

Memorandum to the City of Markham Committee of Adjustment

July 27, 2018

File: A/72/18
Address: 19 Talisman Crescent, Markham
Applicant: Elly Verdi
Agent: John Nassr
Hearing Date: Wednesday August 08, 2018

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

The applicant is requesting relief from the following requirements of By-law 1229, as amended:

a) Infill By-law 99-90, Section 1.2 (vi):

a maximum floor area ratio of 46.79 percent, whereas the By-law permits a maximum floor area ratio of 45 percent; as it relates to a proposed two storey single detached dwelling.

The application was first heard by the Committee of Adjustment on July 11, 2018. At that time, the applicant had requested a variance to allow a maximum floor area ratio of 47.2 percent whereas, the by-law permits a maximum floor area ratio of 45 percent (Appendix C). The Committee of Adjustment deferred the application due to concerns relating to the proposed carport, size of the proposed dwelling and the increase in runoff to a neighbouring property.

The applicant submitted revised plans on July 24, 2018 which proposed an attached two car garage replacing what was once a carport. The applicant also revised the layout of the proposed dwelling to relocate the master bedroom from the second floor to the main floor with a ceiling height of 13ft. The lowered height at the rear of the dwelling combined with the elimination of the carport reduces the overall massing of the property, thereby decreasing the requested variance. Further, excluding floor area ratio, the proposed dwelling meets all other zoning by-law provisions, including setbacks, height and lot coverage thus maintaining the building envelope. Staff are of the opinion that the changes result in a product that is in keeping with the existing character of the neighbourhood and have no objection to the approval of this application.

Zoning Preliminary Review Not Undertaken

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. Consequently, 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 variances in 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.

PUBLIC INPUT SUMMARY

No written submissions have been received as of August 1, 2018. It is noted that additional information may be received after the writing of this report. If so, the Secretary-Treasurer will provide additional information at the meeting of the Committee of Adjustment.


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:



Stacia Muradali, Senior Planner, East District
File Path: Amanda\File\18\235107\Documents\District Team Comments Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/35/18

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 by the City of Markham on July 24, 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 Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan;
4. 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;
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;

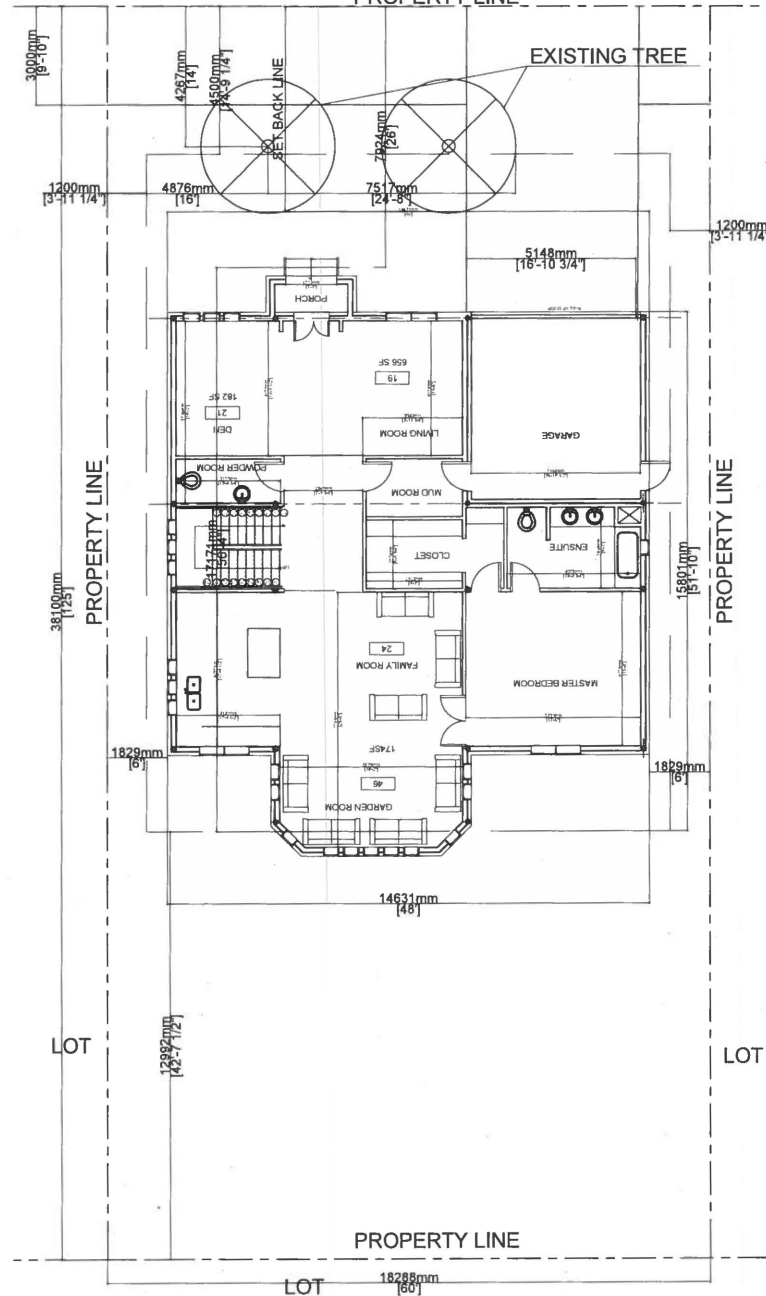
CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Project

19 TALISMAN CRESCENT

PROPERTY LINE



OBC Div C 1.2.1.2(1) and 1.2.2.1 (4)
 WHERE THE FOUNDATIONS OF A BUILDING ARE TO BE CONSTRUCTED BELOW THE LEVEL OF THE FOOTING OF AN ADJACENT BUILDING AND WITHIN THE ANGLE OF REPOSE OF THE SOIL, AS DRAWN FROM THE BOTTOM OF THE FOOTING, THE FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, AND THE CONSTRUCTION OF THE FOUNDATIONS SHALL BE REVIEWED BY A PROFESSIONAL ENGINEER.

SITE PLAN 01
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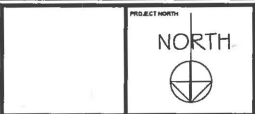
NORDICON CONSULTING INC
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 North York, ON M2J 1R3
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GENERAL NOTES:
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NO	DATE	DESCRIPTION
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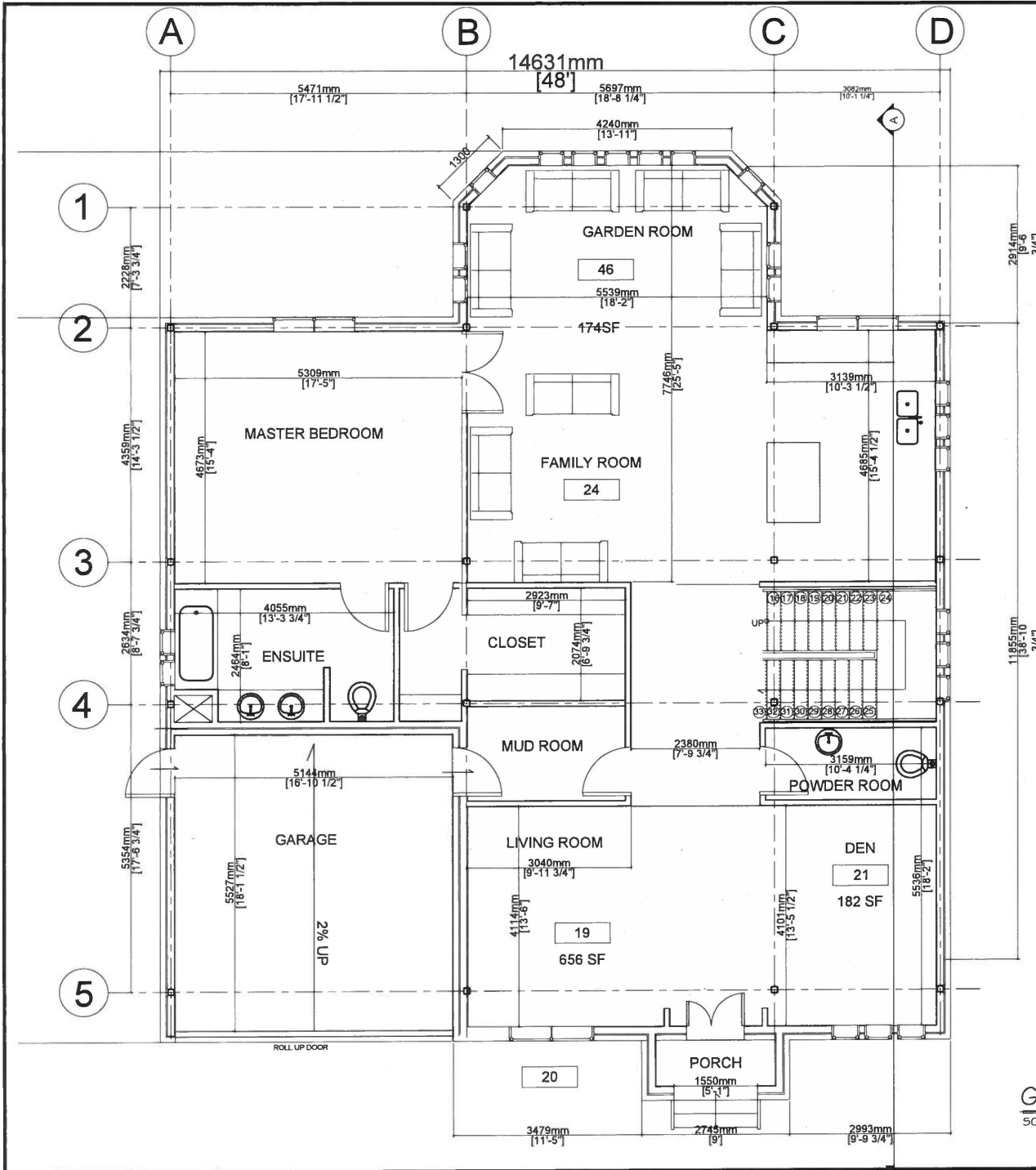
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GROUND FLOOR PLAN 02
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REVISIONS

