

Memorandum to the City of Markham Committee of Adjustment
September 19, 2018

File: A/27/18
Address: 7 Brightbay Cres Thornhill
Applicant: Soundra & Sripriya Dinesh Rajan
Agent: ProHome Consulting Inc. (Vincent Emam Jomeh)
Hearing Date: Wednesday September 26, 2018

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

- a) **Infill By-law 101-90, Section 1.2 (vii):**
a maximum Floor Area Ratio of 53.29 percent, whereas the By-law permits a maximum Floor Area Ratio of 50 percent;

as it relates to a proposed residential dwelling.

BACKGROUND

The application was deferred by the Committee of Adjustment on April 11, 2018 to provide the applicant with an opportunity to revise the proposed dwelling design to better reflect the architectural character of the surrounding area. Some Committee members commented on the massing of the proposed home being significant, and requested that the roof design be revised to accommodate a more traditional design.

Revised drawings for the subject site were submitted on September 05, 2018 (See Appendix B). The revised plans show a reduction in the Floor Area Ratio (FAR) from the initially proposed 53.92 percent, to 53.29 percent. Additionally, the design now incorporates a mix of brick and stone materials and contains a pitch and gable roof design to better align with the design of surrounding homes in the neighbourhood.

Additional supporting background and Staff comments are outlined in the initial report written for the April 11, 2018 Committee of Adjustment meeting (See Appendix C).

Zoning Preliminary Review

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been undertaken for the proposal. Consequently, it is the owner's responsibility to ensure that the application has accurately identified all of the variances to the Zoning By-law required for the proposed development. If the variance listed on the application contains errors, or if the need for additional variances are identified during the building permit review process, further variance application(s) may be

required to address the outstanding matters and there will be a delay in application processing.

PUBLIC INPUT SUMMARY

As of September 19th, 2018, no written comments have been received in response to the revised submission. 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.12, as amended, and are of the opinion that the variance requests meet the four tests of the Planning Act and have no objection.

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

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

PREPARED BY:



Luis Juarez, Planner, Central District

REVIEWED BY:



David Miller, Development Manager, West District

File Path: Amanda\File\ 18 111052 \Documents\District Team Comments Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/27/18

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and received on September 05, 2018 and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
3. That the owner submit a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended from time to time, to the satisfaction of the Director of Planning and Urban Design, or their designate;
4. That subject to the review and approval of a Tree Assessment and Preservation Plan, tree protection fencing be erected and maintained around all trees on site in accordance with the City's Streetscape Manual (2009) as amended from time to time, and inspected to the satisfaction of the Director of Planning and Urban Design or their designate;
5. That subject to the review and approval of a Tree Assessment and Preservation Plan, tree replacements be provided and/or tree replacement fees be paid to the City, if required by the Director of Planning and Urban Design or designate;
6. Submission of a detailed Siting, Lot Grading, and Servicing Plan designed and stamped by a Professional Engineer/Ontario Land Surveyor/Landscape Architect satisfactory to the Director of Engineering, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Engineering or designate.

CONDITIONS PREPARED BY:



Luis Juarez, Planner, Central District



THE UNDERSIGN HAVE REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.

VAHID EMAM JOHEH BCIN # 45213
NAME

PROHOME DESIGN INC. BCIN # 102220
FIRM

[Signature]



ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY UNLESS APPROVED BY THE CITY AND MUST NOT BE USED FOR ANY CONSTRUCTION BEFORE. ISSUANCE OF A BUILDING PERMIT CONTRACTOR/BUILDER MUST VERIFY ALL DIMENSIONS/DETAILS A RELEVANT INFORMATION INCLUDING STRUCTURAL AND MECHANICAL PRIOR TO COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO PROHOME DESIGN. DRAWINGS & SPECIFICATIONS ARE ALL PROPERTY OF PROHOME DESIGN COPY RIGHT ACT AND MUST NOT BE USED FOR ANY OTHER PROJECT AND/OR BY ANY OTHER PERSON OTHER THAN ORIGINAL CLIENT WITHOUT WRITTEN PERMISSION

DATE:	ISSUED FOR:
OCTOBER 2018	BUILDING PERMIT

PROJECT TITLE/ADDRESS:
**7 BRIGHTBAY CRES.
THORNHILL, ON**

DRAWING TITLE:
SITE PLAN

SCALE: 1:150

DRAWN BY	CHKD BY
V.E	V.E

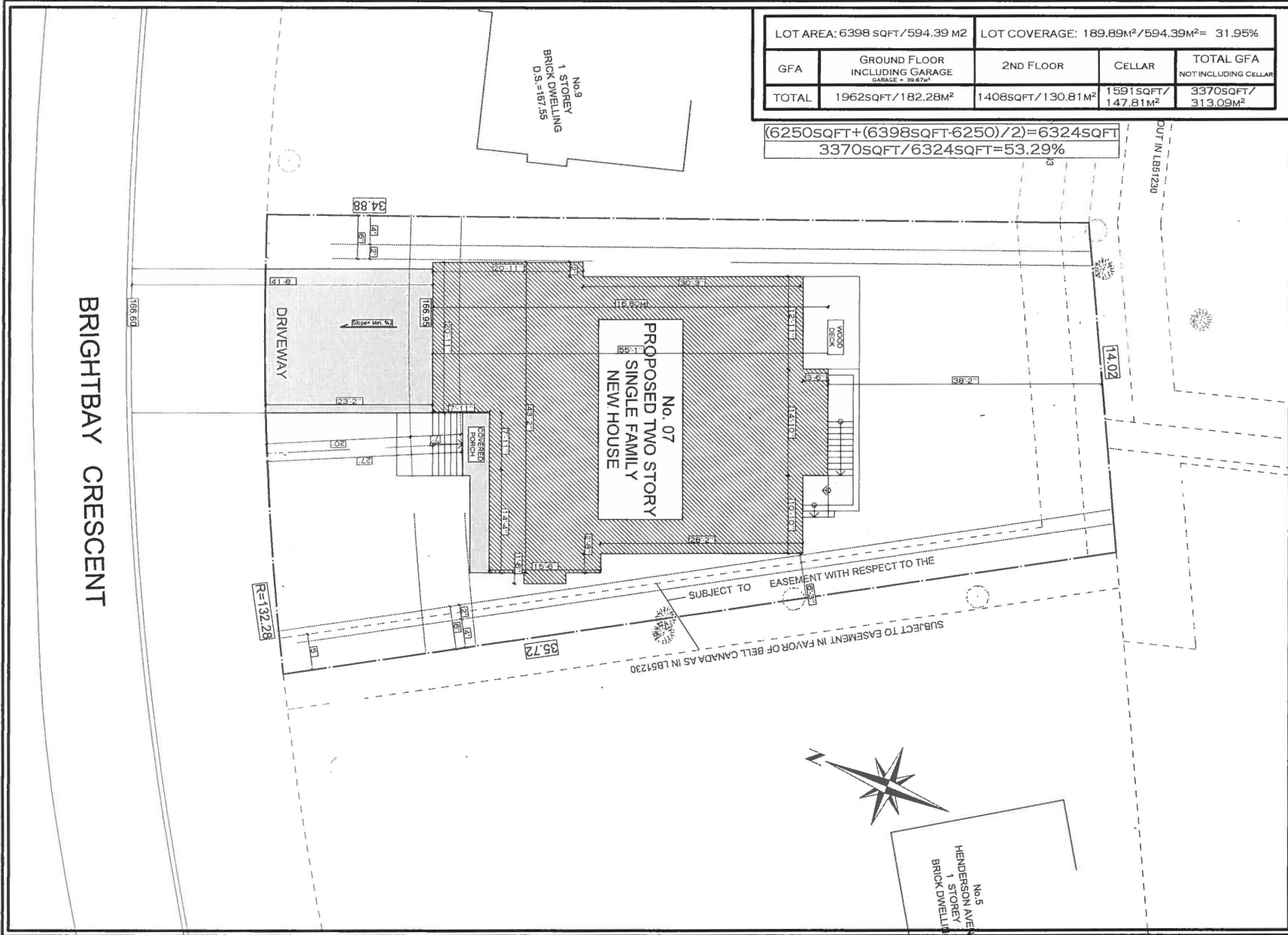
LAST MODIFIED ON:
AUGUST 30, 2018

A.00

LOT AREA: 6398 sqft/594.39 M2		LOT COVERAGE: 189.89M ² /594.39M ² = 31.95%		
GFA	GROUND FLOOR INCLUDING GARAGE GARAGE = 39.67M ²	2ND FLOOR	CELLAR	TOTAL GFA NOT INCLUDING CELLAR
TOTAL	1962SQFT/182.28M ²	1408SQFT/130.81M ²	1591SQFT/147.81M ²	3370SQFT/313.09M ²

$$(6250\text{SQFT} + (6398\text{SQFT} - 6250) / 2) = 6324\text{SQFT}$$

$$3370\text{SQFT} / 6324\text{SQFT} = 53.29\%$$



BRIGHTBAY CRESCENT

No. 07
PROPOSED TWO STORY
SINGLE FAMILY
NEW HOUSE

No. 9
1 STOREY
BRICK DWELLING
D.S. = 187.55

No. 5
HENDERSON AVE
1 STOREY
BRICK DWELLING



THE UNDERSIGNED HAVE REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.

VAHID EMAM JOHEH BCIN # 45213
NAME

PROHOME DESIGN INC. BCIN # 102220
FIRM

[Signature]



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DATE: OCTOBER 2016	ISSUED FOR: BUILDING PERMIT
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PROJECT TITLE/ADDRESS:

7 BRIGHTBAY CRES.
THORNHILL, ON

DRAWING TITLE:

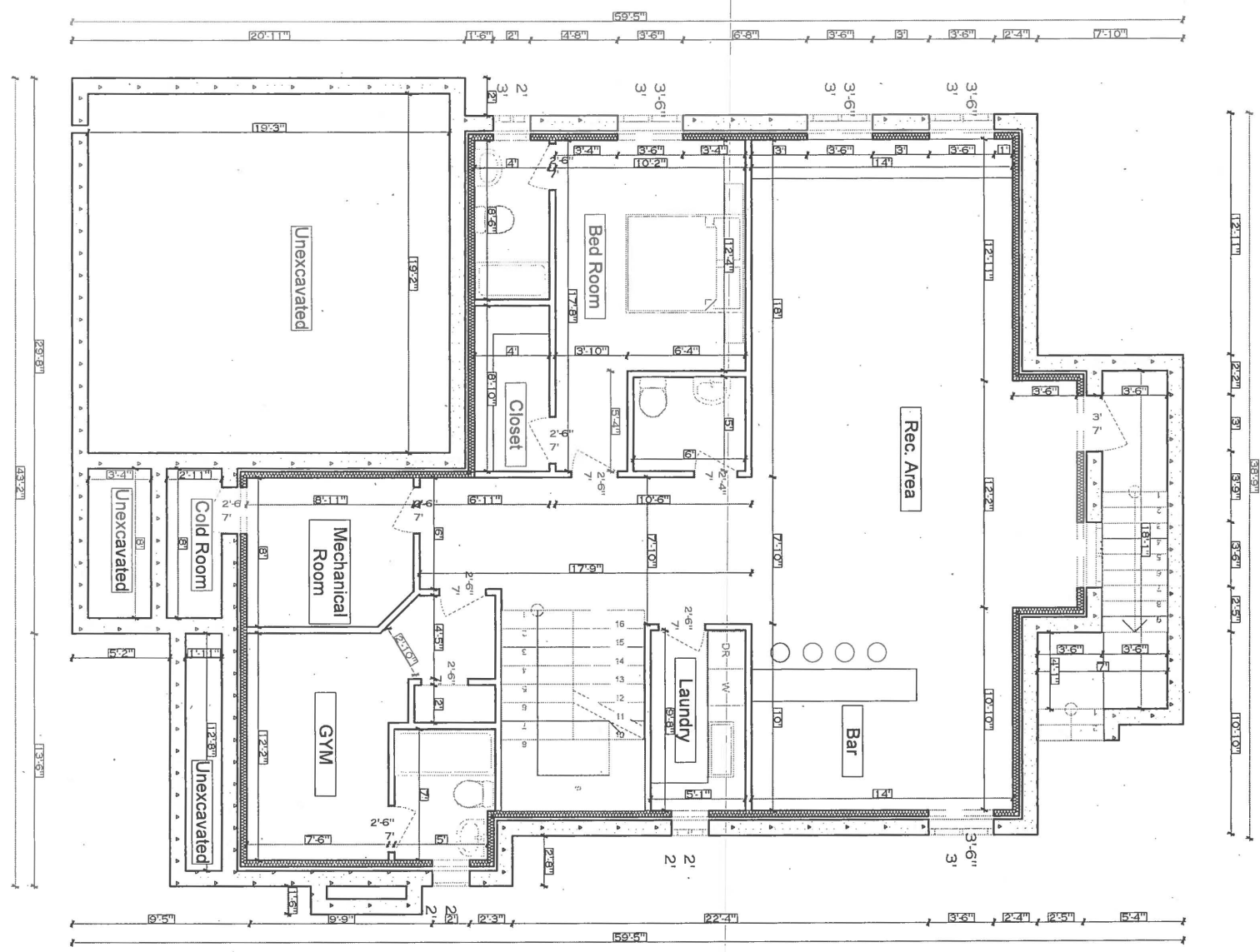
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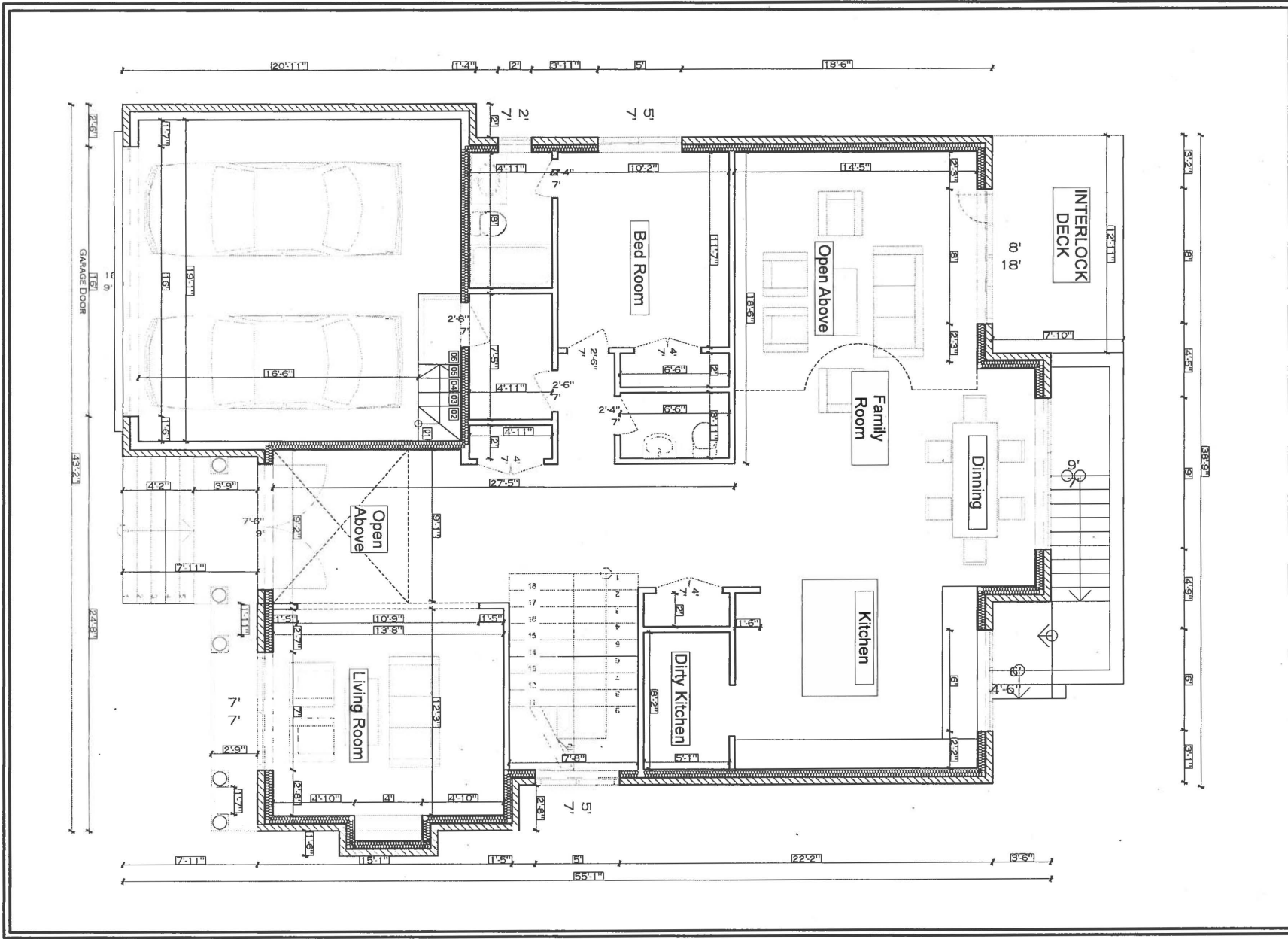
SCALE: 3/16" = 1'-0"

DRAWN BY V.E	CHKD BY V.E
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LAST MODIFIED ON:
AUGUST 30, 2018

A.01





THE UNDERSIGNED HAVE REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.

VAHD EMAM JOMEH BCIN # 45213
NAME

PROHOME DESIGN INC. BCIN # 102220
FIRM

A. Joly



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DATE:	ISSUED FOR:
OCTOBER 2018	BUILDING PERMIT

PROJECT TITLE/ADDRESS:
7 BRIGHTBAY CRES.
THORNHILL, ON

DRAWING TITLE:
GROUND FLOOR

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

DRAWN BY	CHK'D BY
V.E	V.E

LAST MODIFIED ON:
AUGUST 30, 2018

A.02



THE UNDERSIGN HAVE REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.

VAHID ENAM JOMEH BCIN # 45213
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FIRM



ONLY FOR STRUCTURE

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DATE:	ISSUED FOR:
OCTOBER 2016	BUILDING PERMIT

PROJECT TITLE/ADDRESS:

7 BRIGHTBAY CRES.
THORNHILL, ON

DRAWING TITLE:

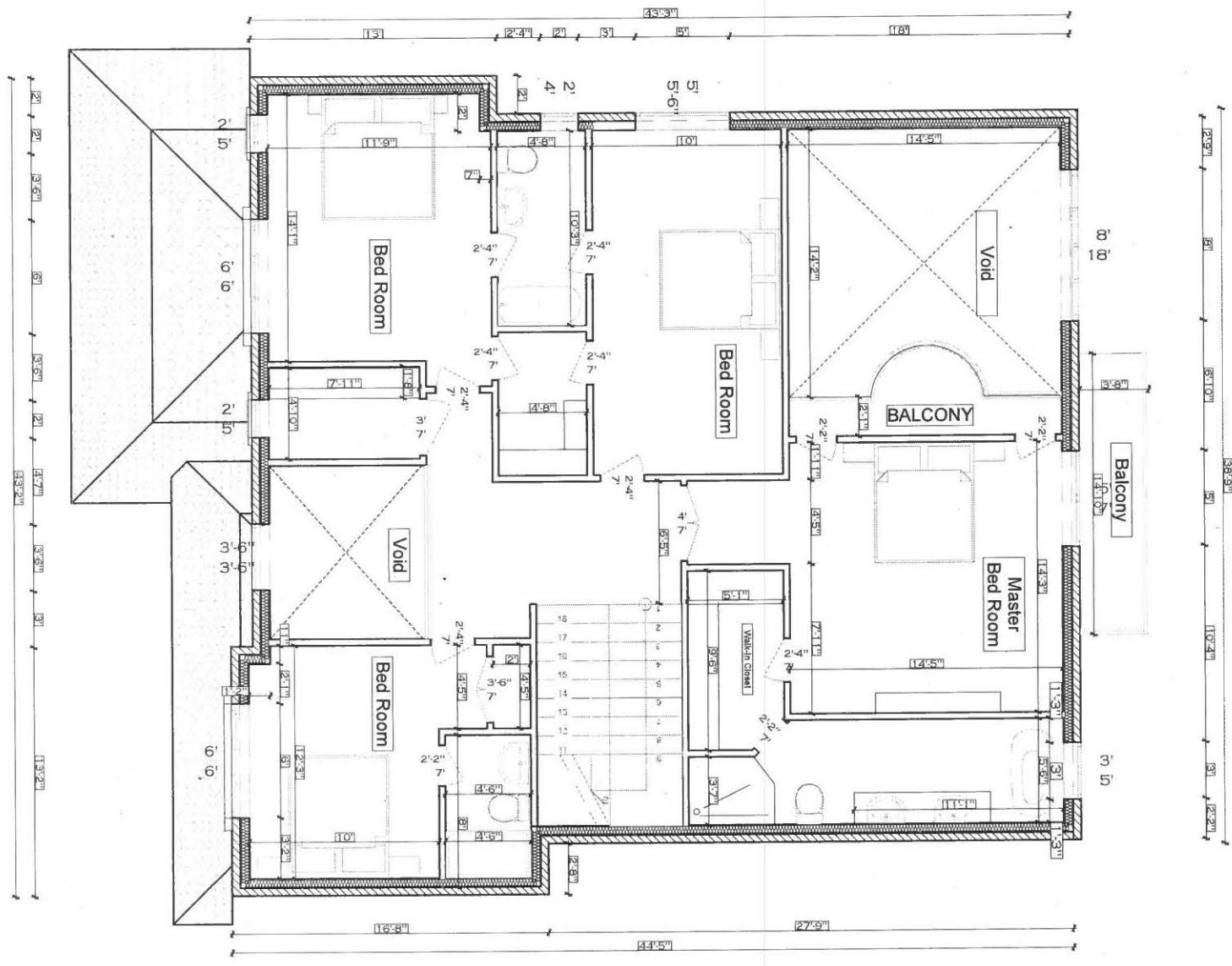
SECOND FLOOR

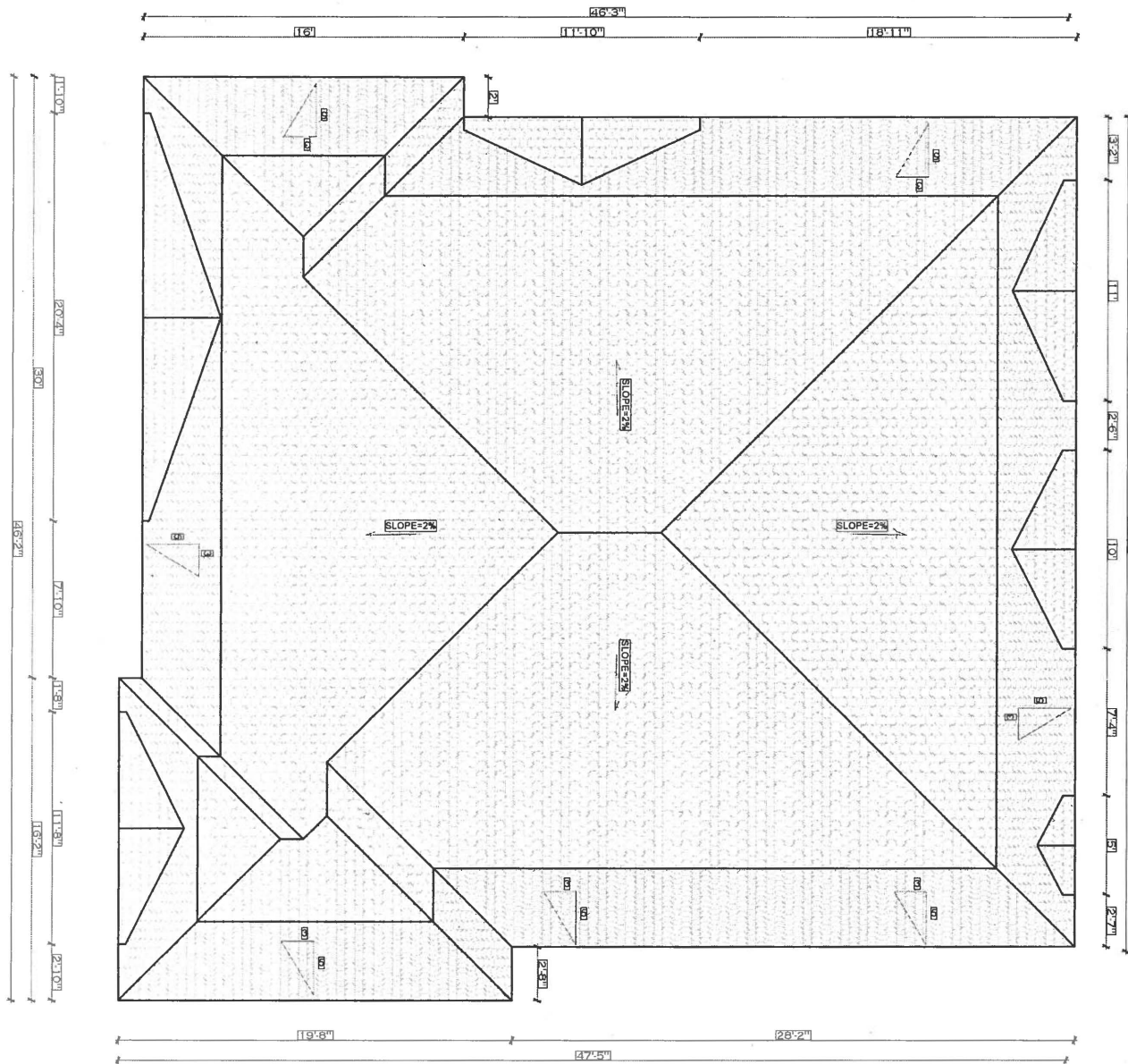
SCALE: 3/16" = 1'-0"

DRAWN BY:	CHKD BY:
V.E	V.E

LAST MODIFIED ON:
AUGUST 30, 2018

A.03





THE UNDERSIGN HAVE REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.

