

# Memorandum to the City of Markham Committee of Adjustment

July 27, 2018

**File:** A/66/18  
**Address:** 30 Sir Brandiles Place, Markham  
**Applicant:** John Nassr  
**Agent:** John Nassr  
**Hearing Date:** Wednesday August 08, 2018

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

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

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

a maximum floor area ratio of 50 percent, whereas the By-law permits a maximum floor area ratio of 45 percent; as it relates to a proposed two storey single detached dwelling.

The application was first heard at the Committee of Adjustment on July 11, 2018. At that time, the applicant had requested a variance to allow a maximum floor area ratio of 50.4 percent whereas, the by-law permits a maximum floor area ratio of 45 percent (Appendix C). The Committee of Adjustment deferred the application because of concerns relating to the proposed carport and massing of the proposed dwelling.

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

## **Zoning Preliminary Review Not Undertaken**

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

## **COMMENTS**

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

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

## **PUBLIC INPUT SUMMARY**

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

## **CONCLUSION**

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

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

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

PREPARED BY:

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

REVIEWED BY:


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

## **APPENDIX "A"**

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

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and received by the City of Markham on July 18, 2018 and July 24, 2018 and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
3. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan;
4. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City's Streetscape Manual, including street trees, in accordance with the City's Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Director of Planning and Urban Design or their designate;
5. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design or designate;

CONDITIONS PREPARED BY:

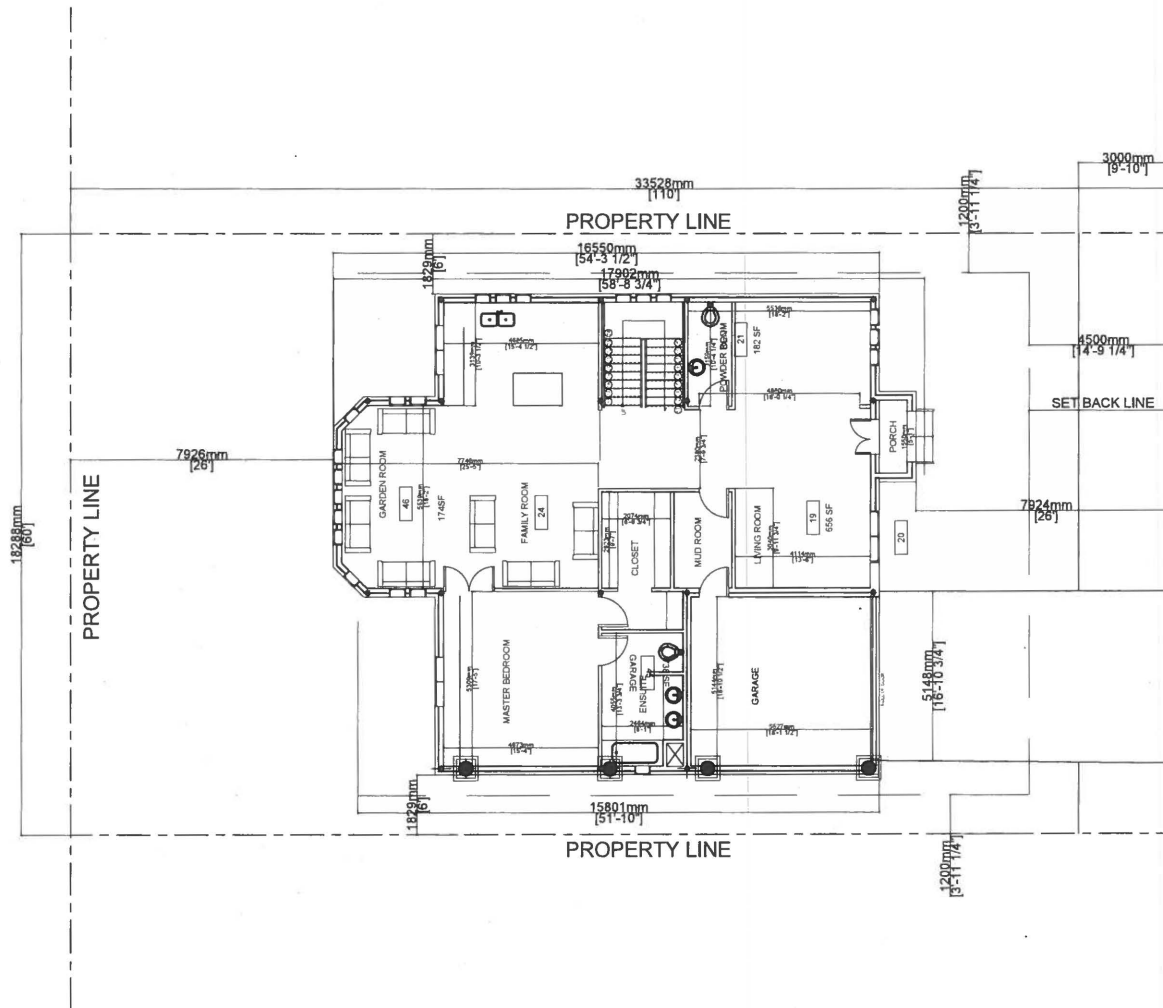
  
\_\_\_\_\_  
Aqsa Malik, Planner, Zoning and Special Projects







SITE PLAN 01/02  
SCALE = 1:100



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

SIR BRANDILES PLACE



CONSULTING INC.  
**NORDICON**

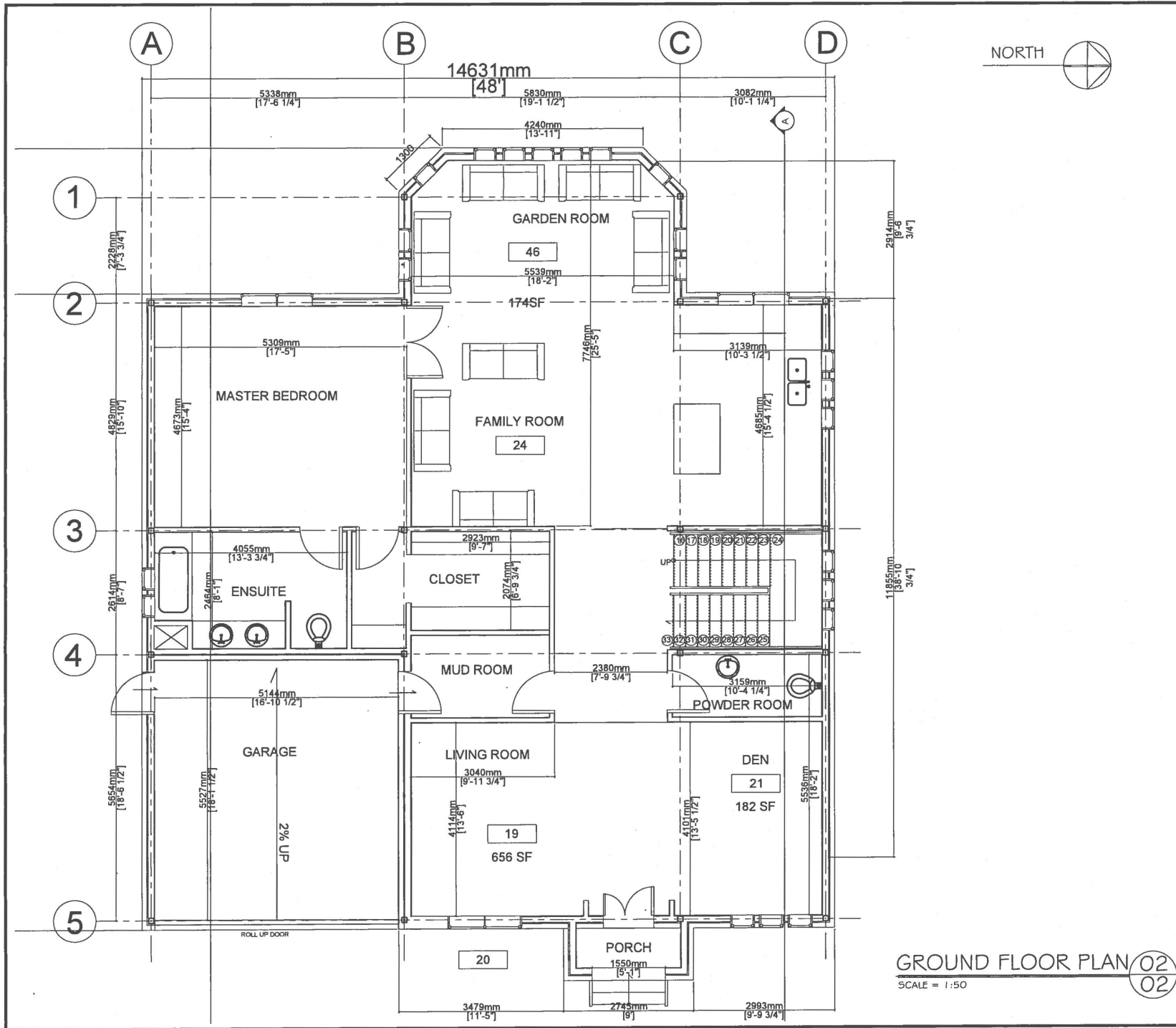
NORDICON CONSULTING INC  
#1259, 251 Consumer Road,  
North York, ON M2J 1R3  
Bus: 888 774 2605 Call: 416 302 8776

