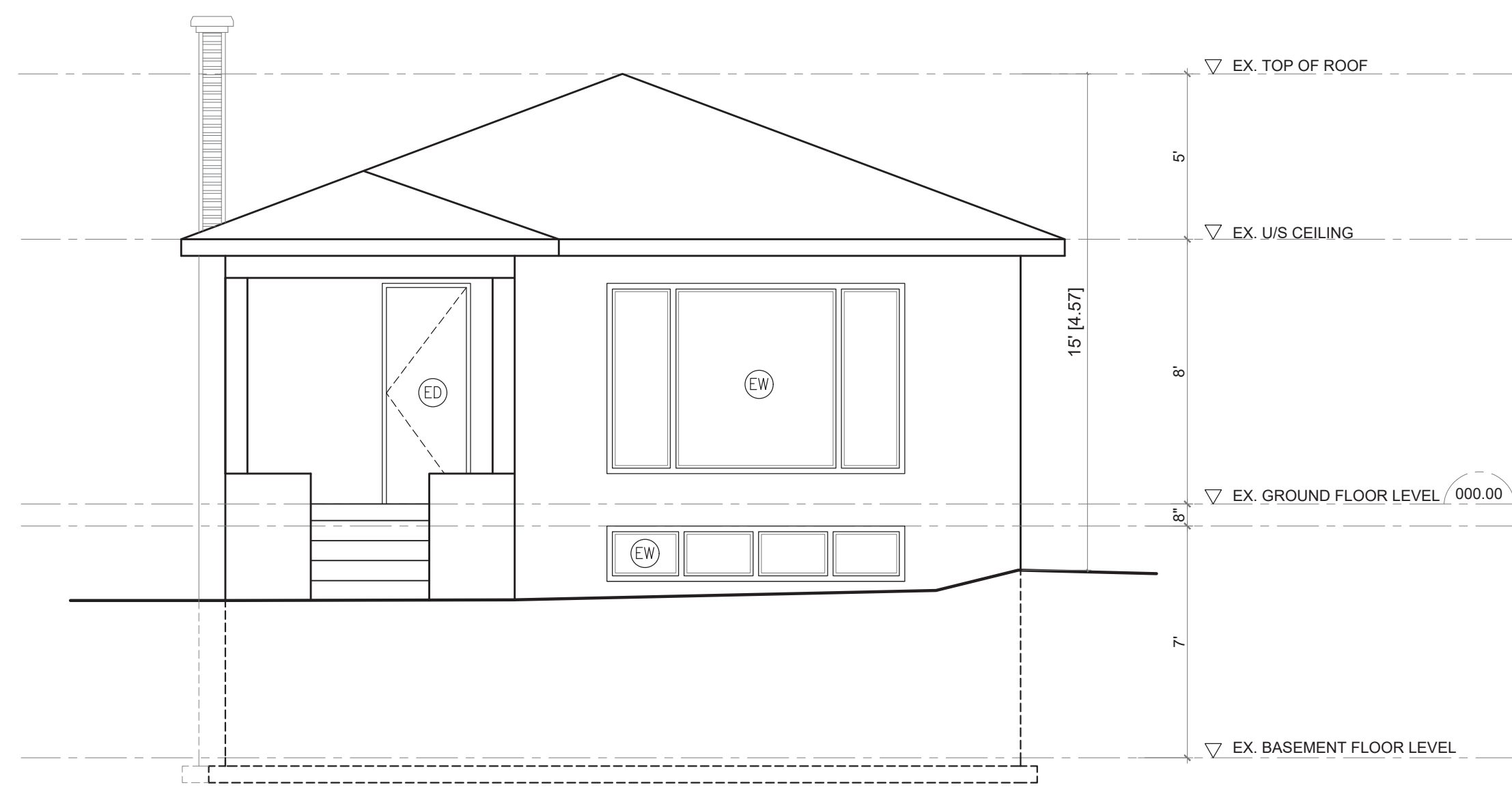
DRAWING:  
**EXISTING BASEMENT AND GROUND FLOOR PLAN**

