

Memorandum to the City of Markham Committee of Adjustment

March 18, 2019

File: A/155/18
Address: 44 Gainsville Ave, Markham
Applicant: Weimin Wang
Agent: PMP DESIGN INC (MEHRAN HEYDARI)
Hearing Date: Wednesday March 27, 2019

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

The applicant is requesting relief from the following requirements of By-law 11-72, R1, as amended:

- a) **Section 6, Schedule B:**
a maximum lot coverage of 35.89 percent, whereas the By-law permits a maximum lot coverage of 33 1/3 percent;
- b) **Section 3.7:**
an unenclosed stair projecting no more than 4' – 2 ½ into the rear yard;
- c) **Section 1.2(i):**
a maximum building height of 26'-9", whereas the by-law permits a maximum building height of 25';

as they relate to a proposed residential dwelling.

The Committee of Adjustment deferred the application on February 20, 2019, due to concerns with the size of the proposed dwelling. In response to the Committee of Adjustment's comments, the applicant submitted revised drawings on March 08, 2019 (Appendix 'B1') which show the removal and reduction of variances. The applicant removed the variance request for a minimum two-storey side yard setback of 4 ft (east) and 4 ft 7 in (west) and reduced the variance request for an unenclosed stair projection from 5' 4 ½ to 4' – 2 ½ . Staff's comments with respect to maximum lot coverage and unenclosed stair projection dated February 14, 2019 remain applicable.

The applicant added a variance for a maximum building height of 26.75 ft (8.15) whereas the by-law permits a maximum building height of 25 ft (7.62). This represents a difference of approximately 1.75 ft (0.53 m). The height variance is in part attributed to the fact that the grade height of the centreline (crown) of the street is lower than the proposed average grade of the property. Staff are of the opinion that the variance for maximum building height is minor in nature and have no objection

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, *"to be consistent to building in neighborhood"*.

Zoning Preliminary Review Undertaken

The applicant has completed a Zoning Preliminary Review (ZPR) to confirm the initial variances required for the proposed development. The applicant submitted revised drawings on March 08, 2019. The applicant has not conducted a Zoning Preliminary Review for the revised drawings.

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 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.

PUBLIC INPUT SUMMARY

No written submissions were received as of March 18, 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 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 for lot coverage, stair projection and height meets the four tests of the Planning Act. 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 "A1" 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 252989 \Documents\District Team Comments Memo

- Appendices
- Appendix A1 – Conditions
- Appendix B1 – Plans
- Appendix C1 – Previous Staff Report (February 20, 2019)

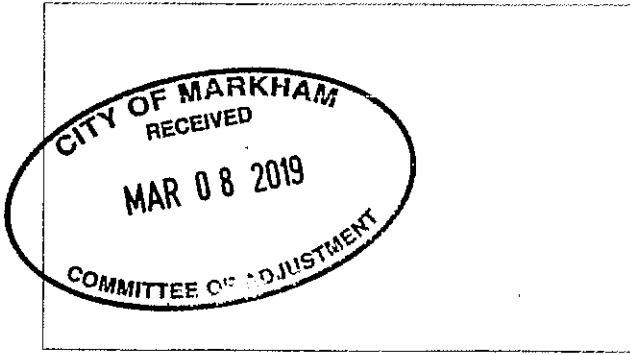
APPENDIX "A1"
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/155/18

1. That the front covered porch remain unenclosed;
2. The variances apply only to the proposed development as long as it remains;
3. 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 *March 08, 2019*, 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.
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 Tree Preservation Technician or Director of Operations 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 Tree Preservation Technician or Director of Operations.
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 Tree Preservation Technician or Director of Operations

CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects



A1

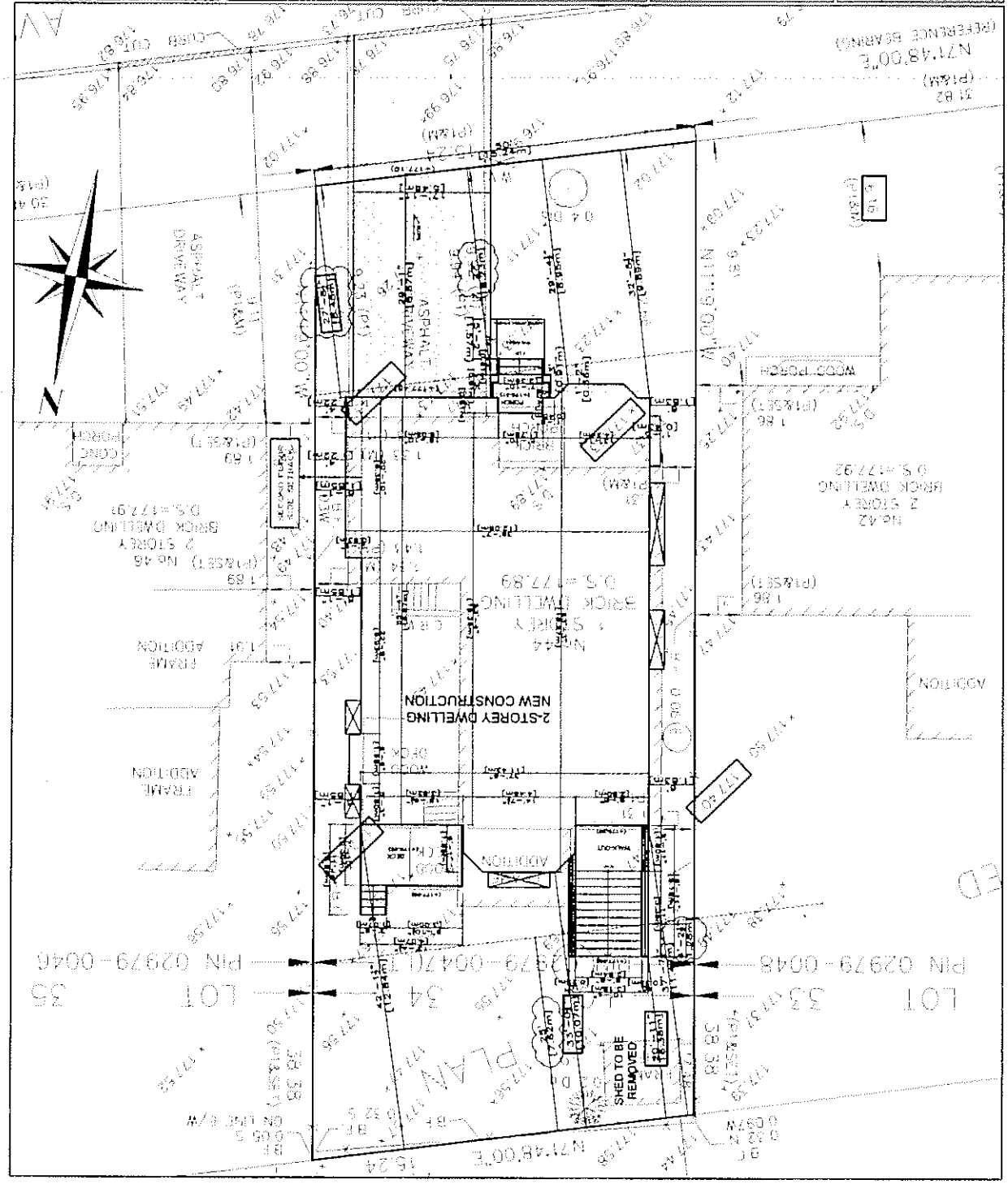
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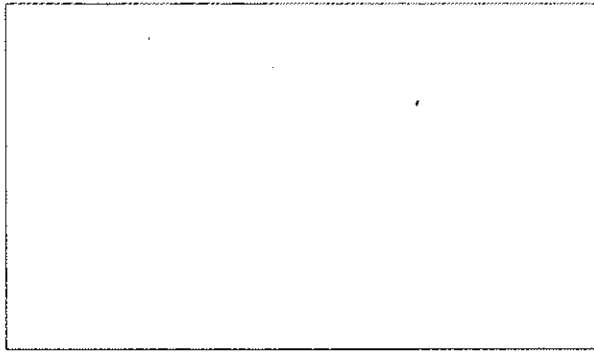
PROJECT TITLE
 44 GAINVILLE AVE
 TORONTO
 ONTARIO

SITE PLAN

Design Corp
PMP
 Exclusive Residential Design

NO.	DATE	DESCRIPTION
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2	2018 (REV. 2)	MAK
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A2

