

Memorandum to the City of Markham Committee of Adjustment
May 3, 2018

File: A/44/18
Address: 105 Fred Varley Dr, Markham
Applicant: Noushin Mozaffari
Agent: Reza Saljoughian
Hearing Date: Wednesday May 09, 2018

The following comments are provided on behalf of the Central Team. The applicant is requesting relief from the following requirements of the By-law 11-72, as amended:

- a) **Schedule B:**
a minimum front yard setback of 22', whereas the By-law requires a minimum front yard setback of 27';
- b) **Schedule B:**
a maximum building height of 26'6", whereas the By-law permits a maximum building height of 25';
- c) **Schedule B:**
a maximum lot coverage of 35.5 percent, whereas the By-law permits a maximum lot coverage of 33 1/3 percent;

as they relate to a proposed residential dwelling.

BACKGROUND

Property Description

The 166 m² (1792 ft²) subject property is located on the east side of Fred Varley Drive, west of Main Street Unionville. The property is located within an established residential neighbourhood known as Varley Village and is comprised of a mix of one and two-storey detached dwellings. There is an existing 1-storey detached dwelling on the property, which according to assessment records was constructed in 1968 and backs onto Toogood Park. The subject property is located within TRCA's Regulated Area, as a portion of the site is traversed by the Regional Storm Floodplain associated with the Rouge River Watershed. Mature vegetation exists through out the property.

Proposal

The applicant is proposing to demolish the existing home and a construct a 369.10 m² (3973 ft²) two-storey detached dwelling (See Appendix B) which is generally in line with the existing dwelling. The applicant is also proposing to remove some trees in the rear yard which, will be reviewed upon the submission of a Tree Preservation Plan, which is a recommended condition of any approval.

Official Plan and Zoning

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

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

Zoning By-Law 11-72

The subject property is zoned R4 under By-law 11-72 as amended, which permits one single detached dwelling. The proposed development does not comply with the by-law with respect to front yard setback, building height and, lot coverage.

Varley Village Infill Area

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

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

Zoning Preliminary Review Not Undertaken

A Zoning Preliminary Review (ZPR) has not been undertaken for the proposal. However, it is still the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variances in the application contains errors, or if the need for additional variances is 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.

Reduction in Front Yard Setback

The applicant is requesting relief to permit a minimum front yard setback of 22' (6.70 m), whereas the By-law requires a minimum front yard setback of 27' (8.22 m). This represents a reduction of approximately 5' (1.52 m). The variance is in part attributed to the front covered porch which only occupies 5'4" (1.62 m) of the front façade width and projects approximately 2' (0.60 m) into the front yard. The main front wall of the building provides a front yard setback of approximately 24' (7.31 m) and is generally consistent with the established front yard setback to the property to its north.

Increase in Maximum Building Height

The applicant is requesting relief to permit a maximum building height of 26' 6" (8.70 m), whereas the By-law permits a maximum building height of 25' (7.62 m). This represents an increase of approximately 1' 47" (0.45 m) and is consistent with newer residential developments in the neighbourhood.

Increase in Maximum Lot Coverage

The applicant is requesting relief for a maximum lot coverage of 35.5 percent, whereas the by-law permits a maximum lot coverage of 33.33 percent. The proposed lot coverage includes the front covered porch and modest rear projection which adds approximately 3.46 m² (37.24 ft²) and 3.17 m² (34.14 ft²) to the overall coverage. Excluding the front covered porch and minor rear projection, the building has a lot coverage of 33.76 percent. Given the fact that the front covered porch is unenclosed, staff are of the opinion that the proposed increase in lot coverage will not significantly add to the scale and massing of the dwelling and the resultant dwelling is generally consistent with what the by-law permits.

Urban Design Comments

In response to comments made by TRCA, the Applicant has made efforts to maintain the existing footprint of the house. However, Planning and Urban Design recommends that the applicant recess the garage face by approximately 1-1.5m from the main dwelling. The purpose of this is to provide a more compatible relationship to the existing house to the south and provide further articulation to the front façade of the dwelling. Staff have consulted TRCA, who do not have any objections to this recommendation.

Urban Design note a large coniferous tree where a deck is proposed. Should the Tree Inventory and Assessment Plan/Arborist Report indicate that the tree is in good condition and health, the applicants should consider preservation of the tree and revision to the size and configuration of the deck.

Toronto and Region Conservation Authority (TRCA) Comments

The subject property is situated within TRCA's Regulated Area of the Rouge River Watershed. TRCA provided comments on April 24th 2018 indicating they have no

objections provided that the applicant obtains a TRCA permit for the proposed development and remits the TRCA Planning Service Review fee.

PUBLIC INPUT SUMMARY

No written submissions were received as of May 3rd, 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 request meets the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

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

Please 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\ 18 228936 \Documents\District Team Comments Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/44/18

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 revised *April 10th 2018* and *April 16th 2018*, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction.
3. Submission of a 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;
4. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the City, with particular regard to the coniferous tree in the rear yard, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan, including the reconfiguration of the rear yard deck.
5. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design or designate;
6. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City's Streetscape Manual, including street trees, in accordance with the City's Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Director of Planning and Urban Design or their designate.

CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

105 FRED VARLEY Dr.

LOT 297

REGISTERED PLAN 7566

CITY OF MARKHAM

(REGIONAL MUNICIPALITY OF YORK)

THE INFORMATION FOR THIS SITE PLAN HAS BEEN OBTAINED FROM A COPY OF A SURVEY PLAN PREPARED BY BARICH GRENKIE LAND SURVEYOR DATED JANUARY 11, 2018. THE INFORMATION SHOWN HEREON, INCLUDING GRADES SHALL NOT BE USED FOR ANY LEGAL / ZONING / OR CONSTRUCTION PURPOSE WITHOUT CONFIRMING THE ACCURACY THEREOF BY REFERENCE TO THE APPLICABLE SURVEY.

GENERAL SITE INFORMATION

- REFER TO ALL APPLICABLE LANDSCAPING & SEPTIC SYSTEM PLANS & SPECIFICATIONS TO BE SUPPLIED BY OWNER FOR ADDITIONAL, DETAILED SITE RELATED WORKS AND INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND CONNECTION FEES AND PERMITS REQUIRED FOR BUILDING SERVICES, INCLUDING ENTRANCES, HYDRO, WELL, SEPTIC, TELEPHONE, ETC. AS WELL AS THE INSTALLATION OF SUCH BUILDING SERVICES.
- ALL ENTRANCE AND EXIT RAMPS ACROSS BOULEVARDS SHALL BE PAVED OR OTHERWISE FINISHED TO APPLICABLE MUNICIPAL STANDARDS AND SPECIFICATIONS.
- WHERE PAVING IS INDICATED, ALL DRIVE AND PARKING SURFACES SHALL BE PAVED WITH 100mm HOT MIXED, HOT LAID, ASPHALT (25mm HL3) & (75mm HL3) ON MINIMUM 150mm GRANULAR "A" & 300mm GRANULAR "B".
- ALL FILL & GRAUNULAR MATERIAL UNDER DRIVES, PARKING AREAS, AND SIDEWALKS SHAL BE COMPACTED TO 100% S.P.M.D.D. (MIN. 8" GRANULAR)
- UNLESS OTHERWISE AGREED TO IN WRITING, THE OWNER ASSUMES RESPONSIBILITY FOR THE SUITABILITY OF ALL SOIL CONDITIONS. ALL DESIGNS HAVE BEEN BASED ON THE EXISTING UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF 4000 P.S.F.
- ALL UTILITIES WHICH OBSTRUCT ENTRANCES SHALL BE RELOCATED AS REQUIRED TO APPLICABLE AUTHORITIES SPECIFICATIONS.
- ALL SITE WORKS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CITY OF MARKHAM STANDARDS, SPECIFICATIONS, AND DETAILS WHICH SHALL BE DEEMED TO FORM PART OF THIS SITE PLAN.
- ALL SURFACE DRAINAGE SHALL BE CONFINED WITHIN THE BOUNDARIES OF THE OWNER'S PROPERTY EXCEPT AS SPECICALLY INDICATED.
- EXISTING GRADING & DRAINAGE PATTERNS SHALL NOT BE ALTERED OR DISTURBED IN ANY WAY EXCEPT AS SHOWN IN THE AREA OF THE NEW RESIDENCE AND ASSOCIATED DRIVEWAY, ETC.
- MINIMUM SLOPES FOR GRADED AREAS 1.5%, MINIMUM SLOPES FOR PAVED OR SURFACED AREAS 1.0% (EXCEPT AS SHOWN OTHER WISE.)