DATE: 01 / 19 / 2023

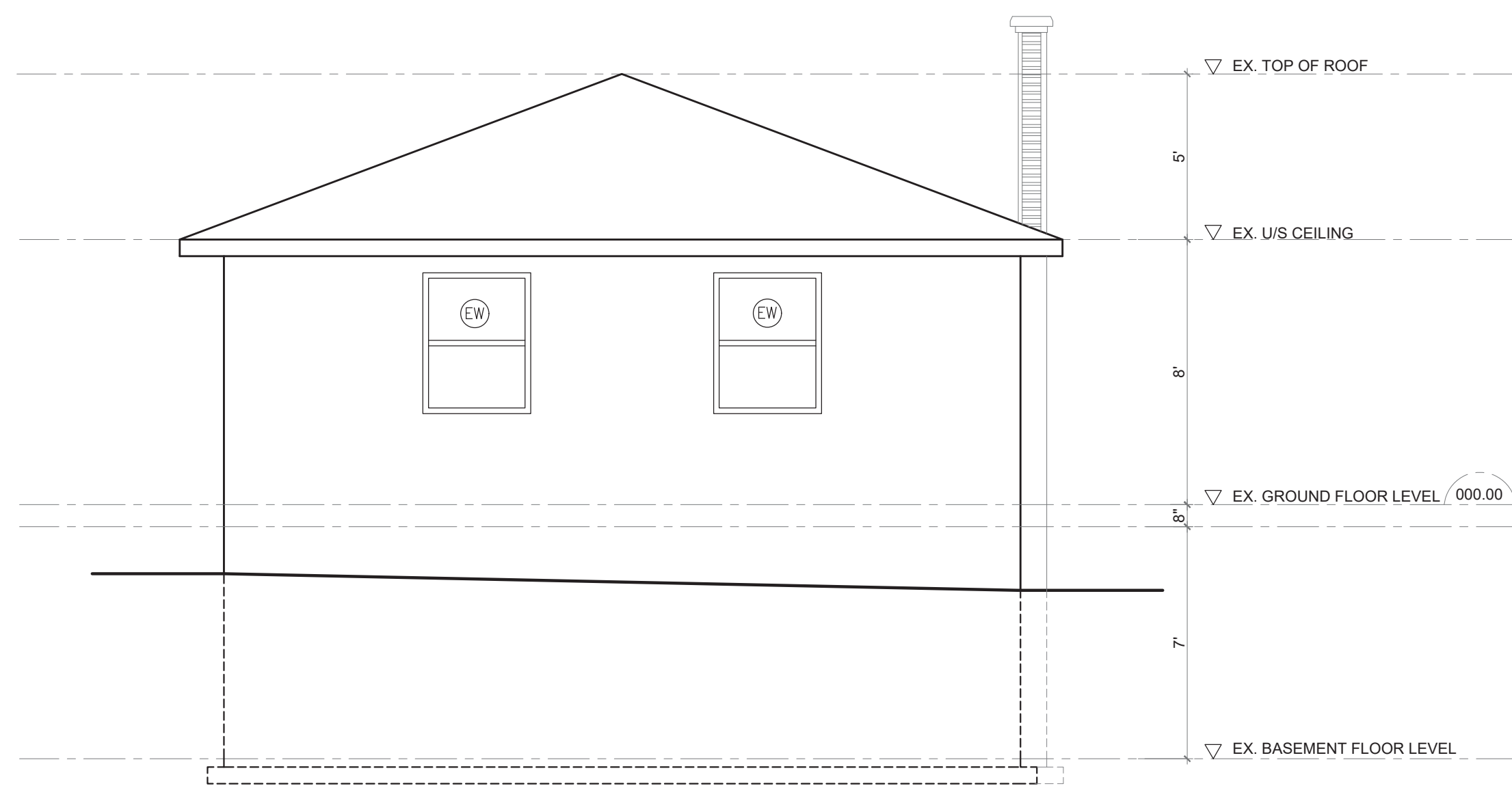
SCALE: AS NOTED

DRN: SPENCER CKD: YASO

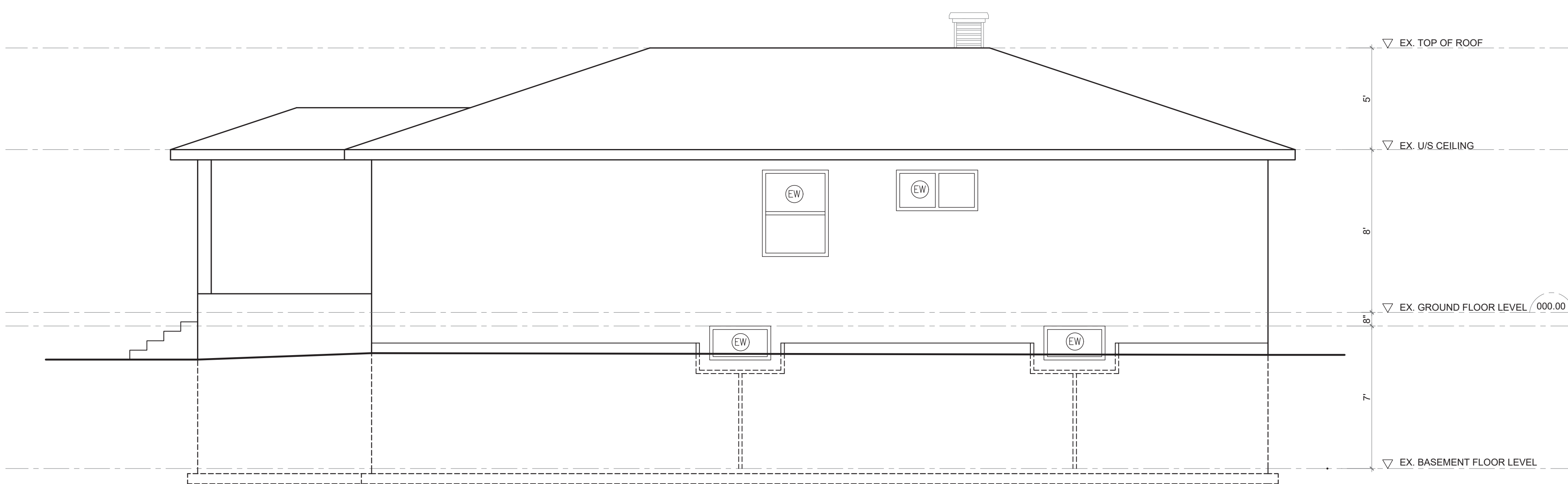
DRAWING NO.  
**A6**



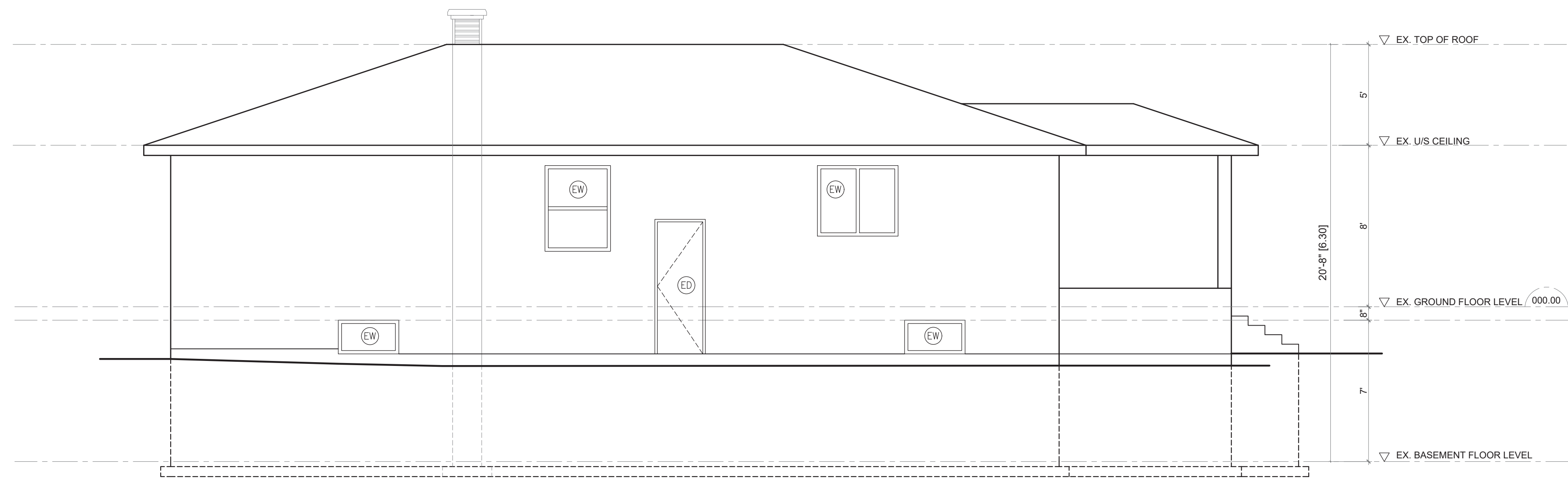
**EXISTING SOUTH ELEVATION**  
SCALE : 1/4"=1'



**EXISTING NORTH ELEVATION**  
SCALE : 1/4"=1'



**EXISTING EAST SIDE ELEVATION**  
SCALE : 1/4"=1'



**EXISTING WEST SIDE ELEVATION**  
SCALE : 1/4"=1'

NO.	REVISIONS	DATE