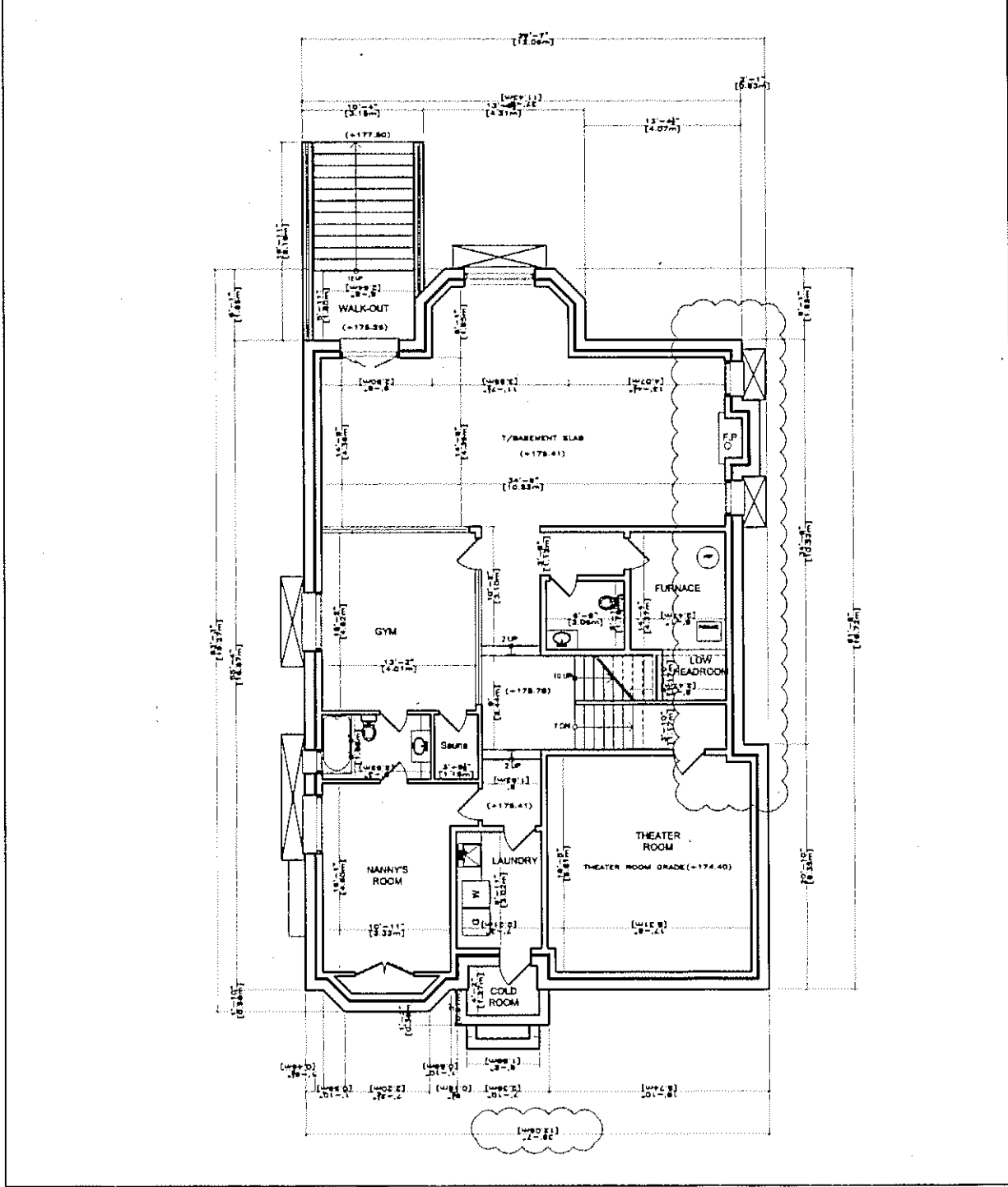
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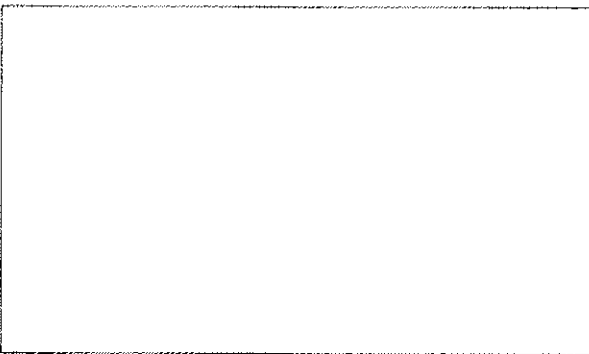
PROJECT TITLE
 44 GANVILLE AVE
 TORONTO
 ONTARIO

BASEMENT PLAN
 Drawing Title

PMP
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 Exclusive Residential Design

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2	REVISIONS	
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A3

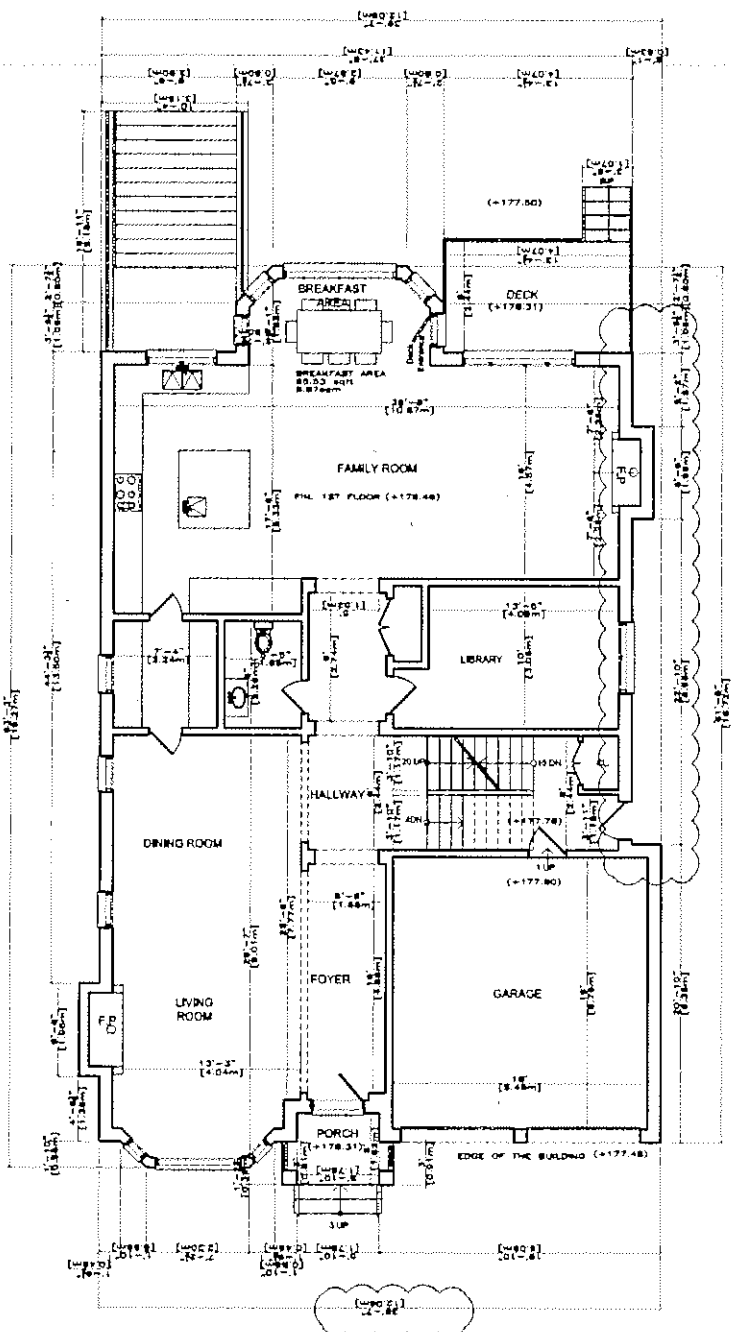
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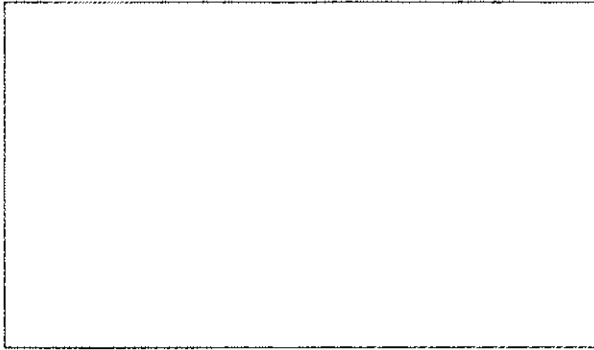
PROJECT NO.
 44 GAANSVILLE AVE
 TORONTO
 ONTARIO

MAIN FLOOR PLAN
 Drawing Title

Exclusive Residential Design
 PMP
 Design Group

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A4

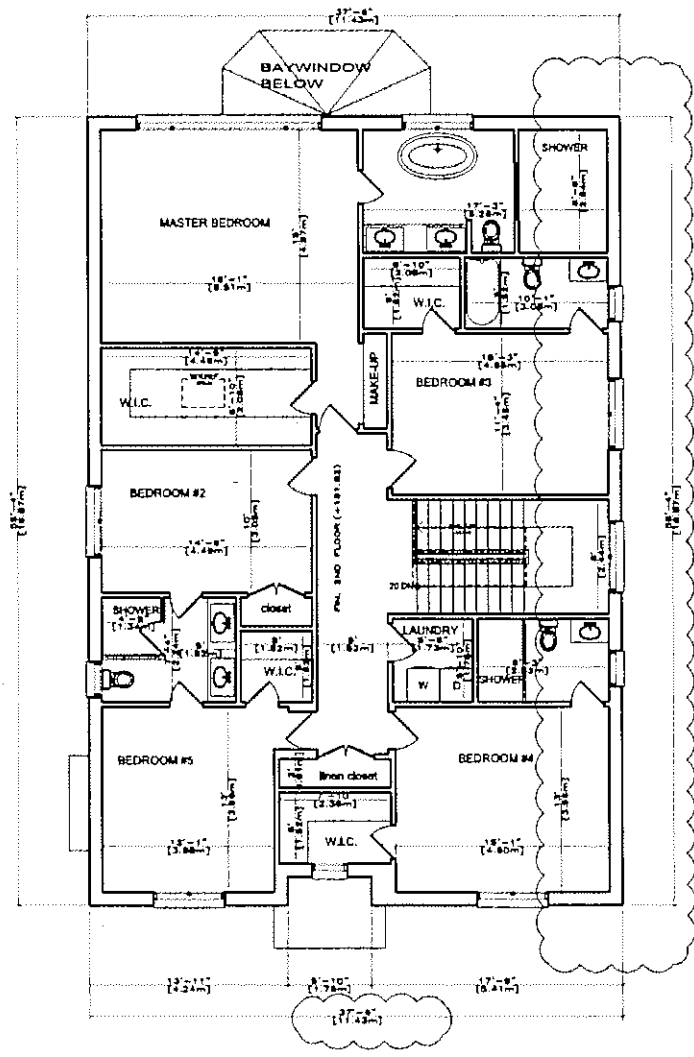
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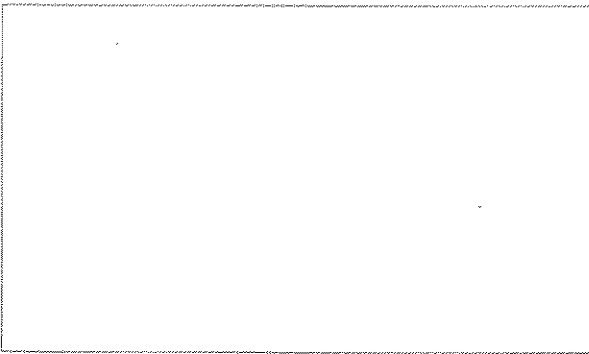
PROJECT TITLE:
44 GAINSVILLE AVE
TORONTO
ONTARIO