NO	DATE	DESCRIPTION

FABRICATION NOTES:
- STEEL TO BE A36/311-300N (W A CLASS C HRS SECTIONS)
- STEEL TO BE A36/311-300N (PLATES A LA C SECTIONS)
- ALL WELDS TO BE EXPOSED FULL PENN.
- FABRICATION AND ERECTION CONFORM TO CANESA-518-01
- WELDING IN CONFORMANCE WITH CSA W47.1 AND ACCORDANCE WITH CSA STANDARD W58
- BOLTS ARE HIGH STRENGTH BOLTS COMPLYING WITH ASTM
- ALL UNLESS NOTED
- FINISH ONE COAT PRIMER UNLESS NOTED OTHERWISE
- ALL HOLES 90° UNLESS NOTED
- VERIFY ALL DIMENSIONS ON SITE

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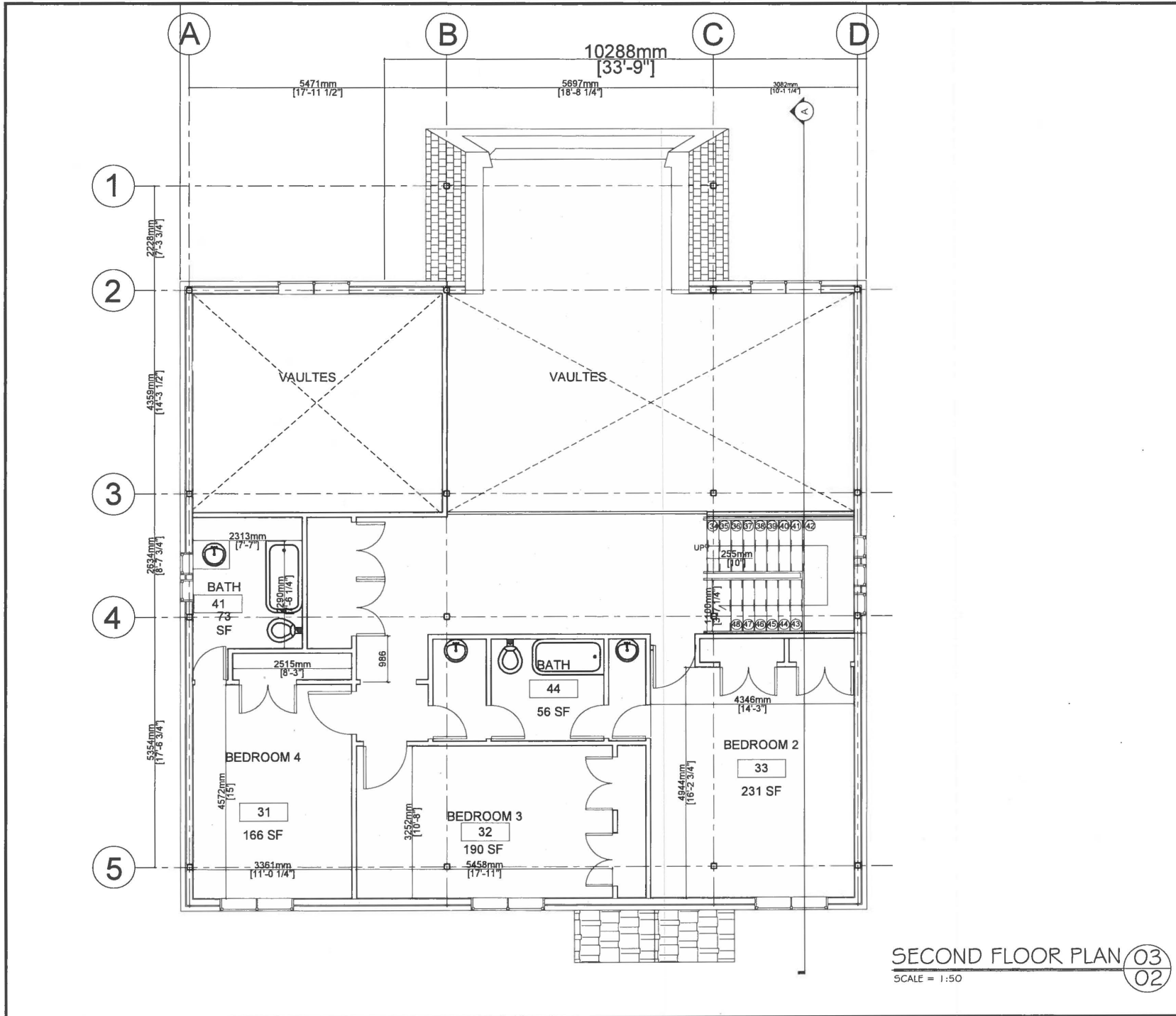


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SECOND FLOOR PLAN 03
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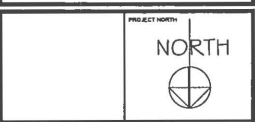
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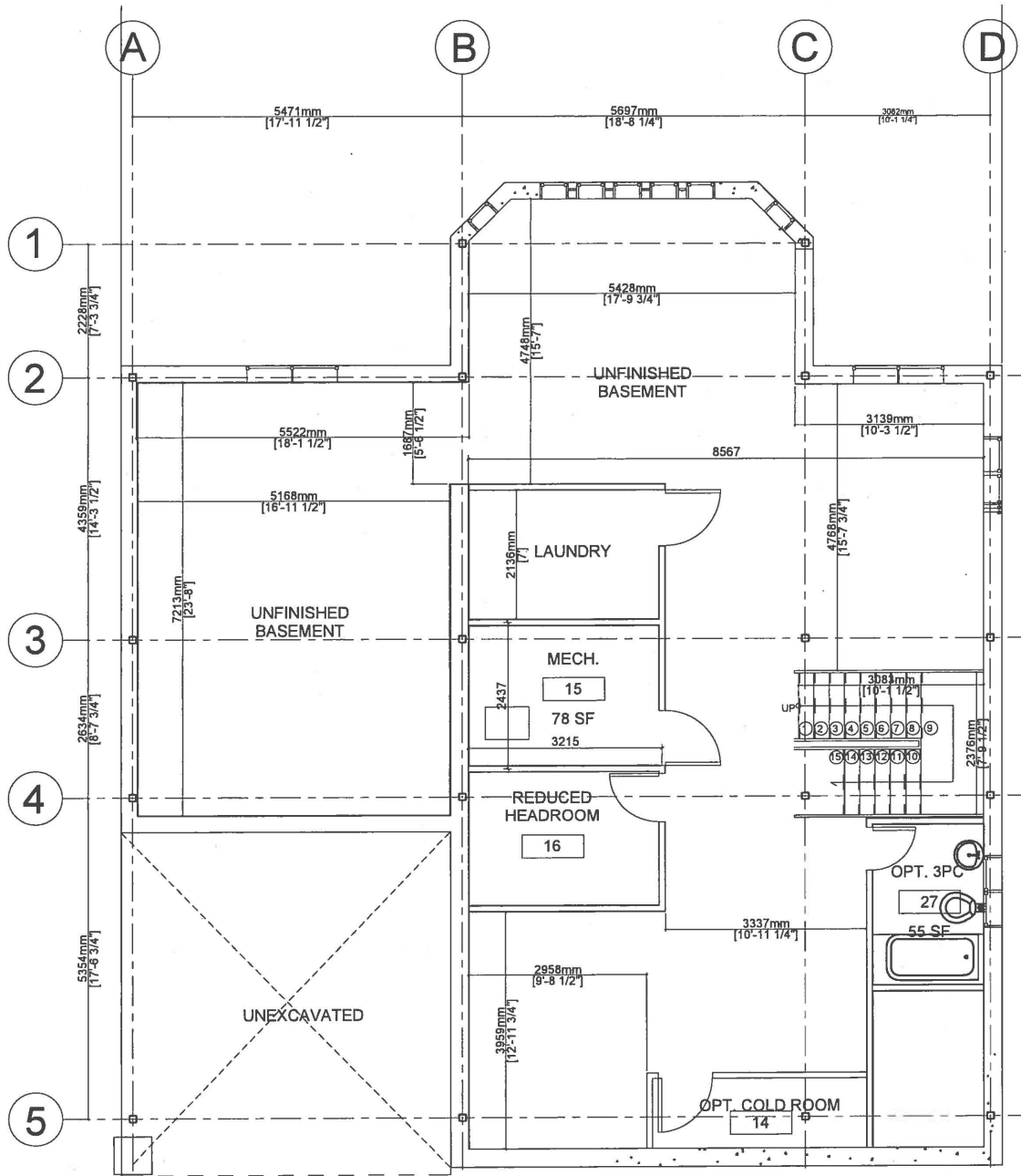