1.	ISSUED FOR ZONING CERTIFICATE	11 / 03 / 2021

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
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PLANNING & BUILDING CONSULTANTS  
880 ELLESMERE RD, SUITE # 234, TORONTO ON M1P 2W6  
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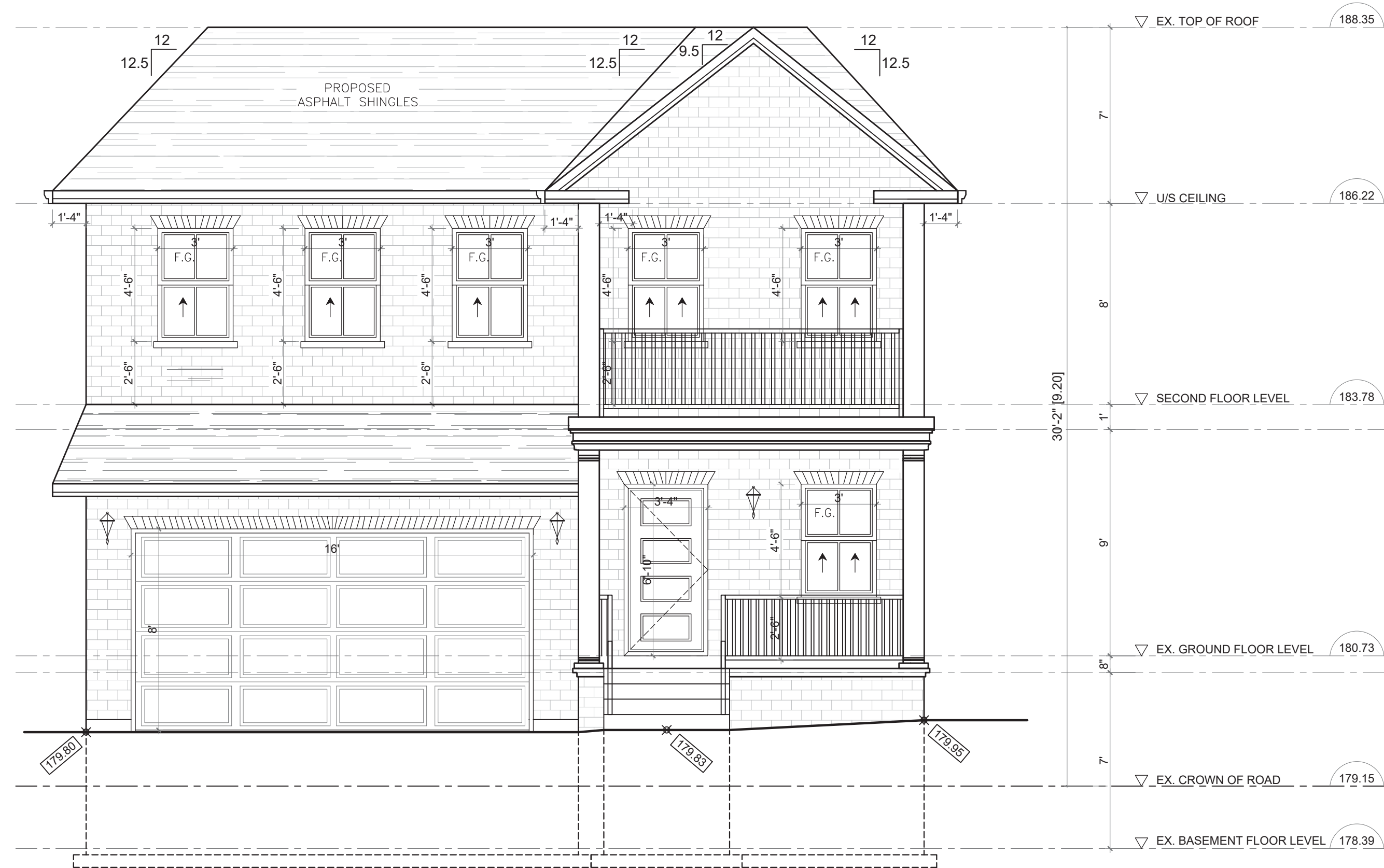
PROJECT :  
**ADDITION & RENOVATION TO EXISTING SINGLE STOREY DWELLING AT 44 ROUGE ST MARKHAM , ON**

