

Memorandum to the City of Markham Committee of Adjustment

April 15, 2019

File: A/29/19
Address: 48 Eton St, Markham
Applicant: Yiguang Huang
Agent: Structfit Consulting Inc. (David Zhang)
Hearing Date: Wednesday April 24, 2019

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

The applicant is requesting relief from the following requirements of By-law 134-79, R8 as amended:

a) **Section 7.1.1:**

one secondary dwelling unit, whereas the By-law permits a Single Family Dwelling; as it relates to a proposed basement apartment.

BACKGROUND

Property Description

The 608 m² (6,544 ft²) subject property is located on the north-west corner of Eton Street and Swansea Road, south of Highway 7 East and east of Kennedy Road. The property is located within a residential neighbourhood comprised of two-storey detached dwellings. According to assessment records, the property is developed with a 191.38 m² (2,059.99 ft²) two-storey detached dwelling.

Proposal

The applicant is requesting permission to permit a secondary suite in the basement of the existing dwelling. The proposed secondary suite would have direct and separate access provided by an existing door at the rear of the building. No changes are being proposed to the exterior of the dwelling.

Provincial Policies

Strong Communities through Affordable Housing Act - Province of Ontario

In 2011, the Strong Communities through Affordable Housing Act amended various sections of the Ontario Planning Act to facilitate the creation of second units by:

- Requiring municipalities to establish Official Plan policies and Zoning By-law provisions allowing secondary units in detached, semi-detached and row houses, as well as in ancillary structures
- Providing authority for the Minister of Municipal Affairs and Housing to make regulations authorizing the use of, and prescribing standards for, second units.

Under the *Strong Communities through Affordable Housing Act*, 'Second Units' also known as secondary suites are defined as "self-contained residential units with kitchen and bathroom facilities within dwellings or within structures accessory to dwellings."

Official Plan and Zoning

2014 Official Plan (partially approved on Nov 24/17, and further updated on April 9/18)

The 2014 Official Plan designates the subject property "Residential – Low Rise", which provides for low rise housing forms including town house dwellings. The definition of a "Secondary Suite"

in the 2014 Official Plan is “a second residential unit in a detached house, semi-detached house or rowhouse that consists of one or more rooms designed, occupied or intended for use, including occupancy, by one or more persons as an independent and separate residence in which a facility for cooking, sleeping facilities and sanitary facilities are provided for the exclusive use of such person or persons.”

Section 8.13.8 states that it is the policy of Council that in considering an application to amend the zoning by-law to permit the establishment of a secondary suite where provided for in the 2014 Official Plan, that Council shall be satisfied that an appropriate set of development standards are provided for in the zoning by-law including: The building type in which the secondary suite is contained;

- a) The percentage of the floor area of the building type devoted to the secondary suite;
- b) The number of dwelling units permitted on the same lot
- c) The size of the secondary suite;
- d) The applicable parking standards; and
- e) The external appearance of the main dwelling

As part of the City initiated zoning by-law consolidation project, Council recently considered the issue of second suites within the City. On May 29th, 2018, Council voted not to permit second suites as of right in any single detached, semi-detached, or townhouse dwelling.

Zoning By-Law 134-79

The subject property is zoned R8 – ‘Eight Density – Single Family Residential’ under By-law 134-79, as amended, which permits a single detached dwelling. The proposed development does not comply with the By-law requirements with respect to the proposed secondary suite.

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

According to the information provided by the applicant, the reason for not complying with Zoning is, *“A secondary unit is not permitted at present for the subject property 48 Eton St, Markham L3R 8Z2 by Section 7.1 of by-law 134-79 as amended for Unionville Northeast. This was confirmed by the zoning search #18 254970 00.”*

Zoning Preliminary Review (ZPR) Not Undertaken

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. It is the owner’s responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

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.

Secondary Suites

Engineering staff confirmed that the existing sanitary sewer system has adequate capacity to accommodate the secondary suite and the Fire and Emergency Services Department has no objections provided the secondary suite is registered with the City and complies with Building and Fire Codes. Staff note that there are two parking spaces within the garage and that additional parking is available on the driveway. Should this application be approved, the applicant will be required to obtain a building permit, which ensures the secondary suite will be in compliance with Building Code and Fire Code regulations.

The City of Markham is committed to promoting affordable and shared housing opportunities. Secondary suites help the City increase the availability of affordable housing forms and provide support to achieve its affordable housing target required by the Province. Planning staff are of the opinion that the application meets the criteria under Section 8.13.8 of the 2014 Official Plan for the establishment of a secondary suite.

PUBLIC INPUT SUMMARY

No written submissions were received as of April 15, 2019, 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 to permit a secondary suite 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. Staff comments relate to the proposed basement layout shown on plans received by the City of Markham on March 21, 2019. Detailed plans will be reviewed upon the submission of a Building Permit Application at the Building Department for compliance with the Zoning By-law and Ontario Building Code. Staff recommend that the Committee consider public input in reaching a decision.

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

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

PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:



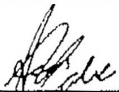
Richard Kendall, Development Manager, Central District
File Path: Amanda\File\19 115439 \Documents\District Team Comments Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/29/19

1. That the applicant apply for a building permit;
2. The variances apply only to the proposed development as long as it remains;
3. That the owner submit, if required by the Chief Building Official, a third-party report prepared by an architect or professional engineer licensed in the Province of Ontario, to assess compliance of existing construction with the provisions of the Ontario Building Code, and in particular relating to the change of use from a dwelling containing a single suite to a dwelling containing more than one suite;
4. That the Owner register the home as a two-unit house with the City of Markham Fire & Emergency Services Department, and satisfy any and all conditions for registration, to the satisfaction of the Fire Chief.

CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

THIS REPORT WAS PREPARED FOR
 ENZIO CHIAVATTI CONST CO LTD,
 25 TECKBRIDGE DRIVE,
 MARKHAM, ONTARIO

THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY
 OTHER PARTIES

PART OF LOT 10
 CONCESSION 6

INSTRUMENT NO 65048

SURVEYOR'S REAL PROPERTY REPORT
 PART 1
 PLAN OF
 LOTS 19 TO 21
 REGISTERED PLAN 65M-2520
TOWN OF MARKHAM
 REGIONAL MUNICIPALITY OF YORK

SCALE-1:300

0 10 20 metres
 JOHN McSKIMMING O.L.S.
 © COPYRIGHT 1992

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

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER
 THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN
 PERMISSION OF JOHN McSKIMMING O.L.S.

NOTES

- BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF ETON STREET AS SHOWN ON REG'D PLAN 65M-2520 HAVING A BEARING OF N72° 13' 55"E
- S I B DENOTES STANDARD IRON BAR
- I B DENOTES IRON BAR
- F DENOTES SURVEY MONUMENT FOUND
- P DENOTES SURVEY MONUMENT PLANTED
- R DENOTES REGISTERED PLAN 65M-2520
- M DENOTES MEASURED
- S DENOTES SET
- H37 DENOTES R G MCKIBBON LIMITED, O.L.S.
- O R DENOTES OLD NOTE - JOHN McSKIMMING O.L.S.
- P C DENOTES POINT OF CURVE

PART 2

THIS PLAN MUST BE READ IN CONJUNCTION
 WITH SURVEY REPORT DATED JANUARY 16, 1992

SURVEYOR'S CERTIFICATE

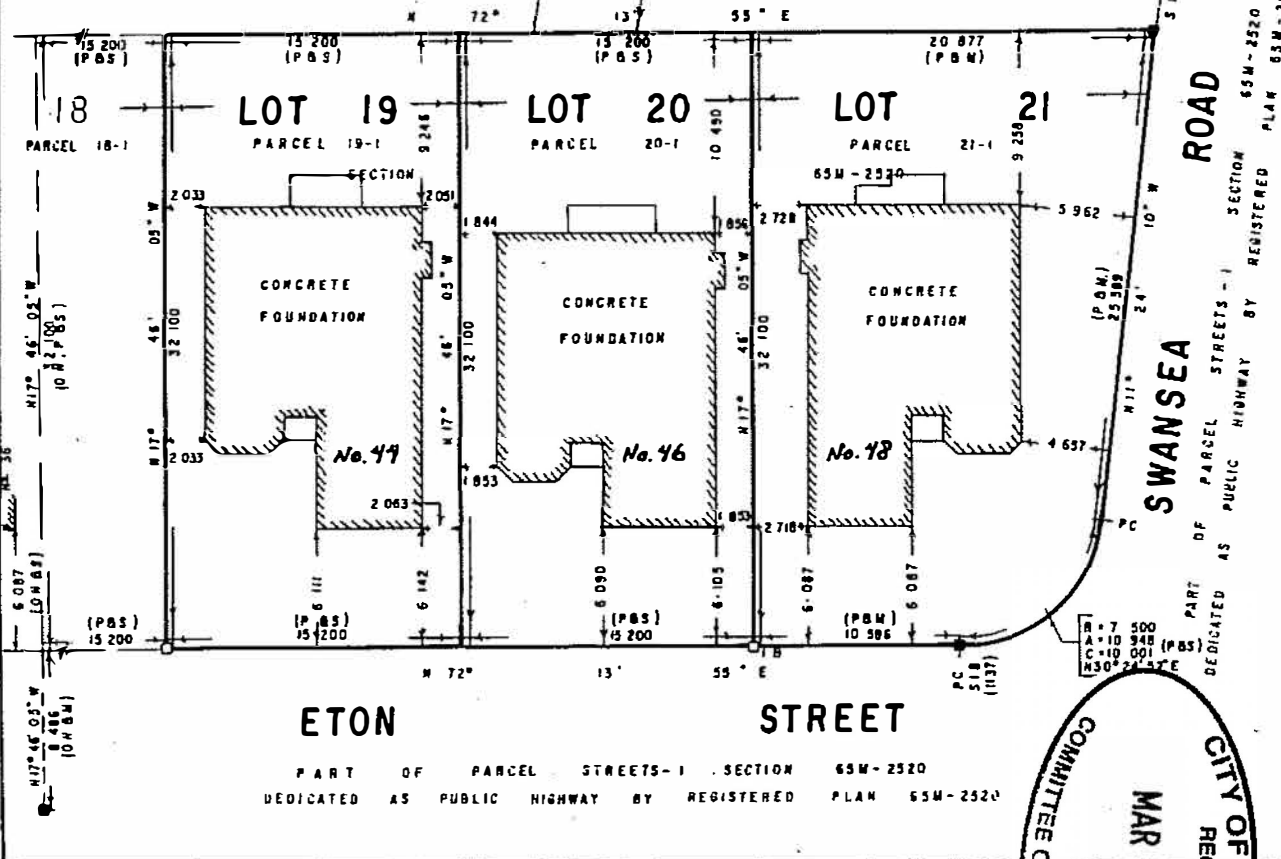
I CERTIFY THAT:

THE FIELD SURVEY REPRESENTED ON THIS PLAN
 WAS COMPLETED ON THE 10th DAY OF JANUARY, 1992

DATE JAN 16, 1992

Ralph Paul
 RALPH PAUL
 ONTARIO LAND SURVEYOR

JOHN McSKIMMING ONT. LAND SURVEYOR
 1646 VICTORIA PARK AVE. TORONTO, ONT.
 TEL. 288-1492



PART OF PARCEL STREETS - I SECTION 65M-2520
 DEDICATED AS PUBLIC HIGHWAY BY REGISTERED PLAN 65M-2520

COMMITTEE OF ADJUSTMENT
 MAR 21 2019
 CITY OF MARKHAM
 RECEIVED

APPENDIX B

1.0. NOTES - GENERAL

- 1.1. GENERAL CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSION AND SITE CONDITION AND REPORT IMMEDIATELY ANY DISCREPANCIES TO DESIGN ENGINEER BEFORE PROCEEDING WITH THE WORK.
- 1.2. ALL DRAWING, SPECIFICATION AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ENGINEER AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWING, SPECIFICATION AND RELATED DOCUMENTS IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE ENGINEER'S WRITTEN CONSENT.
- 1.3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO O.B.C. AND OTHER APPLICABLE ACT AND REGULATION SUCH AS THE OCCUPATIONAL HEALTH AND SAFETY ACT, R.S.O. 1990.
- 1.4. CONTRACTOR SHALL CONSIDER AND PERFORM ALL SAFETY MEASURES, BY ALL THE MEANS, TO PROTECT LABORERS AND THE PUBLIC.
- 1.5. THE ENGINEER ARE NOT RESPONSIBLE FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED DRAWINGS PERFORMED BY THE CONTRACTORS.
- 1.6. CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY BEFORE PROGRESS, IN CASE OF ANY UNUSUAL CONSTRUCTION CONDITION THAT JEOPARDIZE, OR POTENTIALLY JEOPARDIZE, THE SAFETY OF LABOR AND/OR PUBLIC, AT THE TIME AND/OR IN FUTURE.
- 1.7. IN CASE OF EXISTENCE OF DISCREPANCIES BETWEEN THE PROJECT SPECIFICATIONS AND THE GENERAL STRUCTURAL NOTES, THE MOST CONSERVATIVE OPTION WILL GOVERN, UNLESS ENGINEER APPROVAL OTHERWISE, AND THIS WILL NOT BE A BASIS FOR CONTRACTOR FAILURE OR ANY BACK CHARGE OR ADDITIONAL CLAIM.
- 1.8. DO NOT SCALE THE DRAWING.

2.0. NOTES - ARCHITECTURAL

- 2.1. DOORS:
 - 2.1.1. CONSTRUCTIONS OF THE DOORS SHALL BE IN ACCORDANCE WITH SECTION 9.7 "WINDOWS, DOORS AND SKYLIGHTS" OF LATEST REVISION OF O.B.C-2012.
 - 2.1.2. ALL THE DOORS SHALL BE 1980MM (6FT-6IN) IN HEIGHT MINIMUM.
 - 2.1.3. DOORS PROVIDING ACCESS (PATH) TO EXIT (EXTERIOR) ARE NOT PERMITTED TO BE KEYPED IN THE DIRECTION OF EXITING.
 - 2.1.4. WHERE APPLIES, WINDOWS WITH SECURITY BARS INSTALLED MUST BE OPERABLE FROM THE INSIDE WITHOUT SPECIAL TOOLS OR KNOWLEDGE.

3.0. NOTES - FIRE SEPARATION AND PROTECTION:

- 3.1. FIRE SEPARATION DOORS BETWEEN DWELLINGS
 - 3.1.1. THE FIRE SEPARATION DOOR SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES.
 - 3.1.2. IT SHALL HAVE A FUNCTIONALLY OPERABLE SELF-CLOSING DEVICE, WHICH ENSURES THAT WHEN THEY ARE USED BY OCCUPANTS THAT THEY STILL

PROVIDE PROTECTION.

- 3.1.3. IT MUST ALLOW EGRESS BY AN OCCUPANT USING NORMAL FORCE, WITHOUT SPECIAL STEPS THAT COULD RESTRICT EGRESS OR CAUSE THE OCCUPANT CONFUSION (I.E. UNRESTRICTED EGRESS).
- 3.1.4. IT SHALL BE CORRECTLY INSTALLED WITH COMPLETE HARDWARE TO CURTAIL THE SPREAD OF SMOKE AND FIRE (I.E., FIRE AND SMOKE PROTECTION).
- 3.1.5. THE FIRE DOOR MUST BE CERTIFIED AND PROPERLY LABELED AFTER INSTALLATION.
- 3.1.6. PERIODICAL MAINTENANCE OF THE FIRE DOORS AND HARDWARE SHALL BE PERFORMED TO PROTECT AGAINST THE SPREAD OF FIRE AND SMOKE.
- 3.1.7. MODIFICATIONS OF THE FIRE SEPARATION DOOR, INCLUDING THE INSTALLATION OF LOCKS OR ACCESS CONTROL MECHANISMS, MUST NOT IMPEDE THEIR INTENDED OPERATION AND MUST BE INSPECTED TO ENSURE THEY DO NOT COMPROMISE THE SAFETY, EGRESS AND FIRE CONTAINMENT FEATURES OF THE DOOR AND HARDWARE ASSOCIATED WITH IT.
- 3.2. CEILING OF THE BASEMENT FURNACE ROOM, AS ENCLOSED BY FIRE RATED WALL, ARE NOT REQUIRED BEING PART OF THE FIRE SEPARATION BETWEEN TWO SUITES AND FIRE DAMPERS ON THE EXISTING DUCT OPENINGS OF FIRE SEPARATIONS CEILINGS ARE NOT REQUIRED. HOWEVER, A SMOKE DETECTOR SHALL BE INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM SERVING THE BOTH UNITS WHICH WOULD TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTORS PER C195 PART 11 TABLE 11.5.1.1.C. - C195 OF O.B.C-2012.
- 3.3. THE MAXIMUM FLAME SPREAD RATING IS 150 (FSR) FOR SUITE INTERIOR WALLS AND CEILINGS. THE MAXIMUM FLAME SPREAD RATING FOR EXIT WALLS AND CEILINGS IS 25 (FSR) OF WHICH 10% MAY BE 150 (FSR).

4.0. NOTES - MECHANICAL

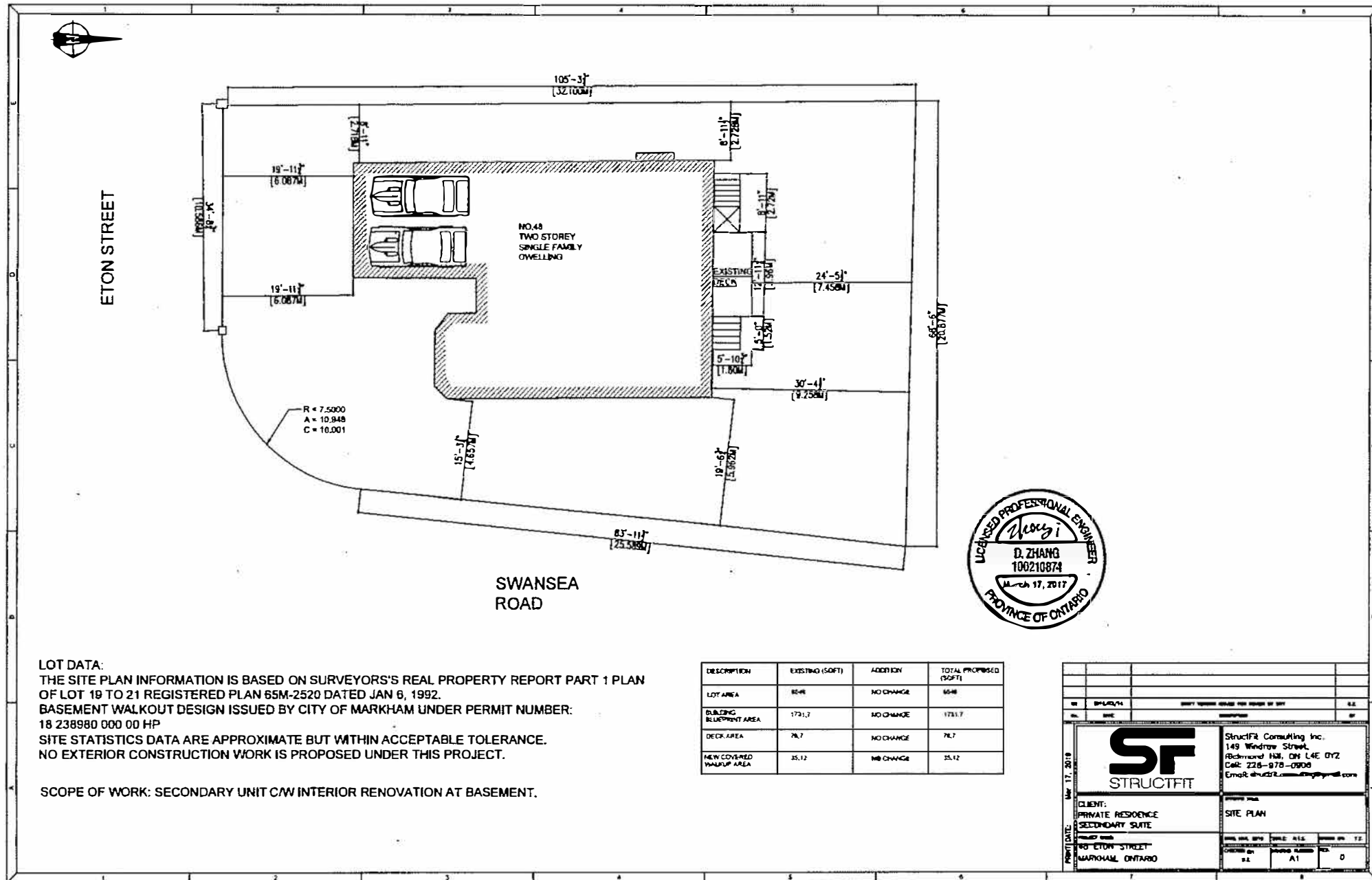
- 4.1. PLUMBING
 - 4.1.1. ALL THE PLUMBING WORK SHALL BE DONE IN ACCORDANCE WITH O.B.C-2012.
 - 4.1.2. ALL THE PLUMBING WORK IS RECOMMENDED TO BE COMPLETED BY THE CERTIFIED PLUMBER.
- 4.1. HVAC
 - 4.1.1. ALL DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH O.B.C-2012.
 - 4.1.2. ALL DUCTWORK SHALL BE GALVANIZED SHEET METAL CONFORM TO THE LATEST SMACNA GUIDE.
 - 4.1.3. WHERE FLEXIBLE DUCTWORK IS USED, LENGTHS MUST BE CONTINUOUS AND NOT EXCEED 8'-0".

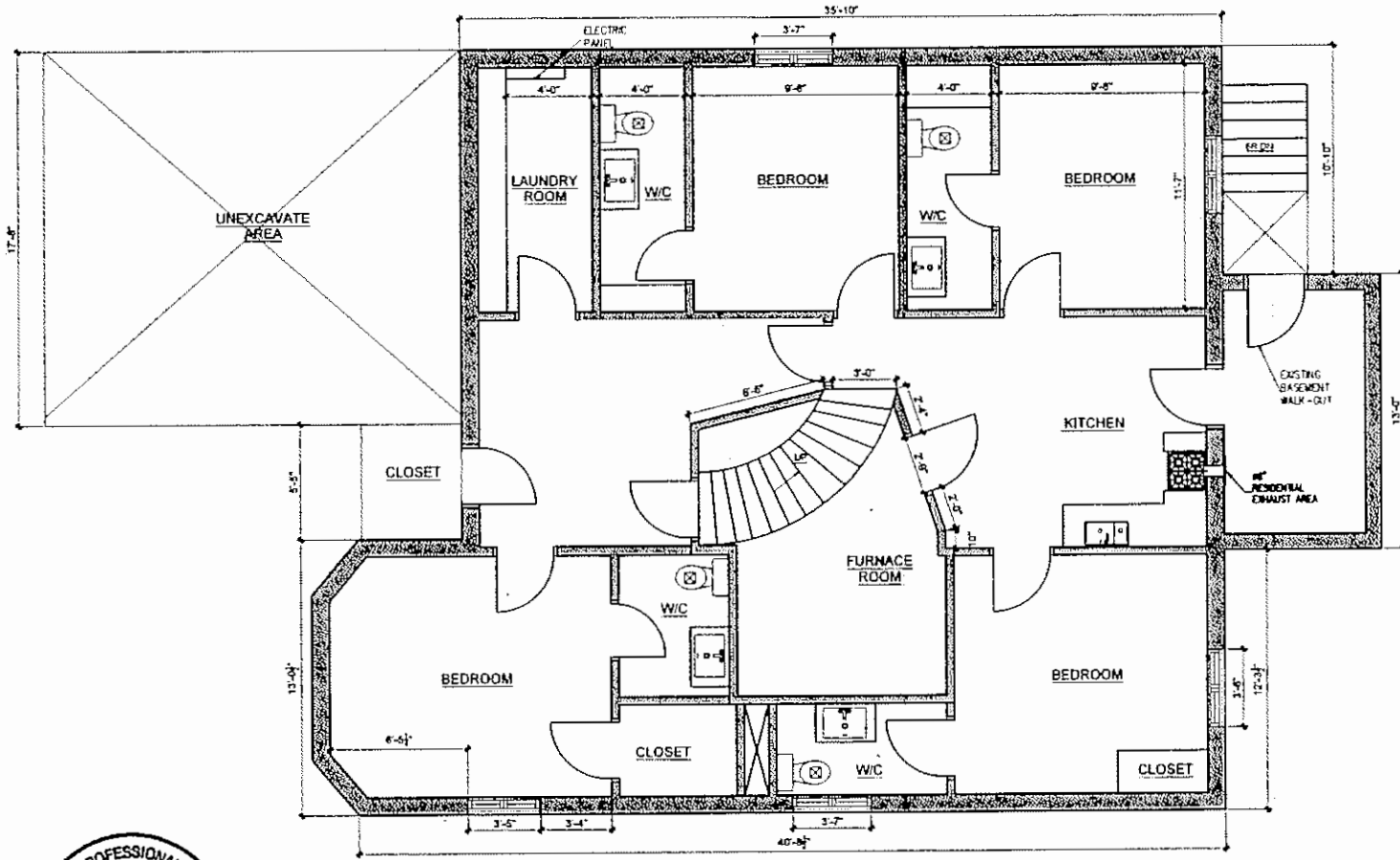
5.0. NOTES - ALARM, DETECTOR AND LIGHTENING

- 5.1. INSTALLATIONS OF THE SMOKE ALARMS SHALL BE IN ACCORDANCE WITH SECTION 9.10.19 OF O.B.C-2012. THE SMOKE ALARMS CONFORMING TO CANULC-SS31, 'SMOKE ALARMS', SHALL BE INSTALLED.
- 5.2. AT LEAST ONE SMOKE ALARM TO BE INSTALLED ON EACH STOREY INCLUDING BASEMENTS AND ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS. A SMOKE ALARM IS INSTALLED IN EACH SLEEPING ROOM, AND IN THE HALLWAY (COMMON AREA) WHICH IS BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY.
- 5.3. THE SMOKE ALARMS MUST BE INTERCONNECTED. THEY MUST BE INSTALLED ON THE CEILING WITHIN 9M (18FT-5IN) OF ANY BEDROOM AND WITHIN 1.5M (49FT-3IN) OF ANY POINT OF EVERY STOREY.
- 5.4. IT IS RECOMMEND THAT SMOKE ALARMS TO BE HARDWIRED TO THE ELECTRICAL PANEL AND HAVE BATTERY BACKUP IN CASE OF POWER FAILURE. SMOKE ALARMS MAY BE BATTERY OPERATED PER C175 OF PART 11 OF O.B.C-2012.
- 5.5. A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITE (E.G., CEILING OF HALLWAY ADJACENT TO SLEEPING ROOMS). HARDWIRED INTERCONNECTED CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ALL SUITS.
- 5.6. AN EMERGENCY LIGHTING IS RECOMMENDED TO BE INSTALLED ON TOP OF FIRE PROTECTION DOOR.
- 5.7. THE ELECTRICAL WORK OF THIS RENOVATION IS RECOMMEND TO BE COMPLETED BY INDIVIDUALS LICENSED BY ELECTRICAL SAFETY AUTHORITY.
- 6.0. NOTES - STRUCTURAL
 - 6.1. THE NEW LOAD BEARING PARTITION WALL EXCEPT OTHERWISE NOTED SHALL HAVE 2X8 STUD 1681 O/C WITH 1/2" DRY WALL AT BOTH SIDES. THE NON-LOAD BEARING PARTITION WALL SHALL HAVE 2X4 STUD 1681 O/C WITH 1/2" DRY WALL AT BOTH SIDES.
 - 6.2. ALL MEMBERS SHALL BE FRAMED, FASTENED, TIED, BRACED AND ANCHORED TO PROVIDE THE NECESSARY STRENGTH, RIGIDITY AND STABILITY PER OBC 9.21.2.1.



		StructFit Consulting Inc. 149 Windsor Street, Richmond Hill, ON L4C 0Y2 Call: 226-978-0908 Email: info@structfit.com	
CLIENT: PRIVATE RESIDENCE SECONDARY SUITE		NOTES & SPECIFICATION	
PROJECT SITE: 48 ETON STREET MARKHAM, ONTARIO		SHEET NO. 010 CHECKED BY:	SHEET NO. 011 DRAWN BY:
		DATE: 14	SCALE: AD
			TOTAL SHEETS: 0





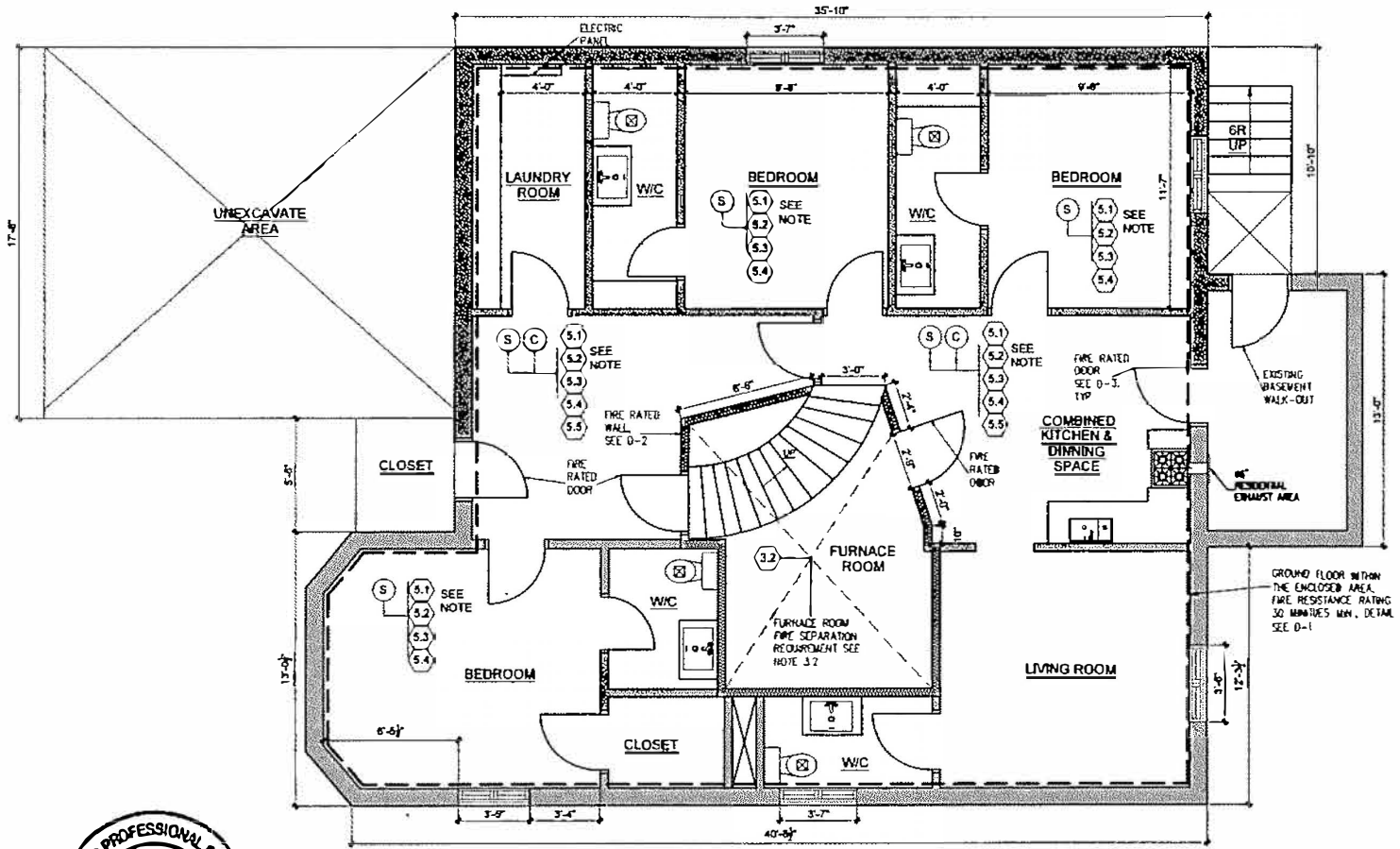
BASEMENT FLOOR EXISTING PLAN
(CEILING HEIGHT : 7'-4")

LEGEND	
	CLOSET
	EXISTING WALL



NO.	DESCRIPTION	DATE

	StructFit Consulting Inc. 149 Windrow Street, Richmond Hill, ON L4E 0Y2 Cell: 226-978-0908 Email: structfitconsulting@gmail.com		
	CLIENT: PRIVATE RESIDENCE SECONDARY SUITE	PROJECT NO.: 48 ETON STREET MARKHAM, ONTARIO	
SHEET NO.: 02	TOTAL SHEETS: A2.1	DRAWN BY: 0	CHECKED BY: 0



NOTE:
1. ALL DIMENSIONS NEED TO BE
CONFIRMED BY GENERAL CONTRACTOR

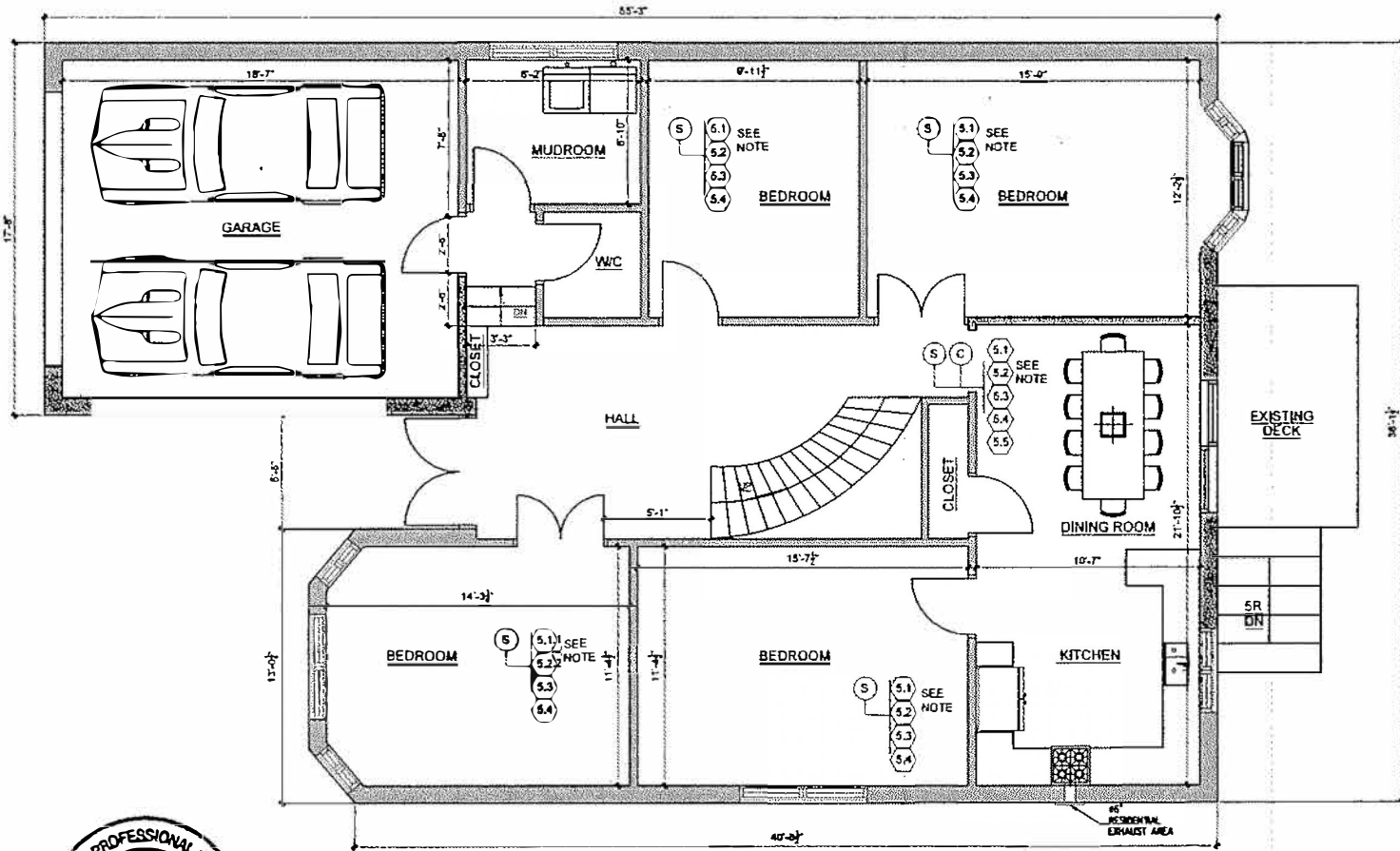
BASEMENT FLOOR PROPOSED PLAN
(CEILING HEIGHT : 7'-4")

LEGEND

	EXISTING WALL
--	---------------



NO.	DESCRIPTION	DATE	BY
		StructFit Consulting Inc. 149 Windrow Street Richmond Hill, ON L4E 0Y2 Cell: 226-978-0908 Email: info@structfit.com	
		CLIENT: PRIVATE RESIDENCE SECONDARY SUITE	PROJECT NAME: 48 ETON STREET MARKHAM, ONTARIO
PROJECT NO: 2016-03-01	DATE: 2016-03-01	SCALE: 1/4" = 1'-0"	SHEET NO. / TOTAL: 0 / 0



NOTE
 1. ALL DIMENSIONS NEED TO BE CONFIRMED BY GENERAL CONTRACTOR
 2. ALL FLOOR PLAN ARE EXISTING IN ADDITION TO THE SMOKE ALARM AND CARBON MONOXIDE

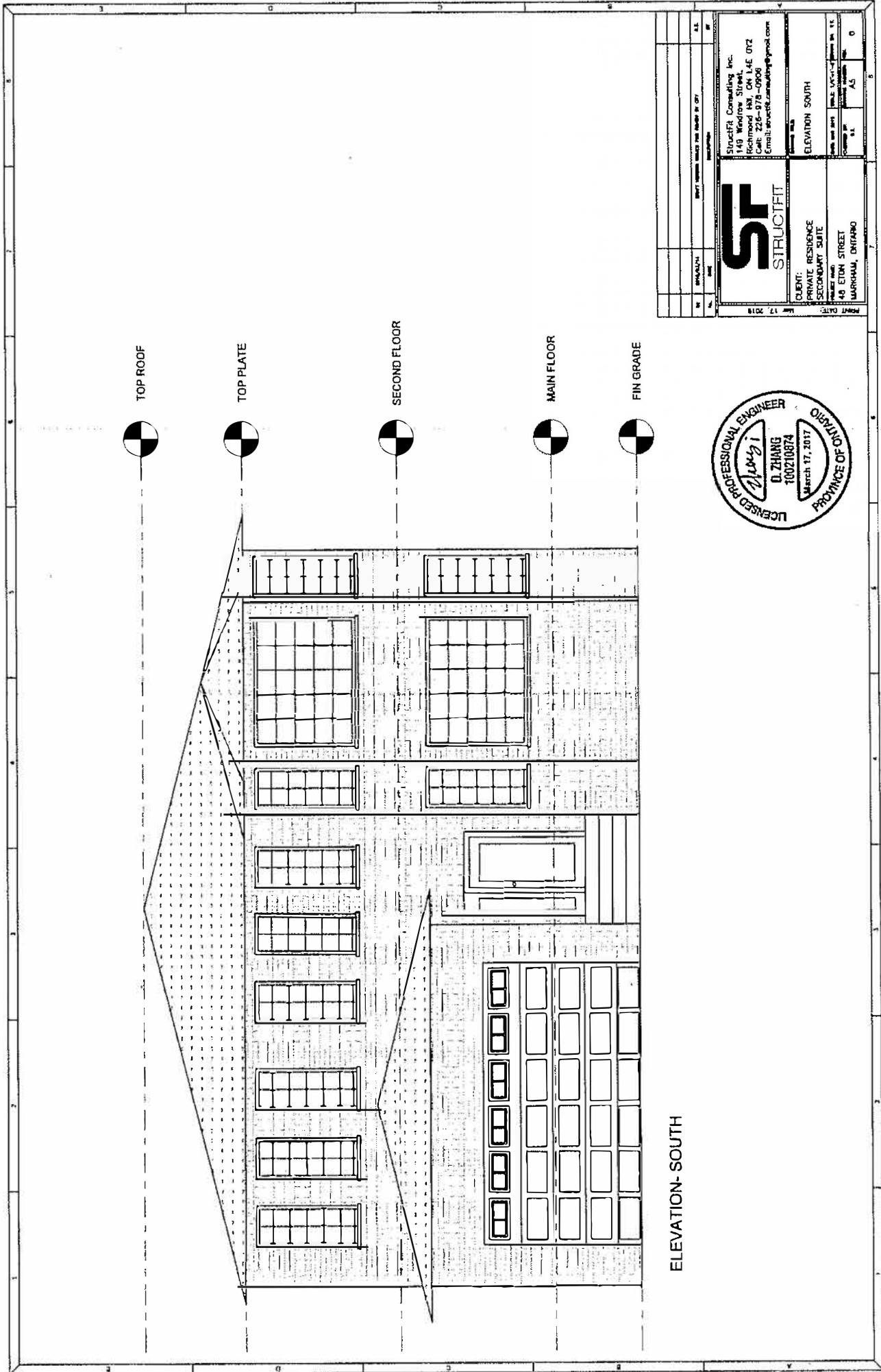
GROUND FLOOR EXISTING PLAN
 (CEILING HEIGHT : 7-8')

LEGEND

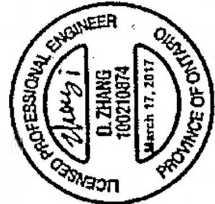
	DOOR
	STAIRS HALL



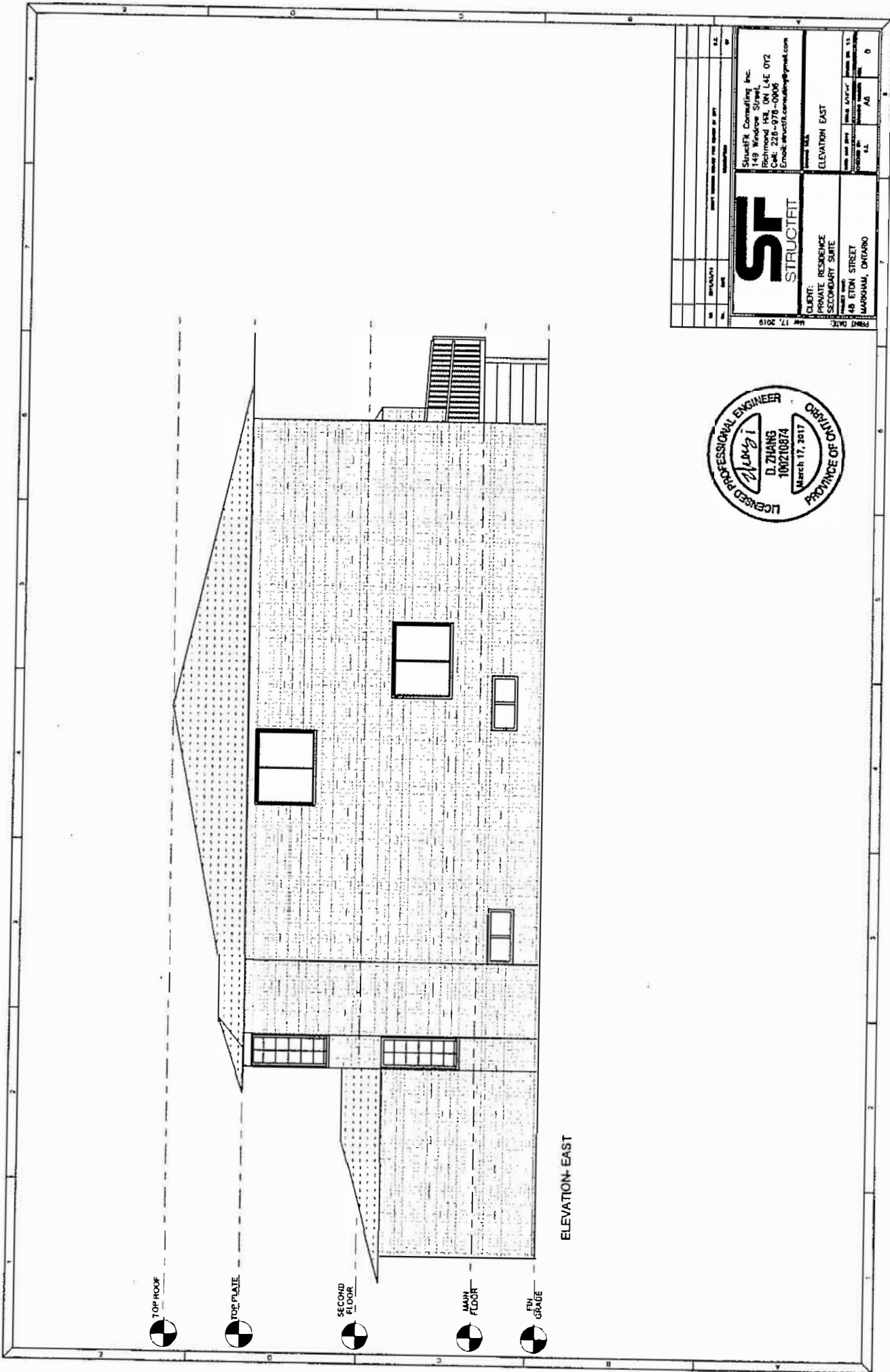
NO.	2016/AL/24	DATE	2016/04/24	SCALE	AS SHOWN
BY	Q. ZHANG	CHECKED BY	A. J. JONES	DATE	2016/04/24
		StructFR Consulting Inc. 149 Windsor Street, Richmond Hill, ON L4E 0T2 Call: 226-978-0908 Email: info@structfr.com, info@structfr.ca			
PROJECT NO.	17-2019	CLIENT:	PRIVATE RESIDENCE SECONDARY SUITE	PROJECT NAME:	GROUND FLOOR EXISTING PLAN
DATE:	2016/04/24	DESIGNED BY:	Q. ZHANG	DATE:	2016/04/24
CHECKED BY:	A. J. JONES	DATE:	2016/04/24	SCALE:	AS SHOWN
PROJECT:	107 STONY STREET MARKHAM, ONTARIO	DATE:	2016/04/24	SCALE:	AS SHOWN



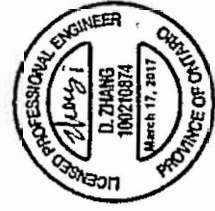
ELEVATION-SOUTH



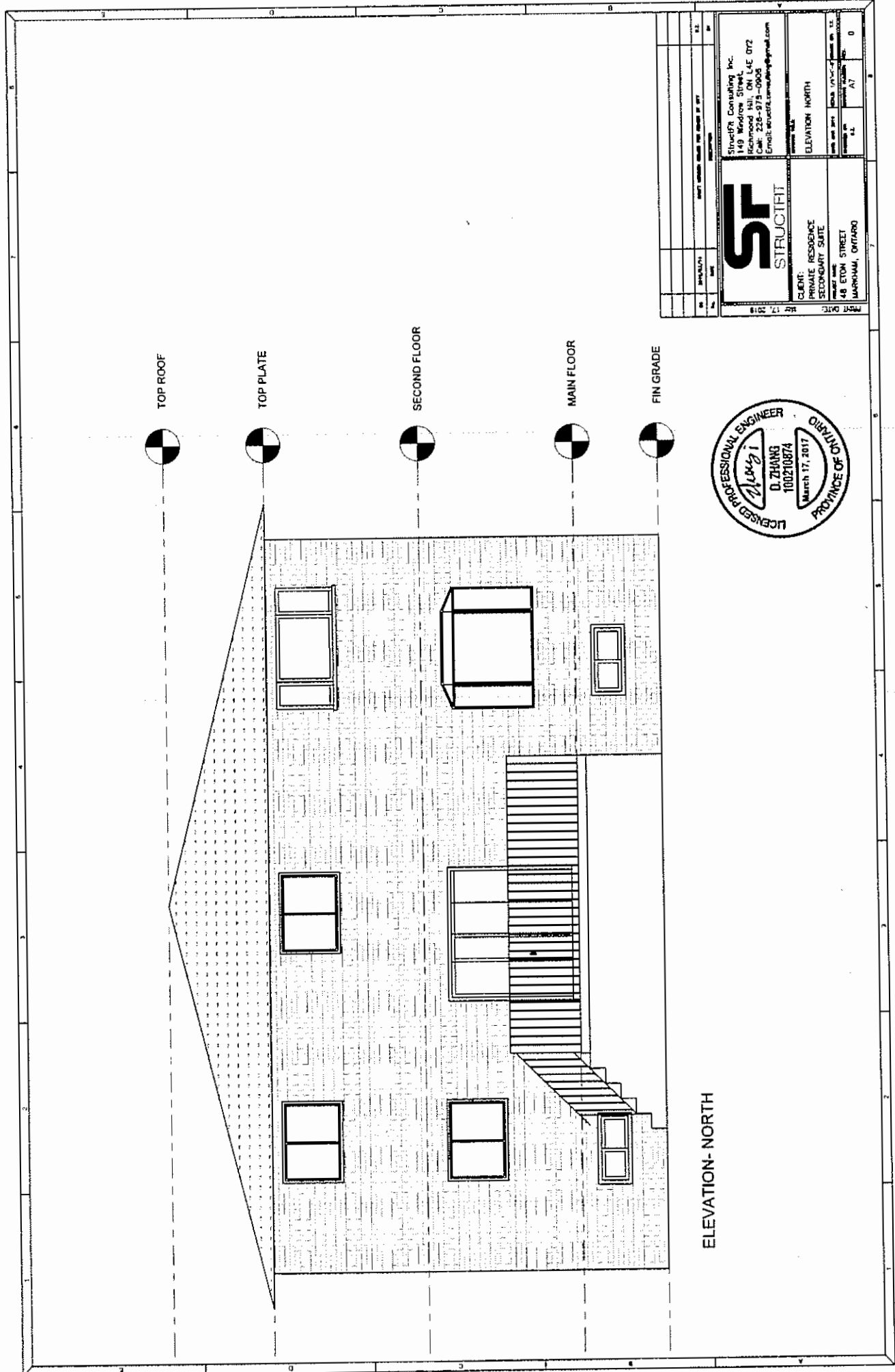
		StructFT Consulting Inc. 149 Windsor Street, Richmond Hill, ON L4E 0T2 Cell: 226-978-0909 Email: structft.consulting@gmail.com	
CLIENT: PRIVATE RESIDENCE SECONDARY SUITE 149 WINDSOR STREET RICHMOND HILL, ONTARIO		ELEVATION SOUTH Date: 17/03/2017 Scale: 1/8" = 1'-0" Drawing No: 180210874-01	
SHEET NO. 180210874-01	DATE: 17/03/2017	DRAWN BY:	CHECKED BY:



ELEVATION - EAST



		StreetFit Consulting Inc. 149 Windrow Street Richmond Hill, ON L4E 0T2 Cell: 226-978-0006 Email: streetfitconsulting@gmail.com
CLIENT: PRIVATE RESIDENCE SECONDARY SUITE 48 ETON STREET MARKHAM, ONTARIO	ELEVATION EAST	DRAWN BY: DATE:
SHEET NO.: SHEET TITLE:	PROJECT NO.: PROJECT NAME:	SCALE:
DATE: Mar 17, 2019	PRINT DATE:	PROJECT STATUS:



ELEVATION-NORTH

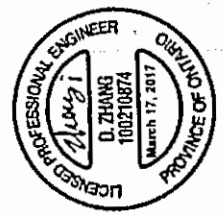
TOP ROOF

TOP PLATE

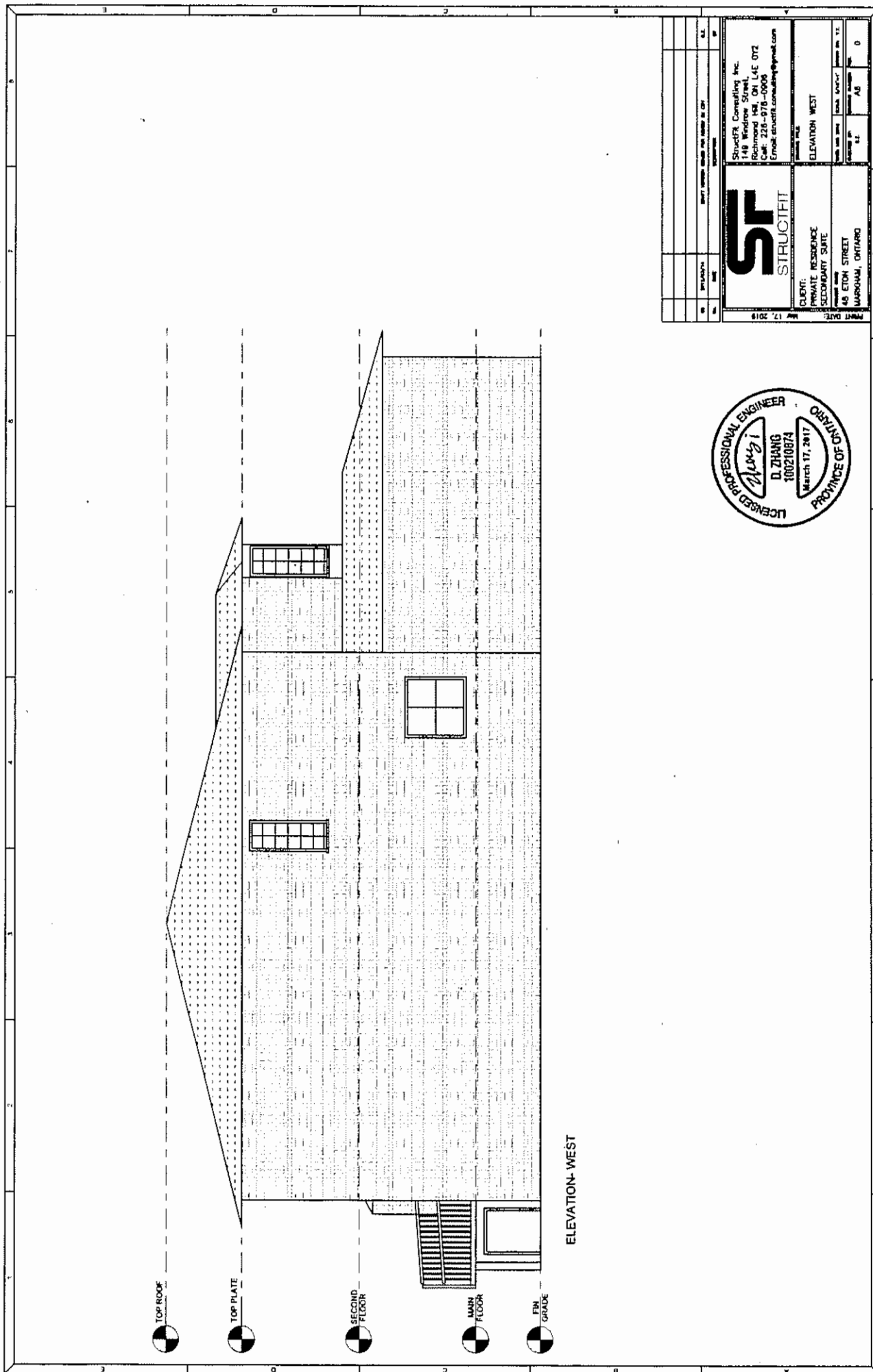
SECOND FLOOR

MAIN FLOOR

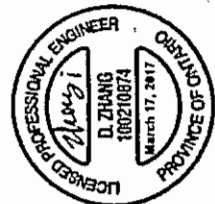
FIN GRADE



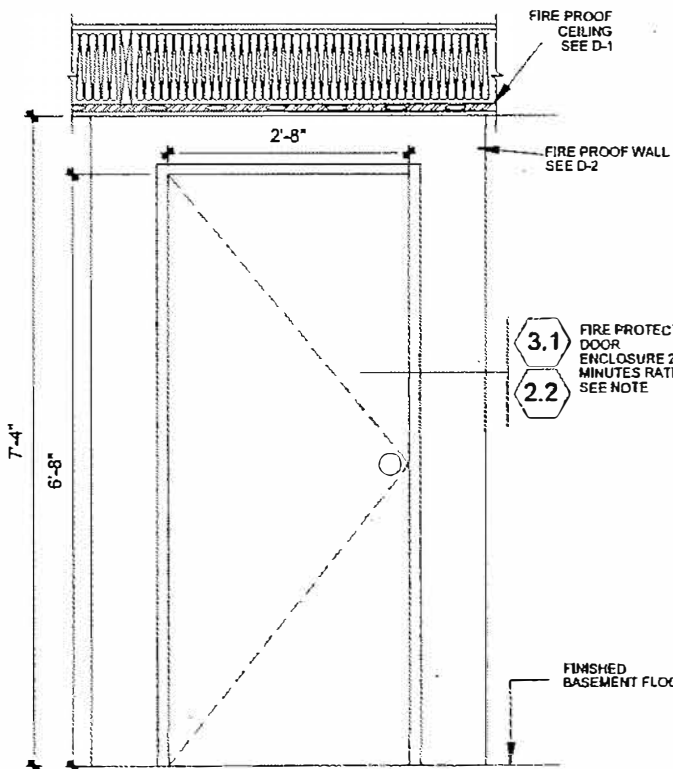
		STRUCTFIT CONSULTING INC. 1140 JONES STREET RICHMOND HILL, ON L4E 0T2 CALL: 226-873-0005 EMAIL: STRUCTFIT.CONSULTING@GMAIL.COM
CLIENT: PRIVATE RESIDENCE SECONDARY SUITE		ELEVATION NORTH
PROJECT NAME: 48 ETON STREET MARKHAM, ONTARIO		DATE: 17, 2018 DRAWN BY: [blank] CHECKED BY: [blank] SCALE: 1/4" = 1'-0"



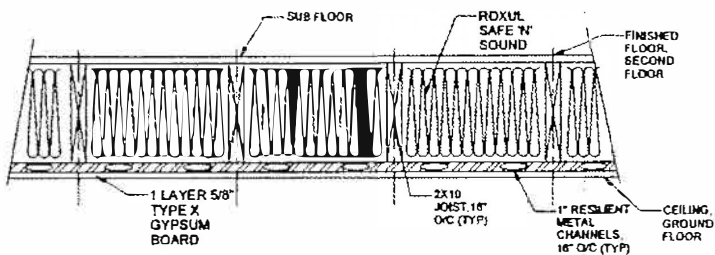
ELEVATION-WEST



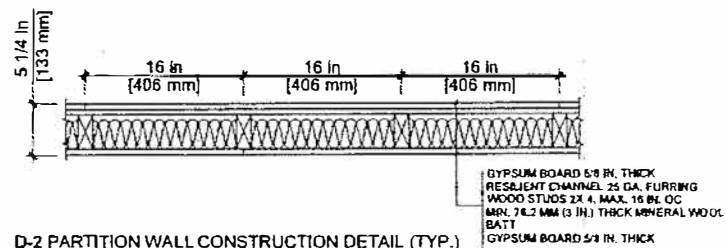
ST STRUCTFIT		STRUCTFIT Consulting Inc. 148 Windsor Street, Richmond Hill, ON L4E 0T2 Cell: 225-978-0908 Email: structfit consulting@gmail.com	
FLOOR: PRIVATE RESIDENCE SECONDARY SUITE		ELEVATION WEST	
48 ETON STREET MARKHAM, ONTARIO		DRAWN BY:	CHECKED BY:
DATE: 12, 2018		SCALE:	SHEET NO. 0



D-3 FIRE RATED DOOR (TYP.)



D-1 GROUND FLOOR CONSTRUCTION DETAIL (TYP.)
(A MINIMUM FIRE RATING OF 30MIN AND A MINIMUM SOUND TRANSMISSION RATING OF 50 (STC)).



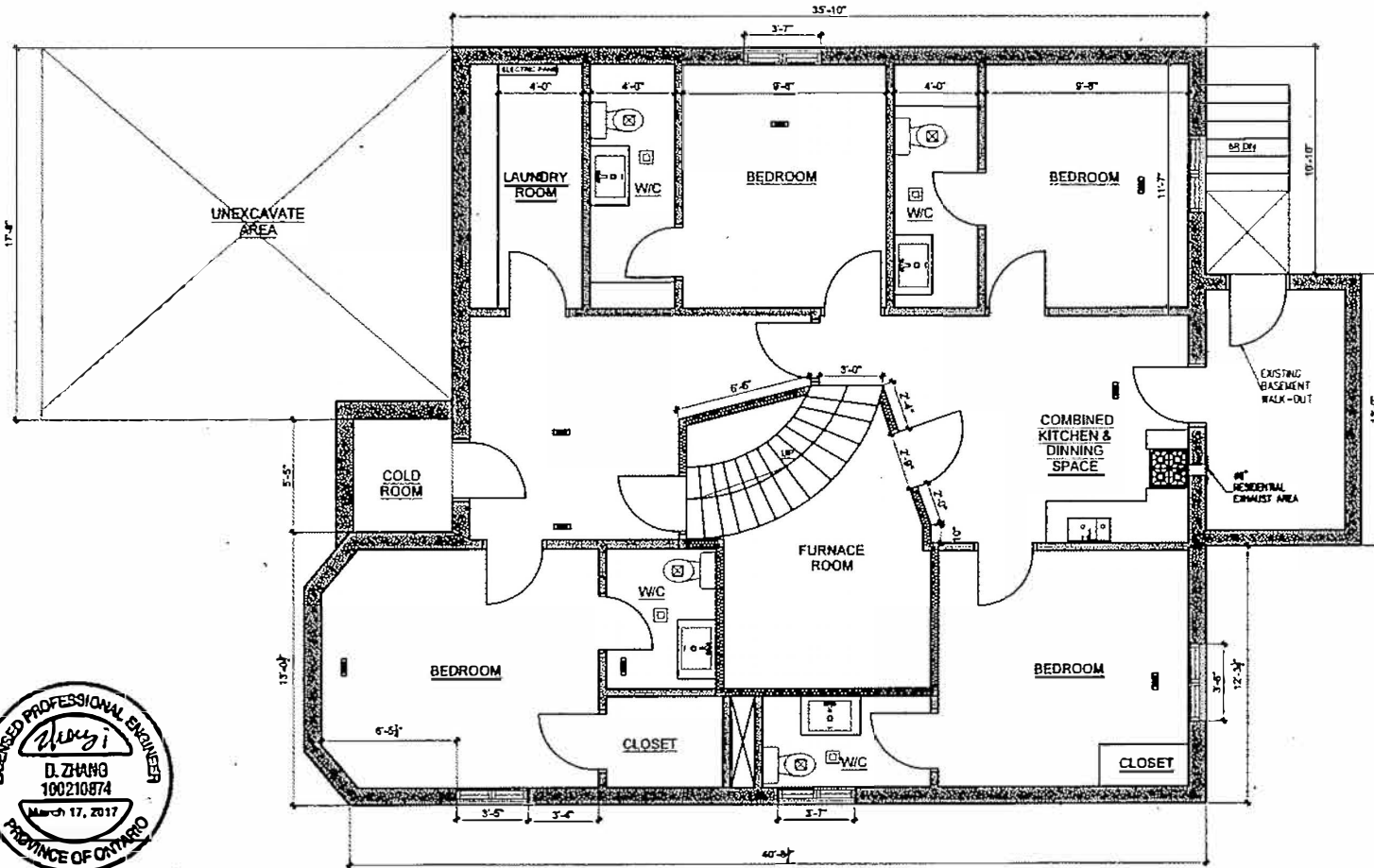
D-2 PARTITION WALL CONSTRUCTION DETAIL (TYP.)
(FIRE RATING OF 80MIN AND SOUND TRANSMISSION RATING OF 52 (STC), ULC311).

NOTES:
ALL THE DESIGN ASSEMBLY CAN BE REPLACED BY EQUIVALENT ALTERNATIVE OPTIONS OR ASSEMBLY UPON REVIEW AND ACCEPTANCE BY EITHER THE PROFESSIONAL ENGINEER OR THE MUNICIPALITY HAVING JURISDICTION OF THE CONSTRUCTION PROJECT.

DATE: 17, 2018	PROJECT: 48 ETON STREET MARKHAM, ONTARIO	CLIENT: PRIVATE RESIDENCE SECONDARY SUITE	DETAILS
PROJECT: 48 ETON STREET MARKHAM, ONTARIO	DATE: 17, 2018	PROJECT: 48 ETON STREET MARKHAM, ONTARIO	DATE: 17, 2018
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StructFit Consulting Inc.
148 Windsor Street
Richmond Hill, ON L4E 0Y2
Call: 228-978-0900
Email: info@structfit.com

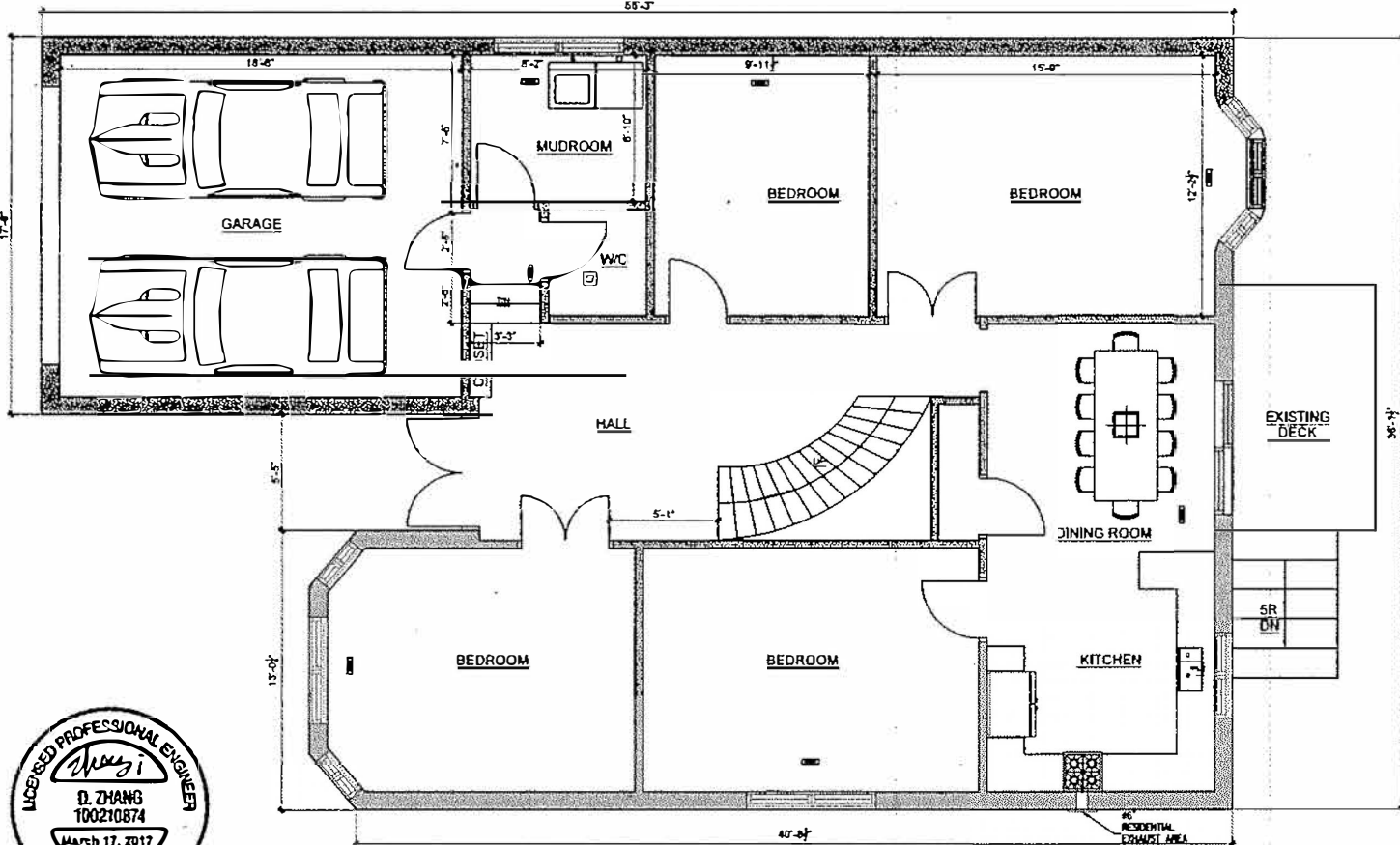


LEGEND			
	EXISTING WALL		EXISTING SUPPLY GRILLE
	EXISTING RETURN GRILLE		SUPPLY

EXISTING BASEMENT FLOOR HVAC PLAN
(CEILING HEIGHT : 7'-4")

NOTE:
NO NEW SUPPLY AND RETURN GRILLES ADDED UNDER THE PROPOSED CONSTRUCTION.

DATE: 03/17/2018	PROJECT: PRIVATE RESIDENCE SECONDARY SUITE	CLIENT: PRIVATE RESIDENCE SECONDARY SUITE	PROJECT NO.: 15
DESIGNER: D. ZHANG	DATE: 03/17/2018	PROJECT NO.: 15	PROJECT NO.: 15
PROJECT NO.: 15	PROJECT NO.: 15	PROJECT NO.: 15	PROJECT NO.: 15
PROJECT NO.: 15	PROJECT NO.: 15	PROJECT NO.: 15	PROJECT NO.: 15
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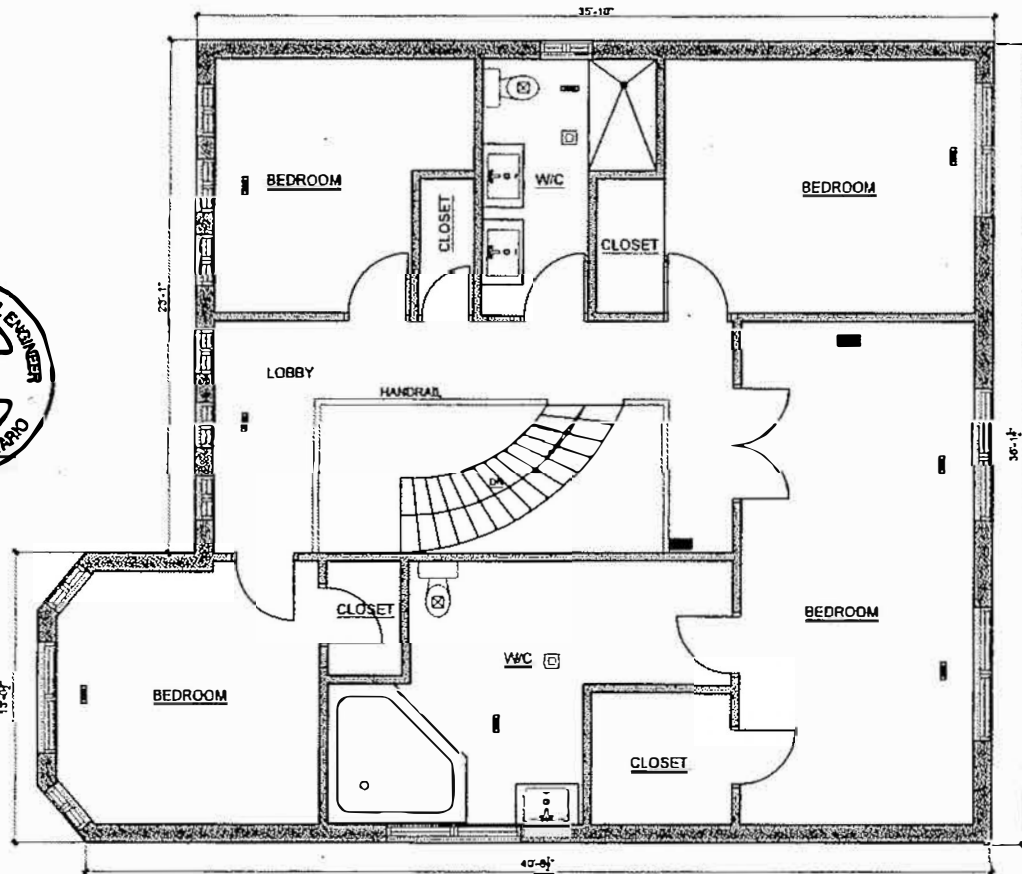


LEGEND			
	EXISTING WALL		EXISTING DOOR
	EXISTING AIR TURN GRILLE		EXISTING SUPPLY GRILLE
	EXISTING EXHAUST		EXISTING EXHAUST

EXISTING GROUND FLOOR HVAC PLAN
(CEILING HEIGHT : 7'-8")

NOTE
NO NEW SUPPLY AND RETURN
GRILLES ADDED UNDER THE
PROPOSED CONSTRUCTION.

		StructFit Consulting Inc. 148 Windsor Street, Richmond Hill, ON L4E 0Y2 Cell: 226-978-0906 Email: structfit_corp@rogersmail.com	
CLIENT: PRIVATE RESIDENCE SECONDARY SUITE 48 ETON STREET WARDEN, ONTARIO		EXISTING GROUND FL. HVAC PLAN	
PREP. DATE: MAR 17, 2018	CHECKED BY: H.E.	DRAWING NUMBER: M2	SHEET NO. OF TOTAL SHEETS: 0



LEGEND			
	EXISTING WALL		EXISTING SUPPLY GRILLE
	EXISTING RETURN GRILLE		RETURN

EXISTING SECOND FLOOR HVAC PLAN
(CEILING HEIGHT : 7'-8")

NOTE:
NO NEW SUPPLY AND RETURN
GRILLES ADDED UNDER THE
PROPOSED CONSTRUCTION.

NO.	DATE	DESCRIPTION	BY
01	01/14/21	EXISTING SECOND FLOOR HVAC PLAN	DZ
02	03/17/21	EXISTING SECOND FLOOR HVAC PLAN	DZ

STRUCTFIT

StructFit Consulting Inc.
149 Windrose Street,
Richmond Hill, ON L4E 0Y2
Tel: 228-078-0909
Email: structfitconsulting@gmail.com

CLIENT:	PROJECT NAME:
PRIVATE RESIDENCE SECONDARY SUITE	EXISTING SECOND FL HVAC PLAN
48 ETON STREET MARRHAM, ONTARIO	