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BASEMENT PLAN 04
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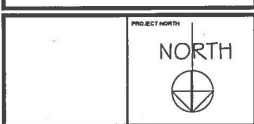
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NO	DATE	DESCRIPTION
REVISIONS		
FABRICATION NOTES:		
- STEEL TO BE GALVALUM-350W (W & CLASS C WEB SECTIONS)		
- STEEL TO BE GALVALUM-300R (PLATES & LA C SECTIONS)		
- ALL WELDS TO BE CARBURIZED FLECT BEVELS.		
- FABRICATION AND ERECTION CONFORM TO CAN CSA-518-01		
- WELDING IN COMPLIANCE WITH CSA W47.1 AND ACCORDANCE WITH CSA STANDARD W58		
- BOLTS ARE HIGH STRENGTH BOLTS COMPLYING WITH ASTM		
- ALL SIZES UNLESS NOTED		
- PAINT: ONE COAT PRIMER UNLESS NOTED OTHERWISE		
- ALL DIMENSIONS IN METERS UNLESS NOTED		
- VERIFY ALL DIMENSIONS ON SITE		

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- PAINT: ONE COAT PRIMER UNLESS NOTED OTHERWISE		
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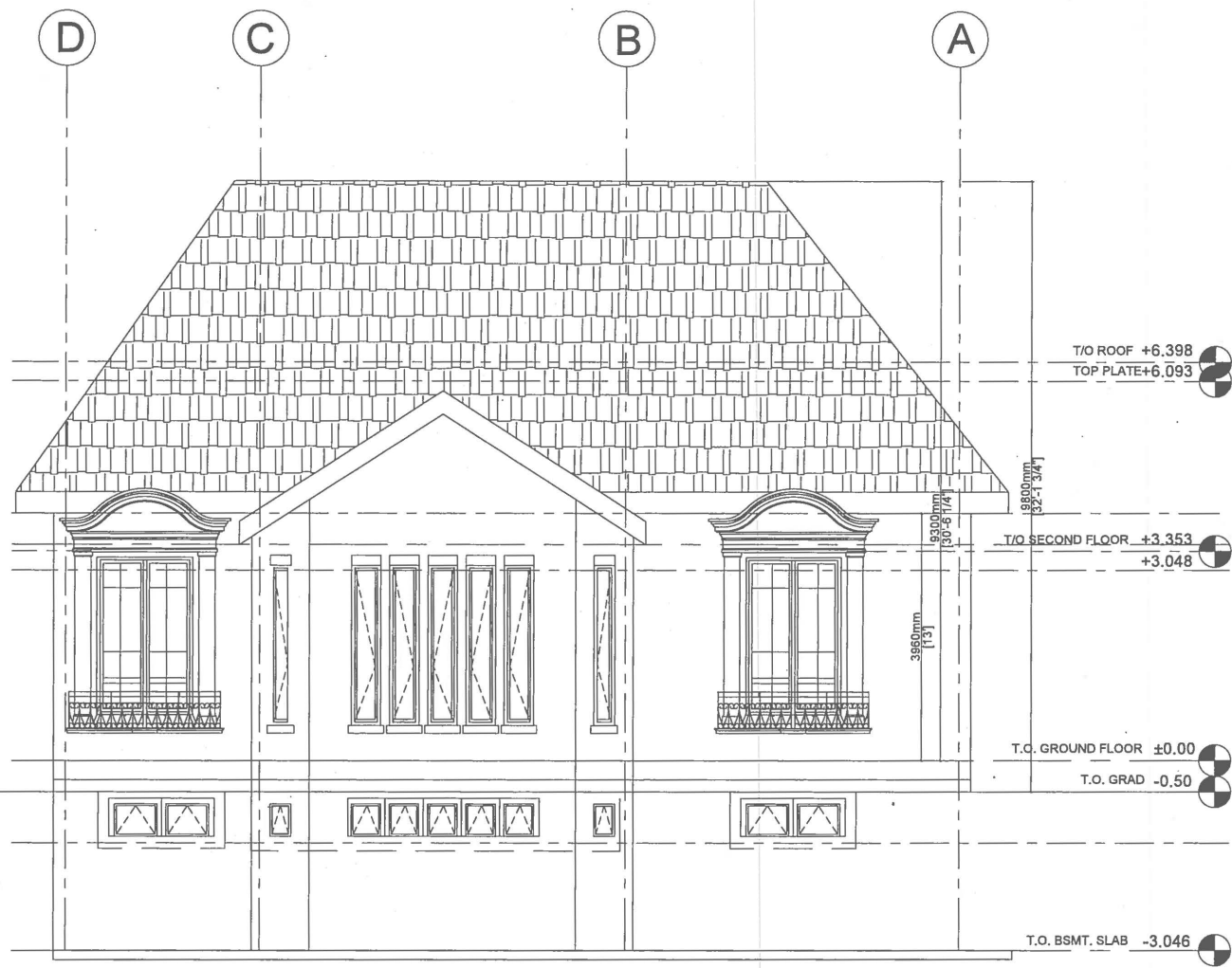
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FABRICATION NOTES:
- STEEL TO BE 6402114-3008 (W & CLASS C WEB SECTIONS)
- STEEL TO BE 6402114-3008 (FLANGES & I & C SECTIONS)
- ALL WELDS TO BE FABRIK FALLET WELDS
- FABRICATION AND ERECTION CONFORM TO CAN CSA-S18-S1
- BELTLINE IN COMPLIANCE WITH CSA M47.1 AND ACCORDANCE WITH CSA STANDARD 908
- BOLTS ARE HIGH STRENGTH BOLTS COMPLYING WITH ASTM A325 UNLESS NOTED
- FINISH ONE COAT PRIMER UNLESS NOTED OTHERWISE
- ALL HOLES #21 UNLESS NOTED
- VERIFY ALL DIMENSIONS ON SITE

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NO DATE DESCRIPTION

REVISIONS

FABRICATION NOTES:

- STEEL TO BE GR311M-300M (BY A CLASS C 1008 SECTIONS)
- STEEL TO BE GR311M-300M (PLATE & L & C SECTIONS)
- ALL WELDS TO BE EMBOS FIELD WELDS
- FABRICATION AND ERECTION CONFORM TO CAN/CSA-S18-S1
- WELDING IN COMPLIANCE WITH CSA W471 AND ACCORDANCE WITH CSA STANDARD W59
- BOLTS ARE HIGH STRENGTH BOLTS COMPLYING WITH ASTM A325 UNLESS NOTED
- FINISH ONE COAT PRIMER UNLESS NOTED OTHERWISE
- ALL HOLES #31 UNLESS NOTED
- VERIFY ALL DIMENSIONS ON SITE

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DATE: 15/05/2018 PROJECT NO: 1602

