

PROJECT No. **18-080**

REFER TO ASK-1 to ASK-12

ISSUED FOR: C.O.A. HEARING

DWG. No. **ASK-1 REVISED**

PROJECT **PROPOSED CUSTOM HOME**
 28 CHURCH STREET, MARKHAM, ON L3P 2L8

SUBJECT **'THE WONG RESIDENCE' - HERITAGE CUSTOM HOME**
 EXISTING 2019 SURVEY PLAN W/ ORIGINAL DWELLING (1:250)

DRAWN BY: SDG ISSUE DATE: 05 NOV 2019 SCALE: 1 : 250

PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE

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SURVEYOR'S REAL PROPERTY REPORT

PART 1: PLAN OF
 PART OF LOT 2, BLOCK 1
 REGISTERED PLAN 18
 CITY OF MARKHAM GEOGRAPHIC TOWNSHIP OF MARKHAM
 REGIONAL MUNICIPALITY OF YORK
 SCALE 1 : 250
 E.W. BOWYER B.Sc., O.L.S.

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PART 2: REPORT

1 - THIS REPORT WAS PREPARED FOR KEN WONG.
 2 - BOUNDARIES CONFORM TO DEPOSITED PLAN 65R-33352.
 3 - NO EASEMENTS ARE RECORDED ON TITLE.
 4 - FENCES VARY FROM PROPERTY LINES AS SHOWN.
 5 - NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

NOTE: THIS REPORT CAN BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.

BENCHMARK
 ELEVATIONS ARE REFERRED TO BM 092903056.
 ELEVATION = 193.43

LEGEND

IB DENOTES SURVEY MONUMENT FOUND
 IB DENOTES SURVEY MONUMENT PLANTED
 SIB DENOTES STANDARD IRON BAR
 (P1) DENOTES PLAN 65R-33352
 (P2) DENOTES PLAN 65R-11374
 (CH) DENOTES CARTER & HURWOOD, OLS.
 (RP) DENOTES REGISTERED PLAN 18
 (RF) DENOTES BOARD FENCE
 (CLF) DENOTES CHAIN LINK FENCE
 (WRF) DENOTES WOOD RAIL FENCE
 (HP) DENOTES HYDRO POLE
 (CB) DENOTES CATCH BASIN
 (FDN) DENOTES FOUNDATION
 (M/S/E/W) DENOTES MEASURED NORTH/SOUTH/EAST/WEST
 (T) DENOTES CONIFEROUS/DECIDUOUS TREES

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SURVEYOR
2080291

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR

In accordance with Reg.1026, Sec. 29(3).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYOR'S ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON 23 NOVEMBER 2018

REVISED: 3 APRIL 2019
 DATE: 19 DECEMBER 2018

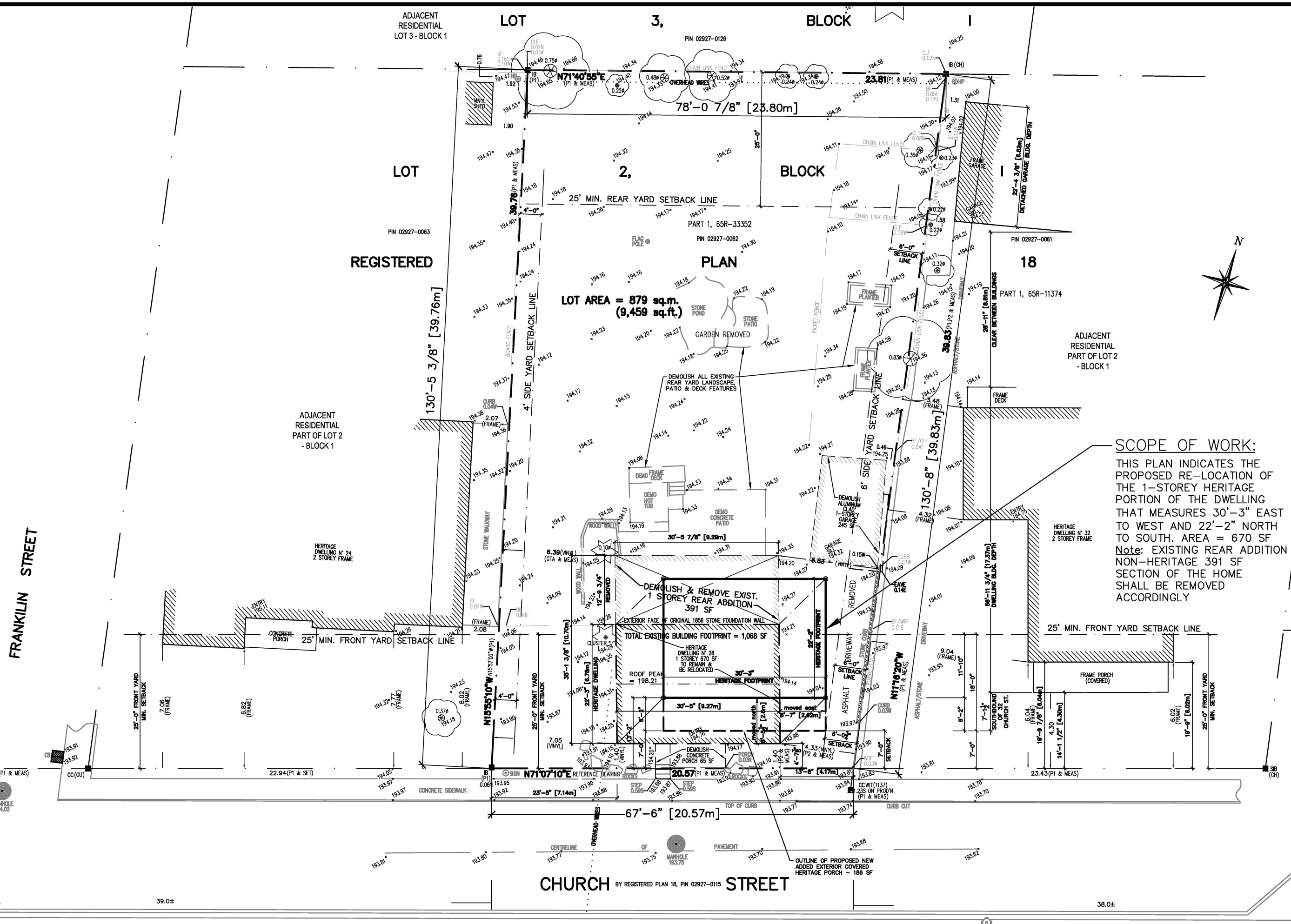
E.W. Bowyer
 E. W. BOWYER B.Sc., O.L.S.

BEARING NOTE: BEARINGS ARE GRID AND ARE REFERRED TO THE NORTH LIMIT OF CHURCH STREET, HAVING A BEARING OF N 71° 07' 10" E ACCORDING TO PLAN 65R-33352.

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

E. W. BOWYER INC.
 ONTARIO LAND SURVEYORS
 LAND DEVELOPMENT CONSULTANTS
 9670 MARKHAM ROAD, SUITE 201A
 MARKHAM, ONTARIO L3B 1A3
 PH 905-294-8093, FAX 905-294-8949

PIN 02927-0062 DWG No: M-467 C:\OLD\2018\18-140T.DWG

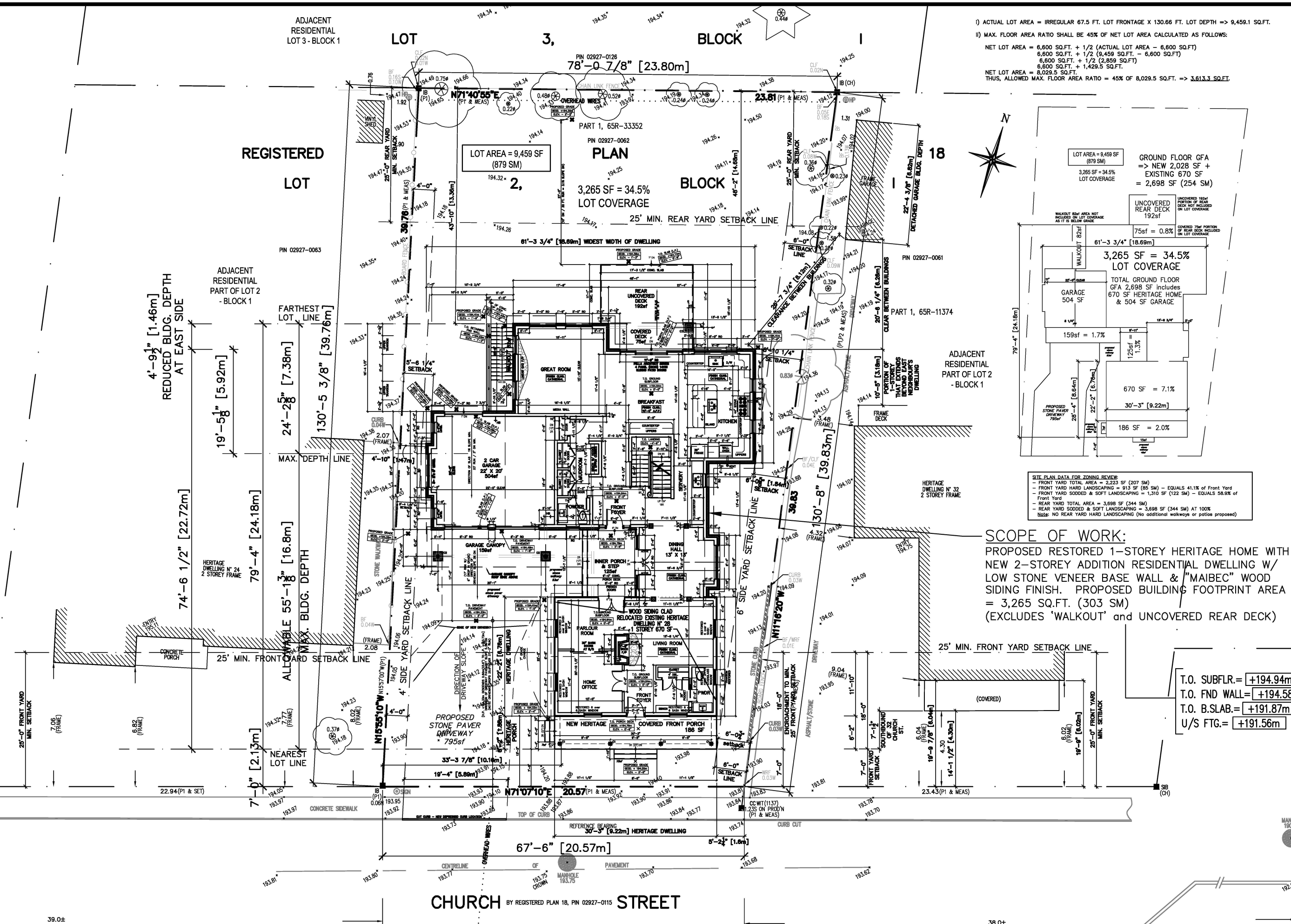


SCOPE OF WORK:
 THIS PLAN INDICATES THE PROPOSED RE-LOCATION OF THE 1-STOREY HERITAGE PORTION OF THE DWELLING THAT MEASURES 30'-3" EAST TO WEST AND 22'-2" NORTH TO SOUTH. AREA = 670 SF
Note: EXISTING REAR ADDITION NON-HERITAGE 391 SF SECTION OF THE HOME SHALL BE REMOVED ACCORDINGLY

