

# Memorandum to the City of Markham Committee of Adjustment

February 13, 2019

**File:** A/03/19  
**Address:** 154 Ramona Blvd, Markham  
**Applicant:** Darya & Ardevan Bakhtari  
**Agent:** Markham High Tech Inc. Architects (Michael Forte)  
**Hearing Date:** Wednesday March 13, 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 percent, whereas the By-law permits a maximum Net Floor Area Ratio of 45 percent;

as it relates to a proposed addition at the rear of an existing residential dwelling.

The Committee of Adjustment deferred the application on February 06, 2019, due to concerns regarding inconsistencies in the calculations of gross floor area ratio shown on the plans submitted January 10 2019. In response to the public and Committee of Adjustment's comments, the applicant submitted a revised Site Plan on February 07, 2019 (Appendix 'B1') showing a reduced floor area ratio. All other drawings received January 10, 2019 remain unchanged.

The applicant is requesting relief to permit a maximum net floor area ratio 49 percent, whereas the By-law permits a maximum net floor area ratio of 45 percent. This is a reduction from the original request for a floor area ratio of 53 percent. The variance will facilitate the construction of an addition over an existing back-split building which will result in a total floor area of 298.62 m<sup>2</sup> (3,214.32 ft<sup>2</sup>), whereas the By-law permits a dwelling with a maximum floor area of 276.39 m<sup>2</sup> (2,975.04 ft<sup>2</sup>). This represents an increase of approximately 22.23 m<sup>2</sup> (239.28 ft<sup>2</sup>). The applicant is not applying for variances for lot coverage, height or any setbacks, even though it should be noted that a ZPR has not been done and the applicant has not received confirmation of variances through their permit review. Staff's comments dated January 25, 2019 remain applicable.

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

According to the information provided by the applicant, *"trying to add top up in line with building footprint"*.

**Zoning Preliminary Review (ZPR) Not Undertaken**

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. The applicant had received comments from the building department through their permit process to inform them that a variance was required for the proposed development. The variance could not be confirmed as a result of incomplete information. The applicant submitted revised drawings on February 07, 2019 and has not conducted a zoning preliminary review or received comments through their permit review process from the building department to confirm the variances required. Consequently it is the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is

identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

**PUBLIC INPUT SUMMARY**

As of February 13, 2019 the City received 1 letter expressing concerns over the size of the proposed addition. 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. 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 109811 \Documents\District Team Comments Memo

Appendices

- Appendix A1 – Conditions A/03/19
- Appendix B1 – Plans A/03/19
- Appendix C1 – Staff Report (February 06, 2019)

**APPENDIX "A1"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/03/19**

1. The variances apply only to the proposed one-storey addition at the rear of the existing dwelling 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 B1' to this Staff Report and received by the City of Markham on January 10, 2019 and February 07, 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.
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 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.
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 Tree Preservation Technician or Director of Operations.
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 Tree Preservation Technician or Director of Operations

CONDITIONS PREPARED BY:



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



Schedule

B

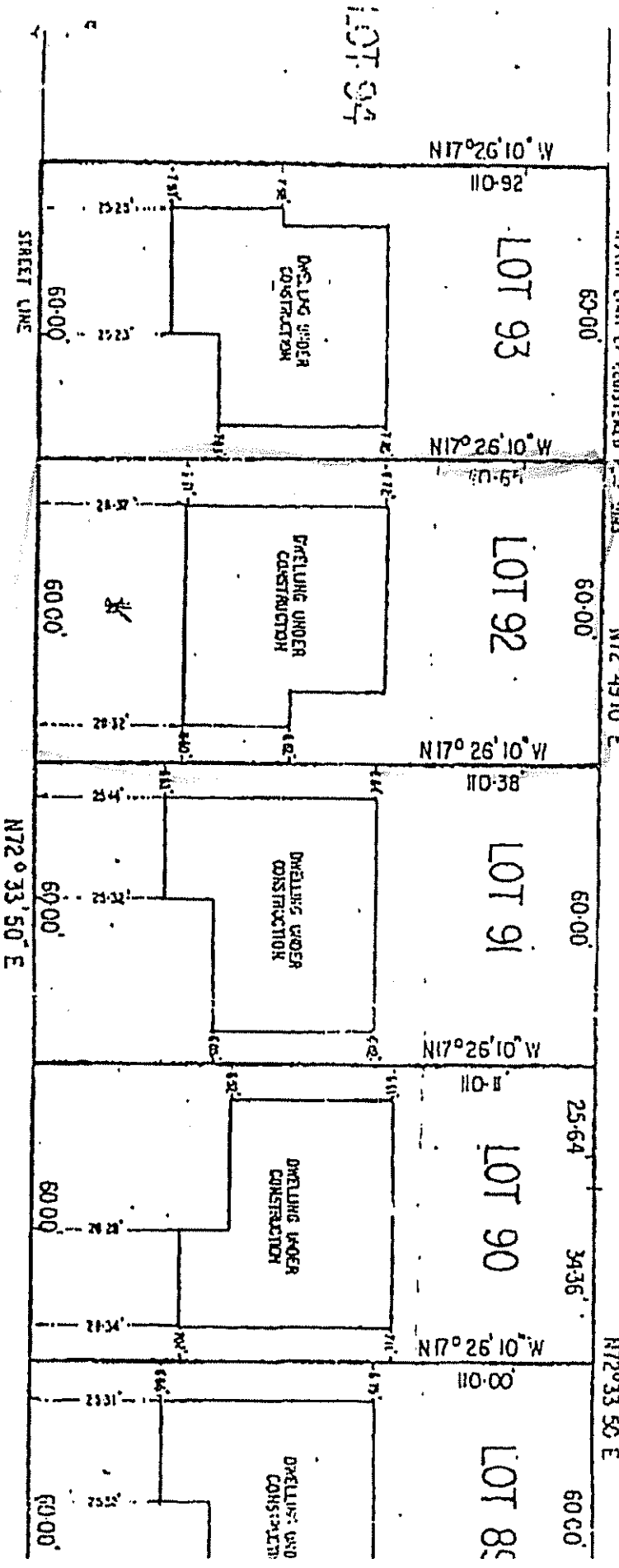
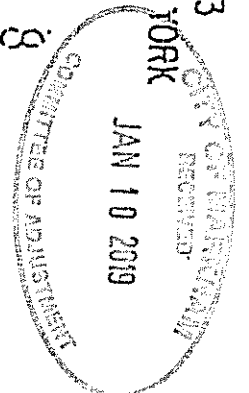
LOT

14

CONCESSION

8

PLAN SHOWING  
LOTS 89, 90, 91, 92 AND 93, REGISTERED PLAN 9143  
TOWN OF MARKHAM, REGIONAL MUNICIPALITY OF YORK  
Scale 1" = 30'



RAMONA

BOULEVARD

DATE \_\_\_\_\_ 1973

*Christina Healey*  
C.A. CONSULTANT  
ONTO LAND SURVEYOR

C.A.  
CITY



**SITE STATISTICS**

**LEGAL DESCRIPTION**

BUILDING LOCATION SURVEY ON  
 LOT 92 PLAN OF 9143  
 (GEOGRAPHIC TOWNSHIP OF MARKHAM)  
 CITY OF MARKHAM  
 REGIONAL MUNICIPALITY OF YORK  
 SOLE 1:200