SECOND FLOOR PLAN
Drawing Title

Exclusive Residential Design
Design Group
PMP

NO.	DESCRIPTION	DATE
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A5

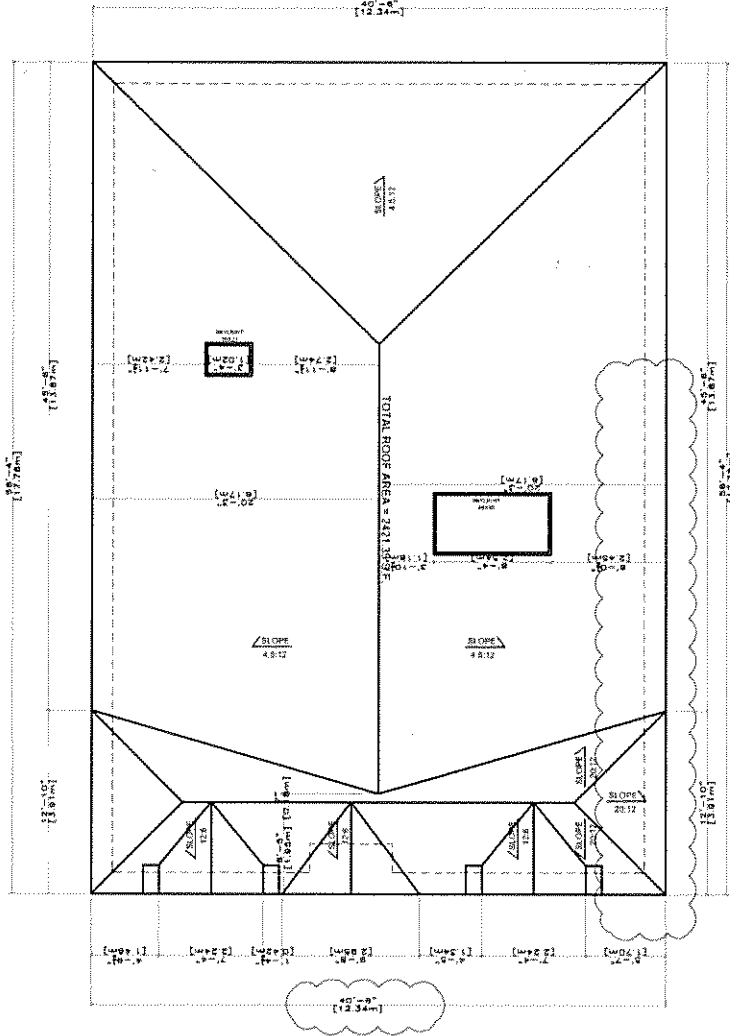
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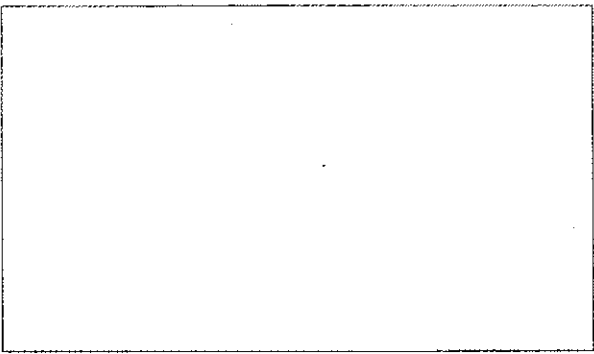
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**44 GAINSVILLE AVE
 TORONTO
 ONTARIO**

Drawing Title:
ROOF PLAN

Design Group:
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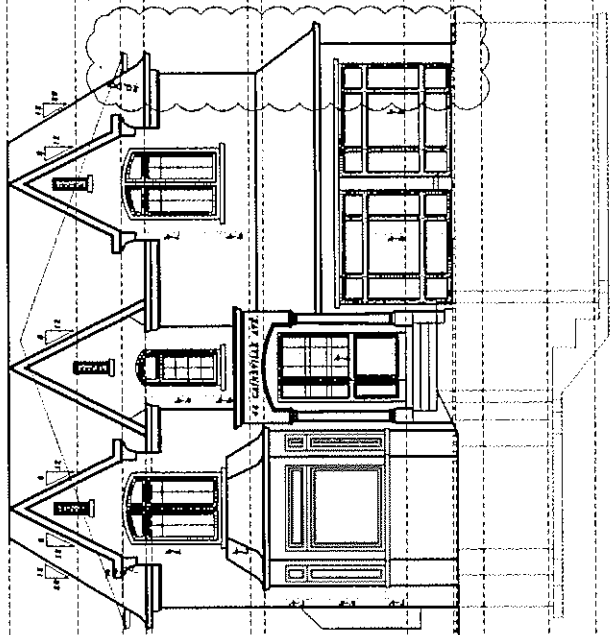
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PROJECT TITLE
 44 GAINSVILLE AVE
 TORONTO
 ONTARIO

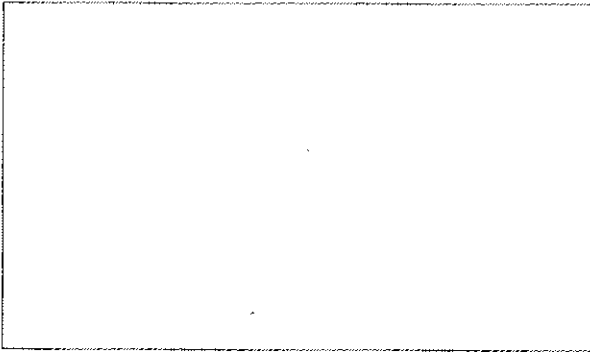
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MAIN ELEVATION

PMP
 Design Group
 Exclusive Residential Design

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CHECKED BY	MAH
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CITY	
PROVINCE	
COUNTRY	
SCALE	
DATE	
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NO.	
DESCRIPTION	
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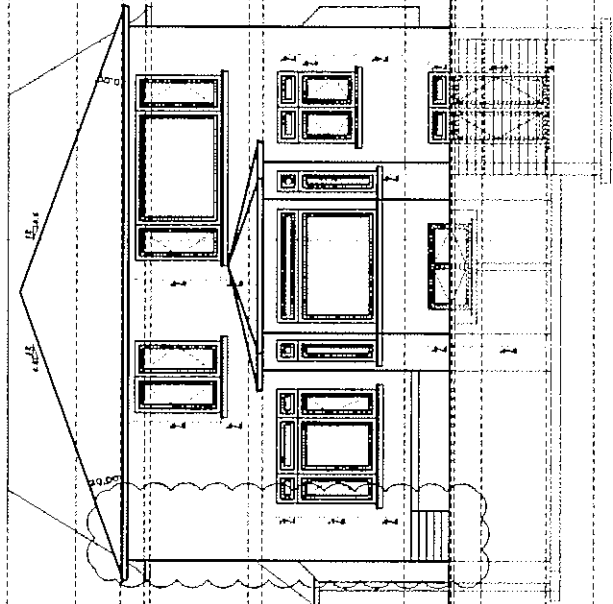
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PROJECT No. 1
 44 GAINSVILLE AVE
 TORONTO
 ONTARIO

REAR ELEVATION

PMP
 Exclusive Residential Design
 Design Group

NO.	DESCRIPTION	DATE
1	PRELIMINARY	07/22/2018
2	REVISED TO OWNER	11/01/2018
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4	REVISED TO OWNER	04/18/2018
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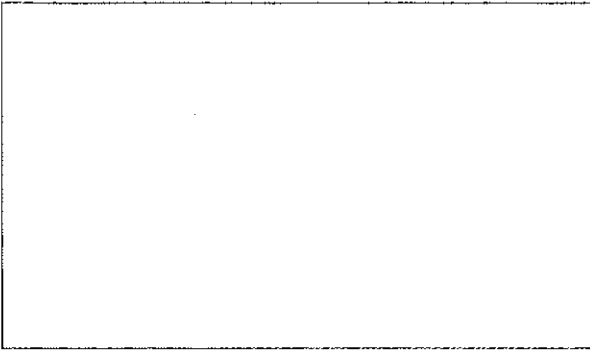
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Side of Road (117.30)
Top of Roof (117.30)
Second Floor Slab (117.30)
Top of Gable (117.30)
Bottom of Gable (117.30)
Top of Roof (117.30)
Top of First Floor (117.30)
Grade of Finished Floor (117.30)
Bottom of First Floor (117.30)
Center of the Road (117.30)
Foundation Base (117.30)
Finished Room Space (117.30)



A8

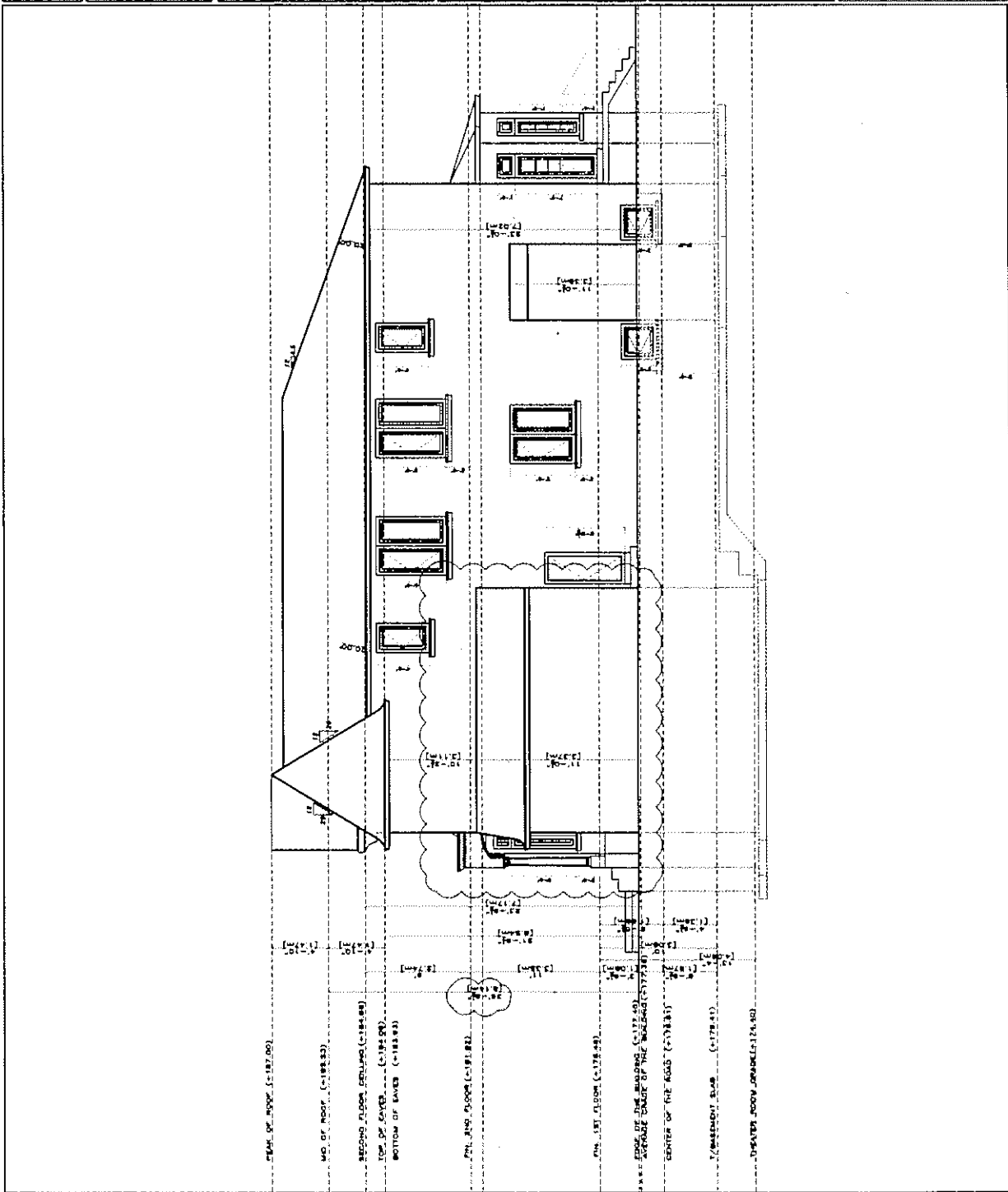
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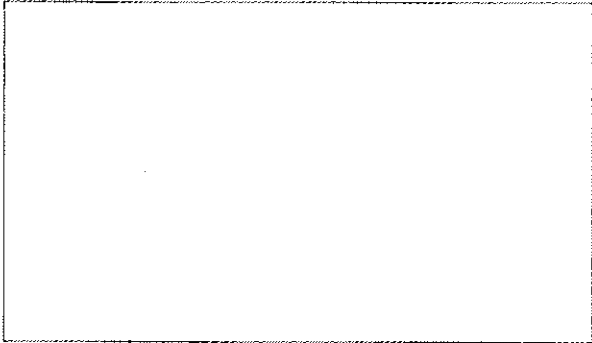
PROJECT TITLE
44 GANNSVILLE AVE
TORONTO
ONTARIO

