

# Memorandum to the City of Markham Committee of Adjustment

September 9, 2025

**File:** A/099/25  
**Address:** 27, 29, 31, and 33 Balance Crescent, and 12 Tranquility Crescent, Markham  
**Agent:** Gatzios Planning + Development Consultants Inc.  
**Hearing Date:** Wednesday, September 24, 2025

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

The Applicant is requesting relief from the following requirements of the “Residential Two – Special Exception\*609\*611 (R2-S\*609\*611)” and “Residential Two – Special Exception \*609\*612 (R2-S\*609\*612)” zones under By-law 177-96, as it relates to a proposed three-car garage for five detached dwellings within a Registered Plan of Subdivision (65M-4824). The requested variances are to permit:

- a) **Amending By-law 2020-60, Section 7.609.2 d):**  
a maximum garage width of 9.8 metres, whereas the by-law permits a maximum garage width of 6.4 metres.

This variance applies to five properties, municipally known as 27, 29, 31 and 33 Balance Crescent and 12 Tranquility Crescent, being lots 1, 2, 3, 4, and 12 on Registered Plan of Subdivision 65M-4824.

## BACKGROUND

### Property Description

The five properties as detailed in Table 1 below, are generally located on the west side of York Downs Boulevard and north of 16<sup>th</sup> Avenue (the “Subject Lands”) and as shown in Appendix “A” – Aerial Photo. The Subject Lands are currently being redeveloped as a residential neighbourhood.

Table 1 – Lot Areas

Lot # and Municipal Address	Lot Area	Lot Frontage
Lot 1 – 27 Balance Crescent	652.75 m <sup>2</sup> (7,026.14 ft <sup>2</sup> )	22.69 m
Lot 2 – 29 Balance Crescent	708.17 m <sup>2</sup> (7,622.68 ft <sup>2</sup> )	21.34 m
Lot 3 – 31 Balance Crescent	744.97 m <sup>2</sup> (8,018.79 ft <sup>2</sup> )	21.15 m
Lot 4 – 33 Balance Crescent	941.77 m <sup>2</sup> (10,137.13 ft <sup>2</sup> )	22.43 m
Lot 59 – 12 Tranquility Crescent	664.88 m <sup>2</sup> (7,156.71 ft <sup>2</sup> )	21.34 m

27 Balance Crescent is partially within the Toronto and Region Conservation Authority (“TRCA”)’s Regulated Area as the rear portion of the site is in proximity to the valley corridor associated with the Rouge River Watershed and Berczy Creek.

## History

In 2019, the Local Planning Appeal Tribunal (now known as the Ontario Land Tribunal), approved the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications to permit the redevelopment of the York Downs Golf & Country Club for a new residential community.

In September 2022, the City approved a Redline Revision (PLAN 21 179225 002) to the Draft Approved Plan of Subdivision to modify lot configurations and resulted in increased lot frontages for the Subject Lands (refer to lands highlighted in yellow in Appendix “B” – Redlined Approved Draft Plan). This redlined plan of subdivision has since been registered, and the lots have been created.

## Proposal

The Applicant is proposing three-car garages on the Subject Lands, requiring a variance to the maximum garage width (the “Proposed Development” as shown in Appendix “C” to “G” - Plans). The proposed dwellings range in sizes, as detailed in Table 2 below.

Table 2 – Proposed Development

Lot # and Municipal Address	Dwelling GFA	Garage Dimensions
Lot 1 – 27 Balance Crescent	432.74 m <sup>2</sup> (4,657.97 ft <sup>2</sup> )	6.09 m (19.98 ft) by 9.75 m (31.99 ft)
Lot 2 – 29 Balance Crescent	505.85 m <sup>2</sup> (5,444.92 ft <sup>2</sup> )	6.10 m (20.01 ft) by 9.22 m (30.25 ft)
Lot 3 – 31 Balance Crescent	506.32 m <sup>2</sup> (5,449.98 ft <sup>2</sup> )	6.10 m (20.01 ft) by 9.22 m (30.25 ft)
Lot 4 – 33 Balance Crescent	482.91 m <sup>2</sup> (5,198.00 ft <sup>2</sup> )	6.10 m (20.01 ft) by 9.22 m (30.25 ft)
Lot 59 – 12 Tranquility Crescent	482.91 m <sup>2</sup> (5,198.00 ft <sup>2</sup> )	6.10 m (20.01 ft) by 9.22 m (30.25 ft)

## Official Plan and Zoning

Official Plan 2014 (partially approved on November 24, 2017, and updated on July 17, 2024)

The Official Plan designates the Subject Lands as “Residential Low Rise”, which provides for low-rise housing forms including single detached dwellings. As per Section 9.1.4, the Subject Lands are located within the York Downs Area which provides for a variety of land uses, building types, densities, road types and open spaces. Planning Staff have had regard for the Official Plan requirements in the preparation of the comments provided below.

### Zoning By-Law 177-96, as amended by By-law 2020-60

The four Balance Crescent properties are zoned R2-S Exception \*609\*611 under By-law 177-96, as amended. 12 Tranquility Crescent is zoned R2-S Exception \*609\*612 under By-law 177-96, as amended. The R2 zone permits single detached dwellings with a maximum garage width of 3.5 m (11.48 ft) for lots that have a lot frontage of less than 11.6 m (38.06 ft) and 6.1 m (20.01 ft) for all other lots. Additionally, Exception 609

permits a maximum garage width of 6.4 m (21 ft) on lot frontages of 15.2 m (49.87 ft) or greater. The proposed development does not comply with the By-law with respect to this zone standard.

Exceptions 611 and 612 provide rear yard setback and driveway standards crossing exterior lot lines, which are not applicable to the Subject Lands or this application.

### **Zoning Preliminary Review (ZPR) Undertaken**

The Applicant has completed a Zoning Preliminary Review (ZPR) on June 26, 2025, to confirm the variances required for the proposed development.

Interior floor plans were not submitted as part of the ZPR application to confirm the garage dimensions, and that the Zoning Section of Buildings Standards was unable to confirm the interior garage dimensions and relied on the site statistics to confirm the variances required. As such, it is the Applicant's responsibility to ensure that the application and submitted plans have accurately identified all the variances to the Zoning By-law required for the Proposed Development. If the variances requested in this 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 non-compliance.

### **COMMENTS**

The Planning Act states that four tests must be met for a variance to be granted by the Committee of Adjustment:

- 1) The variance must be minor in nature;
- 2) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- 3) The general intent and purpose of the Zoning By-law must be maintained;
- 4) The general intent and purpose of the Official Plan must be maintained.

### **Increase in Maximum Garage Width**

The Applicant is requesting a maximum garage width of 9.8 m (32.15 ft), whereas the By-law permits a maximum garage width of 6.4 metres (21 ft) for the five properties forming the Subject Lands. This is an increase of 3.4 m (11.15 ft), and is intended to accommodate the proposed three-car garages. Staff note that the plans submitted within this application shows a garage width of 9.75 m (31.99 ft) for Lot #1 and a garage width of 9.22 m (30.25 ft) for Lots #2, 3, 4, and 59. The requested variance for a width of 9.8 m (32.15 ft) will provide some flexibility in the event of any further changes to the plans at the building permit stage.

The intent of the By-law garage width requirement is to only permit two-car garages. At the time By-law and Draft Plan of Subdivision were approved, smaller lots were contemplated for the Subject Lands, where two car garages would have been more appropriate based on the lot frontages. However, through the red-line revision and subdivision registration, the size of the Subject Lands has increased as described. Given the revised size of the lots and proposed dwellings, Staff are of the opinion that

the proposed three-car garages would not result in dwellings or a future streetscape that is unproportionately dominated by large garages and driveways. Staff opine that the increase in garage widths is minor relative to the size of the existing lots and proposed dwellings.

## **EXTERNAL AGENCIES**

### TRCA Comments

As previously noted, 27 Balance Crescent is located within the TRCA's Regulated Area. The southern portion of the site is in proximity to a valley corridor associated with the Rouge River Watershed and Berczy Creek. TRCA provided comments on August 25, 2025 (Appendix "H"), indicating that they have no concerns subject to conditions outlined in their letter.

## **PUBLIC INPUT SUMMARY**

No written submissions were received as of September 9, 2025. 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 refer to Appendix "I" for conditions to be attached to any approval of this application.

PREPARED BY:



Melissa Leung, RPP, MCIP, Senior Planner, Central District

REVIEWED BY:



Stephen Corr, RPP, MCIP, Development Manager, Central District



## **APPENDICES**

Appendix "A" – Aerial Photo

Appendix "B" – Redlined Approved Draft Plan

Appendix "C" – Plans for Lot 1 – 27 Balance Crescent

Appendix "D" – Plans for Lot 2 – 29 Balance Crescent

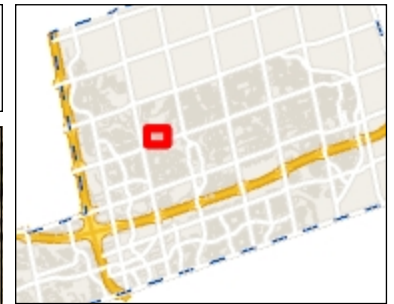
Appendix "E" – Plans for Lot 3 – 31 Balance Crescent

Appendix "F" – Plans for Lot 4 – 33 Balance Crescent

Appendix "G" – Plans for Lot 59 – 12 Tranquility Crescent

Appendix "H" – TRCA Comments

Appendix "I" – Conditions



## Legend

 Subject Lands

## Notes

A/099/25 - 27, 29, 31, and 33 Balance Cres and 12 Tranquility Crescent

229.3 0 114.66 229.3 Meters

NAD\_1983\_UTM\_Zone\_17N  
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DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email [cgis@markham.ca](mailto:cgis@markham.ca) and you will be directed to the appropriate department.



# ENVIRONMENTAL CONSTRAINTS LEGEND:

- WATERCOURSE
- ESTIMATED LONG TERM STABLE TOP OF SLOPE
- ESTIMATED LONG TERM STABLE TOP OF SLOPE + 10m
- LONG TERM STABLE TOP OF SLOPE (GOLDER)
- LONG TERM STABLE TOP OF SLOPE + 10m (GOLDER)
- STAKED TOP OF SLOPE (SURFING)
- STAKED TOP OF SLOPE (SURFING) + 10m BUFFER
- MEANDER BELT WIDTH
- RESIDUE DACE HABITAT (MEANDER BELT + 30m)
- REGIONAL FLOODLINE
- REGIONAL FLOODLINE + 10m
- 100 YEAR FLOODLINE
- STAKED WETLAND
- STAKED WETLAND LIMITS + 30m
- HEAD WATER
- HEAD WATER + 12m

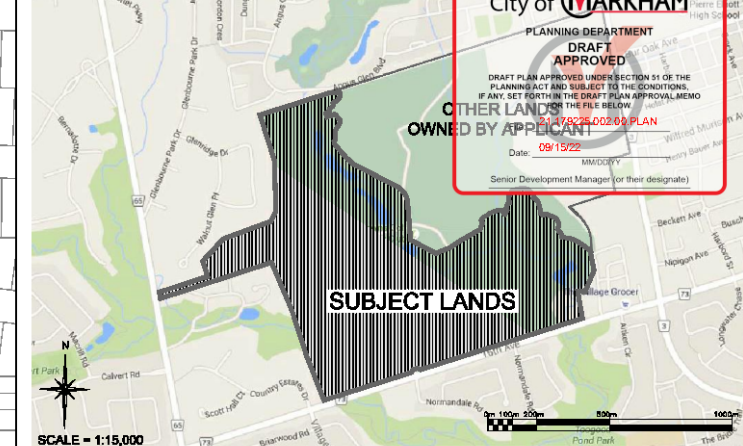
## Appendix B

File:

Date: 9/16/2025

MM/DD/YYYY

### KEY MAP



### DRAFT PLAN OF SUBDIVISION

19T-16M11  
PART OF LOT 16, 17 AND 18 CONCESSION 5  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK

#### OWNER'S CERTIFICATE

I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE GATZIOS PLANNING + DEVELOPMENT CONSULTANTS INC. TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE TOWN OF WHITCHURCH STOURVILLE FOR APPROVAL.

SEPTEMBER 19, 2016  
DATE

Sixteenth Land Holdings Inc.

SEPTEMBER 19, 2016  
DATE

Sixteenth Land Holdings Inc.

#### SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SEPTEMBER 19, 2016  
DATE

J.D. BARNES

#### ADDITIONAL INFORMATION REQUIRED UNDER SCALE 51(17) OF THE PLANNING ACT

- |                      |                           |
|----------------------|---------------------------|
| a) AS SHOWN          | g) AS SHOWN               |
| b) AS SHOWN          | h) MUNICIPAL WATER SUPPLY |
| c) REFER TO KEY PLAN | i) CLAY, LOAM, VARIABLE   |
| d) AS SHOWN          | j) AS SHOWN               |
| e) AS SHOWN          | k) MUNICIPAL SERVICES     |
| f) AS SHOWN          | l) AS SHOWN               |

#### METRIC

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

LAND USE	USE / BLOCK NUMBER	AREA (SQ. M)	AREA (SQ. FT.)	AREA (AC.)
SINGLE DETACHED RESIDENTIAL LOTS				
ACROSS THE RIVER ROAD				
1.26 (20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231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NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

BUILDING STATISTICS

REG. PLAN No. \_\_\_\_\_  
ZONE \_\_\_\_\_

LEGEND	
FFE FINISHED FLOOR ELEVATION	SP SUMP PUMP
TFW TOP OF FOUNDATION WALL	BP BELL PEDESTAL
TBS TOP OF BASEMENT SLAB	CP CABLE PEDESTAL
USF UNDER SIDE FOOTING	CB CATCH BASIN
USFR UNDER SIDE FOOTING @ REAR	DBL. CATCH BASIN
USFG UNDER SIDE FOOTING @ GARAGE	ENG ENGINEERED FILL
R NUMBER OF RISERS TO GRADE	HC HYDRO CONNECTION
WOD WALKOUT DECK	FL FIRE HYDRANT
LOB LOOKOUT BASEMENT	SL STREET LIGHT
WOB WALK OUT BASEMENT	MB MAIL BOX
WUB WALK UP BASEMENT	TR TRANSFORMER
REV REVERSE PLAN	SC SEWER CONNECTIONS 2 LOTS
STD STANDARD PLAN	SL SEWER CONNECTIONS 1 LOT
△ DOOR	WC WATER CONNECTION
○ WINDOW	WV WATER VALVE CHAMBER
ACG AIR CONDITIONING	HV HYDRANT AND VALVE
DS DOWN SPOUT TO SPLASH PAD	HM HYDRO METER
DS DOWN SPOUT CONNECTED TO STM	GM GAS METER
SD SWALE DIRECTION	MS MANHOLE - STORM
SP SIGN POST	MS MANHOLE - SANITARY
(XX) - MARKETING LOT NO.	

—X— CHAINLINK FENCE  
—XX— PRIVACY FENCE  
—XXX— SOUND BARRIER  
— — — FOOTING TO BE EXTENDED TO 1.22 (MIN) BELOW GRADE

NOTE: USF IS BASED ON 150mm (6") FOOTING DEPTH. CONTRACTOR TO CONFIRM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE THIS SIZE.

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	15-FEB-25	PP	
2	ISSUED FINAL	20-MAR-25	PP	MSA
3	ISSUED FINAL	26-MAR-25	PP	MSA
4	REVISED TEMPLATE AS PER WD	04-JUNE-25	PP	MSA

**RN DESIGN**  
WWW.RNDESIGN.COM  
T:905-738-3177  
WWW.THEPLUSGROUP.CA

I, MARTHA SANDOVAL DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.  
QUALIFIED DESIGNER BCIN: 103017  
FIRM BCIN: 26995  
DATE: JUN-10-2025

SIGNATURE: \_\_\_\_\_

CLIENT  
KYLEMORE HOMES

PROJECT/LOCATION  
YORK DOWNS  
MARKHAM, ONTARIO  
PHASE 1A

DRAWING  
SITE PLAN

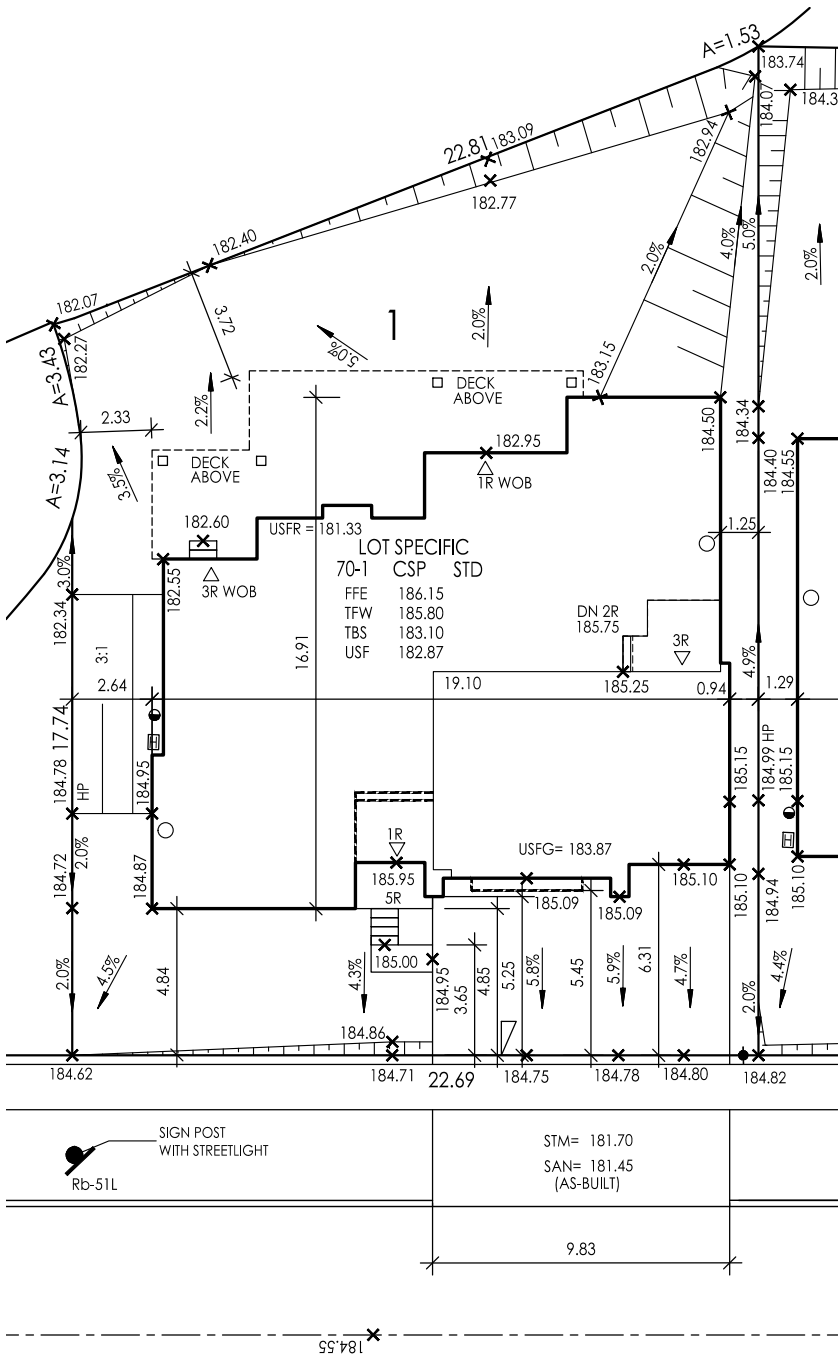
DRAWN BY	SCALE
PP	1:250
PROJECT No.	LOT NUMBER
20011	1

**W Architect Inc.**  
**DESIGN CONTROL REVIEW**  
JUNE 10, 2025  
**FINAL** BY: *Alb*  
This stamp is only for the purposes of design control and carries no other professional obligations.

LOT 1

MODEL	GARAGE DIM. W x L (m)	COVERAGE (m2)	LOT AREA (m2)	COVERAGE (%)	G.F.A. (m2)	LOT FRONTAGE (m)	LOT DEPTH (m)	BUILDING HEIGHT (m)
70-01 LOT SPECIFIC	6.09 X 9.75	256.59	652.75	N/A	432.74	22.69	33.01	10.28

BLOCK 11



BALANCE CRESCENT

Appendix C

File: \_\_\_\_\_

Date: **9/16/2025**  
MM/DD/YYYY

LOT 1

- REVIEWED FOR:
- Grade as being in conformity with the drainage concepts shown on the lot grading plans prepared by Stantec Consulting Ltd.
  - Conformance with the approved composite utility plans.
  - Conformance with City of Markham grading standards.

Date: JUN 06, 2025 Reviewed by: *Lineby Chen*

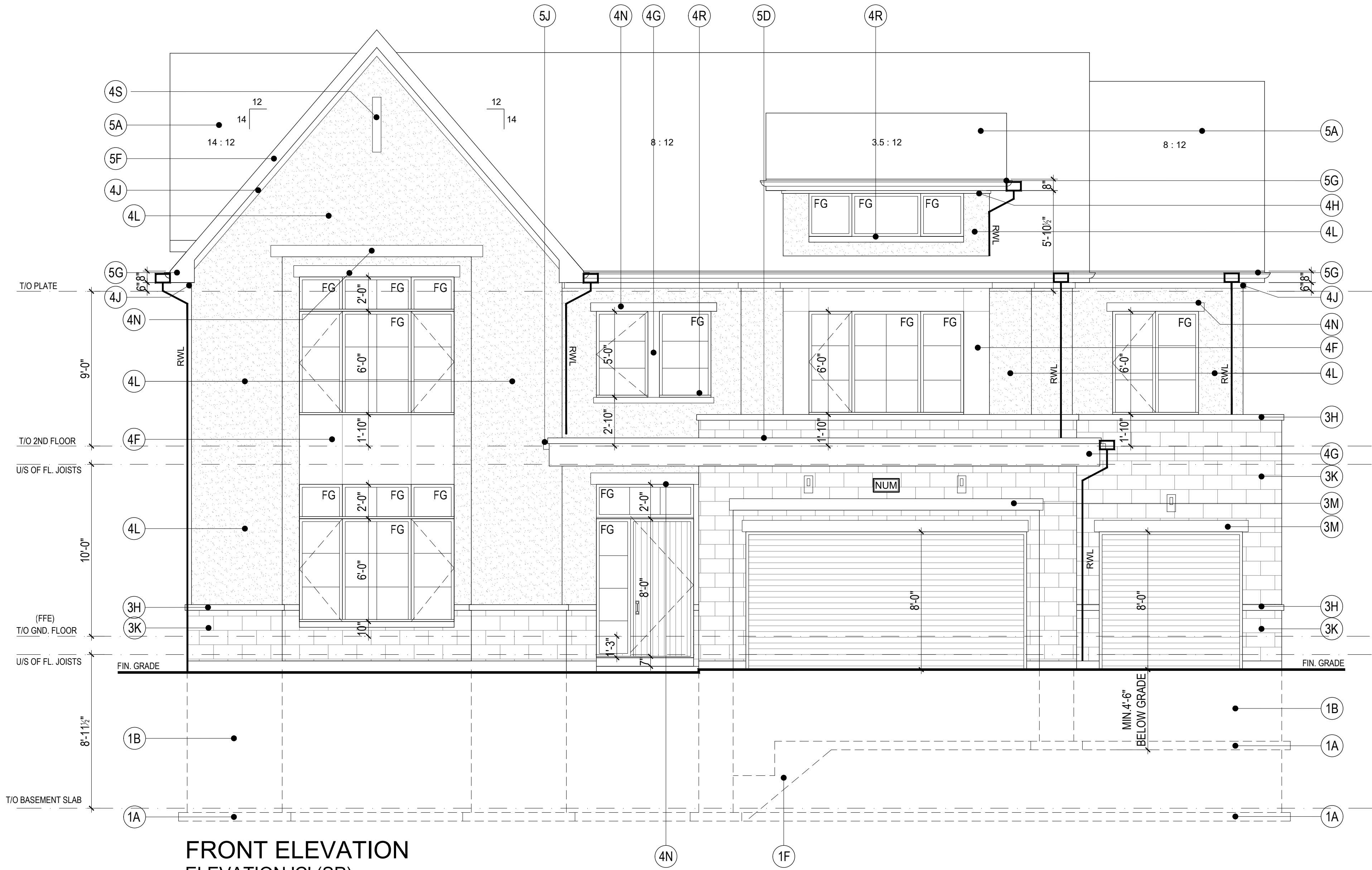
STANTEC CONSULTING LTD.