VAHD EMAM JOHEH BCIN # 45213
NAME

PROHOME DESIGN INC. BCIN # 102220
FIRM



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DATE:	ISSUED FOR:
OCTOBER 2018	BUILDING PERMIT

PROJECT TITLE/ADDRESS:
7 BRIGHTBAY CRES.
THORNHILL, ON

DRAWING TITLE
ROOF

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

DRAWN BY	CHKD BY
VE	VE

LAST MODIFIED ON:
AUGUST 30, 2018

A.04



THE UNDERSIGN HAVE REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.

VAHID EMAM JOMEH BCIN # 45213
NAME

PROHOME DESIGN INC. BCIN # 102220
FIRM

[Signature]



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DATE:	ISSUED FOR:
OCTOBER 2016	BUILDING PERMIT

PROJECT TITLE/ADDRESS:
7 BRIGHTBAY CRES.
THORNHILL, ON

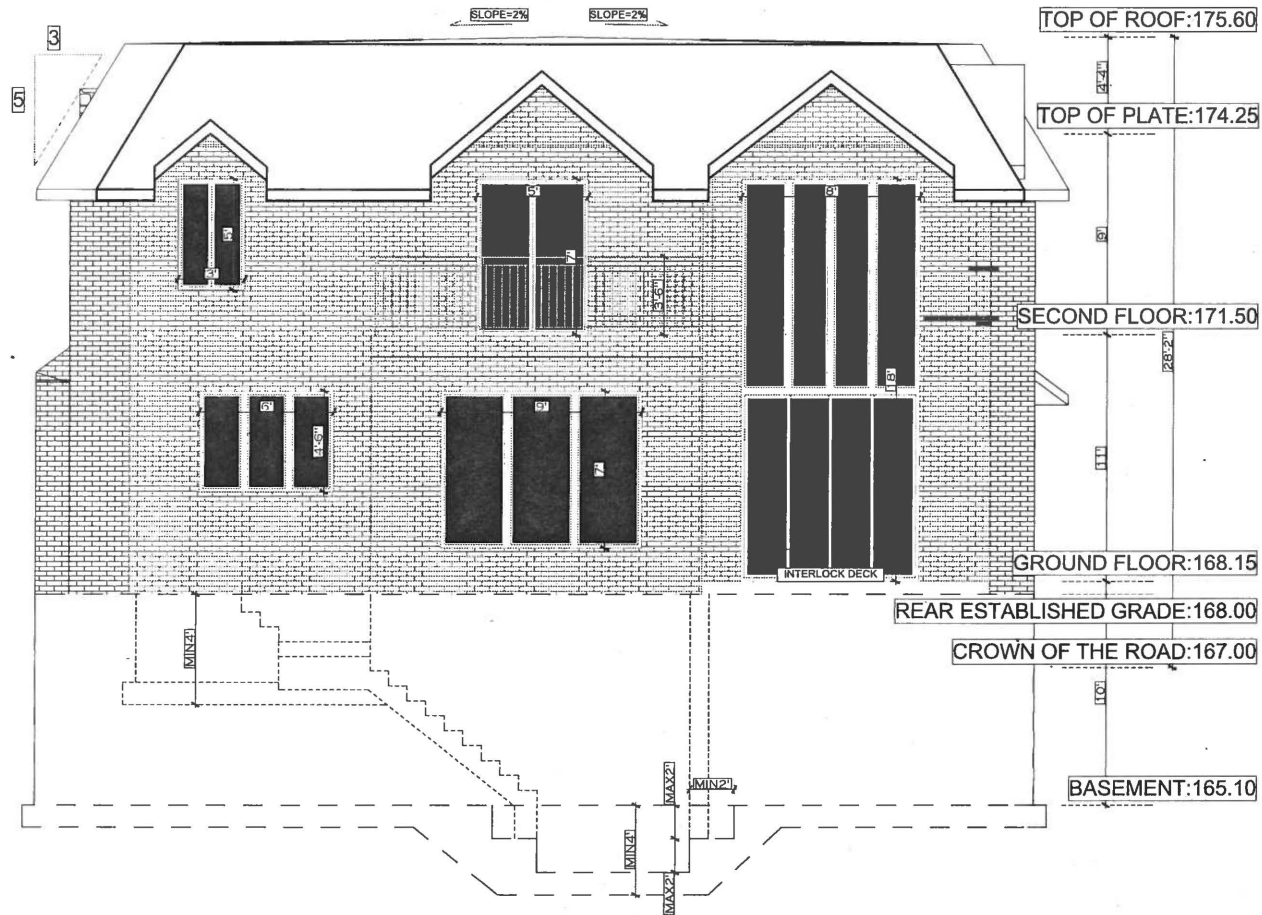
DRAWING TITLE
FRONT
ELEVATION

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

DRAWN BY	CHKD BY
V.E	V.E

LAST MODIFIED ON:
AUGUST 30, 2018

A.05



THE UNDERSIGNED HAVE REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.

VAHID EMAM JOMEH BCIN # 45213
NAME

PROHOME DESIGN INC. BCIN # 102220
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DATE:	ISSUED FOR:
OCTOBER 2016	BUILDING PERMIT

PROJECT TITLE/ADDRESS:
7 BRIGHTBAY CRES.
THORNHILL, ON

DRAWING TITLE:
REAR ELEVATION

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

DRAWN BY	CHKD BY
V.E	V.E

LAST MODIFIED ON:
AUGUST 30, 2018

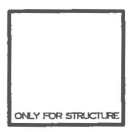
A.06



THE UNDERSIGN HAVE REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.

VAHID EMAM JOHEH BCIN # 45213
NAME

PROHOME DESIGN INC. BCIN # 102220
FIRM



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DATE:	ISSUED FOR:
OCTOBER 2018	BUILDING PERMIT

PROJECT TITLE/ADDRESS:
7 BRIGHTBAY CRES.
THORNHILL, ON

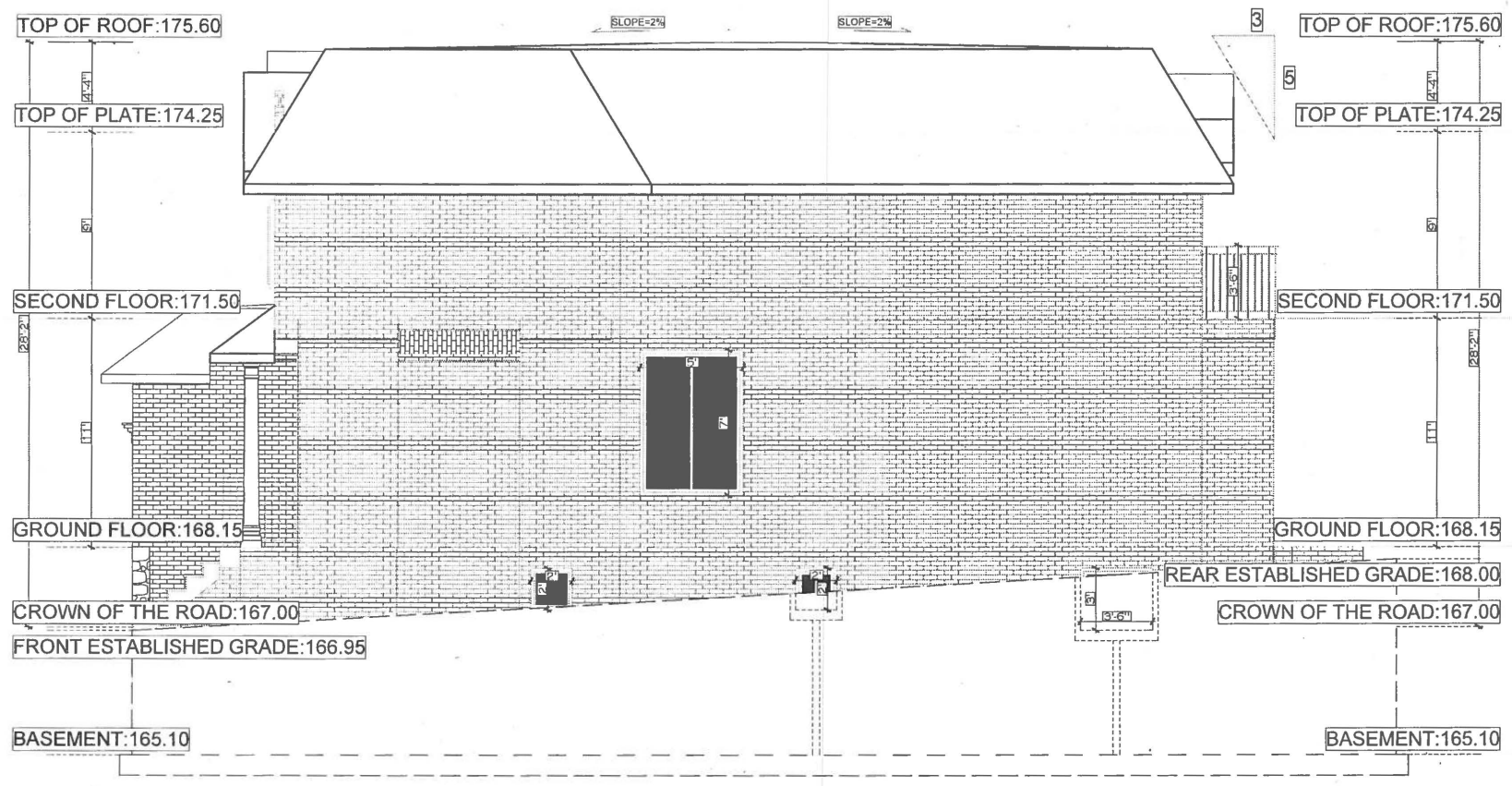
DRAWING TITLE
SIDE ELEVATION

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

DRAWN BY	CHKD BY
V.E	V.E

LAST MODIFIED ON:
AUGUST 30, 2018

A.07





THE UNDERSIGN HAVE REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.