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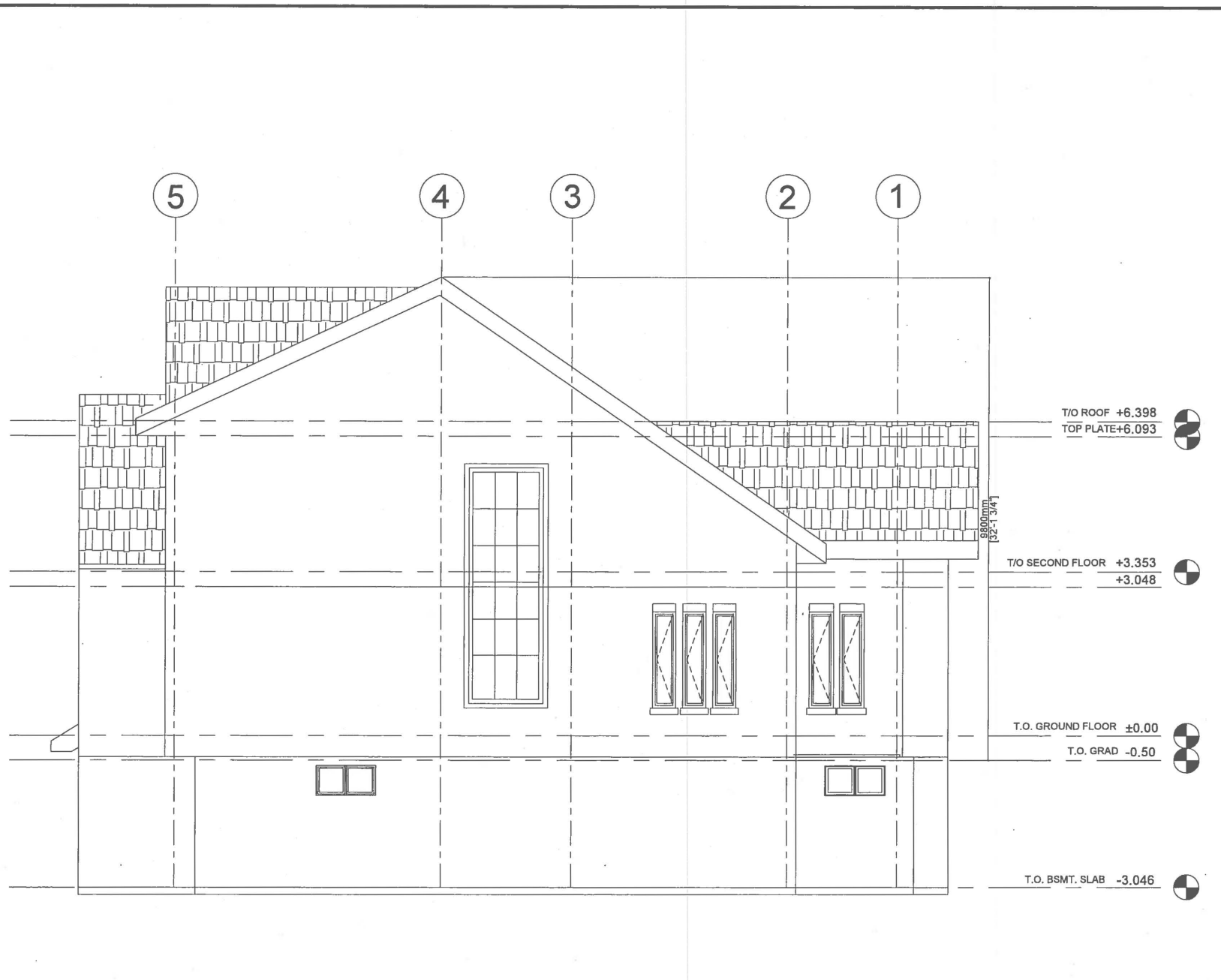
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NO	DATE	DESCRIPTION
REVISIONS		
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- STEEL TO BE GA32114-300W (PLATE & L.A. C SECTIONS)		
- ALL WELDS TO BE EXPOSED FILLET WELDS		
- FABRICATION AND ERECTION CONFORM TO CAN/CSA-S18-01		
- WELDS IN COMPLIANCE WITH CSA S18.1 AND ACCORDANCE WITH CSA STANDARD 308		
- BOLTS ARE HIGH STRENGTH BOLTS COMPLYING WITH ASTM A325 UNLESS NOTED		
- FINISH ONE COAT PRIMER UNLESS NOTED OTHERWISE		
- ALL HOLES #31 UNLESS NOTED		
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REVISIONS		
FABRICATION NOTES:		
- STEEL TO BE A36/A572-500M (BY A, B, C, D, E, F, G, H, K, L, M, N, P, Q, R, S, T, U, V, W, X, Y, Z SECTIONS)		
- STEEL TO BE A421U-300M (PLATE & I, A, C SECTIONS)		
- ALL WELDS TO BE E70T1-EXX		
- FABRICATION AND ERECTION CONFORM TO CANCSA-318-01		
- HOLDING IN ACCORDANCE WITH CSA 347.1 AND ACCORDANCE WITH CSA STANDARD 508		
- BOLTS ARE HIGH STRENGTH BOLTS, COMPLYING WITH ASTM A325 UNLESS NOTED		
- FIBERS ONE COAT, POWER UNLESS NOTED OTHERWISE		
- ALL HOLES #21 UNLESS NOTED		
- VERIFY ALL DIMENSIONS ON SITE		

REVISIONS

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- STEEL TO BE A421U-300M (PLATE & I, A, C SECTIONS)
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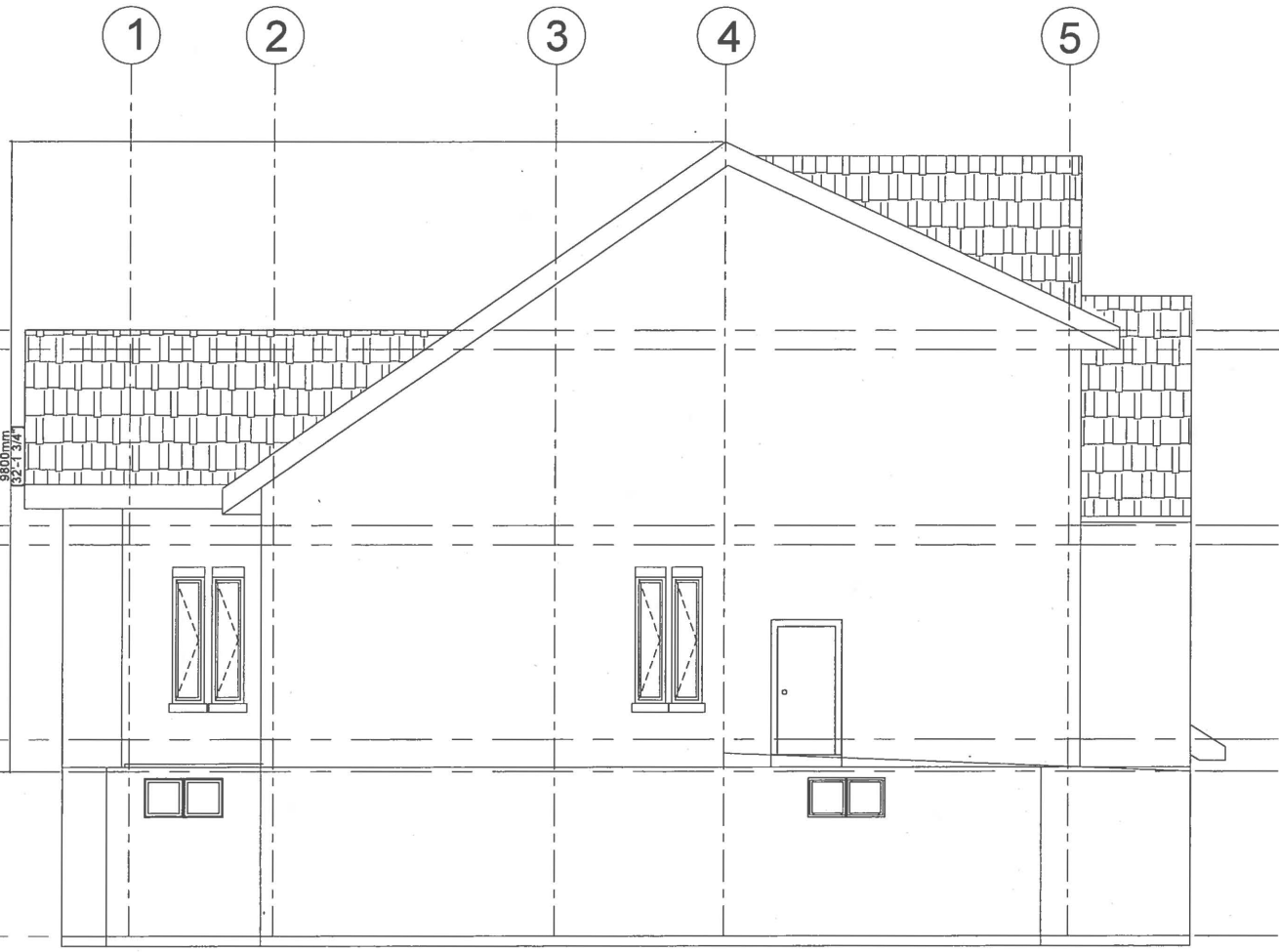
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DATE: 15/05/2018	PROJECT NO: 1602
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DRAWN: M.SH	CHECKED: AB
	DRAWING NO: 09