Appendix C

File: 20.14606.000.000000  
Date: 9/16/2025  
MM/DD/YYYY

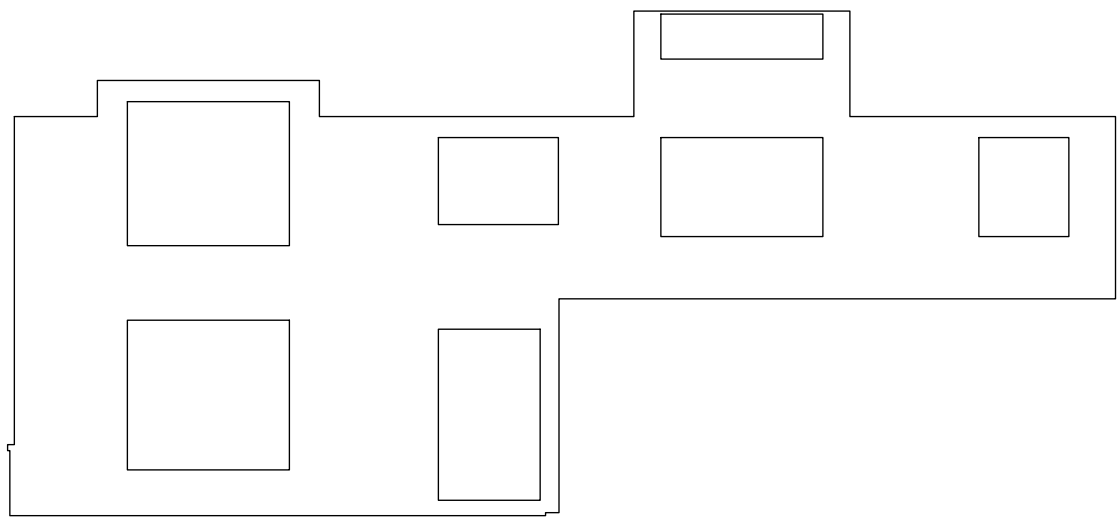
FOOTINGS & FOUNDATIONS	
1A	POURED CONCRETE STRIP FOOTING
1B	POURED CONCRETE FOUNDATION WALL
1C	PRECAST CONC. STEP NUMBER TO SLIT GRD
1D	GALVANIZED METAL ANCHOR BOLT DRAIN TO WEEPERS
1E	POURED CONCRETE SILL
1F	STEPPED FOOTING MAX. RISE 30" MIN. RUN 24" MIN. 4'-0" BELOW GRADE
EXTERIOR FEATURES	
2A	POST W/CLADDING
2B	12" PAINTED FIBERGLASS COLUMN C/W 1" BASE + CAPITAL
2C	WOOD BRACKET
2D	DECORATIVE VENT LOUVER
2E	DECORATIVE PREFINISHED ALUM. RAIL & PICKETS
2F	P.T. W/ RAILING
MASONRY FEATURES	
3A	BRICK VENEER
3B	SOLDIER COURSE
3C	SOLDIER COURSE C/W PRECAST KEYSTONE
3D	SOLDIER COURSE W/ ROWLOCK ABOVE C/W PRECAST KEYSTONE
3E	STACKED BOND
3F	ROWLOCK COURSE
3G	TYPICAL BRICK QUION 1 1/2 BRICK WIDE 4 COURSES HIGH 1 BRICK COURSE SPACING PROJECTED 1" FROM BRICK FACE
3H	PRECAST CONCRETE SILL PROJECTED 2"
3I	BRICK DETAIL PROJECTED 1/2"
3K	STONE VENEER
3L	8" HIGH MANUFACTURED STONE LINTEL
3M	8" HIGH MANUFACTURED STONE LINTEL
3N	PRECAST CONCRETE / CUT STONE
4A	PREFINISHED FIBERGLASS HORIZONTAL
4B	PREFINISHED METAL
4C	2" ALUM. CLAD FRIEZE BOARD
4D	4" ALUM. CLAD FRIEZE BOARD
4E	8" ALUM. CLAD FRIEZE BOARD
4F	4" STUCCO TRIM
4G	8" STUCCO TRIM
4H	4" STUCCO SILL (SLOPED)
4I	STUCCO NICHE DETAIL
4J	METAL NICHE DETAIL
4K	10" ALUMINUM CLAD WOOD TRIM
ROOFING	
5A	ASPHALT SHINGLES
5B	PREFINISHED METAL ROOFING
5C	PREFINISHED METAL ROOFING (STANDING SEAM)
5D	PREFINISHED METAL CAP FLASHING
5E	8" PREFIN. ALUMIN. FASCIA
5F	8" PREFIN. ALUMIN. FASCIA
5G	8" PREFIN. ALUM. EAVESTROUGH ON 8" PREFIN. ALUMIN. FASCIA
5H	10" H/2 ROOF VENT. TYPICAL
5J	PREFINISHED METAL SCUPPER

- All drawings are the property of the Architect and must be returned upon request.  
Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.  
The contractor and/or engineer shall verify all footing elevations and soil bearing capacity prior to excavation and the commencement of work.  
DO NOT SCALE DRAWINGS



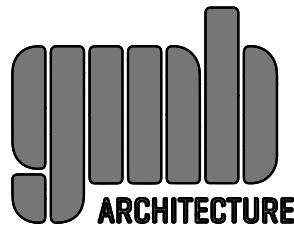
FRONT ELEVATION  
ELEVATION 'C' (SP)

SCALE 1/4"=1'-0"



FRONT ELEV "A"  
TOTAL EBF AREA= 1079.58 FT2 OR 100.3 M2  
ELEV. A: EBF-1 =1079.58 SF = 100.3 m2  
LD = 1.2 m  
UO % = 30.7%  
UO = 332.24 SF= 30.9 M2

CR	6	JUN 05, 2024	ISSUED FOR PERMIT COORDINATION
CR	5	MAY 02, 2024	ISSUED FOR COORDINATION
CR	4	FEB 26, 2024	ISSUED FOR COORDINATION
CR	3	FEB 07, 2024	ISSUED FOR COORDINATION
CR	2	MAR 13, 2023	ISSUED FOR COORDINATION
CR	1	NOV 08, 2023	ISSUED FOR COORDINATION
no.	date	revision	



770 BROWNS LINE, TORONTO, ON M9W 3W2 • T416) 252-5679 • F416) 252-9637

owner  
KYLEMORE HOMES  
10080 KENNEDY ROAD  
MARKHAM, ONTARIO  
L6C 19N

project  
ANGUS GLEN - SOUTH VILLAGE  
MARKHAM, ONTARIO

drawing  
MODEL 70-1C (SP)  
FRONT ELEVATION

scale 1/4"=1'-0"  
date DEC 2021  
drawn CR  
chk'd BB  
project number 20.146

A-6

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

BUILDING STATISTICS


REG. PLAN No. \_\_\_\_\_  
ZONE \_\_\_\_\_

LEGEND	
FFE FINISHED FLOOR ELEVATION	SP SUMP PUMP
TFW TOP OF FOUNDATION WALL	BP BELL PEDESTAL
TBS TOP OF BASEMENT SLAB	CP CABLE PEDESTAL
USF UNDER SIDE FOOTING	CB CATCH BASIN
USFR UNDER SIDE FOOTING @ REAR	DBL. CATCH BASIN
USFG UNDER SIDE FOOTING @ GARAGE	ENG ENGINEERED FILL
R NUMBER OF RISERS TO GRADE	HC HYDRO CONNECTION
WOD WALKOUT DECK	FD FIRE HYDRANT
LOB LOOKOUT BASEMENT	SL STREET LIGHT
WOB WALK OUT BASEMENT	MB MAIL BOX
WUB WALK UP BASEMENT	TR TRANSFORMER
REV REVERSE PLAN	SC SEWER CONNECTIONS 2 LOTS
STD STANDARD PLAN	SL SEWER CONNECTIONS 1 LOT
△ DOOR	WC WATER CONNECTION
○ WINDOW	WV WATER VALVE CHAMBER
AC AIR CONDITIONING	HV HYDRANT AND VALVE
DS DOWN SPOUT TO SPLASH PAD	HM HYDRO METER
DS DOWN SPOUT CONNECTED TO STM	GM GAS METER
SD SWALE DIRECTION	MS MANHOLE - STORM
SP SIGN POST	MS MANHOLE - SANITARY

—X— CHAINLINK FENCE  
—XX— PRIVACY FENCE  
—XXX— SOUND BARRIER  
FOOTING TO BE EXTENDED TO 1.22 (MIN) BELOW GRADE TO CONFIRM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE THIS SIZE.

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	24-AUG-23	RP	
2	ISSUED FINAL	30-OCT-23	RP	
3	REVISED PER ENG COMM	06-FEB-24	RP	
4	REV. PER PM'S COMMENT	26-NOV-24	PP	MSA
5	ISSUED FINAL	09-DEC-24	PP	MSA



WWW.RNDESIGN.COM  
T:905-738-3177  
WWW.THEPLUSGROUP.CA

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 47245  
FIRM BCIN: 26995  
DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

CLIENT

KYLEMORE HOMES

PROJECT/LOCATION

YORK DOWNS  
MARKHAM, ONTARIO  
PHASE 1A

DRAWING

SITE PLAN

DRAWN BY

RP

SCALE

1:250

PROJECT No.

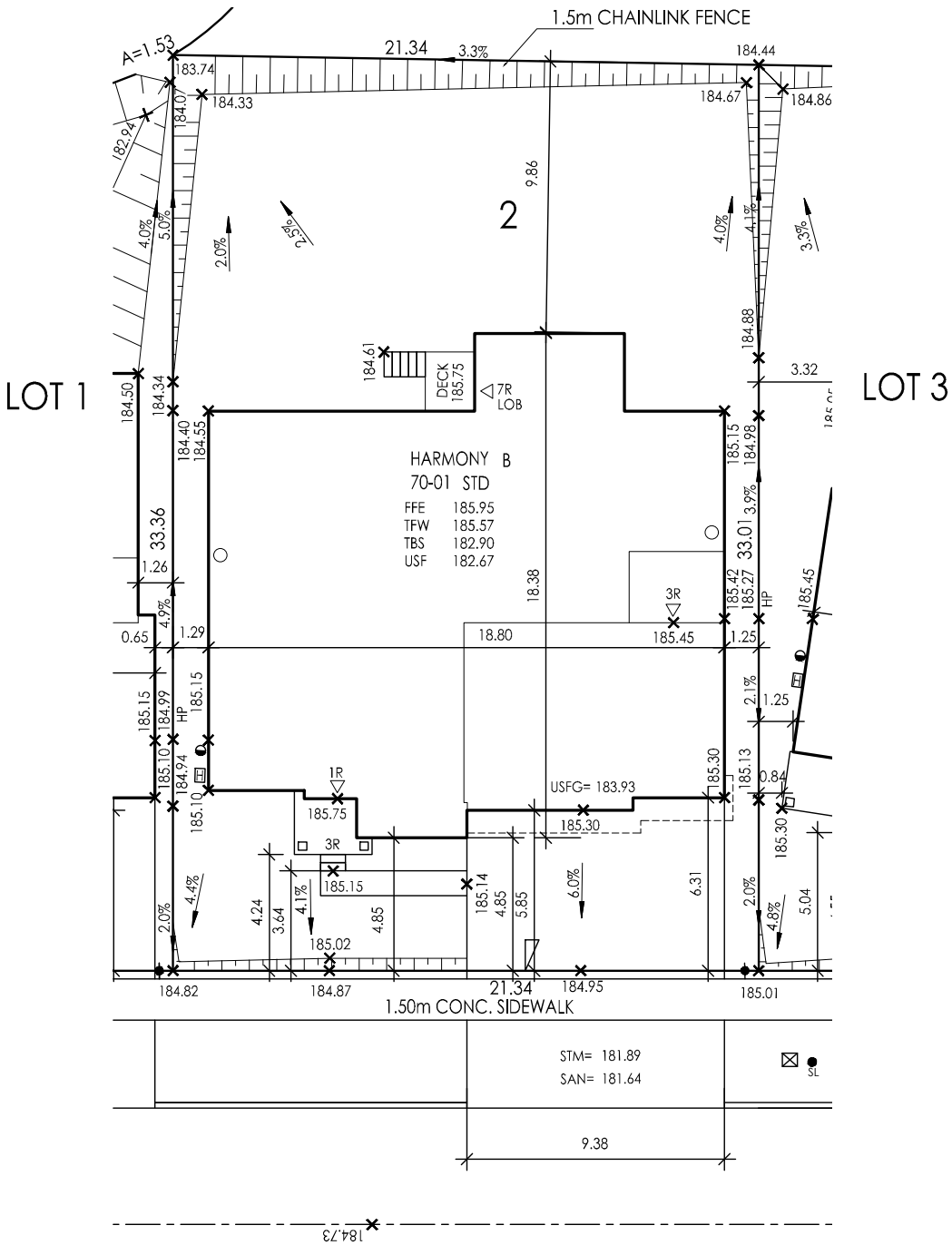
20011

LOT NUMBER

2

LOT 2

MODEL	GARAGE DIM. W x L (m)	COVERAGE (m2)	LOT AREA (m2)	COVERAGE (%)	G.F.A. (m2)	LOT FRONTAGE (m)	LOT DEPTH (m)	AMENITY SPACE (m2)	BUILDING HEIGHT (m)
70-01 'B' STD	6.10 X 9.22	287.96	708.17	N/A	505.85	21.34	33.01	257.21	9.62



