

Memorandum to the City of Markham Committee of Adjustment

April 17, 2018

File: B/28/17, A/147/17 & A/148/17
Address: 15 Lunar Crescent
Applicant: Jing Wu
Agent: JS Barmi Architect (Jagdip Barmi)
Hearing Date: Wednesday April 25, 2018

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

B/28/17

Provisional consent to sever and convey a parcel of land with an approximate area of 675.03 m² and lot frontage of 19.52 m (Part 1) while retaining a parcel of land with an approximate area of 675.03 m² and lot frontage of 19.52 m (Part 2). The purpose of this application is to facilitate the development of two residential lots. This application is related to minor variance applications A/147/17 and A/148/17.

A/147/17 (Part 1, Conveyed Parcel)

- a) **Amending By-law 2012-13; 7.2.2(i):**
A minimum front yard setback of 8.54 metres (basement cold cellar); whereas, the By-law permits a front yard setback of 9.0 metres.
- b) **Amending By-law 2012-13; 7.2.2(ii):**
A minimum interior side yard of 1.52 metres on both sides; whereas, the By-law permits a minimum side yard setback of 1.8 metres on both sides.
- c) **Amending By-law 2012-13; 7.2(ix):**
A maximum building depth of 21.64 metres; whereas, the By-law permits a maximum building depth of 19.9 metres.
- d) **Section 4.5**
A maximum eaves encroachment of 0.51 metres; whereas, the By-law permits a maximum eaves encroachment of 0.45 metres.

A/148/17 (Part 2, Retained Parcel)

- a) **Amending By-law 2012-13; 7.2.2(i):**
A minimum front yard setback of 8.54 metres (basement cold cellar); whereas, the By-law permits a front yard setback of 9.0 metres.
- b) **Amending By-law 2012-13; 7.2.2(ii):**
A minimum interior side yard of 1.52 metres on the south side yard and 1.69 metres on the north side yard; whereas, the By-law permits a minimum side yard setback of 1.8 metres on both sides.
- c) **Amending By-law 2012-13; 7.2(ix):**
A maximum building depth of 21.32 metres; whereas, the By-law permits a maximum building depth of 19.9 metres.
- d) **Section 4.5**
A maximum eaves encroachment of 0.51 metres; whereas, the By-law permits a maximum eaves encroachment of 0.45 metres.

BACKGROUND

Property Description

15 Lunar Crescent, the "subject property", is situated north of Highway 7 and east of Woodbine Avenue. The subject property contains an existing one-storey dwelling with mature vegetation.

OMB Order relating to By-law 2012-13

On August 8, 2012, the Ontario Municipal Board (OMB) issued a decision as it relates to appeals in connection with a By-law (By-law 2012-13) enacted by the City of Markham. The purpose of the By-law is to introduce a series of zoning standards to the subdivision in which the subject lands are situated, so that redevelopment can proceed subject to updated standards. As it relates to lot division, the By-law provides a performance standard for minimum lot frontage set out as 50% of the lot frontage of a lot of record existing on the date of the passing of the by-law amendment, as well as a standard for minimum lot area, also set at 50% of a lot of record existing on the date of the passing of the by-law amendment.

COMMENTS

The Four Tests

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 the land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained; and,
- d) The general intent and purpose of the Official Plan must be maintained.

As mentioned above, the Owner is proposing to sever an existing parcel of land with an approximate area of 675.03 m² and lot frontage of 19.52 m (Part 1) while retaining a parcel of land with an approximate area of 675.03 m² and lot frontage of 19.52 m (Part 2). The proposal is consistent with the By-law standards as it relates to lot division, which provides for a minimum lot frontage set out as 50% of the lot frontage of a lot of record as well as for minimum lot area, also set out at 50% of a lot of record.

Zoning Preliminary Review Undertaken

The applicant has completed a Zoning Preliminary Review (ZPR) to confirm all the variances required for the proposed dwellings.

Applicant's Stated Reason(s) for Not Complying with the Zoning (A/147/18 & A/148/17)

As stated on the application form, the reason for not complying with Zoning is indicated as follows: "Lot configuration is challenging after severance".

The Applicant has met with staff and revised the drawings per staff's comments to minimize the extent of the variance sought and in some cases, eliminated some of the

variances that were originally requested. The variance to reduce the minimum front yard setback applies to a portion of the proposed dwelling(s), the basement cold cellar, with the remainder of the proposed dwelling(s) maintaining the required 9 metres setback. Staff are of the opinion that while reductions to the side yard setbacks are proposed, there is still sufficient distance between the proposed dwellings. Given the angle of the proposed lot line, the side yard setback variance(s) only applies to portions of the proposed dwelling(s) and allows for more regular room configuration(s). The proposed increase in building depth(s) is minor in nature, as the minimum required rear yard setback (10 metres) is maintained and exceeded for both the conveyed and retained parcels. Finally, staff are of the opinion that proposed eaves encroachment is also minor in nature.

Engineering Comments

The City's Engineering Department advises that both the retained and conveyed parcels must be provided with its own individual water and sewer services. In conjunction with the building permits for each individual lot, the Owner will be required to submit a separate site servicing and grading plan for review and approval by the City. At such time, the Owner will be required to submit an application for the installation and decommissioning of service connections. The connections will be installed by the City at the Owner's expense to be secured through a Development Agreement. The Engineering Department does not have any objections to the approval of the severance applications, subject to the conditions listed in Appendix "A".

Urban Design Comments

As previously mentioned, the subject lands contains mature vegetation. If approved, the applicant will be required to submit a Tree Assessment and Preservation Plan, to be prepared by a qualified arborist. The Urban Design section does not have any objections to the approval of the severance application, subject to the conditions listed in Appendix "A".

Public Consultation

At the time this report was prepared there had been no written or oral submissions made by the public on the applications.

CONCLUSION

In concluding that the proposal is appropriate, staff have had regard for the criteria in Section 51(24) and 45(1) of the Planning Act and do not object to its approval.

The onus is ultimately on the Owner to demonstrate why they should be granted relief from the requirements of the Zoning By-law, and how they satisfy the rest of the Planning Act requirements for the granting of minor variances.

Please see Appendices "A", "B" and "C" for conditions to be attached to any approval of the applications.

PREPARED BY:



Sabrina Bordone, Senior Planner

REVIEWED BY:

A handwritten signature in blue ink, appearing to read 'R. Kendall', is written over a horizontal line.

Richard Kendall, Development Manager

File Path: Amanda\File\17 160926\Documents\District Team Comments Memo


APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/28/17

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the severances applied for under Files B/28/17, in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act.
3. Submission to the Secretary-Treasurer of seven white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.
4. Make satisfactory arrangements with the Director of Engineering or his or her designate to confirm that there are no existing easements registered on title in favour of the City that will be impacted by the proposed severance.
5. Provide confirmation that any and all existing services for the retained lot do not traverse the severed lot.
6. 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.
7. That subject to the review and approval of the Tree Assessment and Preservation Plan, tree protection fencing be erected and inspected in accordance with the City's Streetscape Manual (2009), as amended, 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.
8. That subject to the review and approval of the Tree Assessment and Preservation Plan, tree replacements are provided and/or tree replacement fees be paid to the City if required, 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.
9. Submission of an Appraisal Report prepared by a member of the Appraisal Institute of Canada in accordance with the City's terms of reference respecting the proposed new lot shown as Part 1 on the draft reference plan submitted with the application; to be reviewed and approved by the City; payment of cash-in-lieu of parkland dedication in accordance with By-law 195-90, as amended, 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.

10. The Owner shall enter into a Development Agreement with the City to the satisfaction of the Director of Planning and Urban Design, the City Solicitor, and the Director of Engineering, or their designates, which Development Agreement shall be registered on title to the lands in priority to all mortgages, charges, liens and other encumbrances, and the Owner shall procure and cause to be executed and registered at its own cost and expense such discharges, postponements, and subordination agreements as may be required by the City in order to provide for the priority of registration for the Development Agreement on title to the Lands. The Development Agreement shall specifically provide for matters including but not limited to:
- i. Assessment, preservation and canopy replacement compensation as they relate to significant existing vegetation, subject to review and approval by the Director of Planning and Urban Design;
 - ii. Erection and inspection by City staff of tree protection fencing, in accordance with the City's Streetscape Manual (2009), as amended, and the Tree Assessment and Preservation Plan;
 - iii. Siting of buildings, garages/driveways, lot grading and servicing plans as they relate to preservation of vegetation and replacement plantings, subject to review and approval by the Director of Planning and Urban Design;
 - iv. Submission of cost estimates(s) respecting any works required, Letter of Credits required by the City to ensure compliance with any works required, and payment of all applicable fees in accordance with the City's fee by-law;
 - v. Notice that the lands may not be connected to the City's water system, sewage system and/or drainage system (the "Municipal Services"), and that in order to connect to the Municipal Services, the Owner must submit an application to the City and pay for the connections to the Municipal Services, which shall be installed by the City; and,
 - vi. Payment of cash-in-lieu of Parkland Dedication in accordance with By-law 195-90, as amended, upon execution of the development agreement, 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.
11. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended.
12. That the Owner provide confirmation from an Ontario Land Surveyor that the severed and retained parcels, in their final configuration, meets all the requirements of the applicable Zoning By-law, and that the Secretary-Treasurer receive written confirmation that this condition has been satisfied to the satisfaction of the Zoning Supervisor or designate.
13. Fulfillment of all of the above conditions within one (1) year of the date that notice of the decision was given under Section 50(17) or 50(24) of the Planning Act, R.S.O. 1990, c.P.13.

CONDITONS PREPARED BY:



Sabrina Bordone, Senior Planner

APPENDIX "B"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF A/147/17

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 "D" to this Staff Report and dated February 13, 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.

CONDITONS PREPARED BY:



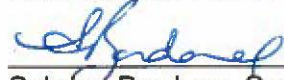
Sabrina Bordone, Senior Planner

APPENDIX "C"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF A/148/17

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 "E" to this Staff Report and dated February 13, 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.

CONDITONS PREPARED BY:



Sabrina Bordone, Senior Planner

PROJECT NAME: PRIVATE RESIDENCES
 MUNICIPAL ADDRESS: 15A & B LUNAR CRESCENT, TORONTO, ONTARIO
 LEGAL ADDRESS: LOT 21, PART 1&2
 REGISTERED PLAN 4556, CITY OF MARKHAM

SITE STATISTICS	PROPOSED 15A	PROPOSED 15B
LOT #	LOT 21, PART 1	LOT 21, PART 2
ZONING	R3+2	R3+2
LOT AREA	675.03 SM	675.03 SM
LOT DEPTH	42.27-43.50 M	43.50-44.67 M
LOT FRONTAGE	19.26 M	19.76 M
LOT COVERAGE	(220.64 SM) 32.45%	(210.61 SM) 31.20%
BUILDING TYPE:	DETACHED	DETACHED
GROSS FLOOR AREA (A+B)	4362 SF	4041 SF
GROUND FLOOR (A)	2034 SF	1887 SF
SECOND FLOOR AREA (B)	2328 SF	2154 SF
BUILDING HEIGHT (MAX. PERMITTED)	9.0 M	8.21 M
NUMBER OF STORES	2	2 STORES
FRONTYARD SETBACK	9 M	9 M
REAR YARD SETBACK	10 M	14.59/15.31 M
NORTH SIDE YARD SETBACK	1.0/2.0 M	1.55 M
SOUTH SIDE YARD SETBACK	1.0/2.0 M	1.55 M
FRONTYARD AREA:	173.07 SM	171.84 SM
DRIVEWAY AREA:	4.96 SM	4.96 SM
SOFT LANDSCAPING AREA:	111.30 SM	110.10 SM
TOTAL FRONTYARD MINUS DRIVEWAY:	123.21 SM	121.06 SM
TOTAL FRONTYARD SOFT LANDSCAPING:	(111.30/123.21)x100 = 90.33%	(110.10/121.06)x100 = 90.47%

STAMP

DRAWING TITLE

SITE DATA

REFERENCE

DATE
13 FEBRUARY, 2018DRAWN BY
ALDCHECKED BY
JSBSCALE
-

PROJECT TITLE

PREVIATE RESIDENCE
 15A LUNAR CRESCENT
 MARKHAM, ON CANADA
 JSBA PROJECT: 1710-01

JS BARNI ARCHITECT
 62 SHEPPARD AVENUE WEST
 TORONTO, ONTARIO M2N 1W2
 T: 1-877-839-0001 F: 416-915-6166
 E: JSB@LIVINGBOX.CA
 W: WWW.LIVINGBOX.CA

JS BARNI ARCHITECT

A000A
 SITE DATA

A. AZIZ SURVEYORS INC
ONTARIO LAND SURVEYORS
120 NEWKIRK ROAD - #31,
RICHMONDHILL, ON L4C 9S7
(905) 237-8224

BLOCK I

PIN 03045-041 (LT)

PART 1

PLAN 65R-22383

PROPOSED TWO-STOREY
STONE AND FRAME
DWELLING
NO. 15A

FF = 168.00
DEF = 181.65

USF = 184.63

ESTABLISHED GRADE = $186.72 (186.98 + 187.00 + 186.75 + 186.15) / 4$

LUNAR CRESCENT

FIN 03045-0231 (LT)

(BY REGISTERED PLAN 4556)

DRAWING TITLE

REFERENCES

DATE _____

13 FEBRUARY, 2

PREVIATE RESIDENCE
15A LUNAR CRESCENT
MARKHAM, ON CANADA
JSBA PROJECT: 1710-01

DRAW

ALO

CHECKED BY

JSB

SCALE

1:200

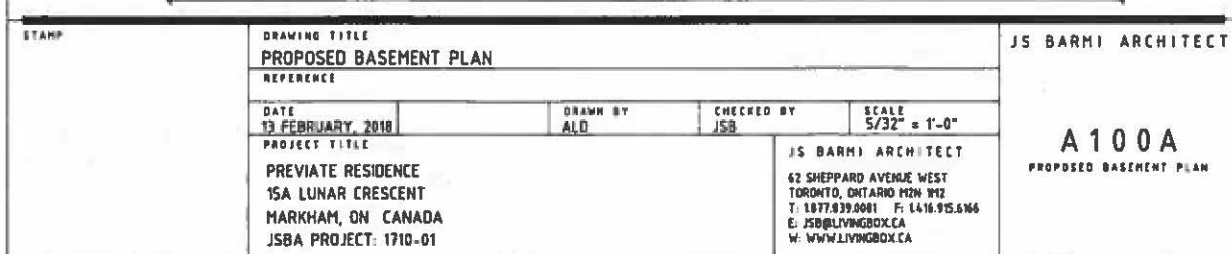
1:200

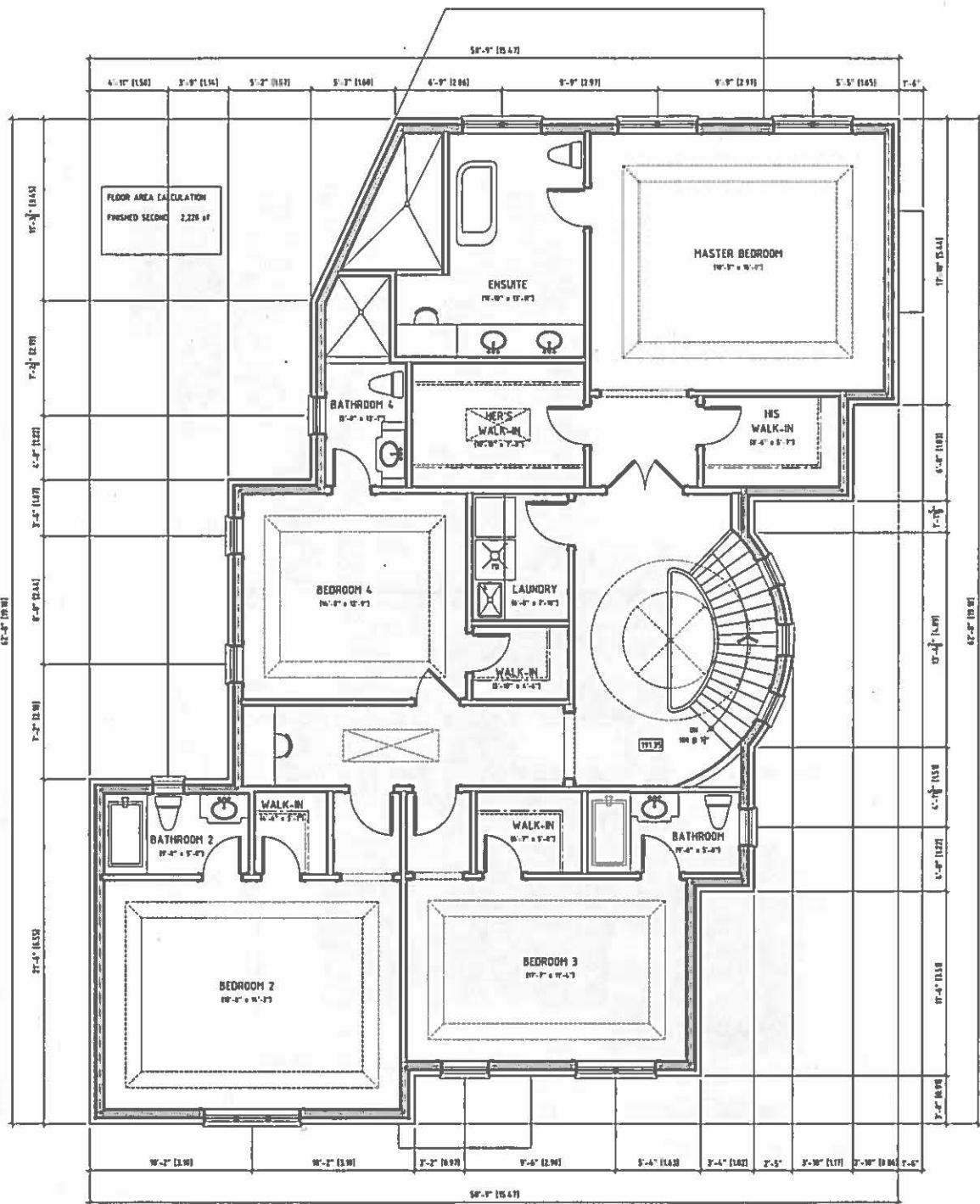
RD AVENUE WEST
ONTARIO M2N 1P2
0.0001 F: 1416.915.6166
VINGBOX.CA
VINGBOX.CA

JS BARM ARCHITECT

A001A

PROPOSED SITE PLAN





STAMP

DRAWING TITLE
PROPOSED SECOND FLOOR PLAN
REFERENCE

DATE
13 FEBRUARY, 2018

DRAWN BY
ALO

CHECKED BY
JSB

SCALE
5/32" = 1'-0"

PROJECT TITLE
PREVIATE RESIDENCE
15A LUNAR CRESCENT
MARKHAM, ON CANADA
JSBA PROJECT: 1710-01

JS BARM ARCHITECT
62 SHEPPARD AVENUE WEST
TORONTO, ONTARIO M2N 1W2
T: 1877.839.0001 F: 416.915.6166
E: JSB@LIVINGBOX.CA
W: WWW.LIVINGBOX.CA

JS BARM ARCHITECT

A102A
PROPOSED SECOND FLOOR PLAN

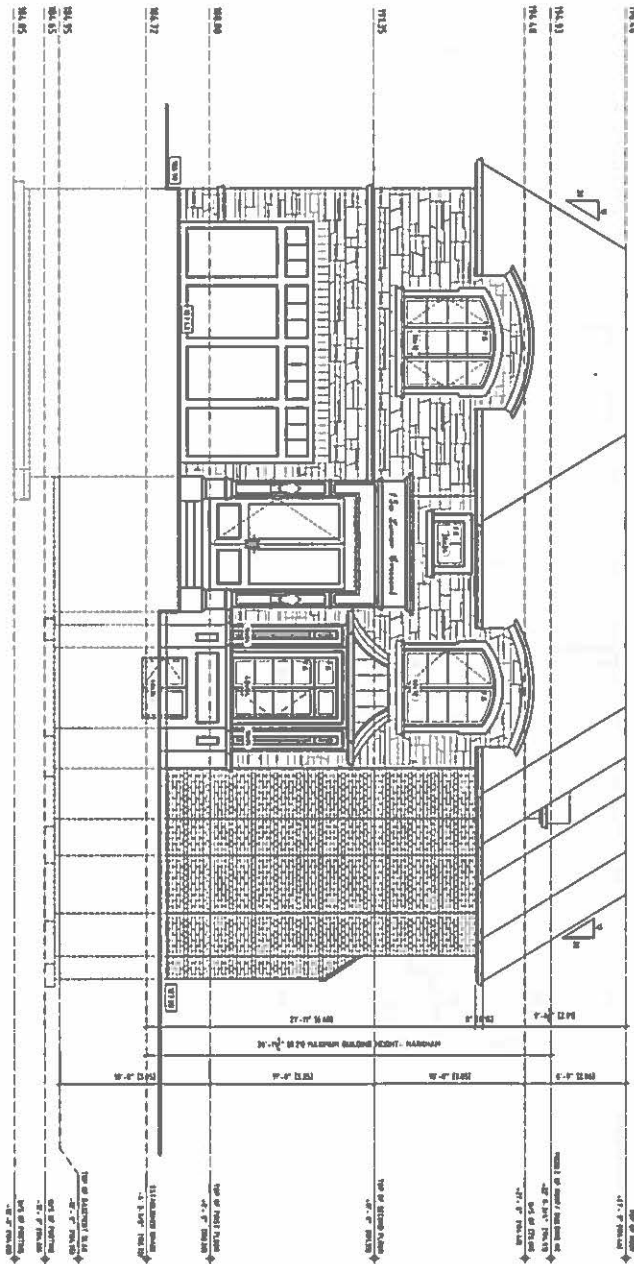


REFERENCE

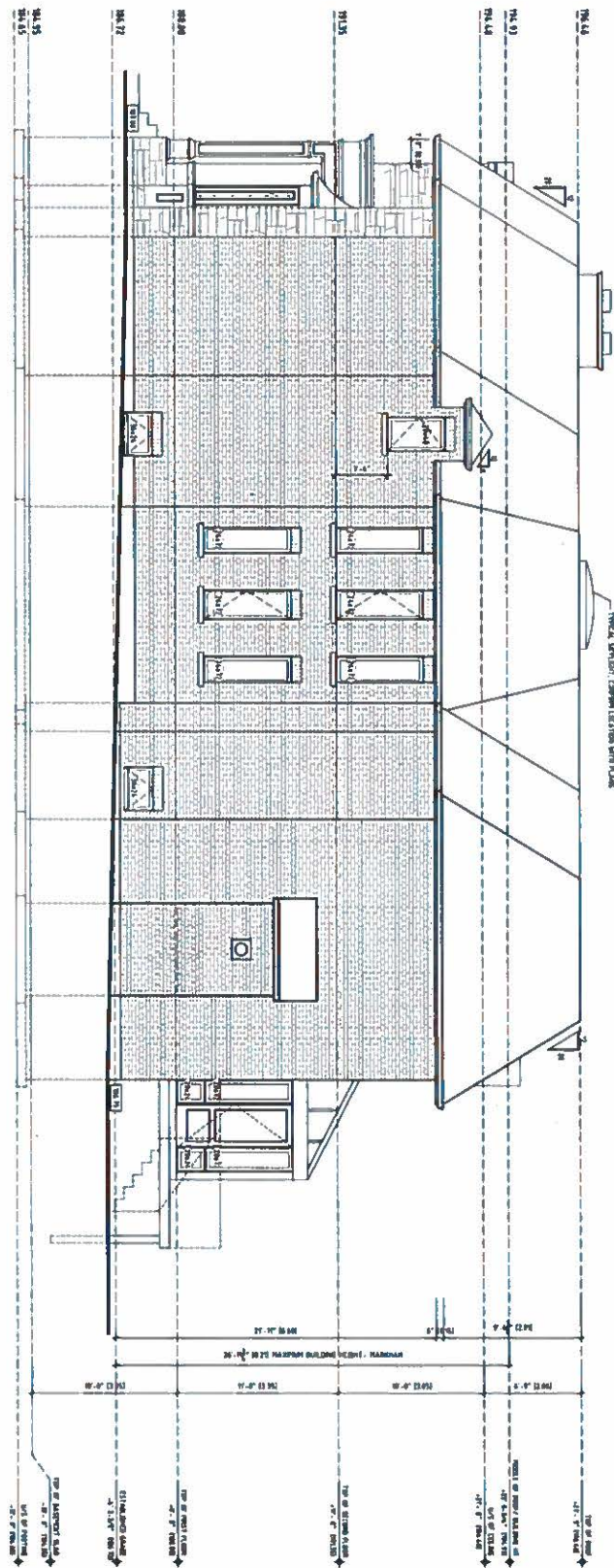
SCALE
5/32" = 1'-0"

JS BARNI ARCHITECT
62 SHEPPARD AVENUE WEST
TORONTO, ONTARIO M2N 1M2
T: 1.877.839.0001 F: 1.416.915.6166
E: JSB@LIVINGBOX.CA
W: WWW.LIVINGBOX.CA

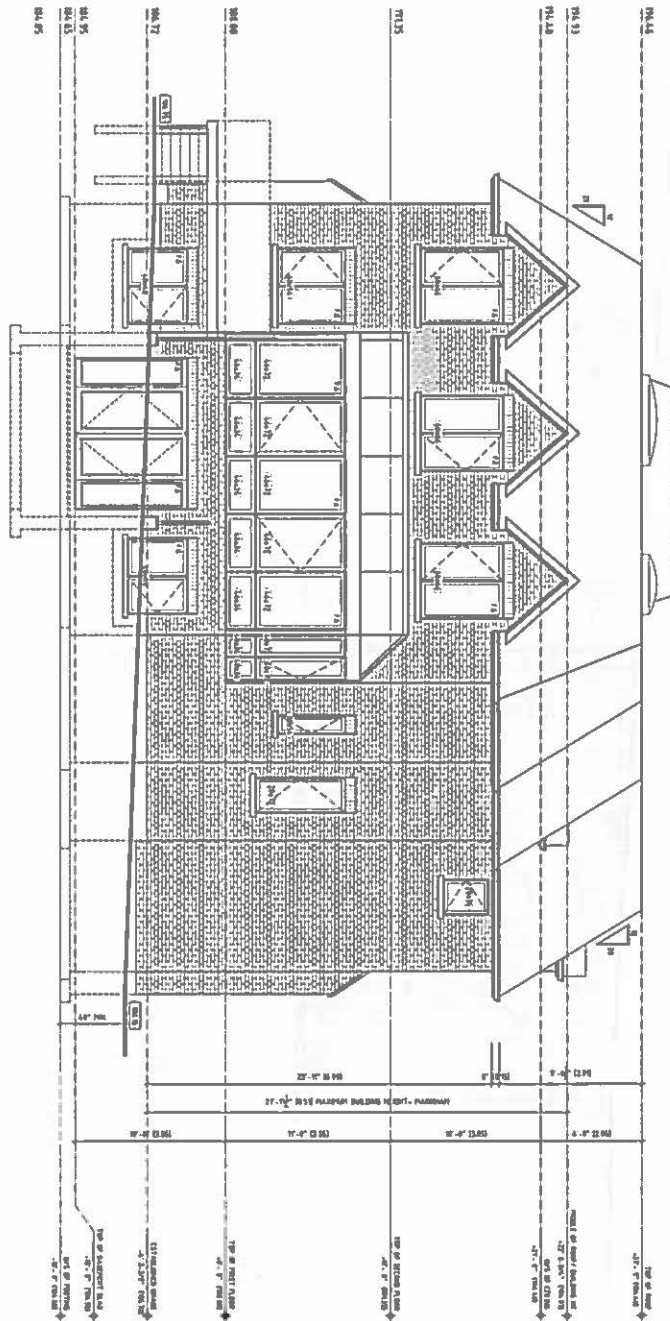
A 103A
PROPOSED ROOF PLAN



STAMP	DRAWING TITLE				JS BARM ARCHITECT	
	PROPOSED MAIN ELEVATION					
	REFERENCE					
	DATE	DRAWN BY	CHECKED BY	SCALE	A200A PROPOSED MAIN ELEVATION	
	13 FEBRUARY, 2018	ALO	JSB	1/8" = 1'-0"		
	PROJECT TITLE					
	PREVIATE RESIDENCE 15A LUNAR CRESCENT MARKHAM, ON CANADA JSBA PROJECT: 1710-01			JS BARM ARCHITECT 62 SHEPPARD AVENUE WEST TORONTO, ONTARIO M2N 1K2 T: 1877.839.0001 F: 1416.915.6146 E: JSB@LIVINGBOX.CA W: WWW.LIVINGBOX.CA		



STAMP	DRAWING TITLE				JS BARM ARCHITECT
	REFERENCE				
	DATE	DRAWN BY	CHECKED BY	SCALE	
	13 FEBRUARY, 2018	ALO	JSB	1/8" = 1'-0"	
	PROJECT TITLE			JS BARM ARCHITECT	
	PREVIATE RESIDENCE 15A LUNAR CRESCENT MARKHAM, ON CANADA JSBA PROJECT: 1710-01			62 SHEPPARD AVENUE WEST TORONTO, ONTARIO M2N 0P2 T: 1.877.839.0001 F: 1.416.915.6166 E: JSB@LIVINGBOX.CA W: WWW.LIVINGBOX.CA	
				A201A PROPOSED NORTH ELEVATION	



STAMP

DRAWING TITLE
PROPOSED WEST ELEVATION

REFERENCE

DATE
13 FEBRUARY, 2018

DRAWN BY
ALD

CHECKED BY
JSB

SCALE
1/8" = 1'-0"

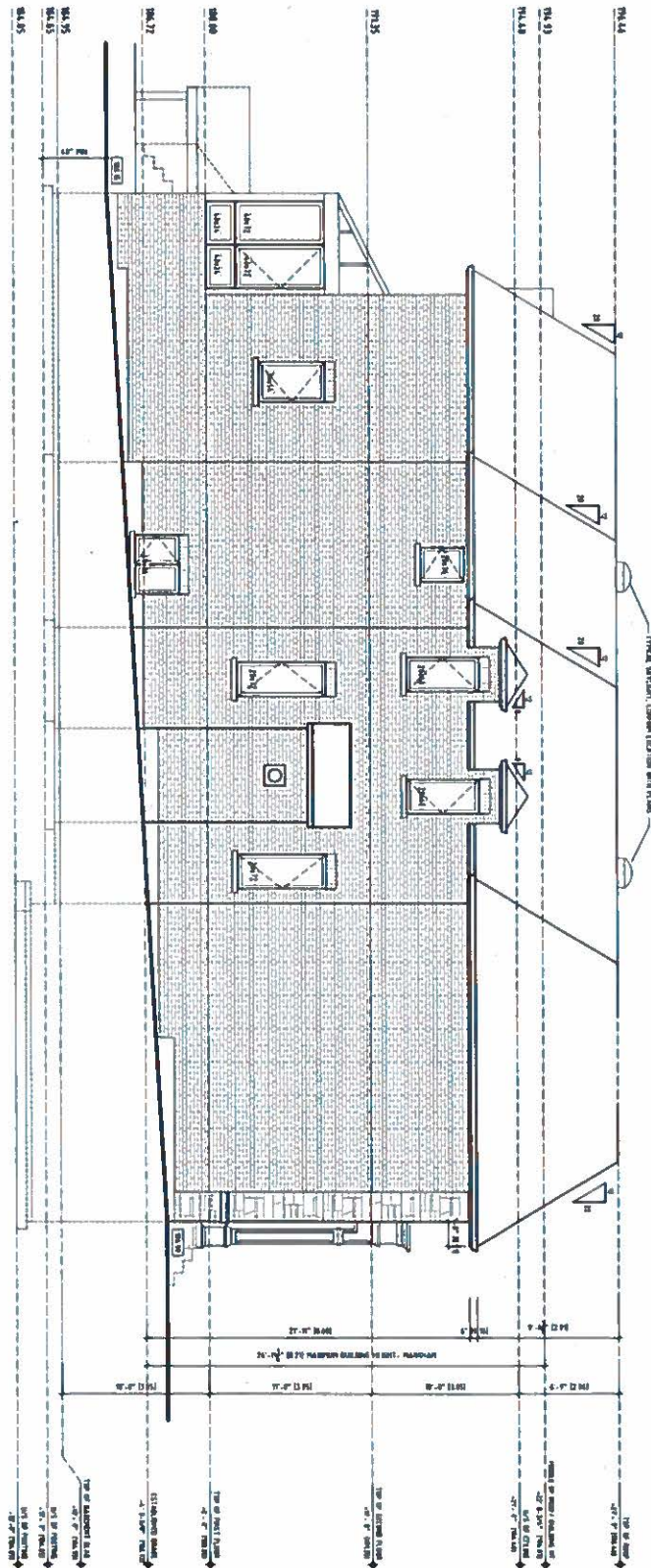
PROJECT TITLE
PREVIATE RESIDENCE
15A LUNAR CRESCENT
MARKHAM, ON CANADA
JSBA PROJECT: 1710-01

JS BARM ARCHITECT
62 SHEPPARD AVENUE WEST
TORONTO, ONTARIO M2N 012
T: 1877.839.0001 F: 1416.915.6166
E: JSB@LIVINGBOX.CA
W: WWW.LIVINGBOX.CA

JS BARM ARCHITECT

A202A

PROPOSED WEST ELEVATION



STAMP

DRAWING TITLE
PROPOSED SOUTH ELEVATION
 REFERENCE

DATE
13 FEBRUARY, 2018

DRAWN BY
ALD

CHECKED BY
JSB

SCALE
1/8" = 1'-0"

PROJECT TITLE

**PREVIATE RESIDENCE
 15A LUNAR CRESCENT
 MARKHAM, ON CANADA
 JSBA PROJECT: 1710-01**

JS BARMİ ARCHİTECT
 62 SHEPPARD AVENUE WEST
 TORONTO, ONTARIO M2N 0M2
 T: 1.877.839.0001 F: 1.416.915.6166
 E: JSB@LIVINGBOX.CA
 W: WWW.LIVINGBOX.CA

JS BARMİ ARCHİTECT

A203A

PROPOSED SOUTH ELEVATION

PROJECT NAME:		PRIVATE RESIDENCES	
MUNICIPAL ADDRESS:		15A & B LUNAR CRESCENT, TORONTO, ONTARIO	
LEGAL ADDRESS:		LOT 21, PART 1&2	
		REGISTERED PLAN 4556, CITY OF MARKHAM	
SITE STATISTICS		PROPOSED 15A	PROPOSED 15B
LOT #		LOT 21, PART 1	LOT 21, PART 2
ZONING		R3+2	R3+2
LOT AREA		675.93 SM	675.83 SM
LOT DEPTH		42.27-43.50 M	43.50-44.63 M
LOT FRONTAGE		19.26 M	19.26 M
LOT COVERAGE		(220.64 SM) 32.69%	(210.61 SM) 31.20%
BUILDING TYPE:		DETACHED	DETACHED
GROSS FLOOR AREA (A+B)		4262 SF / 395.98 SM	4841 SF / 375.65 SM
GROUND FLOOR (A)		2034 SF / 188.98 SM	1887 SF / 175.32 SM
SECOND FLOOR AREA (B)		2228 SF / 206.99 SM	2954 SF / 200.33 SM
BUILDING HEIGHT (MAX. PERMITTED)		9.8 M	8.21 M
NUMBER OF STORES:		2	2 STORES
FRONTYARD SETBACK		9 M	9 M
REAR YARD SETBACK		10 M	12.09 / 12.32 M
NORTH SIDE YARD SETBACK		1.8/2.0 M	1.55 M
SOUTH SIDE YARD SETBACK		1.8/2.0 M	1.55 M
FRONTYARD AREA:		173.07 SM	171.84 SM
DRIVEWAY AREA:		49.86 SM	49.98 SM
SOFT LANDSCAPING AREA:		111.30 SM	110.18 SM
TOTAL FRONTYARD MINUS DRIVEWAY:		123.21 SM	121.86 SM
TOTAL FRONTYARD SOFT LANDSCAPING		(111.30/123.21)x100 = 90.33%	(110.18/121.86)x100 = 90.42%

STAMP	DRAWING TITLE				JS BARM ARCHITECT
	SITE DATA				
	REFERENCE				
	DATE 13 FEBRUARY, 2018	DRAWN BY ALD	CHECKED BY JSB	SCALE -	
	PROJECT TITLE				
PRIVATE RESIDENCE 15B LUNAR CRESCENT MARKHAM, ON CANADA JSBA PROJECT: 1710-01				JS BARM ARCHITECT 62 SHEPPARD AVENUE WEST TORONTO, ONTARIO M2N 1W2 T: 1-877-839-8001 F: 1-416-915-6166 E: JSB@LIVINGBOX.CA W: WWW.LIVINGBOX.CA	
				A000B SITE DATA	

BLOCK A
PART 13
PLAN 64R-5207
PIN 03045-0413 (LT)

SURVEY LOCATION PLAN INFORMATION AND
UTILITY TAKEN FROM PLAN SUBMISSION
PREPARED BY:

A. AZIZ SURVEYORS INC
ONTARIO LAND SURVEYORS
120 NEWKIRK ROAD - #31,
RICHMONDHILL, ON L4C 9S7
(905) 237-8224

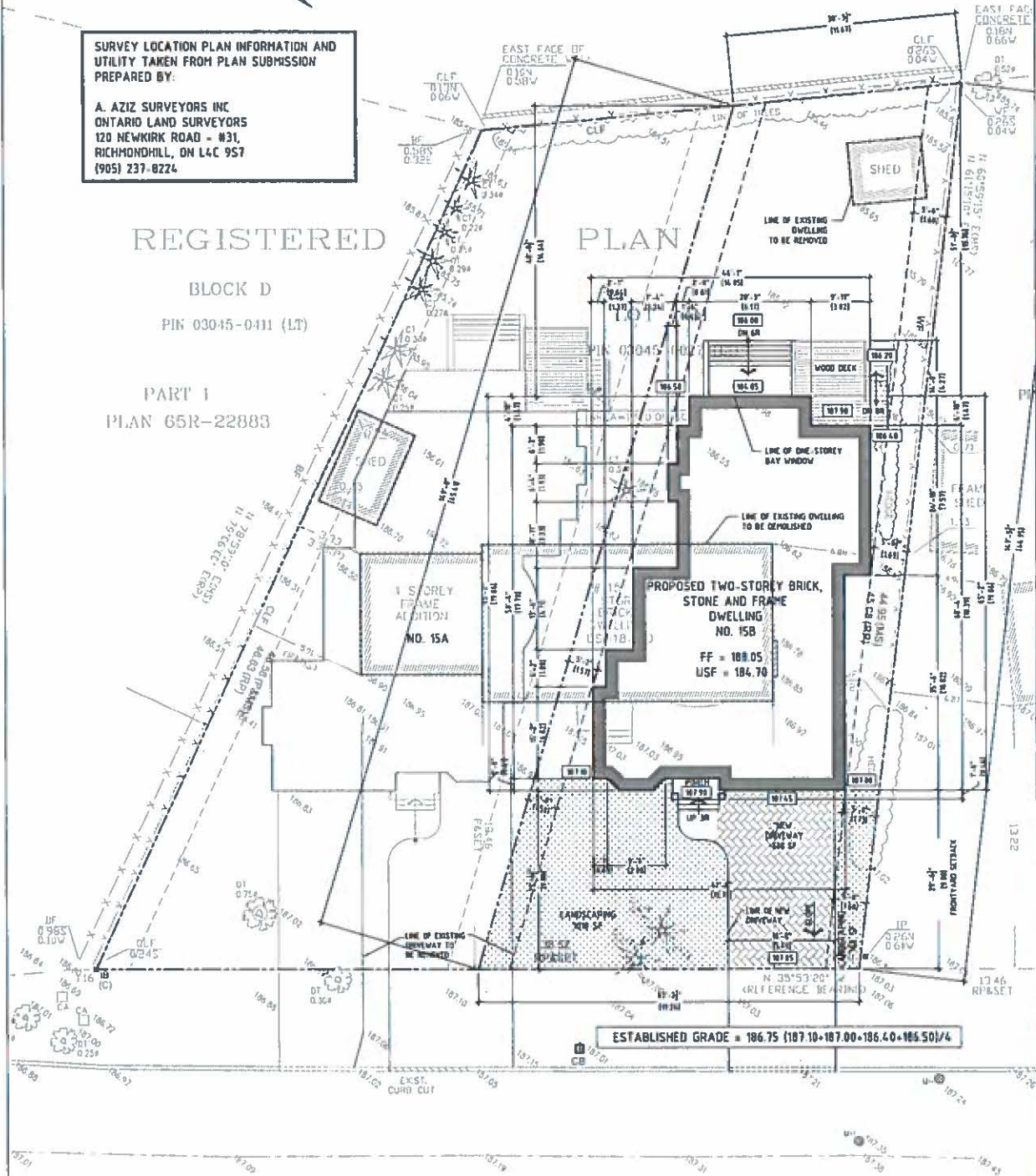
REGISTERED

BLOCK D

PIN 03045-0411 (LT)

PART I

PLAN 65R-22883

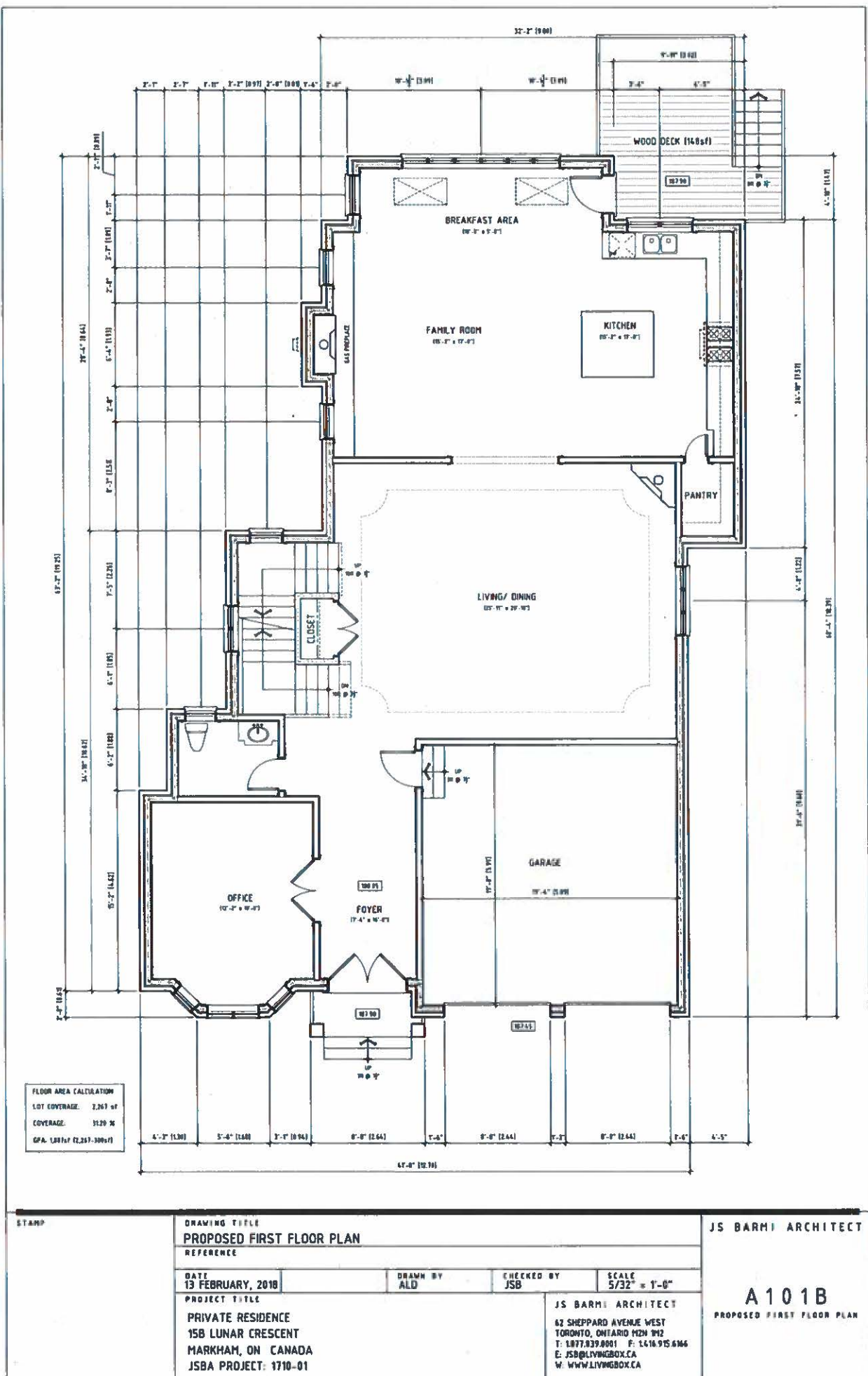


ESTABLISHED GRADE = 186.75 (187.10+187.00+186.40+186.50)/4

LUNAR CRESCENT

(BY REF)

STAMP	DRAWING TITLE PROPOSED SITE PLAN				JS BARMİ ARCHITECT
	REFERENCE				
	DATE 13 FEBRUARY, 2018	DRAWN BY ALD	CHECKED BY JSB	SCALE 1:200	
	PROJECT TITLE PRIVATE RESIDENCE 158 LUNAR CRESCENT MARKHAM, ON CANADA JSBA PROJECT: 1710-01			JS BARMİ ARCHITECT 62 SHEPPARD AVENUE WEST TORONTO, ONTARIO M2N 0Y2 T: 1877.839.0001 F: 1416.915.6166 E: JSB@LIVINGBOX.CA W: WWW.LIVINGBOX.CA	
					A001B PROPOSED SITE PLAN



STAMP

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN
 REFERENCE

DATE
13 FEBRUARY, 2018

DRAWN BY
ALD

CHECKED BY
JSB

SCALE
5/32" = 1'-0"

PROJECT TITLE

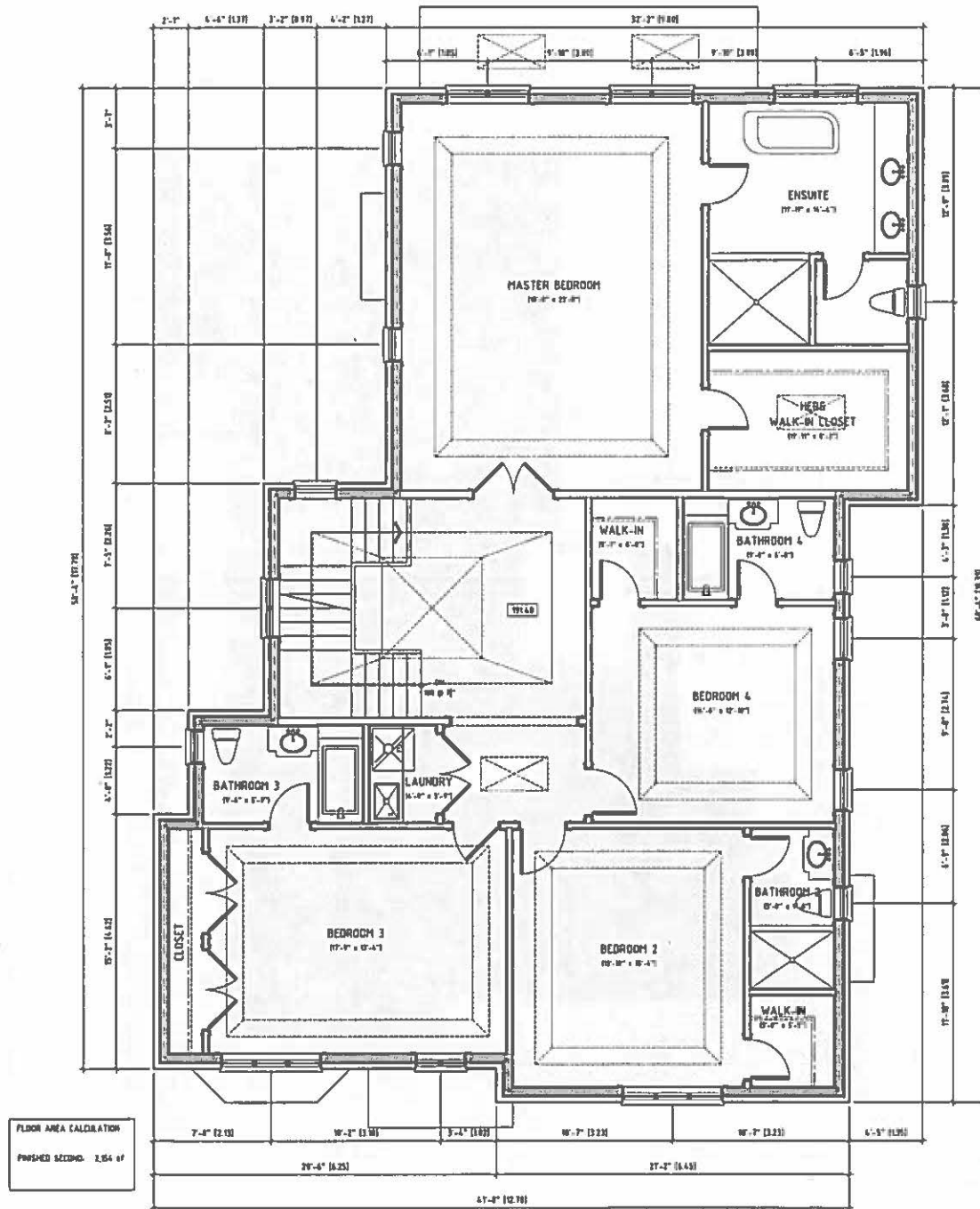
**PRIVATE RESIDENCE
 158 LUNAR CRESCENT
 MARKHAM, ON CANADA
 JSBA PROJECT: 1710-01**

JS BARM ARCHITECT
 62 SHEPPARD AVENUE WEST
 TORONTO, ONTARIO M2N 3H2
 T: 1.877.839.8001 F: 1.416.915.6466
 E: JSB@LIVINGBOX.CA
 W: WWW.LIVINGBOX.CA

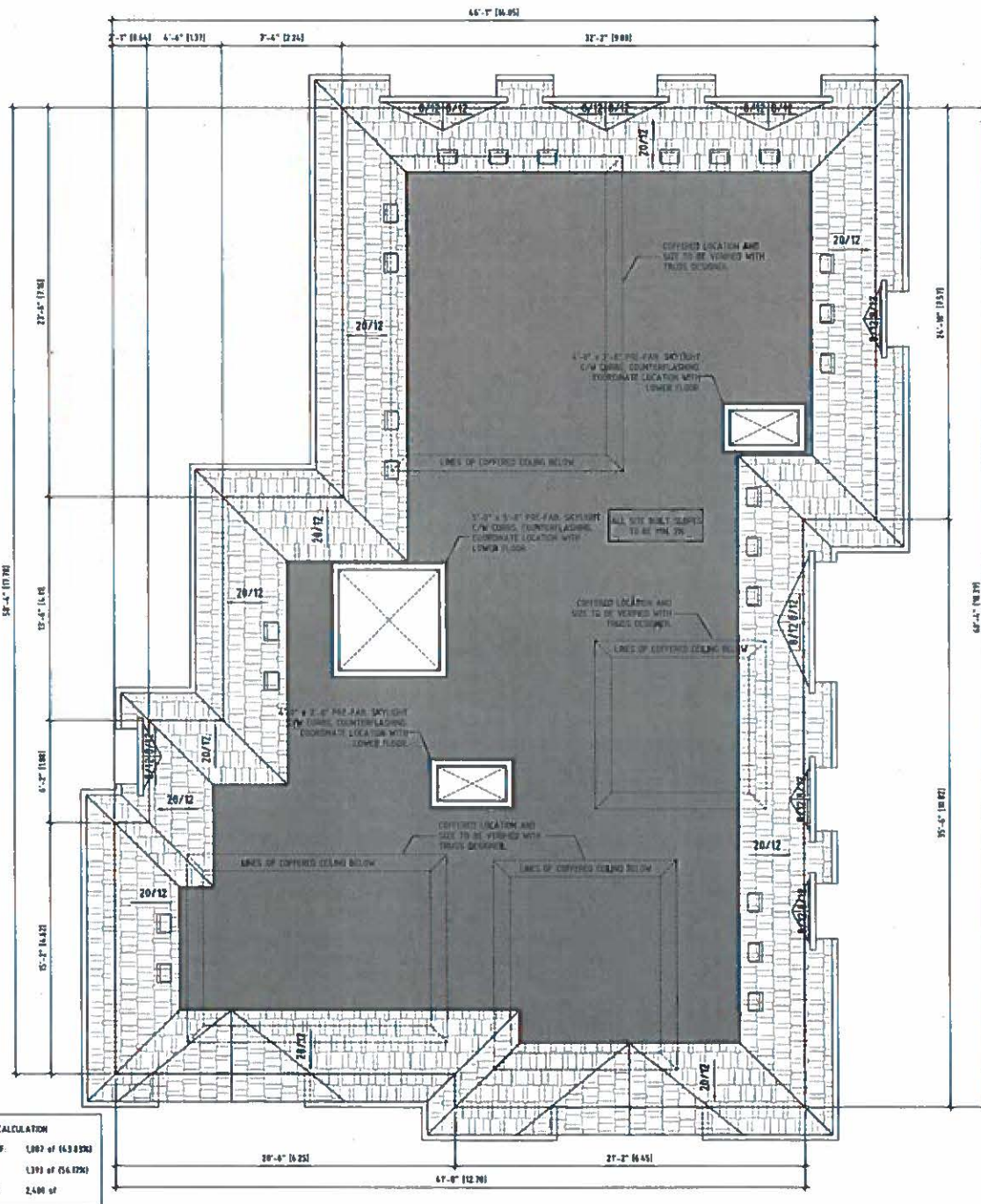
JS BARM ARCHITECT

A101B

PROPOSED FIRST FLOOR PLAN



STAMP	DRAWING TITLE				JS BARM I ARCHITECT	
	PROPOSED SECOND FLOOR PLAN					
	REFERENCE					
	DATE		DRAWN BY	CHECKED BY		SCALE
	13 FEBRUARY, 2010		ALD	JSB		5/32" = 1'-0"
	PROJECT TITLE			JS BARM I ARCHITECT		
	PRIVATE RESIDENCE			62 SHEPPARD AVENUE WEST		
	15B LUNAR CRESCENT			TORONTO, ONTARIO M2N 3Y2		
	MARKHAM, ON CANADA			T: 1877.839.0001 F: 1416.915.6166		
	JSBA PROJECT: 1710-01			E: JSB@LIVINGBOX.CA		
				W: WWW.LIVINGBOX.CA		
				A 102B		
				PROPOSED SECOND FLOOR PLAN		



STAMP

DRAWING TITLE
PROPOSED ROOF PLAN
REFERENCE

DATE
13 FEBRUARY, 2018

DRAWN BY
ALD

CHECKED BY
JSB

SCALE
5/32" = 1'-0"

PROJECT TITLE

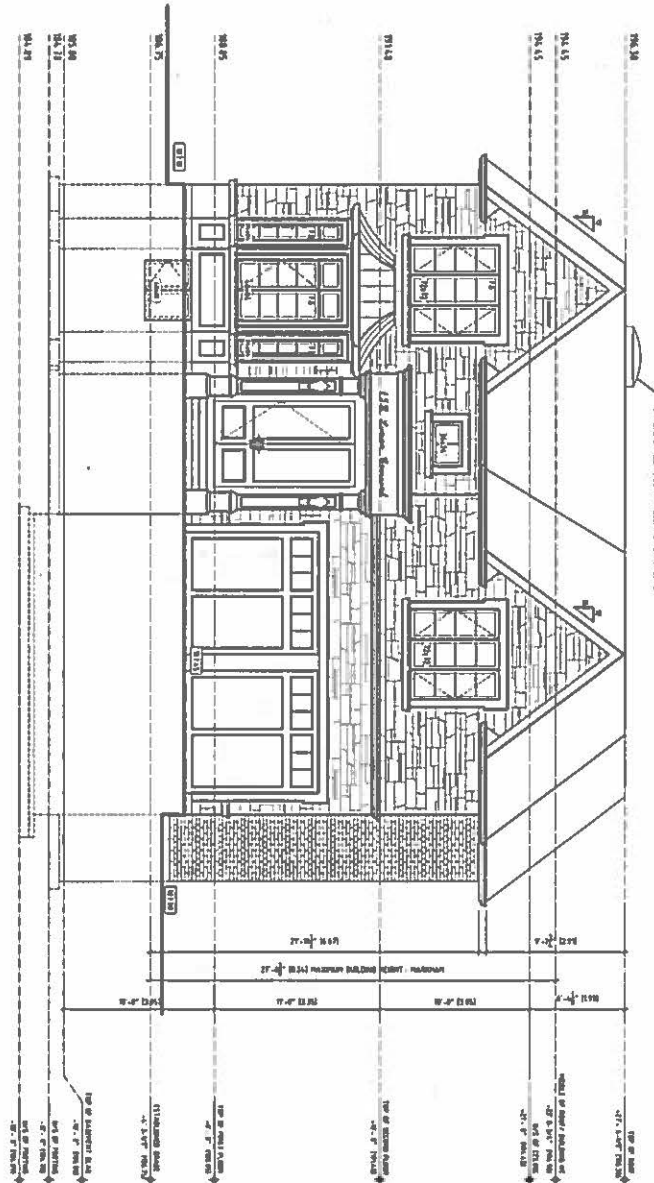
PRIVATE RESIDENCE
158 LUNAR CRESCENT
MARKHAM, ON CANADA
JSBA PROJECT: 1710-01

JS BARMİ ARCHITECT
62 SHEPPARD AVENUE WEST
TORONTO, ONTARIO M2N 1M2
T: 1877.839.8001 F: 1416.915.6166
E: JSB@LIVINGBOX.CA
W: WWW.LIVINGBOX.CA

JS BARMİ ARCHITECT

A103B

PROPOSED ROOF PLAN



STAMP

DRAWING TITLE
PROPOSED MAIN ELEVATION

REFERENCE

DATE
13 FEBRUARY, 2018

DRAWN BY
ALD

CHECKED BY
JSB

SCALE
1/8" = 1'-0"

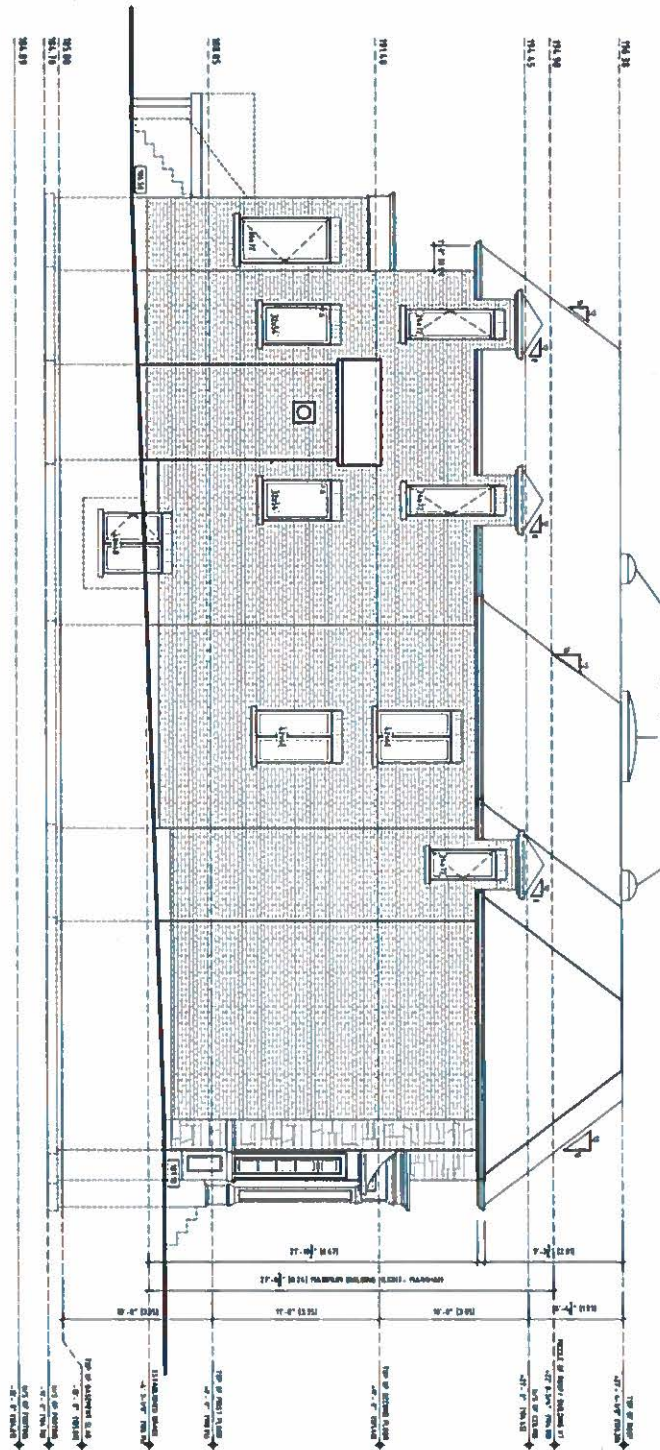
PROJECT TITLE
PRIVATE RESIDENCE
158 LUNAR CRESCENT
MARKHAM, ON CANADA
JSBA PROJECT: 1710-01

JS BARMİ ARCHİTECT
62 SHEPPARD AVENUE WEST
TORONTO, ONTARIO M2N 0H2
T: 1.877.839.0001 F: 1.416.915.6166
E: JSB@LIVINGBOX.CA
W: WWW.LIVINGBOX.CA

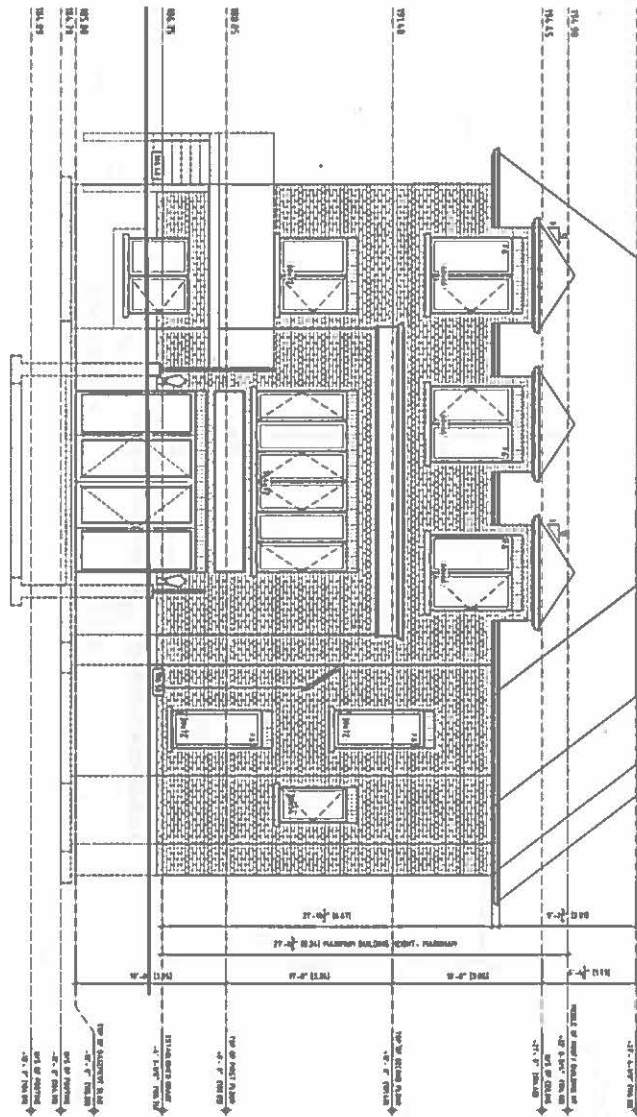
JS BARMİ ARCHİTECT

A200B

PROPOSED MAIN ELEVATION



STAMP	DRAWING TITLE				JS BARMİ ARCHITECT
	PROPOSED SOUTH ELEVATION				
	REFERENCE				
	DATE		DRAWN BY	CHECKED BY	SCALE
	13 FEBRUARY, 2018		ALD	JSB	1/8" = 1'-0"
	PROJECT TITLE			JS BARMİ ARCHITECT 67 SHEPPARD AVENUE WEST TORONTO, ONTARIO M2N 1M2 T: 1877.839.8801 F: 1416.915.6166 E: JSB@LIVINGBOX.CA W: WWW.LIVINGBOX.CA	
PRIVATE RESIDENCE					
15B LUNAR CRESCENT					
MARKHAM, ON CANADA					
	JSBA PROJECT: 1710-01			A201B PROPOSED SOUTH ELEVATION	



STAMP

DRAWING TITLE
PROPOSED WEST ELEVATION

REFERENCE

DATE
13 FEBRUARY, 2010

DRAWN BY
ALO

CHECKED BY
JSB

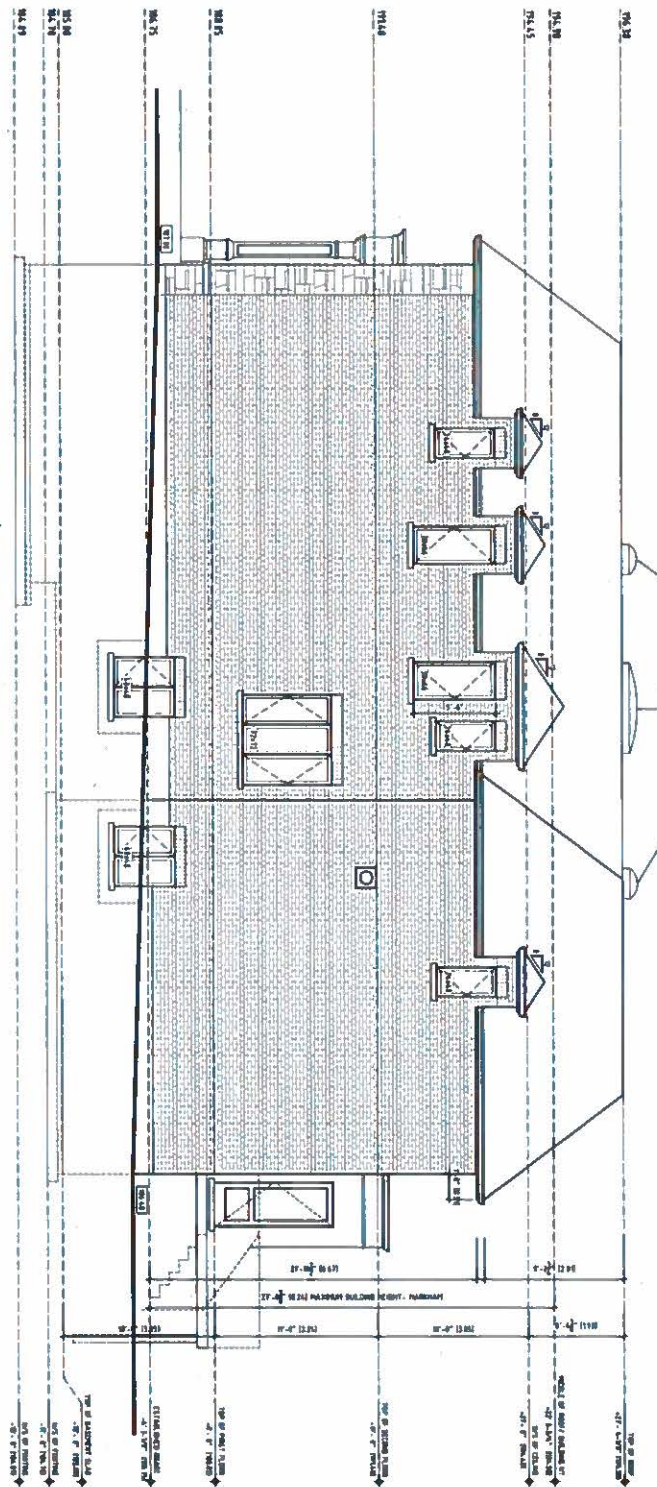
SCALE
1/8" = 1'-0"

PROJECT TITLE
PRIVATE RESIDENCE
158 LUNAR CRESCENT
MARKHAM, ON CANADA
JSBA PROJECT: 1710-01

JS BARM ARCHITECT
62 SHEPPARD AVENUE WEST
TORONTO, ONTARIO M2N 0H2
T: 1877.839.8001 F: 1416.915.6166
E: JSB@LIVINGBOX.CA
W: WWW.LIVINGBOX.CA

JS BARM ARCHITECT

A202B
PROPOSED WEST ELEVATION



STAMP

DRAWING TITLE
PROPOSED NORTH ELEVATION
 REFERENCE

DATE
 13 FEBRUARY, 2018

DRAWN BY
 ALO

CHECKED BY
 JSB

SCALE
 1/8" = 1'-0"

PROJECT TITLE

PRIVATE RESIDENCE
 15B LUNAR CRESCENT
 MARKHAM, ON CANADA
 JSBA PROJECT: 1710-01

JS BARMİ ARCHİTECT
 62 SHEPPARD AVENUE WEST
 TORONTO, ONTARIO M2N 0W2
 T: 1.877.839.0001 F: 1.416.915.6166
 E: JSB@LIVINGBOX.CA
 W: WWW.LIVINGBOX.CA

JS BARMİ ARCHİTECT

A203B

PROPOSED NORTH ELEVATION