PROJECT No. **18-080**
 REFER TO ASK-1 to ASK-12
 ISSUED FOR : C.O.A. HEARING
 DWG. No. **ASK-2 REVISED**

PROJECT **PROPOSED CUSTOM HOME**
 28 CHURCH STREET, MARKHAM, ON L3P 2L8
 SUBJECT **'THE WONG RESIDENCE' - HERITAGE CUSTOM HOME SURVEY W/ PROPOSED RELOCATION OF HERITAGE DWELLING**
 DRAWN BY: SDG ISSUE DATE: 05 NOV 2019 SCALE: 1 : 200
 PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE

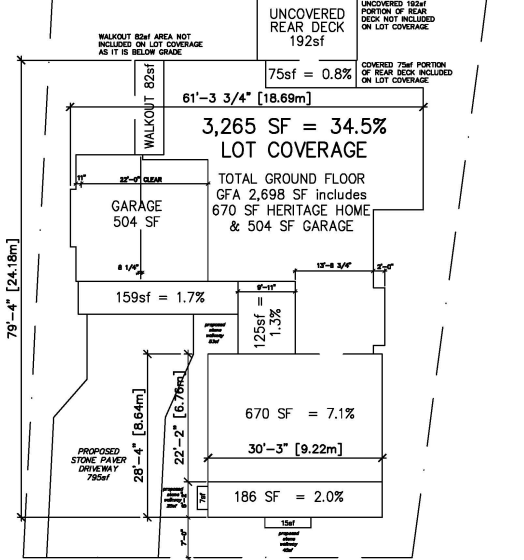
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1) ACTUAL LOT AREA = IRREGULAR 67.5 FT. LOT FRONTAGE X 130.66 FT. LOT DEPTH => 9,459.1 SQ.FT.
 2) MAX. FLOOR AREA RATIO SHALL BE 45% OF NET LOT AREA CALCULATED AS FOLLOWS:
 NET LOT AREA = 6,600 SQ.FT. + 1/2 (ACTUAL LOT AREA - 6,600 SQ.FT.)
 6,600 SQ.FT. + 1/2 (9,459 SQ.FT. - 6,600 SQ.FT.)
 6,600 SQ.FT. + 1/2 (2,859 SQ.FT.)
 6,600 SQ.FT. + 1,429.5 SQ.FT.
 NET LOT AREA = 8,029.5 SQ.FT.
 THUS, ALLOWED MAX. FLOOR AREA RATIO = 45% OF 8,029.5 SQ.FT. => 3,613.3 SQ.FT.

PLAN
 LOT AREA = 9,459 SF (879 SM)
 3,265 SF = 34.5% LOT COVERAGE

LOT AREA = 9,459 SF (879 SM)
 3,265 SF = 34.5% LOT COVERAGE
 GROUND FLOOR CFA => NEW 2,028 SF + EXISTING 670 SF = 2,698 SF (254 SM)



SITE PLAN DATA FOR ZONING REVIEW
 - FRONT YARD TOTAL AREA = 2,223 SF (207 SM)
 - FRONT YARD HARD LANDSCAPING = 913 SF (85 SM) - EQUALS 41.1% of Front Yard
 - FRONT YARD SOODED & SOFT LANDSCAPING = 1,310 SF (122 SM) - EQUALS 58.9% of Front Yard
 - REAR YARD TOTAL AREA = 3,698 SF (344 SM)
 - REAR YARD SOODED & SOFT LANDSCAPING = 3,698 SF (344 SM) AT 100%
 Note: NO REAR YARD HARD LANDSCAPING (No additional walkways or patios proposed)

SCOPE OF WORK:
 PROPOSED RESTORED 1-STOUREY HERITAGE HOME WITH NEW 2-STOUREY ADDITION RESIDENTIAL DWELLING W/ LOW STONE VENEER BASE WALL & "MAIBEC" WOOD SIDING FINISH. PROPOSED BUILDING FOOTPRINT AREA = 3,265 SQ.FT. (303 SM) (EXCLUDES 'WALKOUT' and UNCOVERED REAR DECK)

T.O. SUBFLR. = +194.94m
 T.O. FND WALL = +194.58m
 T.O. B.SLAB. = +191.87m
 U/S FTG. = +191.56m

PROJECT No. **18-080**
 REFER TO ASK-1 to ASK-12
 ISSUED FOR : C.O.A. HEARING
 DWG. No. **ASK-3 REVISED**

PROJECT **PROPOSED CUSTOM HOME**
 28 CHURCH STREET, MARKHAM, ON L3P 2L8
 SUBJECT 'THE WONG RESIDENCE' - HERITAGE CUSTOM HOME
 PROPOSED SITE PLAN W/ NEW OVERALL HOME (1:200)
 DRAWN BY: SDG ISSUE DATE: 05 NOV 2019 SCALE: 1 : 200
 PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE

sdg design
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CHURCH STREET BY REGISTERED PLAN 18, PIN 02927-0115

DATA FOR ZONE REQUIREMENTS FOR R1-RESIDENTIAL INFILL – By-law 1229/99-90:

i) ACTUAL LOT AREA = IRREGULAR 67.5 FT. LOT FRONTAGE X 130.66 FT. LOT DEPTH => 9,459.1 SQ.FT. (879 SQ.M)

ii) MAX. FLOOR AREA RATIO SHALL BE 45% OF NET LOT AREA CALCULATED AS FOLLOWS:

$$\text{NET LOT AREA} = 6,600 \text{ SQ.FT.} + \frac{1}{2} (\text{ACTUAL LOT AREA} - 6,600 \text{ SQ.FT.}) \Rightarrow 6,600 \text{ SQ.FT.} + \frac{1}{2} (9,459 \text{ SQ.FT.} - 6,600 \text{ SQ.FT.})$$

$$6,600 \text{ SQ.FT.} + \frac{1}{2} (2,859 \text{ SQ.FT.}) \Rightarrow 6,600 \text{ SQ.FT.} + 1,429.5 \text{ SQ.FT.}$$

NET LOT AREA = 8,029.5 SQ.FT.

THUS, ALLOWED MAX. FLOOR AREA RATIO = 45% OF 8,029.5 SQ.FT. => 3,613.3 SQ.FT.

iii) AREA OF EXISTING 1-STOREY HERITAGE DWELLING TO BE RESTORED = 670 SQ.FT. (62.2 SQ.M)

iv) AREA OF PROPOSED NEW RESTORED HERITAGE FRONT COVERED PORCH = 186 SQ.FT. (17.3 SQ.M)

v) AREA OF PROPOSED NEW RESTORED HERITAGE FRONT PORCH STEPS = 22 SQ.FT. (2 SQ.M)

vi) AREA OF PROPOSED INNER COVERED PORCH & STEP = 125 SQ.FT. (11.6 SQ.M)

vii) AREA OF PROPOSED EXTERIOR ROOF CANOPY AT GARAGE = 159 SQ.FT. (14.8 SQ.M)

viii) AREA OF PROPOSED REAR WALKOUT = 82 SQ.FT. (7.6 SQ.M.) Note: neither included in Lot Coverage nor in GFA

ix) PROPOSED NEW GROUND LEVEL GROSS FLOOR AREA = 2,028 SQ.FT. (188.4 SQ.M.)

NOTE: INCLUDES GFA OF 504 SQ.FT. (46.8 SQ.M) ATTACHED 2 CAR GARAGE

x) PROPOSED NEW SECOND LEVEL GROSS FLOOR AREA = (1,073 SQ.FT. - STAIRWELL VOID 68 SQ.FT.) => 1,005 SQ.FT. (93.4 SQ.M.)

xi) PROPOSED REAR COVERED DECK = 75 SQ.FT. (7 SQ.M) and 192 SQ.FT. (18 SQ.M) UNCOVERED REAR DECK

NOTE: UNCOVERED REAR DECK NOT INCLUDED IN LOT COVERAGE, GFA and BUILDING DEPTH

xii) DWELLING'S TOTAL LOT COVERAGE AREA = (670 + 186 + 22 + 125 + 159 + 75 + 2,028) SQ.FT. = 3,265 SQ.FT. (303.3 SQ.M.)

3,265 SQ.FT. OF DWELLING COVERAGE AREA DIVIDED BY ACTUAL LOT AREA OF 9,459.1 SQ.FT. = 34.5% LOT COVERAGE

IS LESS THAN THE MAX. ALLOWABLE LOT COVERAGE OF 35% AND DOES COMPLY WITH THE ZONING BY-LAW.

xiii) PROPOSED 2-STOREY DWELLING HAS BEEN DESIGNED WITH THE BUILDING HEIGHT AT ITS MAIN ROOF PEAK MEASURED

VERTICALLY AT 32'-2" (9.8m) FROM THE EXISTING STREET CROWN AT GEOD. +193.75m (ELEV. - 3'-11")

AND COMPLIES WITH THE ALLOWABLE 9.8m (32'-2") MAXIMUM BUILDING HEIGHT & CONFORMS WITH THE ZONING BY-LAW REQUIREMENT.

NOTE: BUILDING HEIGHT MEASURED FROM THE CROWN OF THE STREET WHICH IS 3'-11" (1.19m) BELOW THE

PROPOSED NEW GROUND SUBFLOOR ELEVATION SET AT + 0'-0" or GEOD. +194.94m

xiv) DWELLING'S PROPOSED BUILDING DEPTH HAS BEEN DESIGNED WITH A BUILDING DEPTH OF 79'-4" (24.18m), MEASURED FROM THE NEWLY ADDED RESTORED HERITAGE FRONT COVERED PORCH TO THE PROPOSED REAR 1-STOREY PORTION OF THE NEW DWELLING, AND DOES NOT CONFORM WITH THE ZONING BY-LAW REQUIREMENT OF THE MAXIMUM BUILDING DEPTH SET AT 16.8m (55'-1 3/8"). THIS BUILDING DEPTH IS THE RESULT OF MAINTAINING THE EXISTING HERITAGE DWELLING [W/ 22'-2" (6.8m) DEPTH] REQUIRED TO REMAIN CLOSE TO THE FRONT OF THE PROPERTY, AND BY ADDING ITS HERITAGE FRONT PORCH (6'-2"), THUS CONTRIBUTING TO A 28'-4" (8.64m) OF BUILDING DEPTH. THIS FRONT DWELLING DEPTH REQUIRED TO BE PRESERVED BY HERITAGE, IN COMBINATION WITH DESIGNING FOR A NEW 'L'-SHAPED CUSTOM HOME WITH AN ATTACHED 2 CAR GARAGE, IN LIEU OF ERECTING A DETACHED ACCESSORY BUILDING/GARAGE STRUCTURE IN THE REAR YARD, RESULTS IN THIS DEEPER DWELLING DESIGN BEING PROPOSED.