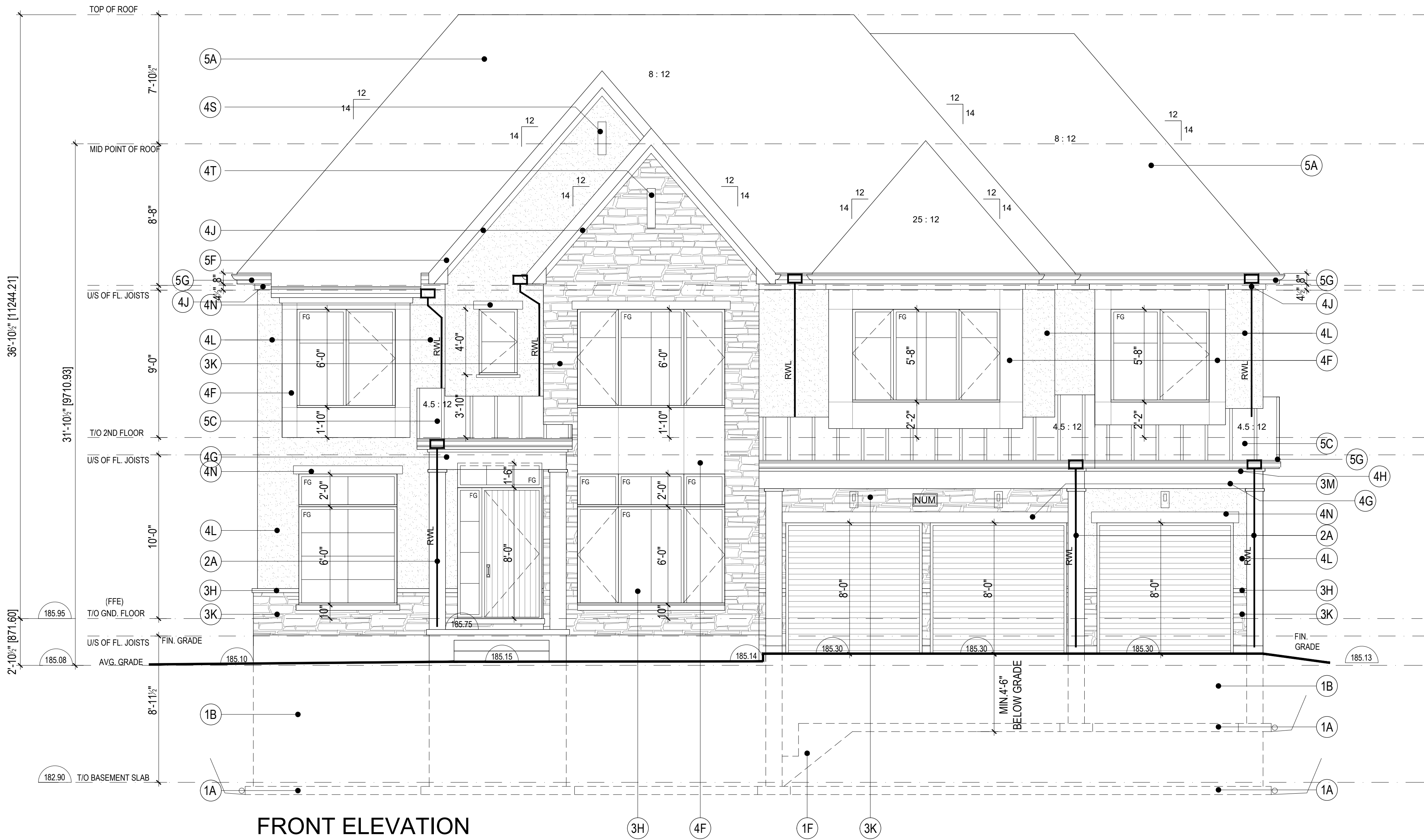


Appendix D

File: 25.12424.21

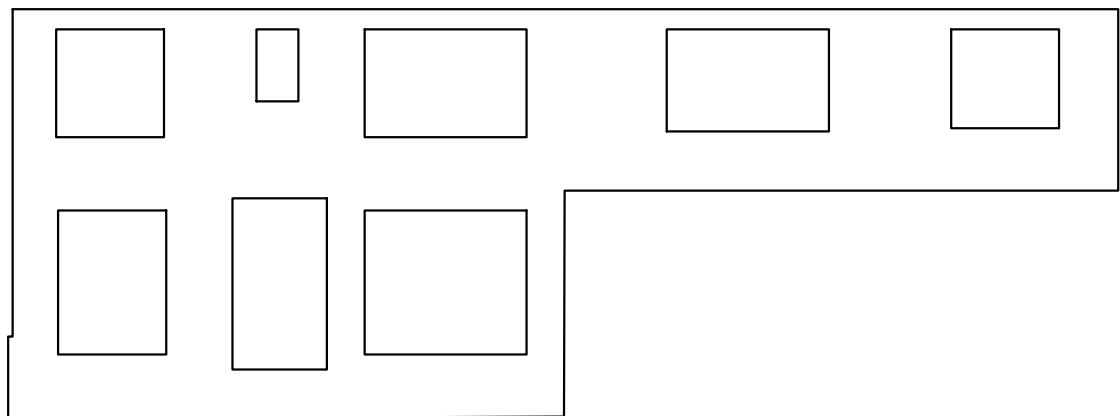
Date: 9/16/2025  
MM/DD/YYYY

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- The contractor and/or engineer shall verify all footing elevations and soil bearing capacity prior to excavation and the commencement of work.
- DO NOT SCALE DRAWINGS



FRONT ELEVATION  
ELEVATION 'B'

SCALE 1/4"=1'-0"



FRONT ELEV			
ELEV. B:	EBF=	1002.55	SF = 93.14 M2
	L/D=	9.8	M
	U/O=	353.2	SF = 32.81 M2
	U/O%	35.23	%

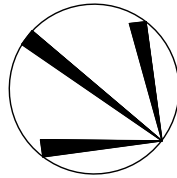
no.	date	revision
1	MARCH 17TH, 2025	ISSUED FOR PERMIT

