

# Memorandum to the City of Markham Committee of Adjustment

March 20, 2019

**File:** A/20/19  
**Address:** 28 Abercorn Rd, Markham  
**Applicant:** Anna Cirbari  
**Agent:** Kevin Cribari  
**Hearing Date:** Wednesday March 27, 2019

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

The applicant is requesting relief from the following requirements of By-law 1229, R1, as amended:

- a) **Infill By-law 99-90, Section 1.2 (vi):**  
a maximum Net Floor Area ratio of 49.6 percent, whereas the By-law permits a maximum Net Floor Area ratio of 45 percent;
- a) **Infill By-law 99-90, Section 1.2 (iii):**  
a maximum building depth of 18.92 m, whereas the By-law permits a maximum building depth of 16.8m;

as they relate to a proposed new residential dwelling.

## BACKGROUND

The 1,014.5 m<sup>2</sup> (10,920 ft<sup>2</sup>) subject property is located on the north side of Abercorn road, north of Highway 7 and west of Main Street Markham North. The property is located within a residential neighbourhood comprised of a mix of one and two-storey detached dwelling. There is an existing one-storey detached 108.7 m<sup>2</sup> (1,170 ft<sup>2</sup>) dwelling on the property, which according to assessment records was constructed in 1956. Mature vegetation exists across the property.

## Proposal

The applicant is proposing to demolish the existing home and a construct a two-storey detached 404 m<sup>2</sup> (4,348 ft<sup>2</sup>) dwelling with a rear covered deck.

## 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 1229

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

### Residential Infill Zoning By-law 99-90

The subject property is also subject to the Residential Infill Zoning By-law 99-90. The intent of this By-law is to ensure the built form of new residential construction will maintain the character of existing neighbourhoods. It specifies development standards for building depth, garage projection, garage width, net floor area ratio, height, yard setbacks and number of storeys. The proposed development does not comply with the infill By-law requirements with respect to maximum Net Floor Area Ratio and maximum Building Depth.

### **Applicant's Stated Reason(s) for Not Complying with Zoning**

According to the information provided by the applicant, *"with current re-development in the area it is extremely difficult to comply with the dated by-laws as people's dream home ideals have changed from 30 years ago"*.

### **Zoning Preliminary Review (ZPR) not Undertaken**

A Zoning Preliminary Review (ZPR) has not been formally undertaken for the proposal. It is the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variances in the application contains errors, or if the need for additional variances are identified during the Building Permit review process, further variance application(s) may be required to address the outstanding matters and there will be a delay in application processing.

### **COMMENTS**

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

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

### Increase in Maximum Floor Area Ratio

The applicant is requesting relief to permit a floor area ratio of 49.6 percent, whereas the By-law permits a maximum floor area ratio of 45 percent. The variance will facilitate the construction of a two-storey detached dwelling with a floor area of 403.93 m<sup>2</sup> (4,348 ft<sup>2</sup>), whereas the By-law permits a dwelling with a maximum floor area of 366.2 m<sup>2</sup> (3,942 ft<sup>2</sup>). This represents an increase of approximately 37.73 m<sup>2</sup> (406 ft<sup>2</sup>).

Floor Area Ratio is a measure of the interior square footage of the dwelling as a percentage of the net lot area. Although the proposed dwelling is larger than existing dwellings originally developed in the 1950s, the site layout meets all setback requirements ensuring adequate separation between dwellings and retention of soft landscape areas. The proposed dwelling will also be comparable in size with other infill development along Abercorn Road, including several homes that have obtained minor variance approvals for maximum net floor area ratio increases between 51 and 53 percent over the past decade. Staff are of the opinion that the requested variance meets the general intent of the zoning By-law.

### Increase in Maximum Building Depth

The applicant is requesting relief to permit a maximum building depth of 18.92 m (62.08 ft), whereas the By-law permits a maximum building depth of 16.8 m (55.12 ft). This represents an increase of approximately 2.1 m (6.92 ft).

Building depth is measured based on the shortest distance between two lines, both parallel to the front lot line, one passing through the point on the dwelling which is the nearest and the other through the point on the dwelling which is the farthest from the front lot line.

The variance includes a rear one storey projection which adds approximately 2.10 m (6.92 ft) to the overall depth of the building. The rear one-storey projection will maintain a west side yard setback of approximately 3.1 m (10.2 ft) and a rear yard setback of 21.08 m (69.17 ft), more than the minimum required setbacks from the property line. The main component of the building, excluding the rear one-storey projection, has a depth of approximately 16.8 m (55.12 ft) which complies with the by-law requirement. Given that the variance is attributable to a minor projection at the rear of the proposed dwelling, will maintain more than the required side yard setback and rear yard setback and is one-storey in height, Staff are of the opinion that the variance request is appropriate for the development.

**PUBLIC INPUT SUMMARY**

No written submissions were received as of March 20, 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 meets the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

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

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

PREPARED BY:



\_\_\_\_\_  
Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:



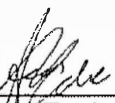
\_\_\_\_\_  
Stacia Muradali, Development Manager, East District  
File Path: Amanda\File\ 19 114546 \Documents\District Team Comments Memo

**APPENDIX "A"**

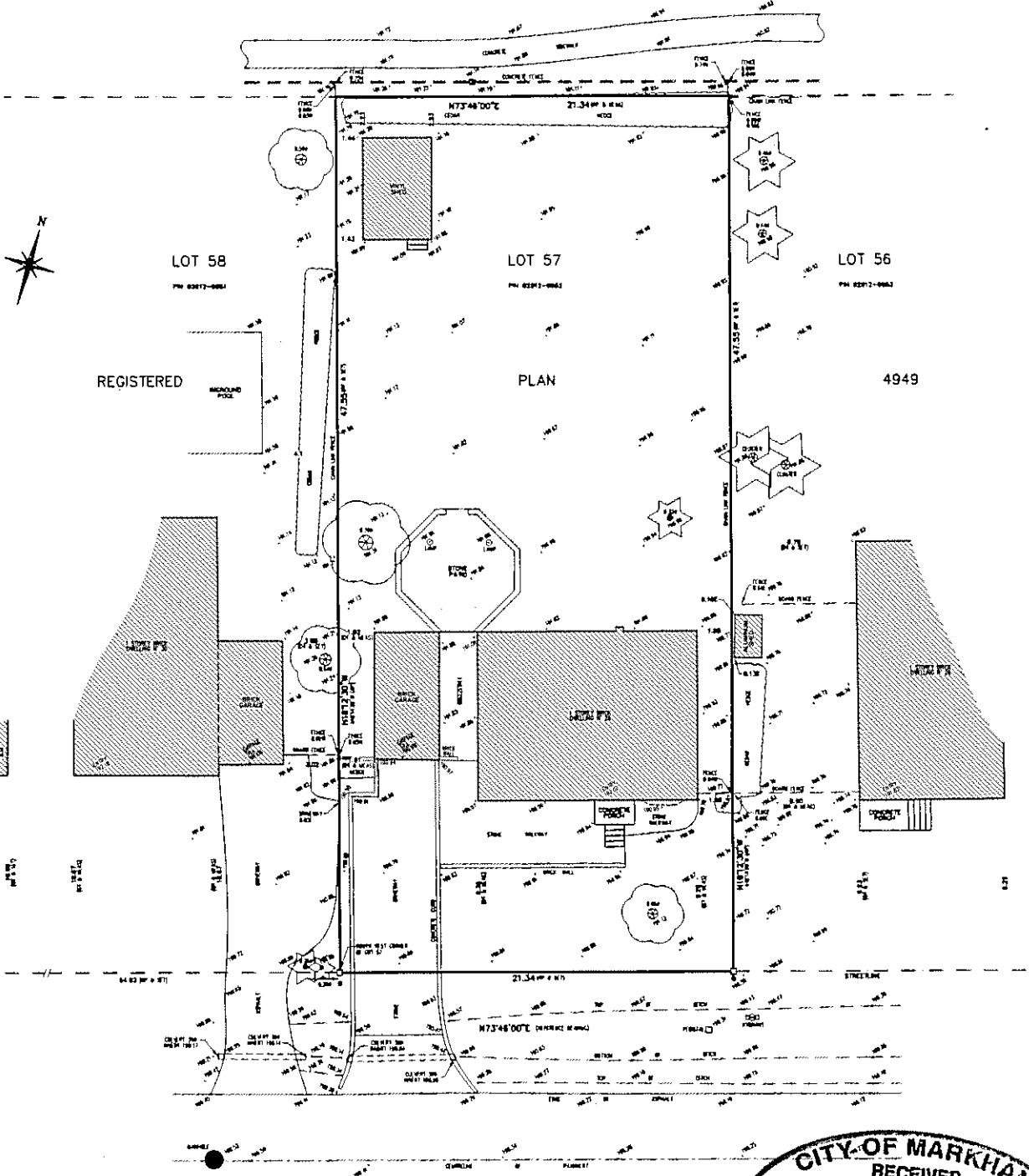
**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/20/19**

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 06, 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.

