

# Memorandum to the City of Markham Committee of Adjustment

July 12<sup>th</sup>, 2019

**File:** A/27/19  
**Address:** 107 Wootten Way North, Markham  
**Applicant:** Rustom Sethna  
**Agent:** Barrett Municipal Consulting  
**Hearing Date:** Wednesday May 08, 2019

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

The applicant is requesting relief from the following Sixth Density – Single Residential (R6) zone requirements of By-law 163-78, as amended, as they relate to a proposed addition to a residential dwelling currently under construction and basement apartment unit on the subject property (107 Wootten Way North), to permit:

- a) **Section 7.2:**  
a minimum front yard of 5.39 m for a 2 storey building, whereas the By-law requires a minimum of 6.0 m;
- b) **Section 5.7(b):**  
an uncovered stair to project 2.14 m (7.02 ft) into the front yard, whereas the By-law permits a maximum of 1.5 m to project into the required front or rear yard only;
- c) **Section 7.2:**  
a minimum side yard setback of 1.71 m (5.61 ft) for a 2 storey building, whereas the By-law requires a minimum side yard setback of 1.8 m (6 ft);
- d) **Section 7.2:**  
a maximum lot coverage of 35.2 percent, whereas the By-law permits a maximum lot coverage of 33-1/3 percent; and
- e) **Section 7.2:**  
one secondary dwelling suite, whereas the By-law permits a Single Family Dwelling.

## BACKGROUND

### Property Description

The 510.06 m<sup>2</sup> (5,490.24 ft<sup>2</sup>) subject property is located on the east side of Wootten Way North, south of 16<sup>th</sup> Avenue and west of Ninth Line. The property is located within a residential neighbourhood comprised of a mix of one and two-storey detached dwellings. There is an existing two-storey detached 340.78 m<sup>2</sup> (3,666.79 ft<sup>2</sup>) dwelling on the property, which according to assessment records was constructed in 1982. Mature vegetation exists across the property including one large mature tree in the front yard.

### Proposal

The applicant has received a building permit to demolish and re-construct portions of the first and second storey of the existing residential dwelling (See Appendix A). The applicant is proposing a basement and ground floor addition to the dwelling currently under construction. The proposal also includes a secondary suite in the existing basement of the dwelling. The proposed secondary suite would have direct and separate access provided by a proposed door on the north side of the dwelling.

## **Provincial Policies**

### **Strong Communities through Affordable Housing Act - Province of Ontario**

In 2011, the Strong Communities through Affordable Housing Act amended various sections of the Ontario Planning Act to facilitate the creation of second units by:

- Requiring municipalities to establish Official Plan policies and Zoning By-law provisions allowing secondary units in detached, semi-detached and row houses, as well as in ancillary structures
- Providing authority for the Minister of Municipal Affairs and Housing to make regulations authorizing the use of, and prescribing standards for, second units.

Under the *Strong Communities through Affordable Housing Act*, 'Second Units' also known as secondary suites are defined as "self-contained residential units with kitchen and bathroom facilities within dwellings or within structures accessory to dwellings."

## **Official Plan and Zoning**

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

The definition of a "Secondary Suite" in the 2014 Official Plan is "a second residential unit in a detached house, semi-detached house or rowhouse that consists of one or more rooms designed, occupied or intended for use, including occupancy, by one or more persons as an independent and separate residence in which a facility for cooking, sleeping facilities and sanitary facilities are provided for the exclusive use of such person or persons."

Section 8.13.8 states that it is the policy of Council that in considering an application to amend the zoning by-law to permit the establishment of a secondary suite where provided for in the 2014 Official Plan, that Council shall be satisfied that an appropriate set of development standards are provided for in the zoning by-law including: The building type in which the secondary suite is contained;

- a) The percentage of the floor area of the building type devoted to the secondary suite;
- b) The number of dwelling units permitted on the same lot
- c) The size of the secondary suite;
- d) The applicable parking standards; and
- e) The external appearance of the main dwelling

As part of the City initiated zoning by-law consolidation project, Council recently considered the issue of second suites within the City. On May 29<sup>th</sup>, 2018, Council voted not to permit second suites as of right in any single detached, semi-detached, or townhouse dwelling.

### Zoning By-Law 163-78

The subject property is zoned 'Sixth Density Single Residential' (R6) under By-law 163-78, as amended, which permits a single detached dwelling. Section 6.5 of the By-law permits only one dwelling on a lot, and the applicant has therefore submitted a variance application to permit an accessory unit that is proposed in the basement of the existing dwelling. The proposed development also does not comply with the By-law requirements with respect to minimum front yard setback, maximum lot coverage, minimum side yard setback and, uncovered stair projection.

### **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, "*variances are required to provide additional space for family and allow secondary basement suite*".

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

The applicant has completed a Zoning Preliminary Review (ZPR) to confirm the initial variances required for the proposed development. The applicant submitted revised drawings on July 3<sup>rd</sup>, 2019 but has not conducted a Zoning Preliminary Review for the revised submission. Ultimately, 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.

### **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.

### **Reduced Front Yard Setback and Increased in Uncovered Stair Projection**

The applicant is requesting a minimum front yard setback of 5.39 m (17.68 ft) whereas the By-law requires a minimum front yard setback of 6 m (19.7 ft). This is a reduction of approximately 0.61 m (2 ft). The variance is entirely attributable to the front unenclosed covered porch. The main front wall of the building provides a front yard setback of 6.08 m (19.95 ft) which complies with the by-law.

The applicant is also requesting a maximum uncovered stair projection of 2.14 m (7.02 ft) into the front yard, whereas the By-law permits a maximum uncovered stair projection of 1.5 m (5 ft). This represents an increase of approximately 0.61 m (2.02 ft). While the proposed covered porch and steps will be closer to the front property line than the neighbouring dwellings, the main component of the dwelling will maintain the required setback. Given this, Staff are of the opinion that the request for front yard setback and front porch encroachment as they relate to the front covered porch are minor in nature.