NOTE: MINOR VARIANCE - REQUIRE RELIEF OF 7.38m (24'-2 5/8") ADDITIONAL BUILDING DEPTH

xv) DWELLING'S PROPOSED GROSS FLOOR AREA (GFA) = (GROUND FLOOR GFA 2,698 SQ.FT. + SECOND FLOOR GFA 1,005 SQ.FT.) = 3,703 SQ.FT.

THUS, 3,703 SQ.FT. DIVIDED BY 8,029.5 SQ.FT. (NET LOT AREA) EQUALS 46.1% AND EXCEEDS THE ALLOWABLE MAX. FLOOR AREA RATIO

SET AT 45% (OR 3,613.3 SQ.FT.) AND DOES NOT CONFORM WITH ZONING BY-LAW REQUIREMENT.

NOTE: MINOR VARIANCE - REQUIRE RELIEF OF 1.1% (89.7 SQ.FT.) OF ADDITIONAL GROSS FLOOR AREA

xvi) DWELLING'S PROPOSED FRONT YARD SETBACK HAS BEEN DESIGNED AT 7'-0", AND DOES NOT CONFORM WITH THE ZONING BY-LAW REQUIREMENT OF

THE MINIMUM FRONT YARD SETBACK OF 25'-0". NOTE: MINOR VARIANCE - REQUIRE RELIEF OF 18'-0" FRONT YARD ENCROACHMENT

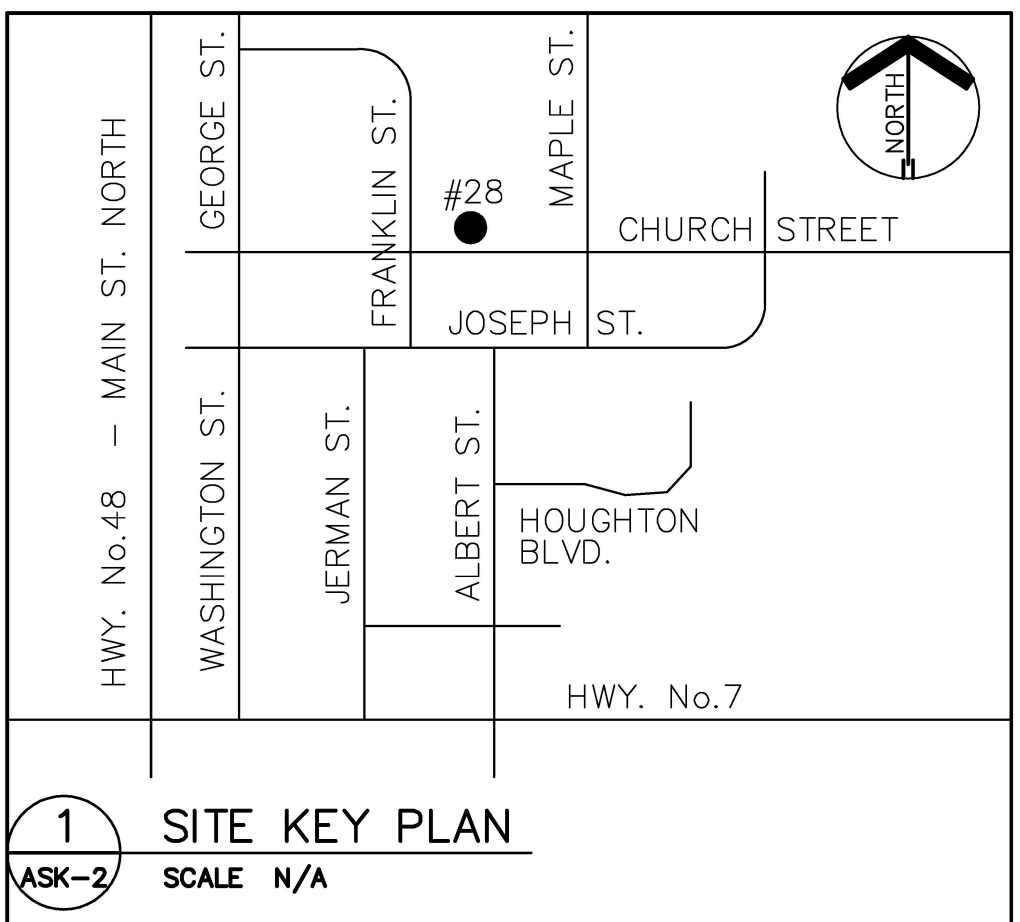
THIS SHALLOW FRONT YARD SETBACK IS THE RESULT OF MAINTAINING THE EXISTING HERITAGE DWELLING REQUIRED BY 'HERITAGE MARKHAM' TO REMAIN

CLOSE TO THE FRONT PROPERTY LINE, AS IT RELATES TO THE 32 CHURCH STREET HERITAGE HOME LOCATED TO THE EAST, AND BY ADDING THE NEW

6'-2" DEEP RESTORED HERITAGE FRONT COVERED PORCH.

SITE STATISTICS FOR No. 28 CHURCH STREET			
	CALCULATION NOTES	PROPOSED FLOOR AREA	TOTAL FLOOR AREA
NEW HERITAGE FRONT PORCH	- NOT INCLUDED IN GFA CALCULATION	186 SQ.FT.	186 SQ.FT.
NEW FRONT PORCH STEPS	- NOT INCLUDED IN GFA CALCULATION	22 SQ.FT.	22 SQ.FT.
INNER COVERED PORCH & STEP	- NOT INCLUDED IN GFA CALCULATION	125 SQ.FT.	125 SQ.FT.
GARAGE ROOF CANOPY	- NOT INCLUDED IN GFA CALCULATION	159 SQ.FT.	159 SQ.FT.
COVERED REAR DECK	- INCLUDED IN LOT COVERAGE	75 SQ.FT.	75 SQ.FT.
UNCOVERED REAR DECK	- NOT INCLUDED IN LOT COVERAGE	192 SQ.FT.	192 SQ.FT.
EXIST. HERITAGE DWELLING	N/A	670 SQ.FT.	670 SQ.FT.
NEW 2 CAR GARAGE GFA	N/A	504 SQ.FT.	504 SQ.FT.
NEW GROUND FLOOR GFA	N/A	1,524 SQ.FT.	1,524 SQ.FT.
GROUND FLOOR TOTAL GFA	N/A	2,698 SQ.FT.	2,698 SQ.FT.
REAR WALKOUT	- NOT INCLUDED IN LOT COVERAGE	82 SQ.FT.	82 SQ.FT.
SECOND FLOOR AREA	N/A	1,073 SQ.FT.	1,073 SQ.FT.
SECOND FLOOR VOIDS	- REDUCES 2ND FLR GFA CALCULATION	-68 SQ.FT.	-68 SQ.FT.
SECOND FLOOR GFA	N/A	1,005 SQ.FT.	1,005 SQ.FT.
TOTAL BUILT FORM	N/A	4,345 SQ.FT.	4,345 SQ.FT.
LOT AREA	IRREGULAR 67.5' X 130.66' =	9,459.1 SQ.FT.	
LOT COVERAGE	3,265 SQ.FT. / 9,459.1 SQ.FT. = 34.5 %		
GROSS FLOOR AREA	3,703 SQ.FT. / 8,029.5 SQ.FT. = 46.1 %		

SITE PLAN DATA FOR ZONING REVIEW:
 - FRONT YARD TOTAL AREA = 2,223 SF (207 SM)
 - FRONT YARD HARD LANDSCAPING = 913 SF (85 SM) - EQUALS 41.1% of Front Yard
 - FRONT YARD SODDED & SOFT LANDSCAPING = 1,310 SF (122 SM) - EQUALS 58.9% of Front Yard
 - REAR YARD TOTAL AREA = 3,698 SF (344 SM)
 - REAR YARD SODDED & SOFT LANDSCAPING = 3,698 SF (344 SM) AT 100%
 Note: NO REAR YARD HARD LANDSCAPING (No additional walkways or patios proposed)



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PROJECT **PROPOSED CUSTOM HOME**
 28 CHURCH STREET, MARKHAM, ON L3P 2L8

SUBJECT 'THE WONG RESIDENCE' - HERITAGE CUSTOM HOME
 SITE DATA PER BY-LAW 1229/99-90 ZONE REQUIREMENTS

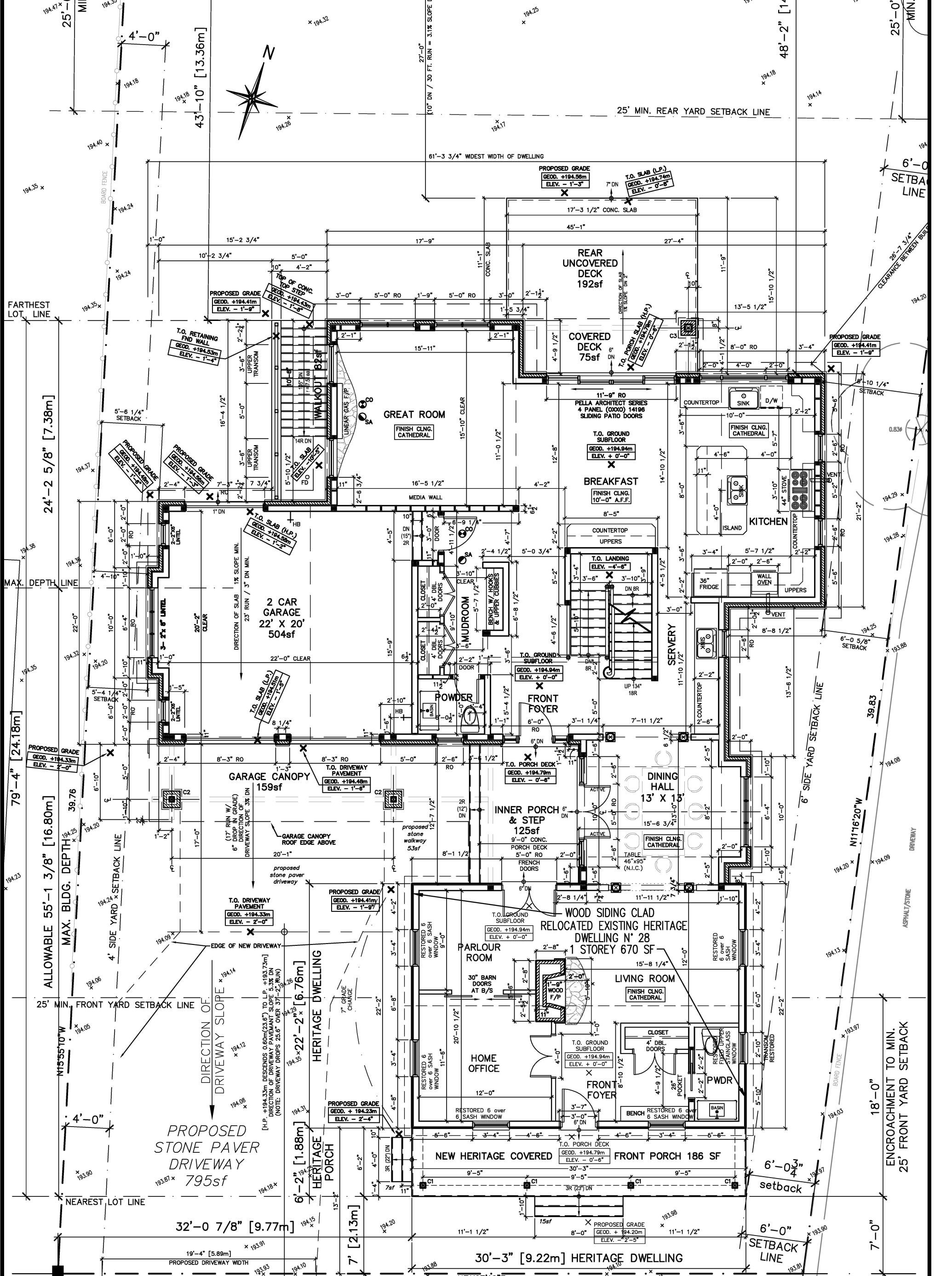
DRAWN BY: SDG ISSUE DATE: 05 NOV 2019 SCALE: AS NOTED

PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE

PROJECT No.
18-080

REFER TO ASK-1 to ASK-12
 ISSUED FOR: C.O.A. HEARING

DWG. No. **ASK-4 REVISED**



sdg design
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PROJECT **PROPOSED CUSTOM HOME**
 28 CHURCH STREET, MARKHAM, ON L3P 2L8

SUBJECT **'THE WONG RESIDENCE' - HERITAGE CUSTOM HOME**
PROPOSED DWELLING GROUND FLOOR PLAN

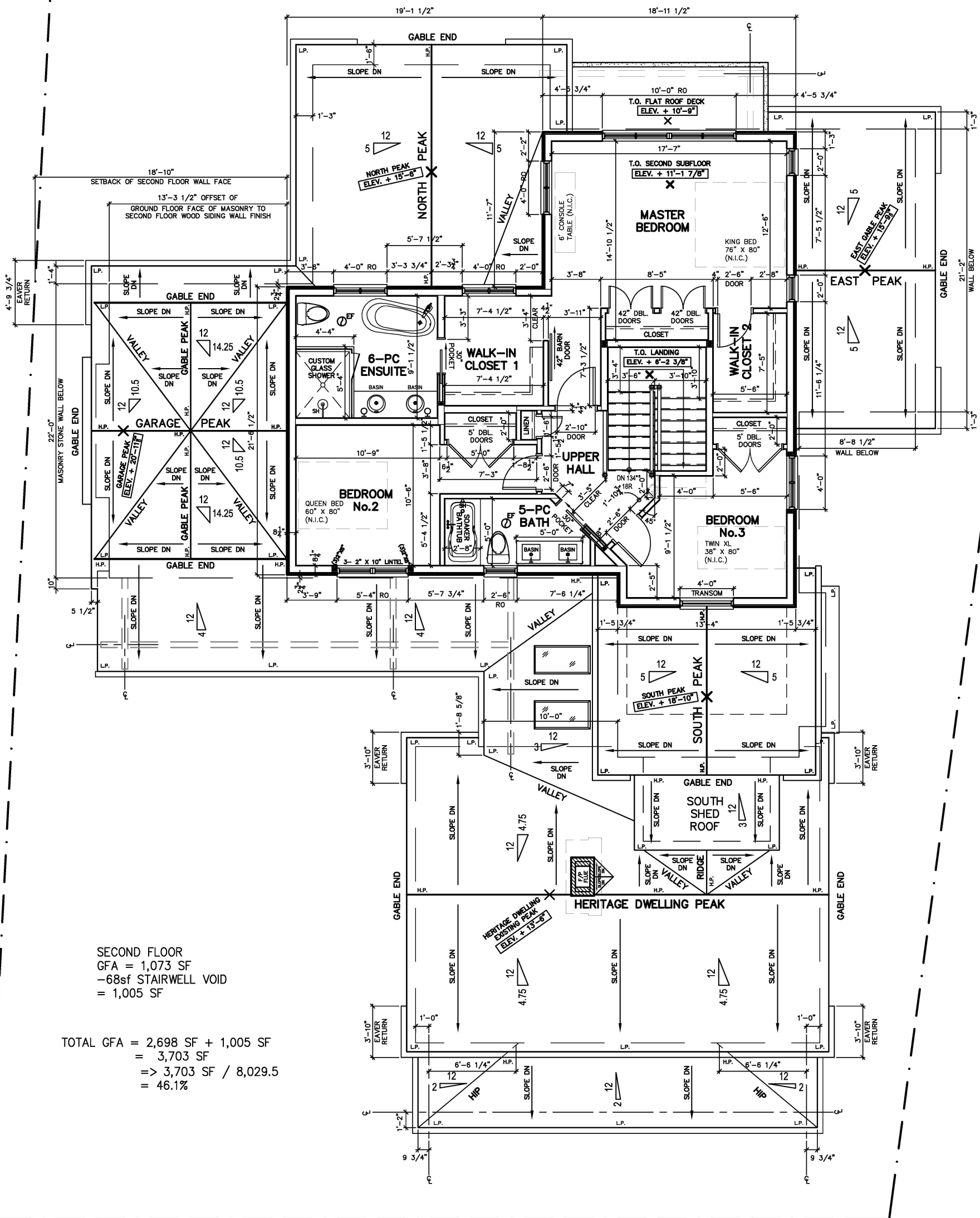
DRAWN BY: SDG ISSUE DATE: 05 NOV 2019 SCALE: 1/8" = 1'-0"

PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE

PROJECT No. **18-080**

REFER TO ASK-1 to ASK-12
 ISSUED FOR: C.O.A. HEARING

DWG. No. **ASK-6 REVISED**



SECOND FLOOR
 GFA = 1,073 SF
 -68sf STAIRWELL VOID
 = 1,005 SF

TOTAL GFA = 2,698 SF + 1,005 SF
 = 3,703 SF
 => 3,703 SF / 8,029.5
 = 46.1%

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PROJECT **PROPOSED CUSTOM HOME**
 28 CHURCH STREET, MARKHAM, ON L3P 2L8

SUBJECT 'THE WONG RESIDENCE' - HERITAGE CUSTOM HOME
 PROPOSED DWELLING SECOND FLOOR PLAN

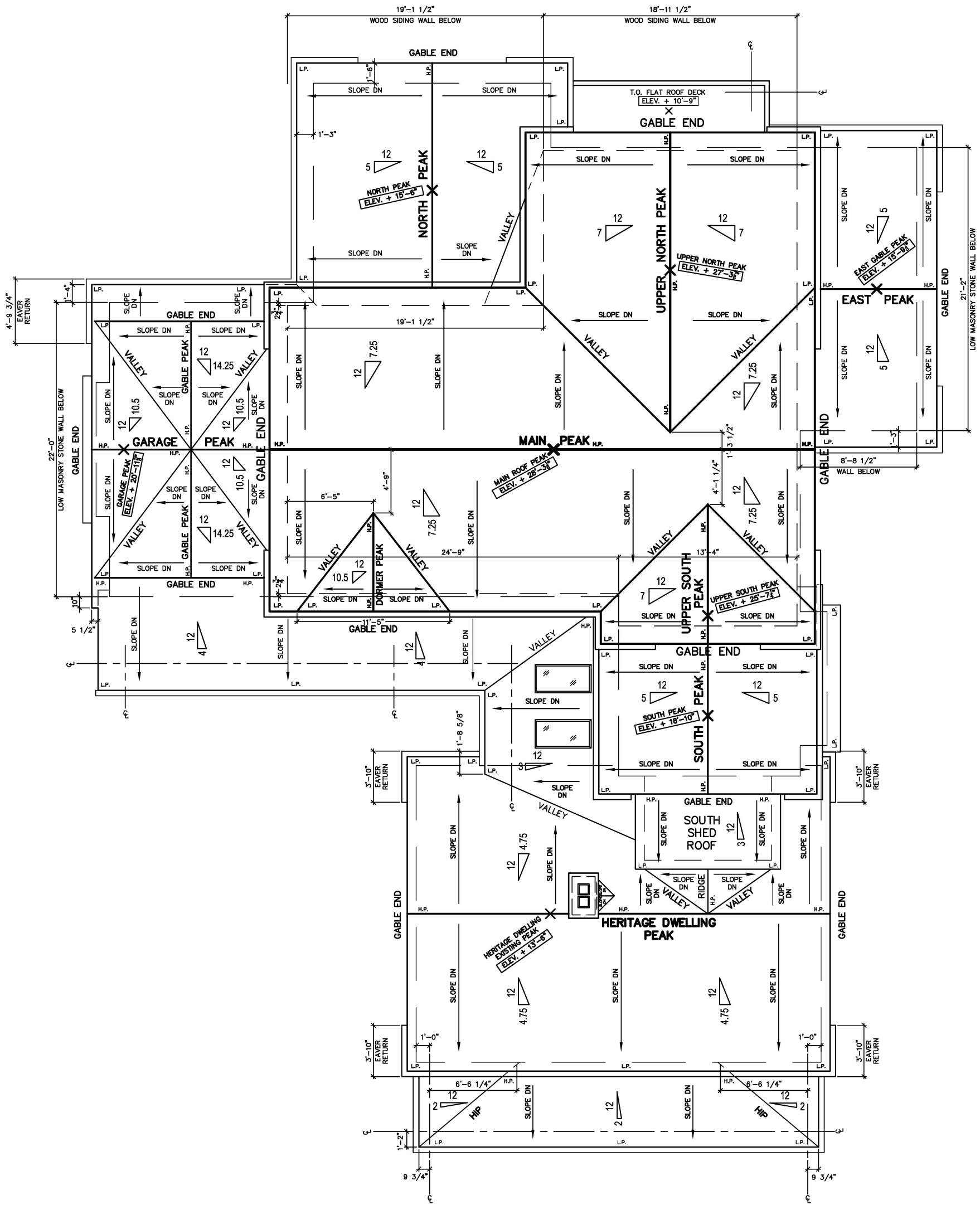
DRAWN BY: SDG ISSUE DATE: 05 NOV 2019 SCALE: 1/8" = 1'-0"

PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE

PROJECT No.
18-080

REFER TO ASK-1 to ASK-12
 ISSUED FOR : C.O.A. HEARING

DWG. No. **ASK-7 REVISED**




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PROJECT PROPOSED CUSTOM HOME
 28 CHURCH STREET, MARKHAM, ON L3P 2L8

PROJECT No.
 18-080

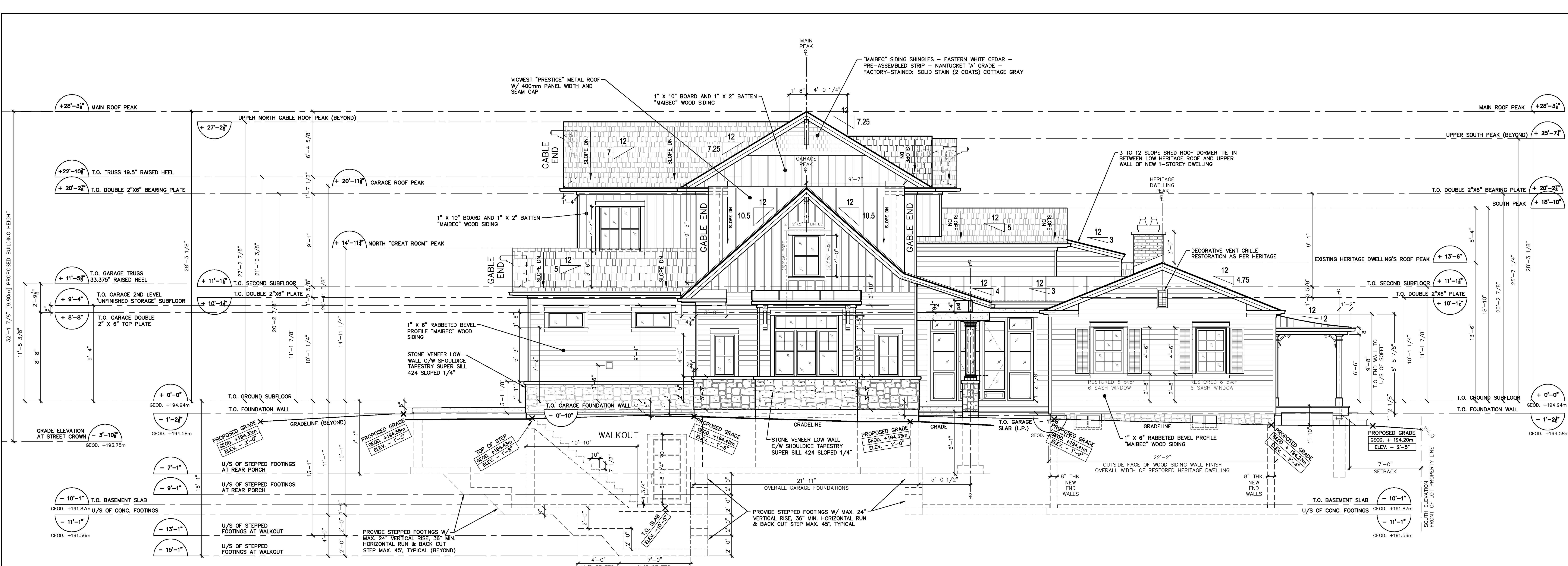
SUBJECT 'THE WONG RESIDENCE' - HERITAGE CUSTOM HOME
 PROPOSED DWELLING OVERALL ROOF PLAN

REFER TO ASK-1 to ASK-12
 ISSUED FOR : C.O.A. HEARING

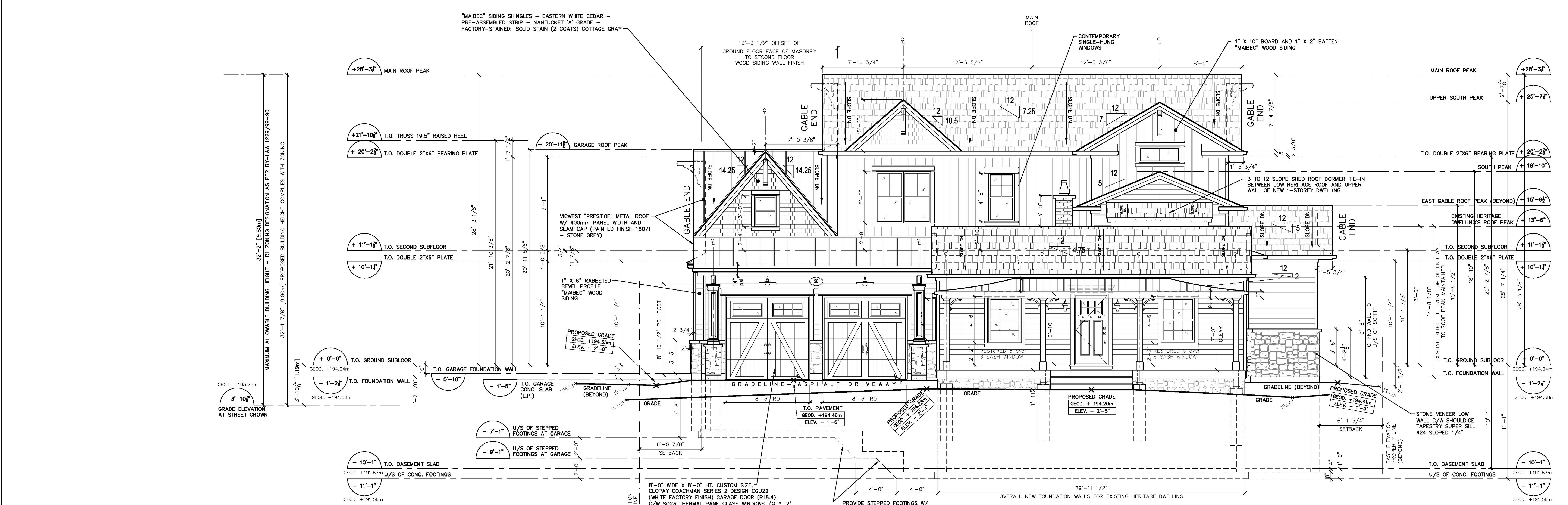
DRAWN BY: SDG ISSUE DATE: 05 NOV 2019 SCALE: 1/8" = 1'-0"

DWG. No. ASK-8 REVISED

PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE



2 PROPOSED SIDE WEST ELEVATION - VIEW OF INNER COURTYARD
 A-07 SCALE 1/4" = 1'-0"



1 PROPOSED SOUTH (FRONT) ELEVATION
 A-07 SCALE 1/4" = 1'-0"

ISSUED FOR	DATE	BY
1. CLIENT REVIEW	SEPT/09/2018	SDG
2. COMMITTEE OF ADJUSTMENT - MINOR VARIANCE APPLICATION	SEPT/24/2018	SDG
3. COMMITTEE OF ADJUSTMENT - MINOR VARIANCE APPLICATION	NOV/05/2018	SDG
4. HERITAGE RESIDENTIAL SITE PLAN CONTROL APPLICATION		

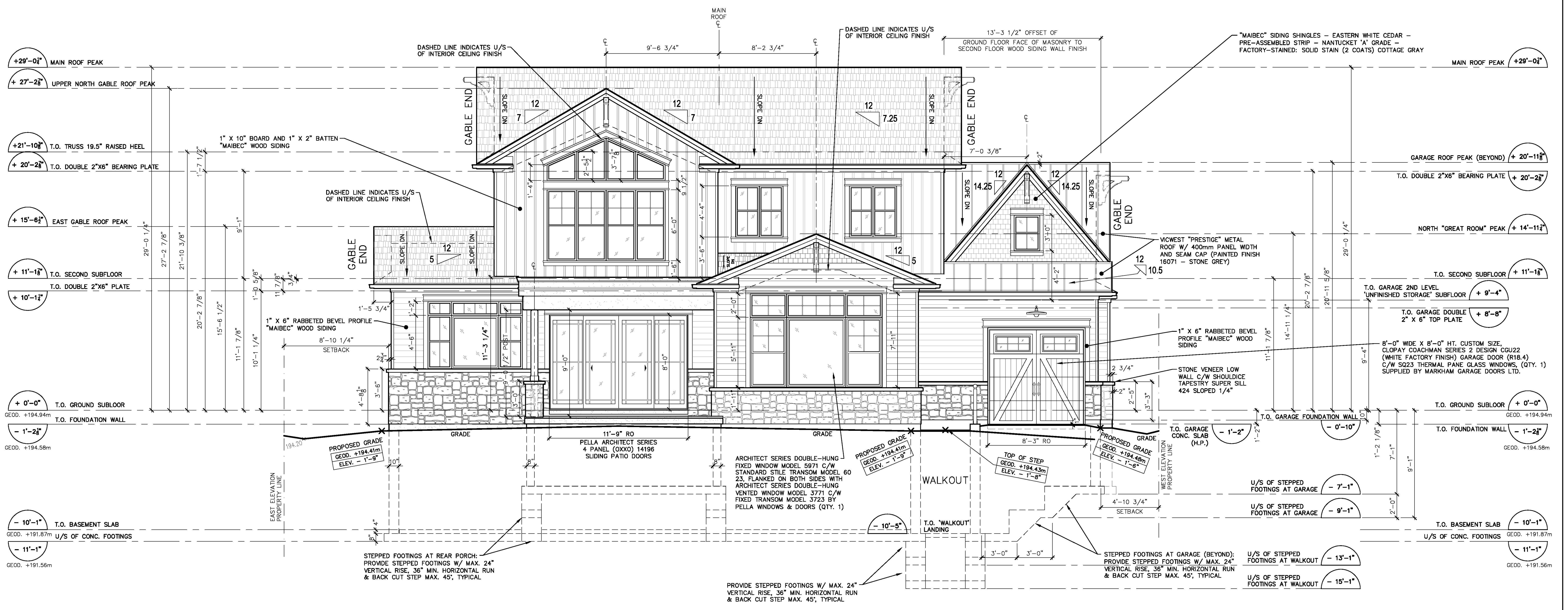
THE TIT YAN HUNG & JIAN WONG RESIDENCE
CUSTOM HOME
 28 CHURCH STREET (PART OF LOT 2, BLOCK 1 - REGD PLAN 18)
 CITY OF MARKHAM, ONTARIO L3P 2L8