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

NO	DATE	DESCRIPTION
REVISIONS		

CLIENT:
REFERENCE:

PROJECT NORTH
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PROJECT:
30 SIR BRANDILES PLACE
DRAWING TITLE:
DATE: 10/07/2017 PROJECT NO: 1602
SCALE: NOTED REV. # DRAWING NO:
DRAWN: M.S.H. CHECKED: A.B. 02



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NO DATE DESCRIPTION

**REVISIONS**

**FABRICATION NOTES:**

- STEEL TO BE 603.31M-350M (W 4 CLAS C IHS SECTIONS)
- STEEL TO BE 603.31M-350M (PLATES & LA C SECTIONS)
- ALL WELDS TO BE E60XX FILL METAL
- FABRICATION AND ERECTION CONFORM TO CAN/CSA-S16-01
- WELDING IN COMPLIANCE WITH CSA W47.1 AND ACCORDANCE WITH CSA STANDARD W58
- BOLTS ARE HIGH STRENGTH BOLTS COMPLYING WITH ASTM A325 UNLESS NOTED
- FINISH ONE COAT PRIMER UNLESS NOTED OTHERWISE
- ALL HOLES SET UNLESS NOTED
- VERIFY ALL ENDUSINGS OR SET

CLIENT

REFERENCE:

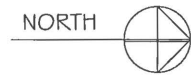
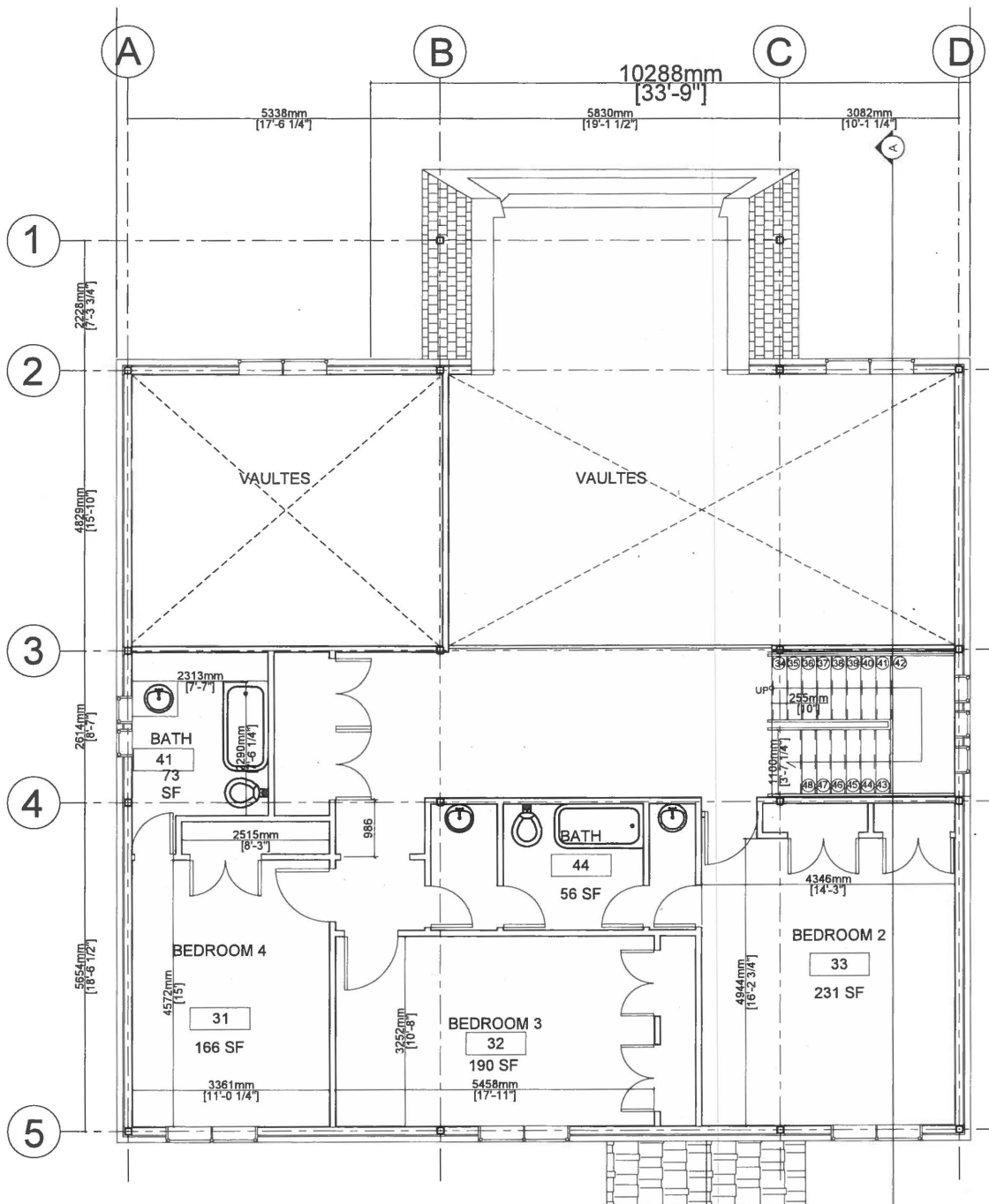
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PROJECT  
 30 SIR BRANDILES PLACE

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 HOUSE

DATE: 10/07/2017 PROJECT NO: 1602  
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SECOND FLOOR PLAN 03  
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NO	DATE	DESCRIPTION
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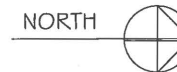
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PROJECT  
30 SIR BRANDILES PLACE

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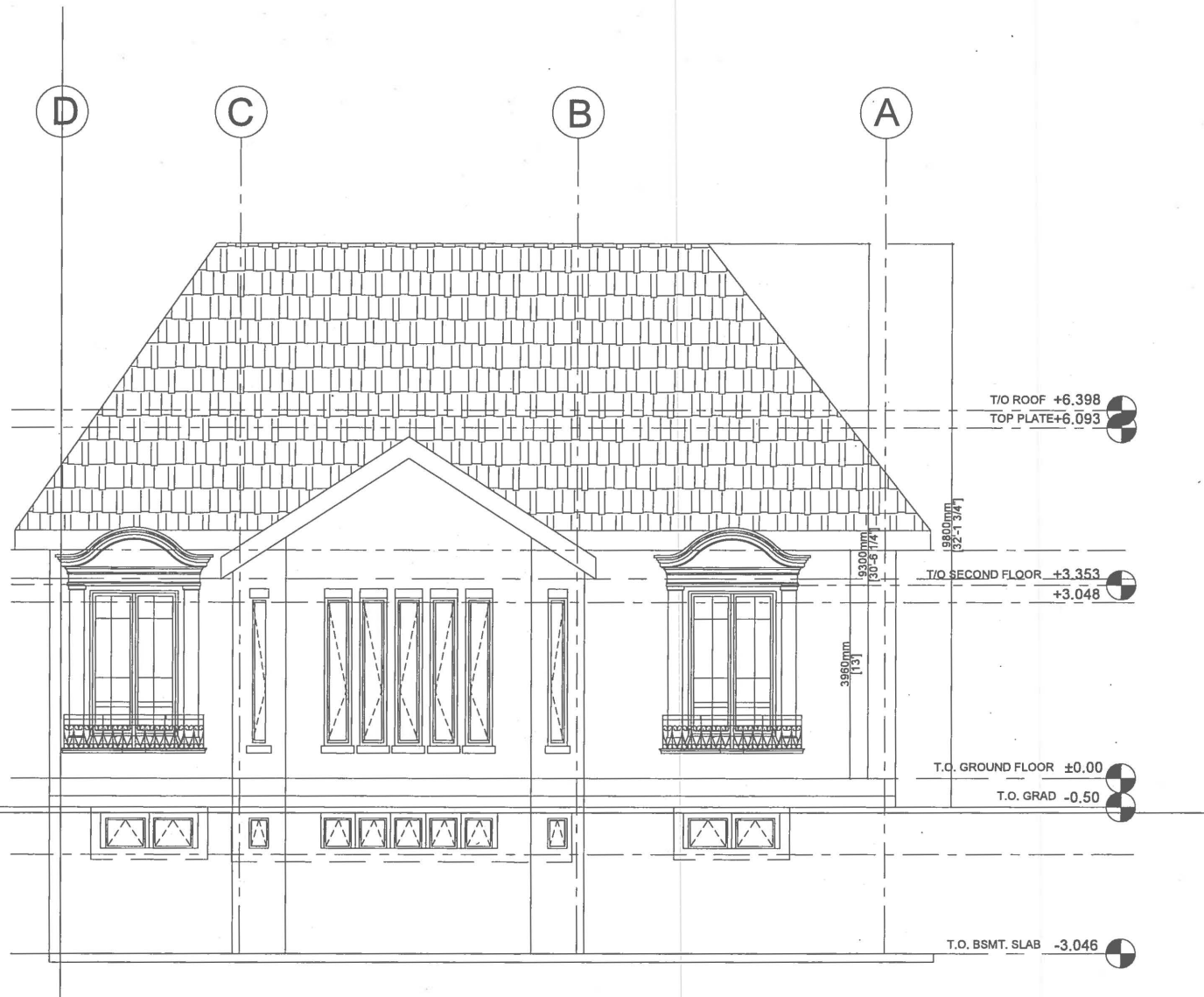
BASEMENT PLAN 04  
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**EAST ELEVATION**