### **Reduced Side Yard Setback**

The applicant is requesting a minimum side yard setback of 1.71 m (5.61 ft) for the two-storey portion of the dwelling, whereas the by-law requires a minimum side yard setback of 1.8 m (6 ft) for the two-storey portion of the dwelling. This is a reduction of approximately 0.09 m (0.29 ft). The requested variance only applies to the two-storey portion of the building. The main floor complies with the minimum side yard setback requirement of 1.2 m (4 ft). Engineering staff have reviewed the application and have no concern with the reduced side yard variance with respect to any anticipated impact respecting onsite drainage.

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

The applicant is requesting a maximum lot coverage of 35.2 percent, whereas the By-law permits a maximum lot coverage of 33.33 percent.

The proposed lot coverage includes the front covered porch which adds approximately 8.55 m<sup>2</sup> (92.03 ft<sup>2</sup>) to the overall building area. Excluding the front covered porch, the building with the proposed addition has a building footprint of 171.12 m<sup>2</sup> (1,841.92) and a lot coverage of approximately 33.55 percent. Given that the front covered porch is unenclosed, staff are of the opinion that the proposed increase in lot coverage will not significantly add to the scale and massing of the dwelling and that the resultant dwelling is generally consistent with what the by-law permits.

### **Secondary Suites**

Engineering staff confirmed that the existing sanitary sewer system has adequate capacity to accommodate the secondary suite and the Fire and Emergency Services Department has no objections provided the secondary suite is registered with the City and complies with Building and Fire Codes. Should this application be approved, the applicant will be required to obtain a building permit which ensures the secondary suite will be in compliance with Building Code and Fire Code regulations.

The City of Markham is committed to promoting affordable and shared housing opportunities. Secondary suites help the City increase the availability of affordable housing forms and provide support to achieve its affordable housing target required by the Province. Planning staff are of the opinion that the application meets the criteria under Section 8.13.8 of the 2014 Official Plan for the establishment of a secondary suite and therefore have no objections.

### **PUBLIC INPUT SUMMARY**

As of July 12<sup>th</sup>, 2019 the City received 2 letters expressing concerns over the character of the proposed dwelling. 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 requests meet 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.

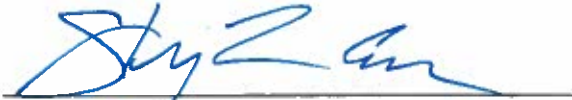
Please see Appendix "B" for conditions to be attached to any approval of this application.

PREPARED BY:



\_\_\_\_\_  
Aqsa Malik, Planner II, East District

REVIEWED BY:



\_\_\_\_\_  
Stephen Corr, Senior Planner, East District  
File Path: Amanda\File\ 19 115003 \Documents\District Team Comments Memo

**APPENDIX "B"**  
**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/27/19**

1. That the front covered porch remain unenclosed;
2. The variances apply only to the proposed development as long as it remains;
3. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix A' to this Staff Report and received by the City of Markham on *July 3<sup>rd</sup>, 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;
7. That the owner submit, if required by the Chief Building Official, a third-party report prepared by an architect or professional engineer licensed in the Province of Ontario, to assess compliance of existing construction with the provisions of the Ontario Building Code, and in particular relating to the change of use from a dwelling containing a single suite to a dwelling containing more than one suite;
8. That the Owner register the home as a two-unit house with the City of Markham Fire & Emergency Services Department, and satisfy any and all conditions for registration, to the satisfaction of the Fire Chief.

CONDITIONS PREPARED BY:

  
\_\_\_\_\_  
Aqsa Malik, Planner, East District

**SURVEYOR'S REAL PROPERTY REPORT**  
 PART 1) PLAN AND TOPOGRAPHIC DETAIL OF  
**LOT 5**  
**REGISTERED PLAN M-1897**  
**CITY OF MARKHAM**  
 REGIONAL MUNICIPALITY OF YORK  
**SCALE 1:200**