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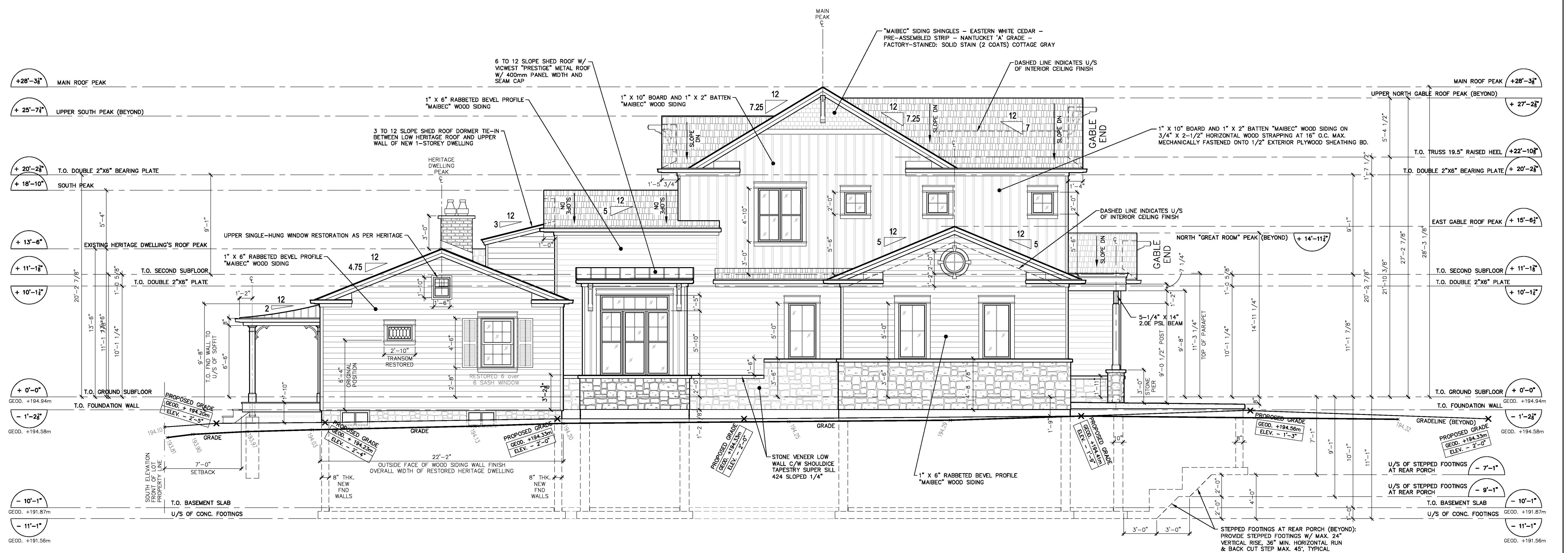
C.O.A. - MINOR
 VARIANCE
 APPLICATION

CONTRACTOR SHALL
 CHECK DIMENSIONS
 DRAWN
 SDG
 DATE
 OCTOBER 27, 2018
 SCALE
 AS NOTED
 JOB NO.
 18-080
 FILE NAME
 18-080_A-07
 SHEET NAME
 PROPOSED WEST &
 SOUTH ELEVATIONS
 SHEET NUMBER
 A-07

PLOTTED: NOVEMBER 08, 2018



2 PROPOSED REAR NORTH ELEVATION
A-08 SCALE 1/4" = 1'-0"



1 PROPOSED SIDE EAST ELEVATION
A-08 SCALE 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
1	SEP 19 2018	ISSUED FOR PERMIT
2	SEP 24 2018	CLIENT REVIEW
3	SEP 24 2018	COMMITTEE OF ADJUSTMENT - MINOR VARIANCE APPLICATION
4	NOV 05 2018	COMMITTEE OF ADJUSTMENT - MINOR VARIANCE APPLICATION
5	NOV 05 2018	HERITAGE RESIDENTIAL SITE PLAN CONTROL APPLICATION

THE TIT YAN HUNG & JIAN WONG RESIDENCE
CUSTOM HOME
28 CHURCH STREET (PART OF LOT 2, BLOCK 1 - REGD PLAN 18)
CITY OF MARKHAM, ONTARIO L3P 2L8

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sdgdesign@cggers.com

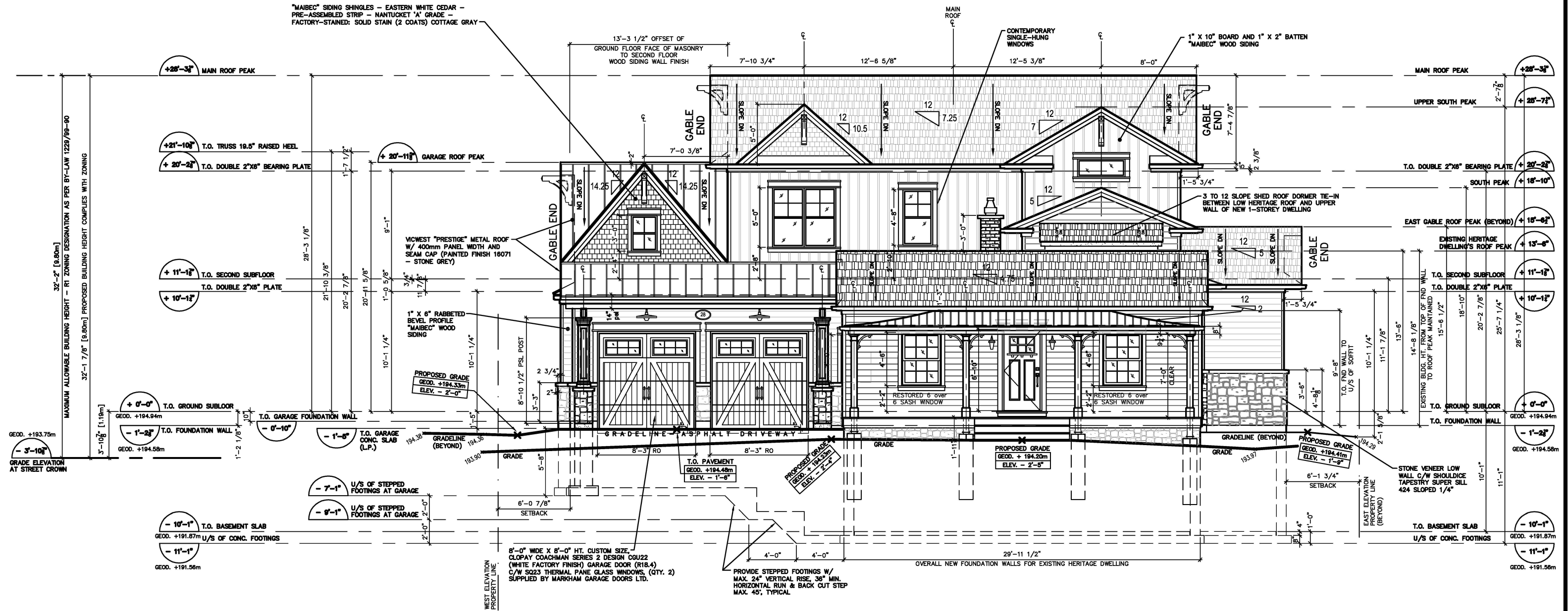
C.O.A. - MINOR VARIANCE APPLICATION

CONTRACTOR SHALL CHECK DIMENSIONS
DRAWN SDG
DATE OCTOBER 27, 2018
SCALE AS NOTED
JOB NO. 18-080
FILE NAME 18-080_A-08
SHEET NAME PROPOSED EAST & NORTH ELEVATIONS

SHEET NUMBER A-08

PLOTTED: NOVEMBER 08, 2018

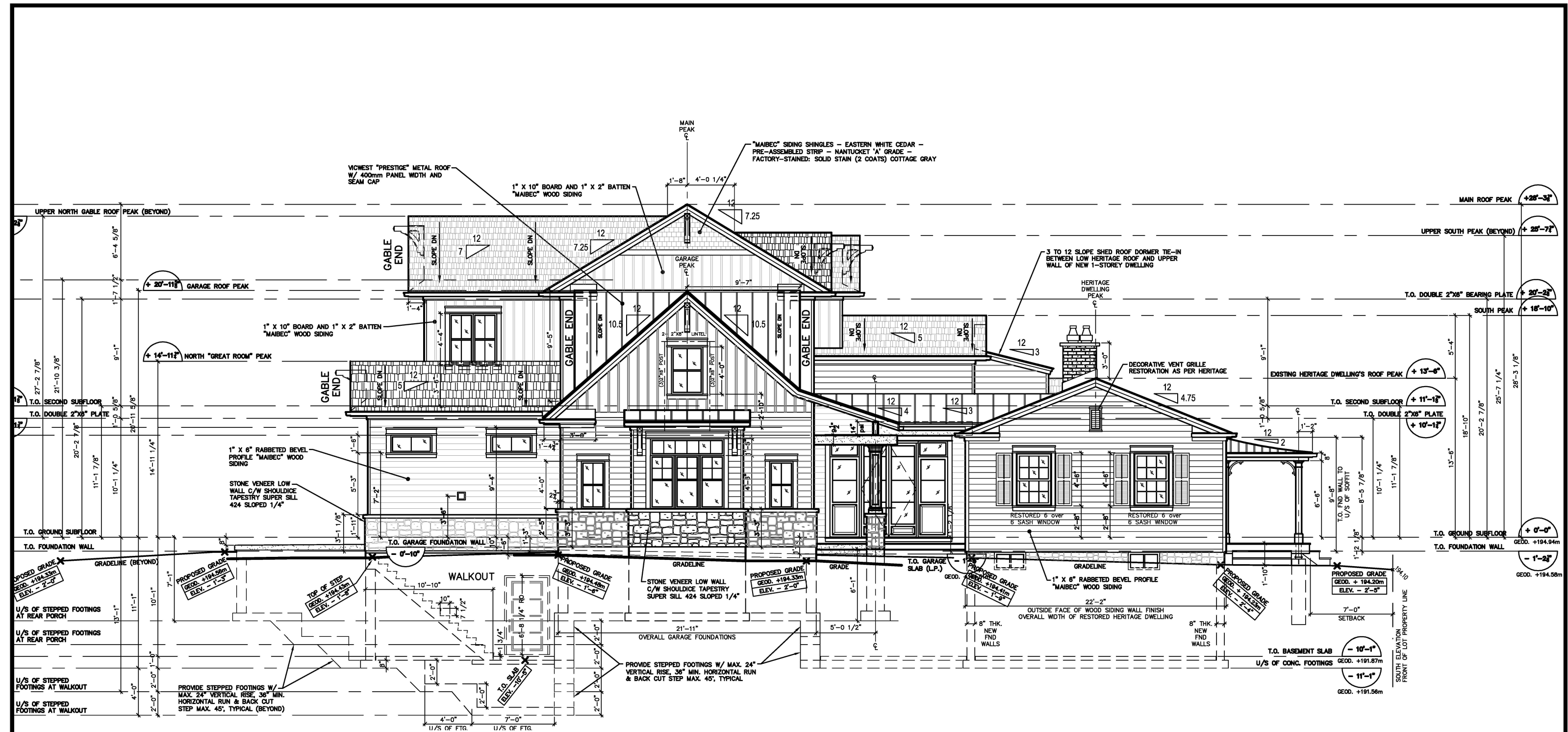
MAIBEC SIDING SHINGLES - EASTERN WHITE CEDAR -
 PRE-ASSEMBLED STRIP - NANTUCKET 'A' GRADE -
 FACTORY-STAINED: SOLID STAIN (2 COATS) COTTAGE GRAY