VAHID EMAM JOMEH BCIN # 45213
NAME

PROHOME DESIGN INC. BCIN # 102220
FIRM



ONLY FOR STRUCTURE

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DATE:	ISSUED FOR:
OCTOBER 2016	BUILDING PERMIT

PROJECT TITLE/ADDRESS:
7 BRIGHTBAY CRES.
THORNHILL, ON

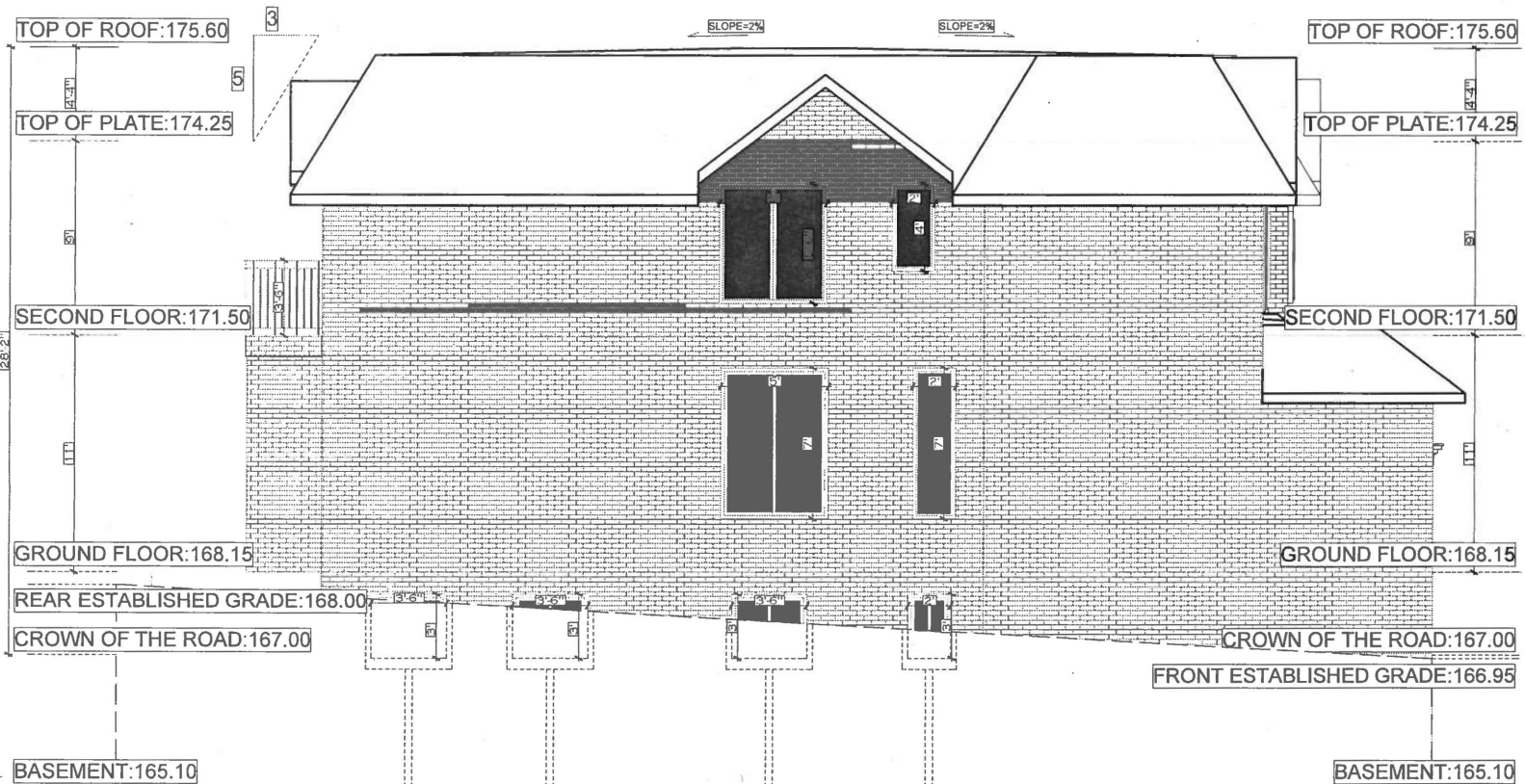
DRAWING TITLE:
SIDE ELEVATION

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

DRAWN BY	CHKD BY
V.E	V.E

LAST MODIFIED ON:
AUGUST 30, 2018

A.08





THE UNDERSIGNED HAVE REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.

VAHID EMAM JOMEH BCIN # 45212
NAME

PROHOME DESIGN INC. BCIN # 102220
FIRM

A. Joly



ONLY FOR STRUCTURE

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DATE:	ISSUED FOR:
OCTOBER 2018	BUILDING PERMIT

PROJECT TITLE/ADDRESS:
7 BRIGHTBAY CRES.
THORNHILL, ON

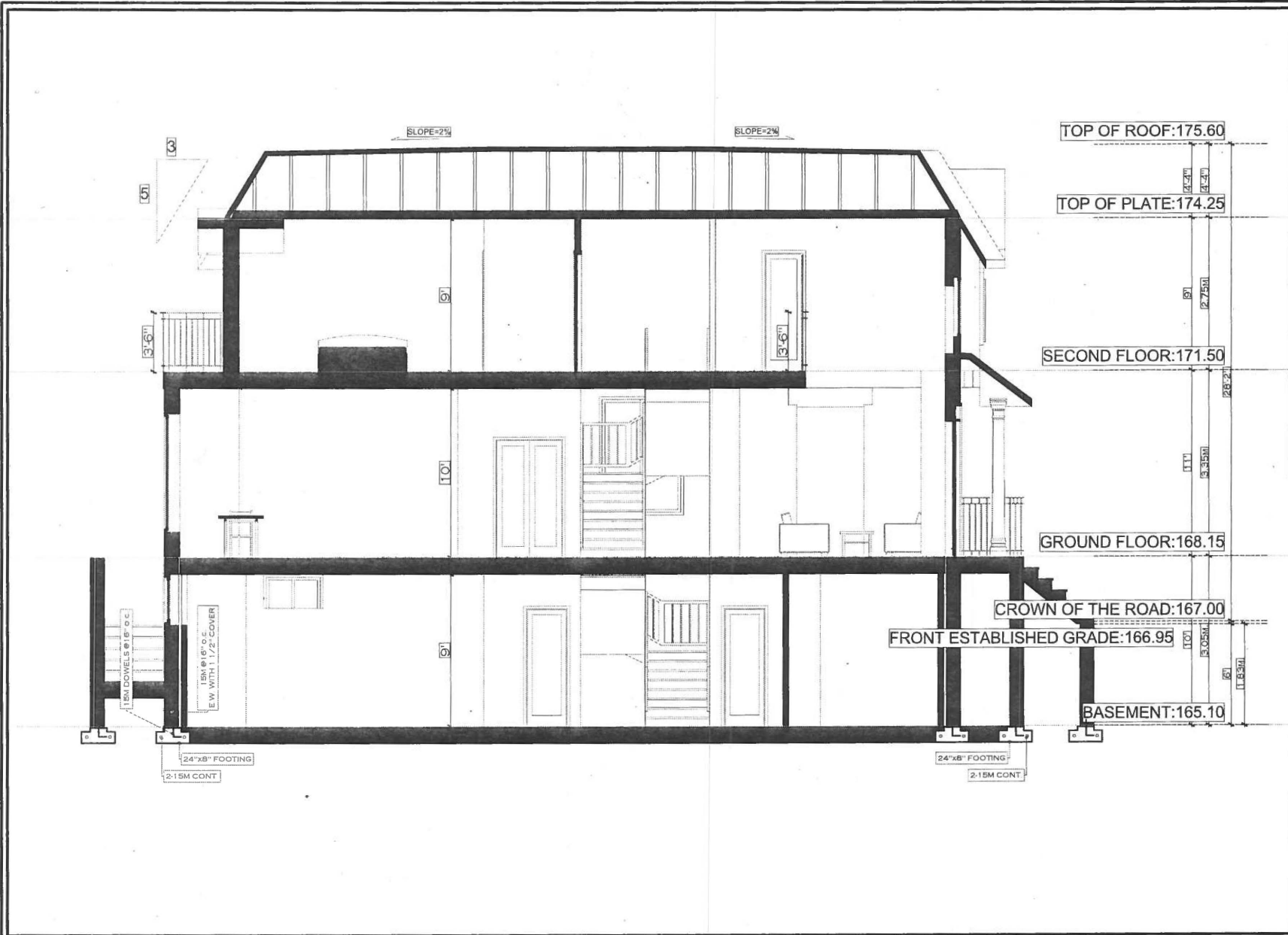
DRAWING TITLE:
SECTION

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

DRAWN BY:	CHKD BY:
VE	VE

LAST MODIFIED ON:
AUGUST 30, 2018

A.09



APPENDIX C

Memorandum to the City of Markham Committee of Adjustment

March 28, 2018

File: A/27/18
Address: 7 Brightbay Cres Thornhill
Applicant: Soundra & Sripriya Dinesh Rajan
Agent: ProHome Consulting Inc. (Vincent Emam Jomeh)
Hearing Date: Wednesday, April 11, 2018

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

- a) **Infill By-law 101-90, Section 1.2 (vii):**
a maximum Floor Area Ratio of 53.92 percent, whereas the By-law permits a maximum Floor Area Ratio of 50 percent;

as it relates to a proposed residential dwelling.

BACKGROUND

Property Description

The 594.39 m² (6398 ft²) subject property is located at the south side of Brightbay Crescent, north of Steeles Avenue and west of Bayview Avenue between Henderson Avenue and Grandview Avenue. The surrounding area consists of a mix of one and two-storey detached dwellings originally developed in the early 1960s. The area is undergoing a transition with newer dwellings being developed as infill developments. There is an existing 164.81 m² (1,774 ft²) detached two-storey dwelling with an attached double car garage and swimming pool on the subject property. According to assessment records, the house was constructed in 1961.

Proposal

The applicant is proposing to demolish the existing house, including the deck and swimming pool, and construct a 316.8 m² (3,410 ft²) two-storey detached dwelling with an attached double car garage.

Official Plan and Zoning

Official Plan 2014 (partially approved on Oct. 30/15, May 26/16, Mar. 10/17, April 21/17, Nov. 24/17)

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

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

Zoning By-law

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

Residential Infill Zoning By-law

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

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

According to the information provided on the application form, *"The garage area is included in the FAR. Since the owner has a large family and their parents live with them, the permitted floor area [ratio] does not meet their needs"*.

Zoning Preliminary Review

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

COMMENTS

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

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

Increase to Maximum Floor Area Ratio

The applicant is requesting relief from the By-law to permit a maximum net floor area ratio of 53.92 percent; whereas the By-law permits a maximum net floor area ratio of 50 percent. The proposed increase to the net floor area ratio will facilitate the construction of a dwelling with a gross floor area of 316.80 m² (3,410 ft²); whereas the By-law permits a dwelling with a maximum gross floor area of 293.76 m² (3162 ft²). This represents an increase of 23.04 m² (248 ft²), which is an increase of approximately 7.84 percent.

Floor area ratio (FAR) is a measure of the interior square footage of the dwelling as a percentage of the net lot area. FAR is not a definitive measure of the mass of the dwelling, as it does not include "open to below" areas that may exist within the dwelling (i.e. two-storey foyers, atriums, and/or stairs). In addition to the "open to below" area above the

staircase, there is an approximate 25.94 m² (279.21 ft²) "open to below" area above the family room and foyer.

The neighbourhood is experiencing a noticeable transition towards larger, predominately two-storey detached dwellings. An infill development on adjacent Henderson Avenue received a minor variance approval for a floor area ratio increase of 53.9 percent in 2016. Additionally, a number of new infill developments on neighbouring Highland Park Boulevard and Woodward Avenue have received minor variance approvals for floor area ratio increases between 53 percent and 55 percent. Staff have had regard for the previously approved variances and are of the opinion that the proposed increase in floor area ratio will facilitate the construction of a dwelling that is generally consistent with the character of the surrounding new infill homes in terms of overall scale and massing.

PUBLIC INPUT SUMMARY

No written submissions were received as of March 29th, 2018. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

Planning staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance requested meets the four tests of the Planning Act and have no objection.

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

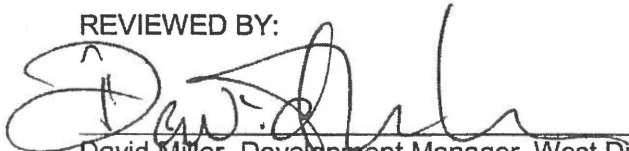
Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Luis Juarez, Development Technician

REVIEWED BY:



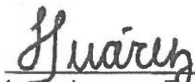
David Miller, Development Manager, West District

APPENDIX "A"

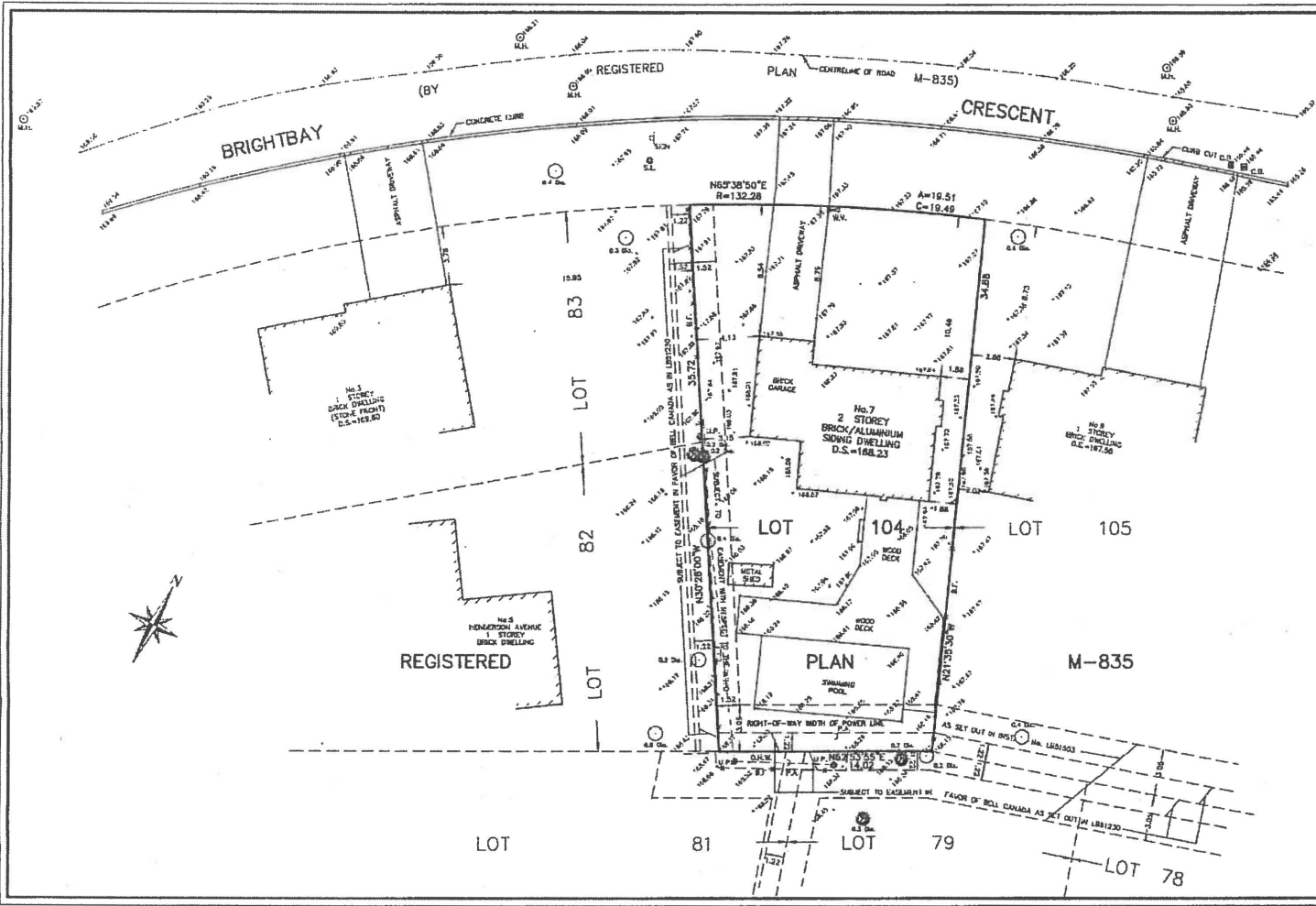
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/27/18

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and received on March 06, 2018 and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
3. That the owner submit a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended from time to time, to the satisfaction of the Director of Planning and Urban Design, or their designate.
4. That subject to the review and approval of a Tree Assessment and Preservation Plan, tree protection fencing be erected and maintained around all trees on site in accordance with the City's Streetscape Manual (2009) as amended from time to time, and inspected to the satisfaction of the Director of Planning and Urban Design or their designate;
5. That subject to the review and approval of a Tree Assessment and Preservation Plan, tree replacements be provided and/or tree replacement fees be paid to the City, if required by the Director of Planning and Urban Design or designate;
6. Submission of a detailed Siting, Lot Grading, and Servicing Plan designed and stamped by a Professional Engineer/Ontario Land Surveyor/Landscape Architect satisfactory to the Director of Engineering, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Engineering or designate.

CONDITIONS PREPARED BY:



Luis Juarez, Development Technician



TOPOGRAPHIC SURVEY OF LOT 104, REGISTERED PLAN M-835 CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK

SCALE 1:200

0m 5 0 10 METRES

MANDARIN SURVEYORS LIMITED, O.L.S. ©

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

LEGEND

PW	DENOTES PROPERTY IDENTIFIER NUMBER
D.S.	DENOTES FINISHED SILL ELEVATION AT ENTRY
N,S,E,W	DENOTES NORTH, SOUTH, EAST, WEST
B.F.	DENOTES BOARD FENCE
C.L.F.	DENOTES CHAIN LINK FENCE
O.H.W.	DENOTES OVERHEAD WIRE
P.A.	DENOTES POLE ANCHOR
U.P.	DENOTES UTILITY POLE
S.T.L.	DENOTES STREET LAMP
W.V.	DENOTES WATER VALVE
M.H.	DENOTES MAN HOLE
C.B.	DENOTES CATCH BASIN
C.T.	DENOTES CONIFEROUS TREE
D.T.	DENOTES DECIDUOUS TREE

BENCHMARK NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF MARKHAM BENCHMARK No.092023057 HAVING AN ELEVATION 188.082 METRES. BRASS CAP SET IN CONCRETE SIDEWALK, 15.1 METRES SOUTH OF THE CENTRELINE OF GRANDVIEW AVENUE, AND 6.2 METRES WEST OF THE CENTRELINE OF HENDERSON AVENUE.

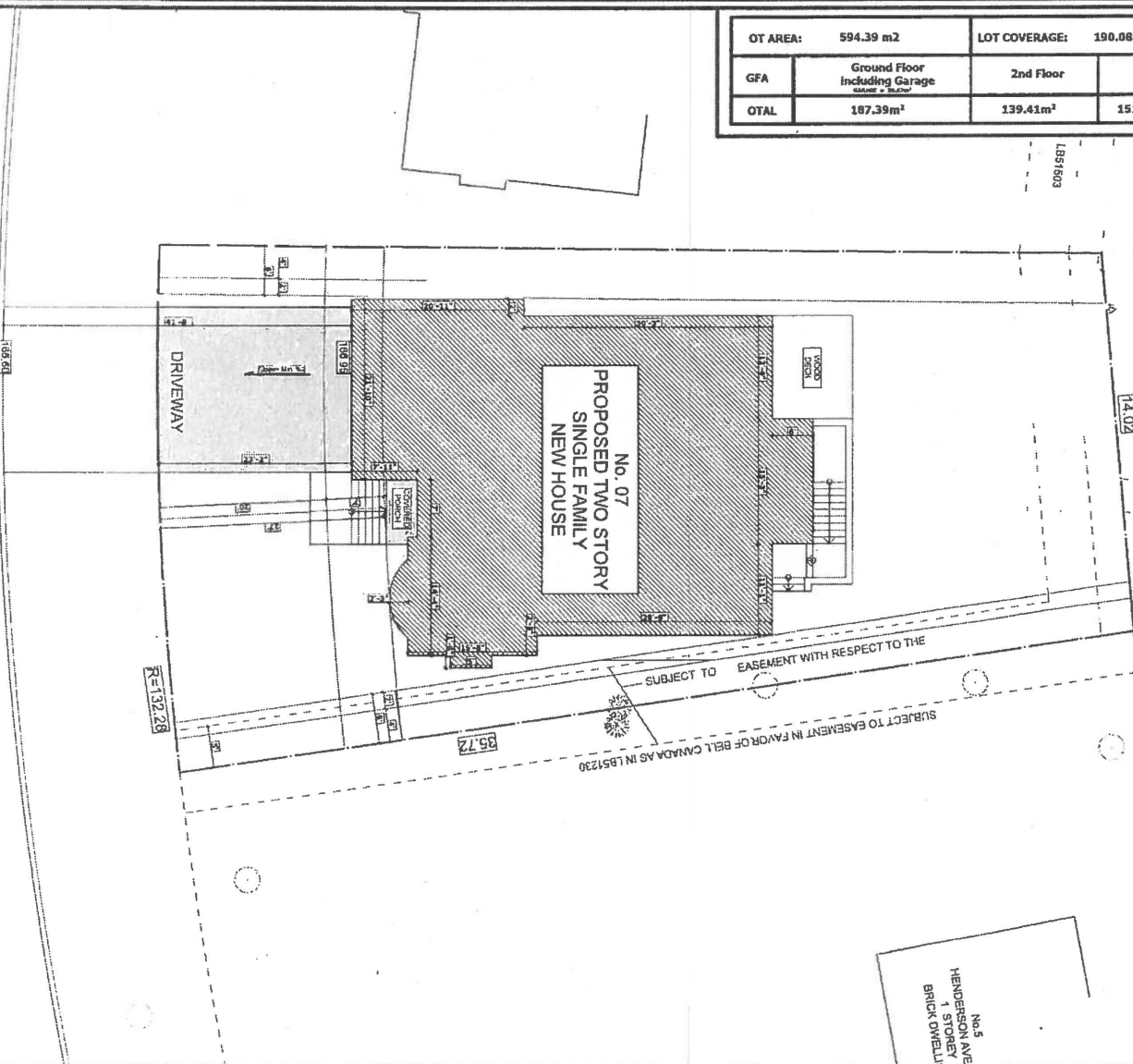
CERTIFICATE
THE FIELD OBSERVATIONS REPRESENTED ON THIS PLAN WERE COMPLETED ON THE 15th DAY OF DECEMBER, 2017

DECEMBER 16, 2017
DATE
Z. ZENG
ONTARIO LAND SURVEYOR

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.

MANDARIN SURVEYORS LIMITED
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
WWW.MANDARINSURVEYOR.COM
42 RAVENCLIFF CRESCENT PHONE: (416) 430-1366 FAX: (416) 799-4066
TORONTO, ONTARIO, M1T 1R8 E-MAIL: MANDARINSURVEY@GMAIL.COM
SURVEY BY: S.Z. CAD No: 17-4471P JOB No: 2017-447

BRIGHTBAY CRESCENT



OT AREA:	594.39 m2	LOT COVERAGE:	190.08m ² /594.39m ² = 31.98%		
GFA	Ground Floor Including Garage <small>GARAGE IS SHOWN</small>	2nd Floor	Cellar	TOTAL GFA NOT INCLUDING Cellar	
OTAL	187.39m ²	139.41m ²	151.06m ²	316.80m ²	



THE UNDERSIGNED HAVE REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.

WAHID EMAN JOMEH BCIN # 42113
NAME

PROHOME DESIGN INC. BCIN # 102220
FIRM



ALL DIMENSIONS AND REQUIREMENTS ARE PROVIDED UNLESS APPROVED BY THE CITY AND MUST NOT BE USED FOR ANY CONSTRUCTION WORK. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REQUIREMENTS ON SITE. INFORMATION SHOWN IS ELECTRICAL AND MECHANICAL WORK IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CHECKED TO MATCH ALL DIMENSIONS AND SPECIFICATIONS. ANY ALL INFORMATION OF PROVIDER UNDER THIS EASEMENT ACT AND MUST NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE PROVIDER.

DATE:	ISSUED FOR:
October-2018	Building Permit

PROJECT TITLE/ADDRESS:
**7 BRIGHTBAY Cres.
THORNHILL, ON**

DRAWING TITLE:
SITE PLAN

SCALE: **1:150**

DRAWN BY:	CHKD BY:
V.E	V.E

LAST MODIFIED DATE:
March-06-18

A.00

No.5
HENDERSON AVE
1 STOREY
BRICK DWELLING



THE UNDERSIGNED HAVE REVIEWED AND MADE THE NECESSARY REVISIONS TO THE DRAWINGS AND SPECIFICATIONS AND ACCEPT THE REQUIREMENTS OF THE BUILDING DEPARTMENT. THE CHANGED BUILDING CODE TO BE OBSERVED.

NAME: [Signature]
 FIRM: PROHOME DESIGN, INC. 1020 S. 1020 E. SALT LAKE CITY, UT 84143
 DATE: MARCH 7, 2013



ONLY FOR STRUCTURE

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

DATE: [Blank]
 DESIGNED FOR: [Blank]
 DRAWING NO.: [Blank]

PROJECT TITLE/ADDRESS:
 7 BRIGHTBAY CDS,
 THORNHILL, OR

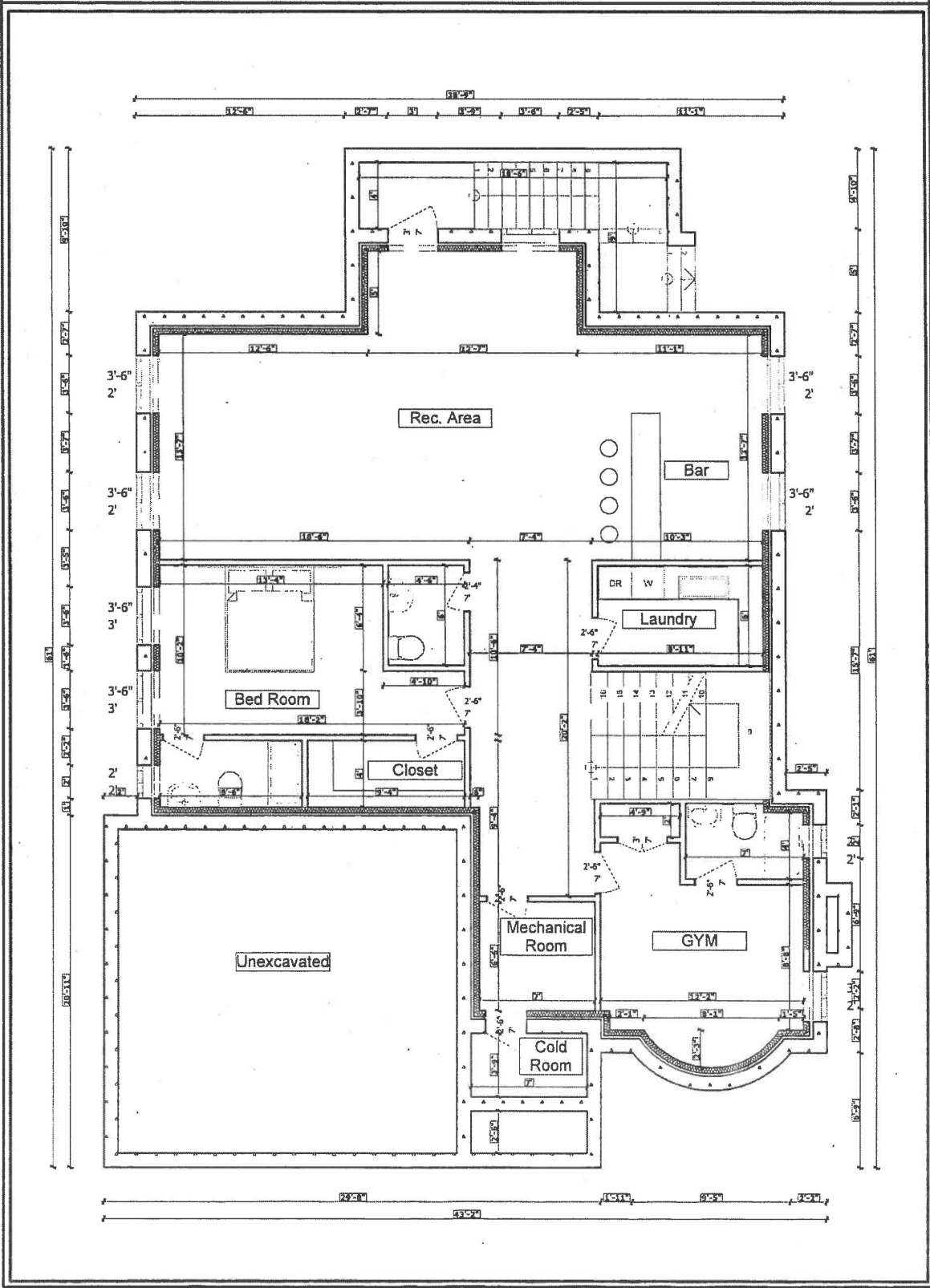
DRAWING TITLE:
 BASEMENT

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

DESIGNED BY: [Blank]
 CHECKED BY: [Blank]

LAST MODIFIED OR:
 March-06-18

A.01





THE UNDERSIGNED HAVE REVIEWED AND APPROVED THE CONSTRUCTION OF THIS HOUSE AND ALL THE MEASUREMENTS AND DETAILS THEREON AND ACCEPTED THE RESPONSIBILITY THEREOF.

VOID FROM DEPT. BLDG. # 0311
 NAME
 PROHOME DESIGN INC. BLDG. # 031220
 FIRM



ALL MEASUREMENTS AND DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

DATE: ISSUED FOR: Building Permit

PROJECT TITLE/ADDRESS:
 7 BRIGHTBAY CRES.
 THORNHILL, ON

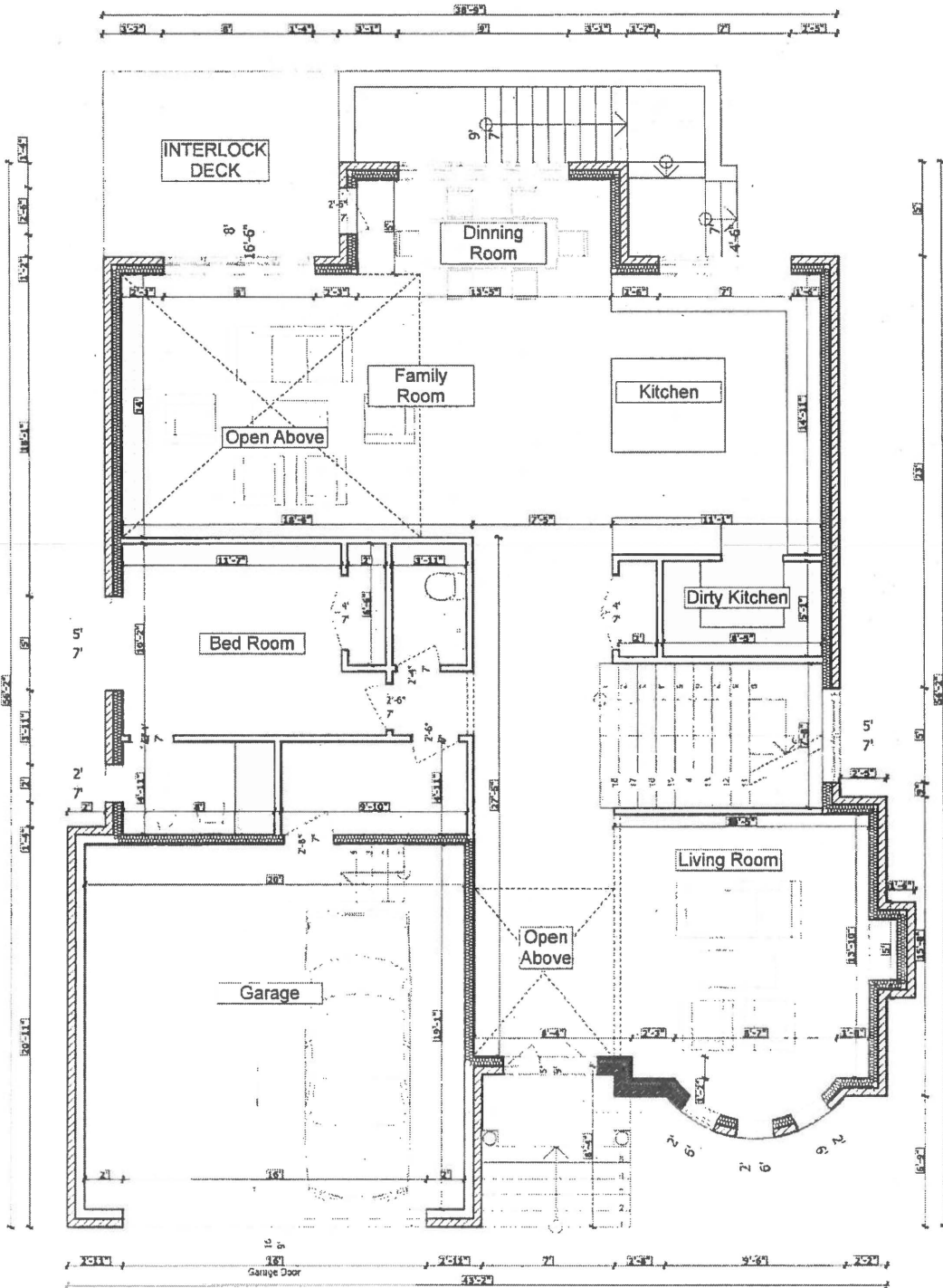
DRAWING TITLE:
 GROUND FLOOR

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

DRAWN BY: V.Z.
 CHECKED BY: V.Z.

LAST MODIFIED ON:
 March-06-18

A.02





WE HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. WE ACCEPT NO LIABILITY FOR THIS DESIGN, AND THE USER OF THIS DESIGN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS DESIGN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

NAME: VANDERHART, JAMES
 DESIGN #: 4-12113
 PROJECT: PROHOME DESIGN INC. DESIGN # 102239
 FIRM: [Signature]



DATE: [Blank]
 ISSUED FOR: [Blank]
 PROJECT: [Blank]

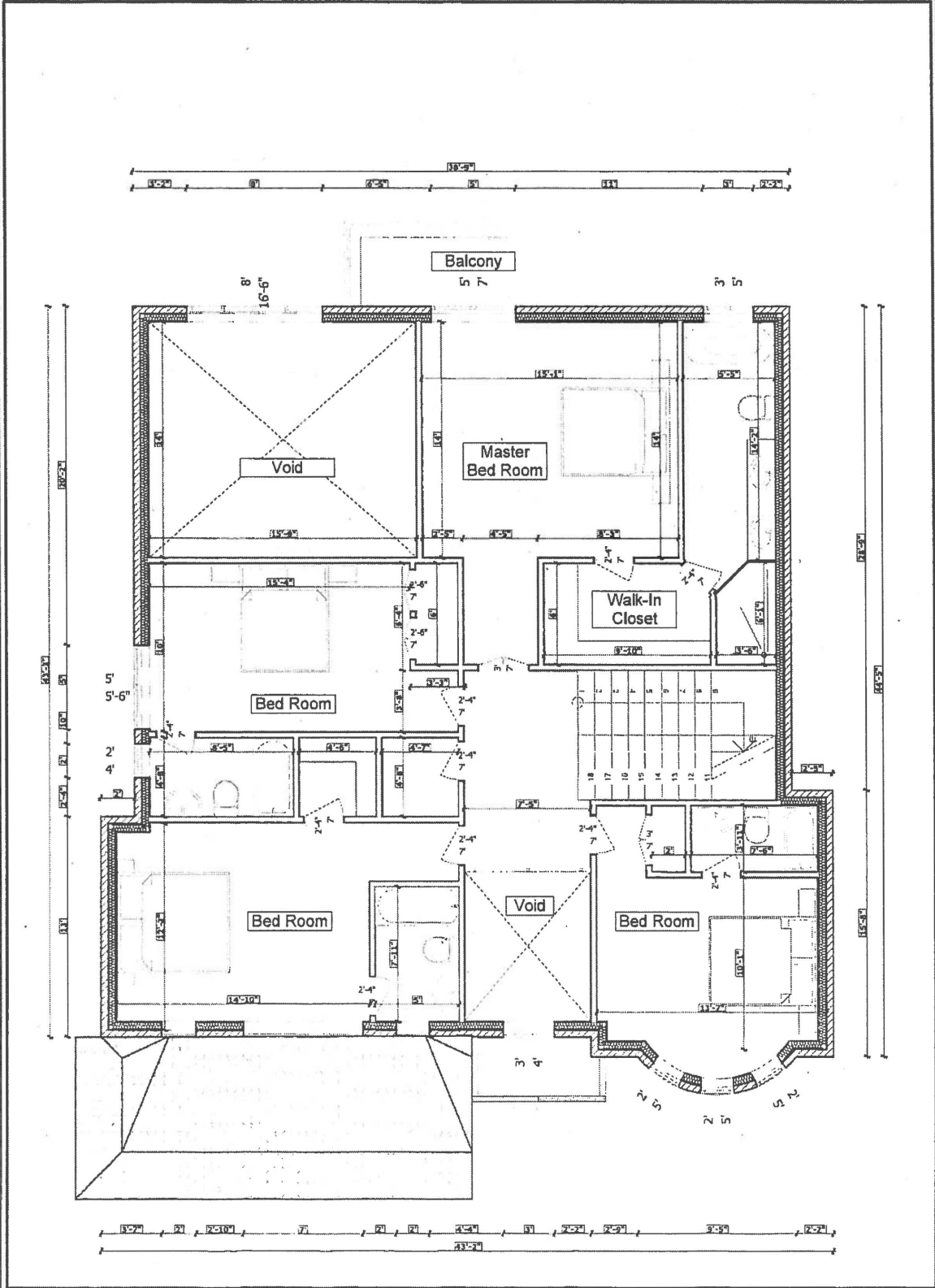
PROJECT TITLE/ADDRESS:
 7 BRIGHTBAY Cres.
 THORNHILL, ON

DRAWING TITLE:
 SECOND FLOOR

SCALE: 3/16" = 1'-0"
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]

LAST MODIFIED ON:
 March-06-18

A.03





THE UNDERSIGNED HAVE REVIEWED AND MADE THE NECESSARY CALCULATIONS AND MEETS THE REQUIREMENTS OF THE OHIO BUILDING CODE TO BE

NAME: ERIC J. ZIEGLER
 TITLE: ARCHITECT

FIRM: PROHOME DESIGN INC. BOX # 103220

[Signature]



ALL DIMENSIONS AND LOCATIONS ARE TO BE SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

DATE: 03/06/18
 DRAWN BY: V.Z.
 CHECKED BY: V.Z.

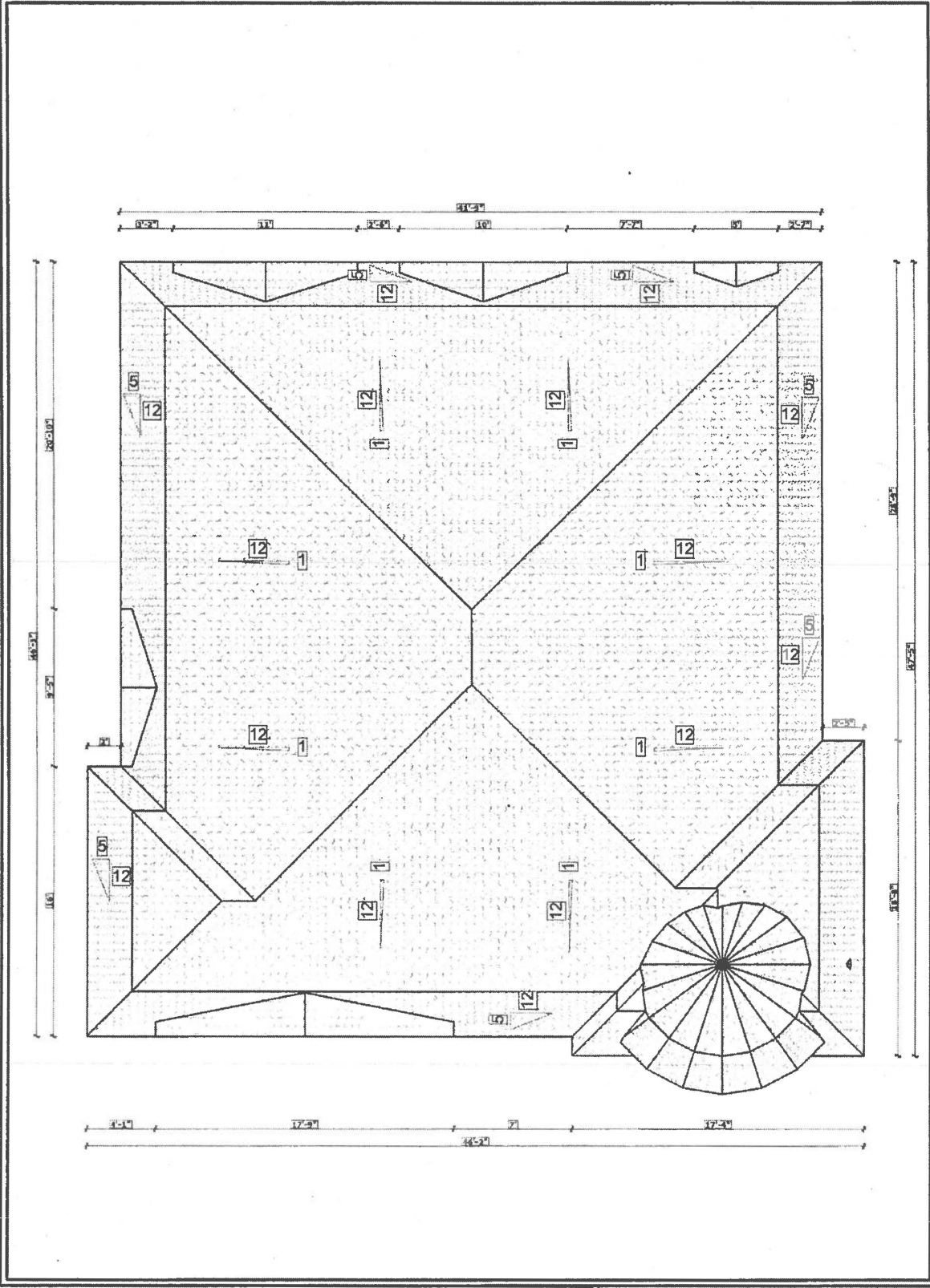
PROJECT TITLE/ADDRESS:
 7 BRIGHTBAY Cres,
 THORNHILL, OH

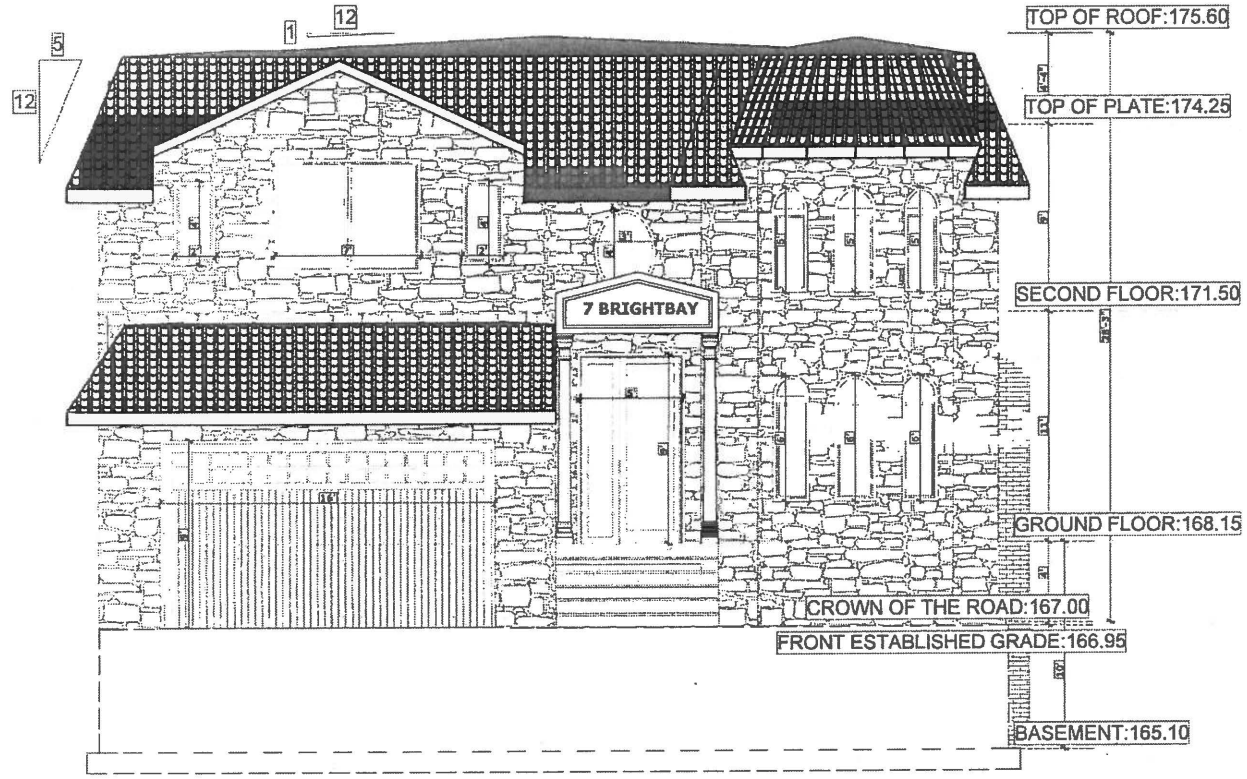
DRAWING TITLE:
 ROOF

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

LAST MODIFIED ON:
 March-06-18

A.04





THE UNDERSIGNED HAVE REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.

YAHIED EDWAN KOMEY DCIN # 45213
NAME

PRO-HOME DESIGN INC. DCIN # 102220
FIRM

Y. Komey



ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY UNLESS APPROVED BY THE CITY AND MUST NOT BE USED FOR ANY CONSTRUCTION WITHOUT THE EXISTENCE OF A VALID PERMIT. ALL INFORMATION INCLUDING STRUCTURAL AND MECHANICAL MUST BE COMPLETED BY THE DESIGNER AND MUST BE SUBMITTED TO THE CITY. DESIGN, DRAWINGS & SPECIFICATIONS ARE ALL PROPERTY OF PRO-HOME DESIGN INC. AND MUST NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF PRO-HOME DESIGN INC.

DATE:	ISSUED FOR:
OCTOBER-2018	Building Permit

PROJECT TITLE/ADDRESS:
**7 BRIGHTBAY Cres.
THORNHILL, ON**

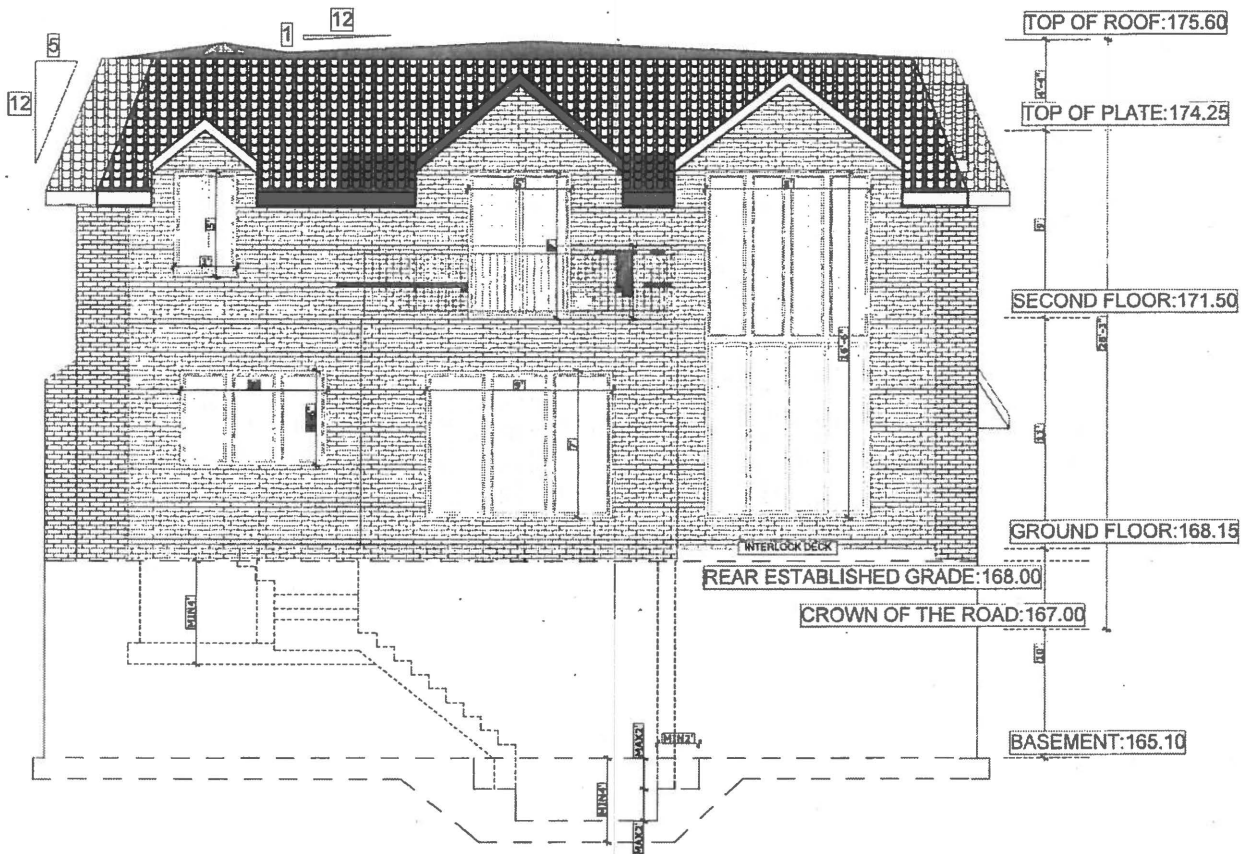
DRAWING TITLE:
FRONT ELEVATION

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

DRAWN BY	CHKD BY
V.E.	V.E.

LAST MODIFIED ON:
March-06-18

A.05



THE UNDERSIGNED HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.

VAHEB SHAM JOHEI BCIN # 45213
NAME

PROHOME DESIGN INC. BCIN # M3229
FIRM



ALL DRAWINGS AND INSTRUMENTS ARE INSTRUMENTS UNDER ACT AND MUST NOT BE USED FOR ANY CONSTRUCTION WITHOUT THE SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT. ALL DRAWINGS AND INSTRUMENTS MUST BE SIGNED AND SEALED BY THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT. THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO HIM OR HER. THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO HIM OR HER BY ANY OTHER PERSON OTHER THAN THE ORIGINAL CLIENT UNLESS OTHERWISE SPECIFIED.

DATE:	ISSUED FOR:
ISSUED BY:	Building Permit

PROJECT TITLE/ADDRESS:
**7 BRIGHTBAY Cres.
THORNHILL, ON**

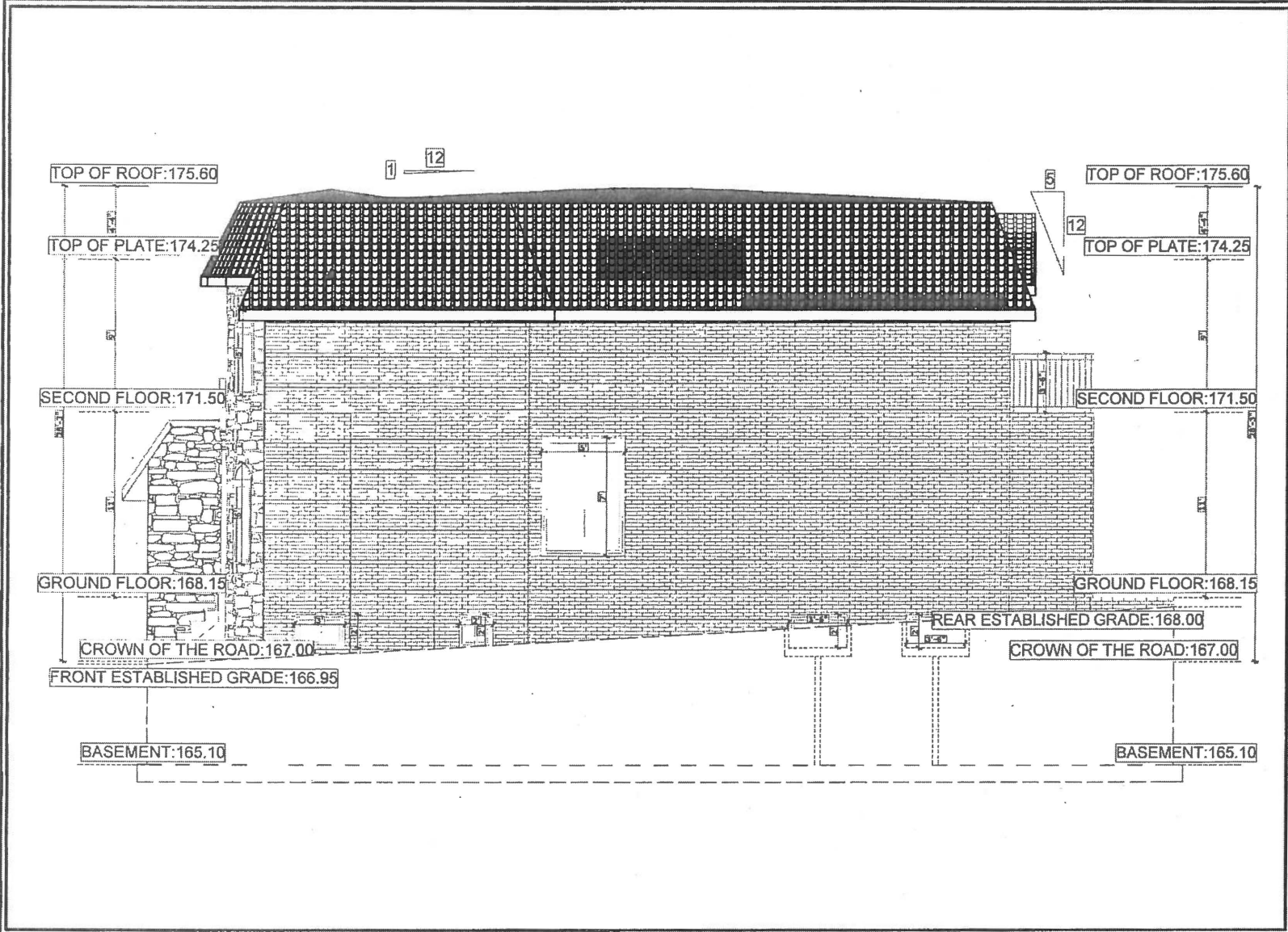
DRAWING TITLE:
REAR ELEVATION

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

DRAWN BY V.E.	CHECKED BY V.E.
------------------	--------------------

LAST MODIFIED ON:
March-06-18

A.06



THE UNDERSIGNED HAVE REVIEWED AND TAKED RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.

NAME: DAN JAMES BCIN # 45213

FIRM: PROHOME DESIGN INC. BCIN # 182230

DATE: *[Signature]*



ALL DIMENSIONS ARE INDICATED AND SHALL BE USED FOR ANY CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURAL ELEMENTS AND SHALL BE RESPONSIBLE FOR ANY ADJUSTMENTS TO THE DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

DATE: OCTOBER-2014	ISSUED FOR: Building Permit
--------------------	-----------------------------

PROJECT TITLE/ADDRESS:
7 BRIGHTBAY Cres.
THORNHILL, ON

DRAWING TITLE:
SIDE ELEVATION

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

DRAWN BY: V.E.	CHECKED BY: V.E.
----------------	------------------

LAST MODIFIED ON:
March-06-18

A.07



THE UNDERSIGNED HAVE REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAVE THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.

VALID EXAM JORNEI DCIN # 45213
 NAME
 PROHOME DESIGN INC. DCIN # 102220
 FIRM

A. Hilly



ONLY FOR STRUCTURE

ALL DRAWINGS ARE DIMENSIONS ARE PRELIMINARY UNLESS APPROVED BY THE CITY AND MUST NOT BE USED FOR ANY CONSTRUCTION BEFORE OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PERSONS OR FIRMS. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PERSONS OR FIRMS.

DATE: ISSUED FOR:
 2018-03-06 Building Permit

PROJECT TITLE/ADDRESS:
**7 BRIGHTBAY Cres.
 THORNHILL, ON**

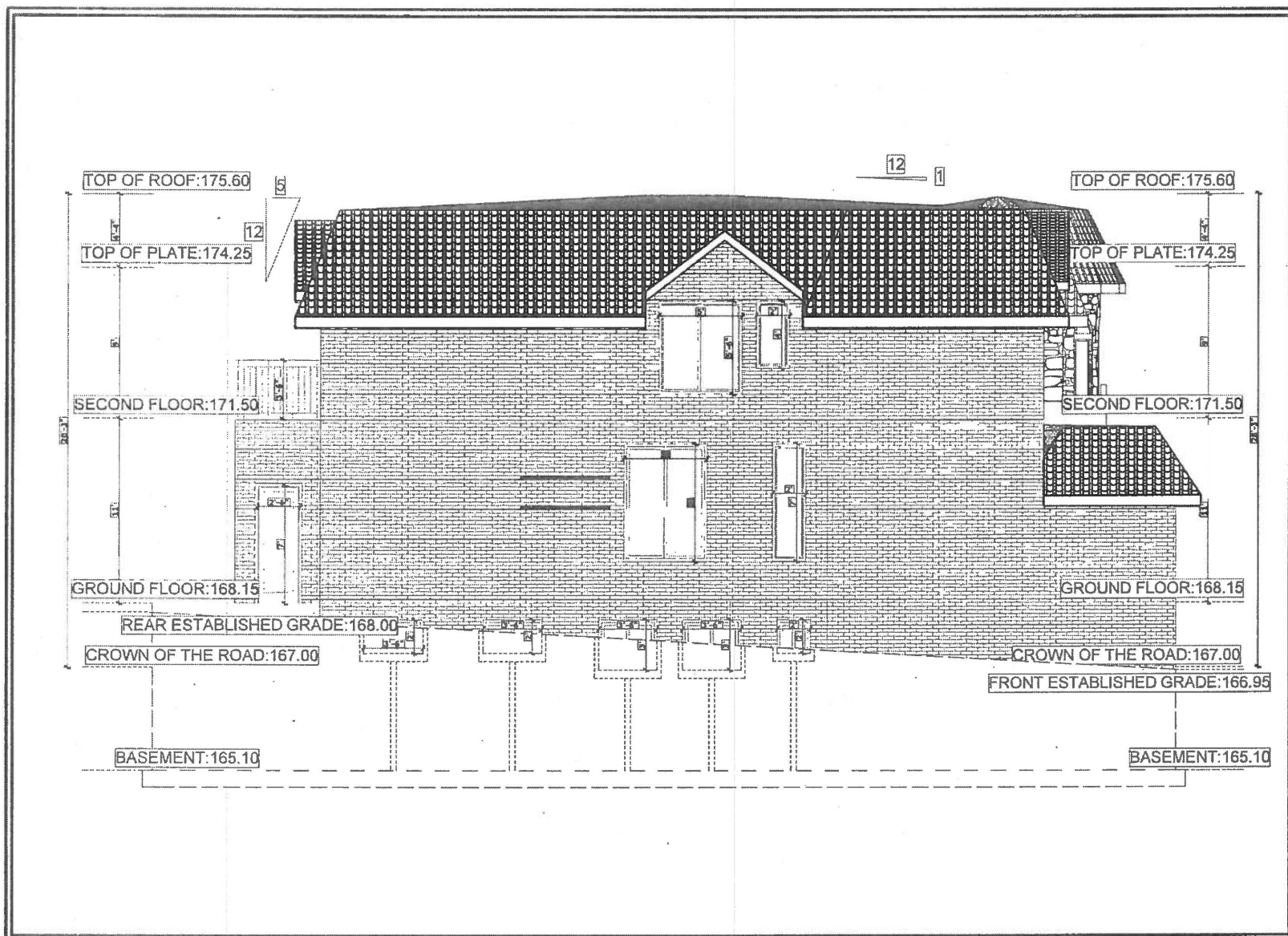
DRAWING TITLE:
SIDE ELEVATION

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

DRAWN BY: CHECK BY:
 V.Z. V.Z.

LAST MODIFIED ON:
March-06-18

A.08





THE UNDERSIGNED HAVE REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.

WAJED EHMAN JOSEPH BCIN # 45213
NAME

PROHOME DESIGN INC. BCIN # 162220
FIRM



ALL DIMENSIONS AND DIMENSIONS ARE PRELIMINARY UNLESS APPROVED BY THE CITY AND MUST NOT BE USED FOR CONSTRUCTION BEFORE PERMITS ARE OBTAINED FROM THE CITY OF THORNHILL. ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND DELETED ANY DISCREPANCIES TO RECORD. CHANGES & SPECIFICATIONS ARE ALL PROPERTY OF PROHOME UNLESS OTHERWISE NOTED AND MUST NOT BE USED FOR ANY OTHER PROJECT AND/OR BY ANY OTHER DESIGNER OTHER THAN ORIGINAL DESIGNER WITHOUT WRITTEN PERMISSION.

DATE:	ISSUED FOR:
2018-03-18	Building Permit

PROJECT TITLE/ADDRESS:
**7 BRIGHTBAY Cres.
THORNHILL, ON**

DRAWING TITLE:
SECTION

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

DRAWN BY:	CHECKED BY:
V.E.	V.E.

LAST MODIFIED ON:
March-06-18

A.09