10.0metres  
 2.0m 0 2.0

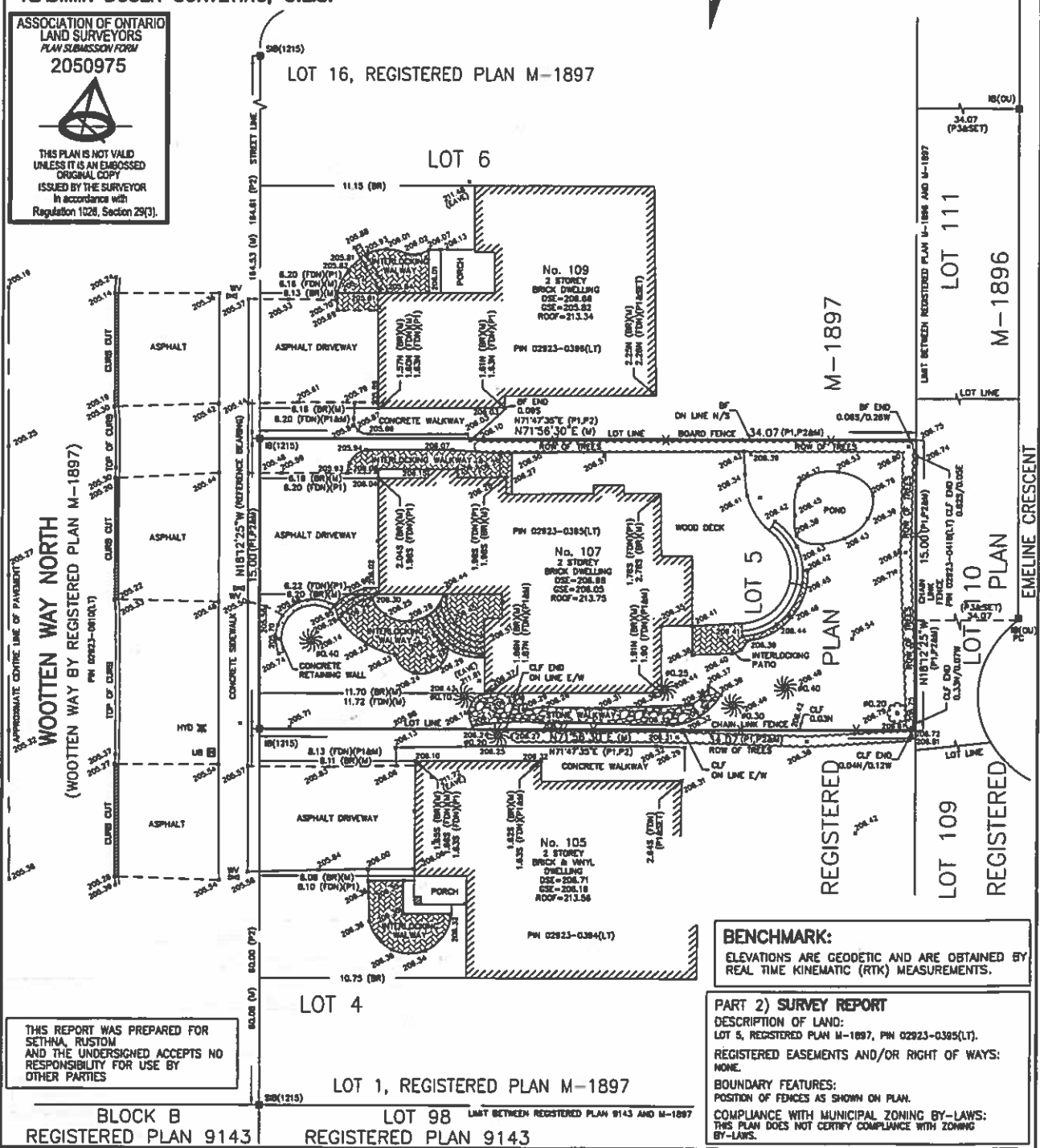
**VLADIMIR DOSEN SURVEYING, O.L.S.**

**METRIC**  
 DISTANCES SHOWN ON THIS  
 PLAN ARE IN METRES AND  
 CAN BE CONVERTED TO  
 FEET BY DIVIDING BY 0.3048



ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
**2050975**

THIS PLAN IS NOT VALID  
 UNLESS IT IS AN EMBOSSED  
 ORIGINAL COPY  
 ISSUED BY THE SURVEYOR  
 In accordance with  
 Regulation 1028, Section 29(3).



THIS REPORT WAS PREPARED FOR  
 SETHNA, RUSTOM  
 AND THE UNDERSIGNED ACCEPTS NO  
 RESPONSIBILITY FOR USE BY  
 OTHER PARTIES

**BENCHMARK:**  
 ELEVATIONS ARE GEODETIC AND ARE OBTAINED BY  
 REAL TIME KINEMATIC (RTK) MEASUREMENTS.

**PART 2) SURVEY REPORT**  
**DESCRIPTION OF LAND:**  
 LOT 5, REGISTERED PLAN M-1897, PIN 02923-0395(LT).  
**REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:**  
 NONE.  
**BOUNDARY FEATURES:**  
 POSITION OF FENCES AS SHOWN ON PLAN.  
**COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:**  
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING  
 BY-LAWS.

**NOTES AND LEGEND**

D	DENOTES SURVEY MONUMENT PLANTED	UB	DENOTES UTILITY BOX
B	DENOTES SURVEY MONUMENT FOUND	WV	DENOTES WATER VALVE
Ø	DENOTES ROUND / DIAMETER	DT	DENOTES DECIDUOUS TREE
Ø	DENOTES IRON BAR	CT	DENOTES CONIFEROUS TREE
SIB	DENOTES STANDARD IRON BAR		
M	DENOTES MEASURED		
1215	DENOTES OTTO EXTL, O.L.S.		
BF	DENOTES BOARD FENCE		
BR	DENOTES TIES TO BRICK		
CLF	DENOTES CHAIN LINK FENCE		
DSE	DENOTES DOOR SILL ELEVATION		
FDN	DENOTES TIES TO FOUNDATION		
GSE	DENOTES GARAGE SILL ELEVATION		
HYD	DENOTES FIRE HYDRO		
P1	DENOTES PLAN OF SURVEY BY MCCONNELL MAUGHAN LTD., O.L.S. DATED DECEMBER 13, 1979, UPDATED AUGUST 25, 1980		
P2	DENOTES REGISTERED PLAN M-1897		
P3	DENOTES REGISTERED PLAN M-1898		

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
 WITH THE SURVEYS ACT, THE SURVEYORS ACT AND  
 THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE  
 29th DAY OF MARCH, 2018

APRIL 13, 2018  
 DATE

*Vladimir Dosen*  
 VLADIMIR DOSEN, B.Sc.  
 ONTARIO LAND SURVEYOR

**BEARING NOTE:**  
 BEARINGS ARE ASTRONOMIC AND ARE  
 DERIVED FROM THE EASTERLY LIMIT  
 OF WOOTTEN WAY NORTH AS  
 SHOWN ON REGISTERED PLAN M-1897  
 HAVING A BEARING OF N16°12'25"W

**VLADIMIR DOSEN SURVEYING**  
**ONTARIO LAND SURVEYORS**  
 555 DAVISVILLE AVENUE  
 TORONTO, ONTARIO M4S 1J2  
 PHONE:(416) 466-0440 EMAIL:vladdosen@rogers.com

CAD FILE: 107 WOOTTEN WAY NORTH

DRAWN BY: AT	FIELD: RK	FILE: 18-032
CHECKED BY: VD		JOB No: 18084

# SITE STATISTICS

MUNICIPAL ADDRESS	107 Wootten Way North
ZONING	Lot 5, registered plan M-1879
LOT AREA	510.08 m <sup>2</sup> 5490.23 ft <sup>2</sup>