DRAWING: **EXISTING ELEVATIONS**

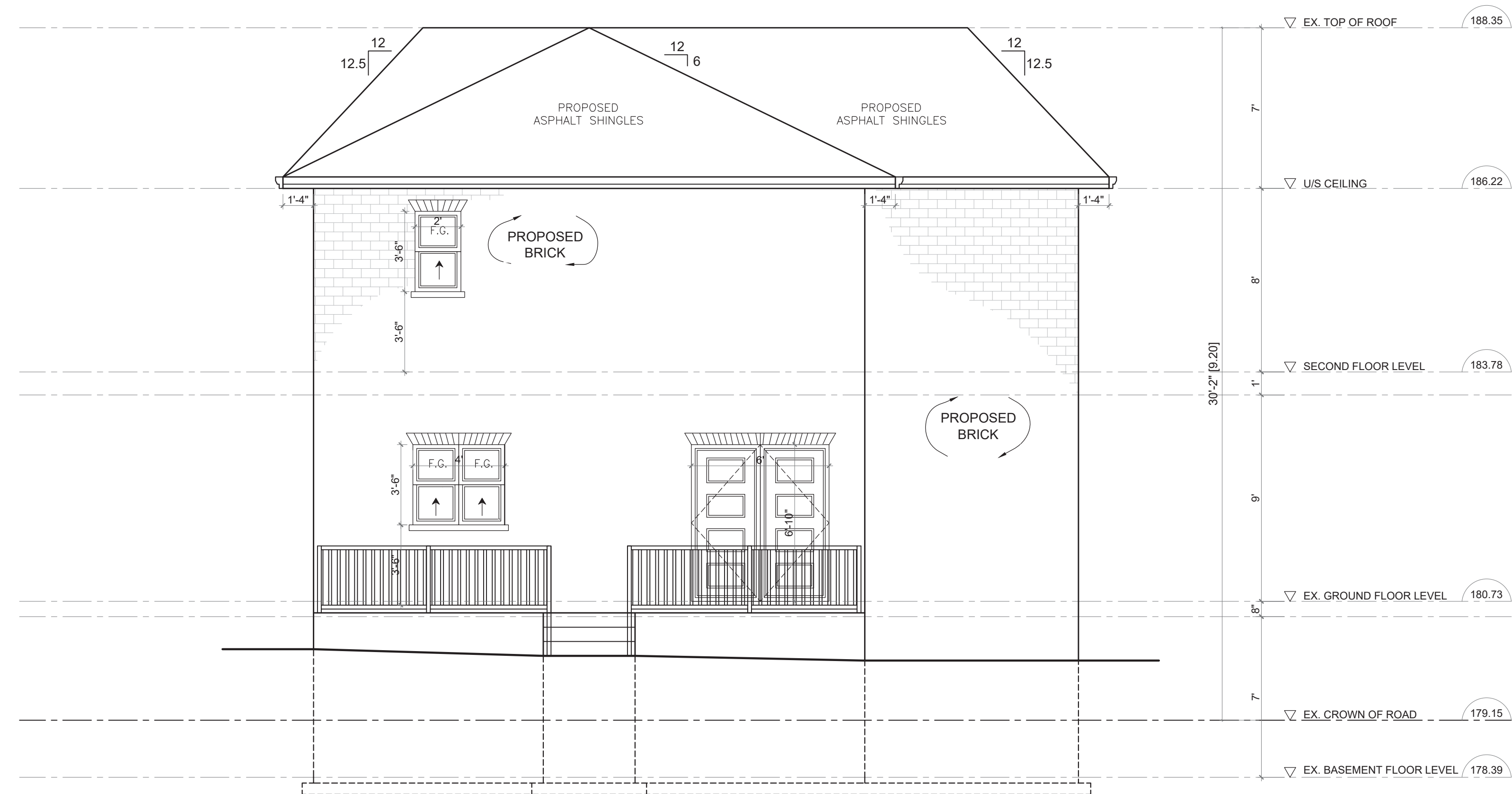
DATE: 11 / 02 / 2021  
SCALE: AS NOTED  
DRAWING NO. **A7**  
DRN: SS CKD: YASO







**PROPOSED SOUTH ELEVATION**  
SCALE : 1/4"=1'



**PROPOSED NORTH ELEVATION**  
SCALE : 1/4"=1'

NO.	REVISIONS	DATE
3.	REVISION AS PER PLANNING/URBAN DESIGN COMMENTS	11/03/2023
2.	REV AS PER ZONING REVIEW	06/27/2022
1.	ISSUED FOR REVIEW	03 / 31 / 2023