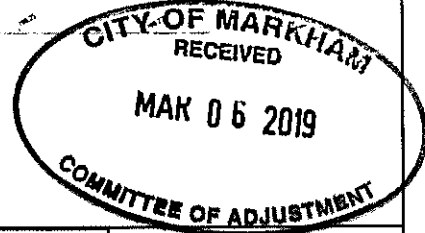
CONDITIONS PREPARED BY:

  
\_\_\_\_\_  
Aqsa Malik, Planner, Zoning and Special Projects

BULLOCK BY REGISTERED PLAN 4648, P.M. 02062-0634 DRIVE



ABERCORN BY REGISTERED PLAN 4648, P.M. 02062-0634 ROAD



**SURVEYOR'S REAL PROPERTY REPORT**  
PART I: PLAN OF LOT 57, REGISTERED PLAN 4949  
GEOGRAPHIC TOWNSHIP OF MARKHAM  
CITY OF MARKHAM  
MUNICIPALITY OF YORK  
SCALE 1 : 150  
E.W. BOWYER B.S.C., O.L.S.

**BENCHMARKS**  
CLEAR BENCH AND REFERRED TO BY M-11-022, ELEVATION = 107.91  
BRASS TABLET IN WEST WALL OF JAMES ROBINSON PUBLIC SCHOOL,  
AT BOWENHURST CORNER

**PART II: REPORT**  
1 - THIS REPORT WAS PREPARED FOR A CLIENT.  
2 - BOUNDARIES CONFORM SUBSTANTIALLY TO PLAN 4648.  
3 - DISTANCES FROM PROPERTY LINES AS SHOWN.  
4 - NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES STANDARD IRON BAR
- DENOTES IRON BAR
- DENOTES CUT CROSS
- DENOTES BURNED AND ENLARGED (11/24/2018)
- DENOTES REGISTERED PLAN 4648
- DENOTES REGISTERED PLAN 4648
- DENOTES OTHER (UNKNOW)
- DENOTES METAL, METAL, LAST, WEST
- DENOTES CONCRETE / DECORATIVE TIE

ASSOCIATION OF ONTARIO LAND SURVEYORS  
PLAN SUBMISSION / O.M.  
2050

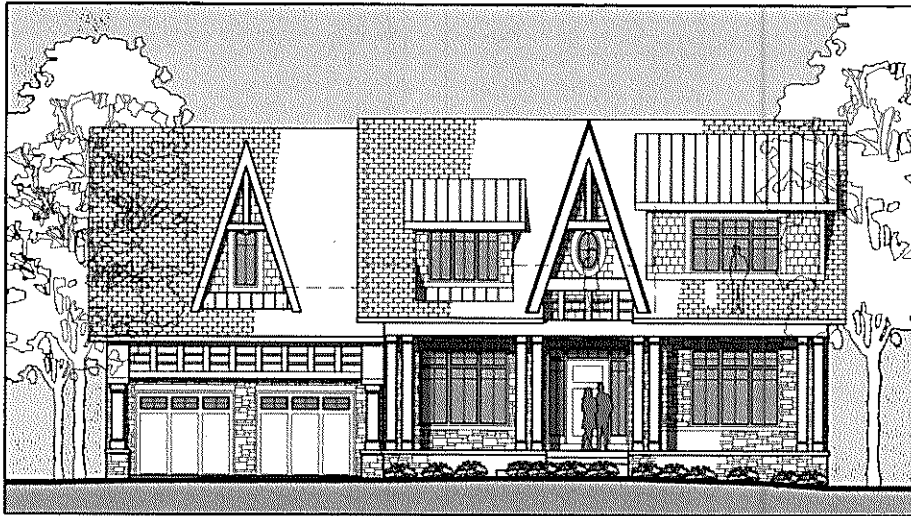
**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT  
AND IN ACCORDANCE WITH THE SURVEY  
ACT AND THE SURVEYORS ACT AND THE  
REGULATIONS MADE UNDER THEM.  
2. THIS SURVEY WAS COMPLETED ON  
NOVEMBER 2018

31 NOVEMBER 2018  
E.W. BOWYER B.S.C., O.L.S.

**REMARKS:** REGISTERED GEOGRAPHIC AND  
ARE REFERRED TO THE NORTH LIMIT OF ABERCORN ROAD  
LINE AS SHOWN ON REGISTERED PLAN 4648  
HAVING A BEARING OF 4 72' 46" 00" E.

**REVIEW / DISCREPANCY:** 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  
1000 SHEPPARD AVENUE EAST, SUITE 2012  
MARKHAM, ONTARIO L3R 9V3  
TEL: 905-947-8888 FAX: 905-947-8888



## NEW CUSTOM HOME PROPOSED BUNGALOW LOFT

28 ABERCORN RD. MARKHAM, ON

PROJECT NO: 263.18

### DRAWING LIST:

- A.000 COVER PAGE
- A.100 PROPOSED SITE PLAN
- A.101 SITE STATISTICS
- A.201 PROPOSED BASEMENT PLAN
- A.301 PROPOSED GROUND FLOOR PLAN
- A.302 PROPOSED 2ND FLOOR PLAN
- A.303 PROPOSED ROOF PLAN
- A.401 PROPOSED SOUTH ELEVATION
- A.402 PROPOSED WEST ELEVATION
- A.403 PROPOSED NORTH ELEVATION
- A.404 PROPOSED EAST ELEVATION
- A.501 PROPOSED BUILDING SECTION A-A

ISSUED FOR MINOR VARIANCE - MAR.05, 2019

NEW CUSTOM HOME  
PROPOSED  
BUNGALOW LOFT

28 ABERCORN ROAD  
MARKHAM, ON

THE CONTRACTOR  
GROUP OF CANADA

**J. CAMPITELLI**  
ARCHITECTURE

18 The Park Avenue, Unit 1, Markham, ON L3R 0Y4  
Tel: 905.477.8800 Fax: 905.477.8800  
www.jcampitelli.com

**JOSEPH**

NO. 100  
DATE  
CONTRACT NO.  
PROJECT NO.  
SCALE  
DATE  
DRAWN BY  
CHECKED BY  
DATE TITLE  
SCALE DATE PROJECT NO.  
P.T.S. MAR.05.2019 263.18.0

COVER PAGE

**A.000**

LEGEND	
	PROPERTY LINE
	ZONING ENVELOPE
	PROPOSED BUILDING ENVELOPE
	EXIST. BUILDING TO REMAIN
	EXISTING GRADE ELEVATION
	PROP. ELEVATION