ZONING INFORMATION	PERMITTED		EXISTING		PROPOSED	
	(metre)	(feet)	(metre)	(feet)	(metre)	(feet)
FRONTAGE	15	49.2	15.00	49.20	15	49.20
FRONT YARD SETBACK	6	19.68	6.09	19.98	5.39	17.68
SIDE (NORTH) YARD SETBACK	1.8	5.90	1.93	6.33	1.93	6.33
SIDE (SOUTH) YARD SETBACK	1.8	5.90	1.71	5.61	1.71	5.61
REAR YARD SETBACK	7.50	24.60	11.50	37.72	11.50	37.72
BUILDING LENGTH	17.00	55.76	16.50	54.12	16.50	54.12
BUILDING DEPTH	16.80	55.10	16.40	53.79	16.40	53.79
BUILDING HEIGHT	10.70	35.10	7.83	25.68	7.83	25.68

FLOOR AREAS						
	(m <sup>2</sup> )	(ft <sup>2</sup> )	(m <sup>2</sup> )	(ft <sup>2</sup> )	(m <sup>2</sup> )	(ft <sup>2</sup> )
BASEMENT			113.55	1221.76	132.13	1421.72
GROUND FLOOR			139.18	1497.54	168.18	1809.62
SECOND FLOOR			172.60	1857.18	172.60	1857.18
GROSS FLOOR AREA			311.78	3,354.72	340.78	3,666.79
LOT COVERAGE	33.33%	31%	158.12	1701.36	35.20%	179.67
DENSITY	FSI N/R	FSI 0.00	0.00	0.00	FSI 0.00	0.00

\*\*\*N/R - NOT RESTRICTED

**SENSUS**  
DESIGN & BUILD

SENSUS DESIGN & BUILD INC  
1318 LAWRENCE AVE EAST, TORONTO ON  
M1T 6 S10  
PHONE: 416-919-1433  
EMAIL: info@sensusedesignandbuild.ca  
www.sensusedesignandbuild.ca

**NOTES:**

DRAWINGS MUST NOT BE SCALED  
DRAWINGS TO BE READ IN CONJUNCTION WITH THE  
GENERAL NOTES AND THE O.S.C.

All drawings & information shown on these drawings must  
be checked & verified as per prior to construction or  
distribution of its components. Unless noted otherwise, no  
provision has been made in the design for conditions  
occurring during construction.

It shall be the responsibility of the contractor to provide all  
necessary formwork, shoring, bracing or other  
temporary supports, in conjunction with existing or proposed  
conditions indicated by annotations. All dimensions are  
shown; Imperial units unless otherwise indicated.

All drawings are the property of the Architect/Designer &  
shall be returned upon request.

The contractor has reviewed and takes responsibility for  
the design, and has the qualifications and meets the  
requirements set out in the Ontario Building Code to be a  
designer.

Qualification Information  
Required unless design is exempt under Div. C, 3.2.2 of the  
Building Code  
JESSE BAYLAW 44549  
NAME B.C.C.R.  
SENSUS DESIGN & BUILD INC. 45794  
FIRM B.C.C.R.

ADDRESS:  
107 Wootten Way North,  
Markham, ON

CLIENT NAME:

PROJECT:  
ADDITION

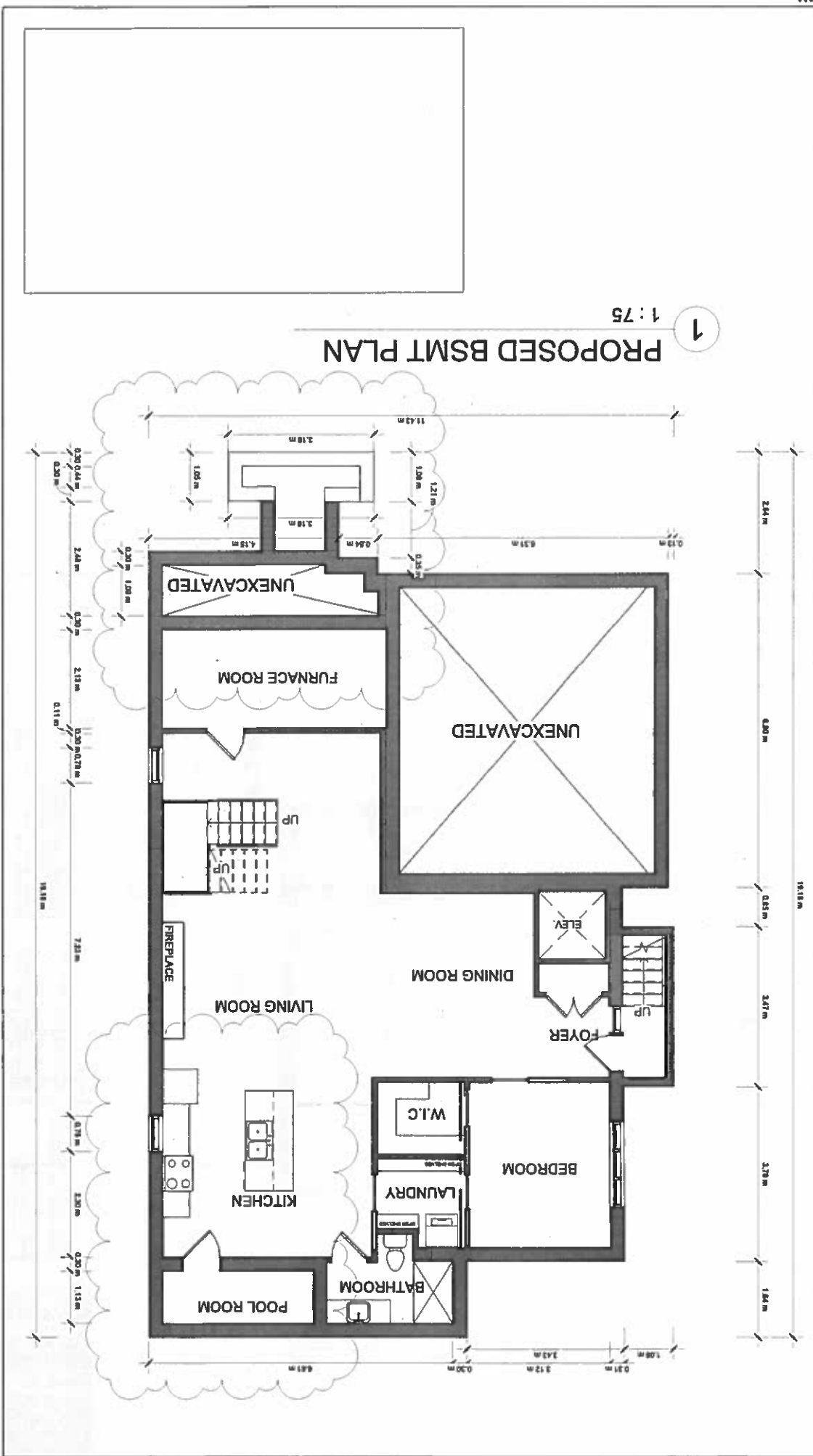
SITE STATISTICS

Date: 2019-05-27  
Drawn by: R.C.  
Checked by: A.E.