EAST SIDE ELEVATION
Drawing Title

Design Group
PMP
Exclusive Residential Design

NO.	DESCRIPTION	DATE
1	REVISION TO PLAN	2018 OCT 29
2	REVISION TO PLAN	2018 OCT 29
3	REVISION TO PLAN	2018 OCT 29
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A9

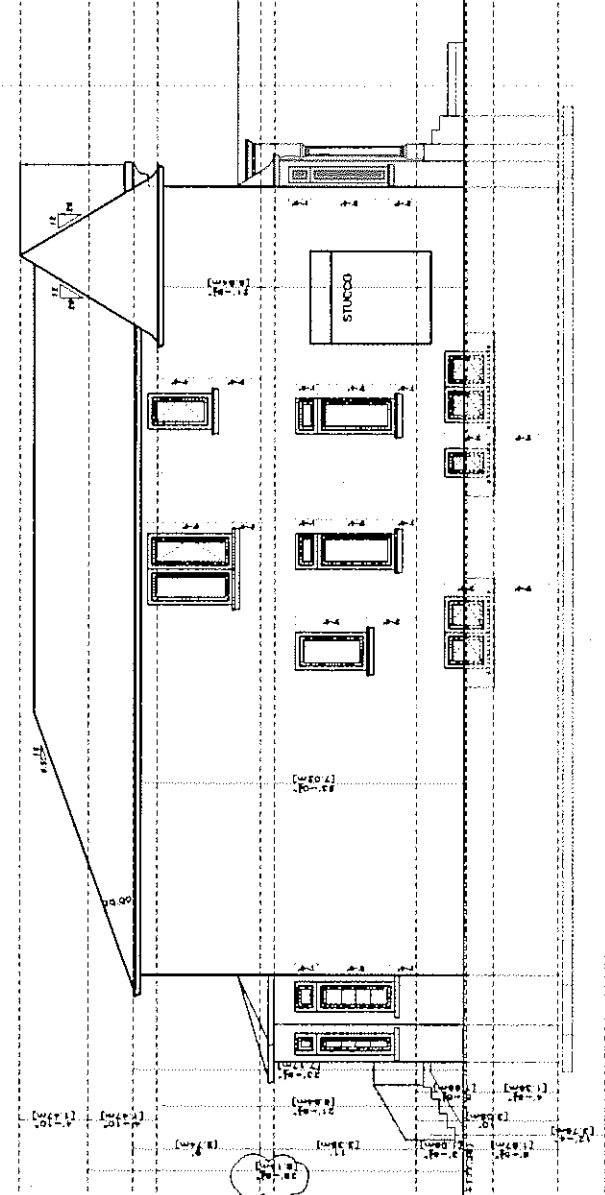
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 Checked By: M.M.
 Date: 2018 OCT 28
 Title: WEST SIDE ELEVATION

PROJECT NO.:
 44 GAINSVILLE AVE
 TORONTO
 ONTARIO

WEST SIDE ELEVATION

PMP
 Exclusive Residential Design
 Design Group

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	2018 OCT 28	M.M.
2	ISSUED FOR PERMIT	2018 OCT 28	M.M.
3	ISSUED FOR PERMIT	2018 OCT 28	M.M.
4	ISSUED FOR PERMIT	2018 OCT 28	M.M.
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18	ISSUED FOR PERMIT	2018 OCT 28	M.M.
19	ISSUED FOR PERMIT	2018 OCT 28	M.M.
20	ISSUED FOR PERMIT	2018 OCT 28	M.M.



- PEAK OF ROOF (-182.00)
 - MID OF ROOF (-188.83)
 - SECOND FLOOR COLUMN (-188.83)
 - TOP OF ROOF (-188.00)
 - BOTTOM OF SLAB (-188.83)
 - FIN. 2ND FLOOR (-181.83)
 - FIN. 1ST FLOOR (-176.34)
 - BASE OF THE WALL (-171.41)
 - ABOVE GROUND OF THE WALL (-171.41)
 - CENTER OF THE ROAD (-173.87)
 - TRANSPORT BLVD (-176.41)
 - LOCATED FROM DRAWING

Memorandum to the City of Markham Committee of Adjustment

February 14, 2019

File: A/155/18
Address: 44 Gainsville Ave, Markham
Applicant: Weimin Wang
Agent: PMP DESIGN INC. (MEHRAN HEYDARI)
Hearing Date: Wednesday February 20, 2019

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

The applicant is requesting relief from the following requirements of By-law 11-72, R4, as amended:

- a) **Section 6, Schedule B:**
a minimum two-storey side yard setback of 4 ft (east) and 4 ft 7 in (west), whereas the By-law requires a minimum two-storey side yard setback of 6 ft;
- b) **Section 6, Schedule B:**
a maximum lot coverage of 35.89 percent, whereas the By-law permits a maximum lot coverage of 33 1/3 percent;
- c) **Section 3.7:**
an unenclosed stair projecting no more than 5 ft 4 1/2 in into the rear yard;

as they relate to a proposed residential dwelling.

BACKGROUND

Property Description

The 580.04 m² (6,243.52 ft²) subject property is located on the north side of Gainsville Avenue, west of Main Street Unionville, north of Highway 7 East, within the neighbourhood known as Varley Village. The neighbourhood is characterized by mature vegetation with a mix of one to two-storey single detached dwellings on lots which range in area and shape. There is an existing one-storey detached 166.11 m² (1,788 ft²) dwelling on the property, which according to assessment records was constructed in 1971. Mature vegetation exists on the property including one large tree in the front yard.

Proposal

The applicant is proposing to construct a new two-storey detached 400.74 m² (4,313.6 ft²) dwelling with an attached two car garage. The applicant is also proposing a rear yard deck and rear basement walkout

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. Infill development is required to meet the general intent of the 2014 Official Plan with respect to height, massing and setbacks to ensure that the development is appropriate for the site and also generally consistent with the zoning requirements for adjacent properties and properties along the same street. Regard must also be had for retention of existing trees and vegetation, as well as the width of proposed garages and

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

Zoning By-Law 11-72

The subject property is zoned R4 – 'Fourth Density Single Family Residential' under By-law 11-72, as amended, which permits a single detached dwelling. The proposed development does not comply with the by-law with respect to the minimum (east and west) two-storey side yard setback, maximum lot coverage and, the unenclosed stair projection.

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 within 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.

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, *"to be consistent to building in the neighbourhood"*.

Zoning Preliminary Review 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.

Reduced Side Yard Setback

The applicant is requesting a minimum side yard setback (east) of 4 ft (1.22 m) and a minimum side yard setback (west) of 4.58 ft (1.4 m) for the two-storey portion of the dwelling, whereas the by-law requires a minimum side yard setback of 6 ft (1.83 m) for the two-storey portion of the dwelling. This represents a difference of approximately 2 ft (0.61 m) and 1.42 ft (0.43 m) respectively.

Varley Village community is characterized by lots which range in area and frontage and generous side yard setbacks typically of 6 feet or more. City records indicate that side yard setbacks have been reduced in one instance on the street by variances to 4 ft (1.22 m) for only the interior side yard and, in conjunction with a severance application (18 & 20 Gainsville). The east side yard setback applies to the front garage and second-storey portion above the garage. Excluding the garage and second-storey portion above the garage, the proposed dwelling maintains a setback of approximately 8.33 ft (2.54 m) on the east side. The reduced west side yard setback applies to the full length of the proposed dwelling. Planning staff have concerns with the reduced westerly side yard setback. Engineering staff however have no concern with the reduced side yard setback variance respecting drainage.

Increase in Maximum Lot Coverage

The applicant is requesting relief for a maximum lot coverage of 35.89 percent, whereas the By-law permits a maximum floor area ratio of 33.33 percent. The proposed lot coverage includes a front covered porch and rear minor projection which add approximately 3.26 m² (35.16 ft²) and 8.87 m² (95.93 ft²) to the overall building coverage. Excluding the front covered porch, the building has a lot coverage of 33.24 percent and would comply with the by-law requirement. Given that the front covered porch is unenclosed, complies with the front yard setback and that both the front covered porch and minor rear projection are one-storey, 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.

Unenclosed Stair Projection

The applicant is requesting unenclosed stairs to project 5.38 ft (1.64 m) into the rear yard. The requested variance applies to only a portion of the stairs associated with the basement walkout. The proposed stairs maintain a side yard setback of approximately 4.56 ft (1.39 m) from the west property line and will remain unenclosed. Staff are of the opinion that the requested variance is minor in nature and appropriate for the lot.

PUBLIC INPUT SUMMARY

No written submissions were received as of February 14, 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 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 for lot coverage and stair projection meets the four tests of the Planning Act. 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.