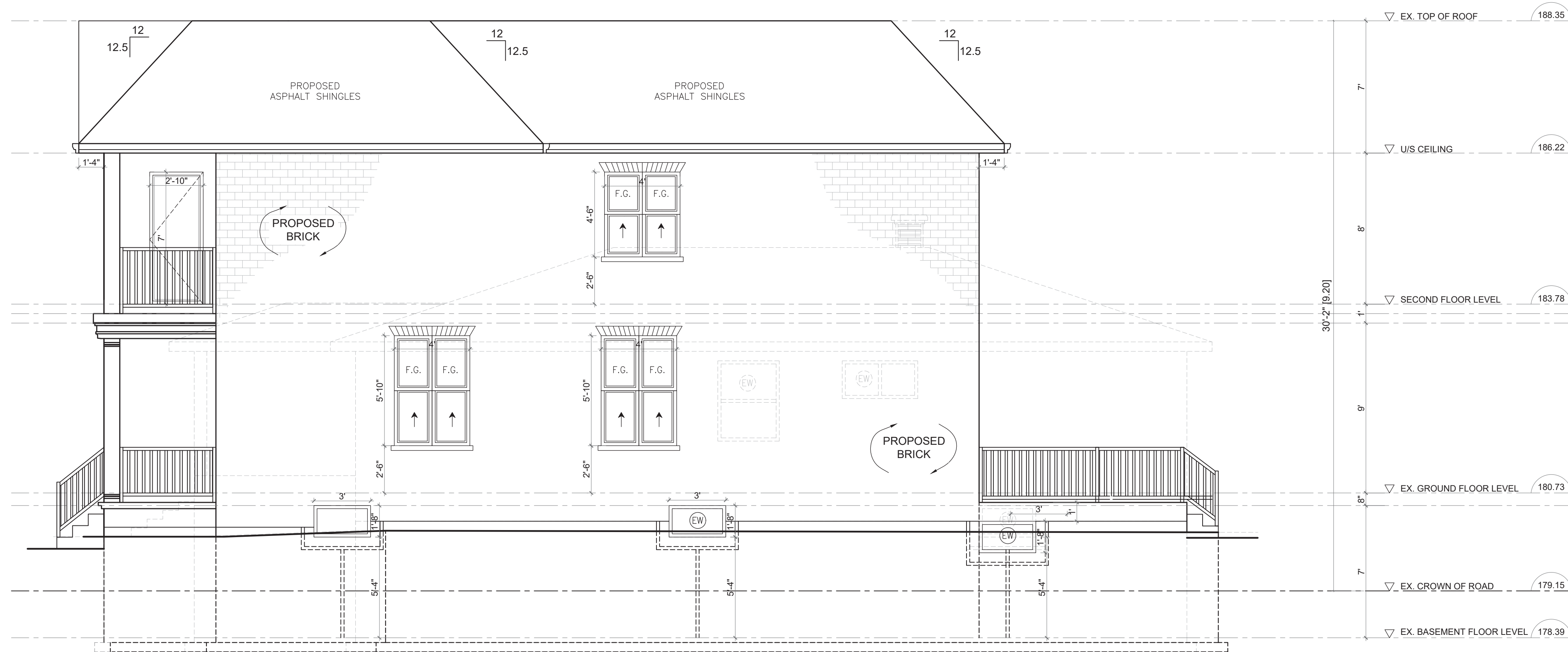
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
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880 ELLESMERE RD, SUITE # 234, TORONTO ON M1P 2W6  
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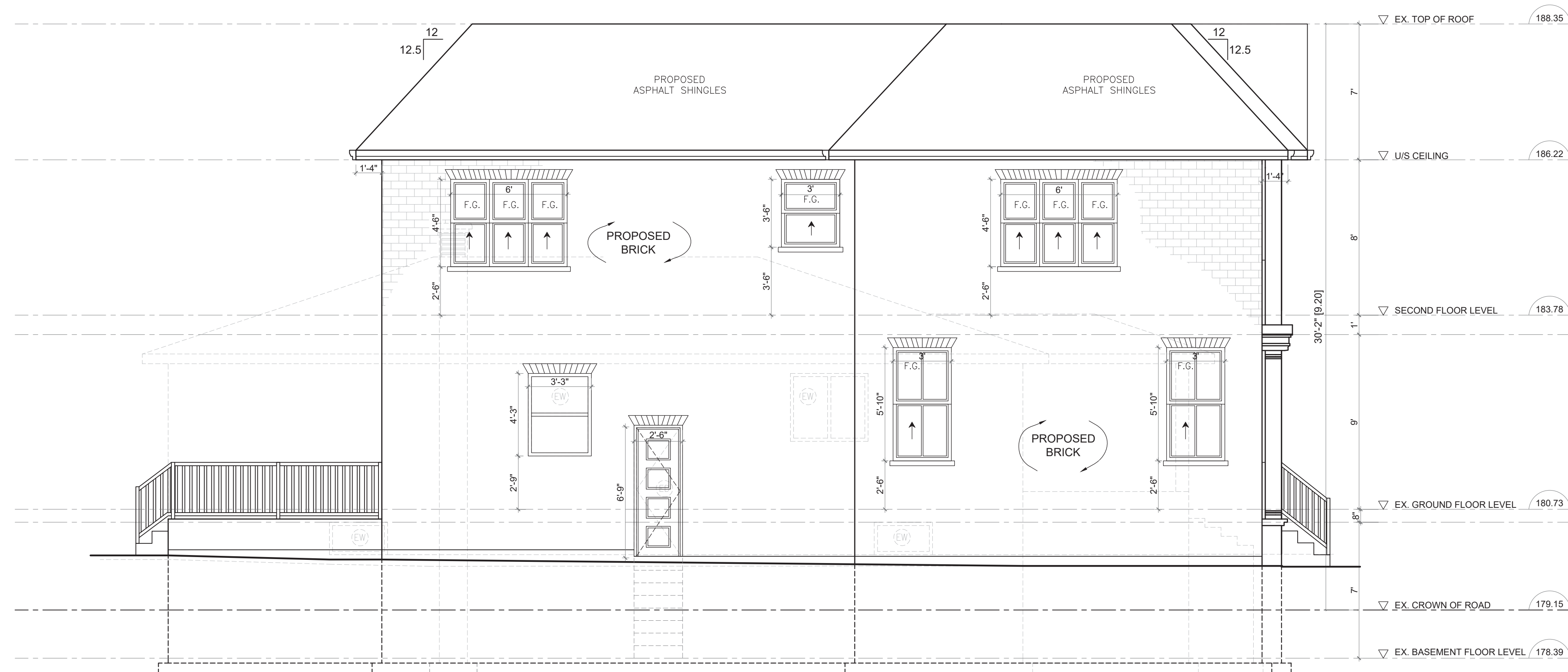
PROJECT :  
**ADDITION & RENOVATION TO EXISTING  
SINGLE STOREY DWELLING  
AT 44 ROUGE ST  
MARKHAM , ON**