Sheet Name	Sheet Number
SITE ANALYSIS	A0-00
SITE PLAN	A1-00
BASEMENT PLAN	A1-01
MAIN FLOOR PLAN	A1-02
SECOND FLOOR PLAN	A1-03
ROOF PLAN	A1-04
MAIN ELEVATION	A2-01
REAR ELEVATION	A2-02
SIDE ELEVATION	A2-03
SIDE ELEVATION	A2-04

BUILDING AND ZONING

THE SUBJECT PROPERTY IS ZONED "R4" PER MARKHAM ZONING BY-LAW 11-72

Site Analysis

Lot Frontage	16.23 m	
Lot Area	587.98 m ²	6329 s.f.
Average Grade of CL of Road	176.40	
Establish Grade		

Setbacks

	Allowed	Proposed
Front Yard Setback	27'-0"	22'-0"
Side Setback(North)	6'-0"	6'-0"
Side Setback(South)	6'-0"	6'-0"
Rear Yard Setback	25'-0"	45'-2"
Building Length		57'-6"
Building Depth		57'-6"
Building Height	25'-0"	26'-6"

Building Area Analysis

	Metric	Imperial
Lot Coverage	% 35.5	208.48 m ² / 2244.01 ft ²
1st Floor		173.53 m ² / 1868 ft ²
2nd Floor		197.85 m ² / 2130 ft ²
Gross Floor Area(GFA)		371.38 m ² / 3998 ft ²
Floor Space Index(FSI)		0.627
Basement		142.82 m ² / 1537 ft ²
Garage		32.80 m ² / 353 ft ²
Provided Parking Spaces		2



ESTABLISHED GRADE(ARYTHMETIC MEAN) CALCULATION:

WEST ELEVATION:
 $[(3.58m \times 175.74) + (2.54m \times ((175.74 + 175.51) / 2)) + 4.99m \times 175.51 + (0.57m \times ((175.51 + 175.74) / 2))] / 11.68m$
 $[629.15 + 446.09 + 875.79 + 100.10] / 11.68 = 175.61$ FOR 11.68m FRONT WALL

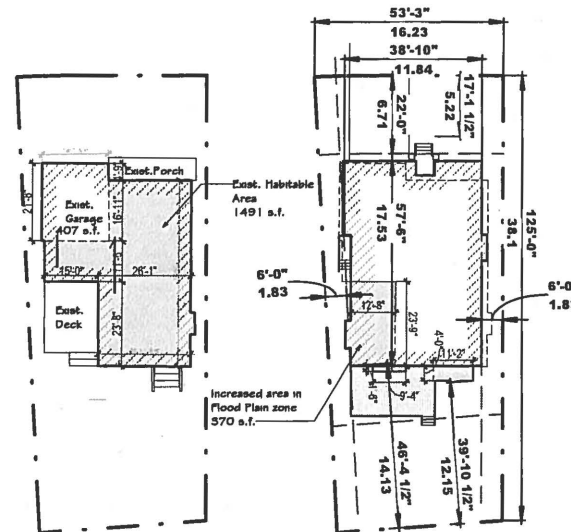
EAST ELEVATION:
 $[(5m \times 175.31) + (5.91m \times ((175.31 + 175.08) / 2)) + (0.77m \times 175.62)] / 11.68m$
 $[876.65 + 1036.40 + 135.23] / 11.68m = 175.27$ FOR 11.68m REAR WALL

NORTH ELEVATION:
 $[17.53m \times ((175.31 + 175.74) / 2)] / 17.53m = 175.52$ FOR 17.53m SIDE WALL

SOUTH ELEVATION
 $[(6.32m \times ((175.74 + 175.52) / 2)) + (3.14m \times 175.62) + (8.06m \times ((175.08 + 175.62) / 2))] / 17.53m$
 $[1110.30 + 561.44 + 1413.32] / 17.53m = 175.41$ FOR 17.53m SIDE WALL

$[(175.61 \times 11.68m) + (175.27 \times 11.68m) + (175.52 \times 17.53m) + (175.41 \times 17.53m)] / 68.42m =$

176.45 (ESTABLISHED GRADE)



APPENDIX B



Project:

105 FRED VARLEY Dr.
MARKHAM ONTARIO

Submission Chart

No.	Date:	Issued For:	By:
1	18-02-01	Client Review	
2	18-02-12	Client Review	
3	18-03-08	Zoning review	
4	18-04-10	CoA	
5			
6			
7			
8			
9			