FOOTINGS & FOUNDATIONS	SIDING / STUCCO & TRIM FEATURES
(1A) POURED CONCRETE STEP FOOTING	(4A) PREFORMED FIBRE CONCRETE HORIZONTAL / VERTICAL SIDING
(1B) POURED CONCRETE FOUNDATION WALL	(4B) PREFORMED FIBRE CONCRETE PANEL CLADDING
(1C) PRECAST CONG. STEPS ALLOWED TO SLOPE GRADE	(4C) 2" SIDING TRIM
(1D) GALVANIZED METAL AREAWAY DRAIN TO WEEDERS	(4D) 4" SIDING TRIM
(1E) POURED CONCRETE SILL	(4E) 6" SIDING TRIM
(1F) STEPPED FOOTING MAX. RISE 34" MIN. SLOPE 1:4 MIN. 4'-0" BELOW GRADE	(4F) PREFORMED METAL PANEL
	(4G) PREFORMED METAL 2" ALUM. CLAD FREEZE BOARD
	(4H) 4" ALUM. CLAD FREEZE BOARD
	(4I) 6" ALUM. CLAD FREEZE BOARD
	(4J) STUCCO
	(4K) 4" STUCCO TRIM
	(4L) 6" STUCCO TRIM
	(4M) 8" STUCCO TRIM
	(4N) 10" STUCCO TRIM
	(4O) 12" STUCCO TRIM
	(4P) STUCCO TRIM (GROUPED)
	(4Q) STUCCO NICHE DETAIL
	(4R) METAL NICHE DETAIL
	(4S) 12" ALUMINUM CLAD WOOD TRIM
	(4T) 14" ALUMINUM CLAD WOOD TRIM
	(4U) 16" ALUMINUM CLAD WOOD TRIM
	(4V) 18" ALUMINUM CLAD WOOD TRIM
	(4W) 20" ALUMINUM CLAD WOOD TRIM
	(4X) 22" ALUMINUM CLAD WOOD TRIM
	(4Y) 24" ALUMINUM CLAD WOOD TRIM
	(4Z) 26" ALUMINUM CLAD WOOD TRIM
	(4AA) 28" ALUMINUM CLAD WOOD TRIM
	(4AB) 30" ALUMINUM CLAD WOOD TRIM
	(4AC) 32" ALUMINUM CLAD WOOD TRIM
	(4AD) 34" ALUMINUM CLAD WOOD TRIM
	(4AE) 36" ALUMINUM CLAD WOOD TRIM
	(4AF) 38" ALUMINUM CLAD WOOD TRIM
	(4AG) 40" ALUMINUM CLAD WOOD TRIM
	(4AH) 42" ALUMINUM CLAD WOOD TRIM
	(4AI) 44" ALUMINUM CLAD WOOD TRIM
	(4AJ) 46" ALUMINUM CLAD WOOD TRIM
	(4AK) 48" ALUMINUM CLAD WOOD TRIM
	(4AL) 50" ALUMINUM CLAD WOOD TRIM
	(4AM) 52" ALUMINUM CLAD WOOD TRIM
	(4AN) 54" ALUMINUM CLAD WOOD TRIM
	(4AO) 56" ALUMINUM CLAD WOOD TRIM
	(4AP) 58" ALUMINUM CLAD WOOD TRIM
	(4AQ) 60" ALUMINUM CLAD WOOD TRIM
	(4AR) 62" ALUMINUM CLAD WOOD TRIM
	(4AS) 64" ALUMINUM CLAD WOOD TRIM
	(4AT) 66" ALUMINUM CLAD WOOD TRIM
	(4AU) 68" ALUMINUM CLAD WOOD TRIM
	(4AV) 70" ALUMINUM CLAD WOOD TRIM
	(4AW) 72" ALUMINUM CLAD WOOD TRIM
	(4AX) 74" ALUMINUM CLAD WOOD TRIM
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	(4AZ) 78" ALUMINUM CLAD WOOD TRIM
	(4BA) 80" ALUMINUM CLAD WOOD TRIM
	(4BB) 82" ALUMINUM CLAD WOOD TRIM
	(4BC) 84" ALUMINUM CLAD WOOD TRIM
	(4BD) 86" ALUMINUM CLAD WOOD TRIM
	(4BE) 88" ALUMINUM CLAD WOOD TRIM
	(4BF) 90" ALUMINUM CLAD WOOD TRIM
	(4BG) 92" ALUMINUM CLAD WOOD TRIM
	(4BH) 94" ALUMINUM CLAD WOOD TRIM
	(4BI) 96" ALUMINUM CLAD WOOD TRIM
	(4BJ) 98" ALUMINUM CLAD WOOD TRIM
	(4BK) 100" ALUMINUM CLAD WOOD TRIM
	(4BL) 102" ALUMINUM CLAD WOOD TRIM
	(4BM) 104" ALUMINUM CLAD WOOD TRIM
	(4BN) 106" ALUMINUM CLAD WOOD TRIM
	(4BO) 108" ALUMINUM CLAD WOOD TRIM
	(4BP) 110" ALUMINUM CLAD WOOD TRIM
	(4BQ) 112" ALUMINUM CLAD WOOD TRIM
	(4BR) 114" ALUMINUM CLAD WOOD TRIM
	(4BS) 116" ALUMINUM CLAD WOOD TRIM
	(4BT) 118" ALUMINUM CLAD WOOD TRIM
	(4BU) 120" ALUMINUM CLAD WOOD TRIM
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	(4IC) 448" ALUMINUM CLAD WOOD TRIM
	(4ID) 450" ALUMINUM CLAD WOOD TRIM
	(4IE) 452" ALUMINUM CLAD WOOD TRIM
	(4IF) 454" ALUMINUM CLAD WOOD TRIM
	(4IG) 456" ALUMINUM CLAD WOOD TRIM
	(4IH) 458" ALUMINUM CLAD WOOD TRIM
	(4II) 460" ALUMINUM CLAD WOOD TRIM
	(4IJ) 462" ALUMINUM CLAD WOOD TRIM
	(4IK) 464" ALUMINUM CLAD WOOD TRIM
	(4IL) 466" ALUMINUM CLAD WOOD TRIM
	(4IM) 468" ALUMINUM CLAD WOOD TRIM
	(4IN) 470" ALUMINUM CLAD WOOD TRIM
	(4IO) 472" ALUMINUM CLAD WOOD TRIM
	(4IP) 474" ALUMINUM CLAD WOOD TRIM
	(4IQ) 476" ALUMINUM CLAD WOOD TRIM
	(4IR) 478" ALUMINUM CLAD WOOD TRIM
	(4IS) 480" ALUMINUM CLAD WOOD TRIM
	(4IT) 482" ALUMINUM CLAD WOOD TRIM
	(4IU) 484" ALUMINUM CLAD WOOD TRIM
	(4IV) 486" ALUMINUM CLAD WOOD TRIM
	(4IW) 488" ALUMINUM CLAD WOOD TRIM
	(4IX) 490" ALUMINUM CLAD WOOD TRIM
	(4IY) 492" ALUMINUM CLAD WOOD TRIM
	(4IZ) 494" ALUMINUM CLAD WOOD TRIM
	(4JA) 496" ALUMINUM CLAD WOOD TRIM
	(4JB) 498" ALUMINUM CLAD WOOD TRIM
	(4JC) 500" ALUMINUM CLAD WOOD TRIM
	(4JD) 502" ALUMINUM CLAD WOOD TRIM
	(4JE) 504" ALUMINUM CLAD WOOD TRIM
	(4JF) 506" ALUMINUM CLAD WOOD TRIM
	(4JG) 508" ALUMINUM CLAD WOOD TRIM
	(4JH) 510" ALUMINUM CLAD WOOD TRIM
	(4JI) 512" ALUMINUM CLAD WOOD TRIM
	(4JJ) 514" ALUMINUM CLAD WOOD TRIM
	(4JK) 516" ALUMINUM CLAD WOOD TRIM
	(4JL) 518" ALUMINUM CLAD WOOD TRIM
	(4JM) 520" ALUMINUM CLAD WOOD TRIM
	(4JN) 522" ALUMINUM CLAD WOOD TRIM
	(4JO) 524" ALUMINUM CLAD WOOD TRIM
	(4JP) 526" ALUMINUM CLAD WOOD TRIM
	(4JQ) 528" ALUMINUM CLAD WOOD TRIM
	(4JR) 530" ALUMINUM CLAD WOOD TRIM
	(4JS) 532" ALUMINUM CLAD WOOD TRIM
	(4JT) 534" ALUMINUM CLAD WOOD TRIM
	(4JU) 536" ALUMINUM CLAD WOOD TRIM
	(4JV) 538" ALUMINUM CLAD WOOD TRIM
	(4JW) 540" ALUMINUM CLAD WOOD TRIM
	(4JX) 542" ALUMINUM CLAD WOOD TRIM
	(4JY) 544" ALUMINUM CLAD WOOD TRIM
	(4JZ) 546" ALUMINUM CLAD WOOD TRIM
	(4KA) 548" ALUMINUM CLAD WOOD TRIM
	(4KB) 550" ALUMINUM CLAD WOOD TRIM
	(4KC) 552" ALUMINUM CLAD WOOD TRIM
	(4KD) 554" ALUMINUM CLAD WOOD TRIM
	(4KE) 556" ALUMINUM CLAD WOOD TRIM
	(4KF) 558" ALUMINUM CLAD WOOD TRIM
	(4KG) 560" ALUMINUM CLAD WOOD TRIM
	(4KH) 562" ALUMINUM CLAD WOOD TRIM
	(4KI) 564" ALUMINUM CLAD WOOD TRIM
	(4KJ) 566" ALUMINUM CLAD WOOD TRIM
	(4KK) 568" ALUMINUM CLAD WOOD TRIM
	(4KL) 570" ALUMINUM CLAD WOOD TRIM
	(4KM) 572" ALUMINUM CLAD WOOD TRIM
	(4KN) 574" ALUMINUM CLAD WOOD TRIM
	(4KO) 576" ALUMINUM CLAD WOOD TRIM
	(4KP) 578" ALUMINUM CLAD WOOD TRIM
	(4KQ) 580" ALUMINUM CLAD WOOD TRIM
	(4KR) 582" ALUMINUM CLAD WOOD TRIM
	(4KS) 584" ALUMINUM CLAD WOOD TRIM
	(4KT) 586" ALUMINUM CLAD WOOD TRIM
	(4KU) 588" ALUMINUM CLAD WOOD TRIM
	(4KV) 590" ALUMINUM CLAD WOOD TRIM
	(4KW) 592" ALUMINUM CLAD WOOD TRIM
	(4KX) 594" ALUMINUM CLAD WOOD TRIM
	(4KY) 596" ALUMINUM CLAD WOOD TRIM
	(4KZ) 598" ALUMINUM CLAD WOOD TRIM
	(4LA) 600" ALUMINUM CLAD WOOD TRIM
	(4LB) 602" ALUMINUM CLAD WOOD TRIM
	(4LC) 604" ALUMINUM CLAD WOOD TRIM
	(4LD) 606" ALUMINUM CLAD WOOD TRIM
	(4LE) 608" ALUMINUM CLAD WOOD TRIM
	(4LF) 610" ALUMINUM CLAD WOOD TRIM
	(4LG) 612" ALUMINUM CLAD WOOD TRIM
	(4LH) 614" ALUMINUM CLAD WOOD TRIM
	(4LI) 616" ALUMINUM CLAD WOOD TRIM
	(4LJ) 618" ALUMINUM CLAD WOOD TRIM
	(4LK) 620" ALUMINUM CLAD WOOD TRIM
	(4LL) 622" ALUMINUM CLAD WOOD TRIM
	(4LM) 624" ALUMINUM CLAD WOOD TRIM
	(4LN) 626" ALUMINUM CLAD WOOD TRIM
	(4LO) 628" ALUMINUM CLAD WOOD TRIM
	(4LP) 630" ALUMINUM CLAD WOOD TRIM
	(4LQ) 632" ALUMINUM CLAD WOOD TRIM
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	(4LT) 638" ALUMINUM CLAD WOOD TRIM
	(4LU) 640" ALUMINUM CLAD WOOD TRIM
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	(4MA) 652" ALUMINUM CLAD WOOD TRIM
	(4MB) 654" ALUMINUM CLAD WOOD TRIM
	(4MC) 656" ALUMINUM CLAD WOOD TRIM
	(4MD) 658" ALUMINUM CLAD WOOD TRIM
	(4ME) 660" ALUMINUM CLAD WOOD TRIM
	(4MF) 662" ALUMINUM CLAD WOOD TRIM
	(4MG) 664" ALUMINUM CLAD WOOD TRIM
	(4MH) 666" ALUMINUM CLAD WOOD TRIM
	(4MI) 668" ALUMINUM CLAD WOOD TRIM
	(4MJ) 670" ALUMINUM CLAD WOOD TRIM
	(4MK) 672" ALUMINUM CLAD WOOD TRIM
	(4ML) 674" ALUMINUM CLAD WOOD TRIM
	(4MN) 676" ALUMINUM CLAD WOOD TRIM
	(4MO) 678" ALUMINUM CLAD WOOD TRIM
	(4MP) 680" ALUMINUM CLAD WOOD TRIM
	(4MQ) 682" ALUMINUM CLAD WOOD TRIM
	(4MR) 684" ALUMINUM CLAD WOOD TRIM
	(4MS) 686" ALUMINUM CLAD WOOD TRIM
	(4MT) 688" ALUMINUM CLAD WOOD TRIM
	(4MU) 690" ALUMINUM CLAD WOOD TRIM
	(4MV) 692" ALUMINUM CLAD WOOD TRIM
	(4MW) 694" ALUMINUM CLAD WOOD TRIM
	(4MX) 696" ALUMINUM CLAD WOOD TRIM
	(4MY) 698" ALUMINUM CLAD WOOD TRIM
	(4MZ) 700" ALUMINUM CLAD WOOD TRIM
	(4NA) 702" ALUMINUM CLAD WOOD TRIM
	(4NB) 704" ALUMINUM CLAD WOOD TRIM
	(4NC) 706" ALUMINUM CLAD WOOD TRIM
	(4ND) 708" ALUMINUM CLAD WOOD TRIM
	(4NE) 710" AL

**BUILDING STATISTICS**

REG. PLAN No. \_\_\_\_\_

ZONE \_\_\_\_\_



—X—	CHAINLINK FENCE
—XX—	PRIVACY FENCE
—XXX—	SOUND BARRIER
— — —	FOOTING TO BE EXTENDED TO 1.22 (MIN) BELOW GRADE

NOTE: USF IS BASED ON 150mm (6") FOOTING DEPTH. CONTRACTOR  
TO CONFORM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT  
MAY SUPERSEDE THIS SIZE.

ISSUED OR REVISION COMMENTS				
NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	24-AUG-23	RP	
2	ISSUED FINAL	30-OCT-23	RP	
3	REVISED PER ENG COMM	06-FEB-24	RP	
4	REV. PER PM'S COMMENT	26-NOV-24	PP	MSA
5	ISSUED FINAL	09-DEC-24	PP	MSA

**RN**  
**DESIGN**

WWW.RNDESIGN.COM  
T:905-738-3177  
WWW.THEPLUSGROUP.CA

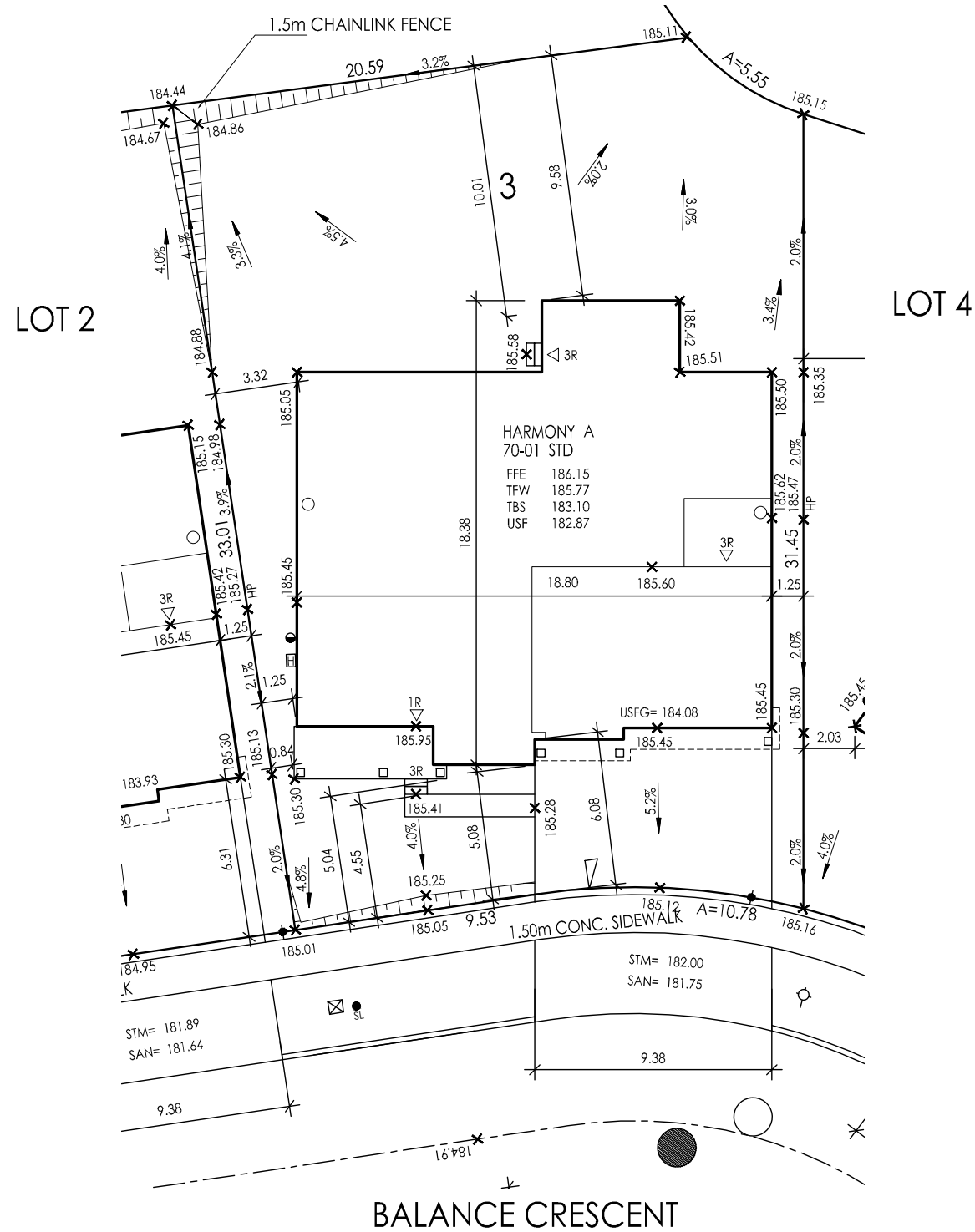
QUALIFIED DESIGNER BCIN:	47245
FIRM BCIN:	26995
DATE:	