SCALE = 1:50

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30 SIR BRANDILES PLACE	
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WEST ELEVATION

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NO DATE DESCRIPTION

## REVISIONS

**FABRICATION NOTES:**  
- STEEL TO BE 640.210-300W (9 A CLAS C HSB SECTIONS)  
- STEEL TO BE 640.210-300W (PLATE 1/4" A LA C SECTIONS)  
- ALL WELDS TO BE E6010 FULL PENETRATION  
- FABRICATION AND ERECTION CONFORM TO CAN/CSA-S16-01  
- WELDING IN COMPLIANCE WITH CSA W47.1 AND ACCORDANCE WITH CSA STANDARD 588  
- BOLTS ARE HIGH STRENGTH BOLTS COMPLYING WITH ASTM A325 UNLESS NOTED  
- FINISH ONE COAT PRIMER UNLESS NOTED OTHERWISE  
- ALL HOLES SET UNLESS NOTED  
- VERIFY ALL DIMENSIONS ON SITE

CLIENT

REFERENCE:

SKETCH

PROJECT NORTH

STAMPED

PROJECT

30 SIR BRANDILES PLACE

DRAWING TITLE

DATE: 10/07/2017	PROJECT NO: 1602
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NO	DATE	DESCRIPTION
REVISIONS		
FABRICATION NOTES:		
- STEEL TO BE S460/314-3000 (W & A CLASS C HEB SECTIONS)		
- STEEL TO BE S460/314-3000 (PLATES & L & C SECTIONS)		
- ALL WELDS TO BE EMBLEM FREE WELLS		
- FABRICATION AND ERECTION CONFORM TO CAN/CSA-S18-01		
- WELDING IN COMPLIANCE WITH CSA W47.1 AND ACCORDANCE WITH CSA STANDARDS B58		
- BOLTS ARE HIGH STRENGTH BOLTS COMPLYING WITH ASTM A325 UNLESS NOTED		
- FINISH: ONE COAT PRIMER UNLESS NOTED OTHERWISE		
- ALL HOLES #21 UNLESS NOTED		
- VERIFY ALL DIMENSIONS ON SITE		

CLIENT

REFERENCE:

SKETCH

PROJECT NORTH

STAMPED

PROJECT

30 SIR BRANDILES PLACE

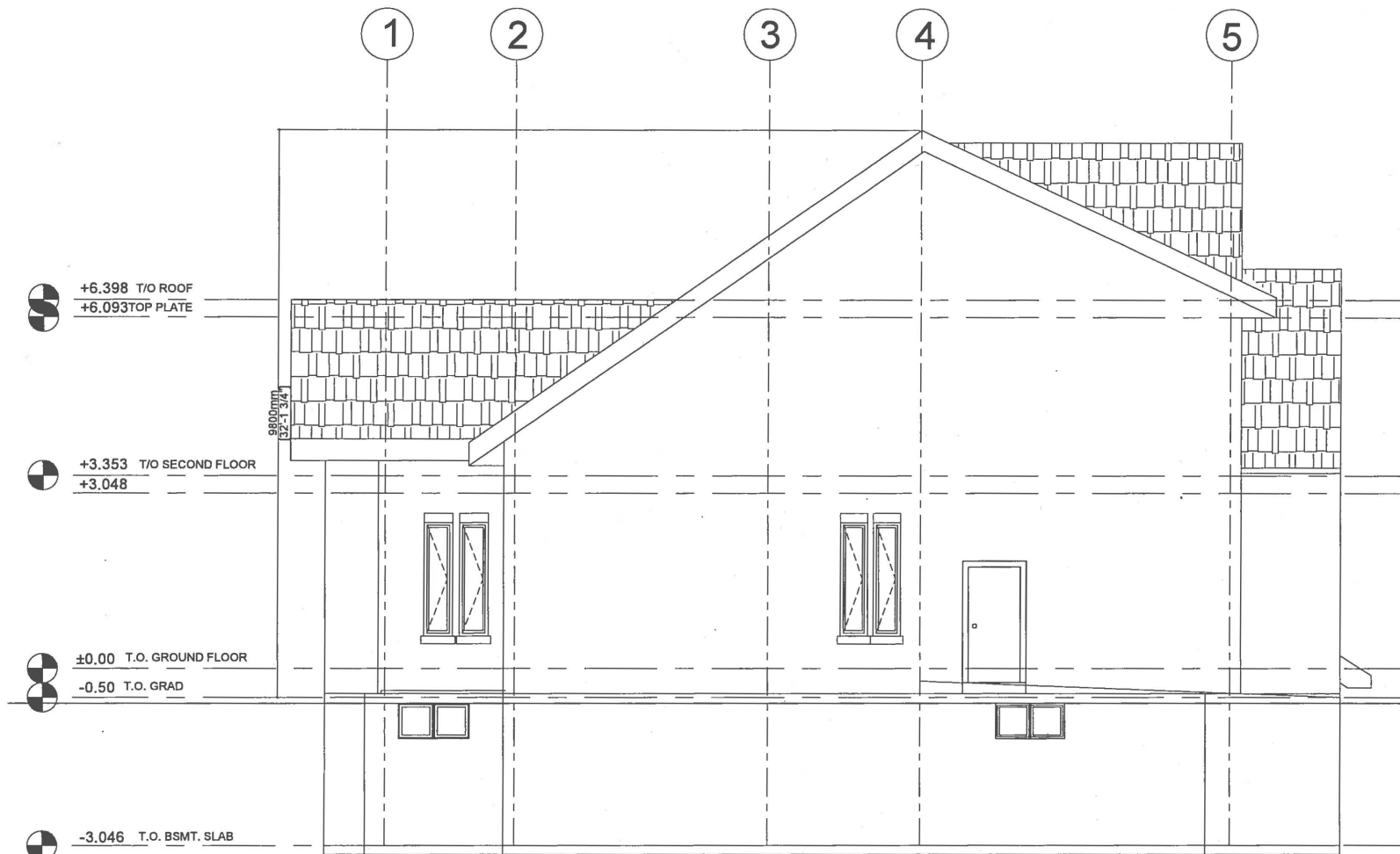
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DATE	10/07/2017	PROJECT NO	1602
SCALE	NOTED	REV. #	
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M.SH	AB		08



NORTH ELEVATION 07  
SCALE = 1:50 04





SOUTH ELEVATION 08  
SCALE = 1:50 04

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REVISIONS		

**FABRICATION NOTES:**  
- STEEL TO BE A36 (W 4, A, C, H, S, K, L, M, N, P, R, S, T, U, V, W, X, Y, Z, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 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, 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# CONSULTING INC. NORDICON