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HYPHEN

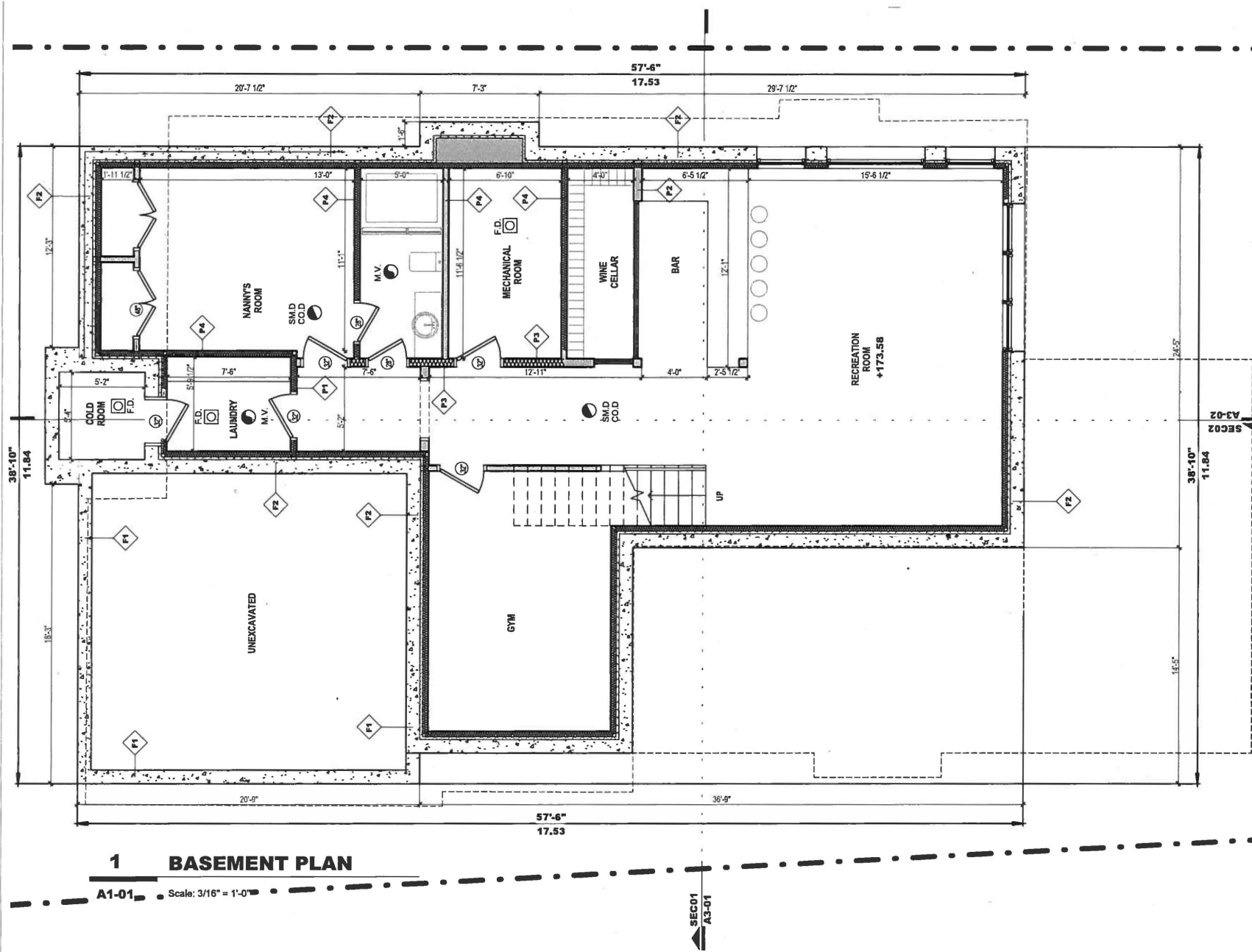
3429 Yonge St., Toronto, ON, M4N 2N1
 info@hyphenstudio.co
 (+1)647-869-9356 (+1)647-9796879

Sheet Title:

SITE ANALYSIS

Drawn:	Author	Sheet No.
Checked:	Checker	
Project No.:	16-146	
Date:	DEC 2016	
Scale:	As Indicated	

A0-00



Project:
105 FRED VARLEY Dr.
 MARKHAM ONTARIO

Submission Chart

No.	Date:	Issued For:	By:
1	18-02-01	Client review	
2	18-02-09	TRCA	
3	18-02-12	Client Review	
4	18-04-10	CoA	
5	18-04-16	TRCA	
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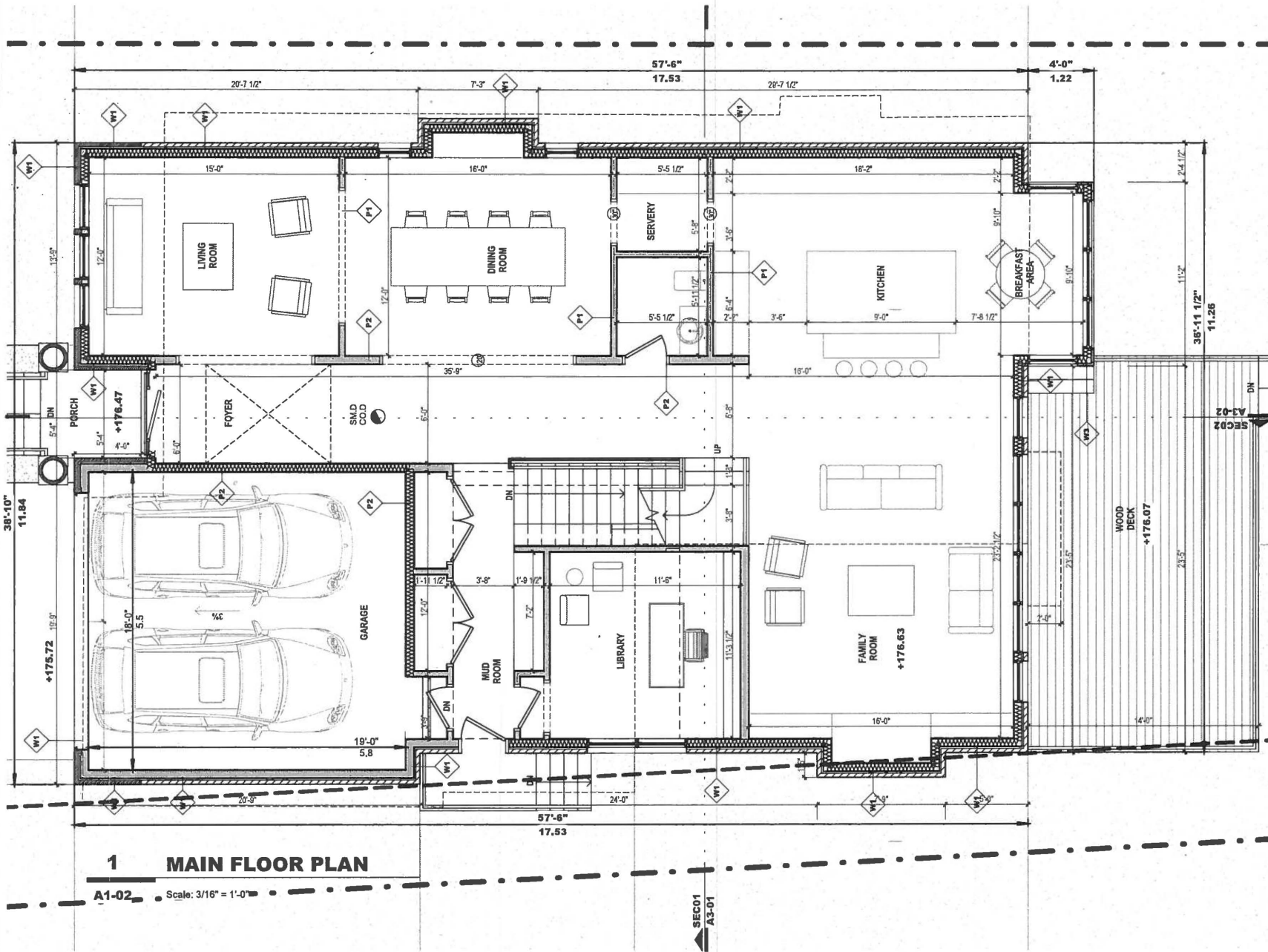
HYPHEN STUDIO

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Sheet Title: **BASEMENT PLAN**

Drawn: Author Sheet No:
 Checked: Checker
 Project No: 16-146
 Date: DEC 2016
 Scale: As indicated