SIGNATURE: \_\_\_\_\_

CLIENT	KYLEMORE HOMES
PROJECT/LOCATION	YORK DOWNS MARKHAM, ONTARIO PHASE 1A
DRAWING	SITE PLAN

DRAWN BY RP	SCALE 1:250
PROJECT No. 20011	LOT NUMBER 3

LOT 3									
MODEL	GARAGE DIM. W x L (m)	COVERAGE (m2)	LOT AREA (m2)	COVERAGE (%)	G.F.A. (m2)	LOT FRONTAGE (m)	LOT DEPTH (m)	AMENITY SPACE (m2)	BUILDING HEIGHT (m)
70-01 'A' STD	6.10 X 9.22	287.34	744.97	N/A	506.32	21.15	33.11	275.11	9.54



## Appendix E

File: 25.129250.000.00.MKV

Date: 9/16/2025  
MM/DD/YYYY



# Appendix E

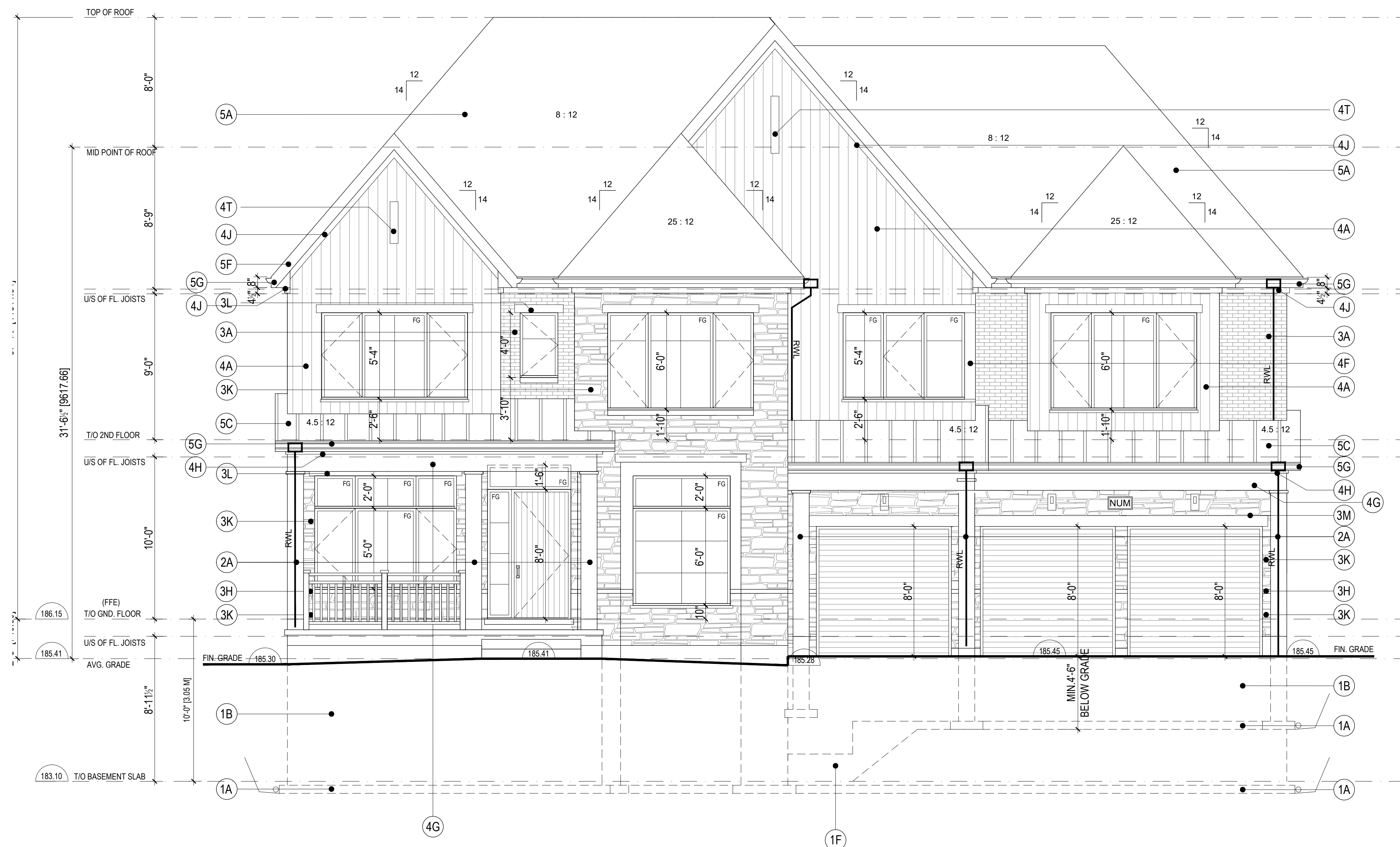
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Date: 9/16/2025

MM/DD/YYYY

Date: 9/16/2025  
MM/DD/YYYY

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- The contractor and/or engineer shall verify u/s footing elevations and soil bearing capacity prior to excavation and the commencement of work.
- **DO NOT SCALE DRAWINGS**



FRONT ELEVATION  
ELEVATION 'A'

SCALE 1/4"=1'-0'

<b>FRONT ELEV</b>				
<b>ELEV. A:</b>	EBF=	1022.63	SF =	95.00 M2
	L/D=	5.08	M	
	U/O=	363.56	SF =	33.78 M2
	U/O%	35.55	%	

[illegible]

<input type="checkbox"/>	_____	_____	_____
<input type="checkbox"/>	_____	_____	_____
<input type="checkbox"/>	_____	_____	_____
<input checked="" type="checkbox"/> OR 1	MARCH 27TH, 2025	ISSUED FOR PERMIT	
<input checked="" type="checkbox"/> no.	<input checked="" type="checkbox"/> date	<input checked="" type="checkbox"/> revision	<input checked="" type="checkbox"/>

	+ +
290 QUEEN STREET - UNIT D2, TORONTO, ON M5C 9L2 T-416) 252-9879	
<div style="background-color: #f0f0f0; width: 40px; height: 40px;"></div>	owner _____
KYLEMORE HOMES 10080 KENNEDY ROAD MARKHAM, ONTARIO L6C 1N9	
<div style="background-color: black; width: 40px; height: 40px;"></div>	project <b>ANGUS GLEN - SOUTH VILLAGE</b> MARKHAM, ONTARIO
<div style="background-color: #e0e0e0; width: 40px; height: 40px;"></div>	drawing <b>MODEL 70-1(A)(LOT 3)</b> FRONT ELEVATION ELEVATION 'A'
<div style="background-color: black; width: 40px; height: 40px;"></div>	scale     1/4"=1'-0" date       DEC 2021 ch'd      CR <div style="border: 1px solid black; height: 20px; margin-top: 5px;"> </div>
	+       + + - A-5 - + BR + +       +
	+ project number     20.146

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.


BUILDING STATISTICS

REG. PLAN No. \_\_\_\_\_  
ZONE \_\_\_\_\_

LEGEND	
FFE FINISHED FLOOR ELEVATION	SP SUMP PUMP
TFW TOP OF FOUNDATION WALL	BP BELL PEDESTAL
TBS TOP OF BASEMENT SLAB	CP CABLE PEDESTAL
USF UNDER SIDE FOOTING	CB CATCH BASIN
USFR UNDER SIDE FOOTING @ REAR	DBL. CATCH BASIN
USFG UNDER SIDE FOOTING @ GARAGE	ENG ENGINEERED FILL
R NUMBER OF RISERS TO GRADE	HC HYDRO CONNECTION
WOD WALKOUT DECK	FD FIRE HYDRANT
LOB LOOKOUT BASEMENT	SL STREET LIGHT
WOB WALK OUT BASEMENT	MB MAIL BOX
WUB WALK UP BASEMENT	TR TRANSFORMER
REV REVERSE PLAN	SC SEWER CONNECTIONS 2 LOTS
STD STANDARD PLAN	SL SEWER CONNECTIONS 1 LOT
△ DOOR	WC WATER CONNECTION
○ WINDOW	WV WATER VALVE CHAMBER
AC AIR CONDITIONING	HV HYDRANT AND VALVE
DS DOWN SPOUT TO SPLASH PAD	HM HYDRO METER
DS DOWN SPOUT CONNECTED TO STM	GM GAS METER
SD SWALE DIRECTION	MS MANHOLE - STORM
SP SIGN POST	MS MANHOLE - SANITARY

NOTE: USF IS BASED ON 150mm (6") FOOTING DEPTH. CONTRACTOR TO CONFIRM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE THIS SIZE.

ISSUED OR REVISION COMMENTS				
NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	24-AUG-23	RP	
2	ISSUED FINAL	30-OCT-23	RP	
3	REVISED PER ENG COMM	06-FEB-24	RP	
4	RE-SITE PER ELEV C	15-NOV-24	PP	
5	REV. PER PM'S COMMENT	26-NOV-24	PP	MSA
6	ISSUED FINAL	09-DEC-24	PP	MSA



WWW.RNDESIGN.COM  
T:905-738-3177  
WWW.THEPLUSGROUP.CA

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 47245  
FIRM BCIN: 26995  
DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

CLIENT

KYLEMORE HOMES

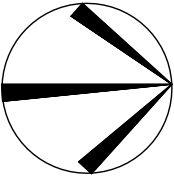
PROJECT/LOCATION

YORK DOWNS  
MARKHAM, ONTARIO  
PHASE 1A

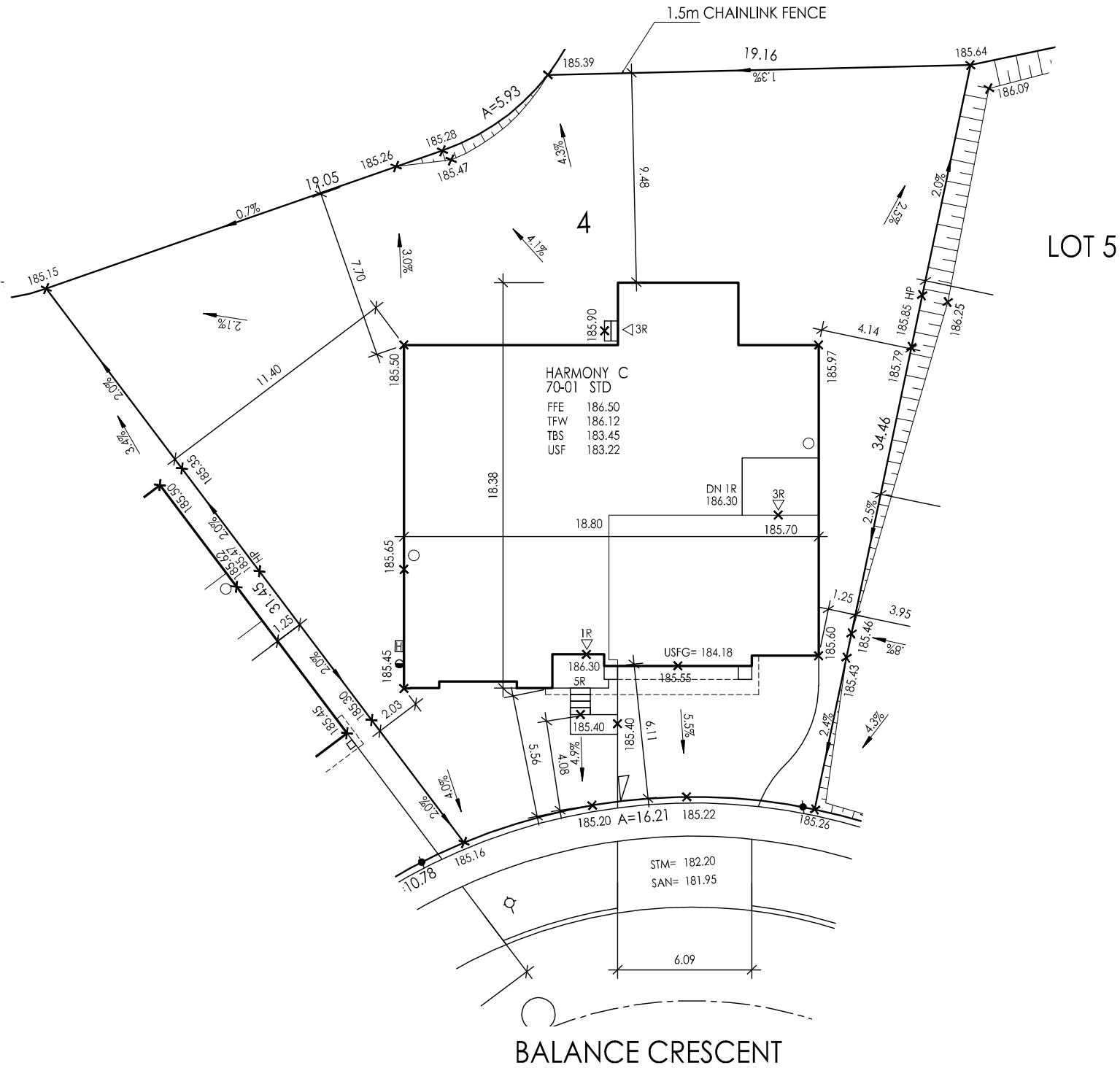
DRAWING

SITE PLAN

DRAWN BY	SCALE
RP	1:250
PROJECT No.	LOT NUMBER
20011	4



LOT 4									
MODEL	GARAGE DIM. W x L (m)	COVERAGE (m2)	LOT AREA (m2)	COVERAGE (%)	G.F.A. (m2)	LOT FRONTAGE (m)	LOT DEPTH (m)	AMENITY SPACE (m2)	BUILDING HEIGHT (m)
70-01 'C' STD	6.10 x 9.22	292.95	941.77	N/A	482.91	22.43	31.45	398.22	9.61