A0.2

Scale:





PROPOSED BSMT PLAN  
1 : 75

Date:	2019-07-03
Drawn by:	R.C
Checked by:	A.E
Scale:	1 : 75

PROJECT: ADDITION  
PROPOSED BASEMENT PLAN

ADDRESS: 107 Woodfin Way North,  
Markham, ON  
CLIENT NAME:

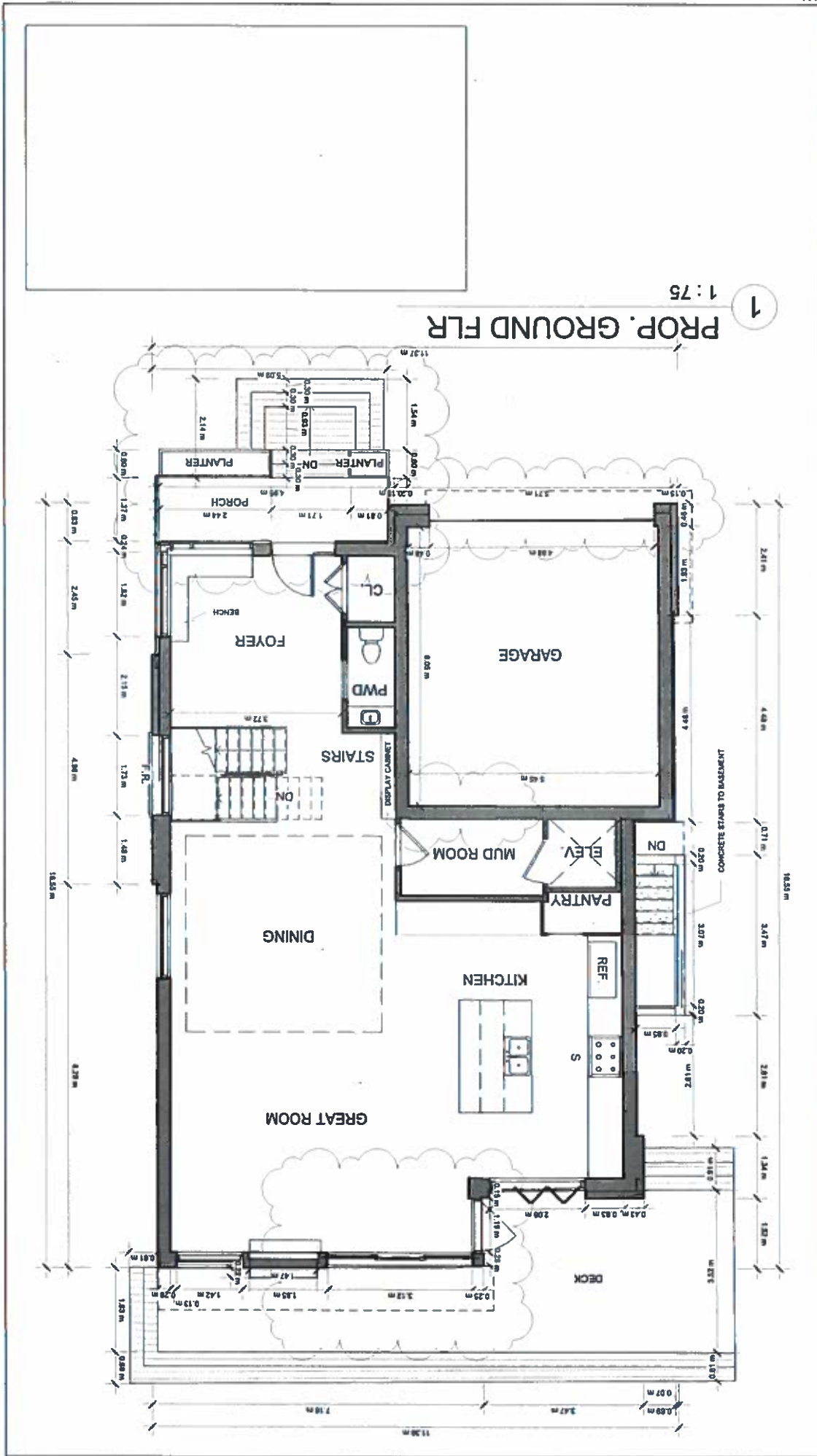
The undersigned has prepared and taken responsibility for this design, and has the qualifications and meets the requirements needed to prepare:  
Qualification Information  
Requires a professional design to comply under Div. C - 1.3.3 of the Building Code  
NAME: JESSE SAJJAN  
B.C.I.T. # 41539  
SENSUS DESIGN & BUILD INC. # 4074  
P.Eng.

It shall be the responsibility of the contractor to provide all necessary permits, including, where applicable, an order of occupancy, to the satisfaction of the relevant authority. All drawings are the property of the architect (Company & individual) and shall remain their property. No reproduction or use for any other purpose is permitted without the written consent of the architect.

NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
2. ALL DIMENSIONS TO BE READ IN CONJUNCTION WITH THE ORIGINAL NOTES AND THE B.C.C.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
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SENSUS DESIGN & BUILD INC  
1315 LAWRENCE AVE EAST, TORONTO ON  
M1M 5B1  
PHONE: (416) 911-1133  
EMAIL: info@sensusdesignandbuild.com  
www.sensusdesignandbuild.com





Date: 2019-07-03  
 Drawn by: R.C.  
 Checked by: A.E.  
**A1.5**  
 Scale: 1:75

PROJECT: ADDITION  
**PROPOSED GROUND FLOOR**

ADDRESS: 107 Wootton Way North,  
 Markham, ON  
 CLIENT NAME:

The undersigned has prepared and taken responsibility for this design, and has the qualifications and meets the requirements stated in the Building Code to be a  
 Qualification Information  
 Registered Professional Engineer under the C.O.C. of the  
 NAME: **ESSE EHLAN** Building Code  
 REG. NO.: **4694**  
**SENUS DESIGN & BUILD INC.** 4374  
 FROM: **B.C.I.N.**

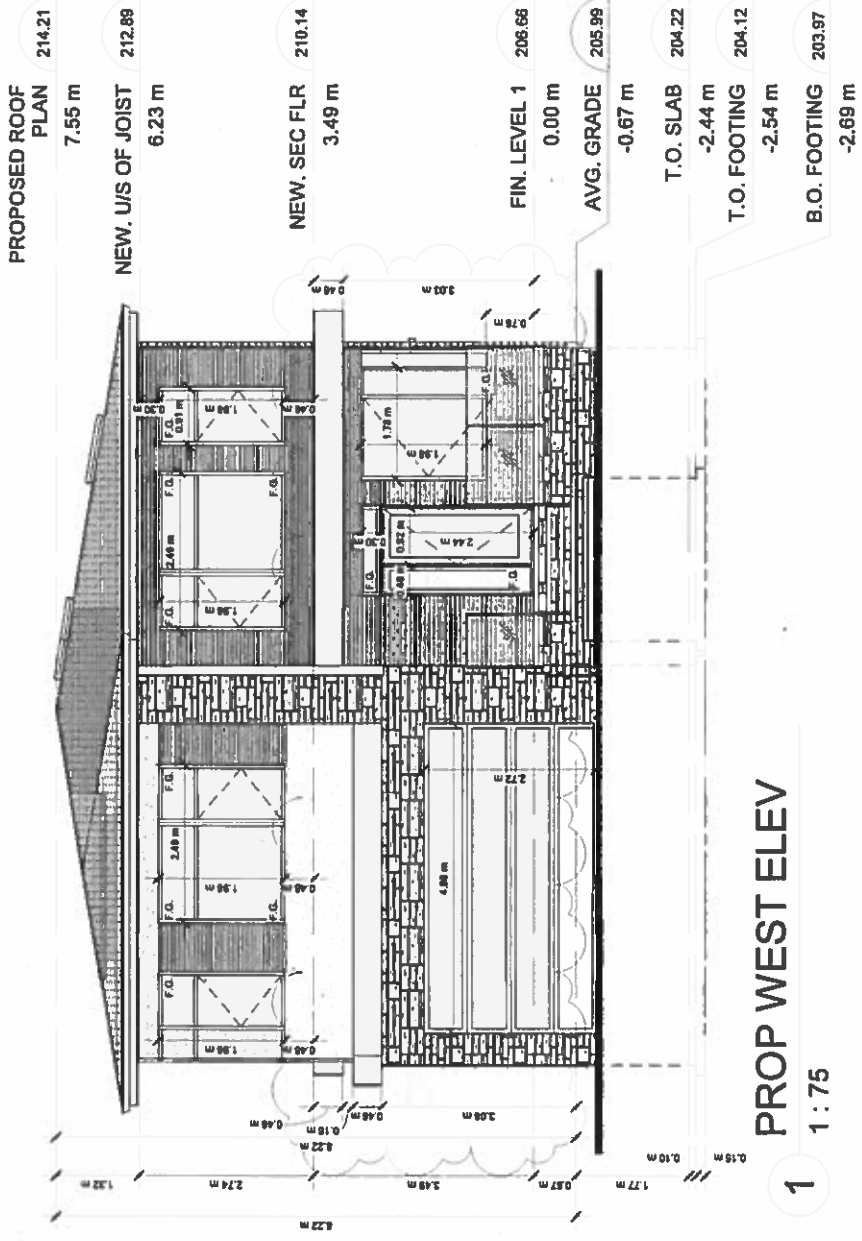
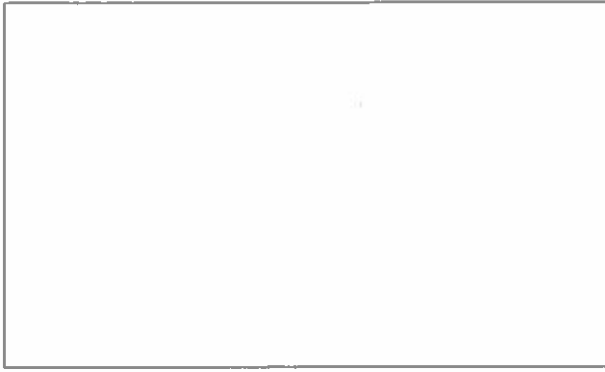
NOTES:  
 1. I shall be responsible for the accuracy of the information provided in this drawing. I shall be responsible for the accuracy of the information provided in this drawing. I shall be responsible for the accuracy of the information provided in this drawing.  
 2. All drawings are the property of the Architect / Designer & must be returned upon request.