DRAWING:  
**PROPOSED NORTH & SOUTH ELEVATIONS**

DATE: 03 / 31 / 2023	DRAWING NO. <b>A10</b>
SCALE: AS NOTED	
DRN: KB	CKD: YASO



**PROPOSED EAST SIDE ELEVATION**  
SCALE : 1/4"=1'



**PROPOSED WEST SIDE ELEVATION**  
SCALE : 1/4"=1'

3.	REVISION AS PER PLANNING/URBAN DESIGN COMMENTS	11/03/2023
2.	REV AS PER ZONING REVIEW	06/27/2022
1.	ISSUED FOR REVIEW	03 / 31 / 2023
NO.	REVISIONS	DATE

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
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TEL: 416-335-3353 \* FAX: 416-335-7967 \* CELL: 416-854-2485

PROJECT :  
**ADDITION & RENOVATION TO EXISTING SINGLE STOREY DWELLING AT 44 ROUGE ST MARKHAM , ON**

DRAWING:  
**PROPOSED EAST & WEST SIDE ELEVATIONS**

DATE: 03 / 31 / 2023	DRAWING NO. <b>A11</b>
SCALE: AS NOTED	
DRN: KB	CKD: YASO

**Legend**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- IP DENOTES IRON PIPE
- CC DENOTES CUT CROSS
- DENOTES ROUND
- RP DENOTES REGISTERED PLAN 173
- P1 DENOTES PLAN BY DONALD. E. ROBERTS LTD., O.L.S. DATED OCTOBER 01, 2015
- P2 DENOTES PLAN BY DELPH & JENKINS LTD., O.L.S. DATED NOVEMBER 21, 1996
- P3 DENOTES PLAN 64R-4758
- P4 DENOTES PLAN 65R-32202
- 1715 DENOTES ROWAN-STANCIU LTD., O.L.S.
- OU DENOTES ORIGIN UNKNOWN
- WIT DENOTES WITNESS
- PROD DENOTES ON PRODUCTION
- N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- M DENOTES MEASURED
- DSE DENOTES DOOR SILL ELEVATION
- CLF DENOTES CHAIN LINK FENCE
- AC DENOTES AIR CONDITIONING UNIT
- OH- DENOTES OVERHEAD UTILITY WIRES
- MH DENOTES MAINTENANCE HOLE
- UP DENOTES UTILITY POLE
- GW DENOTES GUY WIRE
- WV DENOTES WATER VALVE/KEY
- MB DENOTES MAIL BOX
- CB DENOTES CATCH BASIN
- TP DENOTES TRAFFIC SIGN POST
- DENOTES DECIDUOUS TREE

SURVEYOR'S REAL PROPERTY REPORT-PART 1  
**PLAN OF**  
**LOT 12**  
**BLOCK L**  
**REGISTERED PLAN 173**  
**CITY OF MARKHAM**