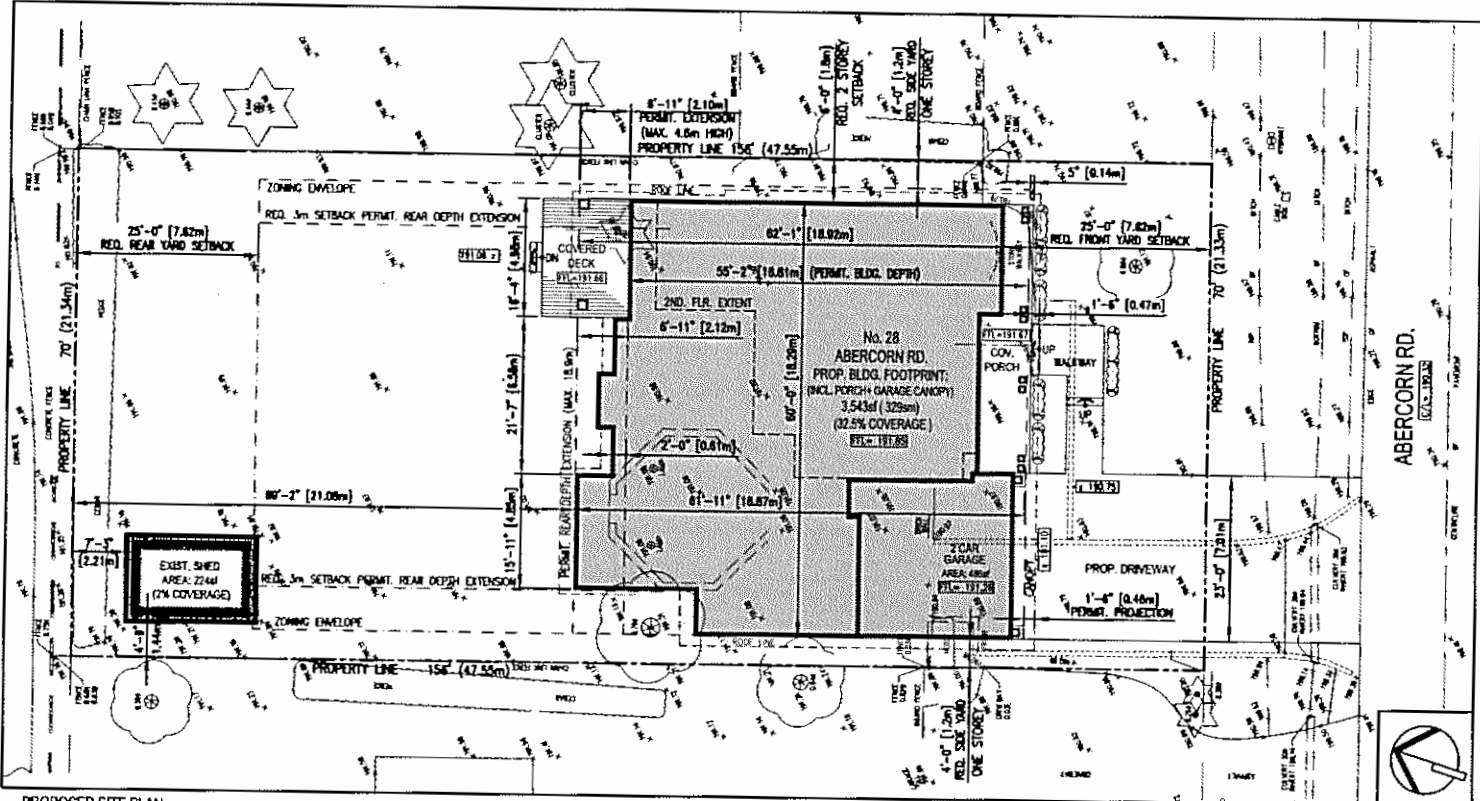
**SURVEY INFORMATION**

PLAN OF SURVEY  
 LOT 57, REGISTERED PLAN 4949  
 CITY OF MARKHAM,  
 REGIONAL MUNICIPALITY OF YORK

DATED: DECEMBER 7TH 2015  
 PROJECT : 2015-206

E. W. BOWYER INC.  
 ONTARIO LAND SURVEYORS  
 LAND DEVELOPMENT CONSULTANTS

9275 MARKHAM ROAD, SUITE 201A  
 MARKHAM, ONTARIO L6E 1A3  
 TEL. (905) 294-8093  
 FAX. (905) 294-8349



PROPOSED SITE PLAN

NEW CUSTOM HOME  
 PROPOSED  
 BUNGALOW LOFT

28 ABERCORN ROAD  
 MARKHAM, ON

THE CONTRACTOR  
 GROUP OF CANADA

JOSEPH N. CAMPITELLI  
 ARCHITECT INC.

PROPOSED ARCHITECT  
 J. CAMPITELLI  
 4050 HWY 7 UNIT 103 MARKHAM

DRAWN BY  
 RD  
 CHECKED BY  
 J.C.

PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0" DATE: 02/20/19 7/3/19

A.100

DWELLING STATISTICS			
	BY-LAW 1229	EXISTING	PROPOSED
1. ZONING	R1 - RESIDENTIAL	DETACHED SINGLE FAMILY RESIDENCE TO BE DEMOLISHED	DETACHED SINGLE FAMILY RESIDENCE
2. LOT FRONTAGE	MIN. 60' (18.29m)	20' (21.33m)	N/C
3. SITE AREA	MIN. 6,600sf (613sm)	10,920sf (1,014.5sm)	N/C
4. SETBACKS	FRONT YARD = MIN. 25'-0" (7.62m) SIDE YARD (ONE STORY) = MIN. 4'-0" (1.2m) SIDE YARD (2 STORY) = MIN. 6'-0" (1.83m) REAR YARD = MIN. 25'-0" (7.62m)	N/A	FRONT YARD = 25'-0" (7.62m) EAST SIDE YARD = 6'-0" (1.8m) WEST SIDE YARD = 4'-0" (1.2m) REAR YARD = 6'-2" (21.08m)
5. BUILDING HEIGHT	MAX. 9.8m* (1/0 RIDGE OF SLOPED ROOF) MAX. 8.0m* (1/0 PARAPET OF FLAT ROOF) *FROM C/L OF ROAD ELEV. (M. = 190.32) MAX. 2 STOREYS (EXCL. CELLAR)	N/A	PROP. HEIGHT = 9.8m
6. COVERAGE	MAX. 35% (3,822sf)	N/A	GROUND FLOOR - 2,697sf DOUBLE GARAGE - 486sf PROP. BLDG. FOOTPRINT: 3,183sf FRONT PORCH: 212sf GARAGE CANOPY: 34sf COVERED DECK: 114sf TOTAL: 3,543sf ACCESSORY SHED: 224sf SITE COVERAGE TOTAL: 3,767sf (34.5%)
7. BUILDING DEPTH	MAX. 16.8 m (+2.1m ONE-STORY BLDG. EXTN. OVER 16.8m) MAX. WIDTH 1/2 BLDG. WIDTH MAX. HEIGHT 4.6m	N/A	18.92m (62'-1") (INCL. 2.12m ONE STOREY REAR EXTENSION)
8. NET FLOOR AREA RATIO	MAX. 45% (3,942sf/876.2sm) - INCL. GARAGE NET AREA = 8,760sf (813.8sm)	N/A	GROUND FLOOR - 2,697sf GARAGE - 486sf TOTAL GROUND FLR - 3,183sf 2ND FLOOR AREA - 1,373sf TOTAL GFA - 4,556sf STAIR DEDUCTION - 95sf OBL. VOLUME DEDUCT. - 113sf TOTAL NET AREA: 4,348sf NET FATIO: 49.5%
9. PERMITTED PROJECTIONS	UNENCLOSED PORCH = 18" (0.46m) UNCOVERED PLATFORMS = 18" (0.46m)	N/A	
10. GARAGE PROJECTION	MAX. 2.1m FROM MAIN WALL	N/A	

ACCESSORY BUILDING STATISTICS			
	BY-LAW 1229	EXISTING	PROPOSED
1. LOCATION	PERMITTED IN REAR YARD	EXISTING SHED	EXISTING TO REMAIN
2. SETBACKS	REAR / SIDE YARD = 4'-0" (1.2m)	SIDE YARD = 4'-9" REAR YARD = 7'-4"	N/C
3. BUILDING HEIGHT	12'-0" (3.66m) TO ROOF MID-POINT 1 STOREY	T.B.C.	N/C
4. COVERAGE	MAX. 10% OF LOT AREA	FLOOR AREA ~ 224SF (2%)	N/C

NEW CUSTOM HOME  
PROPOSED  
BUNGALOW LOFT  
18 ABERCORN ROAD  
MIRAMICHI, NB  
THE CONTRACTOR  
GROUP OF CANADA

JOSEPH N. CAMPITELLI  
ARCHITECT INC.