A1-01



Project
105 FRED VARLEY DR.
 MARKHAM ONTARIO

Submission Chart

No.	Date	Issued For:	By:
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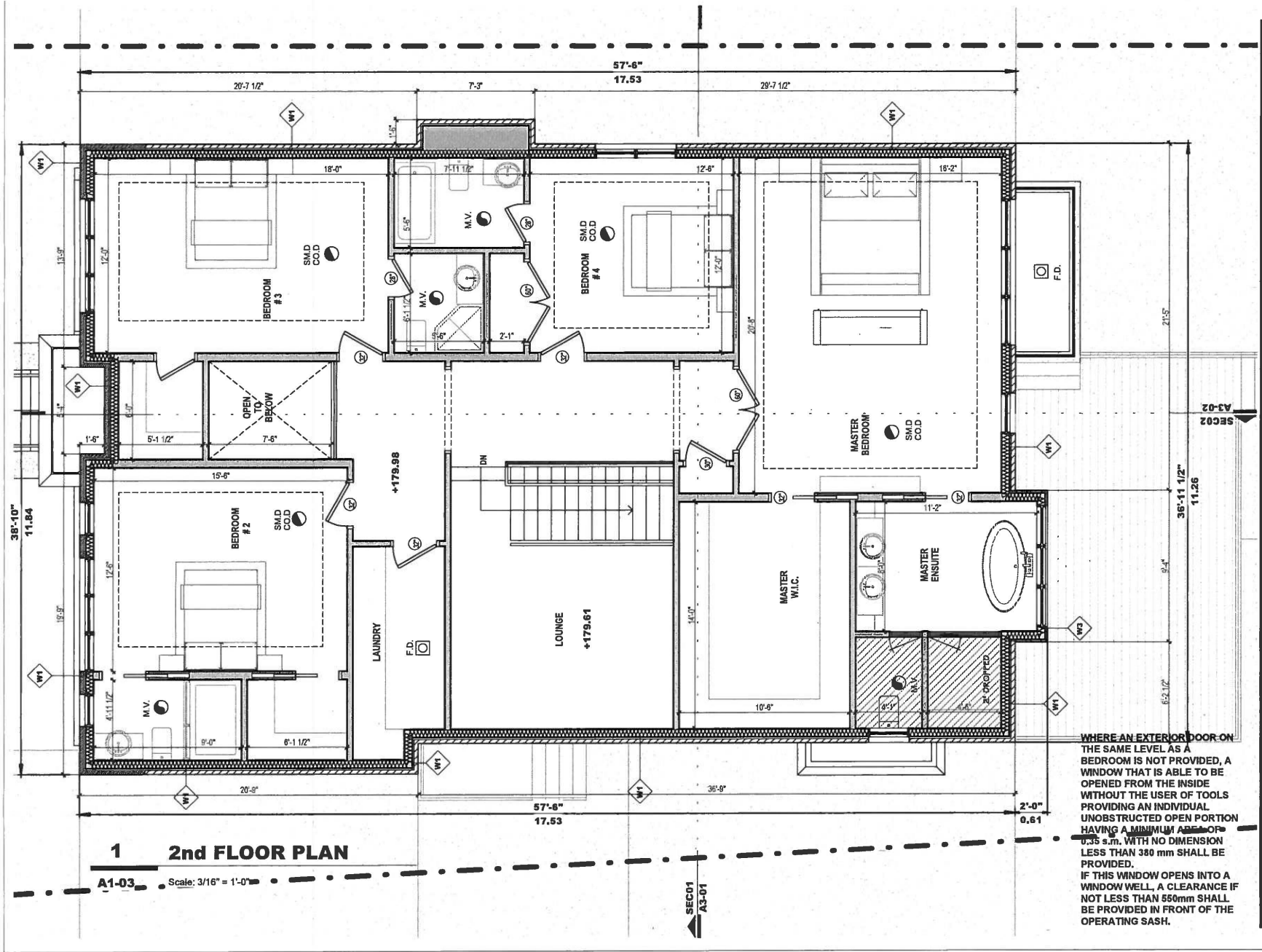
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Sheet Title: **MAIN FLOOR PLAN**

Drawn	Author	Sheet No.
Checked	Checker	
Project No.	16-146	
Date	DEC 2016	
Scale	As indicated	

A1-02



1 2nd FLOOR PLAN

A1-03 Scale: 3/16" = 1'-0"

WHERE AN EXTERIOR DOOR ON THE SAME LEVEL AS A BEDROOM IS NOT PROVIDED, A WINDOW THAT IS ABLE TO BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS PROVIDING AN INDIVIDUAL UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.35 s.m. WITH NO DIMENSION LESS THAN 380 mm SHALL BE PROVIDED. IF THIS WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE IF NOT LESS THAN 550mm SHALL BE PROVIDED IN FRONT OF THE OPERATING SASH.



Project
105 FRED VARLEY Dr.
MARKHAM ONTARIO

Submission Chart

No.	Date:	Issued For:	By:
1	18-02-01	Client Review	
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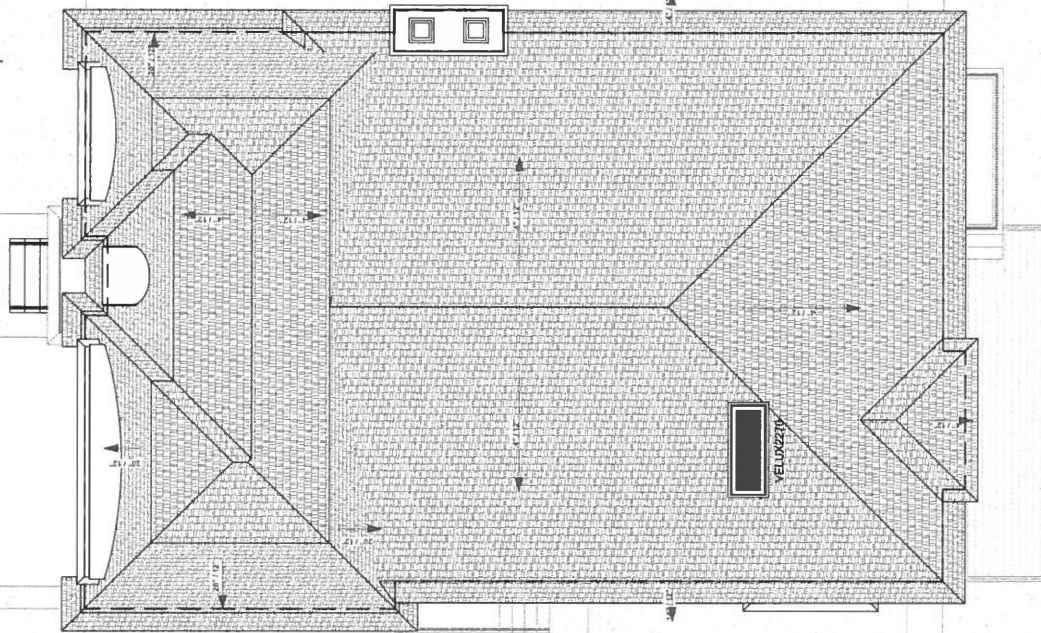
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Sheet Title
SECOND FLOOR PLAN

Drawn	Author	Sheet No.
Checked	Checker	
Project No.	16-146	
Date	DEC 2016	
Scale	As indicated	

A1-03



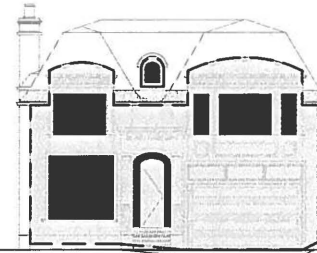
1 ROOF PLAN

A1-04 Scale: 1/8" = 1'-0"