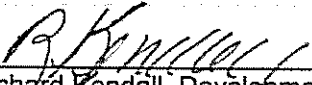
Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:



Richard Kendall, Development Manager, Central District
File Path: Amanda\File\ 18 252989 \Documents\District Team Comments Memo

APPENDIX "A"

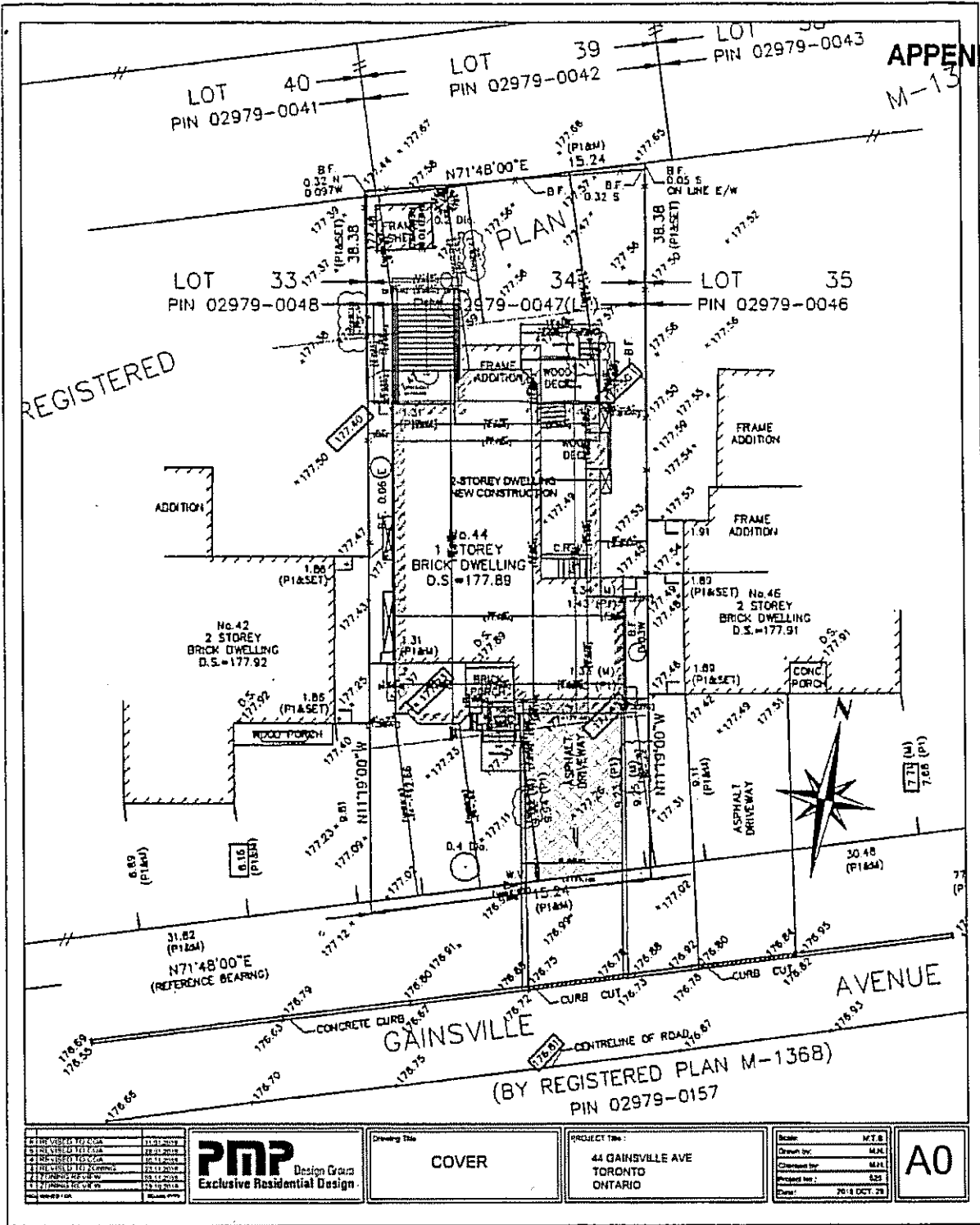
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/155/18

1. That the front covered porch remain unenclosed;
2. The variances apply only to the proposed development as long as it remains;
3. 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 *February 05, 2019*, 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.
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 Tree Preservation Technician or Director of Operations 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 Tree Preservation Technician or Director of Operations.
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 Tree Preservation Technician or Director of Operations

CONDITIONS PREPARED BY:



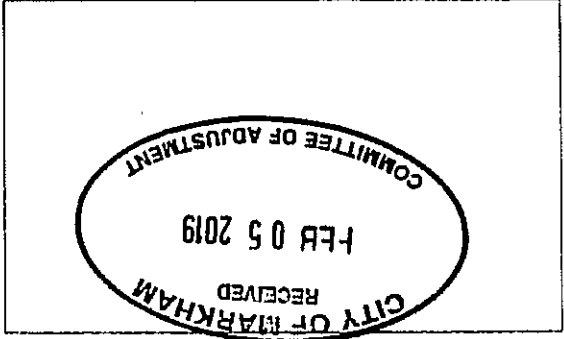
Aqsa Malik, Planner, Zoning and Special Projects

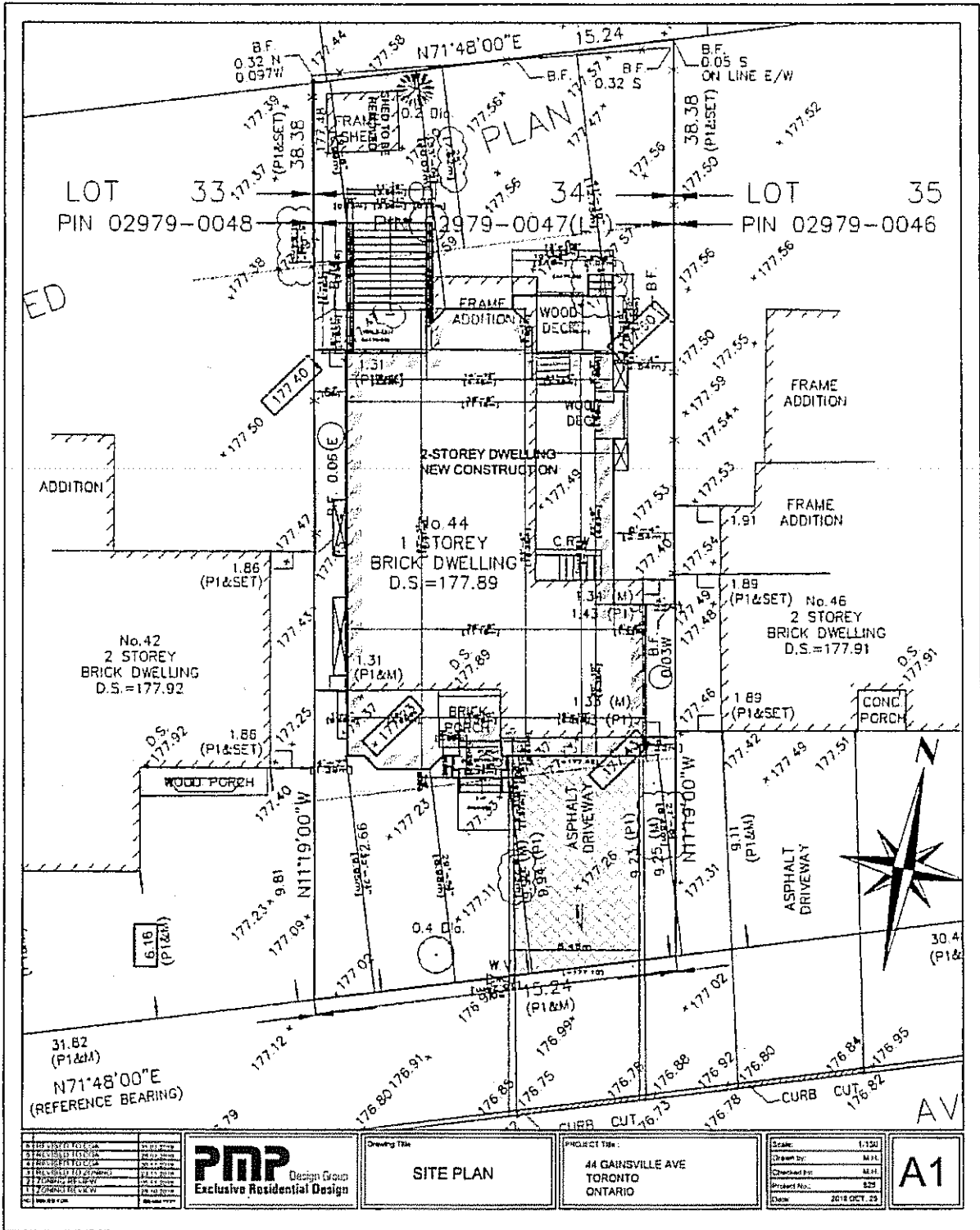


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10. REVISED	21.01.2019																								

NO.	DESCRIPTION	DATE	BY	CHKD.
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8	REVISED	21.01.2019		
9	REVISED	21.01.2019		
10	REVISED	21.01.2019		

PROPOSED RESIDENCE FOR
44 GAINSVILLE AVE.
Zoning Data Return





1. PREPARED BY	DATE
2. CHECKED BY	DATE
3. APPROVED BY	DATE
4. DRAWING NO.	DATE
5. PROJECT NO.	DATE
6. SHEET NO.	DATE
7. SCALE	DATE
8. DRAWING TITLE	DATE
9. PROJECT TITLE	DATE
10. CLIENT NAME	DATE
11. CLIENT ADDRESS	DATE
12. CLIENT PHONE	DATE
13. CLIENT FAX	DATE
14. CLIENT EMAIL	DATE
15. CLIENT WEBSITE	DATE
16. CLIENT LOGO	DATE