1 PROPOSED SOUTH (FRONT) ELEVATION
 A-07 SCALE 1/8" = 1'-0"

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 34 ELM STREET
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PROJECT	PROPOSED CUSTOM HOME 28 CHURCH STREET, MARKHAM, ON L3P 2L8	PROJECT No.	18-080
SUBJECT	'THE WONG RESIDENCE' - HERITAGE CUSTOM HOME PROPOSED DWELLING FRONT SOUTH ELEVATION	REFER TO	ASK-1 to ASK-12
DRAWN BY:	SDG	ISSUE DATE:	05 NOV 2019
SCALE:	1/8" = 1'-0"	ISSUED FOR:	C.O.A. HEARING
PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE		DWG. No.	ASK-9 REVISED



2 PROPOSED WEST ELEVATION
 A-07 SCALE 1/8" = 1'-0"

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PROJECT **PROPOSED CUSTOM HOME**
 28 CHURCH STREET, MARKHAM, ON L3P 2L8

SUBJECT 'THE WONG RESIDENCE' - HERITAGE CUSTOM HOME
 PROPOSED DWELLING WEST (SIDE) ELEVATION

DRAWN BY: SDG ISSUE DATE: 05 NOV 2019 SCALE: 1/8" = 1'-0"

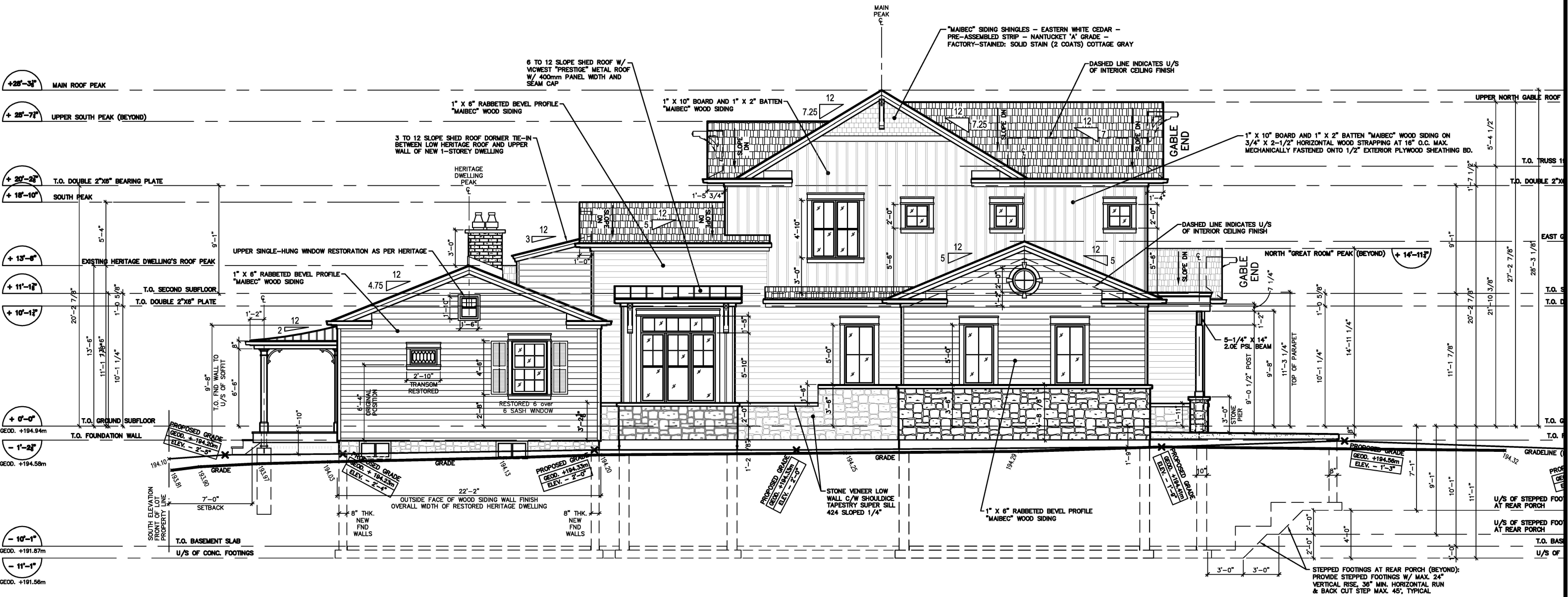
PROJECT No. **18-080**

REFER TO ASK-1 to ASK-12

ISSUED FOR: C.O.A. HEARING

DWG. No. **ASK-10 REVISED**

PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE



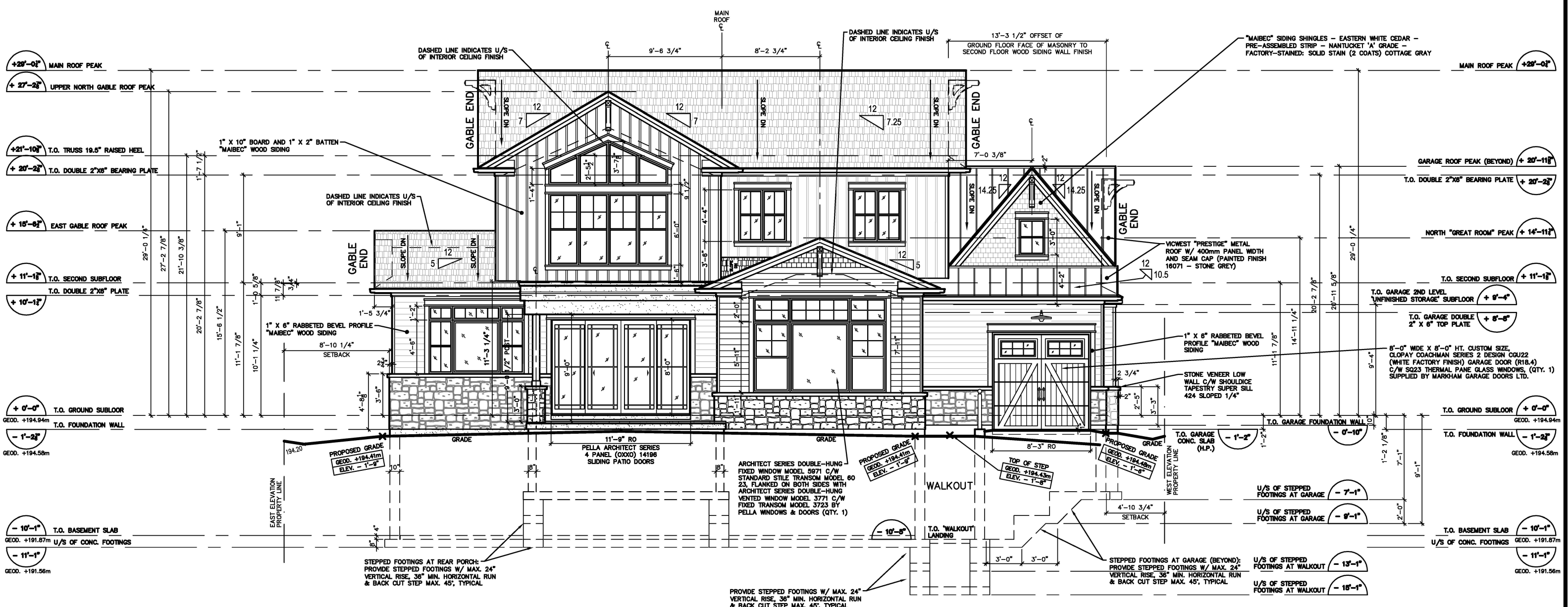
1 PROPOSED EAST ELEVATION
 A-08 SCALE 1/8" = 1'-0"

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PROJECT PROPOSED CUSTOM HOME
 28 CHURCH STREET, MARKHAM, ON L3P 2L8
 SUBJECT 'THE WONG RESIDENCE' - HERITAGE CUSTOM HOME
 PROPOSED DWELLING EAST (SIDE) ELEVATION
 DRAWN BY: SDG ISSUE DATE: 05 NOV 2019 SCALE: 1/8" = 1'-0"

PROJECT No.
18-080
 REFER TO ASK-1 to ASK-12
 ISSUED FOR : C.O.A. HEARING
 DWG. No. ASK-11 REVISED

PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE



2 PROPOSED NORTH (REAR) ELEVATION
A-08 SCALE 1/8" = 1'-0"

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PROJECT	PROPOSED CUSTOM HOME 28 CHURCH STREET, MARKHAM, ON L3P 2L8
SUBJECT	'THE WONG RESIDENCE' - HERITAGE CUSTOM HOME PROPOSED DWELLING NORTH (REAR) ELEVATION
DRAWN BY:	SDG
ISSUE DATE:	05 NOV 2019
SCALE:	1/8" = 1'-0"

PROJECT No.	18-080
REFER TO	ASK-1 to ASK-12
ISSUED FOR :	C.O.A. HEARING
DWG. No.	ASK-12 REVISED

PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE



HERITAGE DWELLING N° 24 CHURCH STREET
2 STOREY FRAME

PROPOSED HERITAGE DWELLING N° 28 CHURCH STREET
2 STOREY FRAME

HERITAGE DWELLING N° 32 CHURCH STREET
2 STOREY FRAME



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PROJECT **PROPOSED CUSTOM HOME**
28 CHURCH STREET, MARKHAM, ON L3P 2L8

SUBJECT 'THE WONG RESIDENCE' - HERITAGE CUSTOM HOME
STREETSCAPE ELEVATION OF 24, 28 & 32 CHURCH ST.