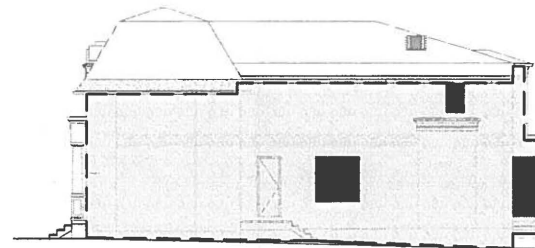
	TOTAL AREA	GLAZING AREA
NORTH ELEVATION	1279 ft ²	99.9 ft ² (%7.8)
EAST ELEVATION	970 ft ²	348 ft ² (%35.8)
WEST ELEVATION	855 ft ²	176 ft ² (%20)
SOUTH ELEVATION	1211 ft ²	158.4 ft ² (%13.0)
ROOF		12 ft ²
TOTAL	4315 ft²	794.3 ft² (%17.3)



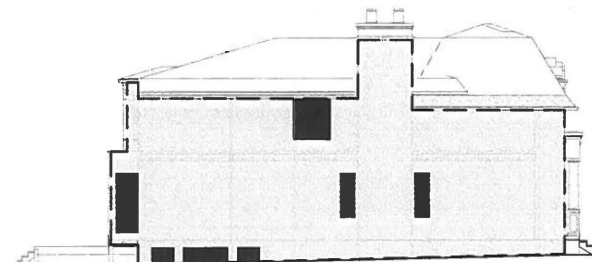
TOTAL ELEVATION AREA: 907ft²
GLAZING AREA:348 ft²



TOTAL ELEVATION AREA: 855 ft²
GLAZING AREA:176 ft²



TOTAL ELEVATION AREA: 1211 ft²
GLAZING AREA:158.4 ft²



TOTAL ELEVATION AREA: 1279 ft²
GLAZING AREA:99.9 ft²

Project

105 FRED VARLEY Dr.
MARKHAM ONTARIO

Submission Chart

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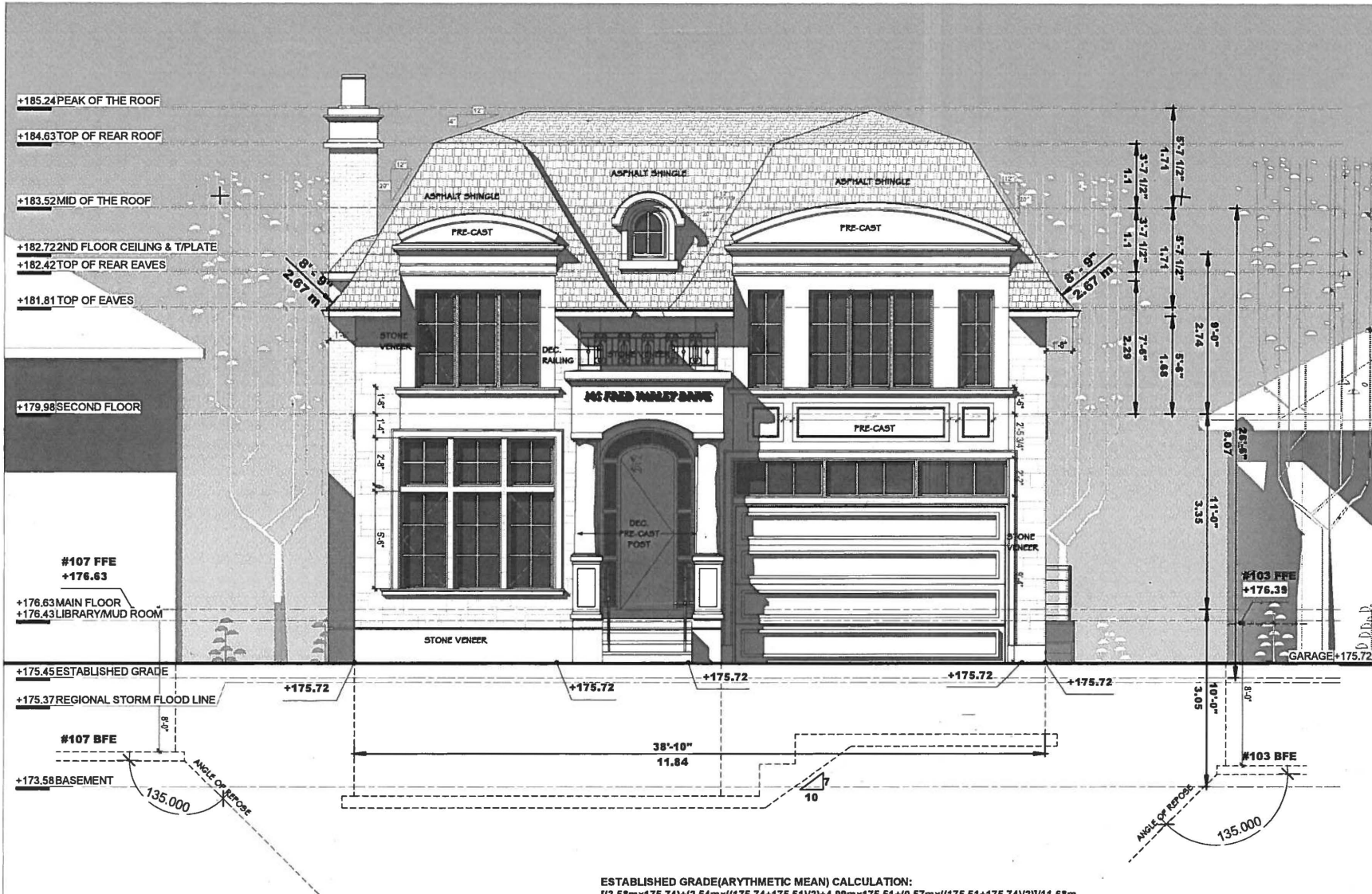
Sheet Title

ROOF PLAN

Drawn: Author
Checked: Checker
Project No: 16-146
Date: DEC 2016
Scale: As indicated

Sheet No

A1-04



Project: **105 FRED VARLEY Dr.**
 MARKHAM ONTARIO

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Sheet Title: **MAIN ELEVATION**

Drawn: Author Sheet No:
 Checked: Checker
 Project No: 16-145
 Date: DEC 2016
 Scale: 3/16" = 1'-0"