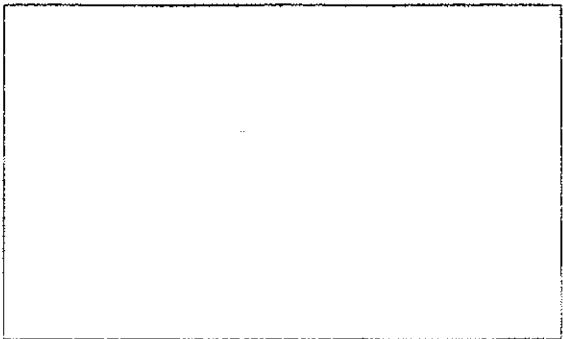
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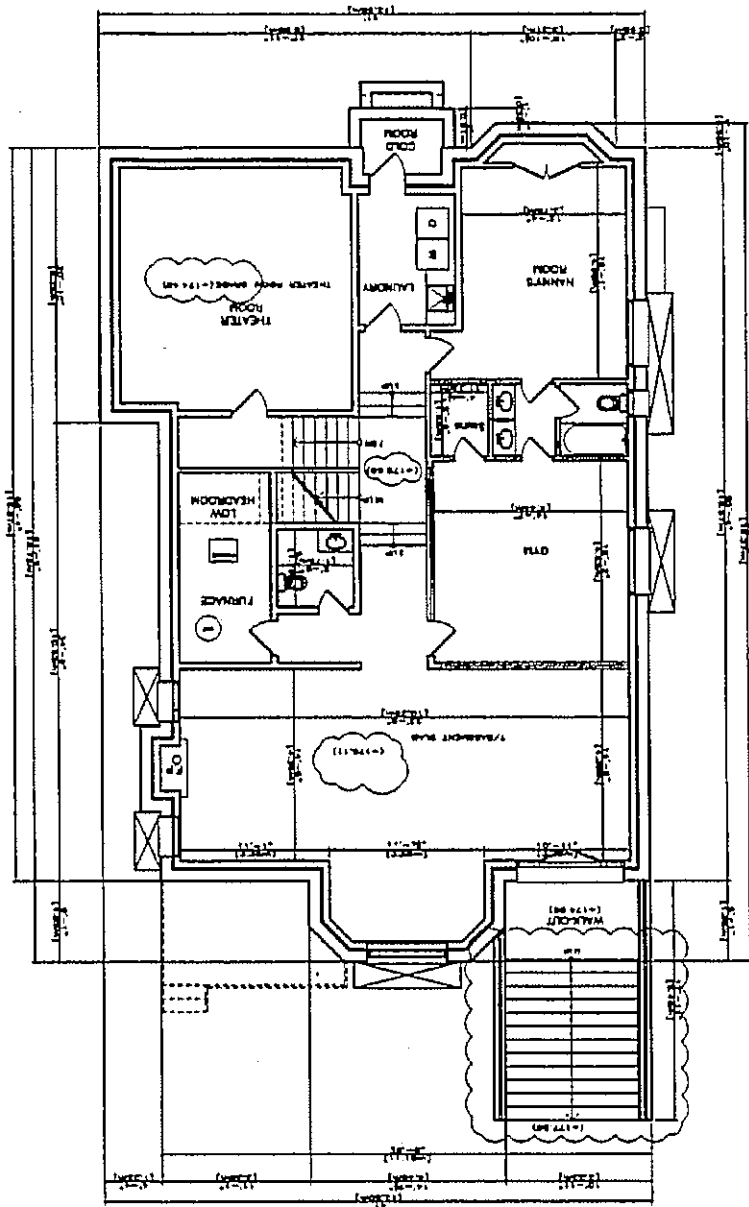
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PROJECT TITLE:
44 GAINSVILLE AVE
TORONTO
ONTARIO

Scale: 1:150
Drawn by: M.P.
Checked by: M.P.
Project No.: 829
Date: 2018 OCT. 25

A1





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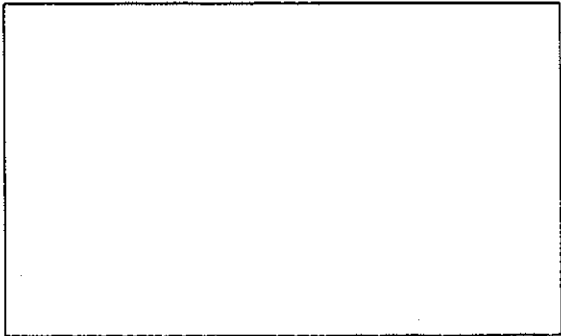
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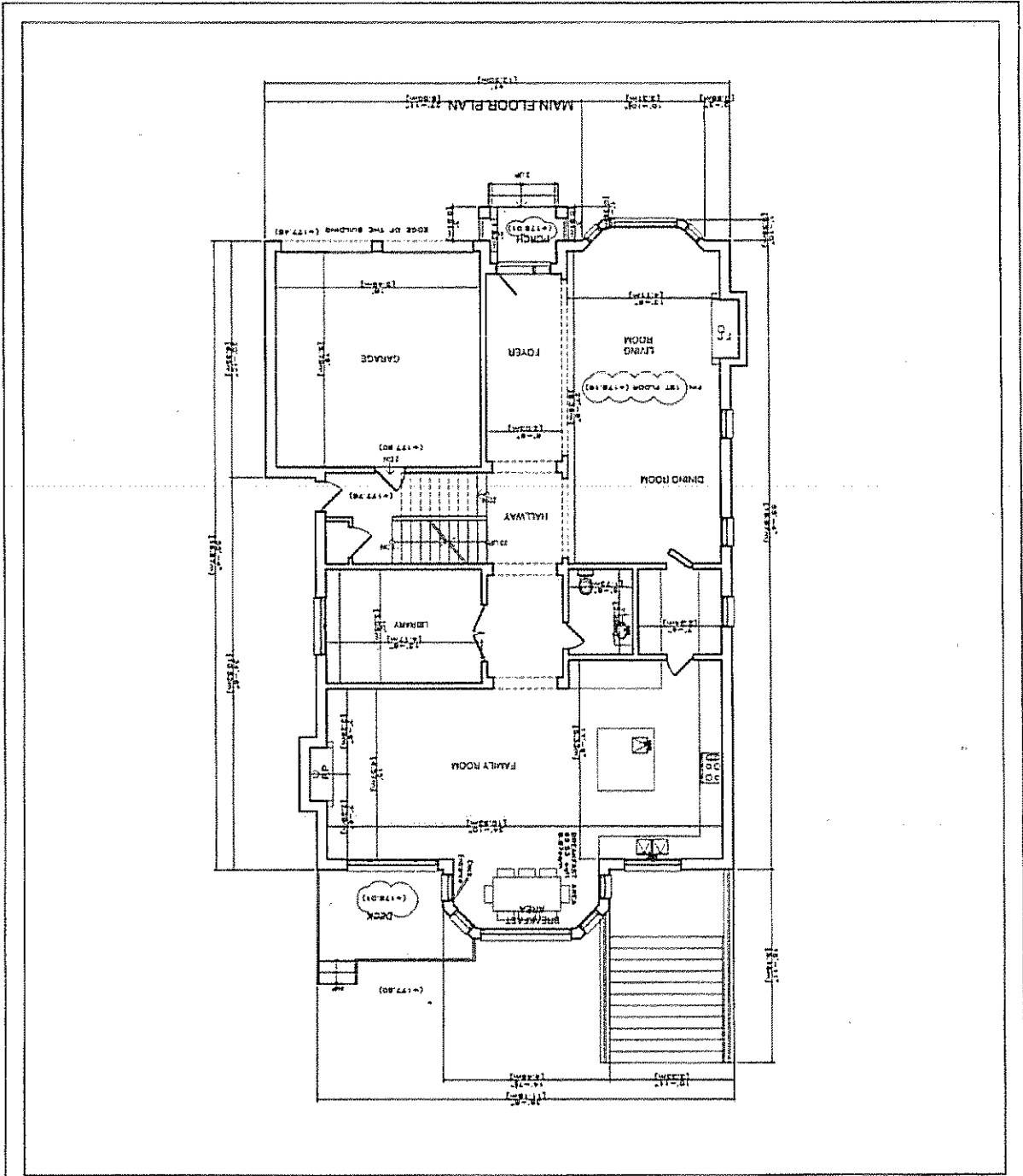
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BASEMENT PLAN

PROJECT Title:
 44 GAINSVILLE AVE
 TORONTO
 ONTARIO

Scale:
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 Drawn by:
 M.H.
 Checked by:
 M.H.
 Project No. 225
 Date: 2018 OCT. 29

A2





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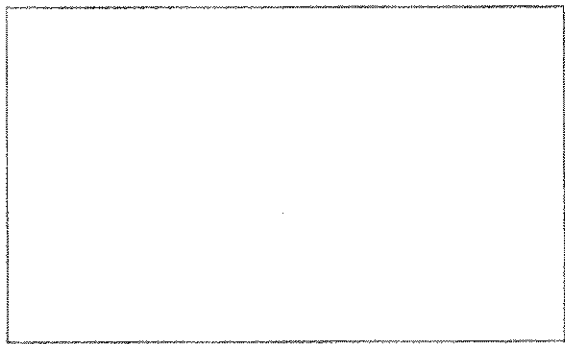
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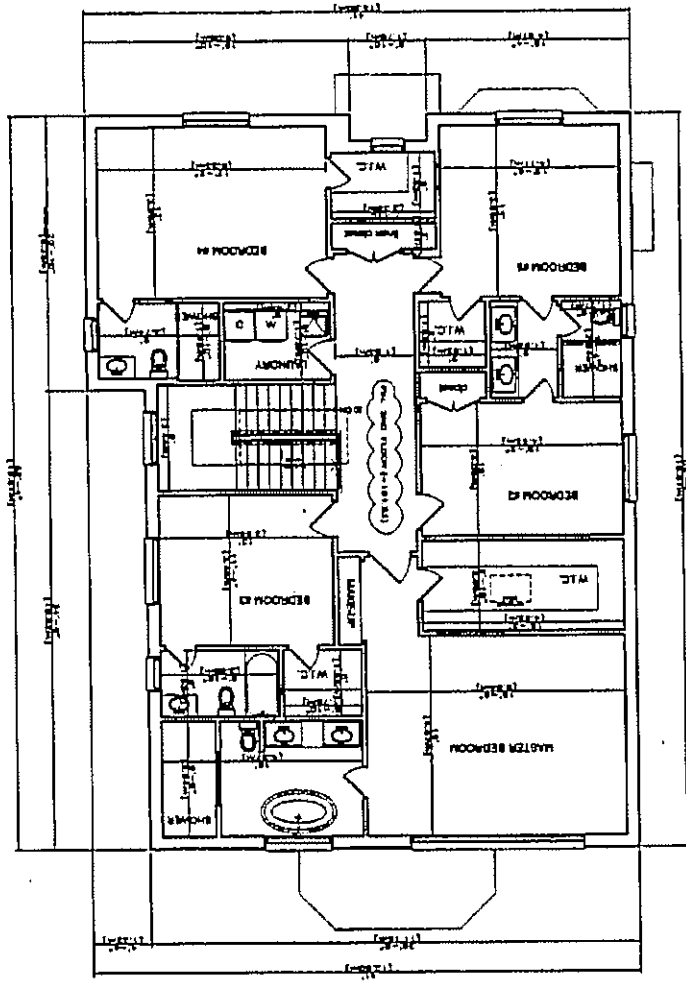
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TORONTO
ONTARIO**

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Checked by: MHT
Project No.: 325
Date: 2018 OCT 23

A3





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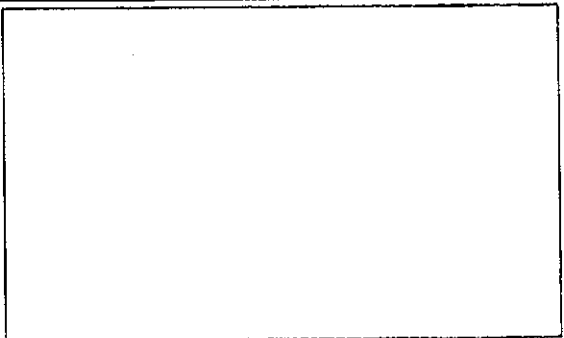