DRAWN BY: SDG | ISSUE DATE: 05 NOV 2019 | SCALE: 1 : 150

PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE

PROJECT No.
18-080

REFER TO ASK-1 to ASK-12
ISSUED FOR : C.O.A. HEARING

DWG. No. **ASK-13 REVISED**

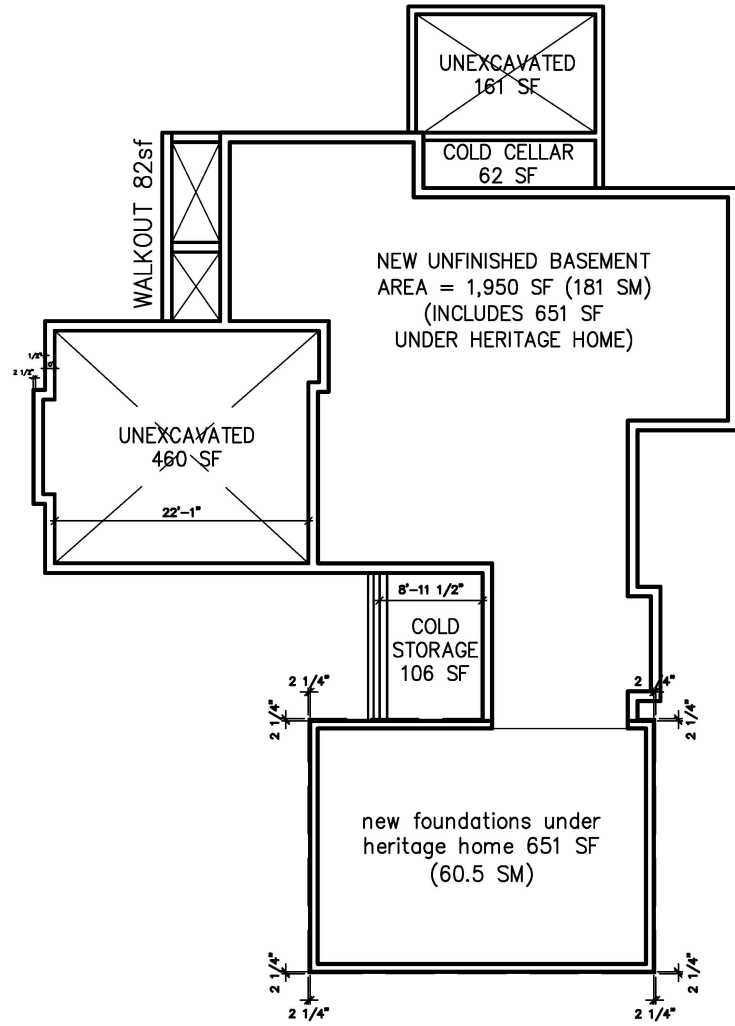
i) ACTUAL LOT AREA = IRREGULAR 67.5 FT. LOT FRONTAGE X 130.66 FT. LOT DEPTH => 9,459.1 SQ.FT.

ii) MAX. FLOOR AREA RATIO SHALL BE 45% OF NET LOT AREA CALCULATED AS FOLLOWS:

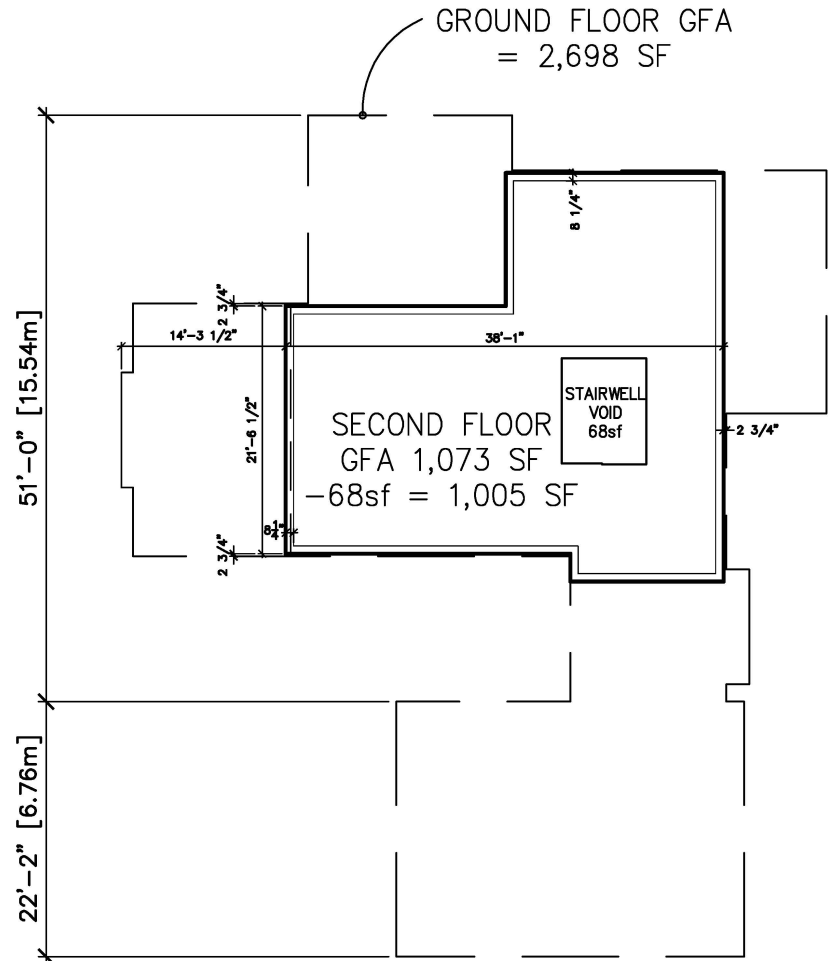
NET LOT AREA = 6,600 SQ.FT. + 1/2 (ACTUAL LOT AREA - 6,600 SQ.FT.)
 6,600 SQ.FT. + 1/2 (9,459 SQ.FT. - 6,600 SQ.FT.)
 6,600 SQ.FT. + 1/2 (2,859 SQ.FT.)
 6,600 SQ.FT. + 1,429.5 SQ.FT.

NET LOT AREA = 8,029.5 SQ.FT.
 THUS, ALLOWED MAX. FLOOR AREA RATIO = 45% OF 8,029.5 SQ.FT. => 3,613.3 SQ.FT.

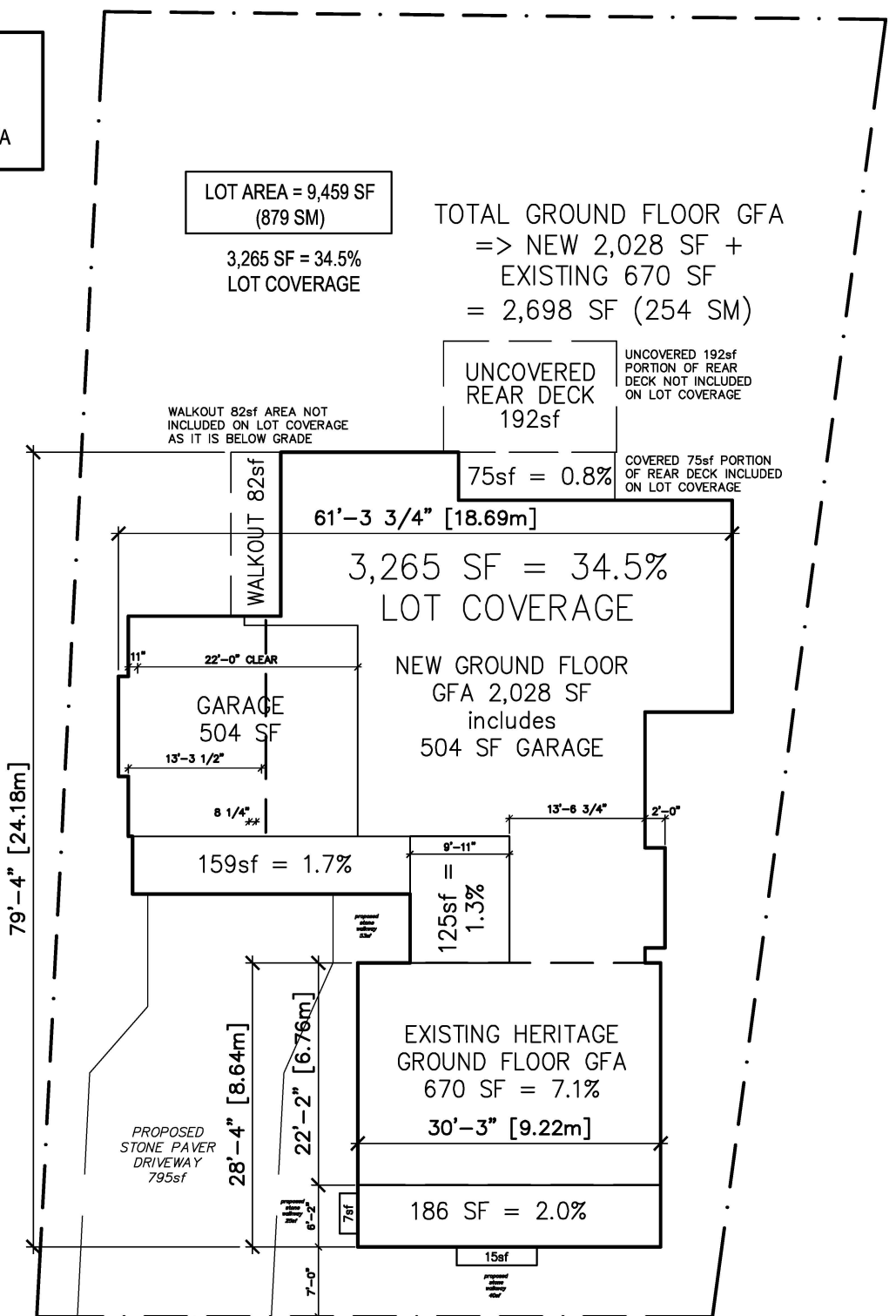
FOUNDATION PLAN W/
UNFINISHED BASEMENT LEVEL AREAS



LOT COVERAGE & GFA NOTES FOR C.O.A. MINOR VARIANCE REVIEW:
 1) HERITAGE DWELLING + RESTORED PORCH & STEPS = 878 SF = 9.3% OF LOT COVERAGE
 2) EXISTING HERITAGE DWELLING 670 SF FOOTPRINT CONTRIBUTES 8.3 % OF THE 46.1% GFA
 3) PROPOSED NEW DWELLING GFA (Ground + 2nd) 3,033 SF CONTRIBUTES 37.8 % OF THE 46.1% GFA



TOTAL GFA = GROUND FLOOR 2,698 SF + SECOND FLOOR 1,005 SF
 = 3,703 SF (344 SM)
 => 3,703 SF / 8,029.5
 = 46.1%



 CUSTOM HOMES & ADDITIONS 416.909.4452 34 ELM STREET MARKHAM, ONT., L3P 2V5 CELL 416-909-4452 FAX 905-201-2275 sgd@sdgdesign.com	PROJECT PROPOSED CUSTOM HOME 28 CHURCH STREET, MARKHAM, ON L3P 2L8	PROJECT No. 18-080
	SUBJECT 'THE WONG RESIDENCE' - HERITAGE CUSTOM HOME AREA CALCULATIONS OF PLANS - DATA SUMMARY	REFER TO ASK-1 to ASK-12 ISSUED FOR : C.O.A. HEARING
DRAWN BY: SDG ISSUE DATE: 05 NOV 2019 SCALE: NOT TO SCALE	DWG. No. ASK-14 REVISED	
PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE		