

# Memorandum to the City of Markham Committee of Adjustment

February 12, 2019

**File:** A/06/19  
**Address:** 25 Talisman Cres, Markham  
**Applicant:** Kevin & Anita Guidolin  
**Agent:** Memar Architects INC (Lucy Mar Guzman)  
**Hearing Date:** Wednesday February 20, 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 (iii):**  
a maximum building depth of 18.64 metres, whereas the By-law permits a maximum building depth of 16.80 metres;
- b) **Section 11.2 (c) (i):**  
a maximum front step encroachment of 5.3 feet into the minimum front yard setback, whereas the By-law permits a maximum 18 inch encroachment for steps into any required yard;
- c) **Section 11.1:**  
a maximum lot coverage of 36.7 percent, whereas the By-law permits a maximum lot coverage of 35 percent;
- d) **Infill By-law 99-90, Section 1.2 (vi):**  
a maximum Net Floor Area Ratio of 54.1 percent, whereas the By-law permits a maximum Net Floor Area Ratio of 45 percent;

as they relate to a proposed residential dwelling.

## BACKGROUND

### Property Description

The 696.85 m<sup>2</sup> (7,500.83 ft<sup>2</sup>) subject property is located on the south side of Talisman Crescent, north of Ramona Boulevard and east of Main Street Markham North. The property is located within a residential neighbourhood comprised of a mix of one and two-storey detached dwellings. There is an existing one-storey detached 100.40 m<sup>2</sup> (1,080.7 ft<sup>2</sup>) dwelling on the property, which according to assessment records was constructed in 1956. Mature vegetation exists across the front and rear of the property.

### Proposal

The applicant is proposing to construct a new two-storey detached 351.21 m<sup>2</sup> (3,780.4 ft<sup>2</sup>) dwelling with a finished basement, rear covered deck and rear walkout.

### 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. The proposed development does not comply with the by-law with respect to maximum front step encroachment and maximum lot coverage.

#### 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 building depth and maximum net 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, "*design restriction*".

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

The owner has completed a Zoning Preliminary Review (ZPR) on November 28, 2019 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 Building Depth**

The applicant is requesting relief to permit a maximum building depth of 18.64 m (61.2 ft), whereas the By-law permits a maximum building depth of 16.8 m (55.12 ft). This represents an increase of approximately 1.84 m (6.04 ft).

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

The proposed dwelling includes a front covered porch and a garage projection which add approximately 1.25 m (4.1 ft) to the overall depth of the building, which Staff are of the opinion is minor in nature.

The proposal also includes a rear unenclosed covered one-storey deck which adds approximately 3.35 m (11 ft) to the overall depth of the building. The main building however has a depth of approximately 14.04 m (46.06 ft) which complies with the by-law requirement.

Given that the rear covered deck and front covered porch are both unenclosed, one-storey, and maintain adequate separation from neighbouring properties, and that the main building complies with the maximum building depth requirement, Staff are of the opinion that the variance request is appropriate for the development.

#### **Increase in Maximum Front Step Encroachment**

The applicant is requesting a maximum front step encroachment of 5.3 ft (1.62 m) into the front yard, whereas the By-law permits a maximum front step encroachment of 1.5 ft (0.46 m). This represents a difference of approximately 3.8 ft (1.12 m). Six steps are proposed between the first floor elevation and grade at the front of the house. Staff are of the opinion that the requested variance will not impact the street.

#### **Increase in Maximum Lot Coverage**

The applicant is requesting relief for a maximum lot coverage of 36.7 percent, whereas the By-law permits a maximum lot coverage of 35 percent. Even though there have been no other variance requests to increase the maximum lot coverage on the street, the increase is minor in nature and still maintains sufficient amenity and green space and setbacks from the property lines.

#### **Increase in Maximum Floor Area Ratio**

The applicant is requesting relief to permit a floor area ratio of 54.1 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 351.21 m<sup>2</sup> (3,780.4 ft<sup>2</sup>), whereas the By-law permits a dwelling with a maximum floor area of 294.75 m<sup>2</sup> (3,172.66 ft<sup>2</sup>). This represents an increase of approximately 56.64 m<sup>2</sup> (607.73 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 6.61 m<sup>2</sup> (71.15 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 subject property is located within a residential area that consists of predominantly modest sized one-storey detached dwellings. The requested variance for maximum floor area ratio will facilitate the development of a dwelling that is larger than existing dwellings originally developed in the 1950s. There is only one other property on the street (19 Talisman) that has received a variance for maximum floor area ratio of 46.79 percent. Staff have discussed concerns over the floor area ratio variance with the applicant and to date revised plans and an amended variance application have not been received.

#### **PUBLIC INPUT SUMMARY**

No written submissions were received as of February 12, 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 for maximum building depth, maximum front step encroachment and maximum lot coverage meets the four tests of the Planning Act. However, Staff are of the opinion that the variance request for maximum floor area ratio is not minor in nature. 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.

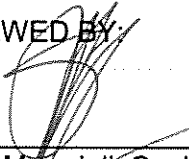
Please see Appendix "A" for conditions to be attached to any approval of this application

PREPARED BY:



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

REVIEWED BY:

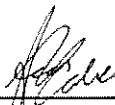


\_\_\_\_\_  
Stacia Muradali, Senior Planner, East District  
File Path: Amanda\File\ 19 110645 \Documents\District Team Comments Memo

**APPENDIX "A"**  
**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/06/19**

1. That the rear covered deck remain unenclosed;
2. The variances apply only to the proposed development as long as it remains;
3. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and received by the City of Markham on *January 22, 2019*, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
4. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from Tree Preservation Technician or Director of Operations that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan;
5. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City's Streetscape Manual, including street trees, in accordance with the City's Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Tree Preservation Technician or Director of Operations;
6. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation Technician or Director of Operations.

CONDITIONS PREPARED BY:



---

Aqsa Malik, Planner, Zoning and Special Projects

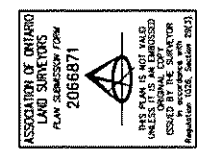
SURVEYOR'S REAL PROPERTY REPORT - PART 1  
 PLAN OF SURVEY OF  
**LOT 38**  
**REGISTERED PLAN 4877**  
**CITY OF MARKHAM**  
 Regional Municipality of York  
 SCALE: 1:150  
 GTA SURVEYING INC.  
 © COPYRIGHT 2018

**METRIC**  
 DIMENSIONS SHOWN ON THIS PLAN ARE METRIC AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**BEARING NOTE**  
 BEARINGS ARE REFERRED TO THE SOUTH LIMIT OF TALISMAN CRESCENT, HAVING A BEARING OF 172°N+0'0" ACCORDING TO REGISTERED PLAN 4877.

**ELEVATION NOTE**  
 ELEVATIONS ARE GEODESIC AND ARE REFERRED TO THE POINT OF MARKHAM BENCHMARK IN DUNDAS, HAVING A PUBLISHED ELEVATION OF 228.08 METRES.

- LEGEND**
- DENOTES SURVEY MONUMENT SET
  - SURVEY MONUMENT FOUND
  - REGISTERED PLAN 4877
  - PLAN BY R.C. HANCOCK LIMITED, O.L.S.
  - DATED NOVEMBER 13, 1998
  - MARSHALL MASON WINDHAM, O.L.S.
  - WINDHAM SURVEYING INC.
  - WEIGHED
  - PROPERTY IDENTIFIER NUMBER
  - STANDARD BORN BAR
  - OVERHEAD WIRE
  - CONDUIT/TREE
  - GAS METER
  - WINDSOR WALL
  - TREE
  - TOP OF ROOF ELEVATION



**SURVEYOR'S CERTIFICATE**

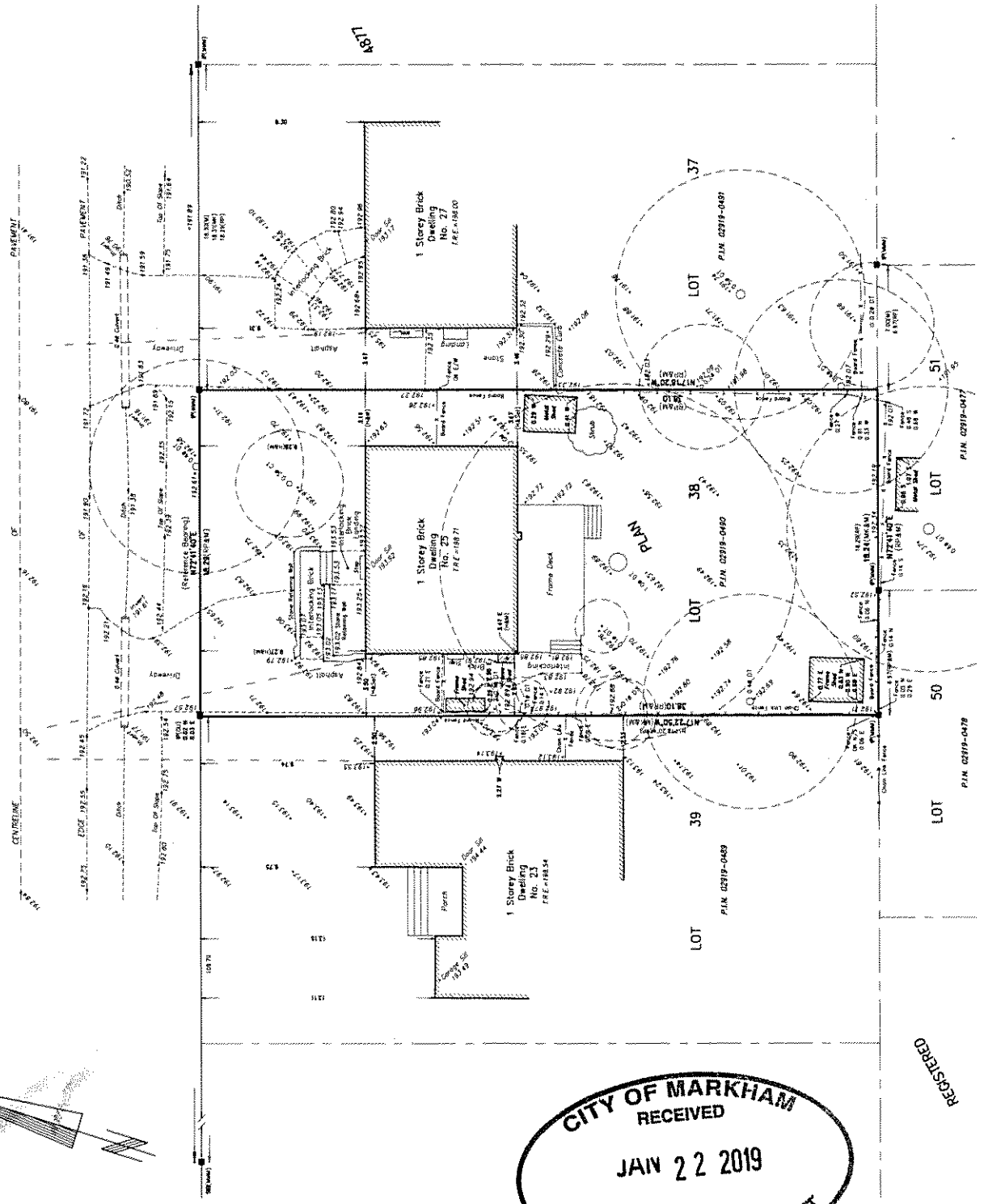
I CERTIFY THAT  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS MADE ON THE 21st DAY OF AUGUST, 2018.

AUGUST 23, 2018  
 DATE  
 JACKIE WALZEM  
 ONTARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR REVIEW QUAD  
**PART 2 - SURVEY REPORT**  
 1) THIS PLAN IS A PART OF A SURVEY REPORT.  
 2) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

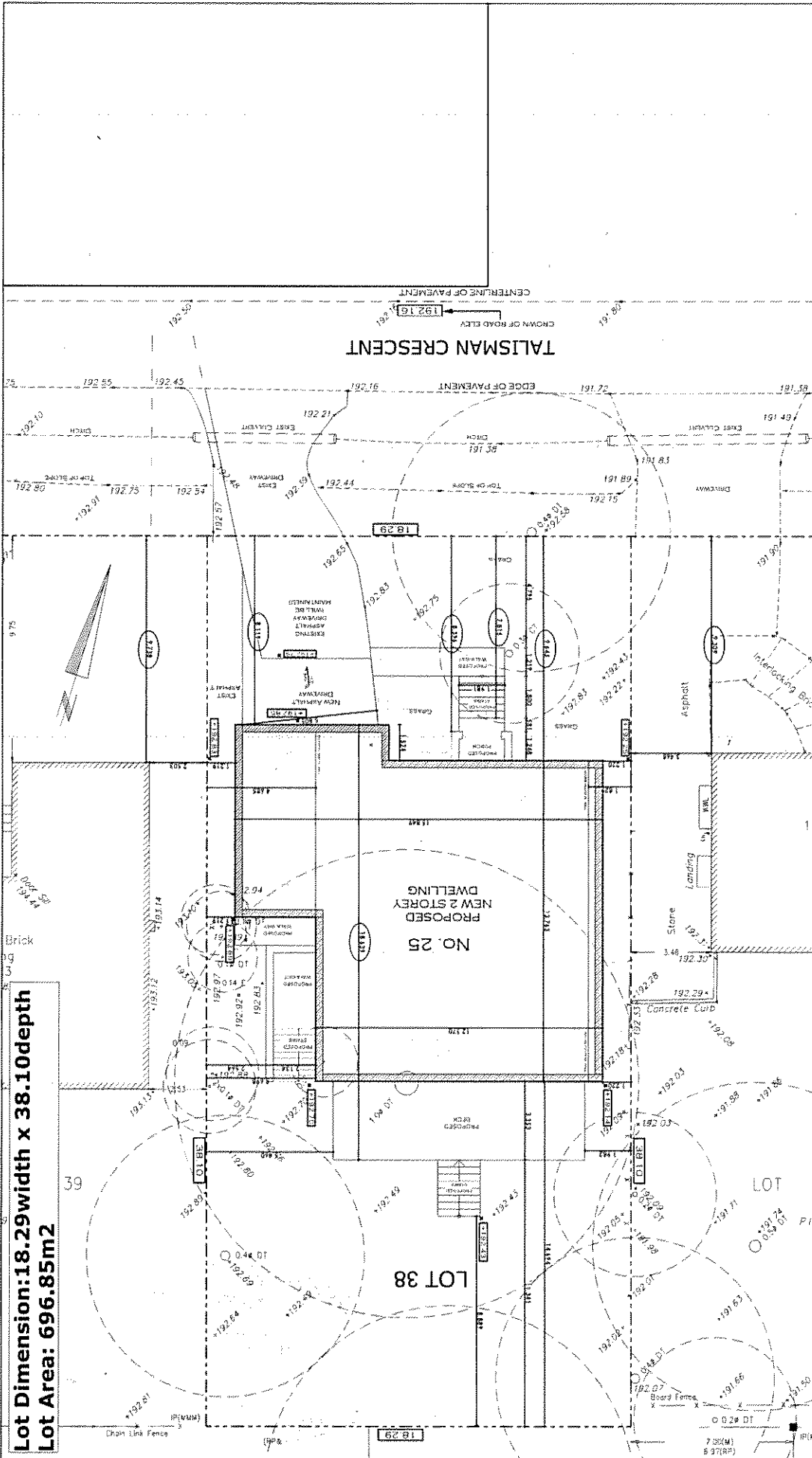
**GTA**  
 Greater Toronto Area  
**SURVEYING INC.**  
 7003 Steeles Ave. North, Unit 13, Toronto, ON M3W 0L1  
 Tel: (416) 679-0375  
 E-MAIL: info@gtasurveying.ca  
 DRAWN: E.S. | CHECKED: J.R. | PROJECT: 18368