Appendix F

File: \_\_\_\_\_

Date: **9/16/2025**  
MM/DD/YYYY



# Appendix F

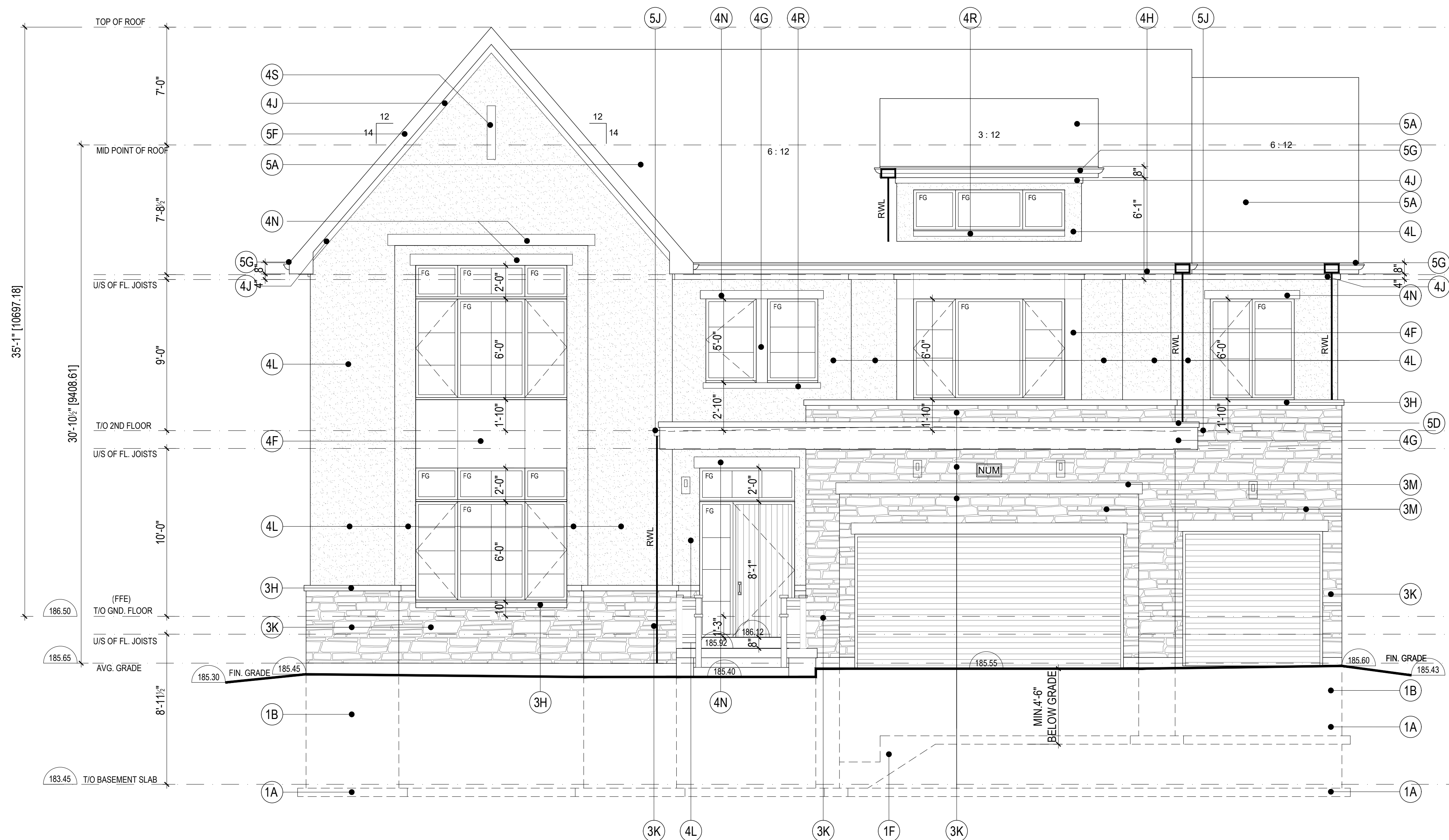
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Date: 9/16/2025

MM/DD/YYYY

Date: 9/16/2025  
MM/DD/YYYY

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- The contractor and/or engineer shall verify u/s footing elevations and soil bearing capacity prior to excavation and the commencement of work.
- **DO NOT SCALE DRAWINGS**



SCALE 1/4"=1'-0"

<b>FRONT ELEV</b>				
<b>ELEV. C:</b>	EBF=	1116.46	SF =	103.72 M2
	L/D=	5.56	M	
	U/O=	336.747	SF =	31.28 M2
	U/O%	30.16	%	

FOOTINGS & FOUNDATIONS		SIDING / STUCCO & TRIM FEATURES	
1A	POURED CONCRETE FOOTING	4A	PREFINISHED FIBRE CEMENT HORIZONTAL / VERTICAL Siding
1B	POURED CONCRETE FOUNDATION WALL	4B	PREFINISHED FIBRE CEMENT PANEL, CLADDING
1C	PRECAST CONC. STEPS / MINOR TO SLT GRAD	4C	1" SIDING TRIM
1D	GALVANIZED METAL ARWAY GRAB TO CONCRETE	4D	2" SIDING TRIM
1E	POURED CONCRETE SLL	4E	1" SIDING TRIM
1F	STEPPED FOOTING MAX. RISE 24" MIN. 4" BELOW GRADE MIN 4" BELOW GRADE	4F	PREFINISHED METAL PANEL
EXTERIOR FEATURES		4G	PREFINISHED METAL
2A	POST WELDING	4H	1" ALUM. CLAD FRIEZE BOARD
2B	CP PAINTED FIBREGLASS COLUMN 2" DIA. 10' CAPITAL	4I	1" ALUM. CLAD FRIEZE BOARD
2C	WOOD BRACKET	4K	1" ALUM. CLAD FRIEZE BOARD
2D	DECORATIVE VENT LOUVER	4L	STUCCO
2E	DECORATIVE PREFINISHED ALUM. SAIL PROTECS	4M	STUCCO TRIM
2F	P-T JOINT WALLING	4N	1" STUCCO TRIM
2G	DECORATIVE PREFINISHED ALUM. SAIL PROTECS	4P	STUCCO TRIM
2H	1" T. JOINT WALLING	4R	1" STUCCO SLL (SLOPED)
MASONRY FEATURES		4S	STUCCO NICHE DETAIL
3A	BRICK VENEER	4T	METAL NICHE DETAIL
3B	SOLDER COURSE	4U	1" ALUMINUM CLAD WOOD TRIM
3C	SOLDER COURSE		
3D	SOLDER COURSE 2" W/ PRECAST KEYSTONE		
3E	SOLDER COURSE W/ ROWLOCK ABOVE C/W PRECAST KEYSTONE		
3F	ATTACHED BOARD		
3G	ROWLOCK COURSE		
3H	TYPICAL BRICK GROUND	5A	ASPHALT SHINGLES
3I	16 BRICK WIDE 12 COURSE HIGH 1 BRICK COURSE SPACING PROJECTED 1" FROM BRICK FACE	5B	PREFINISHED METAL ROOFING
3J	PRECAST CONCRETE SLL PROJECTED 2"	5C	PREFINISHED METAL ROOFING STAKES
3K	BRICK DETAIL PROJECTED 12"	5D	PREFINISHED METAL CAP FLASHING
3L	STONE VENEER	5E	1" PREFIN. ALUMIN. FASCIA
3M	1" HIGH MANUFACTURED STONE INTERL	5F	1" PREFIN. ALUMIN. FASCIA
3N	1" HIGH MANUFACTURED STONE INTERL	5G	1" PREFIN. ALUM. EAVESTRONCH ON PREFIN. ALUM. FASCIA
3O	MANUFACTURED STONE CUT / STONE	5H	1" VENT ROOF VENT - TYPICAL
		5I	PREFINISHED METAL SCUPPER

AR	1	MARCH 26TH 2025	ISSUED FOR PERMIT
no.	date	revision	

290 QUEEN STREET - UNIT 220, TORONTO, ON M5C 8Z - T(416) 252-5679

☐

owner

KYLEMORE HOMES

10080 KENNEDY ROAD

MARKHAM, ONTARIO

L6C 1B9

☒

project

ANGUS GLEN - WEST VILLAGE

146 ANGUS GLEN BLVD

MARKHAM, ONTARIO

☐

drawing

MODEL 70-1 (C)(LOT 4)  
FRONT ELEVATION

scale	1/4"=1'-0"	+	+
date	DEC 2021	-	-
drawn	CR	A-5	
chk'd	BB		
		+	+

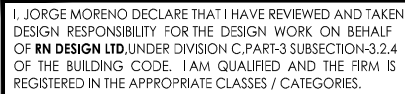
	project number	+	20.146	
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REG. PLAN No. \_\_\_\_\_

ZONE \_\_\_\_\_

FFE	FINISHED FLOOR ELEVATION	SP	SUMP PUMP
TFW	TOP OF FOUNDATION WALL		BELL PEDESTAL
TBS	TOP OF BASEMENT SLAB		CABLE PEDESTAL
USF	UNDER SIDE FOOTING		CATCH BASIN
USFR	UNDER SIDE FOOTING @ REAR		DBL. CATCH BASIN
USFG	UNDER SIDE FOOTING @ GARAGE		ENGINEERED FILL
R	NUMBER OF RISERS TO GRADE		HYDRO CONNECTION
WOD	WALKOUT DECK		FIRE HYDRANT
LOB	LOOKOUT BASEMENT		STREET LIGHT
WOB	WALK OUT BASEMENT		MAIL BOX
WUB	WALK' UP BASEMENT		TRANSFORMER
REV	REVERSE PLAN		SEWER CONNECTIONS LOTS
STD	STANDARD PLAN		SEWER CONNECTIONS LOT
	DOOR		WATER CONNECTION
	WINDOW		WATER VALVE CHAMBER
	AIR CONDITIONING		HYDRANT AND VALVE
	DRAIN SPOUT TO SPLASH PAD		HYDRO METER
	DOWNSPOUT CONNECTED TO STM		GAS METER
	SWALE DIRECTION		MANHOLE - STORM
	SIGN POST		MANHOLE - SANITARY

ISSUED OR REVISION COMMENTS				
NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	24-AUG-23	RP	
2	ISSUED FINAL	30-OCT-23	RP	
3	REVISED PER ENG COMM	06-FEB-24	RP	



SIGNATURE: \_\_\_\_\_

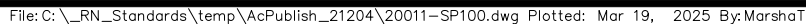
PROJECT/LOCATION

YORK DOWNS  
MARKHAM, ONTARIO  
PHASE 1A

DRAWING SITE PLAN

DRAWN BY RP	SCALE 1:250
PROJECT No. 20011	LOT NUMBER 5

MODEL	GARAGE DIM. W x L (m)	COVERAGE (m2)	LOT AREA (m2)	COVERAGE (%)	G.F.A. (m2)	LOT FRONTAGE (m)	LOT DEPTH (m)	AMENITY SPACE (m2)	BUILDING HEIGHT (m)
70-01 C	9.22 X 6.10	292.95	664.88	N/A	482.91	21.34	31.16	215.24	9.42