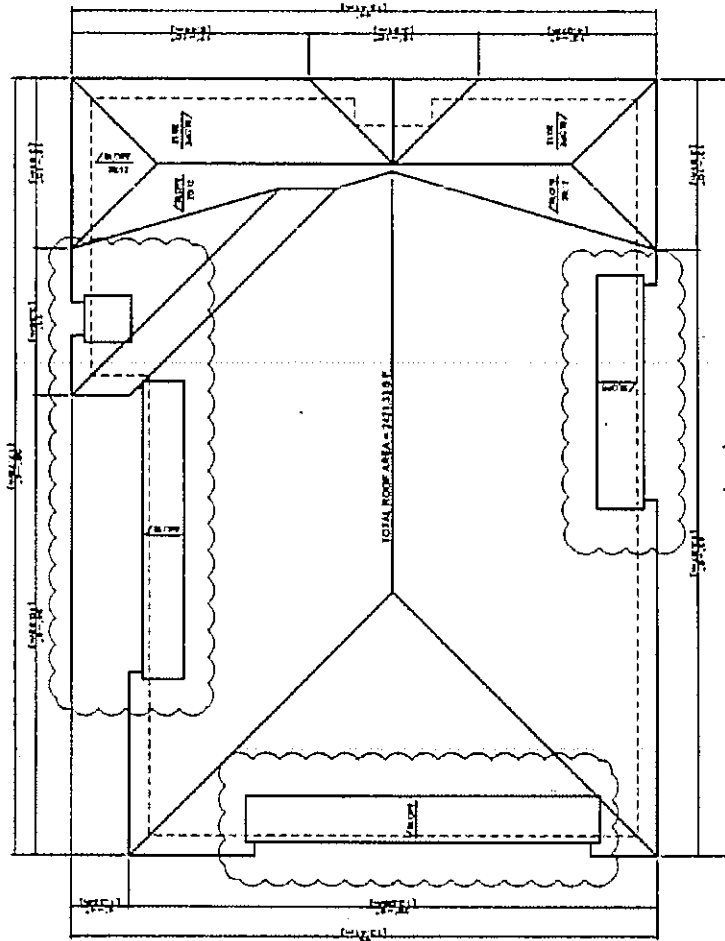
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 TORONTO
 ONTARIO

Scale: 1/200
 Drawn by: M.H.
 Checked by: M.H.
 Project No.: 825
 Date: 2018 OCT. 22

A4





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1	PROCESSED TO CAD	08/20/2019
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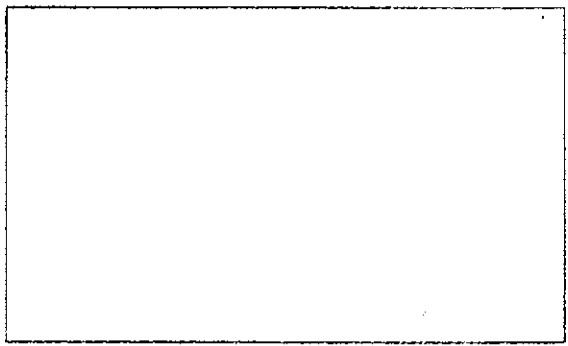
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Exclusive Residential Design

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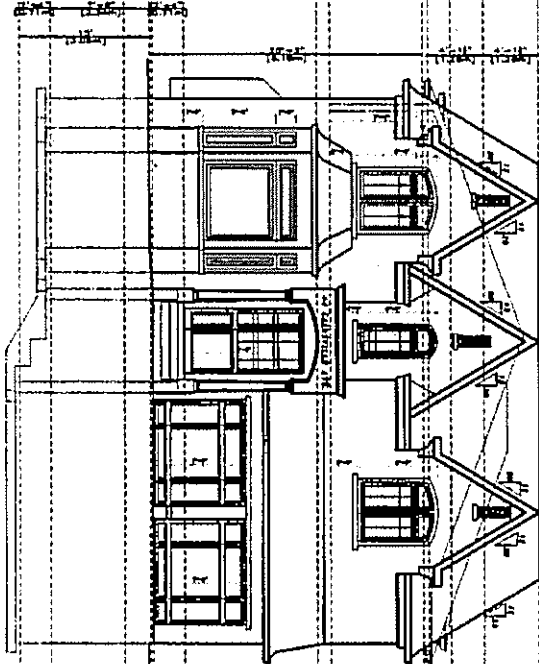
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TORONTO
ONTARIO

Scale:	1:1250
Drawn by:	MEH
Checked by:	MJH
Project No.:	625
Date:	2019 OCT 29

A5



APPROVED FOR CONSTRUCTION
 BY THE CORPORATION OF THE CITY OF TORONTO
 ON 11/11/2010
 PROJECT NO. 100-100-100-100
 DRAWING NO. 100-100-100-100
 SHEET NO. 100-100-100-100



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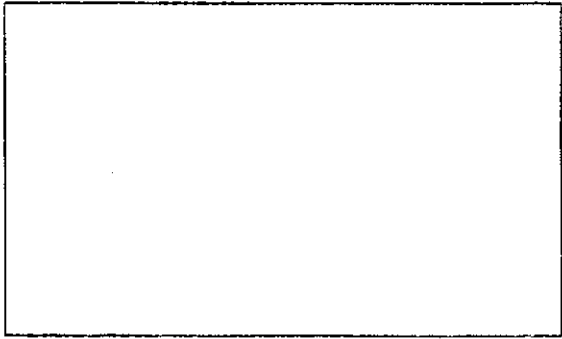
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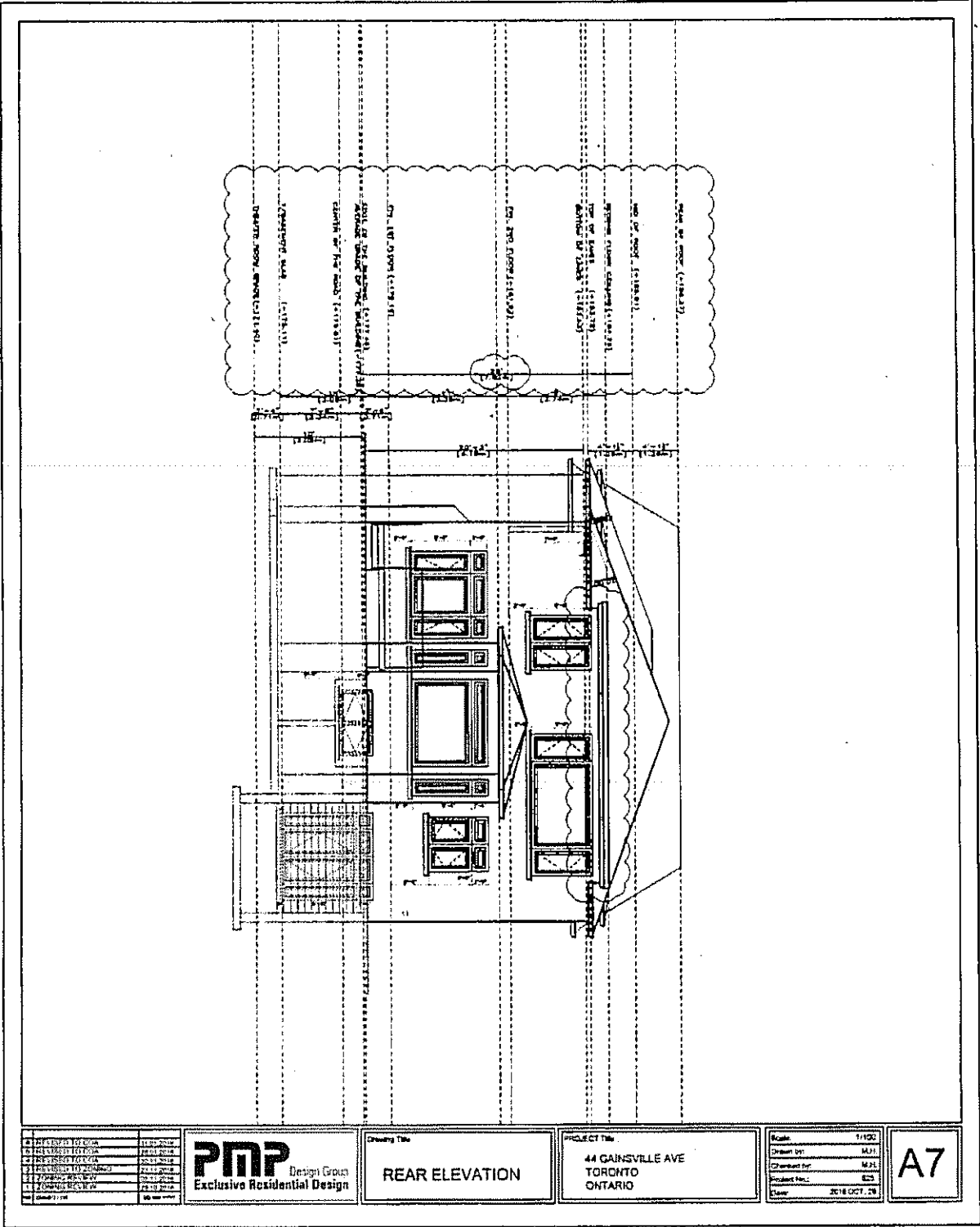
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PROJECT TITLE:
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 TORONTO
 ONTARIO**

Scale: 1/100
 Drawn by: M.A.
 Checked by: M.A.
 Project No.: 100
 Date: 27.10.2010

A6





1. FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURE.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DRIVEWAYS.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIDEWALKS.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STAIRS.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PORCHES.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PATIOS.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DECKS.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROOFS.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WALLS.
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FLOORS.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CEILING.
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LIGHTING.
 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ELECTRICAL.
 22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLUMBING.
 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MECHANICAL.
 24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HVAC.
 25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING INSULATION.
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 27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SEWER.
 28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WATER.
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 30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TELEPHONE.
 31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CABLE.
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 33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SATELLITE.
 34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SECURITY.
 35. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ALARMS.
 36. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING INTERCOM.
 37. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING VOIP.
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1	PREPARED BY	M.P.
2	CHECKED BY	M.P.
3	DESIGNED BY	M.P.
4	DATE	2018 OCT 28
5	PROJECT NO.	2018 OCT 28
6	SCALE	1/100
7	DATE	2018 OCT 28