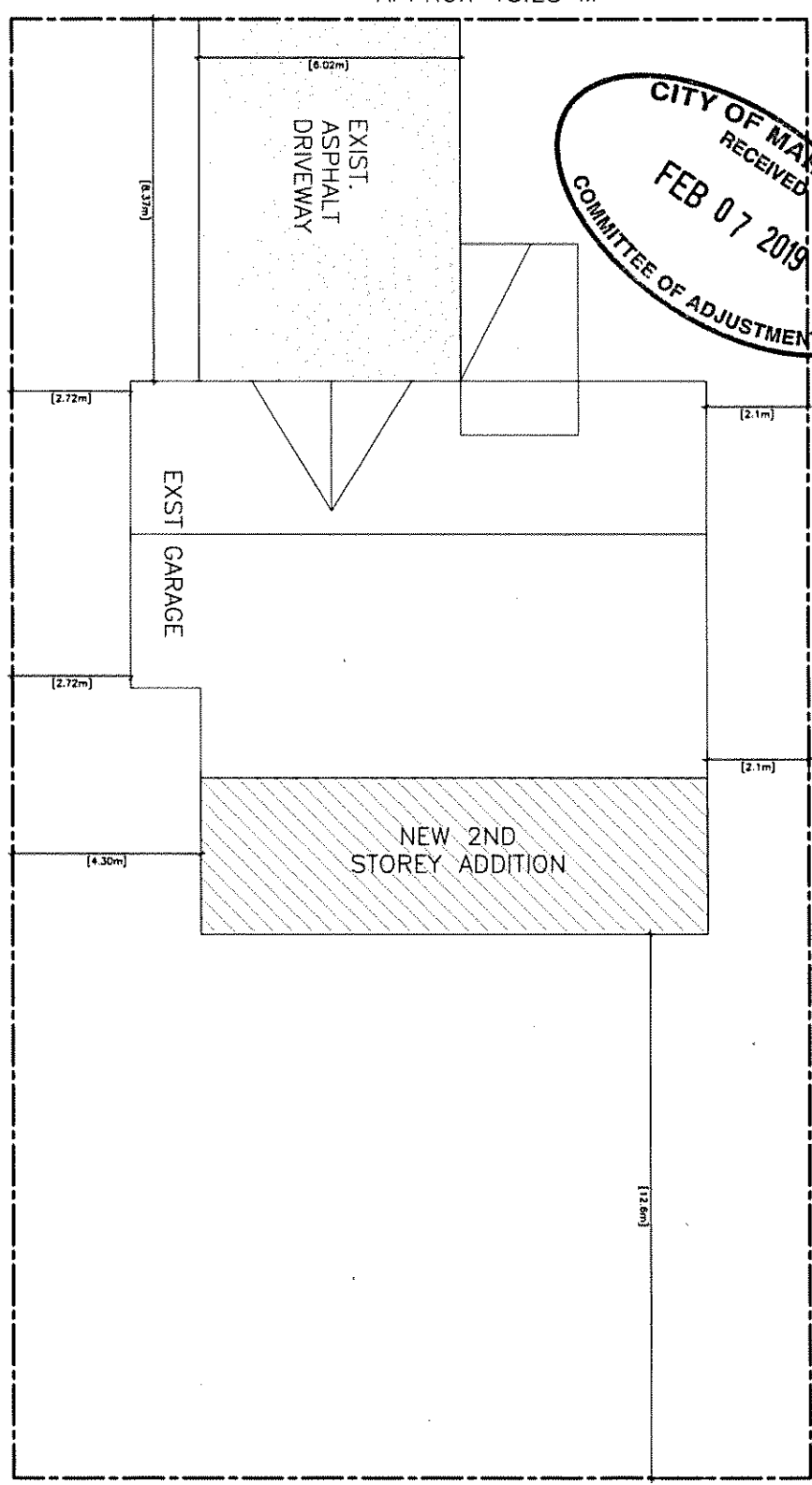
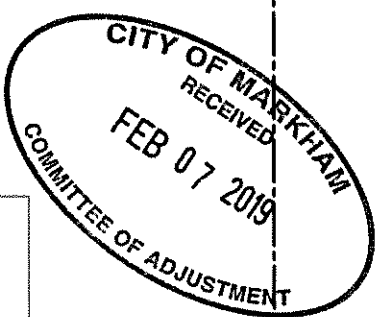
**SITE STATISTICS**

AREA OF LOT 615.27SM  
 EXIST BLD AREA 158.215M  
 NET LOT AREA 614.215M

NET GFA RATIO ALLOWED : 45%  
 276.395m ALLOWED  
 PROPOSED NET GFA RATIO: 49%

**SITE STATISTICS**

EXIST GROUND FLOOR 153.85M  
 EXIST 2ND FLR 100.475M  
 PROP 2ND FLR 42.355M  
 GFA with GARAGE 298.625M



**GENERAL NOTES**

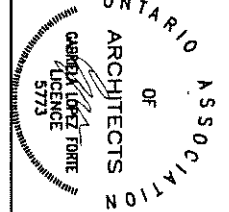
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CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO MARKHAM HIGH TECH INC ARCHITECTS.

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ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

NO.	DESCRIPTION	DATE
1.0	BLDG PERMIT ISSUED FOR	18.08.15



MARKHAM HIGH TECH INC  
 ARCHITECTS  
 154 RAMONA BLVD  
 MARKHAM, ONTARIO  
 L3R 9V6  
 TEL: 905-477-5601 - PHONE  
 (905) 471-1538 - FAX

PROJECT NAME:  
 PROPOSED 2ND STOREY  
 ADDITION  
 AND RENO

CLIENT:  
 154 RAMONA BLVD  
 MARKHAM, ON

DATE: 1:100  
 DESIGNED BY: MHT  
 CHECKED BY: MHT  
 DRAWN BY: MHT  
 REVISIONS BY: -

SCALE: 1:100  
 PROJECT DATE: NOV 2018

PROJECT NO: M130113  
 SHEET NO: A-0  
 REVISION NO: -





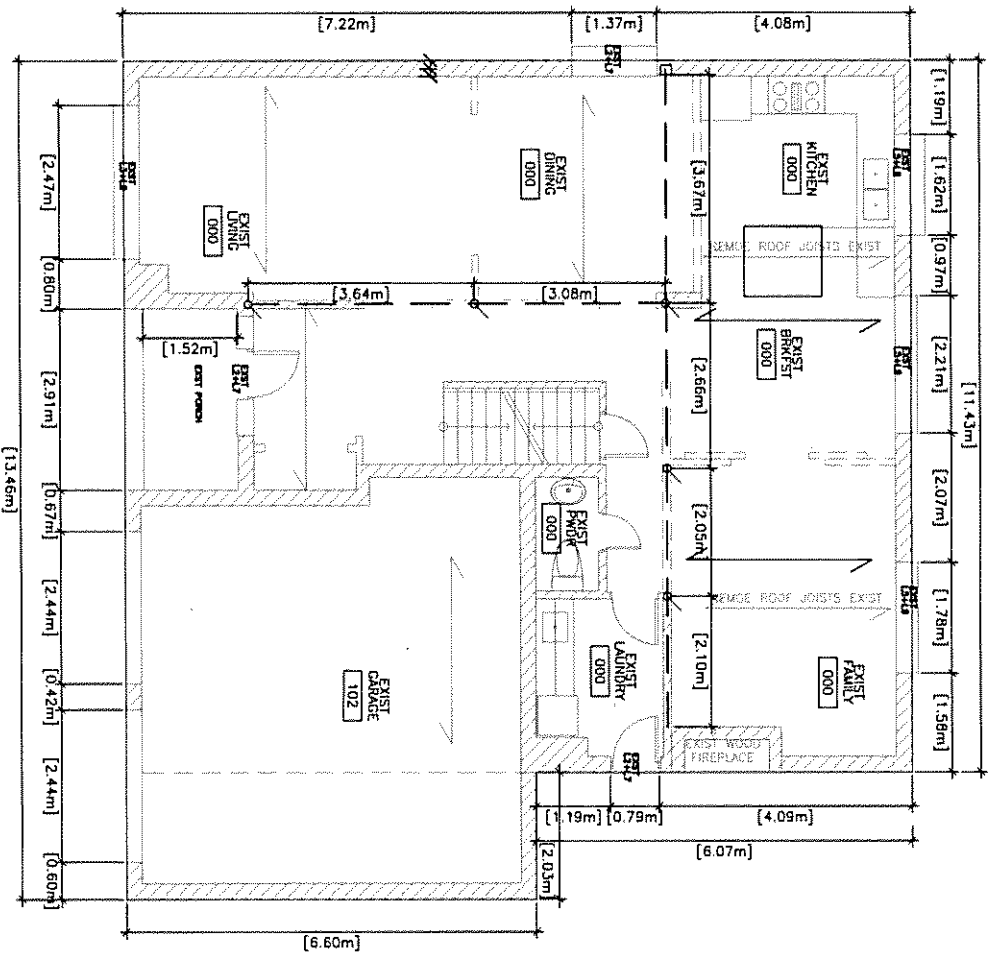






**DRAWING LEGEND**

- NEW BEAM
- DEMOTES EXISTING TO REMAIN (SHOWN GREY/SOLID)
- DEMOTES EXISTING TO BE DEMOLISHED (SHOWN GREY/DASHED)
- == DEMOTES NEW CONSTRUCTION (SHOWN BLACK/SOLID)
- ① CONSTRUCTION KEY NOTE - SEE PAGE 401 FOR KEY NOTE LEGEND AND GENERAL NOTES.
- 0'-0" ELEVATION DATUM



**GENERAL NOTES**

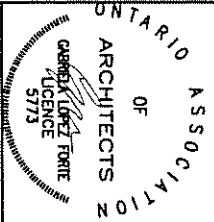
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NO.	REVISED FOR	DATE
1.0	BIDD PREPARED	15.01.16



**MARKHAM HIGH TECH INC**  
 ARCHITECTS  
 1000 Markham Road  
 Markham, Ontario  
 L3R 9W4  
 (905) 477-5802 - PHONE  
 (905) 517-1529 - FAX

**PROJECT NAME:**  
 PROPOSED 2ND STOREY  
 ADDITION & RENO

**ADDRESS:**  
 154 RAMONA BLVD  
 MARKHAM, ON

**TITLE:**  
 GROUND FLOOR PLAN

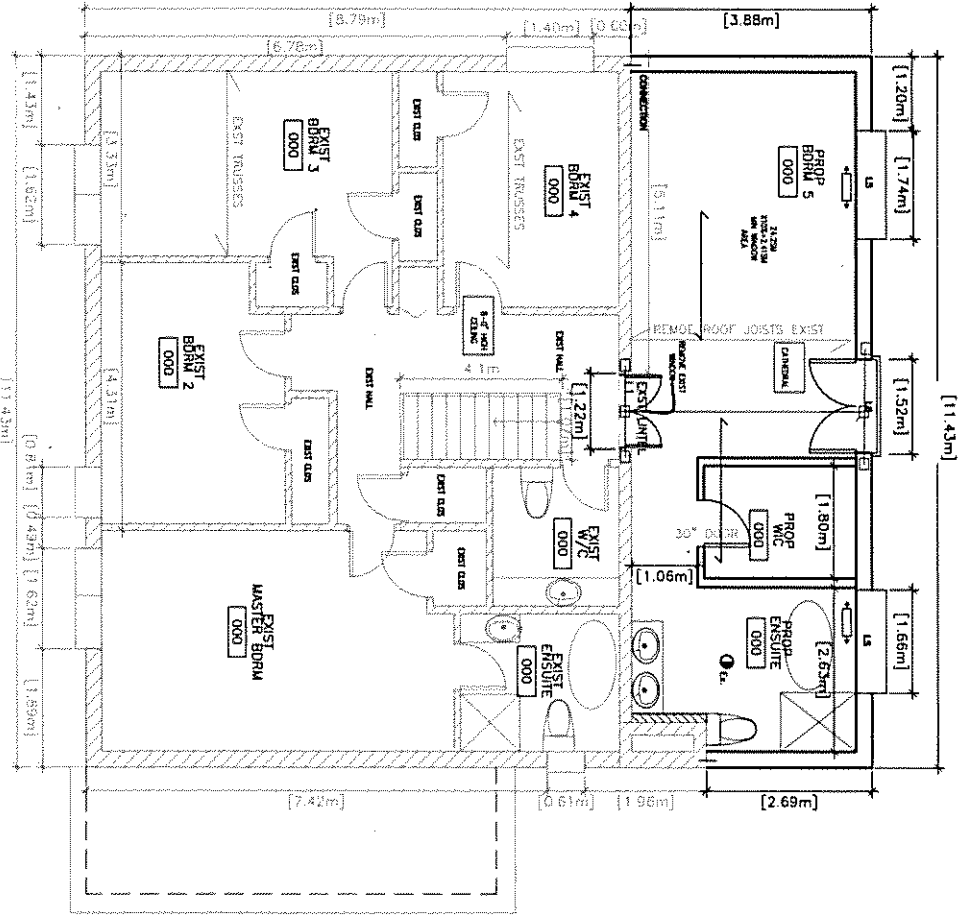
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**CHECKED BY:** MHT  
**DRAWN BY:** MHT  
**REVISIONS BY:**

PROJECT NO.	SHEET NO.	REVISION NO.
M150113	A-1.1	-





- DRAWING LEGEND**
- NEW BEAM
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  - == DENOTES NEW CONSTRUCTION (SHOWN BLACK/SOLID)
  - ① CONSTRUCTION KEY NOTE - SEE PAGE A-1 FOR KEY NOTE LEGEND AND GENERAL NOTES.
  - ⊕ ELEVATION DATUM



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NO.	DESCRIPTION	DATE
1.0	BLOC PERMIT	15.03.16
	ISSUED FOR	
	DATE	

ASSOCIATION OF ARCHITECTS OF ONTARIO  
 OF  
 ARCHITECTS  
 5773  
 GERRARD STREET EAST  
 TORONTO, ONTARIO M5H 3K7  
 CANADA

MARKHAM HIGH TECH INC  
 ARCHITECTS  
 50 Park Street  
 Unit 204  
 Markham, Ontario  
 L3R 0Y2  
 (905) 477-2222 - PHONE  
 (905) 477-1133 - FAX

PROJECT NAME:  
**PROPOSED 2ND STOREY  
 ADDITION & RENO**

ADDRESS:  
**154 RAJONA BLVD  
 MARKHAM, ON**

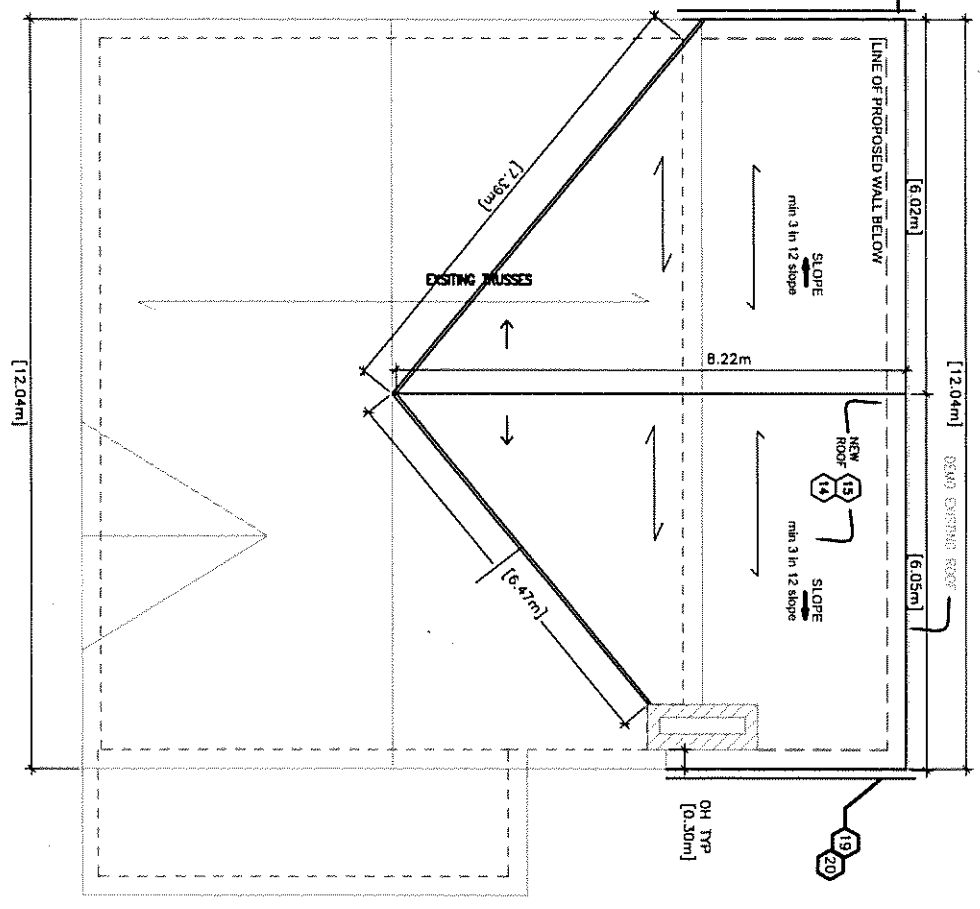
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 DESIGN BY: MHT  
 CHECKED BY: MHT  
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 REVISIONS BY: -

PROJECT NO.	SHEET NO.	PERSON NO.
M130113	A-2	-



- DRAWING LEGEND**
- NEW BEAM, DENOTES EXISTING TO REMAIN (SHOWN GREY/SOLID)
  - DENOTES EXISTING TO BE DEMOLISHED (SHOWN GREY/DASHED)
  - == DENOTES NEW CONSTRUCTION (SHOWN BLACK/SOLID)
  - ① CONSTRUCTION KEY NOTE, SEE PAGE 40.1 FOR KEY NOTE LEGEND AND GENERAL NOTES.
  - ⊕ ELEVATION DATUM



**GENERAL NOTES**

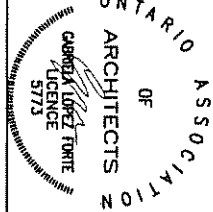
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1.0	BLDG PERMIT	19/03/18
1.1	ISSUED FOR	DATE



**MARKHAM HIGH TECH INC**  
Architects  
50 Parker Square  
Unit 204 - 4th Floor  
154 RALPHA BLVD  
MARKHAM, ON L3R 9V7  
TEL: 416-491-1238 FAX: 416-491-1237

**PROJECT NAME:**  
PROPOSED 2ND STOREY  
ADDITION & RENO

**ADDRESS:**  
154 RALPHA BLVD  
MARKHAM, ON

**DRAWING:**  
ROOF PLAN

**SCALE:**  
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**DATE:**  
NOV 2018

**DESIGN BY:**  
MHT

**CHECKED BY:**  
MHT

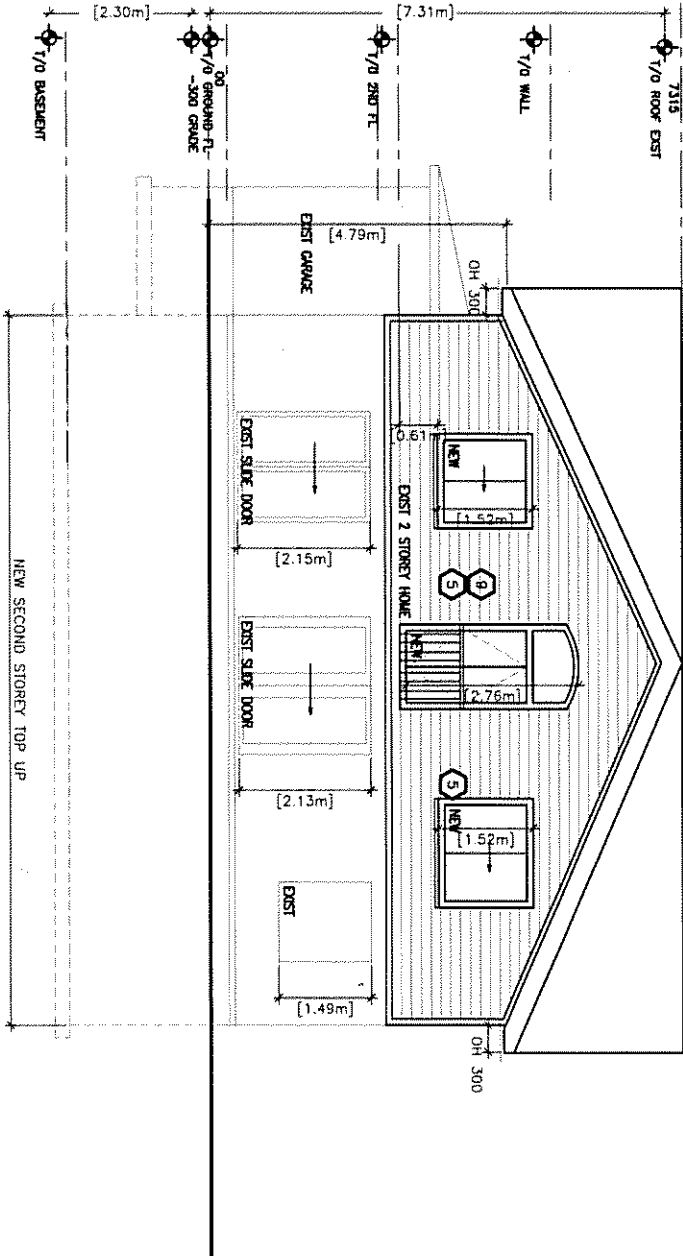
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MHT

**REVISIONS BY:**  
MHT

<b>PROJECT NO.</b>	<b>SHEET NO.</b>	<b>REVISION NO.</b>
M130113	A-2.1	-







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NO.	DATE	BY	REVISIONS
1.0	BLOC PERMIT	02.16.16	
	ISSUED FOR	DATE	

ONTARIO ASSOCIATION OF ARCHITECTS

GABRIEL LANGE FORTÉ ARCHITECTS

ARCHITECTS

PROFESSIONAL REGISTRATION NO. 5773

MARKHAM HIGH TECH INC Architects

50 Park Street, Unit 204, Markham, ON L3R 0Y2  
 (905) 271-1238 - FAX

PROJECT NAME:  
**PROPOSED 2ND STOREY ADDITION & RENO**

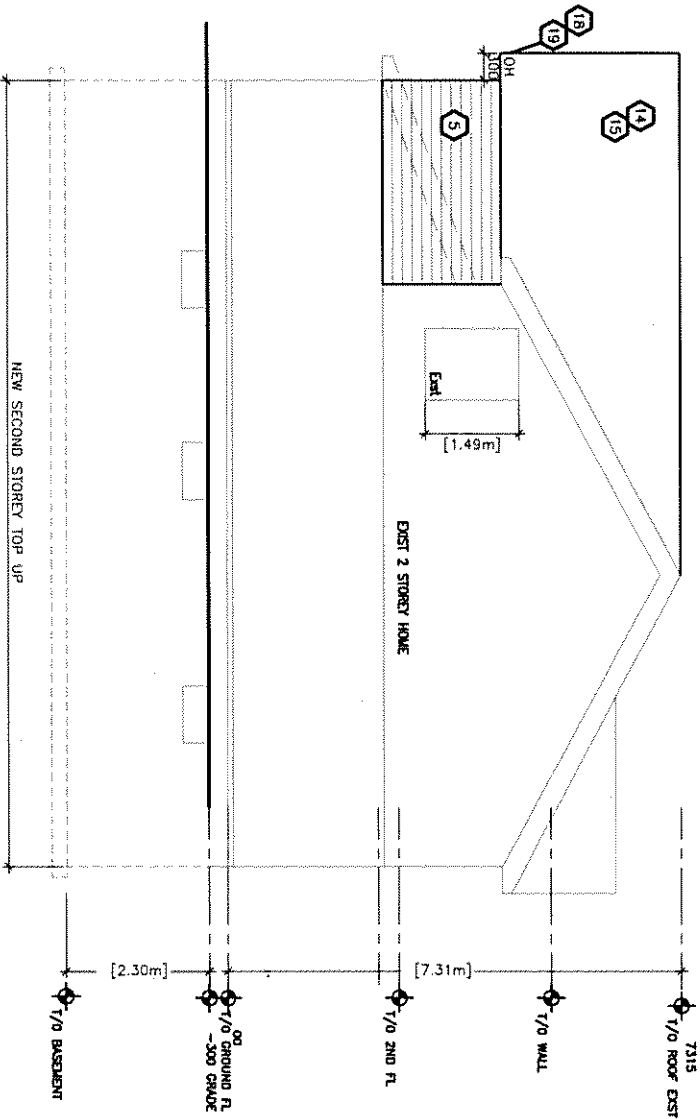
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**154 RAMONA BLVD  
 MARKHAM, ON**

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DRAWN BY: MHT	REVISIONS BY: -

PROJECT NO.	SHEET NO.	REVISION NO.
M130113	A-5	-





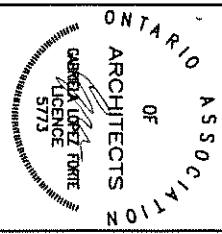
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1.0	BLDG PERMIT	09.19.18
TO	ISSUED FOR	DATE



MARKHAM HIGH TECH INC  
Architects  
30 Park Street  
1st Floor  
Markham, Ontario  
L3R 9V7  
Tel: 905-477-1325 Fax: 905-477-1326

PROJECT NAME:  
**PROPOSED 2ND STOREY  
ADDITION & RENO**

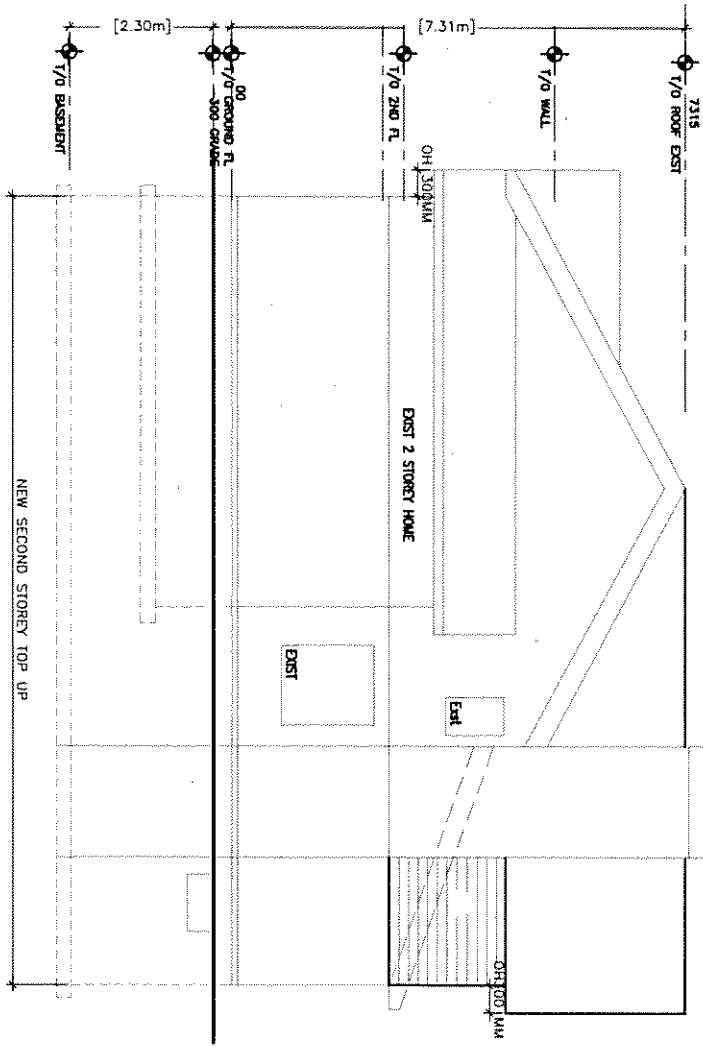
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**154 RAISONA BLVD  
MARKHAM, ON**

DRAWING:  
**SOUTH ELEVATION**

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MHT	MHT
DRAWN BY:	REVISIONS BY:
MHT	

PROJECT NO:	SHEET NO:	REVISION NO:
MT30113	A-6	-





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ALL CONSTRUCTION TO BE ACCORDING TO THE 2018 NATIONAL BUILDING CODE OF CANADA WITH AMENDMENTS TO THE ONTARIO BUILDING CODE.

NO.	ISSUED FOR	DATE
1.0	BLOG PERMIT	17/11/18



MARKHAM HIGH TECH INC  
Architects  
50 Power Street  
Unit 204  
Markham, Ontario  
L3R 9V3  
(905) 477-8855 - PHONE  
(905) 477-8853 - FAX

PROJECT NAME:  
**PROPOSED 2ND STOREY & RENOVATIONS**

ADDRESS:  
**154 RAMONA BLVD  
MARKHAM, ON**

DRAWING:  
**NORTH ELEVATION**

SCALE: 1:75  
ISSUED DATE: NOV 2018

DESIGN BY: MHT  
CHECKED BY: MHT

DRAWN BY: MHT  
REVISIONS BY: -

PROJECT NO. M130113  
SHEET NO. A-6.1  
REVISION NO. -



## Memorandum to the City of Markham Committee of Adjustment

January 25, 2019

File: A/03/19  
 Address: 154 Ramona Blvd, Markham  
 Applicant: Darya & Ardevan Bakhtari  
 Agent: Markham High Tech Inc. Architects (Michael Forte)  
 Hearing Date: Wednesday February 06, 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 53 percent, whereas the By-law permits a maximum Net Floor Area Ratio of 45 percent;

as it relates to a proposed addition at the rear of an existing residential dwelling.

### BACKGROUND

#### Property Description

The 615.27 m<sup>2</sup> (6,622.71 ft<sup>2</sup>) subject property is located on the north side of Ramona Boulevard, south of 16<sup>th</sup> Avenue and west of 9<sup>th</sup> line. The property is located within a residential neighbourhood comprised of a mix of one and two-storey detached dwellings built in the early 1970s. There is an existing back-split detached 280.2 m<sup>2</sup> (3,016 ft<sup>2</sup>) dwelling on the property, which according to assessment records was constructed in 1973. Mature vegetation exists on the property.

#### Proposal

The applicant is proposing a 44.35 m<sup>2</sup> (477.38 ft<sup>2</sup>) second storey addition at the rear of the existing back-split dwelling.

#### 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 in 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.

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

According to the information provided by the applicant, "trying to add top up in line with building footprint".

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

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. However the applicant has received comments from the building department through their permit process to confirm the variances required for the proposed development.

#### **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 53 percent, whereas the By-law permits a maximum floor area ratio of 45 percent. The variance will facilitate the construction of a 44.35 m<sup>2</sup> (477.38 ft<sup>2</sup>) second-storey addition at the rear of the existing back-split dwelling, resulting in a maximum floor area of 324.55 m<sup>2</sup> (3,493.43 ft<sup>2</sup>) whereas the By-law permits a dwelling with a maximum floor area of 276.39 m<sup>2</sup> (2,975.04 ft<sup>2</sup>). This represents an increase of approximately 48.16 m<sup>2</sup> (518.4 ft<sup>2</sup>).

The building layout meets all other zoning provisions (such as setbacks, height and lot coverage) that establish the prescribed building envelope, which ensures the proposed dwelling will be in keeping with the intended scale of residential infill developments for the neighbourhood. The increased mass of the dwelling, resulting from the increased floor space, will not extend the building beyond the front or rear yards of the two adjacent dwelling to the east and west. The proposed addition will also maintain existing side yards of 2.34 m (7.68 m) to the east and 4.3 m (14.1 ft) to the west which will minimize potential impacts resulting from the increased floor area.

The rear second storey addition will result in a net floor area ratio larger than neighbouring homes. There is one other property (184 Ramona Boulevard) in the immediate vicinity (between Wooten Way North and Woodside Court) that has received a minor variance for a maximum floor area ratio of 51.4 percent to permit an addition to an existing home. While the net floor area ratio is larger than neighbouring homes, the sloped design of the roof of the proposed addition reduces the massing of the overall dwelling and impacts on adjoining neighbours. Given that the addition is at




**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/03/19**

1. The variances apply only to the proposed one-storey addition at the rear of the existing dwelling 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 January 10, 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.
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 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.
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 Tree Preservation Technician or Director of Operations.
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 Tree Preservation Technician or Director of Operations

CONDITIONS PREPARED BY:

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

the rear above the one-storey portion of the existing home, and does not extend beyond the existing building footprint, Staff are of the opinion that the variance is appropriate.

**PUBLIC INPUT SUMMARY**

No written submissions were received as of January 11, 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. 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 169811 \Documents\District Team Comments Memo



**GENERAL NOTES**

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DATE: 10.03.18

DESIGNER: MHT

CHECKED BY: MHT

PROJECT NAME: PROPOSED 2ND STOREY ADDITION & RENOV

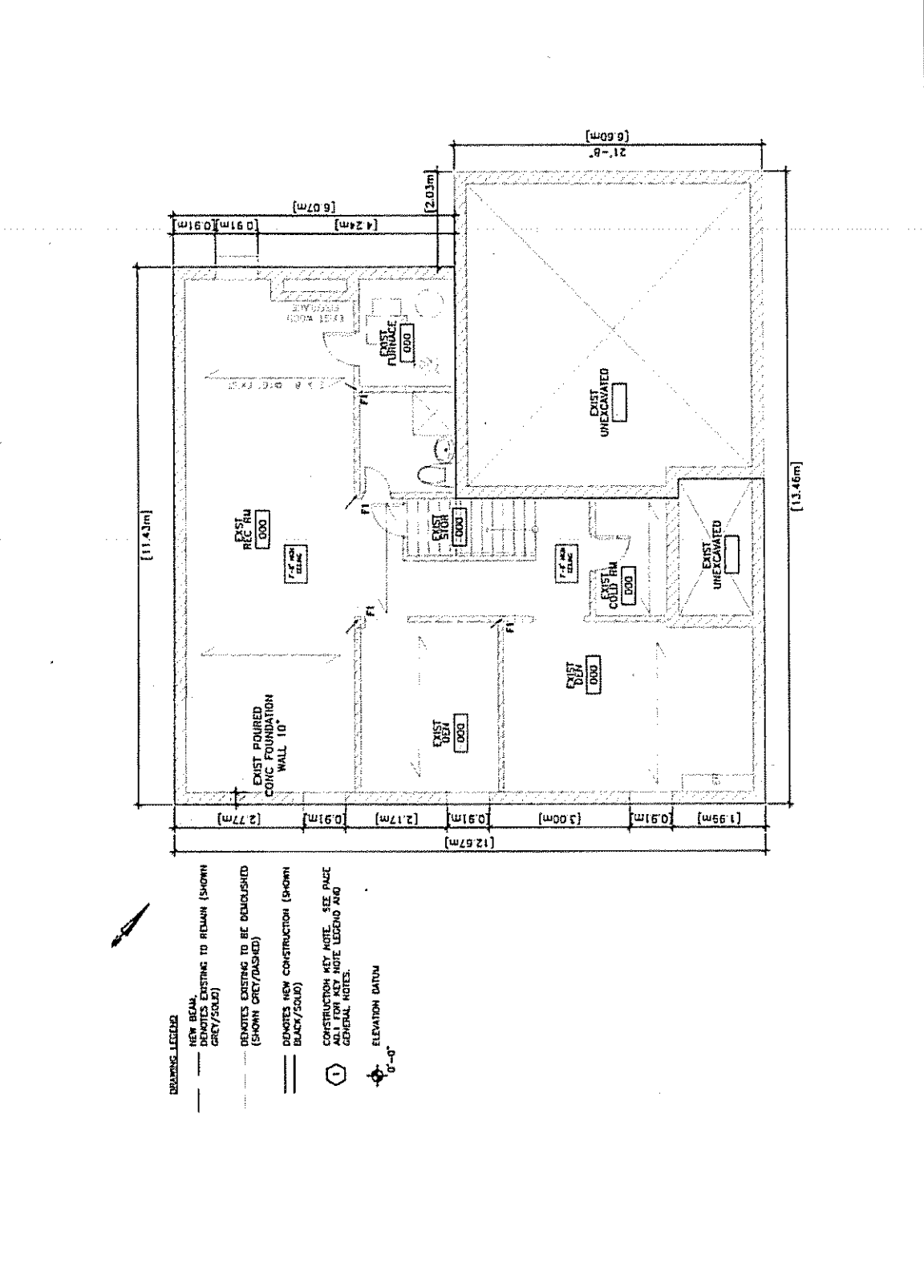
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DATE: NOV 2018

SHEET NO: A-1

PROJECT NO: M130113



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DATE: 13.03.18

BY: [Signature]

PROJECT NAME: PROPOSED 2ND STOREY ADDITION & RENOV

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DATE: 11.11.18

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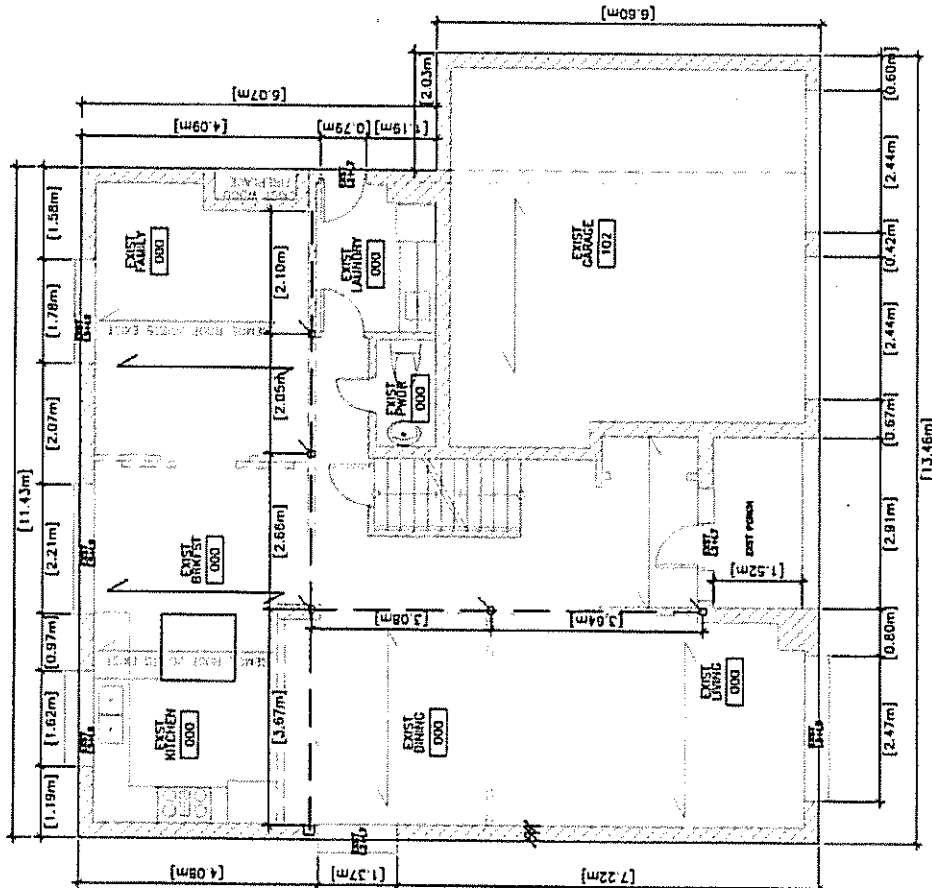
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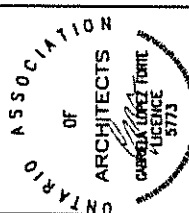
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REGION NO: -



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  - DEMOTES EXISTING TO BE DEMOLISHED (SHOWN GREY/DASHED)
  - DEMOTES NEW CONSTRUCTION (SHOWN BLACK/SOLID)
  - CONSTRUCTION KEY NOTE. SEE PAGE 4.1 FOR KEY NOTE LEGEND AND GENERAL NOTES.
  - ELEVATION CATCH



MARKHAM HIGH TECH INC  
Architects  
154 Ranokia Blvd  
Warrham, ON  
L9R 4K4  
Tel: 905-477-1111  
Fax: 905-477-1112

PROJECT NAME	PROPOSED 2ND STOREY ADDITION & RENOV
ADDRESS	154 RANOKIA BLVD WARRHAM, ON
DATE	11.11.18
SCALE	1:75
DESIGN BY	MHT
DRAWN BY	MHT
CHECKED BY	MHT
PROJECT NO	M130113
SHEET NO	A-1.1
REGION NO	-

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 WORK AND TO REPORT ALL  
 DISCREPANCIES TO MARRHAM HIGH  
 TECH ARCHITECTS

**DO NOT SCALE DIMENSIONS**  
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 TO BEST COMMON PRACTICE AND  
 CONFORM TO THE APPLICABLE BUILDING  
 CODE

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2.0		08/21/2018

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 CAROLAN (L'AMÉRIQUE)  
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 5773

**MARRHAM HIGH TECH INC  
 Architects**  
 502 Beaver Street  
 Scarborough, Ontario  
 M1B 1M2  
 (416) 291-1122 - PHONE  
 (416) 291-1123 - FAX

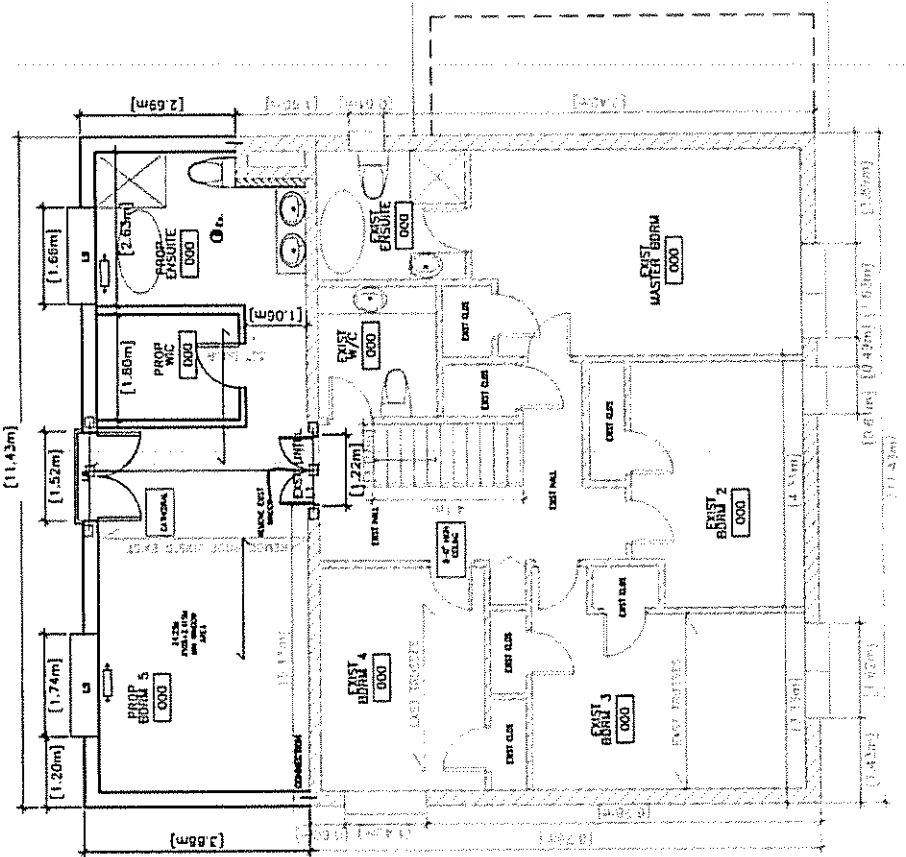
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 SECOND FLOOR PLAN

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**DATE:** NOV 2018  
**DESIGNER:** JMT  
**DRAWN BY:** JMT  
**CHECKED BY:** JMT

**PROJECT NO.:** M130113  
**SHEET NO.:** A-2



**DRAWING LEGEND**

- NEW ROOM, DETAILS EXISTING TO REMAIN (SHOWN GREY/SOLID)
- DETAILS EXISTING TO BE DEMOLISHED (SHOWN GREY/DASHED)
- DETAILS NEW CONSTRUCTION (SHOWN BLACK/SOLID)

CONSTRUCTION KEY NOTE - SEE FACE GENERAL NOTES

**ELEVATION DATUM**

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**GENERAL NOTES**

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ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN BUILDING CODE.