15 St. John Avenue, Unit 3, Miramichi, NB E1C 1A2  
Tel: 536-2333 Fax: 536-2335  
www.jncampitelli.com

DATE: 2018-03-23 FOR SHEET NUMBER: 10

PROJECT ARCHITECT:  
J. CAMPITELLI  
ASSISTANT ARCHITECT:

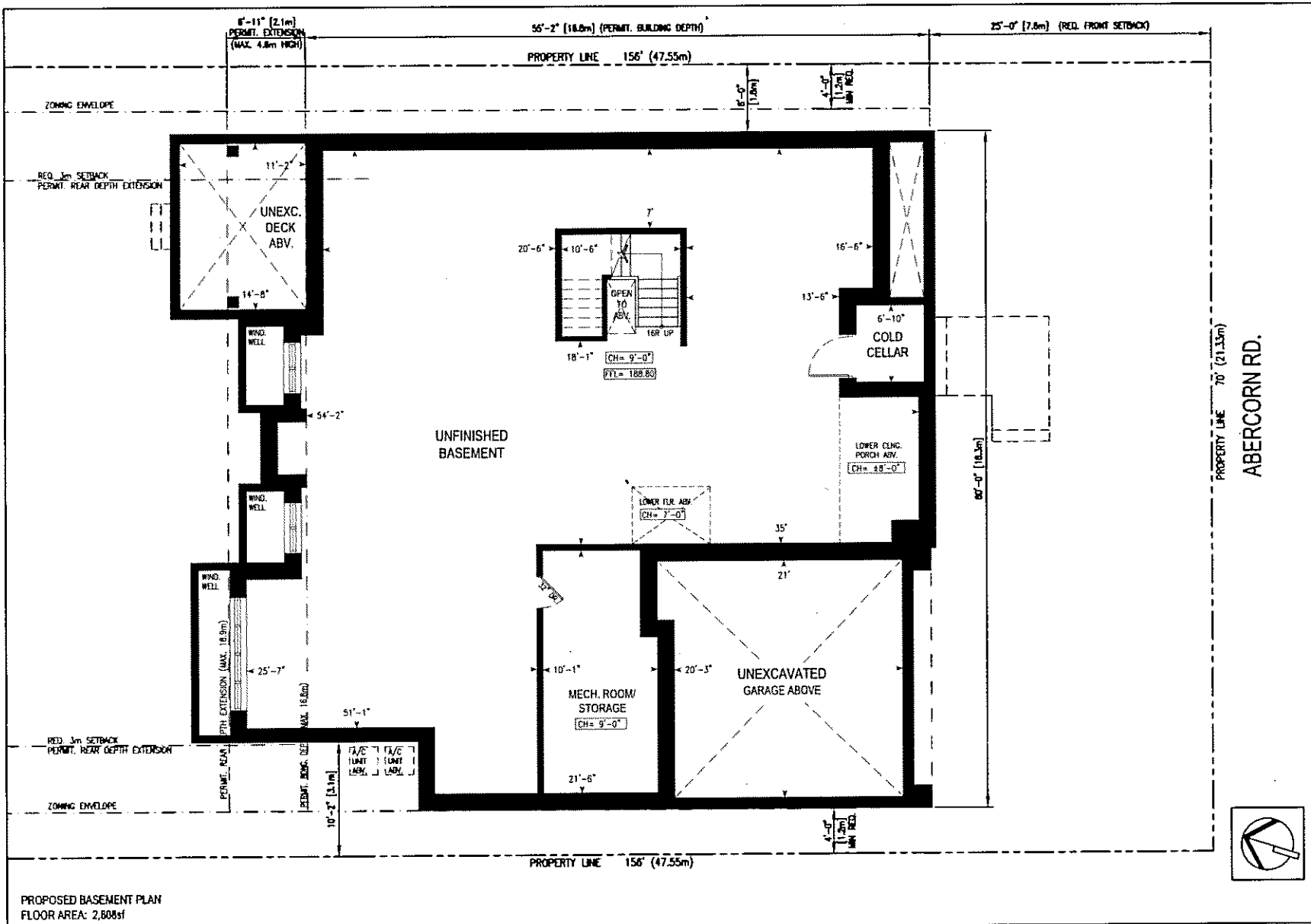
TAKEN BY:  
RSD  
DRAWN BY:  
A.C.

STATISTICS

SCALE: 1/4" = 1'-0" DATE: 2018-03-23 PROJECT NO.: 2018-18-D

A.101





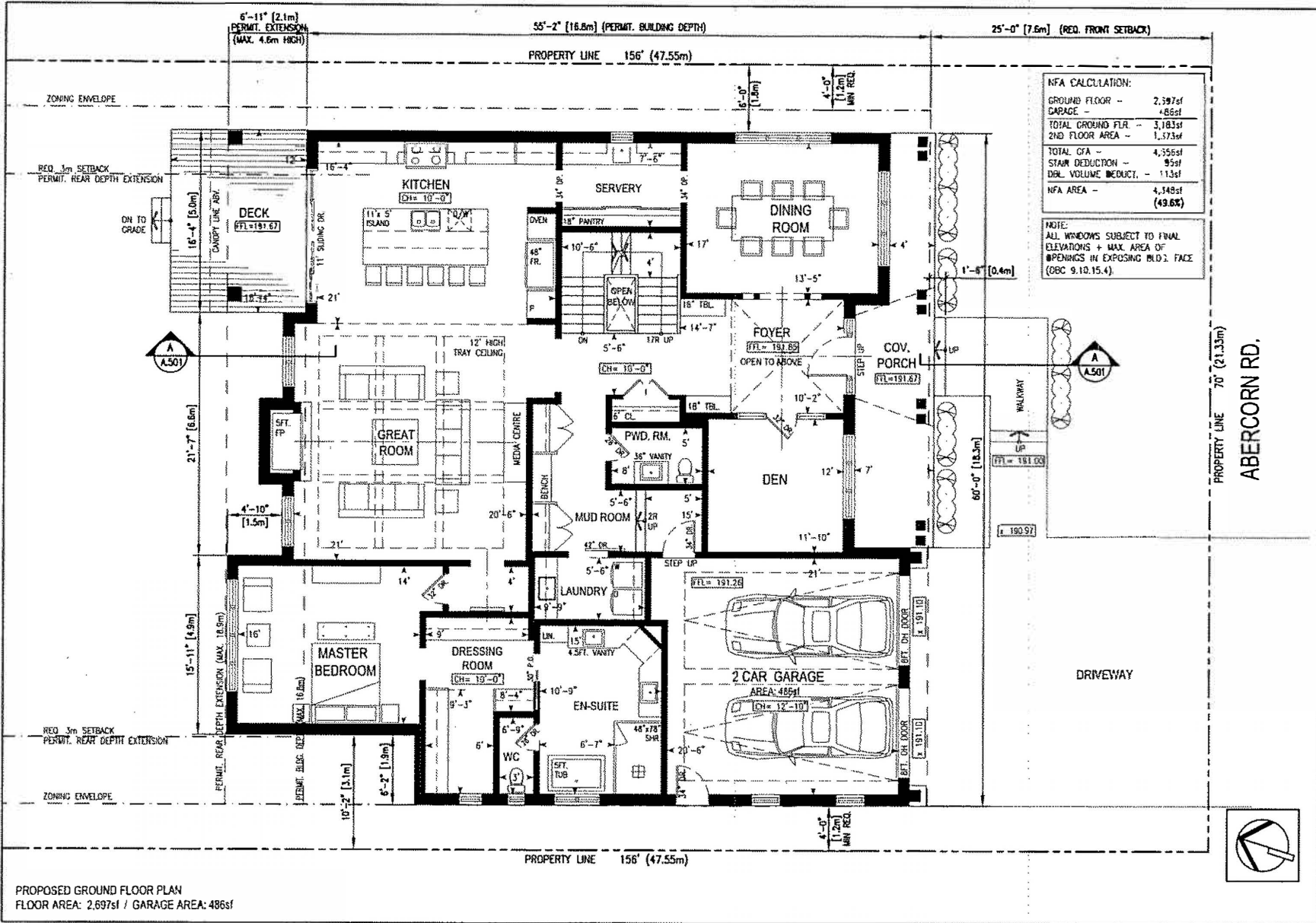
PROPOSED BASEMENT PLAN  
FLOOR AREA: 2,808sf

NEW CUSTOM HOME  
PROPOSED  
BUNGALOW LOFT  
78 ABERCORN ROAD  
MARKHAM ON  
THE CONTRACTOR  
GROUP OF CANADA

JOSEPH M. CAMPITELLI  
ARCHITECT INC.  
10 The Oak Centre, Unit 1003, Markham, ON L3R 0A2  
Tel: 905.477.1234 Fax: 905.477.1235  
www.jmarchitect.com

PROJECT ARCHITECT:  
J. CAMPITELLI  
ARCHITECT INC.  
DRAWN BY:  
CHECKED BY:  
DATE: 11/27/2018 PROJECT NO:  
18-17-01 MARKHAM ON 282-1183

A.201



**NFA CALCULATION:**

GROUND FLOOR	2,397sf
GARAGE	485sf
TOTAL GROUND FLR	3,183sf
2ND FLOOR AREA	1,573sf
TOTAL GFA	4,356sf
STAIR DEDUCTION	95sf
DBL VOLUME DEDUCT.	113sf
NFA AREA	4,148sf (49.6%)

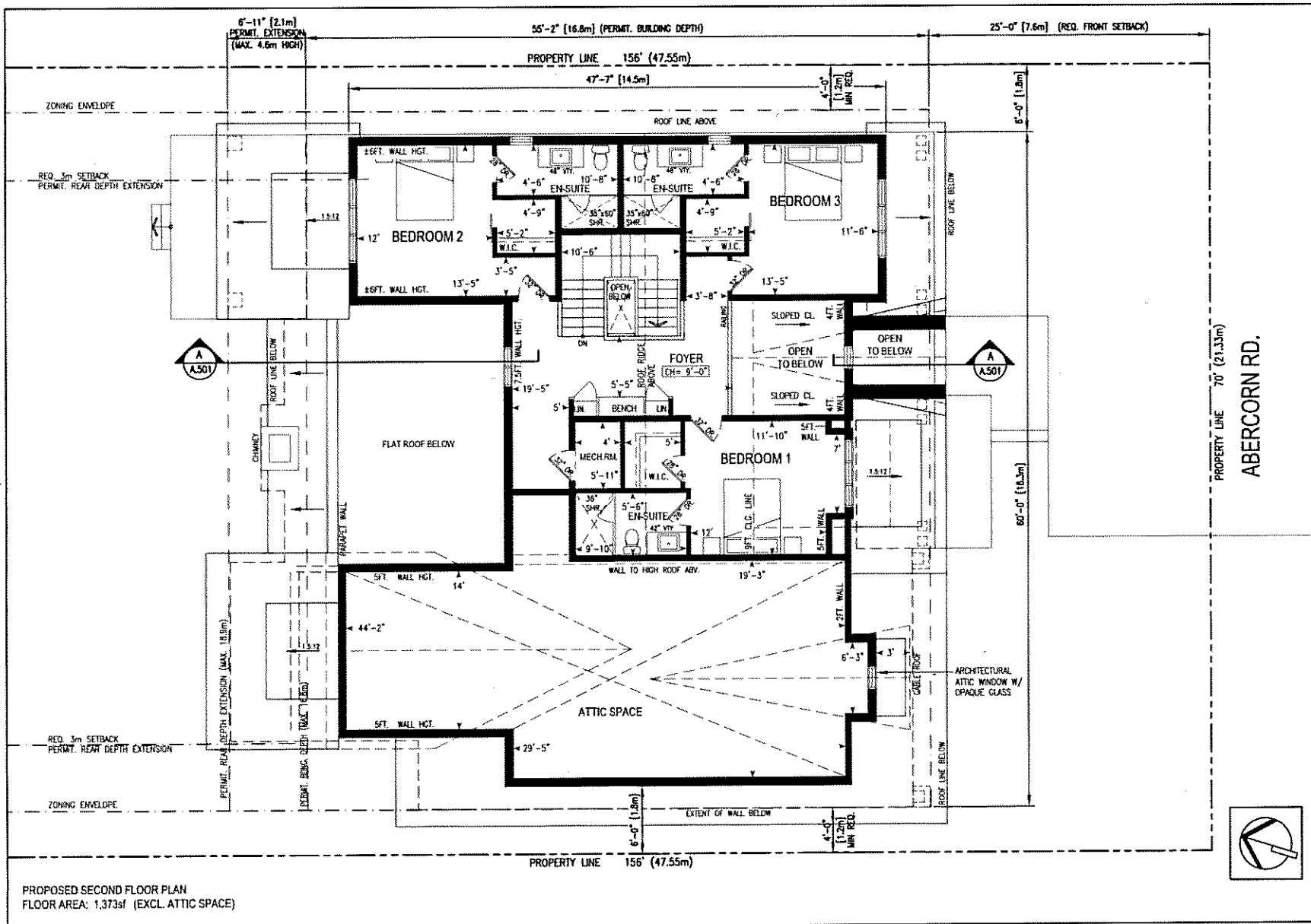
**NOTE:**  
 ALL WINDOWS SUBJECT TO FINAL ELEVATIONS + MAX. AREA OF OPENINGS IN EXPOSING MLD. FACE (OBC 9.10.15.4)

**NEW CUSTOM HOME**  
**PROPOSED**  
**MUNGALOW LOFT**  
 21 ABERCORN ROAD  
 MARKHAM, ON  
 THE CONTRACTOR  
 GROUP OF CANADA

**JOSEPH N CAMPITELLI**  
 ESTABLISHED 1982  
 1000 Steeles Avenue West, Unit 10, Markham, ON L3R 0K2  
 (905) 947-8888  
 www.jncampitelli.com

DESIGNED BY: J.C.  
 CHECKED BY: J.C.  
**PROPOSED GROUND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" DATE PLOTTED: MAR 05, 2019 PROJECT NO: 263.18.D

**A.301**



NEW CUSTOM HOME  
PROPOSED  
BUNGALOW LOFT  
78 ABERCORN ROAD  
MARIEMONT, ONT.  
THE CONTRACTOR  
GROUP OF CANADA

JOSEPH W. CAMPITELLI  
ARCHITECT INC.  
10 St. Charles Avenue, Unit 3, Markham, ON L3R 0A7  
Tel: (905) 947-8800 Fax: (905) 947-8801  
www.jwcampitelli.com

SCALE: 1/8" = 1'-0"

PROJECT ARCHITECT:  
J. CAMPITELLI  
ASSOCIATE ARCHITECT:

DRAWN BY:  
REVISED BY:  
DATE: 2/17/12

PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: MAR 05 2013 PROJECT NO: 283.18.07

A.302

NEW CUSTOM HOME  
 PROPOSED  
 BUNGALOW LOFT  
 21 ABERCORN ROAD  
 MARKHAM ON  
 THE CONTRACTOR  
 GROUP OF CANADA

JOSEPH N CAMPITELLI  
 ARCHITECT INC.

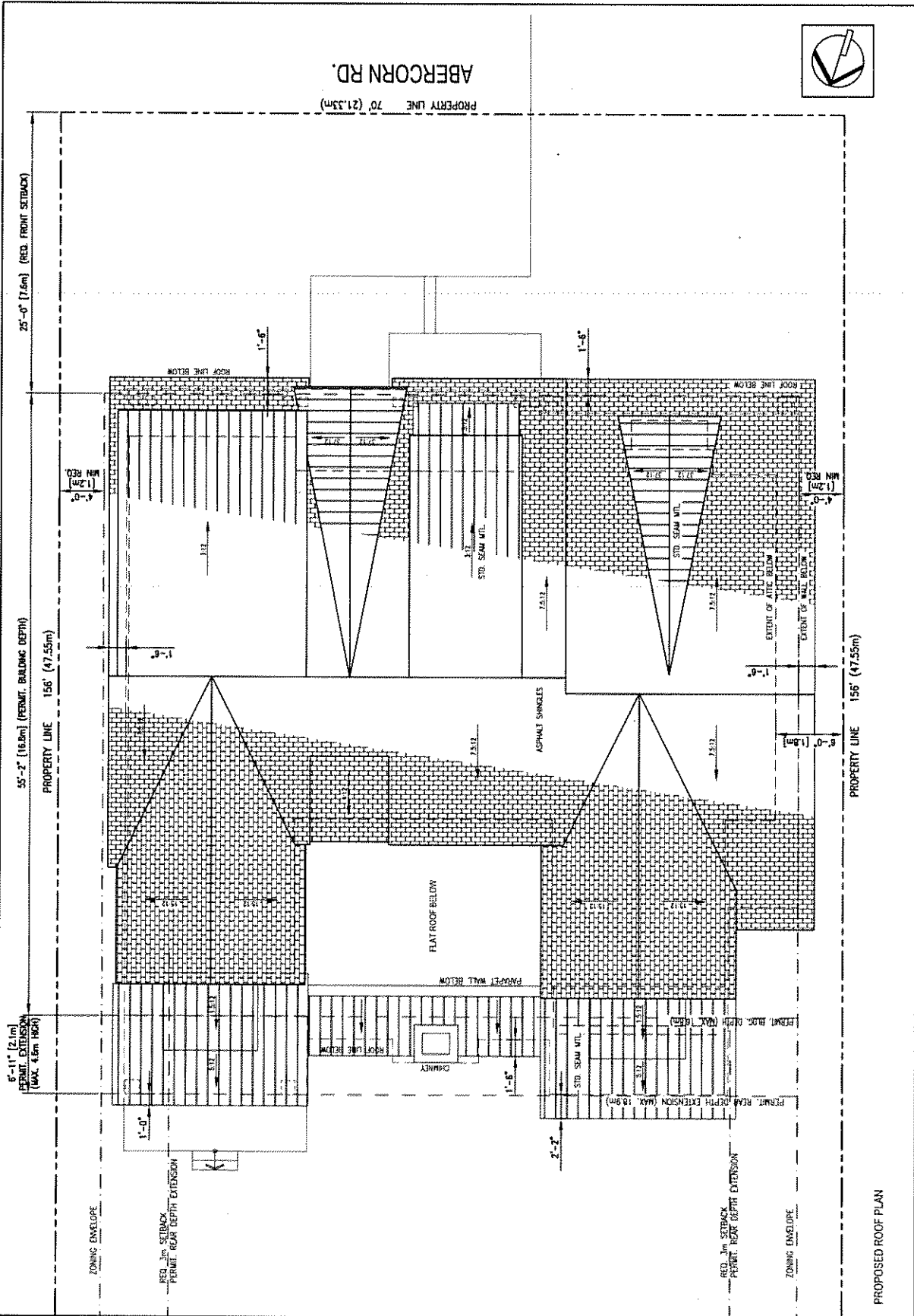
12 St. George Street, Suite 5, Markham, ON L3R 0A2  
 Tel: (905) 477-0900 Fax: (905) 477-4200  
 Email: jncampitelli@architect.com

PROJECT NO. 1000000000  
 DRAWN BY: JC  
 CHECKED BY: JC  
 DATE: 08/11/11

PROPOSED  
 ROOF PLAN

SCALE: 1/8" = 1'-0"  
 1/4" = 1'-0"  
 1/2" = 1'-0"

A.303



PROPOSED ROOF PLAN

NEW CUSTOM HOME  
 PROPOSED  
 BUNGALOW LOFT  
 21 LAKEBROOK ROAD  
 WARDHAM, ON  
 THE CONTRACTOR  
 GROUP OF CANADA

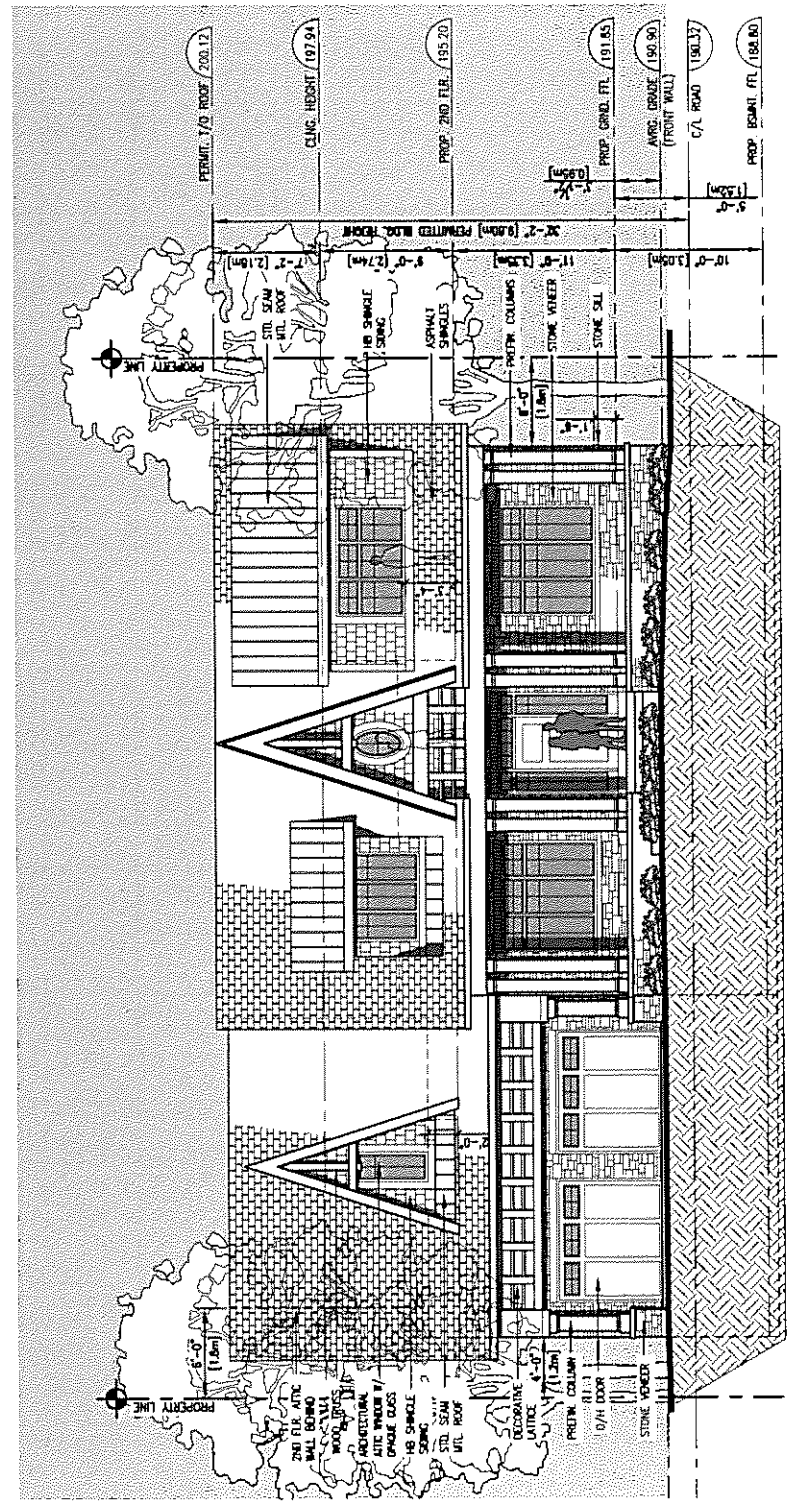
JOSEPH M CAMPITELLI  
 ARCHITECT INC.

1000 SHEPPARD AVENUE EAST, SUITE 101  
 SCARBOROUGH, ONTARIO M1S 1T5  
 TEL: (416) 291-1111  
 FAX: (416) 291-1112  
 WWW.JMCAMPITELLI.COM

PROJECT NO. 1000  
 DATE: 10/15/11  
 DRAWN BY: JMC  
 CHECKED BY: JMC  
 SCALE: 1/8" = 1'-0"

PROPOSED  
 SOUTH ELEVATION

A.401



PROPOSED SOUTH ELEVATION

NEW CUSTOM HOME  
 PROPOSED  
 BUNGALOW LOFT  
 21 HARGREAVES ROAD  
 WARDEN/VAUGHAN  
 THE CONTRACTOR  
 GROUP OF CANADA

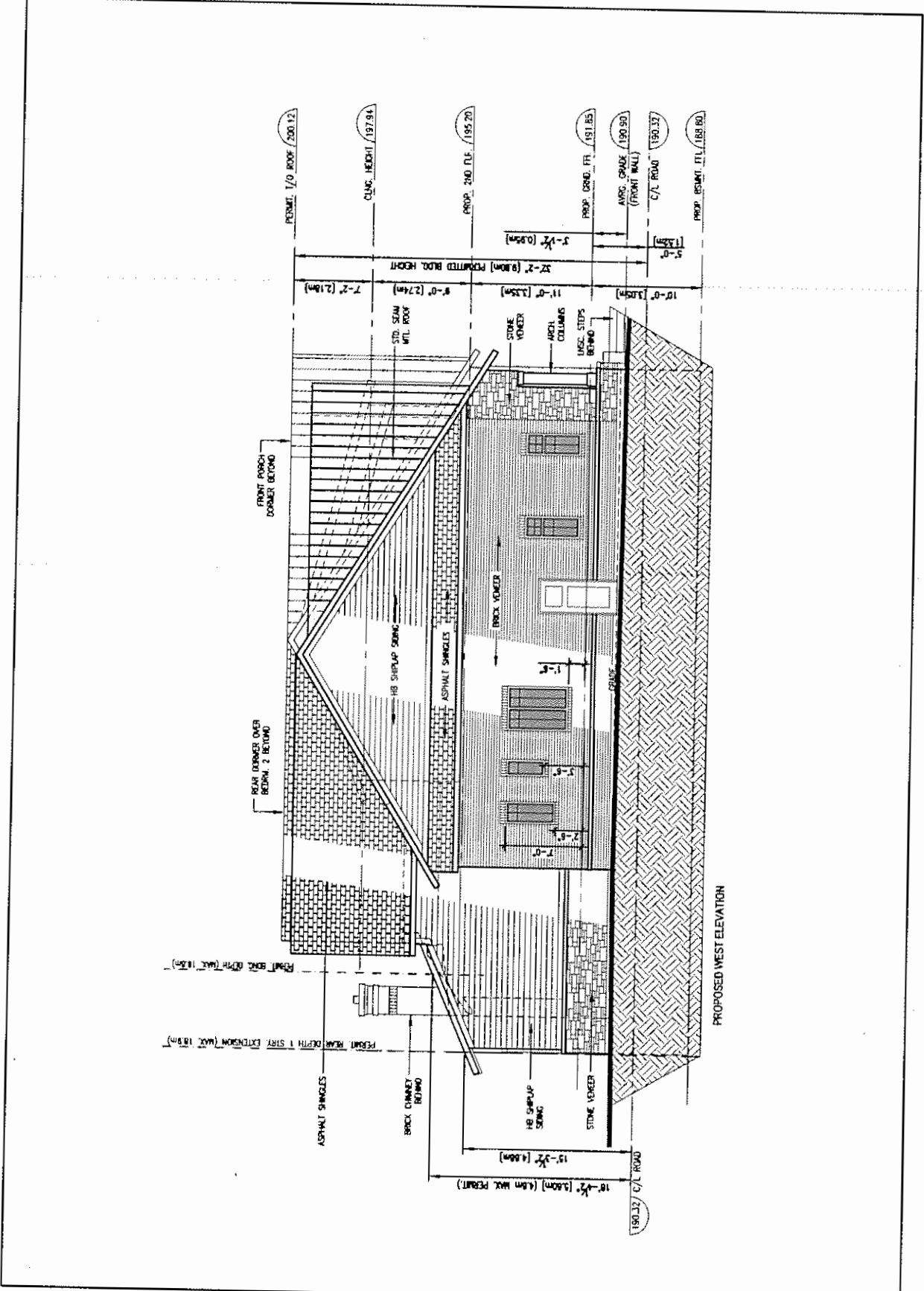
JOSEPH M. CAMPITELLI  
 ARCHITECT INC.

100 King Street West, Suite 2000  
 Toronto, Ontario M5X 1C5  
 Tel: (416) 593-1111  
 Fax: (416) 593-1112

PROPOSED ARCHITECT  
 J. CAMPITELLI  
 ARCHITECT INC.

PROPOSED  
 WEST ELEVATION

A.402



NEW CUSTOM HOME  
 PROPOSED  
 BUNGALOW LOFT  
 75 ABERNETHY ROAD  
 WARDHAM ON  
 THE CONTRACTOR  
 GROUP OF CANADA

JOSEPH M. CAMPITELLI  
 ARCHITECT INC.

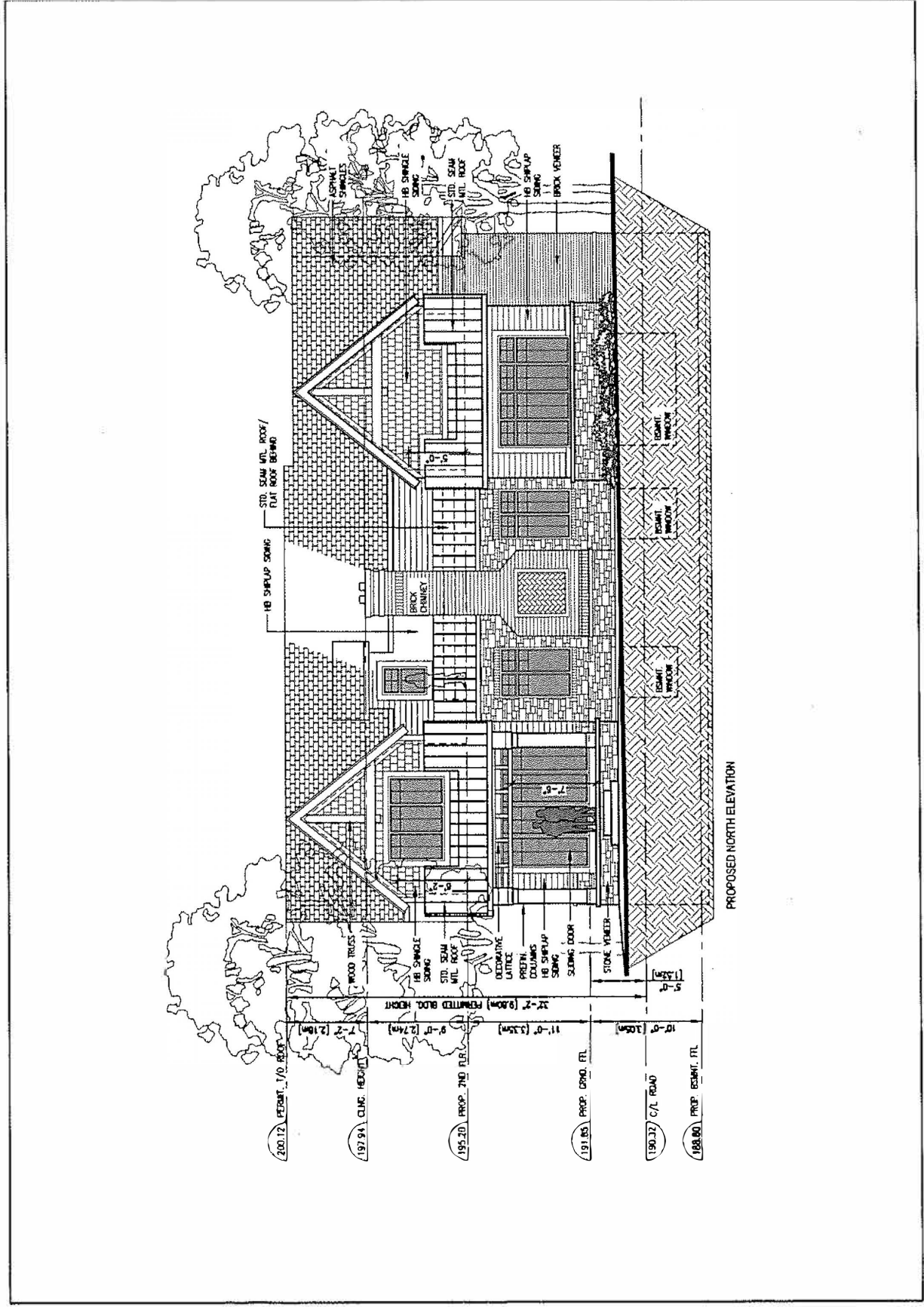
18 St. George Street, Toronto, Ont. M5E 1A5  
 Tel: (416) 593-1111  
 Fax: (416) 593-1112