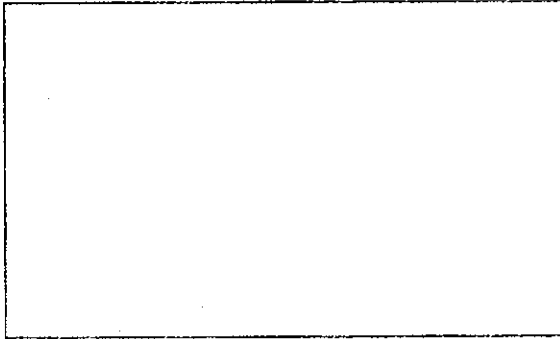
PMP Design Group
 Exclusive Residential Design

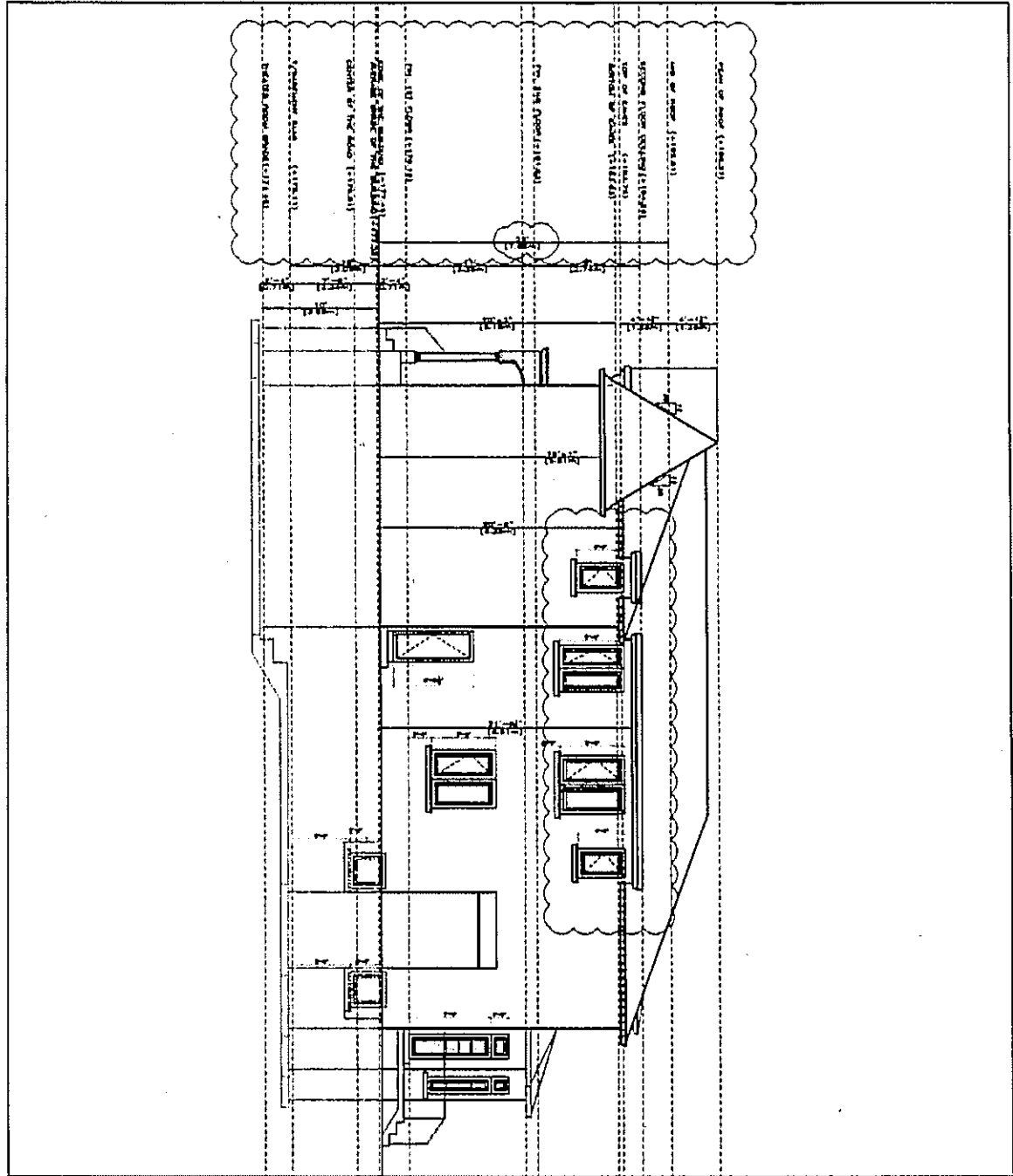
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REAR ELEVATION

PROJECT TITLE
 44 GAINSVILLE AVE
 TORONTO
 ONTARIO

Scale: 1/100
 Drawn by: M.P.
 Checked by: M.P.
 Project No.: 2018 OCT 28
 Date: 2018 OCT 28

A7





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 3. 10' 0" (3048mm) (11/10/11)
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2011.03.15	FINAL DESIGN	M.H.
2011.04.15	CONSTRUCTION DOCUMENTS	M.H.
2011.05.15	CONSTRUCTION DOCUMENTS	M.H.
2011.06.15	CONSTRUCTION DOCUMENTS	M.H.
2011.07.15	CONSTRUCTION DOCUMENTS	M.H.
2011.08.15	CONSTRUCTION DOCUMENTS	M.H.
2011.09.15	CONSTRUCTION DOCUMENTS	M.H.
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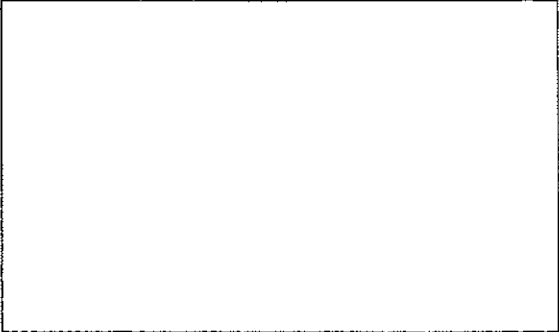
PMP Design Group
 Exclusive Residential Design

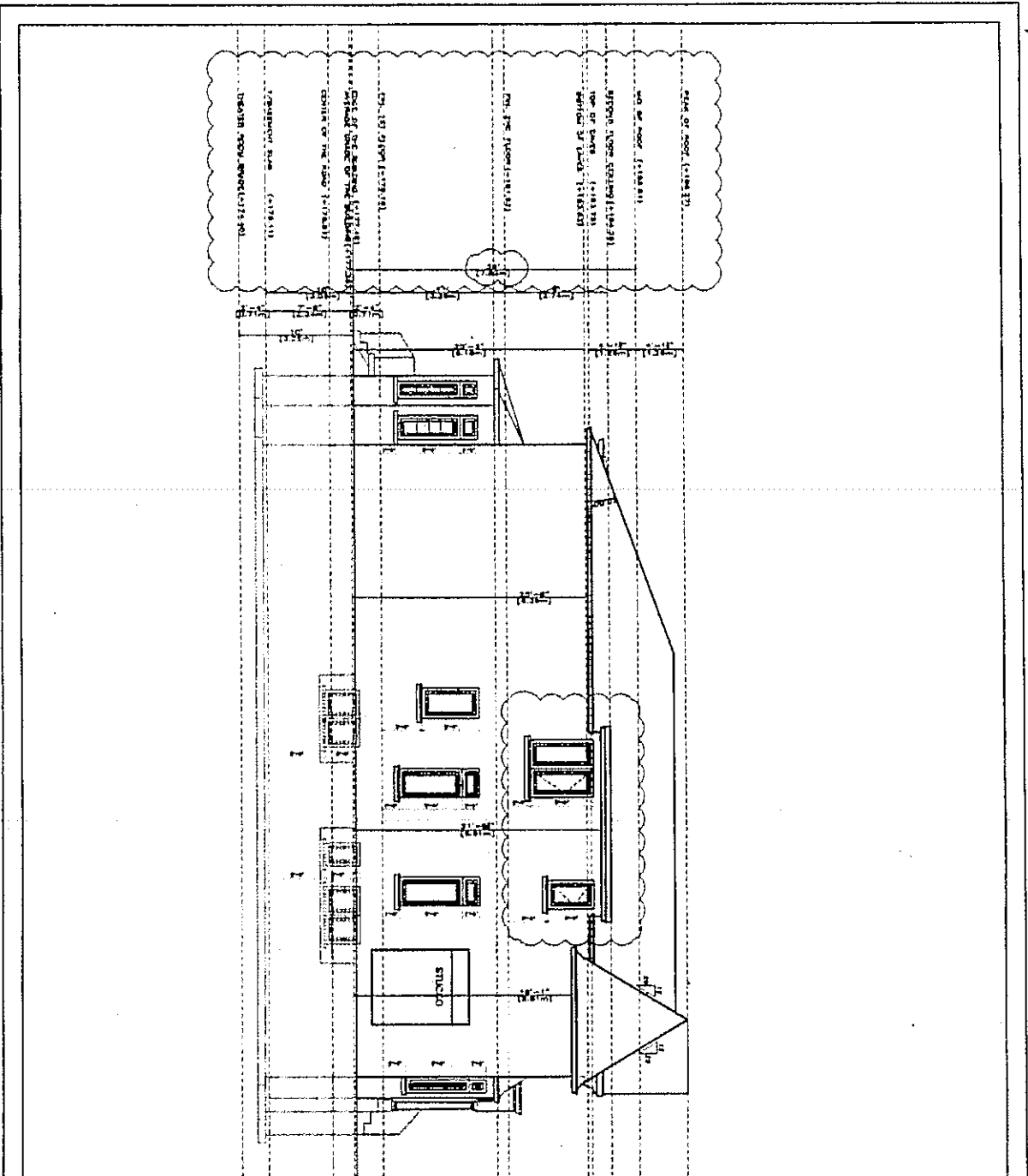
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PROJECT Title:
**44 GAINSVILLE AVE
 TORONTO
 ONTARIO**

Scale: 1/100
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 Checked by: M.H.
 Project No.: 021
 Date: 2011 OCT 29

A8





2008 OCT 29 11:00 AM
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 TORONTO ONTARIO
 PROJECT NO. 2008-001
 DRAWING NO. WEST SIDE ELEVATION
 DATE: 2008 OCT 29

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7	REVISIONS	11/21/2008
8	REVISIONS	11/21/2008
9	REVISIONS	11/21/2008
10	REVISIONS	11/21/2008

PMP Design Group
 Exclusive Residential Design

Drawing Title
WEST SIDE ELEVATION

PROJECT Title
 44 GAINSVILLE AVE
 TORONTO
 ONTARIO

Scale: 1/100
 Drawn by: M.H.L.
 Checked by: M.H.L.
 Project No.: 2008-001
 Date: 2008 OCT 29

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