**TALISMAN CRESCENT**  
 (By Registered Plan 4877)



**CITY OF MARKHAM**  
 RECEIVED  
 JAN 22 2019  
 COMMITTEE OF ADJUSTMENT

REGISTERED



**Lot Dimension: 18.29width x 38.10depth**  
**Lot Area: 696.85m<sup>2</sup>**

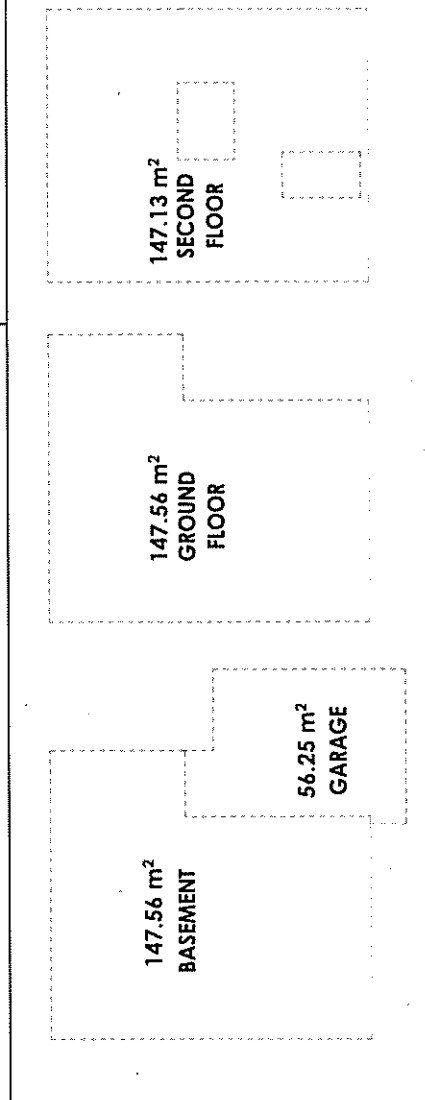
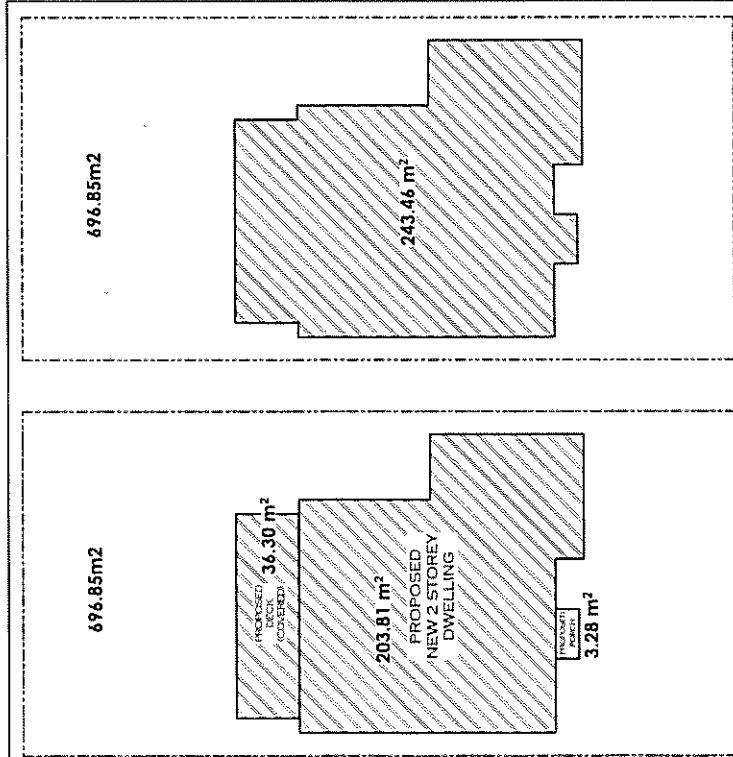
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <p>ALL DRAWING AND DOCUMENTS ARE PRELIMINARY IN NATURE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF MEMAR ARCHITECTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.</p> |                           |
| DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ISSUED FOR                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                           |
| <p><b>DRAWING TITLE:</b><br/>         PROJECT TITLE/ADDRESS:<br/> <b>25 TALISMAN CRESC. MARKHAM</b></p>                                                                                                                                                                                                                                                                                                                                                                                                              |                           |
| <p><b>SITE PLAN</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                           |
| <b>DRAWN BY</b><br>L.M.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>CHECKED BY</b><br>S.T. |
| <p><b>SCALE:</b><br/>         1:150, 1:100<br/>         LAST MODIFIED ON:<br/>         Friday, January 18, 2019</p>                                                                                                                                                                                                                                                                                                                                                                                                  |                           |
| <p><b>A.01</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                           |



"Memor Architect Inc."  
 2323 Yonge Street 503  
 Toronto, ON, M4P 2C7  
 T: 416-575-4448

# NEW HOUSE

|                                  |  |                                             |                       |                       |                      |                                 |       |
|----------------------------------|--|---------------------------------------------|-----------------------|-----------------------|----------------------|---------------------------------|-------|
| LOT AREA: 696.85 m <sup>2</sup>  |  | LOT COVERAGE: 243.46m <sup>2</sup> (36.70%) |                       |                       |                      |                                 |       |
| NET LOT AREA: 655 m <sup>2</sup> |  | FIRST FLOOR AREA<br>NOT INCLUDING PORCH     | SECOND FLOOR AREA     | BASEMENT              | GARAGE               | TOTAL GFA<br>NOT INCLUDING BSMT | %     |
| GFA                              |  | 147.56 m <sup>2</sup>                       | 147.13 m <sup>2</sup> | 147.56 m <sup>2</sup> | 56.52 m <sup>2</sup> | 351.21 m <sup>2</sup>           | 54.1% |
| TOTAL                            |  | 147.56 m <sup>2</sup>                       | 147.13 m <sup>2</sup> | 147.56 m <sup>2</sup> | 56.52 m <sup>2</sup> | 351.21 m <sup>2</sup>           | 54.1% |



THIS DRAWING HAS BEEN PREPARED BY MEMAR ARCHITECTS INC. FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF MEMAR ARCHITECTS INC. MEMAR ARCHITECTS INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE CLIENT IS ADVISED THAT THIS DRAWING IS NOT A CONTRACT DOCUMENT AND SHOULD NOT BE USED AS SUCH. THE CLIENT IS ADVISED THAT THIS DRAWING IS NOT A CONTRACT DOCUMENT AND SHOULD NOT BE USED AS SUCH. THE CLIENT IS ADVISED THAT THIS DRAWING IS NOT A CONTRACT DOCUMENT AND SHOULD NOT BE USED AS SUCH.

| DATE | ISSUED FOR |
|------|------------|
|      |            |
|      |            |
|      |            |
|      |            |

DRAWING TITLE: AREA CALCULATIONS

PROJECT TITLE/ADDRESS: 25 FAIRMAN CRES, MARKHAM

DRAWN BY: L.M.

CHECKED BY: S.T.

SCALE: 1:200, 1:50, 1:250

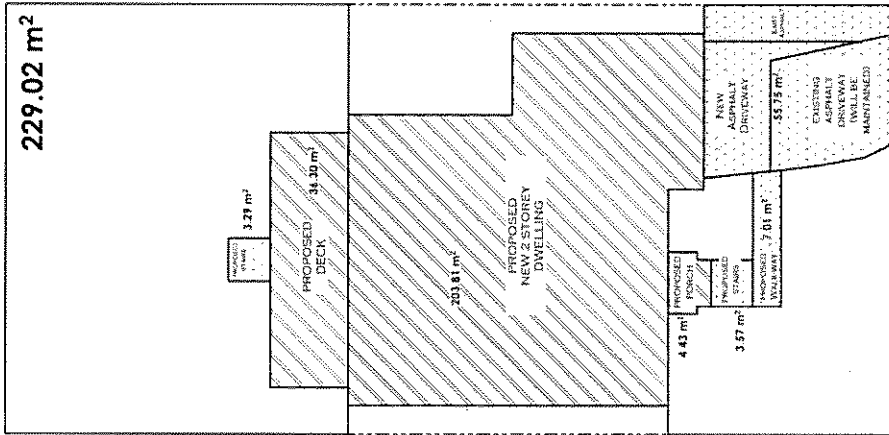
LAST MODIFIED ON: Friday, January 18, 2019

**MEMAR ARCHITECTS**

Memar Architects Inc.  
2323 Yonge St Unit 503  
Toronto, ON M4P 2C9  
T: 416-575-4448

A.02





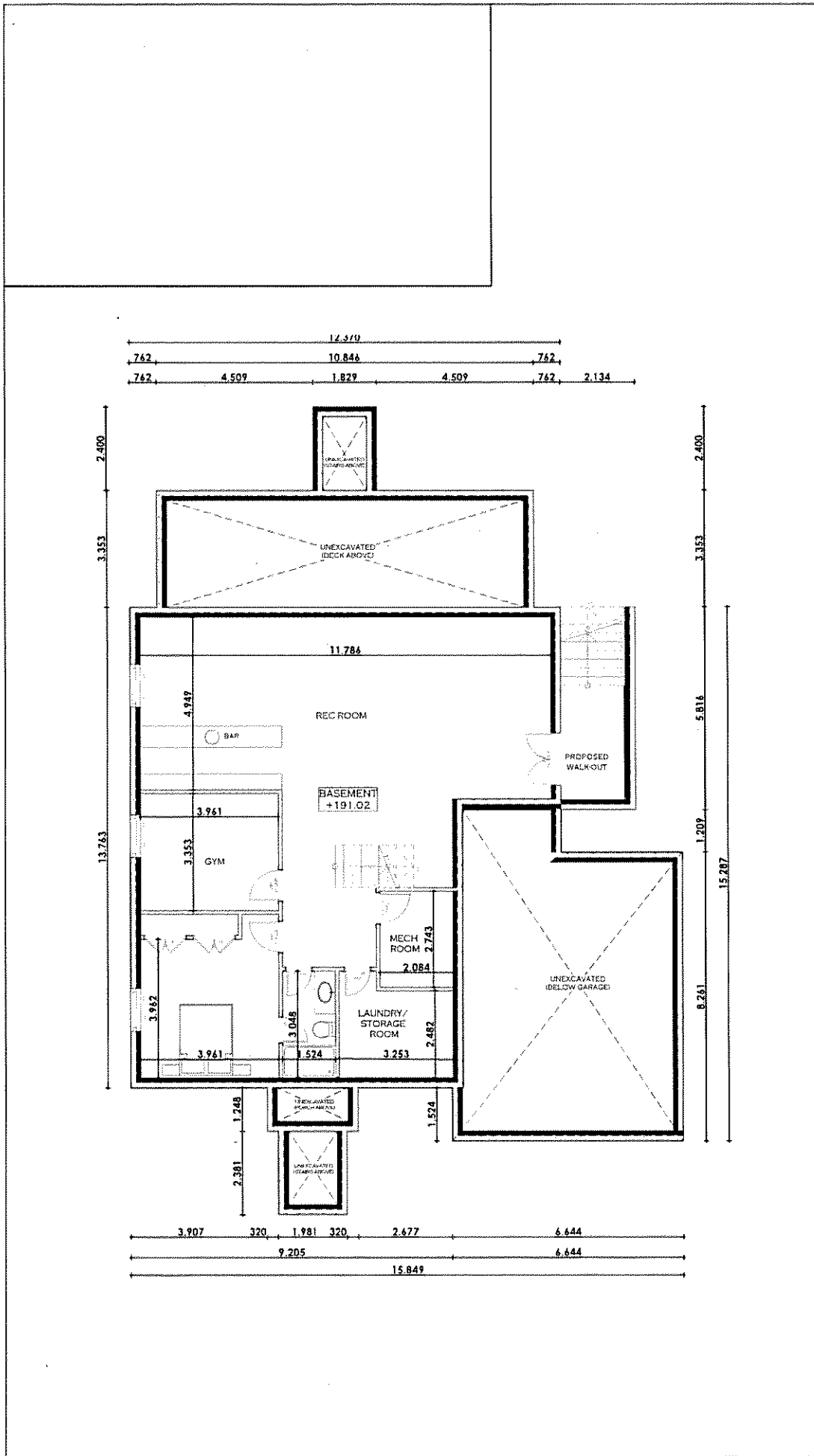
**FRONT YARD AREA: 156.38 m<sup>2</sup>**  
**TOTAL LOT AREA: 696.85m<sup>2</sup>**

### LANDSCAPING

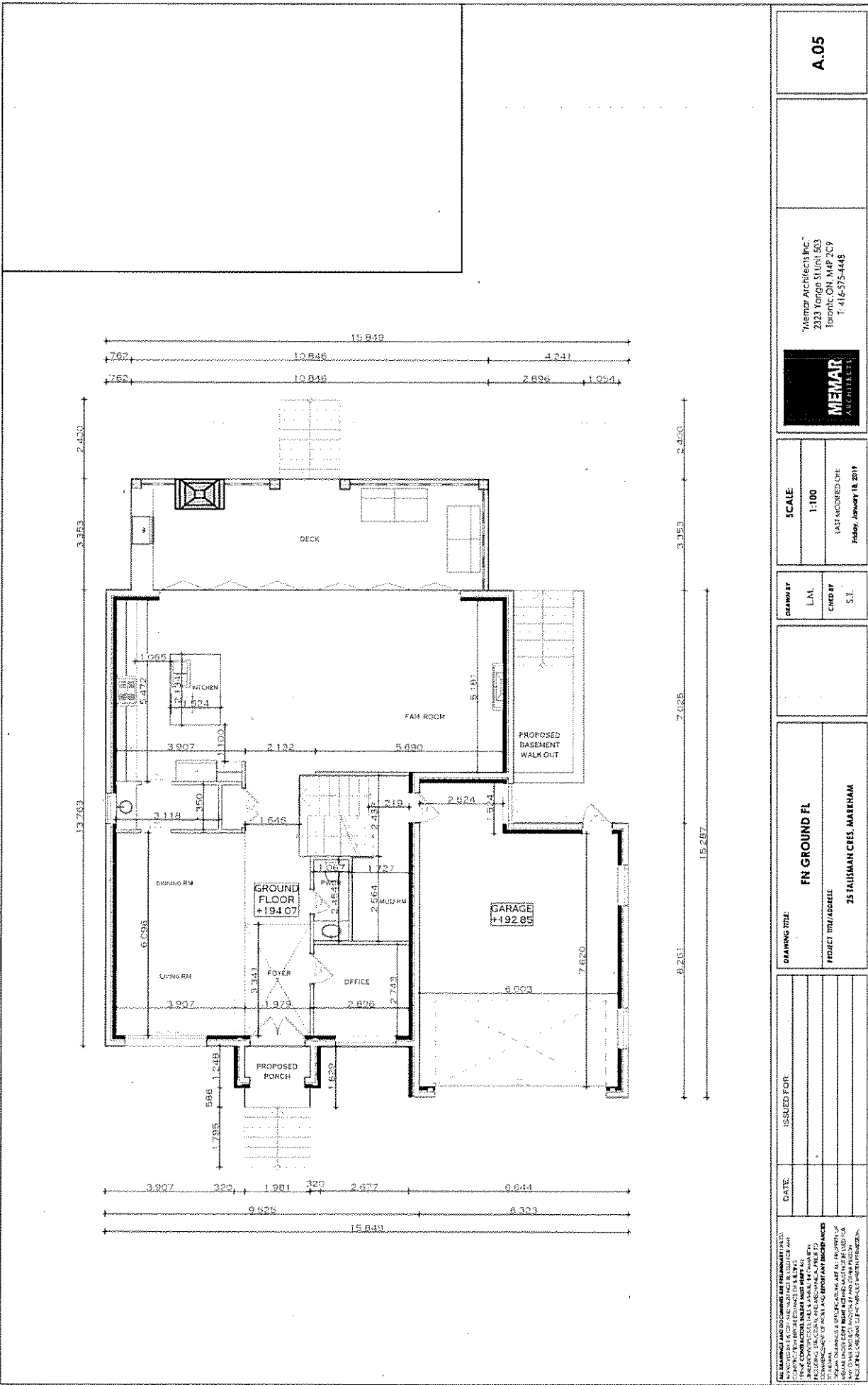
| LANDSCAPE    | 1                               | 2                                                                    | 3                                                                | 4                                       | 5                                             |
|--------------|---------------------------------|----------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------|-----------------------------------------------|
| Min required | 30%                             |                                                                      | 60%                                                              | 75%                                     | 50%                                           |
|              |                                 |                                                                      | Lot coverage 2/-15m                                              |                                         |                                               |
|              |                                 | front yard area                                                      | front yard landscape                                             | SOFT landscape of front yard            | Total Rear Yard Landscape                     |
|              |                                 | from main wall to front property line excluding permitted projection | (2) driveway, high deck, porch, stairs and porches are landscape | (3) SOFT LANDSCAPE IS ONLY GRASS/SHRUBS | Driveway, high Deck/porches are not landscape |
|              |                                 | total lot landscape/lot area                                         | front yard landscape                                             | SOFT landscape of front yard            | Total Rear Yard Landscape                     |
|              |                                 | Driveway, High Deck, Porches, Stairs and Porches are landscape       | (2) driveway, high deck, porch, stairs and porches are landscape | (3) SOFT LANDSCAPE IS ONLY GRASS/SHRUBS | Driveway, high Deck/porches are not landscape |
| Actual Site  | 445.45 m <sup>2</sup><br>63.92% | 156.38m <sup>2</sup>                                                 | 100.63m <sup>2</sup><br>64.34%                                   | 93.62m <sup>2</sup><br>93.03 %          | 229.02 m <sup>2</sup><br>51.41 %              |

|                                             |  |                                                                                                                                                                  |                    |
|---------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <p>DATE: _____</p> <p>ISSUED FOR: _____</p> |  | <p><b>MEMOR ARCHITECTS</b></p> <p>"Memor Architects Inc."<br/>         2323 Yonge St Unit 503<br/>         Toronto, ON, M4P 2C9<br/>         T: 416-575-4448</p> | <p><b>A.03</b></p> |
| <p>DATE: _____</p> <p>ISSUED FOR: _____</p> |  |                                                                                                                                                                  |                    |
| <p>DATE: _____</p> <p>ISSUED FOR: _____</p> |  | <p><b>SCALE</b></p> <p>1:200, 1:150</p> <p>LAST MODIFIED BY: _____</p> <p>FIELD: January 18, 2011</p>                                                            |                    |
| <p>DATE: _____</p> <p>ISSUED FOR: _____</p> |  | <p><b>LANDSCAPE CALCULATIONS</b></p> <p>PROJECT TITLE/ADDRESS: 25 TALISMAN CREB, MARIHAM</p>                                                                     |                    |
| <p>DATE: _____</p> <p>ISSUED FOR: _____</p> |  | <p><b>DRAWN BY</b></p> <p>L.A.I. _____</p> <p>CHECK BY _____</p> <p>S.T. _____</p>                                                                               |                    |
| <p>DATE: _____</p> <p>ISSUED FOR: _____</p> |  | <p><b>MEMOR ARCHITECTS</b></p>                                                                                                                                   |                    |

ALL MATERIALS AND DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.  
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF SITE PRIOR TO CONSTRUCTION.  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

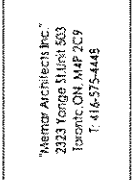


|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                        |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------|--|
| <p>MEMOR ARCHITECTS INC.<br/>2223 YONGE ST. SUITE 503<br/>TORONTO, ONT. M4P 2C9<br/>T: 416-975-4448</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | <p><b>A.04</b></p>                                                                     |  |
| <p><b>MEMOR ARCHITECTS</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | <p>SCALE: 1:100<br/>LATEST MODIFIED ON: Friday, January 18, 2019</p>                   |  |
| <p>DRAWN BY: L.M.<br/>CHECKED BY: S.T.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | <p>DRAWING TITLE: FN BSMT FL<br/>PROJECT TITLE/ADDRESS: 25 TAILSMAN CRES., MARKHAM</p> |  |
| <p>DATE: _____</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | <p>ISSUED FOR: _____</p>                                                               |  |
| <p><small>MEMOR ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY OTHER PROFESSIONALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY OTHER PROFESSIONALS.</small></p> |  |                                                                                        |  |



**A.05**

"MEMMAR ARCHITECTS INC."  
 2303 TORONTO BLVD #103 503  
 TORONTO, ON M4P 2C9  
 T: 416-575-4445



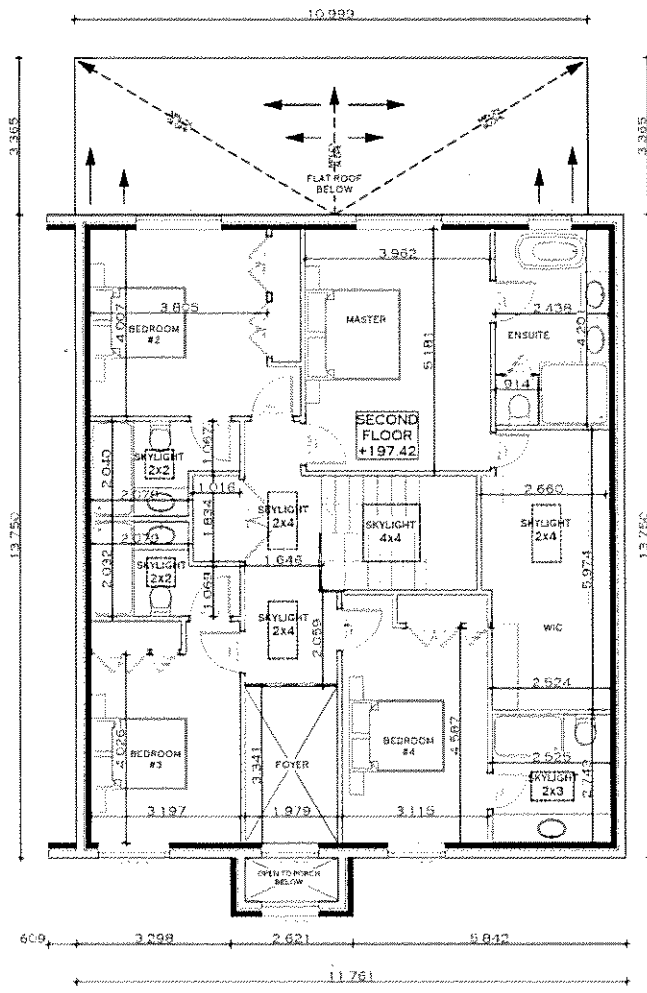
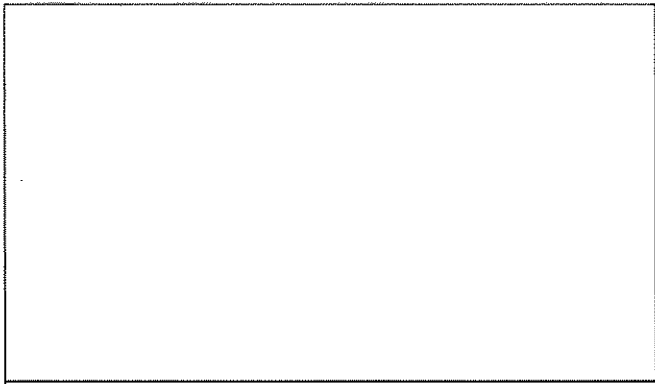
**SCALE:**  
 1:100  
 LAST MODIFIED ON:  
 Friday, January 18, 2019

**DRAWN BY:**  
 L.M.  
**CHECK BY:**  
 S.J.

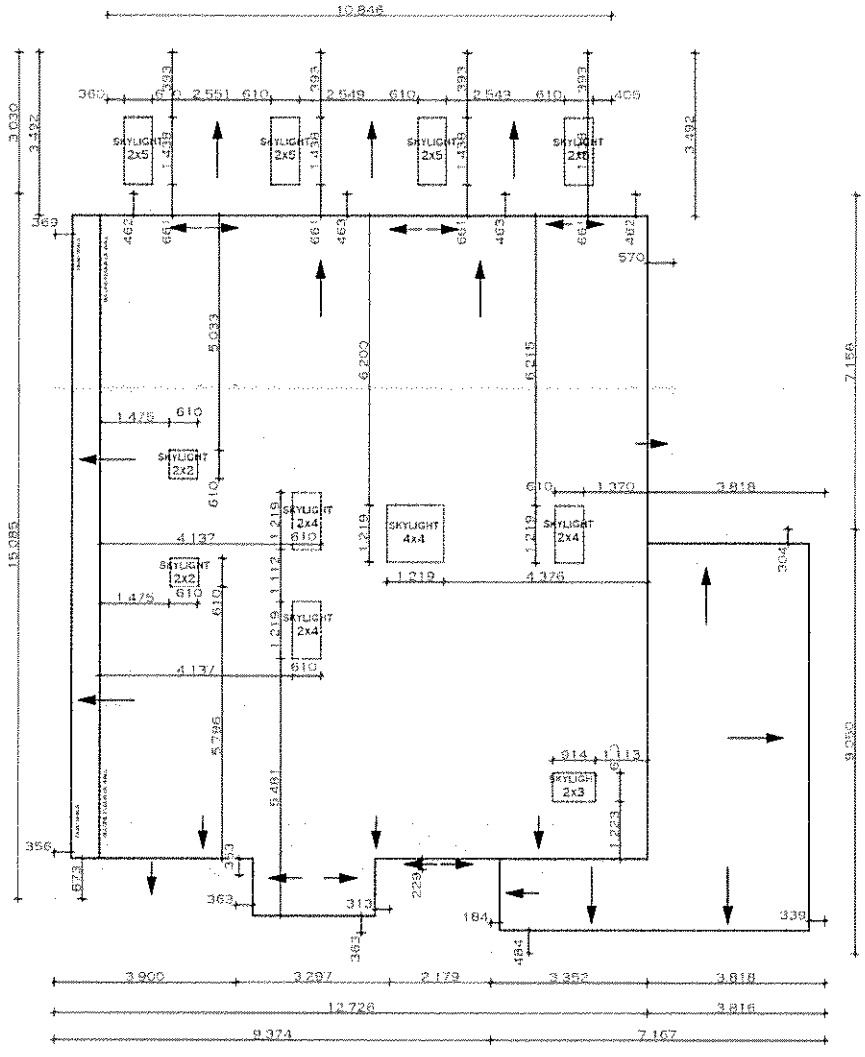
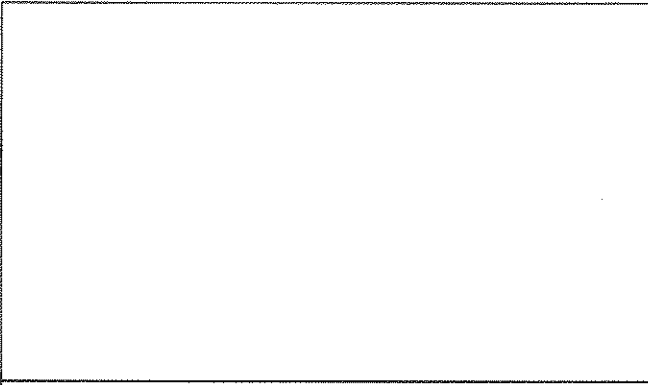
**DRAWING TITLE:**  
 FN GROUND FL  
**PROJECT TITLE/ADDRESS:**  
 25 HALLSWAN CRES. MARKHAM

| DATE | ISSUED FOR: |
|------|-------------|
|      |             |
|      |             |
|      |             |
|      |             |

ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY EXCEPT WHERE SHOWN OTHERWISE. THIS DRAWING IS THE PROPERTY OF MEMMAR ARCHITECTS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MEMMAR ARCHITECTS INC. DIMENSIONS OF WORK AND EXISTING CONDITIONS SHALL BE AS SHOWN ON THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF WORK AND EXISTING CONDITIONS BEFORE CONSTRUCTION. MEMMAR ARCHITECTS INC. ACCEPTS NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES FROM OTHER PROFESSIONALS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES FROM OTHER PROFESSIONALS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES FROM OTHER PROFESSIONALS.



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                            |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------|--|
| MEMOR ARCHITECT INC.<br>2123 TORONTO STREET 800<br>TORONTO, ON, M4P 2C7<br>7-416-975-4445                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | A.06                                       |  |
| MEMOR ARCHITECTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | SCALE: 1:100                               |  |
| DRAWN BY: L.M.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | LAST MODIFIED ON: Friday, January 18, 2019 |  |
| CHECKED BY: S.K.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | DRAWING TITLE: FN SECOND FL                |  |
| PROJECT FILE/ADDRESS: 25 TALBMAN CRES. MARKHAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | ISSUED FOR:                                |  |
| DATE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                            |  |
| <small>         THIS DRAWING IS THE PROPERTY OF MEMOR ARCHITECTS INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MEMOR ARCHITECTS INC. THE USER OF THIS DRAWING AGREES TO HOLD MEMOR ARCHITECTS INC. HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING NEGLIGENCE, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS DRAWING. THE USER OF THIS DRAWING AGREES TO INDEMNIFY AND HOLD MEMOR ARCHITECTS INC. HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING NEGLIGENCE, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS DRAWING.       </small> |  |                                            |  |



**A.07**

Memor Architect, Inc.  
 223 Yonge Street 503  
 Toronto, ON M5P 2C9  
 T: 416-575-4448



**SCALE:**  
 1:100  
 (AS SHOWN ON THE  
 Friday, January 18, 2019

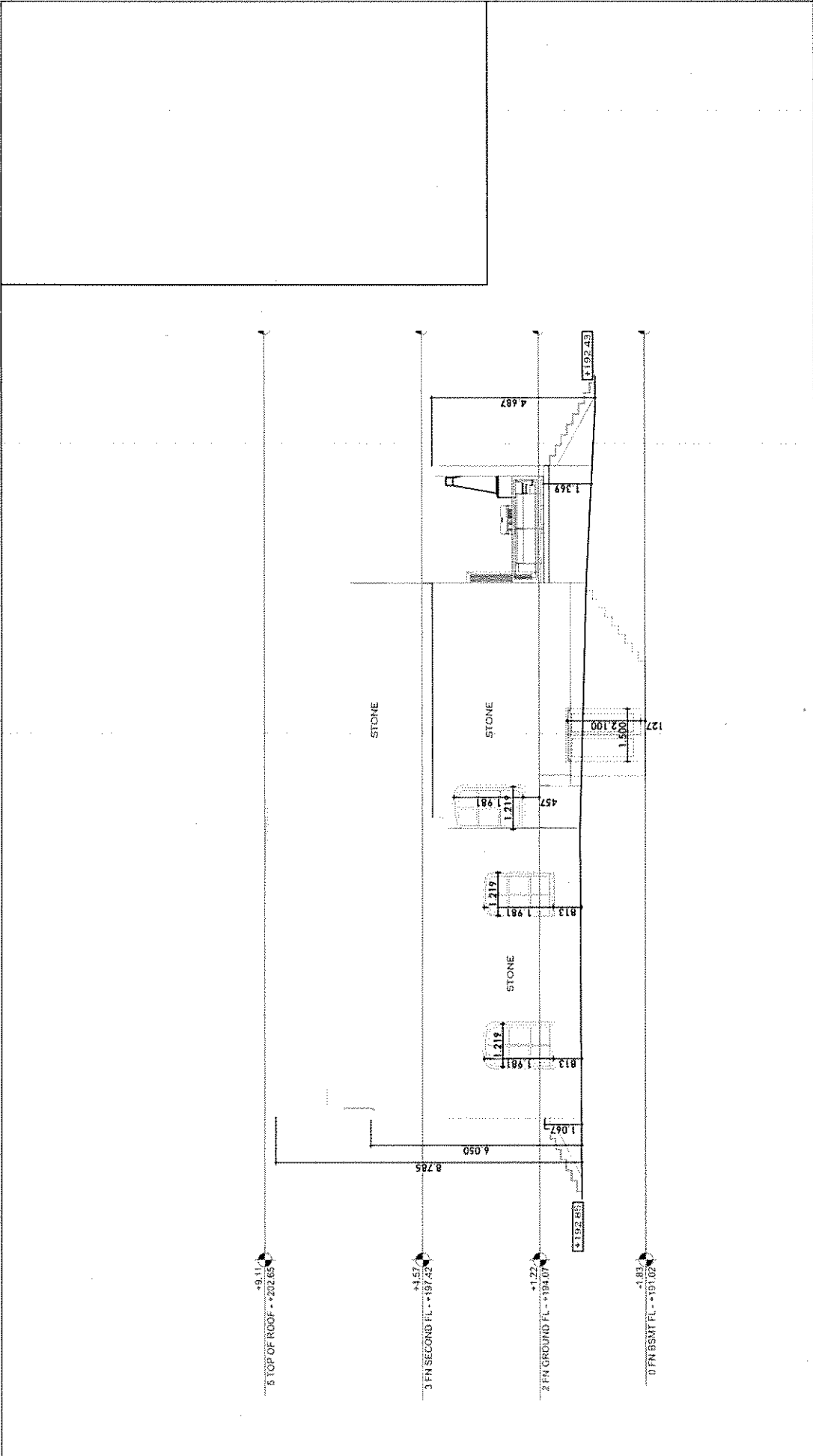
**DRAWN BY:**  
 L.M.  
**CHECK BY:**  
 S.T.

**DRAWING TITLE:**  
 TOP OF ROOF  
**PROJECT TITLE/ADDRESS:**  
 25 TALESHAM CREEK, MARKHAM

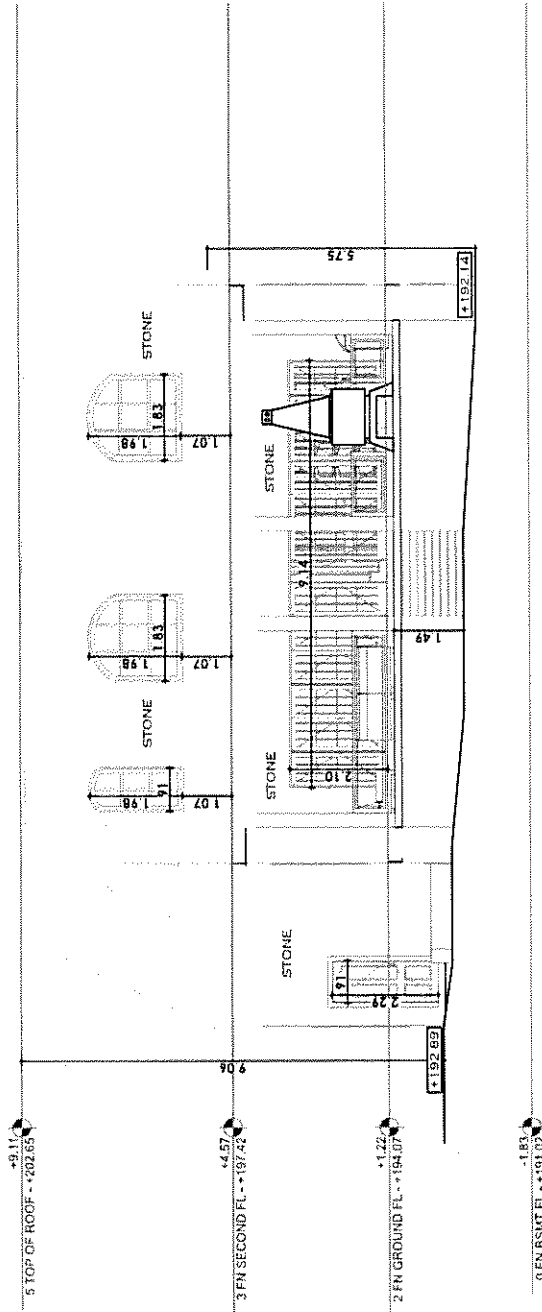
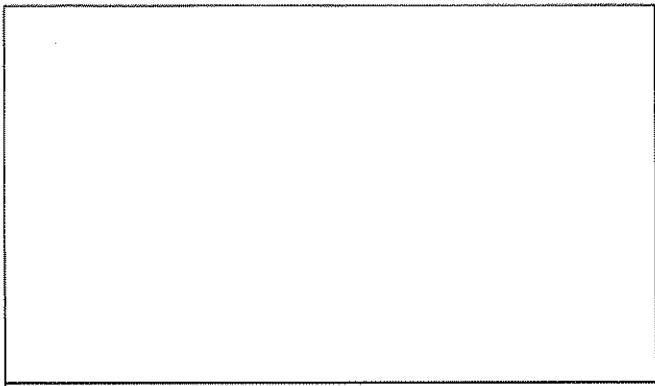
| DATE | ISSUED FOR |
|------|------------|
|      |            |
|      |            |
|      |            |

ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY UNLESS  
 OTHERWISE NOTED AND ARE NOT TO BE USED FOR  
 CONSTRUCTION WITHOUT THE SIGNATURE OF THE  
 ARCHITECT. ANY CHANGES TO THE DRAWINGS MUST BE  
 APPROVED BY THE ARCHITECT. THE ARCHITECT'S  
 LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES  
 PROVIDED AND DOES NOT INCLUDE THE DESIGN OF  
 STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING,  
 OR OTHER SPECIALTY SYSTEMS. THE ARCHITECT'S  
 LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES  
 PROVIDED AND DOES NOT INCLUDE THE DESIGN OF  
 STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING,  
 OR OTHER SPECIALTY SYSTEMS.

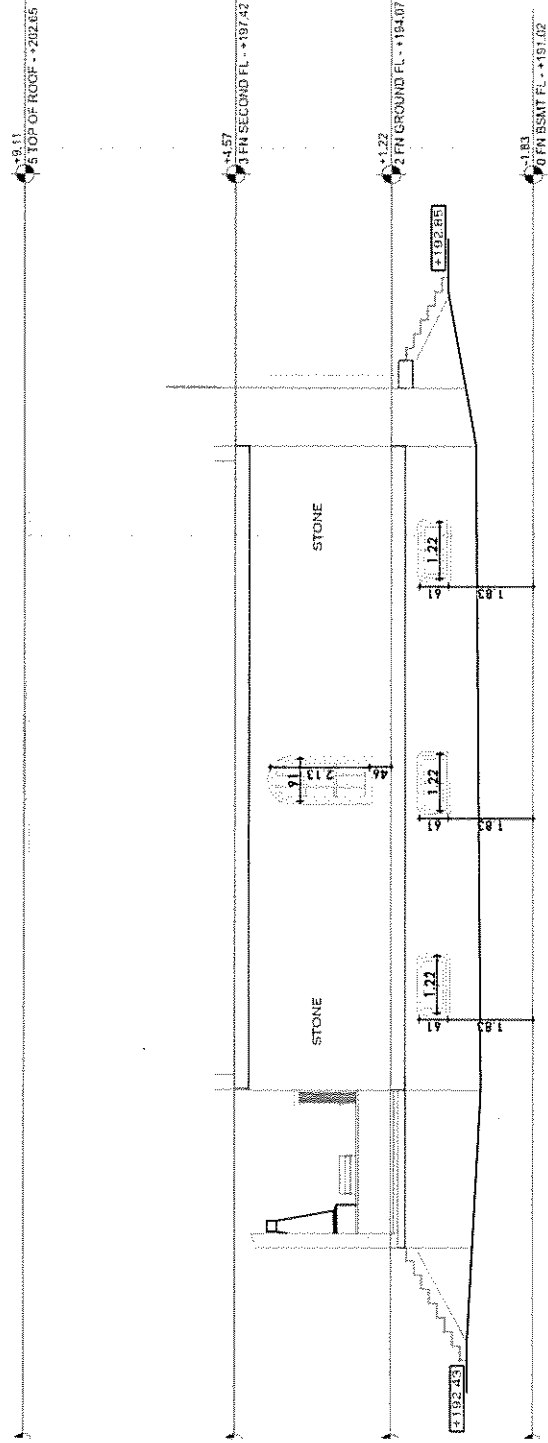
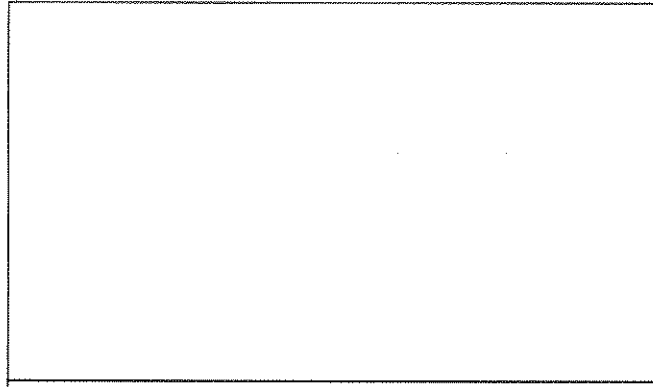




|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                  |                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------|----------------------------------------|
| <small>ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY (A/E/C) AND NOT TO BE USED FOR CONSTRUCTION OR FOR OBTAINING PERMITS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS, AND CONDITIONS OF WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND FINISHES. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND FINISHES.</small> |  | DATE                                                             | ISSUED FOR                             |
| <b>WEST ELEVATION</b><br>PROJECT: 17111-00111<br>25 TALLMAN CREEK, MARSHAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | SCALE:<br>1:100<br>LAST MODIFIED ONE<br>Friday, January 18, 2019 | DRAWN BY:<br>L.M.<br>CHECK BY:<br>S.T. |
| MEMAR ARCHITECTS<br>"Memar Architects Inc."<br>2033 Yonge Street, 503<br>Toronto, ON, M4P 2C7<br>P: 416-575-4448                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | A.09                                                             |                                        |







|                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                    |  |                                                       |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------|--|-------------------------------------------------------|--|
| <p>MEMORIAL ARCHITECTURE INC.<br/>2333 Yonge Street 503<br/>Toronto, ON, M4P 2C9<br/>Tel: 416-575-4448</p>                                                                                                                                                                                                                                                                                                            |  | <p><b>MEMORIAL</b><br/>ARCHITECTURE</p>                            |  | <p><b>A.11</b></p>                                    |  |
| <p><b>SCALE:</b><br/>1:100</p>                                                                                                                                                                                                                                                                                                                                                                                        |  | <p><b>DRAWN BY:</b><br/>L.M.</p>                                   |  | <p>LAST MODIFIED ON:<br/>Friday, January 18, 2019</p> |  |
| <p><b>DRAWING TITLE:</b><br/>EAST ELEVATION</p>                                                                                                                                                                                                                                                                                                                                                                       |  | <p><b>PROJECT TITLE/ADDRESS:</b><br/>25 TAILSMAN CREE, MARKHAM</p> |  | <p><b>ISSUED FOR:</b></p>                             |  |
| <p><b>DATE:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                   |  | <p><b>DATE:</b></p>                                                |  | <p><b>DATE:</b></p>                                   |  |
| <p><small>ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY UNLESS OTHERWISE NOTED. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM.</small></p> |  |                                                                    |  |                                                       |  |