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

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

NO	DATE	DESCRIPTION

NO	DATE	DESCRIPTION

CLIENT
REFERENCE:
SKETCH

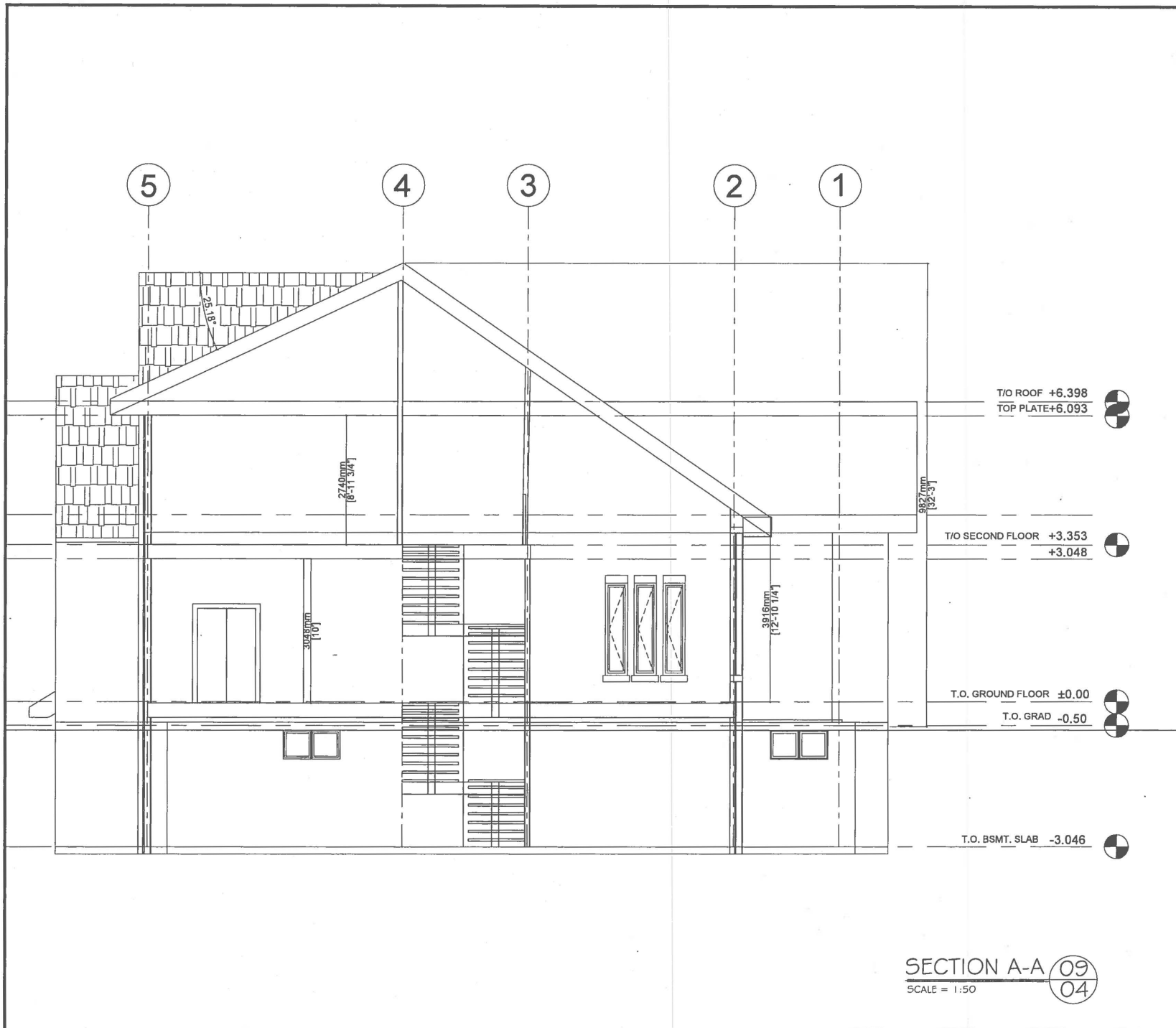
PROJECT NORTH

STAMPED:

PROJECT
30 SIR BRANDILES PLACE

DRAWING TITLE

DATE	PROJECT NO	1602
10/07/2017		
SCALE	REV #	DRAWING NO
NOTED		
DRAWN	CHECKED	
M.S.H	AB	10



SECTION A-A 09  
SCALE = 1:50 04

**Memorandum to the City of Markham Committee of Adjustment**

July 11, 2018

**File:** A/66/18  
**Address:** 30 Sir Brandiles Place, Markham  
**Applicant:** John Nassr  
**Agent:** John Nassr  
**Hearing Date:** Wednesday July 11, 2018

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

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

- a) **Infill By-law 99-90, Section 1.2 (vi):**  
 a maximum floor area ratio of 50.4 percent, whereas the By-law permits a maximum floor area ratio of 45 percent; as it relates to a proposed two storey single detached dwelling.

**BACKGROUND****Property Description**

The 612.94 m<sup>2</sup> (6597.63 ft<sup>2</sup>) subject property is located on the west side of Sir Brandiles Place, north of Church Street, west of 9<sup>th</sup> Line. The property is located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. There is limited other new infill development along the street signalling that this neighbourhood is not under transition. There is an existing two-storey detached 178.84 m<sup>2</sup> (1925 ft<sup>2</sup>) dwelling on the property, which according to assessment records was constructed in 1972. Mature vegetation exists across the property.

**Proposal**

The applicant is proposing to construct a new two-storey detached 308.97 m<sup>2</sup> (3325.80 ft<sup>2</sup>) four bedroom dwelling with an unfinished basement. The proposal also includes a unique carport design with slender steel columns (See Appendix B).

**Official Plan and Zoning**

Official Plan 2014 (partially approved on Nov 24/17, and further updated on April 9/18)

The subject property is designated "Residential – Low Rise", which provides for low rise housing forms including single detached dwellings. In considering applications for development approval in a 'Residential Low Rise' area, which includes variances, infill development is required to meet the general intent of Section 8.2.3.5 of the 2014 Official Plan with respect to height, massing and setbacks to ensure that the development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street. Regard shall also be had for retention of existing trees and vegetation, the width of proposed garages and driveways and the overall orientation and sizing of new lots within a residential neighbourhood. Planning staff have had regard for the requirements of the infill development criteria in the preparation of the comments provided below.

**Zoning By-Law 1229**

The subject property is zones 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 Floor Area Ratio.

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

According to the information provided by the applicant, the reason for not complying with Zoning is, "exceed floor space coverage".

#### **Zoning Preliminary Review Not Undertaken**

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

#### **COMMENTS**

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

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

#### Increase in Maximum Floor Area Ratio

The applicant is requesting relief to permit a floor area ratio of 50.4 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 308.97 m<sup>2</sup> (3325.80 ft<sup>2</sup>), whereas the By-law permits a dwelling with a maximum floor area of 275.97 m<sup>2</sup> (2969.46ft<sup>2</sup>). This represents an increase of approximately 33.11 m<sup>2</sup> (356.34 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. It is not a definitive measure of the mass of the dwelling, since it does not include "open to below" areas that may exist within the dwelling (e.g. two-storey foyers, atriums and/or stairs). In addition to the space associated with the stairs, there is an approximately 18.82 m<sup>2</sup> (202.60 ft<sup>2</sup>) open to below area on the second floor above the foyer which is excluded from the gross floor area calculation under the by-law.

The proposal includes an open carport, which according to the by-law definition is not included in the calculation for Floor Area Ratio. If the carport were fully enclosed the floor area for the dwelling would increase by approximately 738 ft<sup>2</sup> to a floor area 377.53 m<sup>2</sup> (4063.8 ft<sup>2</sup>), resulting in a dwelling with a Floor Area Ratio of 61.6 percent. However planning staff consider the unique design of the carport with its slender cylindrical columns deliberate and would not lend itself to be enclosed.

The proposed dwelling meets all other zoning provisions, including setbacks, height and lot coverage meaning that the building envelope is being maintained, which ensures the proposed dwelling will be in keeping with the intended scale of residential infill developments for the neighbourhood. There is limited other new infill development along the street however staff note that neighbouring streets are undergoing a transition.

#### **PUBLIC INPUT SUMMARY**

No written submissions were received as of June 25<sup>th</sup>, 2018. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

#### **CONCLUSION**

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

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

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

PREPARED BY:

  
Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:


  
Sally Campbell, Development Manager, East District  
File Path: Amanda\File\ 18 232898 \Documents\District Team Comments Memo

## **APPENDIX "A"**

### **CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/66/18**

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and received by the City of Markham on June 18, 2018 and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
3. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan;
4. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City's Streetscape Manual, including street trees, in accordance with the City's Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Director of Planning and Urban Design or their designate;
5. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design or designate;
6. That the carport remain unenclosed.

CONDITIONS PREPARED BY:

  
Aqsa Malik, Planner, Zoning and Special Projects

# BUILDING CODE MATRIX

FOR THE JORDON COUNTY HEALTH CARE FACILITY  
 1000 WEST 10TH AVENUE, S.W.  
 TOWN OF JORDON, IOWA 52246  
 NAME OF PROJECT: 220 MILL BUILDINGS  
 PROJECT NO.: 220 MILL BUILDINGS  
 PROJECT LOCATION: 220 MILL BUILDINGS  
 PROJECT TYPE: 220 MILL BUILDINGS  
 PROJECT STATUS: 220 MILL BUILDINGS

ITEM	SECTION REFERENCE CODE DATA	DATE REVISION
1	PROJECT NEW <input type="checkbox"/> ADDED <input type="checkbox"/>	ADDED 11/10/14
2	REVISIONS <input type="checkbox"/> DELETED <input type="checkbox"/>	DELETED 11/10/14
3	REVISIONS <input type="checkbox"/> DELETED <input type="checkbox"/>	DELETED 11/10/14
4	REVISIONS <input type="checkbox"/> DELETED <input type="checkbox"/>	DELETED 11/10/14
5	REVISIONS <input type="checkbox"/> DELETED <input type="checkbox"/>	DELETED 11/10/14
6	REVISIONS <input type="checkbox"/> DELETED <input type="checkbox"/>	DELETED 11/10/14
7	REVISIONS <input type="checkbox"/> DELETED <input type="checkbox"/>	DELETED 11/10/14
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11	REVISIONS <input type="checkbox"/> DELETED <input type="checkbox"/>	DELETED 11/10/14
12	REVISIONS <input type="checkbox"/> DELETED <input type="checkbox"/>	DELETED 11/10/14
13	REVISIONS <input type="checkbox"/> DELETED <input type="checkbox"/>	DELETED 11/10/14
14	REVISIONS <input type="checkbox"/> DELETED <input type="checkbox"/>	DELETED 11/10/14
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PROPOSED SIDE YARDS: 1.1 m  
REAR YARD 7.5 m MAX. BUILDING LENGTH  
PERMITTED : 17m  
PROPOSED BUILDING LENGTH: 8.8m  
MAX. BUILDING HEIGHT: 8.8 m  
ROOF PROPOSED BUILDING HEIGHT: 8.8m  
BUILDING AREA: GROUND FLOOR: 135.13 sqm  
(154.52 sqf)  
SECOND FLOOR: 174.81 sqm (1873.56 sqf)  
FINISHED BASEMENT: 135.13 sqm (1544.52 sqf)



<p>GENERAL NOTES</p>	<p>30 SIR BRANDILES PLACE</p>	<p>PROJ. NO. 114</p>
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[illegible]

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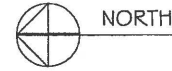
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**LABORAL MATHS. SOL. 10000**

CHAPTER 1

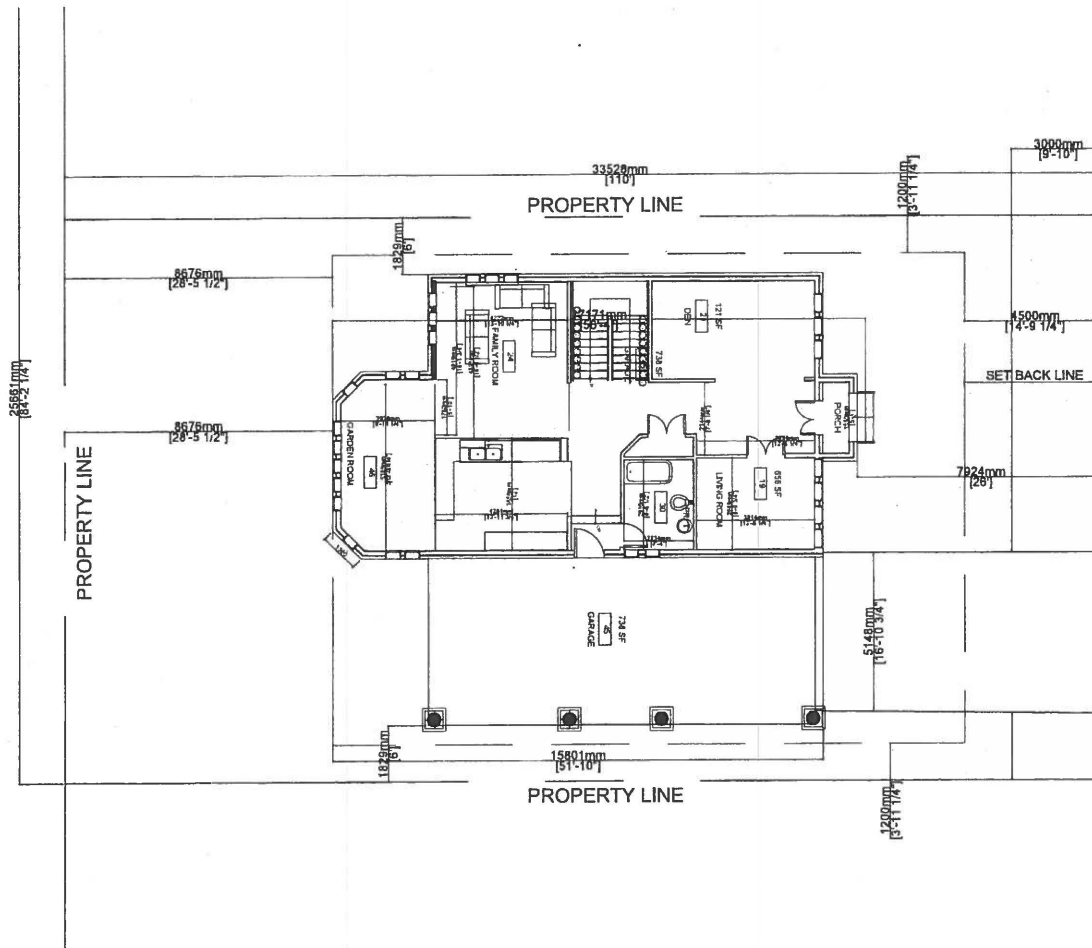
**APPENDIX B**  
CONSULTING INC.  
**NORDICON**

## APPENDIX B



CONSULTING INC.  
**NORDICON**  
NORDICON CONSULTING INC  
#1259, 251 Consumer Road,  
North York, ON M2J 1R3  
Bus: 888 774 2666 Cell: 416 302 8776

**GENERAL NOTES**  
1. THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN GRAPHIC CLARIFICATION OR SUPPLEMENTARY NOT OF WORK REGARDING THE INTENT OF THE CONTRACT DOCUMENTS. THE ARCHITECT WILL REVIEW SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR DESIGN COMPLIANCE ONLY.  
2. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF WORK. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK.  
3. DIMENSIONS OF EXPOSED OR FINISHED MECHANICAL OR ELECTRICAL DEVICES, FITTINGS AND FIXTURES ARE LOCATED ON THE ARCHITECTURAL DRAWINGS. THE LOCATION IS SHOWN ON THE ARCHITECTURAL DRAWINGS. DIMENSIONS OF THE MECHANICAL AND ELECTRICAL DEVICES, THESE DIMENSIONS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.



**SITE PLAN** 01  
SCALE = 1:100 02

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

SIR BRANDILES PLACE

NO.	DATE	DESCRIPTION
REVISIONS		

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REFERENCE:

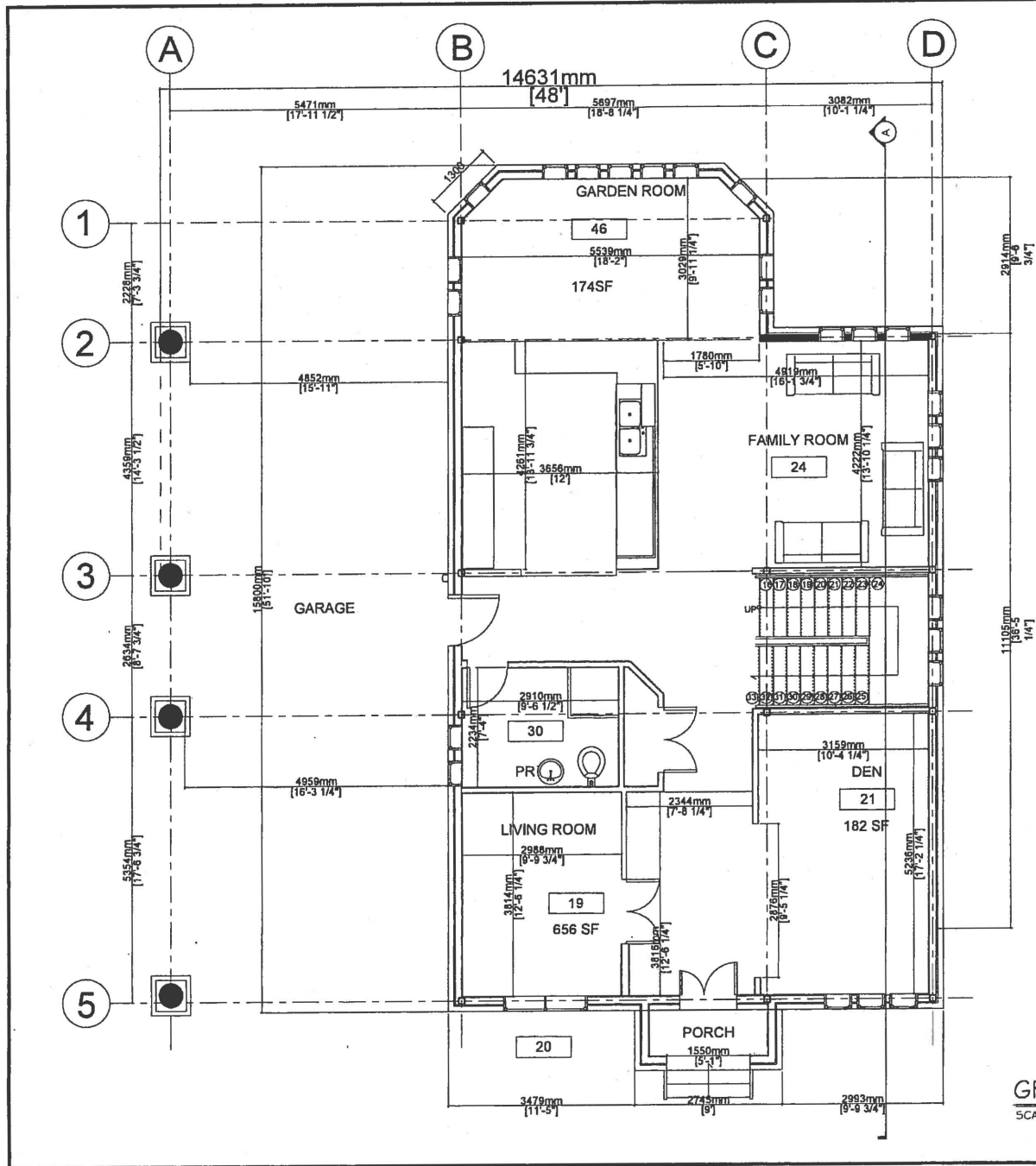
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PROJECT
30 SIR BRANDILES PLACE
DRAWING TITLE

DATE	10/07/2017	PROJECT	1602
DESIGNER	NOTED	REV #	
DESIGNED	AB		
			02





# **CONSULTING INC.** **NORDICON**

NORDICON CONSULTING INC  
#1259, 251 Consumers Road,  
North York, ON M2J 1E3

Bus: 888 774 2606 Cell: 416 302 8776

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2. DIMENSIONS ARE NOT TO BE SCALED FOR CONSTRUCTION CONTRACTOR TO VERIFY ALL SETTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING WORK.  
3. DIMENSIONS OF EXPOSED OR FINISHED MECHANICAL OR ELECTRICAL DEVICES, ATTACHES AND FIXTURES ARE INDICATED ON THE ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THERE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.

NO	DATE	DESCRIPTION

**REVISIONS**

**FABRICATION NOTES:**  
- STEEL TO BE GALVALUM-3000 (IN A CLASS C HOT BEAMS)  
- STEEL TO BE GALVALUM-3000 (FLATES & L & E SECTIONS)  
- ALL BEAMS TO BE 1.5 TIMES FLAT BEAMS  
- FABRICATION AND ERECTION CONFORM TO CANADA-B18-B1  
- BEAMS TO CONFORM WITH CSA S16.1 AND ACCORDANCE WITH CSA STANDARD 583  
- BOLTS AND NUTS STRENGTH BOLTS COMPLYING WITH ASTM A325 UNLESS NOTED  
- FINISH ONE COAT PRIMER UNLESS NOTED OTHERWISE  
- ALL HOLES 1/2" UNLESS NOTED  
- VERIFY ALL DIMENSIONS ON SITE

**CLIENT:**

**REFERENCE:**

**PROJECT:**

**30 SIR BRANDILES PLACE**

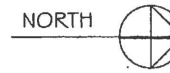
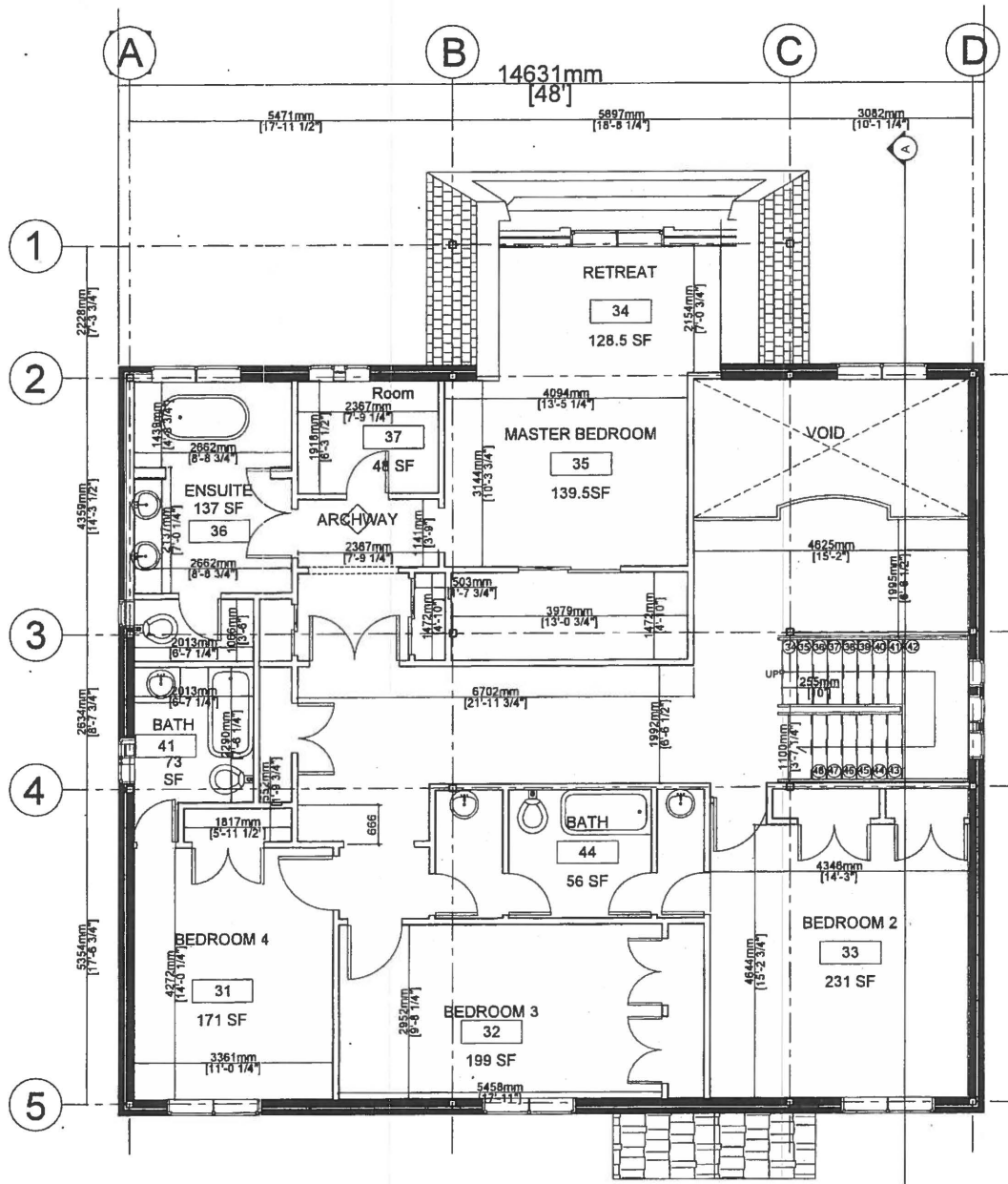
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**HOUSE**

**DATE:** 10/07/2017 **PROJECT NO:** 1602

**SCALE:** NOTED **REV. #** **DATE**

**DESIGNED:** **ALSH** **03**



SECOND FLOOR PLAN 03  
SCALE = 1:50 02

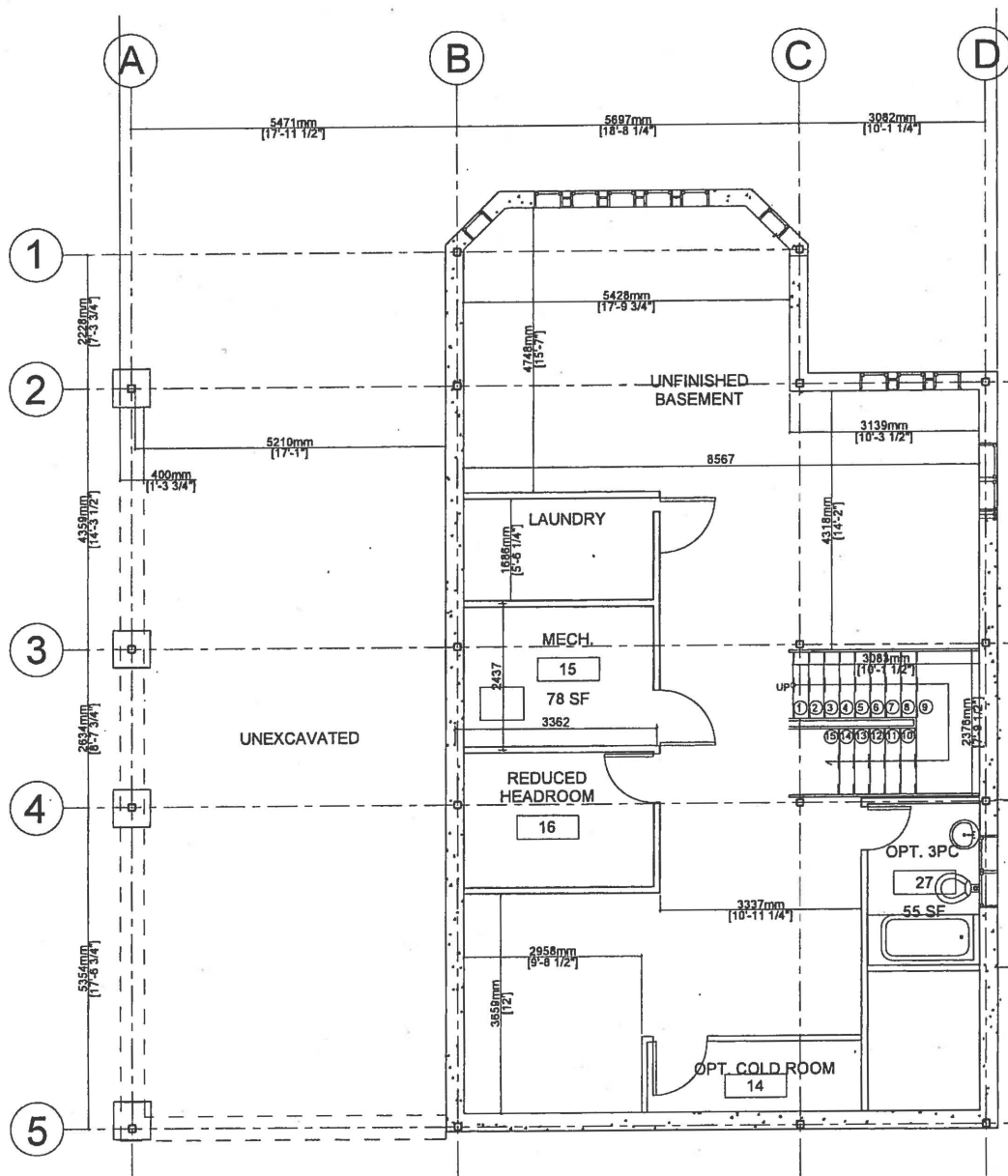
**CONSULTING INC.**  
**NORDICON**  
NORDICON CONSULTING INC  
#1259, 251 Consumer Road,  
North York, ON M2J 1R3  
Bus: 888 774 2505 Cell: 416 302 8776

**GENERAL NOTES**  
IF THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT, THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR. ANY WRITTEN APPLICATION OF THE ARCHITECT WILL PROVIDE WRITTEN AMPLIFICATION OF THE CONTRACT DOCUMENTS. THE ARCHITECT WILL REVIEW ANY SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR DESIGN CONFORMANCE ONLY.  
DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING WORK.  
APPROVALS OF EXISTING OR PROPOSED MECHANICAL OR ELECTRICAL DEVICES, FITTINGS AND PIPING ARE INDICATED ON THE ARCHITECTURAL DRAWINGS. THE LOCATION SHOWN ON THE ARCHITECTURAL DRAWINGS SUPERSEDES THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.