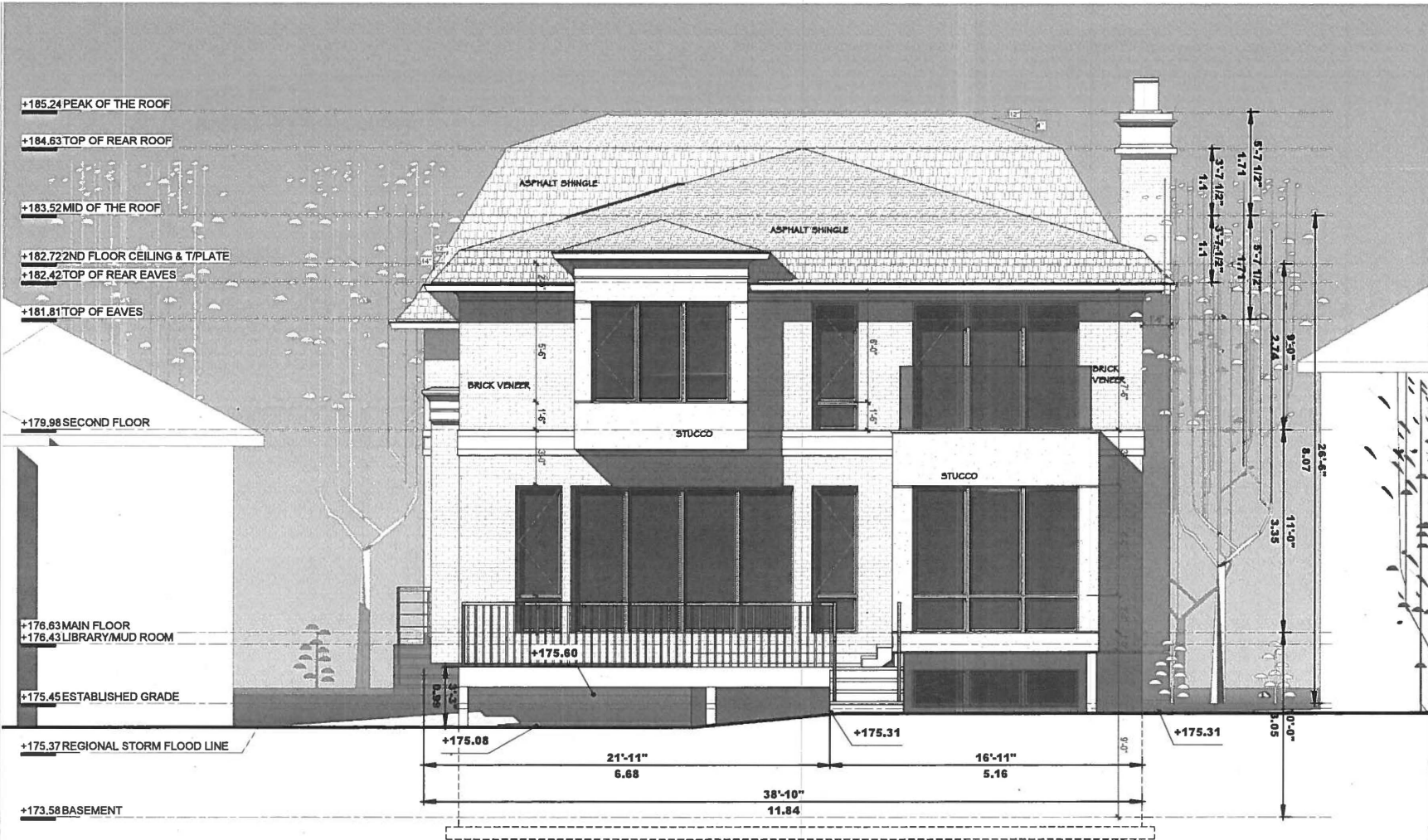
1 WEST ELEVATION

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

ESTABLISHED GRADE(ARITHMETIC MEAN) CALCULATION:
 $[(3.58m \times 175.74) + (2.54m \times ((175.74 + 175.51) / 2)) + (4.99m \times 175.51) + (0.57m \times ((175.51 + 175.74) / 2))] / 11.68m$
 $[629.15 + 446.09 + 875.79 + 100.10] / 11.68 = 175.61$ FOR 11.68m FRONT WALL

STUCCO SHALL BE APPLIED IN ACCORDANCE WITH O.B.C. 9.28 AND MANUFACTURER'S SPECIFICATIONS. ALL ALUMINUM FLASHING TRIM AND WEEP SCREDS SHALL BE SEPERATED FROM STUCCO BY AN IMPERVIOUS MEMBERANE OR COATING. STUCCO SHALL BE NOT LESS THAN 200mm ABOVE FINISHED GROUND LEVEL, EXCEPT WHEN IT IS APPLIED OVER CONCRETE OR MASONARY STUCCO LATH SHALL BE HELD NOT LESS THAN 6mm AWAY FROM THE BACKING BY MEANS OF SUITABLE SELF-FURRING DEVICES. AT BASE OF WALL AND OVER ALL WINDOWS AND DOORS, A WEEP SCREED SHALL BE INSTALLED TO PROVIDE ADEQUATE DRAINAGE AS PER MANUFACTURER'S SPECIFICATIONS.

A2-01



Project: **105 FRED VARLEY Dr.**
 MARKHAM ONTARIO

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Sheet Title: **REAR ELEVATION**

Drawn	Author	Sheet No
Checked	Checker	
Project No	16-146	
Date	DEC 2016	
Scale	3/16" = 1'-0"	

A2-02

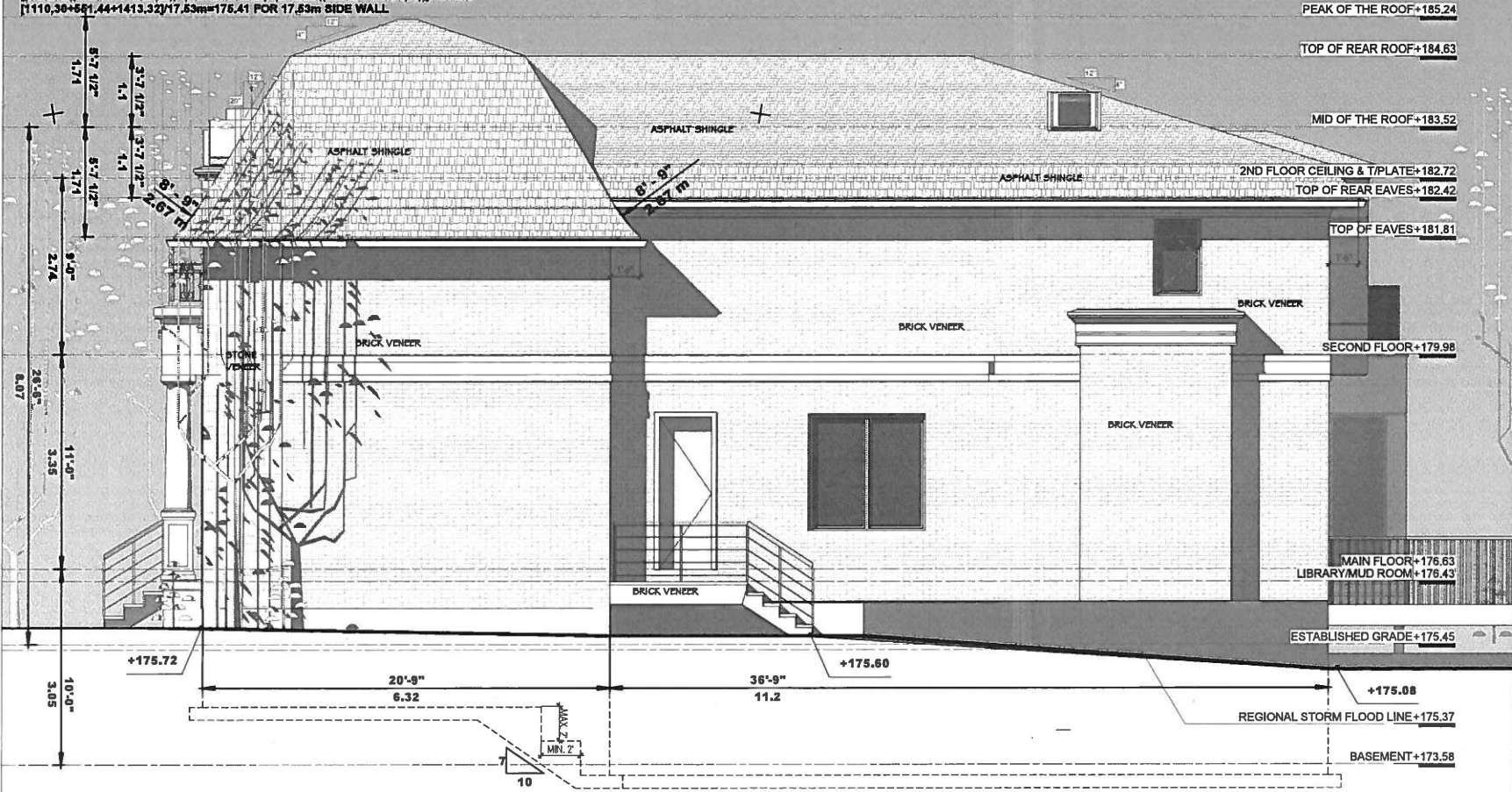
1 EAST ELEVATION

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

ESTABLISHED GRADE(ARITHMETIC MEAN) CALCULATION:
 $[(6m \times 175.31) + (5.91m \times ((175.31 + 175.08) / 2)) + (0.77m \times 175.62)] / 11.68m$
 $[876.56 + 1035.40 + 135.23] / 11.68m = 175.27$ FOR 11.68m REAR WALL

STUCCO SHALL BE APPLIED IN ACCORDANCE WITH O.B.C. 9.28 AND MANUFACTURER'S SPECIFICATIONS. ALL ALUMINUM FLASHING TRIM AND WEEP SCREEDS SHALL BE SEPERATED FROM STUCCO BY AN IMPERVIOUS MEMBERANE OR COATING. STUCCO SHALL BE NOT LESS THAN 200mm ABOVE FINISHED GROUND LEVEL, EXCEPT WHEN IT IS APPLIED OVER CONCRETE OR MASONARY STUCCO LATH SHALL BE HELD NOT LESS THAN 6mm AWAY FROM THE BACKING BY MEANS OF SUITABLE SELF-FURRING DEVICES. AT BASE OF WALL AND OVER ALL WINDOWS AND DOORS, A WEEP SCREED SHALL BE INSTALLED TO PROVIDE ADEQUATE DRAINAGE AS PER MANUFACTURER'S SPECIFICATIONS.

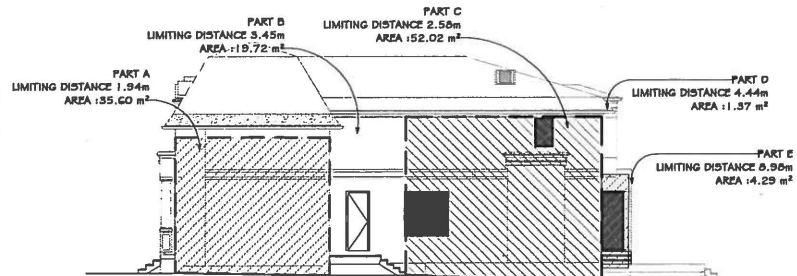
ESTABLISHED GRADE (ARITHMETIC MEAN) CALCULATION:
 $[(4.32m)(176.74+176.62)/2] + [3.14m(176.62)] + [8.96m(176.66+176.62)/2] / 17.53m$
 $[1110.36 + 541.44 + 1413.32] / 17.53m = 176.41$ FOR 17.53m SIDE WALL



1 SOUTH ELEVATION

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

	PART A	PART B	PART C	PART D	PART E
LIMITING DISTANCE	1.94 m	3.45 m	2.56 m	5.11 m	0.96 m
45min. F.R.R.	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED
NON-COMBUSTIBLE CLADDING	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED
PERMITTED GLAZED OPENING	%10.0 = 3.56 m ²	%40 = 7.89 m ² INT. %504 %53	%14 = 7.28 m ²	%96 = 1.31 m ²	%100 = 4.29 m ²
PARTIAL EXPOSING FACE	35.60 m ²	19.72 m ²	52.02 m ²	1.37 m ²	4.29 m ²
PROPOSED GLAZED AREA	0.00 m ²	11.79 m ² 7.89 m ² from Part B 3.90 m ² from Part C	0.99 m ²	0.00 m ²	2.00 m ²



Project: **105 FRED VARLEY Dr.**
MARKHAM ONTARIO

Submission Chart

No.	Date	Issued For	By
1	18-02-12	Client review	
2	18-04-10	CoA	
3	18-04-16	TRCA	
4			
5			
6			
7			
8			
9			

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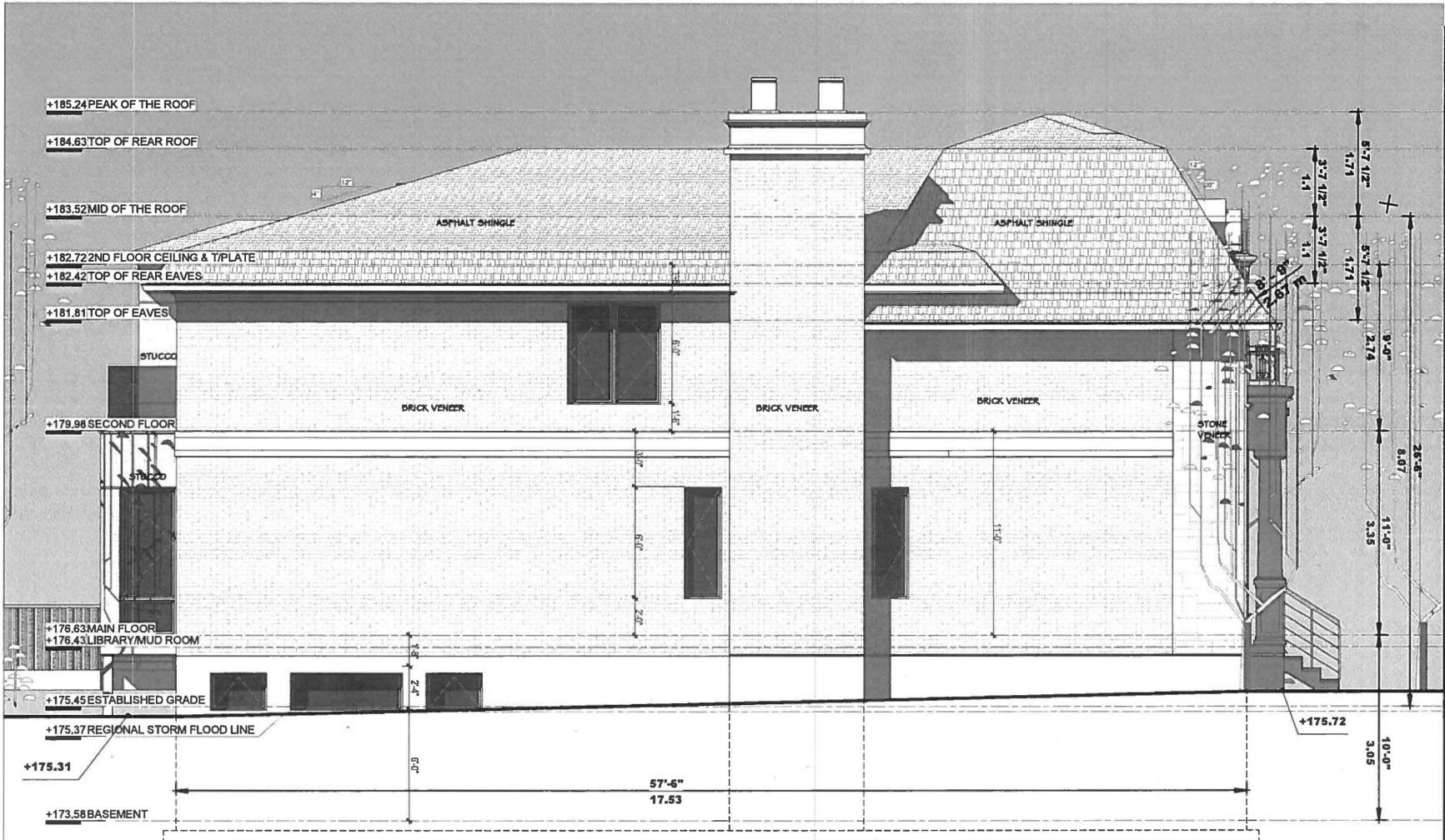
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Sheet Title: **SIDE ELEVATION**