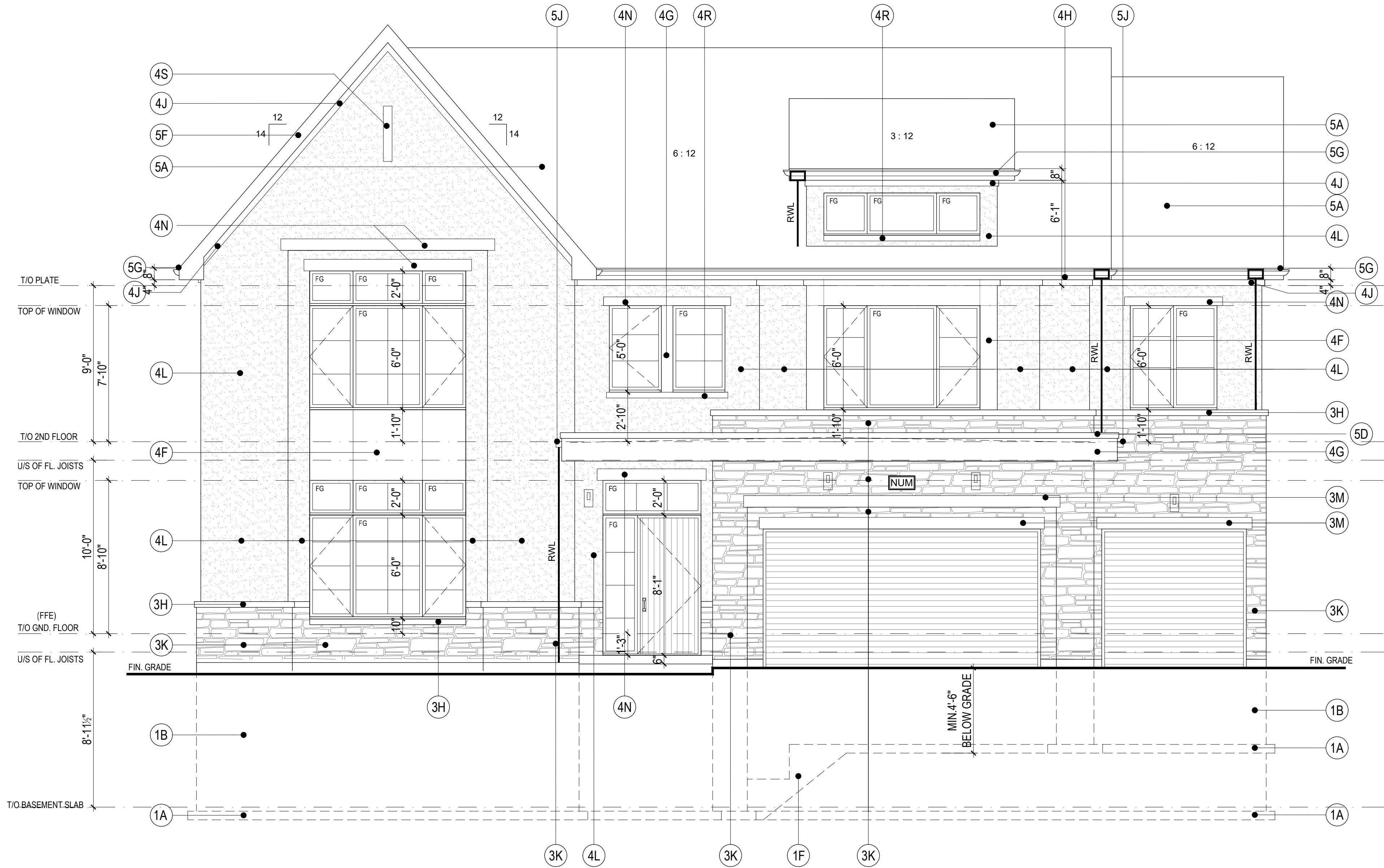
File: \_\_\_\_\_  
Date: **9/16/2025** \_\_\_\_\_  
MM/DD/YYYY



Appendix G

File: 25-121020-000-000000  
Date: 9/16/2025  
MM/DD/YYYY

- All drawings are the property of the Architect and must be returned upon request.  
Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.  
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DO NOT SCALE DRAWINGS



FRONT ELEVATION  
ELEVATION 'C'

SCALE 1/4"=1'-0"

FOOTINGS & FOUNDATIONS	SIDING / STUCCO & TRIM FEATURES
(1A) POURED CONCRETE STRIP FOOTING	(4A) PREFINISHED FIBRE CEMENT HORIZONTAL / VERTICAL SIDING
(1B) POURED CONCRETE FOUNDATION WALL	(4B) PREFINISHED FIBRE CEMENT PANEL CLADDING
(1C) PRECAST CONC. STEPS/ NUMBER TO SILL GRADE	(4C) 2" SIDING TRIM
(1D) GALVANIZED METAL AREAWAY DRAIN TO WEEDERS	(4D) 4" SIDING TRIM
(1E) POURED CONCRETE SILL	(4E) 1" SIDING TRIM
(1F) STEPPED FOOTING MAX. RISE 24" MIN. RUN 24" MIN. 4'-0" BELOW GRADE	(4F) PREFINISHED METAL BOARD
	(4G) PREFINISHED METAL BOARD
	(4H) 2" ALUM. CLAD FRIEZE BOARD
	(4J) 4" ALUM. CLAD FRIEZE BOARD
	(4K) 6" ALUM. CLAD FRIEZE BOARD
	(4L) STUCCO
	(4M) 4" STUCCO TRIM
	(4N) 6" STUCCO TRIM
	(4P) 8" STUCCO TRIM
	(4R) 4" STUCCO SILL (SLOPED)
	(4S) STUCCO NICHE DETAIL
	(4T) METAL NICHE DETAIL
	(4U) 10" ALUMINUM CLAD WOOD TRIM
EXTERIOR FEATURES	ROOFING
(2A) PORT W/CLADDING	(5A) ASPHALT / SHINGLES
(2B) 12" PAINTED FIBERGLASS COLUMN C/W 1" BASE + CAPITAL	(5B) PREFINISHED METAL ROOFING (STANDING SEAM)
(2C) WOOD BRACKET	(5C) PREFINISHED METAL ROOFING (STANDING SEAM)
(2D) DECORATIVE VENT LOUVER	(5D) PREFINISHED METAL CAP FLASHING
(2E) DECORATIVE PREFINISHED ALUM. RAIL & PICKETS	(5E) 6" PREFIN. ALUMIN. FASCIA
(2F) P.T. W/ RAILING	(5F) 6" PREFIN. ALUMIN. FASCIA
	(5G) 4" PREFIN. ALUM. EAVESTHROUGH ON 6" PREFIN. ALUMIN. FASCIA
	(5H) 10" W/ VENT. TYPICAL
	(5J) PREFINISHED METAL SCUPPER
MASONRY FEATURES	
(3A) BRICK VENEER	
(3B) SOLDIER COURSE	
(3C) SOLDIER COURSE C/W PRECAST KEYSTONE	
(3D) SOLDIER COURSE W/ ROWLOCK ABOVE C/W PRECAST KEYSTONE	
(3E) STACKED BOND	
(3F) ROWLOCK COURSE	
(3G) TYPICAL BRICK GLAZING: 13 BRICK WIDE 4 COURSES HIGH 1 BRICK COURSE SPACING PROJECTED 1" FROM BRICK FACE	
(3H) PRECAST CONCRETE SILL PROJECTED 2"	
(3J) BRICK DETAIL PROJECTED 12"	
(3K) STONE VENEER	
(3L) 8" HIGH MANUFACTURED STONE UNTEL	
(3M) 8" HIGH MANUFACTURED STONE UNTEL	
(3N) PRECAST CONCRETE / CUT STONE	

CR	8	JUL 12, 2024	ISSUED FOR PERMIT COORDINATION
CR	7	JUN 05, 2024	ISSUED FOR PERMIT COORDINATION
CR	6	JUN 04, 2024	ISSUED FOR COORDINATION
CR	5	MAY 02, 2024	ISSUED FOR COORDINATION
CR	4	FEB 26, 2024	ISSUED FOR COORDINATION
CR	3	FEB 07, 2024	ISSUED FOR COORDINATION
CR	2	NOV 07, 2023	ISSUED FOR COORDINATION
CR	1	FEB 06, 2022	ISSUED FOR COORDINATION
no.	date	revision	



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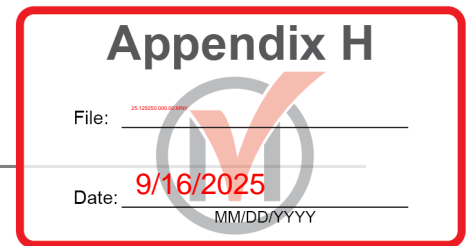
owner  
KYLEMORE HOMES  
10080 KENNEDY ROAD  
MARKHAM, ONTARIO  
L6C 19N  
project  
ANGUS GLEN - WEST VILLAGE  
146 ANGUS GLEN BLVD  
MARKHAM, ONTARIO

drawing  
MODEL 70-1C (LOT 59)  
FRONT ELEVATION

scale 1/4"=1'-0"  
date DEC 2021  
drawn CR  
chk'd BB  
project number 20.146

A-7

From: [Hamedeh Razavi](#)  
To: [Leung, Melissa](#)  
Subject: PAR-DPP-2025-00920 - TRCA Comments - A/099/25 - 27-33 Balance Cres & 12 Tranquility Cres  
Date: August 25, 2025 2:27:18 PM  
Attachments: [image005.png](#)



Hi Melissa,

Thank you for circulating the above noted minor variance application to TRCA.

Based on our review, we have no objections to the proposed variances, subject to the following condition:

- The applicant must submit the TRCA plan review fee of \$120.00 within 60 days of the Committee hearing.

Please let me know if you have any questions.

Best regards,

**Hamedeh Razavi, MURP, MCIP, RPP**  
Senior Planner  
Development Planning and Permits | Development Engineering Services

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From: [DoNotReplyMHON@avolvecloud.com](mailto:DoNotReplyMHON@avolvecloud.com) <[DoNotReplyMHON@avolvecloud.com](mailto:DoNotReplyMHON@avolvecloud.com)>  
Sent: August 8, 2025 1:45 PM  
To: York Plan <[yorkplan@trca.ca](mailto:yorkplan@trca.ca)>  
Subject: \_EXT\_ TRCA Department Review cycle #1 Assignment for 25.129250.000.00.MNV

**EXTERNAL SENDER**

#### \_EXT\_ TRCA Department Review cycle #1 Assignment

**Attention TRCA:**

You have been assigned a task on Project: **25.129250.000.00.MNV**

The due date for this task is: **8/22/2025 1:38:00 PM**

**Task Instructions:**

- Accept your Task immediately.
- Perform your technical review and update the status of your review by selecting:

**Commented** - this means that you are providing comments and expect

an applicant response prior to your final acceptance, or

**Accepted** - this mean that you have reviewed the drawings and documents,

have no further issues and acknowledge that the application will be

recommended for approval/draft approval (depending on application type)

Project:	<b>25.129250.000.00.MNV</b>
Project Name:	<b>A/099/25 - 27 Balance Cres - as it relates to proposed two-storey detached residential dwellings.</b>
Project Location:	<b>27 Balance Cres, Markham, ON,</b>
Task:	<b>Discipline Review</b>
<a href="#">Reviewer ePLAN Login</a>	

If you do not have access to the specified folder, please contact the [Project Administrator](#).

**Please do not reply to this email.**

Appendix I	
File:	<small>25.128055.000.000001</small>
Date:	9/16/2025
	<small>MM/DD/YYYY</small>

**APPENDIX “I”**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/099/25**

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 plans attached as ‘Appendix C to G’ to this Staff Report, and that the Secretary-Treasurer receive written confirmation that the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction; and,
3. That the Applicant satisfies the requirements of the TRCA, financial or otherwise, as indicated in their letter to the Secretary-Treasurer attached as Appendix ‘H’ to this Staff Report, to the satisfaction of the TRCA, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the TRCA. This condition applies to 27 Balance Crescent only.

CONDITIONS PREPARED BY:



Melissa Leung, RPP, MCIP, Senior Planner, Central District