UNLESS NOTED OTHERWISE ALL DIMENSIONS ARE IN METERS

DATE: 10/10/03  
 DRAWN BY: J. CAMPITELLI  
 CHECKED BY: J. CAMPITELLI

PROPOSED  
 NORTH ELEVATION

A.403



PROPOSED NORTH ELEVATION

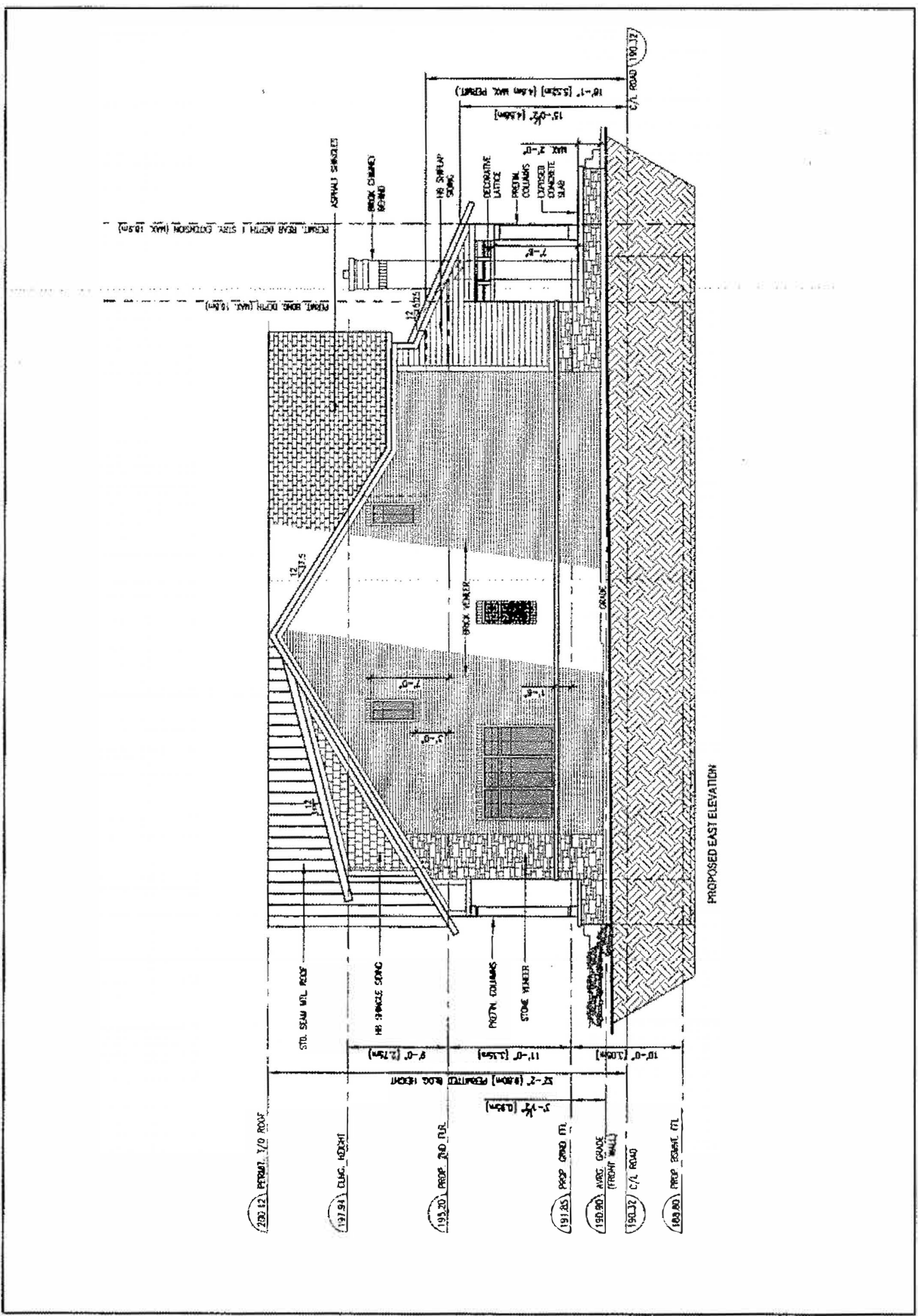
NEW CUSTOM HOME  
 PROPOSED  
 BUNGALOW LOFT  
 21 HERRON ROAD  
 MARRIAGEVALE  
 THE CONTRACTOR  
 CIRCLE OF CANADA

JOSEPH M. CAMPITELLI ARCHITECT INC.

70 St. Charles Street, Suite 200  
 Montreal, Quebec H3C 1A1  
 Tel: (514) 392-1111  
 Fax: (514) 392-1112

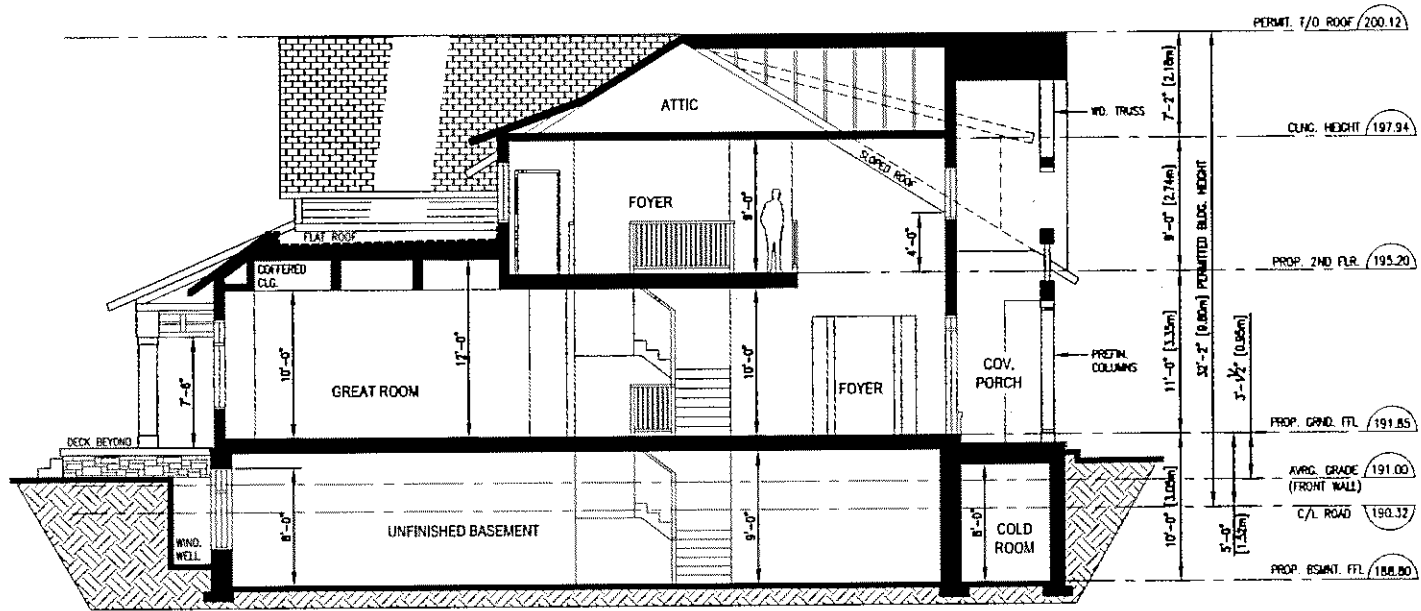
PROPOSED EAST ELEVATION  
 SCALE: 1/8" = 1'-0"  
 DATE: 10/15/11  
 DRAWN BY: J.M.C.

A.404



PROPOSED EAST ELEVATION





PROPOSED BUILDING SECTION A-A

PROJECT: NEW CUSTOM HOME  
 PROPOSED BUNGALOW LOFT  
 23 ASHCROFT ROAD  
 LAMBERTON, ON  
 CLIENT: THE CONTRACTOR GROUP OF CANADA

ARCHITECT: JOSEPH W. CAMPITELLI  
 ARCHITECT INC.  
 23 Ashcroft Road, Lamberton, ON N4C 2A2  
 Tel: 519-271-2222 Fax: 519-271-2223  
 www.jwcampitelli.com

PROJECT ARCHITECT: J. CAMPITELLI  
 ASSISTANT OF RECORD

DRAWN BY: PG  
 CHECKED BY: J.C.

PROPOSED BUILDING SECTION A-A

SCALE: 1/4" = 1'-0" DATE PLOTTED: 04/20/18 PLOTTED BY: JWC

A.501