Drawn: Author
 Checked: Checker
 Project No: 16-146
 Date: DEC 2016
 Scale: As Indicated

Sheet No: **A2-03**



Project: **105 FRED VARLEY Dr. MARKHAM ONTARIO**

Submission Chart

No.	Date:	Issued For:	By:
1	18-02-12	Client review	
2	18-04-10	CoA	
3	18-04-16	TRCA	
4			
5			
6			
7			
8			
9			

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Sheet Title: **SIDE ELEVATION**

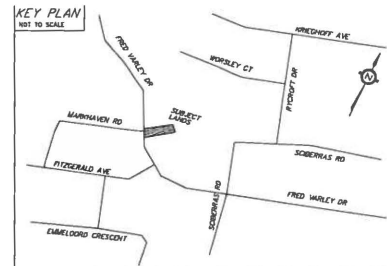
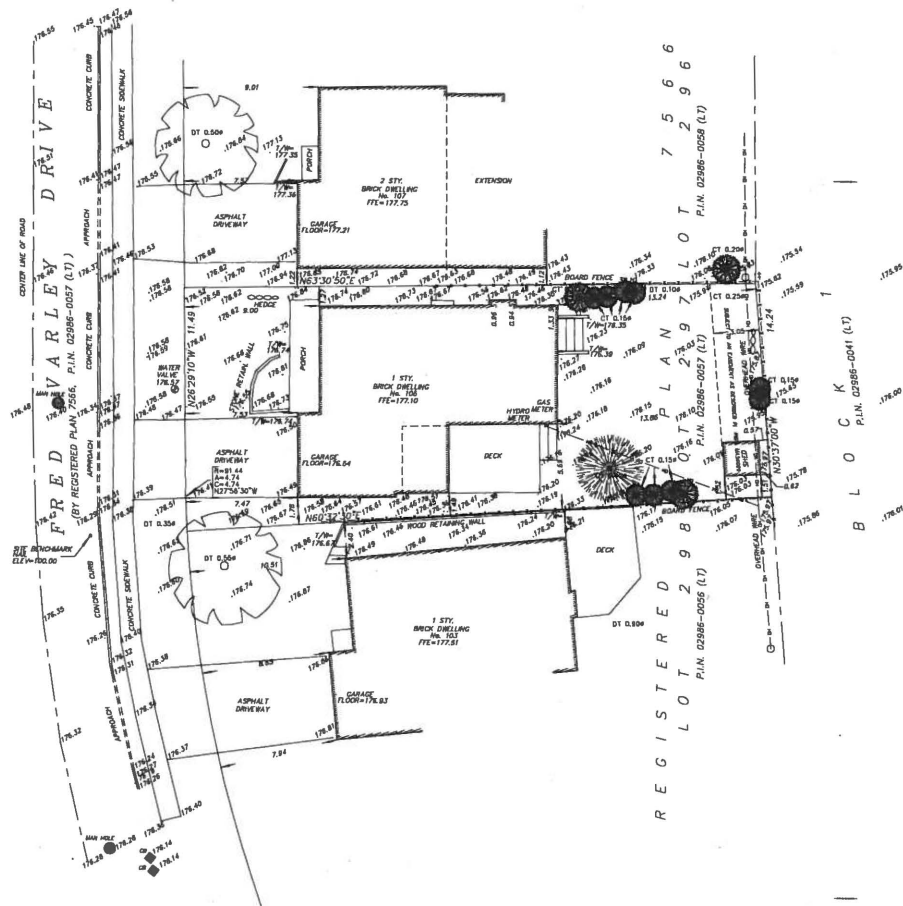
Drawn:	Author	Sheet No:
Checked:	Checker	
Project No:	16-146	A2-04
Date:	DEC 2016	
Scale:	3/16" = 1'-0"	

1 NORTH ELEVATION

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

ESTABLISHED GRADE(ARYTHMETIC MEAN) CALCULATION:
 [17.53mx ((175.31+175.74)/2)]/17.53m=175.52 FOR 17.53m SIDE WALL

STUCCO SHALL BE APPLIED IN ACCORDANCE WITH O.B.C. 9.28 AND MANUFACTURER'S SPECIFICATIONS. ALL ALUMINUM FLASHING TRIM AND WEEP SCREEDS SHALL BE SEPERATED FROM STUCCO BY AN IMPERVIOUS MEMBERANE OR COATING. STUCCO SHALL BE NOT LESS THAN 200mm ABOVE FINISHED GROUND LEVEL, EXCEPT WHEN IT IS APPLIED OVER CONCRETE OR MASONARY STUCCO LATH SHALL BE HELD NOT LESS THAN 6mm AWAY FROM THE BACKING BY MEANS OF SUITABLE SELF-FURRING DEVICES. AT BASE OF WALL AND OVER ALL WINDOWS AND DOORS, A WEEP SCREED SHALL BE INSTALLED TO PROVIDE ADEQUATE DRAINAGE AS PER MANUFACTURER'S SPECIFICATIONS.



ADDRESS: NO.105 FRED VARLEY DRIVE

SITE PLAN OF
ALL OF LOT 297
REGISTERED PLAN 7566
 IN THE
CITY OF MARKHAM
 (REGIONAL MUNICIPALITY OF YORK)

SCALE: 1:200
 0 1 2 3 4 5 10 20 Metres

ONTARIO LAND SURVEYOR
 © COPYRIGHT 2017

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- ID DENOTES IRON BAR
- RIB DENOTES ROUND IRON BAR
- SIB DENOTES STANDARD IRON BAR
- CC DENOTES CUT CROSS
- N&W DENOTES NAIL & WASHER
- OU DENOTES ORIGIN UNKNOWN
- N-E-W-S DENOTES NORTH - EAST - WEST - SOUTH
- MS DENOTES MEASURED
- (FD.) DENOTES FOUNDATION
- CB DENOTES CATCH BASIN
- DT DENOTES DECIDUOUS TREE
- CT DENOTES CONIFEROUS TREE
- DS DENOTES DOWN SPOUT
- IB DENOTES IRON BAR
- SV DENOTES SERVICE VALVE
- DENOTES SUBJECT LANDS BOUNDARY
- - - DENOTES DEED LINE
- DENOTES LOT LINE
- DENOTES LIMIT OF STREET
- X - X - DENOTES FENCE LINE

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

BEARING NOTE
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY
 LIMIT OF FRED VARLEY DRIVE HAVING A BEARING OF N26°29'10"W
 AS SHOWN ON REGISTERED PLAN 7566.

BENCH MARK
 ELEVATIONS ARE REFERRED TO BENCHMARK No. D0819668257
 HAVING AN ELEVATION OF 175.66 Metres.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON JANUARY 05, 2018.

JANUARY 11, 2018
 DATE
 ONTARIO LAND SURVEYOR

Baris Drankic
 ONTARIO LAND SURVEYOR
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 E-mail: baris@geomaple.ca A DIVISION OF GEOMAPLE

DWN BY: AA
 CHK BY: GVC
 JOB No. 17-5931