SENUS DESIGN & BUILD INC.  
 1318 LAWRENCE AVE EAST, TORONTO ON  
 PHONE: 416-416-1433  
 EMAIL: info@sensusdesignandbuild.ca  
 www.sensusdesignandbuild.ca

SENUS DESIGN & BUILD  
 DESIGN & BUILD







**PROP WEST ELEV**

1 1:75

Date:	2019-07-03
Drawn by:	R.C
Checked by:	A.E
Scale:	A2.5
	1:75

**PROJECT:**  
 ADDITION  
**PROPOSED WEST  
 ELEVATION**

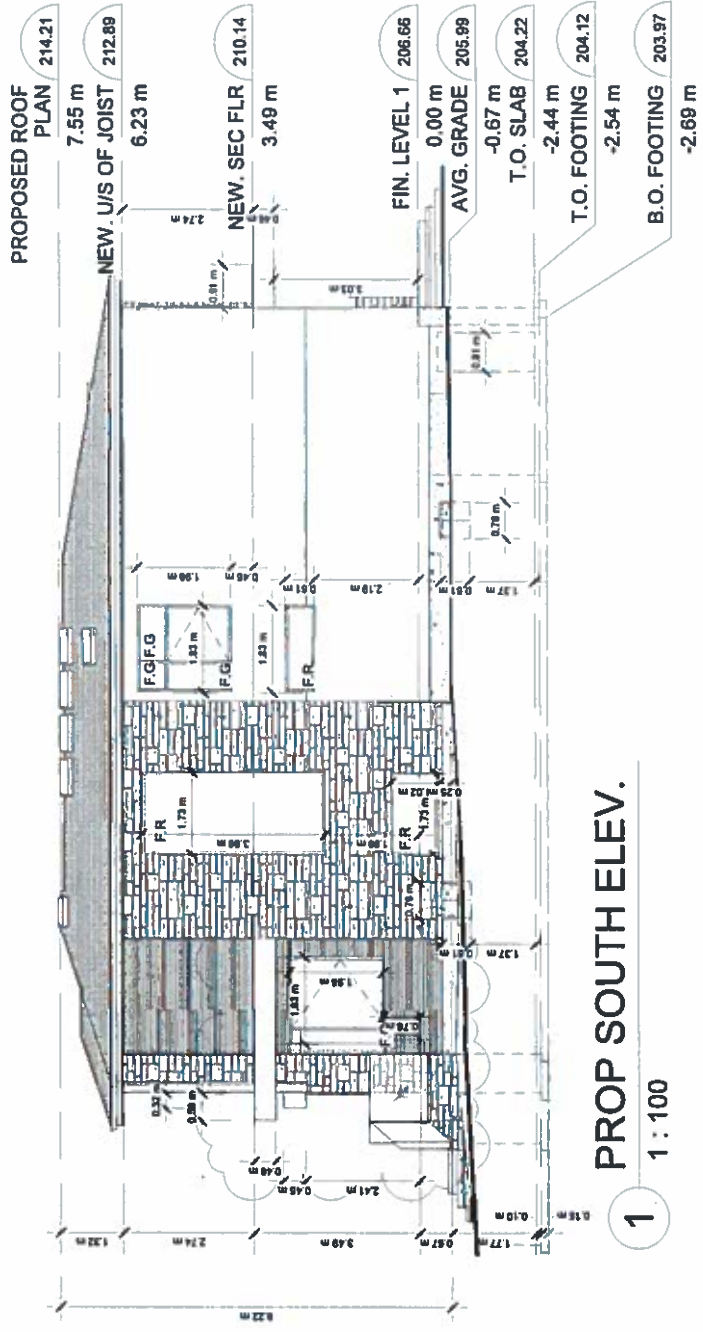
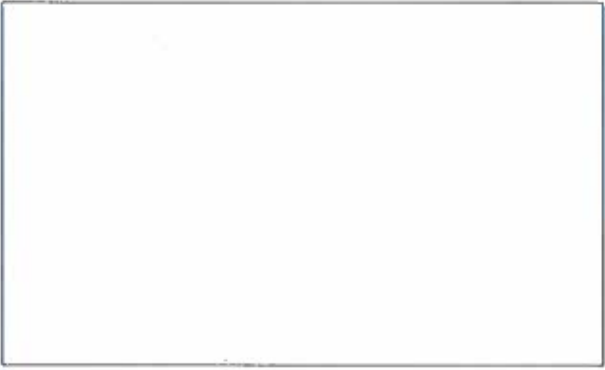
**ADDRESS:**  
 107 Woodten Way North,  
 Markham, ON  
**CLIENT NAME:**

The architect has prepared and taken responsibility for the design and the construction and erection of the improvements shown in the Owners Building Code to be a building.  
 Request owner check to ensure owner (Per. C. 13.3 of the Building Code)  
**NAME: HASSE SALAM** A1649  
**PROF: B.C.L.D.** 6074  
**SENSUS DESIGN & BUILD INC.** 6074  
**PER: B.C.L.D.**

**NOTES:**  
 DIMENSIONS SHOWN ARE UNLESS OTHERWISE SPECIFIED.  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
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**SENSUS DESIGN & BUILD INC**  
 1115 LAWRENCE AVE EAS TORONTO ON  
 UNIT 8 510  
 PHONE: (416) 416-1433  
 EMAIL: info@sensusedesignandbuild.ca  
 www.sensusedesignandbuild.ca

**SENSUS DESIGN & BUILD**



1 PROP SOUTH ELEV. 1 : 100

Date: 2019-07-03  
 Drawn by: R.C.  
 Checked by: A.E.  
**A2.6**  
 Scale: 1 : 100