NO.	DATE	DESCRIPTION
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ASSOCIATION OF ARCHITECTS OF ONTARIO  
 CAROLAN LARZELLE FORTÉ  
 LICENCE 5773

MARKHAM HIGH TECH INC  
 Architects  
 50 Beaver Creek  
 Unit 204  
 1885 HWY-7 EAST - #10  
 MARKHAM, ONTARIO

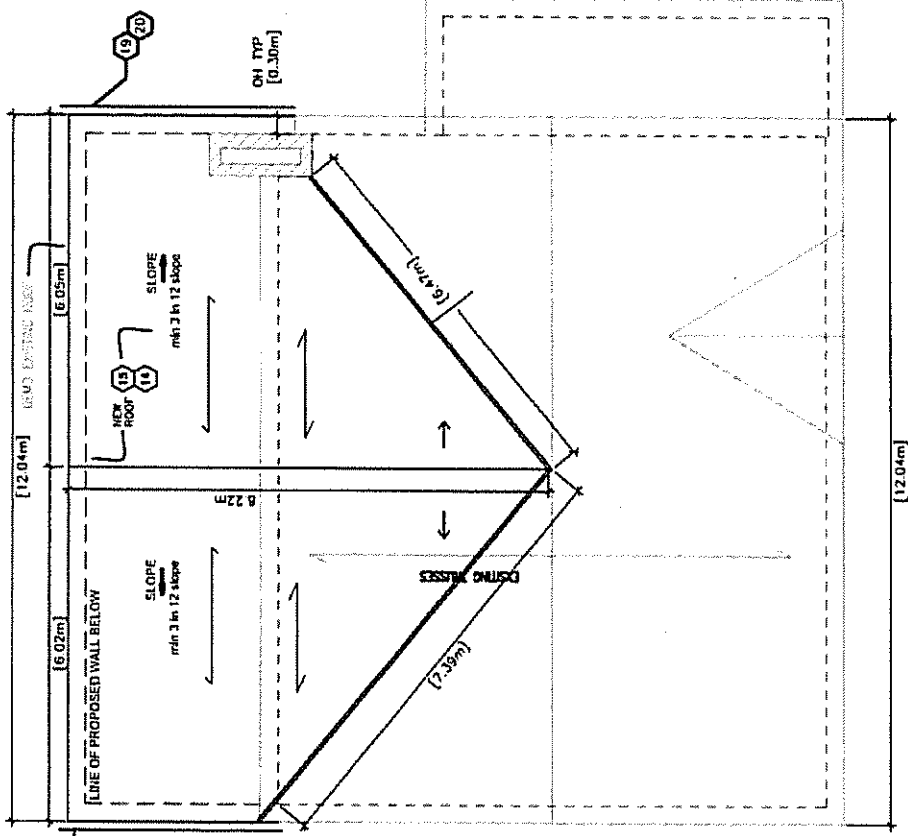
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PROJECT NO:  
 M130113  
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- REBARING LEGEND**
- NEW BEAM, DENOTES EXISTING TO REMAIN (SHOWN GREY/SOLID)
  - DENOTES EXISTING TO BE DEMOLISHED (SHOWN GREY/DASHED)
  - DENOTES NEW CONSTRUCTION (SHOWN BLACK/SOLID)
- CONSTRUCTION KEY NOTE - SEE PAGE A-1 FOR KEY NOTE LEGEND AND GENERAL NOTES.
- ELEVATION DATUM

GENERAL NOTES

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ASSOCIATION OF ARCHITECTS OF ONTARIO  
 CAROLAN LARZELLE FORTÉ  
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MARKHAM HIGH TECH INC  
 Architects  
 50 Beaver Creek  
 Unit 204  
 1885 HWY-7 EAST - #10  
 MARKHAM, ONTARIO

PROJECT NAME:  
 PROPOSED 2ND STOREY  
 ADDITION & RENOVATION

ADDRESS:  
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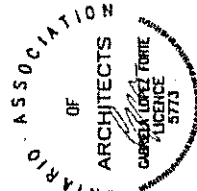
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 TEL: 905-477-4522 FAX: 905-477-4523  
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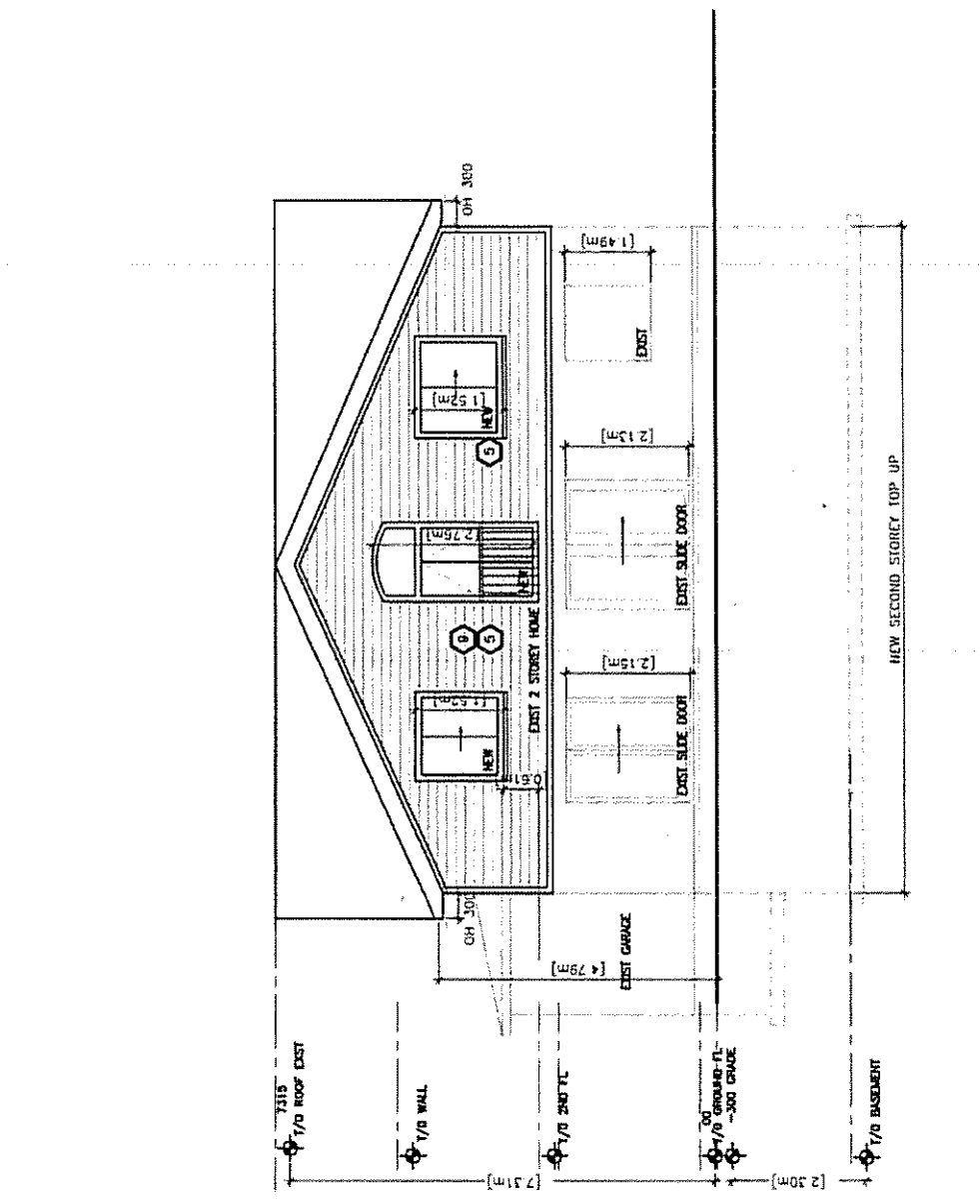
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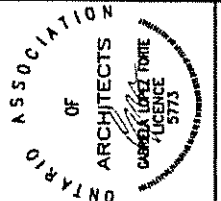
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NO.	REVISION	DATE
1.0	BUILD PERMIT	08/18/15
2.0	ISSUED FOR	08/18/15



**MARRHAM HIGH TECH INC ARCHITECTS**  
 22 Peter Street  
 1st Floor, Toronto  
 ON M5H 1T1 - TEL: 416-593-1111 - FAX: 416-593-1112

**PROPOSED 2ND STOREY ADDITION & RENOVATION**

**154 BALFORD BLVD MARRHAM, ON**

**SOUTH ELEVATION**

**SCALE: 1:75**  
**DATE: NOV 2018**  
**DESIGNED BY: MHT**  
**DRAWN BY: MHT**  
**REVISIONS BY: MHT**

**PROJECT NO: M130113**  
**SHEET NO: A-6**