REGIONAL MUNICIPALITY OF YORK

SCALE 1:300



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**Part 2: Report**

NO REGISTERED EASEMENTS OR RIGHTS OF WAY ON TITLE.  
 FENCES AS SHOWN.  
 SURVEY PREPARED FOR FAROOK MAJEED

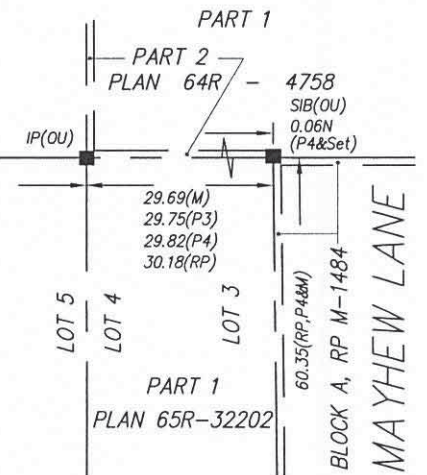
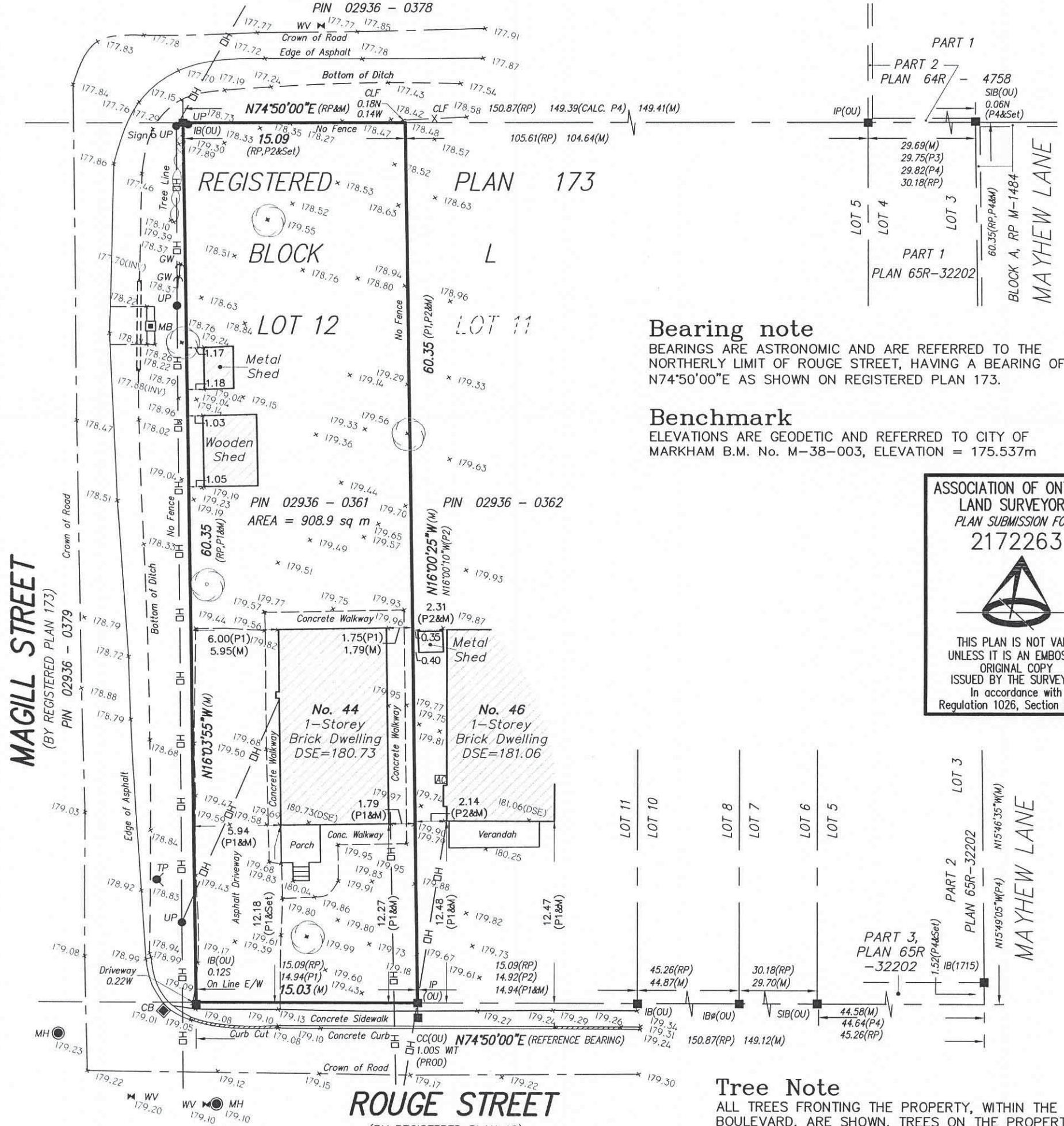
**Metric**

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

**NELSON STREET**

(BY REGISTERED PLAN 173)

PIN 02936 - 0378



**Bearing note**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF ROUGE STREET, HAVING A BEARING OF N74°50'00"E AS SHOWN ON REGISTERED PLAN 173.

**Benchmark**

ELEVATIONS ARE GEODETIC AND REFERRED TO CITY OF MARKHAM B.M. No. M-38-003, ELEVATION = 175.537m

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 2172263



THIS PLAN IS NOT VALID  
 UNLESS IT IS AN EMBOSSED  
 ORIGINAL COPY  
 ISSUED BY THE SURVEYOR.  
 In accordance with  
 Regulation 1026, Section 29(3).

**Surveyor's Certificate**

I CERTIFY THAT :  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 21ST DAY OF MAY, 2021

June 24<sup>th</sup> 2021  
 Date

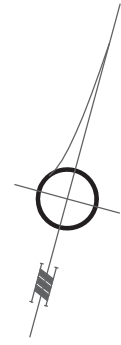
*Lawrence O. Ertl*  
 Lawrence O. Ertl  
 Ontario Land Surveyor

**Tree Note**

ALL TREES FRONTING THE PROPERTY, WITHIN THE BOULEVARD, ARE SHOWN. TREES ON THE PROPERTY AND ITS PROXIMITY ARE SHOWN, IF THEY HAVE A TRUNK DIAMETER LARGER THAN 0.15m.

**ertl surveyors**  
 Ontario Land Surveyors  
 www.es-ols.com

1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1  
 TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL info@es-ols.com  
 DRAWING : 21256-TB-2021-JUN-18.DWG PROJECT : 21256  
 CALC. BY DICKY, DRAWN BY DH, CHECKED BY CL



**NELSON STREET**  
(BY REGISTERED PLAN 173)  
PIN 02936 - 0378

PLAN 64R - 4758

PART 2

PART 1

29.69 (P5&M)  
29.75 (P3)  
29.82 (P4)  
30.18 (RP)

SIB(OU)  
0.06N  
(P4,P5&Set)