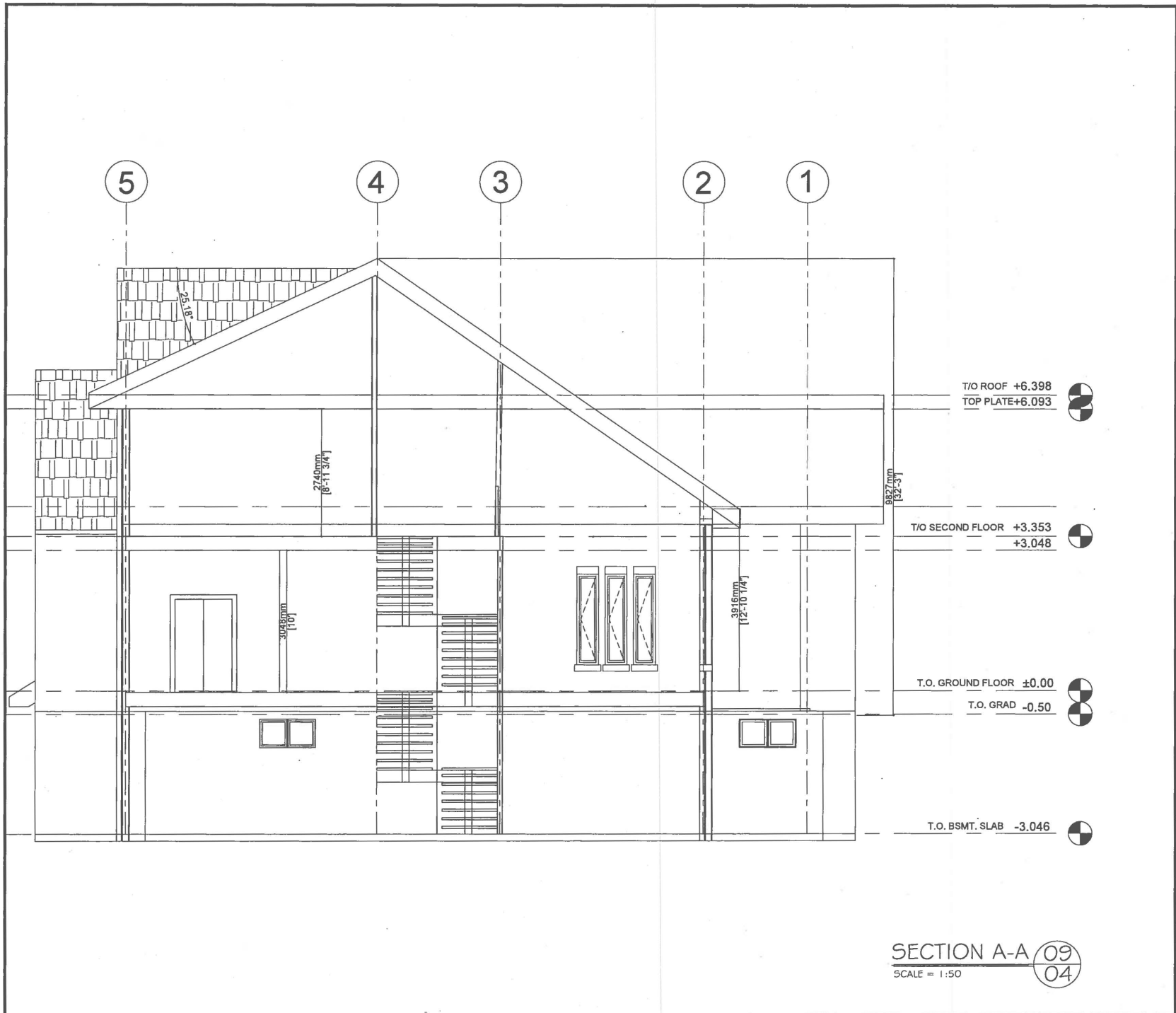


SECTION A-A (08/04)
SCALE = 1:50

CONSULTING INC.
NORDICON

NORDICON CONSULTING INC
#1259, 251 Consumer Road,
North York, ON M2J 1R3
Bus: 888 774 2606 Cell: 416 302 8776

GENERAL NOTES:
1) THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR, UPON WRITTEN APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN GRAPHIC CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS. THE ARCHITECT WILL REVIEW SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR DESIGN CONFORMANCE ONLY.
2) DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING WORK.
3) POSITIONS OF EXPOSED OR FINISHED MECHANICAL OR ELECTRICAL DEVICES, FITTINGS, AND FIXTURES ARE INDICATED ON THE ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.



SECTION A-A (09/04)
SCALE = 1:50

NO	DATE	DESCRIPTION
REVISIONS		
FABRICATION NOTES:		
- STEEL TO BE A500 (M-500) (B & C CLASS C HOLES SECTIONS)		
- STEEL TO BE A420 (M-500) (PLATES & LA C SECTIONS)		
- ALL BOLTS TO BE A325 (M-30) (BOLTS)		
- FABRICATION AND ERECTION CONFORM TO CAN/CSA-S16-01		
- HOLDING IN COMPLIANCE WITH CSA 197.1 AND ACCORDANCE WITH CSA STANDARD S16		
- BOLTS ARE HIGH STRENGTH BOLTS COMPLYING WITH ASTM A325 UNLESS NOTED		
- FRESH ONE COAT PRIMER UNLESS NOTED OTHERWISE		
- ALL HOLES #11 UNLESS NOTED		
- VERIFY ALL DIMENSIONS ON SITE		

CLIENT
REFERENCE:
SKETCH

PROJECT NORTH

STAMPED:

PROJECT
19 Talisman Crescent

DRAWING TITLE

DATE	15/05/2018	PROJECT NO	1602
SCALE	NOTED	REV #	DRAWING ID
DRAWN	M.SH	CHECKED	AB
			10

Memorandum to the City of Markham Committee of Adjustment

July 11, 2018

File: A/72/18
 Address: 19 Talisman Crescent, Markham
 Applicant: Elly Verdi
 Agent: EPL Construction Ltd. (John Nassr)
 Hearing Date: Wednesday June 27, 2018

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

The applicant is requesting relief from the following requirements of By-law 1229, as amended:

- a) **Infill By-law 99-90, Section 1.2 (vi):**
 a maximum floor area ratio of 47.2 percent, whereas the By-law permits a maximum floor area ratio of 45 percent; as it relates to a proposed residential dwelling.

BACKGROUND

Property Description

The 696.52 m² (7497.28 ft²) subject property is located on the south side of Talisman Crescent, north of Ramona Boulevard and east of Main Street Markham North. The property is located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. The surrounding area is undergoing a transition with newer dwellings being developed as infill developments. There is an existing 127.83 m² (1376 ft²) one-storey detached dwelling on the property, which according to assessment records was constructed in 1956. Mature vegetation exists across the property, including two coniferous trees in the front yard, which are proposed to be removed.

Proposal

The applicant is proposing to construct a new two-storey detached 309.08 m² (3327 ft²) 4 bedroom dwelling with an unfinished basement. The proposal also includes a unique open carport design with slender steel columns (See Appendix B).

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.

Zoning By-Law 1229

The subject property is zoned R1 under By-law 1229, as amended, which permits a single detached dwelling.

APPENDIX

Residential Infill Zoning By-law 99-90

The subject property is also subject to the Residential Infill Zoning By-law 99-90. 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 building depth, garage projection, garage width, net floor area ratio, height, yard setbacks and number of storeys. The proposed development does not comply with the infill By-law requirements with respect to floor area ratio.

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, "infill new house construction".

Zoning Preliminary Review (ZPR) 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 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 in Maximum Floor Area Ratio

The applicant is requesting relief to permit a floor area ratio of 47.2 percent, whereas the By-law permits a maximum floor area ratio of 45 percent. The variance will facilitate the construction of a two-storey detached dwelling with a floor area of 309.08 m² (3326.95 ft²), whereas the By-law permits a dwelling with a maximum floor area of 294.68 m² (3171.89 ft²). This represents an increase of approximately 14.41 m² (155.06 ft²).

Floor Area Ratio is a measure of the interior square footage of the dwelling as a percentage of the net lot area. It is not a definitive measure of the mass of the dwelling, since it does not include "open to below" areas that may exist within the dwelling (e.g. two-storey foyers, atriums and/or stairs). In addition to the space associated with the stairs, there is an approximately 18.82 m² (202.60 ft²) open to below area on the second floor above the foyer which is excluded from the gross floor area calculation under the by-law.

The proposal includes an open carport, which according to the by-law definition is not included in the calculation for Floor Area Ratio. If the carport were fully enclosed the floor area for the dwelling would increase by approximately 738 ft² to a floor area 377.64 m² (4064.95 ft²), resulting in a dwelling with a Floor Area Ratio of 57.6 percent. However planning staff consider the unique design of the carport with its slender cylindrical columns deliberate and would not lend itself to be enclosed.

The proposed dwelling meets all other zoning provisions, including setbacks, height and lot coverage meaning that the building envelope is being maintained, which ensures the

proposed dwelling will be in keeping with the intended scale of residential infill developments for the neighbourhood. The proposed gross floor area is also consistent with other the recent infill developments, including a number of nearby infill homes with variance approval for increases in floor area ratio ranging between 49 percent and 54 percent.

Staff note that the proposed dwelling will result in the removal of two mature coniferous trees in the front yard although it appears that both are heavily pruned at the base. The removal / replacement will be reviewed upon the submission of a Tree Preservation Plan, which is a recommended condition of any approval.

PUBLIC INPUT SUMMARY

No written submissions were received as of June 25 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:



Sally Campbell, Development Manager, East District
File Path: Amanda\File\ 18 235107 \Documents\District Team Comments Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/72/18

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 by the City of Markham June 18, 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 implement and maintain all of the works required in accordance with the conditions of this variance;
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, 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;
5. 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;
6. 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;
7. That the carport remain unenclosed.

CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

CONSULTING INC.
NORDICON

NORDICON CONSULTING INC
#1250, 251 Connaught Road,
North York, ON M2Z 1R3
Ph: 416 774 2626 Fax: 416 332 8178

GENERAL NOTE:
IN THE CONTRACT DOCUMENTS AND THE PROPERTY OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE INTERPRETATION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THE CONTRACT DOCUMENTS.

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NO.	DATE	DESCRIPTION

REFERENCE:
19 Talisman Crescent

GENERAL NOTES

19 Talisman Crescent

NO.	DATE	DESCRIPTION

GENERAL NOTE:
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BUILDING CODE MATRIX

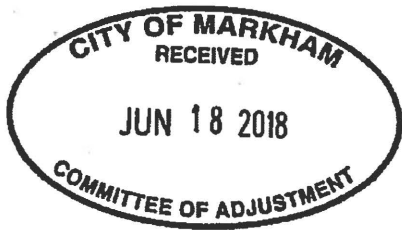
19 TALISMAN CRESCENT

TYPE	ON-LAND BUILDING CODE DATA	ONE OR MORE
1	PROJECT NAME: 19 TALISMAN CRESCENT	
2	MAJOR OR COMPASSABLE NEIGHBORHOOD: 111 7001-4	
3	BUILD AREA (m ²): 111.22	
4	GROUND AREA (m ²): 111.22	
5	NUMBER OF STOREY TYPICAL FLOOR: 2	
6	BUILDING CLASSIFICATION: 111.22	
7	PERMIT CODE: 111.22	
8	ACTUAL CODE: 111.22	
9	DATE OF PERMIT: 111.22	

RESIDENCE LOCATION 19 TALISMAN CRESCENT
MARKHAM ON LIP 2CS
LOT 41 REGD PLAN 4877 VILLAGE OF MARKHAM, COUNTY OF YORK
REGISTERED PLAN BY-LAW 1226 AS AMENDED BY 1838 LOT AREA 694.77 sqm (7966 sq ft) ALLOWABLE FSI IS 20% = 141.38 sqm (1545.3 sq ft) PROPOSED FSI: 20% = 138.95 sqm (1500.0 sq ft)

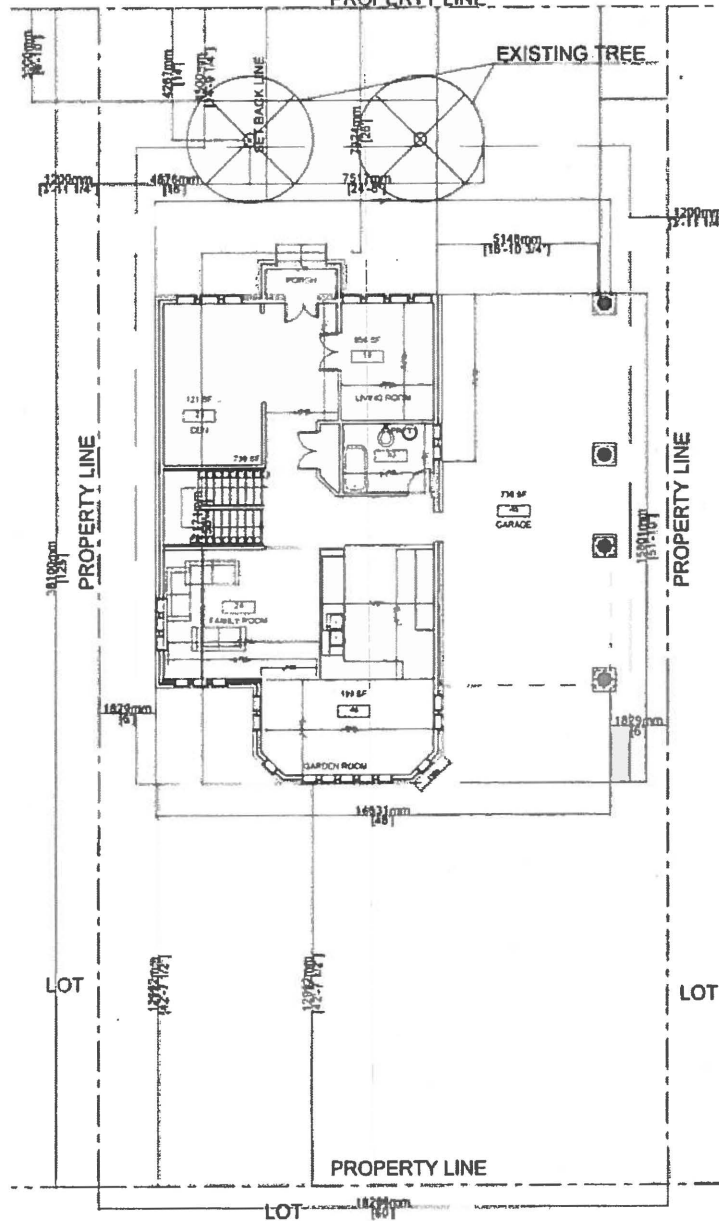
PROPOSED SIDE YARD: 1.8 m
REAR YARD 7.5 m MAX. BUILDING LENGTH PERMITTED: 17m
PROPOSED BUILDING LENGTH: 9.8m
MAX. BUILDING HEIGHT: 8.8 m
ROOF PROPOSED BUILDING HEIGHT: 8.8m
BUILDING AREA-GROUND FLOOR: 111.13 sqm (1194.51 sq ft)

ALLOWABLE BALCONY AREA 1.25X PROPOSED BALCONY (8.8X9)
LANDSCAPE:
AREA OF FRONT YARD: 121.3 SQ (1344 SQ FT)
DEVELOP: 23.35M (603 FT)
17.5 SQ (188 SQ FT) 11.75M (303 FT)
SOFT LANDSCAPE REQUIREMENT
PROPOSED SOFT LANDSCAPING 64.83M (6125 FT)
SCOPE OF WORK:
DEMOLISH EXISTING DWELLING AND BUILD NEW 2 STOREY DWELLING.



SECOND FLOOR: 17.06 sqm (182.34 sq ft)
FINISHED BASEMENT: 111.13 sqm (1194.51 sq ft)

19 TALISMAN CRESCENT



OBC Div C 1.2.1.2(1) and 1.2.2.1 (4)
 WHERE THE FOUNDATIONS OF A BUILDING ARE TO BE
 CONSTRUCTED BELOW THE LEVEL OF THE FOOTING OF AN
 ADJACENT BUILDING AND WITHIN THE ANGLE OF REPOSE OF
 THE SOIL, AS DRAWN FROM THE BOTTOM OF THE FOOTING, THE
 FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL
 ENGINEER, AND THE CONSTRUCTION OF THE FOUNDATIONS
 SHALL BE REVIEWED BY A PROFESSIONAL ENGINEER.

SITE PLAN 01
02
 SCALE = 1:100

CONSULTING INC.
NORDICON
 NORDICON CONSULTING INC
 #1259, 251 Consumer Road
 North York, ON M2J 1K3
 Bus 488 774 2606 Call 416 302 8776

GENERAL NOTE:
 1. THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT
 AND THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION
 OF THE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN
 APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN CLARIFICATION
 OR CORRECTIONS OF SUPERFICIAL AMBIGUITIES IN ACCORDANCE WITH THE
 TERMS OF THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL BE HELD
 RESPONSIBLE FOR ANY AMBIGUITIES OR OMISSIONS IN THE CONTRACT
 DOCUMENTS (THIS NOTE).
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
 PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND
 FOR OBTAINING ALL NECESSARY INFORMATION FROM THE
 CONTRACT DOCUMENTS FOR THE PROJECT. IT IS THE CONTRACTOR'S
 RESPONSIBILITY TO VERIFY ALL INFORMATION AND CONDITIONS BEFORE
 COMMENCING WORK.
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NO.	DATE	DESCRIPTION
REVISIONS		

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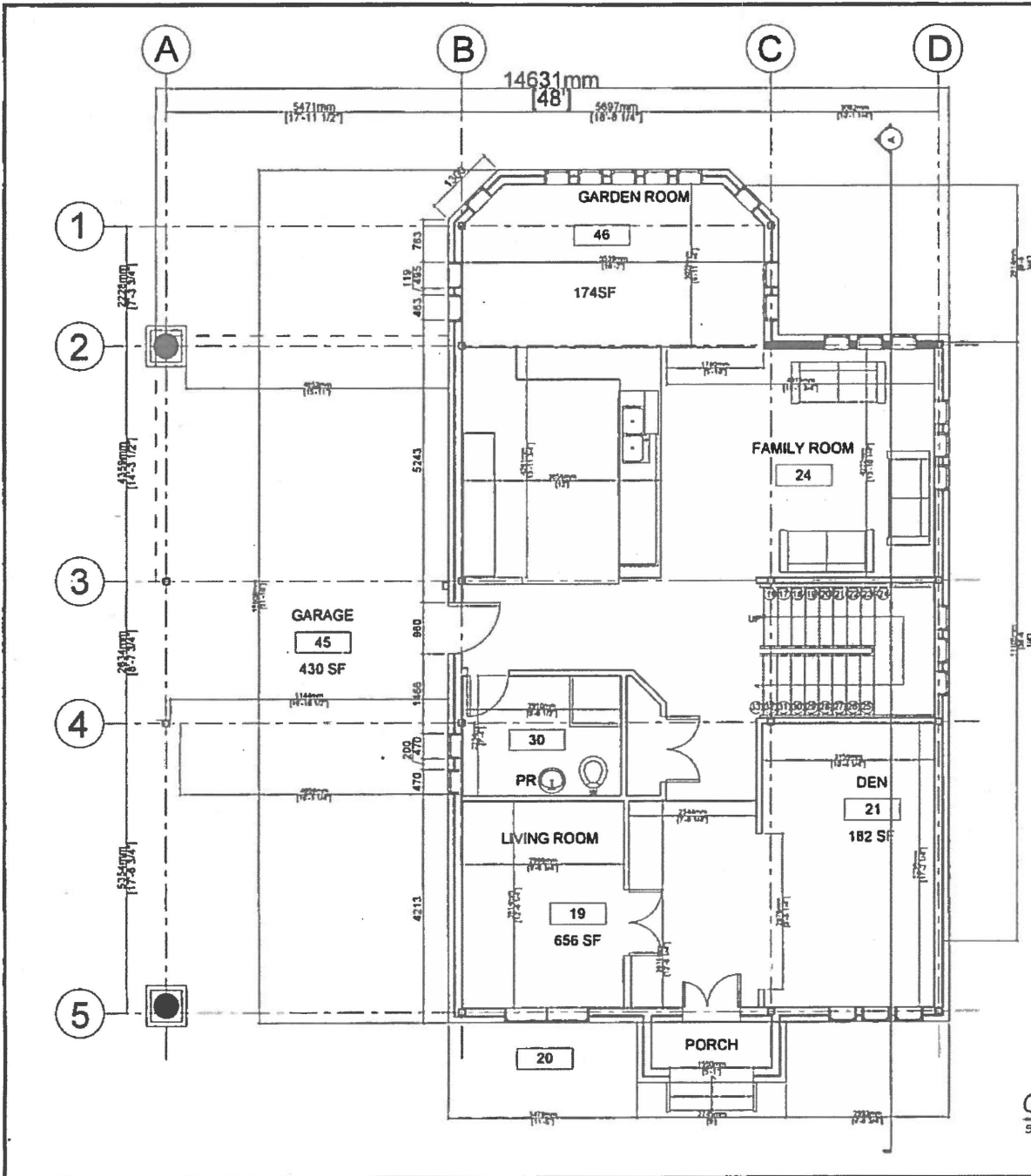
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REVISIONS		



19 Talisman Crescent

19 Talisman Crescent

DATE	15/05/2018	PROJECT NO.	1003
SCALE	AS SHOWN	REV. #	02
DESIGNED BY	MS	CHECKED BY	AB



GROUND FLOOR PLAN 02
SCALE = 1/50 02

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#1259 251 Consumer Road
North York, ON M2J 1R3
Bus 888 774 2026 Cell 416 302 8776

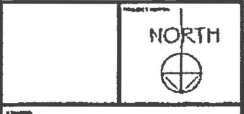
GENERAL NOTES:
1. THIS CONTRACT INCLUDES ONLY THE PROPERTY OF THE ARCHITECT AS SHOWN ON THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK UNDER THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK UNDER THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK UNDER THE CONTRACT DOCUMENTS.
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PROVISIONS OF LAWYER OR ENGINEER OR ARCHITECT, SURVEYOR, ARCHITECTURAL ENGINEER, ELECTRICAL ENGINEER, MECHANICAL ENGINEER, AND OTHER PROFESSIONALS SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK UNDER THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK UNDER THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK UNDER THE CONTRACT DOCUMENTS.

NO.	DATE	DESCRIPTION
REVISIONS		

FABRICATION NOTES - EVERYTHING TO BE FABRICATED BY THE CONTRACTOR
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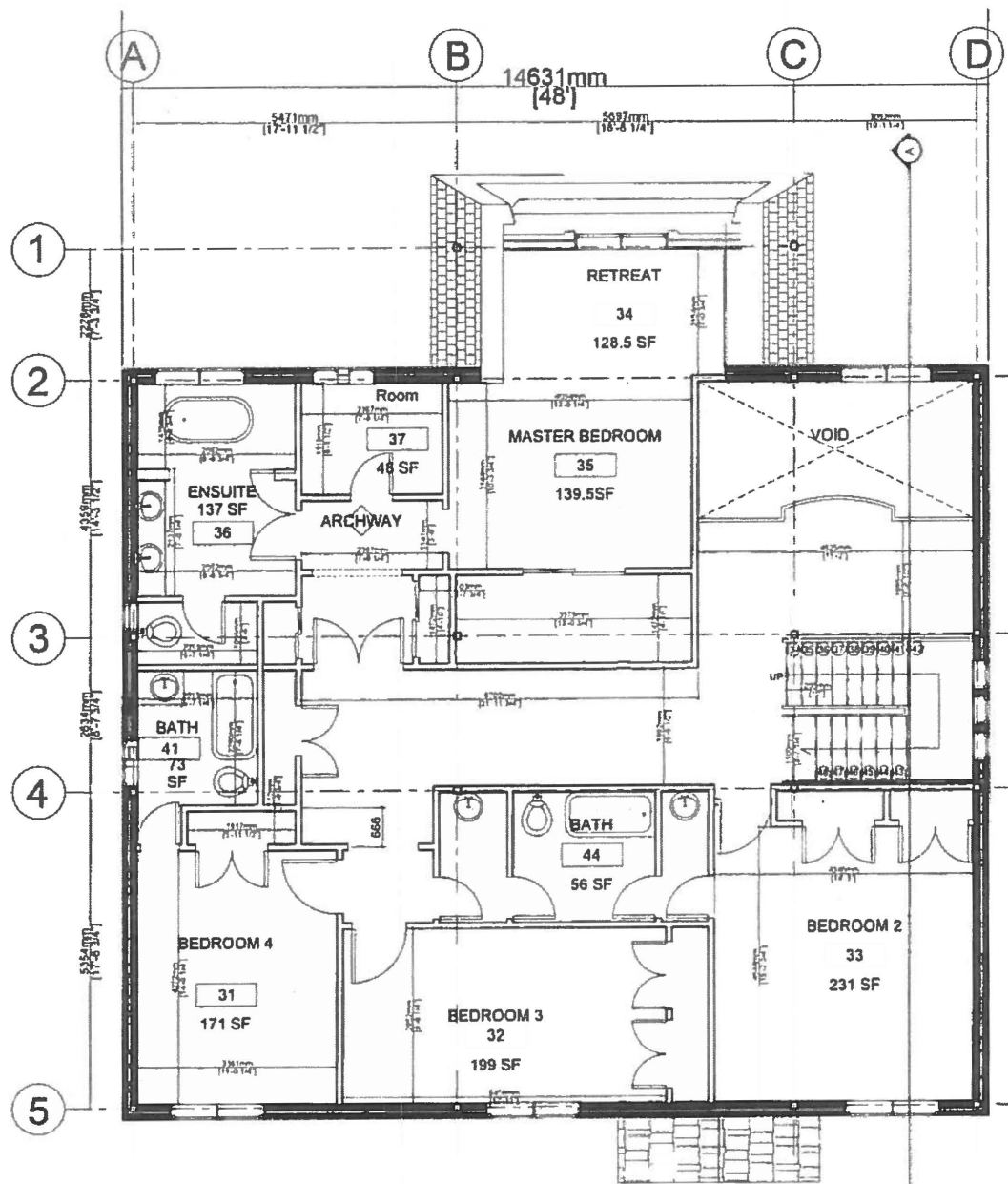
REFERENCE:
SKETCH



Project Name:
19 Talisman Crescent

Project Type:
HOUSE

DATE: 15/06/2018	SCALE: 1/50	PROJECT NO: 1902
DESIGNER: AB	CHECKED: AB	DATE: 03



SECOND FLOOR PLAN 03
02
 SCALE = 1/50

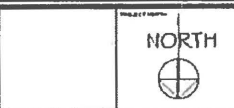
CONSULTING INC.
NORDICON

NORDICON CONSULTING INC
 #1259, 251 Consumer Road
 North York, ON M2J 1R3
 Tel: 888 774 2506 Fax: 416 302 8776

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 ARCHITECTS AND ENGINEERS SHALL BE CONSIDERED TO BE RESPONSIBLE FOR ALL LATEST CODES AND REGULATIONS APPLICABLE TO THE PROJECT. ALL LATEST CODES AND REGULATIONS APPLICABLE TO THE PROJECT SHALL BE INCORPORATED INTO THE CONTRACT DOCUMENTS BY THE ARCHITECT.
 REFERENCES TO SPECIFICATIONS FOR MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER TRADES SHALL BE TO THE MOST RECENT EDITIONS OF THE NATIONAL BUILDING CODE OF CANADA AND THE NATIONAL ELECTRICAL CODE OF CANADA. THE LOCATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT SHALL BE AS SHOWN ON THE CONTRACT DOCUMENTS.

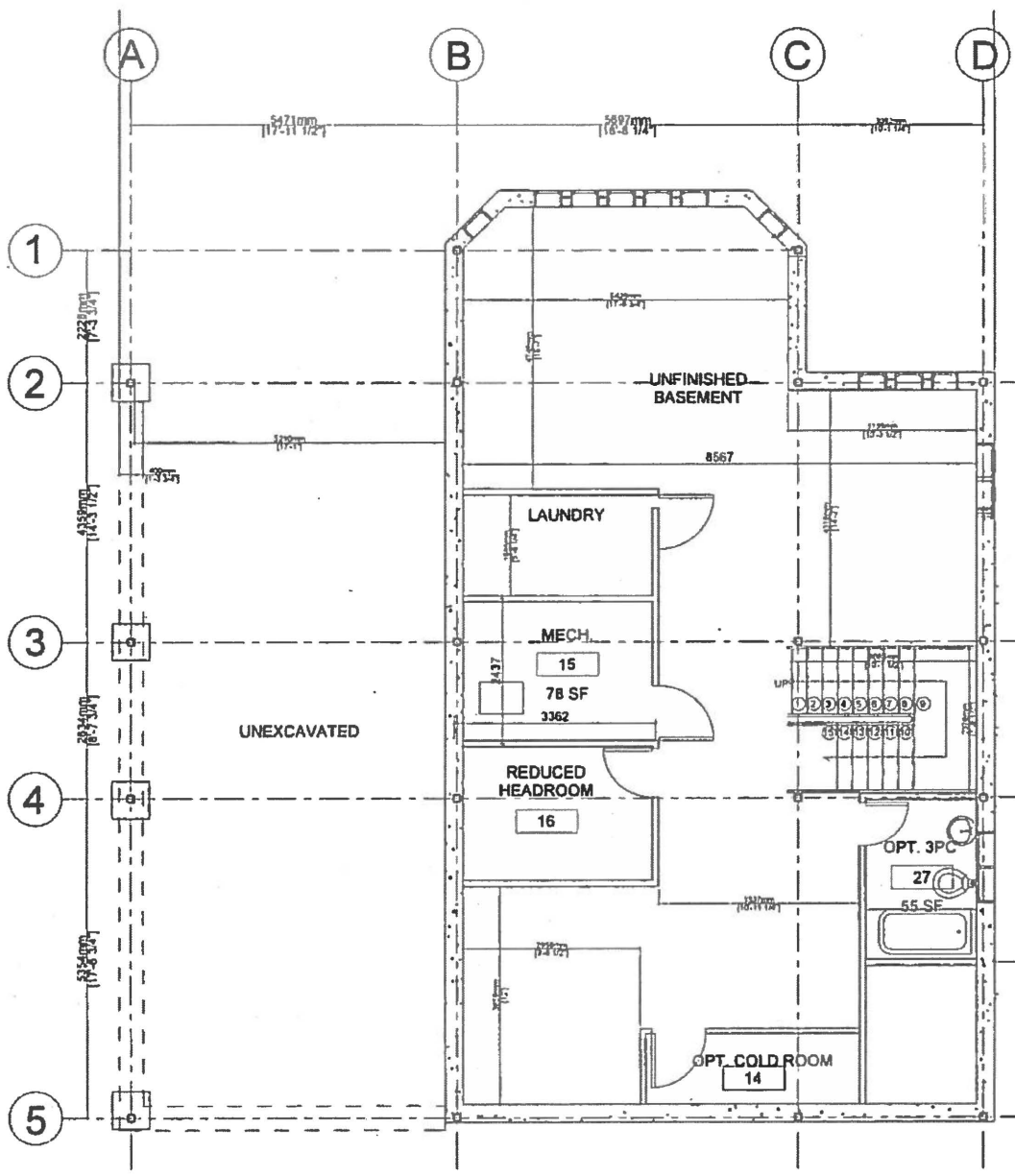
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REFERENCE:
 SKETCH