PROJECT: ADDITION  
**PROPOSED SOUTH ELEVATION**

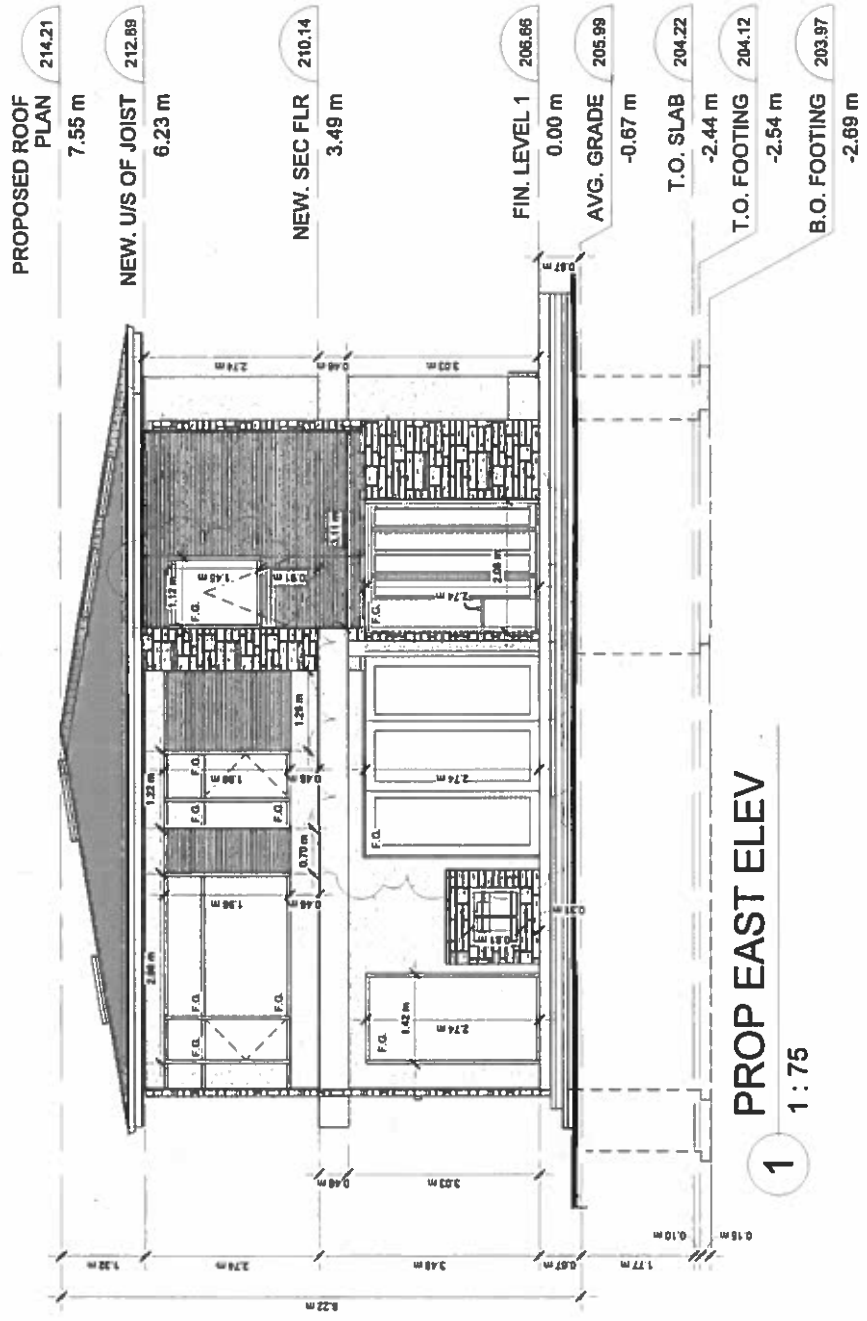
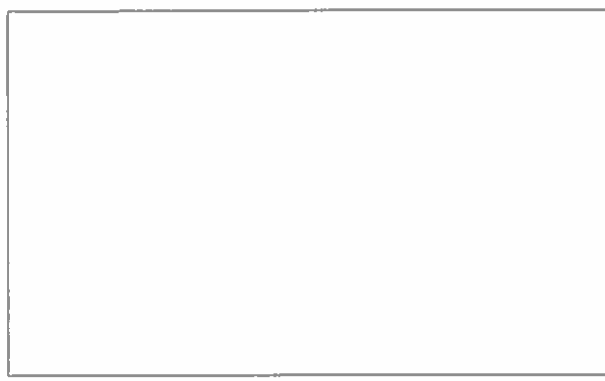
ADDRESS: 107 Woodten Way North,  
 Markham, ON  
 CLIENT NAME:

The undersigned has reviewed and taken responsibility for the design and has the qualifications and scope to provide professional services for the following Client's use. I am a member of the Ontario Association of Architects (OAA) and the Ontario Association of Professional Engineers (OAPE).  
 QUALIFICATION INFORMATION:  
 REGISTERED ARCHITECT IN ONTARIO UNDER THE REGULATION OF ARCHITECTURE ACT, R.S.O. 1990, CHAPTER A.01.  
 NAME: SAJJAD HANFAL Building Civil  
 NUMBER: 44388  
 B.C.L.N. 5724  
 FIRM: SENSUS DESIGN & BUILD INC.

NOTES:  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE O.B.C.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE INDICATED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE INDICATED.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE INDICATED.  
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE INDICATED.

SENSUS DESIGN & BUILD INC  
 1315 LAWRENCE AVE. EAST, TORONTO ON  
 M4T 1S10  
 PHONE: 416-919-1433  
 EMAIL: info@sensusdesignandbuild.ca  
 www.sensusdesignandbuild.ca

SENSUS DESIGN & BUILD  
 DESIGN & BUILD



1 PROP EAST ELEV  
1 : 75

Date:	2019-07-03
Drawn by:	FLC
Checked by:	ALE
Scale:	A2.7
	1 : 75

PROJECT: ADDITION  
PROPOSED EAST ELEVATION

ADDRESS: 107 Wootton Way North, Markham, ON  
CLIENT NAME:

The undersigned has prepared and issued responsibility for this design, and has the qualifications and means for responsibility stated in the following Code to be a qualified person as required by the Building Code to be a qualified person as required by the Building Code.  
Qualification information:  
Professional status through a recognized order: O.C. / S.P. of the  
NAME: ESSE SARLAN  
B.C.I.F.A.  
NAME: SENSUS DESIGN & BUILD INC.  
FIRM: 4454 B.C.I.F.A.

It shall be the responsibility of the contractor to provide all necessary materials, including labor, and to follow all instructions, notes and specifications. The contractor shall be responsible for obtaining all necessary permits and for ensuring that all work complies with the Building Code. All drawings and the property of the Architect / Designer & shall remain the property of the Architect / Designer & shall not be reproduced or used for any other purpose without the written consent of the Architect / Designer &.

NOTES:  
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
2. REFER TO THE GENERAL NOTES AND THE O.C.C.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

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