BLOCK A, RP M-1484

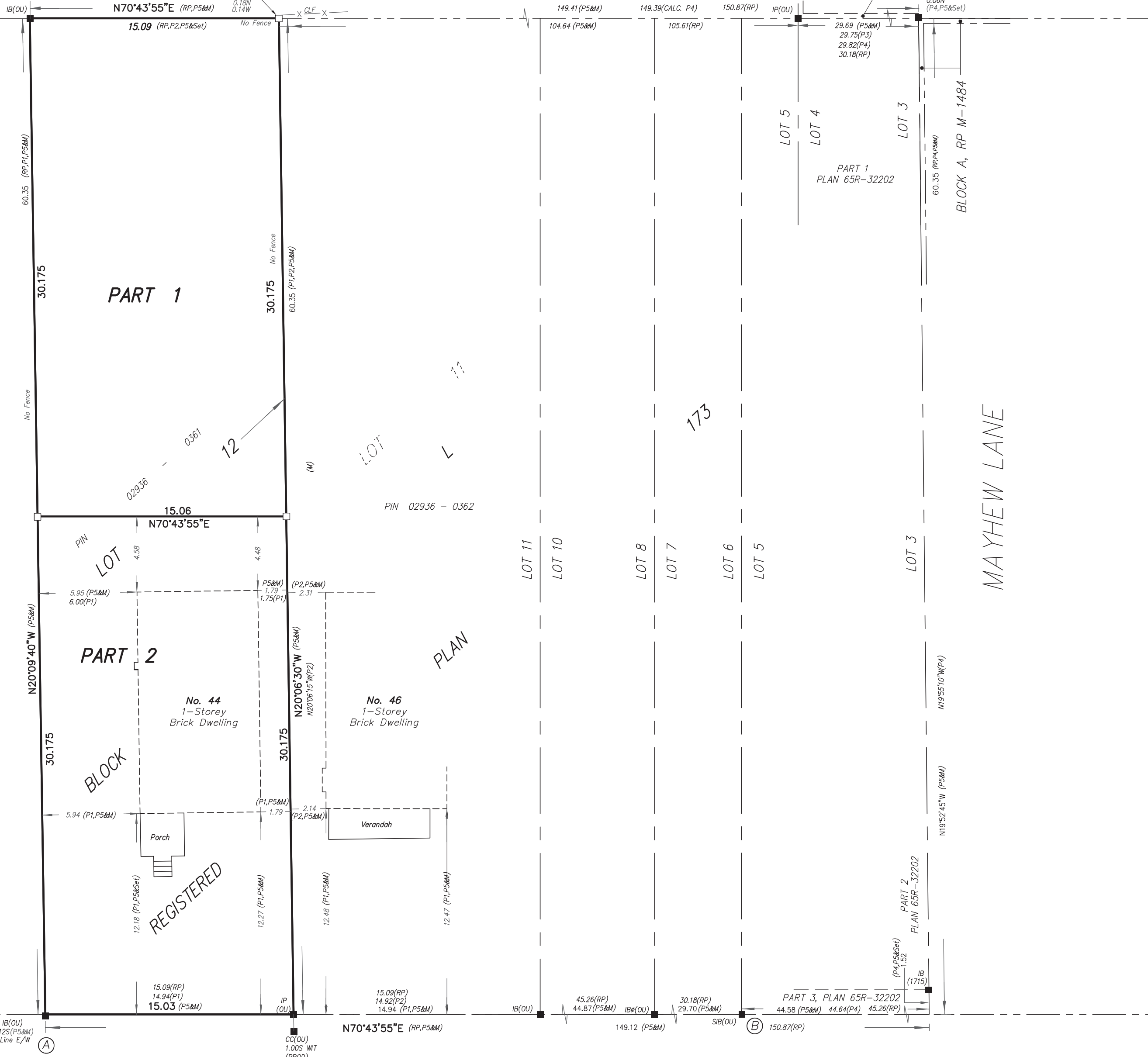
LOT 5

LOT 4

LOT 3

PART 1  
PLAN 65R-32202

MAGILL STREET  
(BY REGISTERED PLAN 173)  
PIN 02936 - 0379



**ROUGE STREET**  
(BY REGISTERED PLAN 18)  
PIN 02936 - 0615

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

**Plan 65R-**  
RECEIVED AND DEPOSITED :

DATE : \_\_\_\_\_, 2021

DATE : \_\_\_\_\_, 2021

LAWRENCE O. ERTL  
ONTARIO LAND SURVEYOR

REPRESENTATIVE OF THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION REGISTRY OFFICE (No.65)

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

**Schedule**

PART	LOT	REGISTERED PLAN	ALL OF P.I.N.	AREA (m <sup>2</sup> )
1	LOT 12, BLOCK L	173	02936-0361	454.9
2				454.0

PLAN OF SURVEY OF  
**LOT 12**  
**BLOCK L**  
**REGISTERED PLAN 173**  
**CITY OF MARKHAM**  
REGIONAL MUNICIPALITY OF YORK

SCALE 1:200

ertl surveyors 2021  
Ontario Land Surveyors

**Integration**

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99981951

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN), AND ARE REFERRED TO THE CENTRAL MERIDIAN OF THE UTM ZONE 17, NAD 83 (CSRS) (2010.0)

FOR BEARING COMPARISONS A ROTATION 4'06'05" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON REGISTERED PLAN 175, AND PLANS P2, P4, P5 SHOWN IN LEGEND

OBSERVED REFERENCE POINTS (ORPs) UTM ZONE 17, NAD83 (CSRS) (2010.0) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) O. REG. 216/10

POINT ID	NORTHING	EASTING
A	4858729.23	640300.74
B	4858763.72	640399.40

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.

- Legend**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SIB DENOTES STANDARD IRON BAR
  - IP DENOTES IRON BAR
  - IP DENOTES IRON PIPE
  - CC DENOTES CUT CROSS
  - ⊙ DENOTES ROUND
  - RP DENOTES REGISTERED PLAN 173
  - P1 DENOTES PLAN BY DONALD, E. ROBERTS LTD., O.L.S. DATED OCTOBER 01, 2015
  - P2 DENOTES PLAN BY DELPH & JENKINS LTD., O.L.S. DATED NOVEMBER 21, 1996
  - P3 DENOTES PLAN 64R-4758
  - P4 DENOTES PLAN 65R-32202
  - P5 DENOTES PLAN BY ERTL SURVEYORS, O.L.S. DATED JUNE 24TH, 2021
  - 1715 DENOTES ROWAN-STANCIU LTD., O.L.S.
  - OU DENOTES ORIGIN UNKNOWN
  - WIT DENOTES WITNESS
  - PROD DENOTES ON PRODUCTION
  - N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
  - M DENOTES MEASURED

**Surveyor's Certificate**

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 17th DAY OF NOVEMBER, 2021

Date: \_\_\_\_\_, 2021

Lawrence O. Ertl  
Ontario Land Surveyor