19 Talisman Crescent

DATE	15/05/2018	PROJECT NO.	1803
SCALE	AS SHOWN	REV.	
BY	AB	DATE	
			04



BASEMENT PLAN 04
SCALE = 1:50 02

CONSULTING INC.
NORDICON

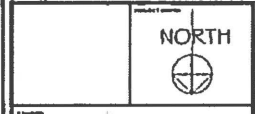
NORDICON CONSULTING INC
#1259 251 Consumer Road,
North York, ON M2J 1R3
Bus. 588 774 2828 Cell 416 302 8778

NOTICE:
THIS CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

NO.	DATE	DESCRIPTION

REVISIONS
FABRICATION NOTES - ALL
TALISMAN CRESCENT
CONCRETE CLASS (SECTIONS)
STEEL CLASS 15-40 21M-300M
WOODWORK CLASS 1-2 ALL

REFERENCE
SKETCH



PROJECT:
19 Talisman Crescent

DATE	BY	CHECKED	DATE
15/05/2018	AD		

05



WEST ELEVATION
SCALE = 1/50

06
04

CONSULTING INC.
NORDICON
NORDICON CONSULTING INC
#1250, 251 Consumer Road
North York, ON M2J 1R3
Dun. 888 774 2006 Call 416 302 8170

GENERAL NOTES
1. THE CONTRACT DOCUMENTS AND THE PROPERTY OF THE PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT AND FOR THE PROTECTION OF THE CONTRACTOR'S WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT AND FOR THE PROTECTION OF THE CONTRACTOR'S WORK.
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NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

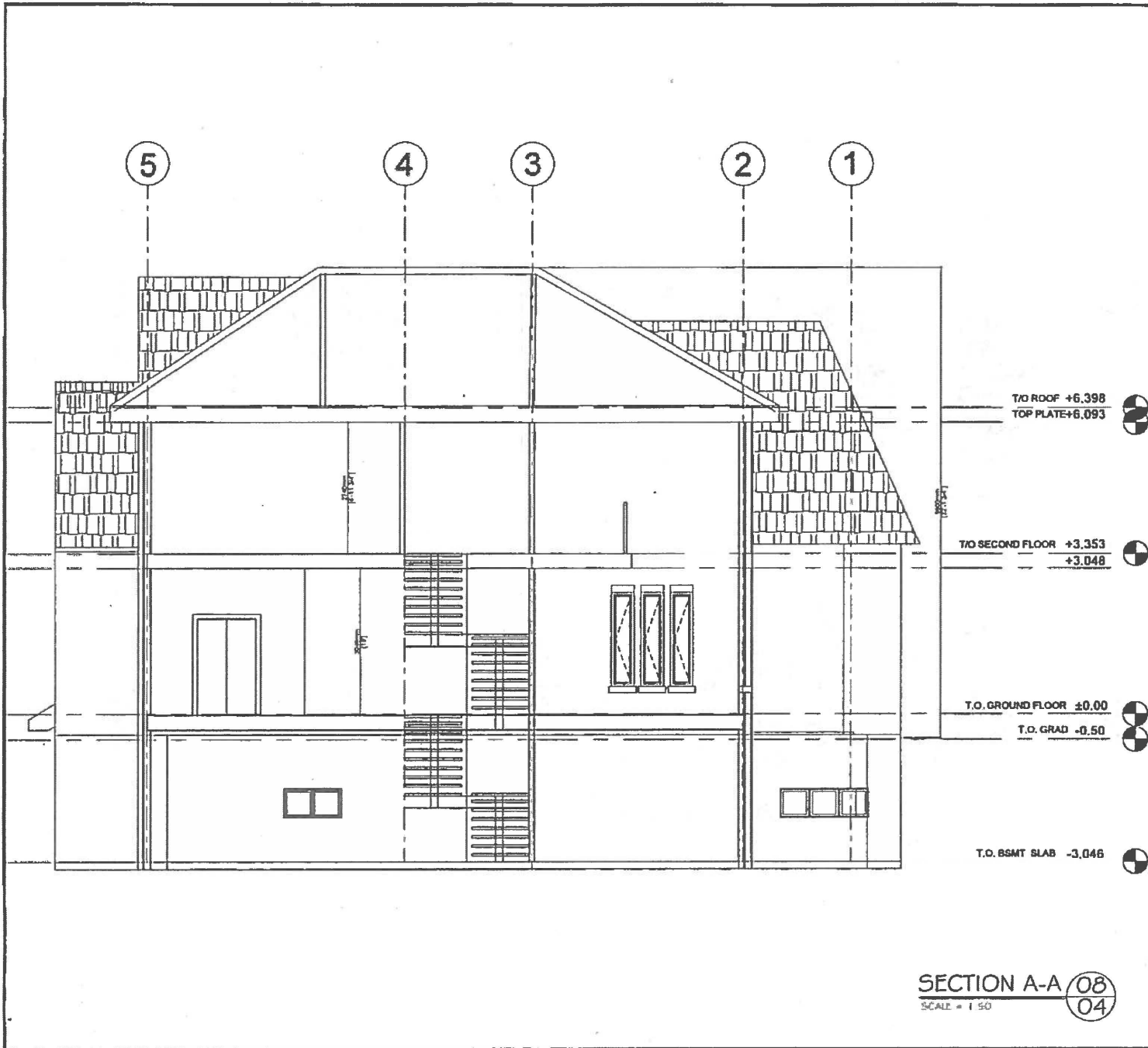
FABRICATION NOTES FOR STEEL
1. ALL STEEL SHALL BE FABRICATED IN ACCORDANCE WITH THE
CANADIAN STEEL INSTITUTE (CISI) STANDARD C130-07.
2. ALL STEEL SHALL BE FABRICATED IN ACCORDANCE WITH THE
CANADIAN STEEL INSTITUTE (CISI) STANDARD C130-07.
3. ALL STEEL SHALL BE FABRICATED IN ACCORDANCE WITH THE
CANADIAN STEEL INSTITUTE (CISI) STANDARD C130-07.

REFERENCE

SKETCH

19 Talisman Crescent

DATE	BY	CHKD BY	APP'D BY	SCALE
15/05/2018	ASH	ASH	ASH	1/50



SECTION A-A 08
04
 SCALE = 1/50

CONSULTING INC.
NORDICON
 NORDICON CONSULTING INC
 #1250, 251 Cushman Road,
 North York, ON M2J 1R3
 Bus: 808 774 2008 Cell: 416 302 8178

GENERAL NOTES:
 1. THE CONTRACTOR SHALL VERIFY THE PROPERTY OF THE ARCHITECT, THE ACCURACY OF THE AND BE RESPONSIBLE FOR THE SUPERINTENDANCE OF THE WORK. THE CONTRACTOR SHALL VERIFY THE APPLICATION OF THE ARCHITECT'S DESIGN AND THE QUALITY OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPERINTENDANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPERINTENDANCE OF THE WORK.
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REVISIONS

FABRICATION NOTES - STEEL
 TO BE FABRICATED IN ACCORDANCE WITH THE CANADIAN STEEL INSTITUTE (CISI) CODES (CISI SECTION 5) AND THE CANADIAN STEEL INSTITUTE (CISI) CODES (CISI SECTION 5).
 STEEL TO BE 350 MPa (50 ksi) A36.
 WELDS TO BE E70T18 (E70T18) ALL.

REFERENCE

SKETCH

19 Talisman Crescent

DATE	15/05/2018	PROJECT NO.	1602
BY	NOTED	REV. #	
BY	AD	REV. #	
			09