NO.	DATE	DESCRIPTION
REVISIONS		

CLEAR
REFERENCE
SKETCH

PROJECT	30 SIR BRANDILES PLACE
DESIGNER TITLE	
DATE	10/07/2017
SCALE	NOTED
DRAWN	M.S.H.
CHECKED	A.B.
DESIGNER NO	1602
DATE	10/07/2017
SCALE	NOTED
DRAWN	M.S.H.
CHECKED	A.B.
DESIGNER NO	1602
DATE	10/07/2017
SCALE	NOTED
DRAWN	M.S.H.
CHECKED	A.B.
DESIGNER NO	1602



**BASEMENT PLAN** 04/02  
SCALE = 1:50

# **CONSULTING INC.** **NORDICON**

NORDICON CONSULTING INC

#1259, 251 Consumer Road,

North York, ON M2J 1R3

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## **GENERAL NOTES**

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2. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING WORK.

3. POSITIONS OF EXISTING OR PROPOSED MECHANICAL OR ELECTRICAL DEVICES, FITTINGS AND FIXTURES ARE INDICATED ON THE ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS SUPERSEDE THE MECHANICAL AND ELECTRICAL DRAWINGS. THESE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.

## **REVISIONS**

### **FABRICATION NOTES**

- STEEL TO BE GALVANIZED BY A CLASS C WISE SECTIONS
- STEEL TO BE GALVANIZED-3000 (MINIMUM 2.0 A & 5 SECTIONS)
- ALL HOLES TO BE CURED PROPERLY TO CANADA-S18-S1
- FLOORING TO CONFORM TO CANADA-S18-S1 AND ACCORDANCE WITH CSA STANDARDS 518
- WALLS AND FLOOR STRENGTH BUILTS COMPLYING WITH ASTM A313 UNLESS NOTED
- FINISHES TO CONFORM UNLESS NOTED OTHERWISE
- ALL HOLES #12 UNLESS NOTED
- VERIFY ALL DIMENSIONS ON SITE

## **CLIENT**

## **REFERENCE:**

SKETCH

## **PROJECT**

## **STAMP**

## **PROJECT**

30 SIR BRANDILES PLACE

## **DRAWING TITLE**

## **DATE**

10/07/2017

SCALE: NOTED

DESIGNER: M. SH

DATE: 10/07/2017

SCALE: NOTED

DESIGNER: M. SH

DATE: 10/07/2017

SCALE: NOTED

DESIGNER: M. SH

DATE: 10/07/2017

SCALE: NOTED

DESIGNER: M. SH

DATE: 10/07/2017

SCALE: NOTED

DESIGNER: M. SH

## **PROJECT NO.**

1602

SCALE: NOTED

DESIGNER: M. SH

DATE: 10/07/2017

SCALE: NOTED

DESIGNER: M. SH

DATE: 10/07/2017

SCALE: NOTED

DESIGNER: M. SH

DATE: 10/07/2017

SCALE: NOTED

DESIGNER: M. SH

DATE: 10/07/2017

SCALE: NOTED

DESIGNER: M. SH

05



EAST ELEVATION  
SCALE = 1:50

05  
04

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DRAWINGS ARE NOT TO BE SCALE FOR CONSTRUCTION CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND CONDITIONS RELIABLE TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING WORK.  
POSITIONS OF SUPPOSED OR REVEALED MECHANICAL OR ELECTRICAL SERVICE, FITTINGS AND FIXTURES ARE BASED ON THE ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THERE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.

NO.	DATE	DESCRIPTION

## REVISIONS

**EXPLANATION NOTES:**  
- STEEL TO BE GALVALUME-5500M (IN A & C HES SECTION)  
- STEEL TO BE GALVALUME-5500M (IN B & D HES SECTION)  
- ALL WELDS TO BE 1/8" DEEP FILLER METAL  
- FABRICATING AND ERECTING CONFORM TO CAN CSA-E18-81  
- MEETING IN COMPLIANCE WITH CAN B17.1 AND ACCORDANCE WITH CAN STANDARD B17  
- MEET ONE HOUR FIRE RATING WITH GLASS BLOCK WITH ALUM  
- ALL UNLESS NOTED  
- THERE ARE NO CHANGES UNLESS NOTED OTHERWISE  
- ALL HOLE KITS UNLESS NOTED  
- VERIFY ALL DIMENSIONS ON SITE

ELECTRICAL

REFERENCE:

SKETCH

PROJECT NO. 1502

EXAMINED

PROJECT

30 SIR BRANDILES PLACE

DRAWING TITLE

DATE	10/07/2017	PROJECT NO.	1502
SCALE	NOTED	REV. #	06
DESIGNER	M.S.H.	CHECKED	AB



WEST ELEVATION

SCALE = 1:50

06  
04

# CONSULTING INC. **NORDICON**

NORDICON CONSULTING INC.

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

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2. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND CONDITIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING WORK.

3. DIMENSIONS OF EXPOSED OR FINISHED MECHANICAL OR ELECTRICAL SERVICES, FITTINGS AND FIXTURES ARE INDICATED ON THE ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS SUPERSEDE ANY MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.

NO DATE DESCRIPTION

## REVISIONS

FABRICATION NOTES:  
- STEEL TO BE GALVALUME-3008 (IN A CLASS C HYS SECTIONS)  
- ALL STEEL TO BE 1/8" THICK (FLEET BELLS & L&C SECTIONS)  
- FABRICATION AND ERECTION TO BE IN ACCORDANCE WITH CSA S16.1 AND ACCORDANCE WITH CSA S16.01  
- BOLTS ARE HIGH STRENGTH BOLTS COMPLYING WITH ASTM A325 UNLESS NOTED  
- FINISH ONE COAT PRIMER UNLESS NOTED OTHERWISE  
- ALL WALLS 4" UNLESS NOTED  
- VERIFY ALL DIMENSIONS ON SITE

CLIENT:

REFERENCE:

SKETCH

PROJECT NUMBER:

DATE:

PROJECT:

30 SIR BRANDILES PLACE

DESIGNER TITLE:

DATE:	10/07/2017	PROJECT NO:	1602
SCALE:	NOTED	REVISION:	
DRAWN:	MSH	CHECKED:	AB
			07

# CONSULTING INC. NORDICON

NORDICON CONSULTING INC.  
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North York, ON M2J 1R3  
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2. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND CONDITIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING WORK.  
3. SUPPORTING OF EXPOSED OR PREHUNG LUMBER, METAL OR ELECTRICAL SERVICES, FITTINGS, AND FIXTURES ARE TO BE SHOWN ON THE ARCHITECTURAL DRAWINGS. THE LOCATION IS SHOWN ON THE ARCHITECTURAL DRAWINGS. THEREFORE, THE MECHANICAL AND ELECTRICAL DRAWINGS, THESE NOTES NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.

NO.	DATE	DESCRIPTION
REVISIONS		

**FABRICATION NOTES:**  
- STEEL TO BE CSA 308-0008 (IN A CLASS C HOT ROLLED)  
- STEEL TO BE CSA 308-0008 (IN A CLASS C HOT ROLLED)  
- ALL WELDS TO BE 1/8" MIN. WELDED JOINTS  
- FABRICATION AND ERECTION CONFORM TO CAN CSA-B18-01  
- WELDING IN COMPLIANCE WITH CSA W17.1 AND ACCORDANCE WITH CSA STANDARD W17  
- BOLTS ARE HIGH STRENGTH BOLTS COMPLIING WITH ASTM A325 UNLESS NOTED  
- ALL BOLTS 471 UNLESS NOTED  
- VERIFY ALL DIMENSIONS ON SITE

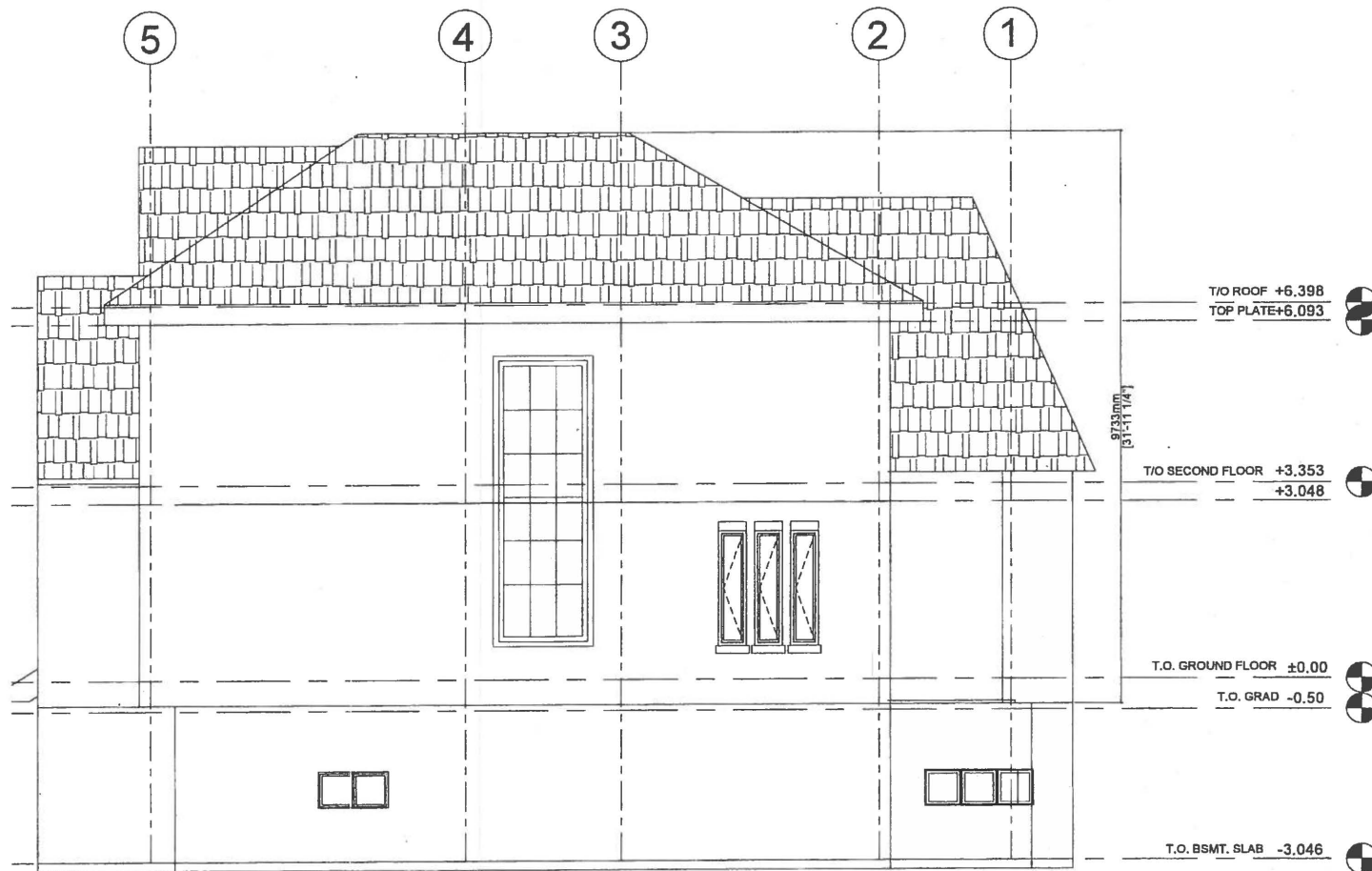
REFERENCE:  
SKETCH

PROJECT  
30 SIR BRANDILES PLACE

DRAWING TITLE

DATE	10/07/2017	PROJECT NO.	1602
SCALE	NOTED	REVISION	
DRAWN BY	AB	CHECKED BY	
DATE		DATE	

08



NORTH ELEVATION

SCALE = 1:50

07  
04

**CONSULTING INC.**  
**NORDICON**

NORDICON CONSULTING INC  
#1259, 251 Consumer Road,  
North York, ON M2J 1R3  
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3) PORTIONS OF EXISTING OR PROPOSED MECHANICAL OR ELECTRICAL DEVICES, FITTINGS AND PIPES ARE INDICATED BY THE ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.

**REVISIONS**

NO	DATE	DESCRIPTION

**FABRICATION NOTES**

- STEEL TO BE A36/250-300E (IN A CLASS C HSS SECTIONS)
- ALL WELDS TO BE 60825M-300E (IN A CLASS C HSS SECTIONS)
- FABRICATION AND ERECTION TO BE IN ACCORDANCE WITH CANADA-B18-11
- WELDS TO BE IN ACCORDANCE WITH CSA B47.1
- BOLTS ARE HIGH STRENGTH BOLTS COMPLYING WITH ASTM A325 UNLESS NOTED
- FINISH ONE COAT PRIMER UNLESS NOTED OTHERWISE
- ALL HOLES TO BE DRILLED UNLESS NOTED OTHERWISE
- VERIFY ALL DIMENSIONS ON SITE

**CLIENT**

**REFERENCE:**

**SKETCH**

**PROJECTION**

**STAMPED**

**PROJECT**

**30 SIR BRANDILES PLACE**

**DRAWING TITLE**

**DATE: 10/07/2017 PROJECT NO: 1802**

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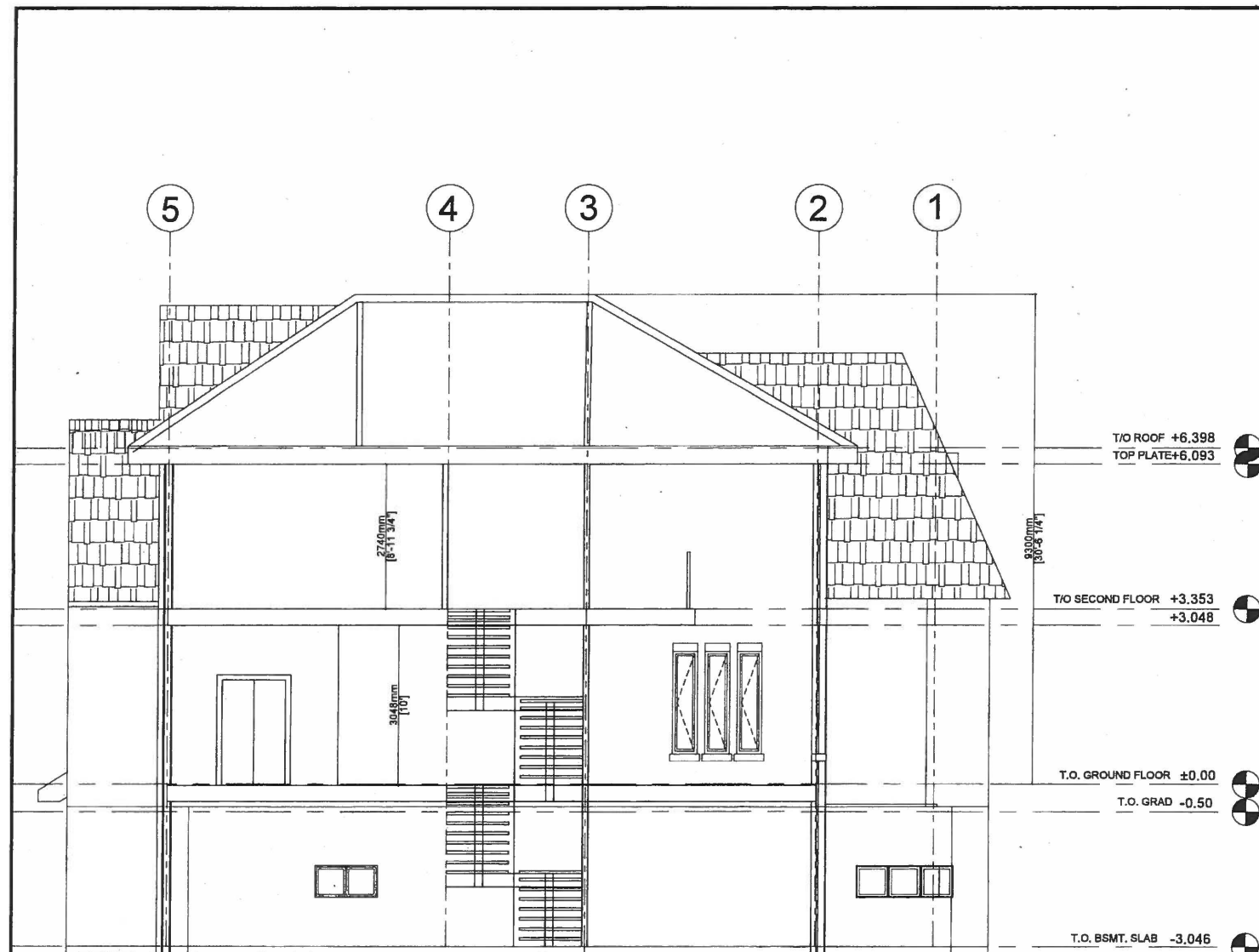
**DRAWN: MSH DATE: 10/07/2017**

**CHECKED: AD DATE: 10/07/2017**

**REV. #**

**DESCRIPTION**

**09**



**SECTION A-A** 08  
SCALE = 1:50 04

