

# MEMORANDUM

**DATE:** August 15, 2019  
**TO:** Chairman and Members, Committee of Adjustment  
**FILE:** B/11/19, A/72/19 & A/73/19  
**ADDRESS:** 11 Gleason Avenue, Markham  
**HEARING DATE:** Wednesday August 28, 2019

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

## **B/11/19**

The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with approximate lot frontage of 31.39 m (102.99 ft) and approximate lot area of 980.96 sq. m (7,329.79 sq.ft) (Part 2); and
- b) retain a parcel of land with approximate lot frontage of 25.72 m (84.38 ft) and approximate lot area of 664.29 sq. m (7,150.36 sq.ft) (Part 1).

The purpose of this application is to create a new residential lot. This application is related to Minor Variance applications A/72/19 and A/73/19.

## **A/72/19 (Part 1 - Retained)**

The applicant is requesting relief from the following Residential One (R1) zone requirements in By-law 1229, as amended, as they relate to a proposed addition to the existing dwelling on the 'retained' lot.

- a) **Deck By-law 142-95, Section 2.2 (b)(i):**  
a maximum deck projection of 3.07 m (10.07 ft), whereas the By-law permits a deck in excess of one metre in height to have a maximum projection of 3.0 metres from the point on the dwelling closest to the rear lot line;
- b) **Section 11.1:**  
a minimum rear yard setback of 6.96 m (22.83 ft), whereas the By-law requires a minimum rear yard setback of 7.62 m (25 ft); and
- c) **Infill By-law 99-90, Section 1.2 (vi):**  
a floor area ratio of 47.73 percent, whereas the By-law permits a maximum floor area ratio of 45 percent.

## **A/73/19 (Part 2 – Conveyed)**

The applicant is requesting relief from the following Residential One (R1) zone requirements in By-law 1229, as amended, as they relate to a proposed two storey dwelling on the 'severed/conveyed' lot.

- a) **Section 11.1:**  
a minimum front yard setback of 1.22 m (4 ft), whereas the By-law requires a minimum front yard setback of 7.62 m (25 ft);
- b) **Section 11.1:**  
a minimum rear yard setback of 5.30 m (17.38 ft), whereas the By-law requires a minimum rear yard setback of 7.62 m (25 ft);
- c) **Section 11.1:**  
a minimum side yard setback of 0.91 m (2.98 ft), whereas the By-law requires a minimum side yard setback of 1.22 m (4 ft) for the one storey portions of a building;

# MEMORANDUM

- d) **Infill By-law 99-90, Section 1.2 (vi):**  
a maximum floor area ratio of 55.42 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;
- e) **Infill By-law 99-90, Section 1.2 (iv):**  
a maximum garage to project 5.18 m (16.99 ft) beyond the point of the main building closest to the front lot line, whereas the By-law permits a maximum projection of 2.1 m (6.89 ft); and
- f) **Infill By-law 99-90, Section 1.2 (iii):**  
a maximum building depth of 17.53 m (57.51 ft), whereas the By-law permits a maximum of 16.8 m (55.12 ft);
- g) **Section 1.2 (i):**  
a maximum building height of 10.5 m (34.45 ft), whereas the By-law permits a maximum of 9.8 m (32.15 ft);

## **BACKGROUND**

### **Property Description**

The 1,345.60 m<sup>2</sup> (0.4 ac ) subject property is located on the south side of Gleason Avenue which is south of 16th Avenue and east of Main Street Markham North. There is an existing one-storey detached 136.75 m<sup>2</sup> (1,472 ft<sup>2</sup>) dwelling on the subject property, which according to assessment records was constructed in 1970. Mature vegetation exists along the perimeter of the east side and south rear lot lines, and there is a notable change in grade across the property which slopes downwards from west to east.

The property is located in a residential neighbourhood characterized by a mix of one and two-storey single-detached dwellings. Residential properties on the north side of Gleason Avenue are within the Markham Village Heritage Conservation District. The Stouffville GO rail corridor abuts the subject property to the east. Further east is a naturalized valley corridor which contains a watercourse. It should also be noted that the Gleason Avenue right of way in front of the subject property also terminates as a dead end at the Stouffville GO rail corridor. This section of road is only partially paved to a point just east of the existing dwelling on the subject lands. The portion of the right of way towards the rail corridor drops in grade and is sodded. If the severance were to be approved, improvements to the right of way will likely be required to provide appropriate access to the proposed residential lot.

### **Proposal**

The applicant proposes to sever the existing residential lot into two (2) parcels. The retained lot (Part 1) will have a lot area of 664.30 m<sup>2</sup> (7,150.70 ft<sup>2</sup>) and a lot frontage of 25.72 m (84.38 ft). The conveyed lot (Part 2) will have a lot area of 681.30m<sup>2</sup> (7,333.69 ft<sup>2</sup>) and a lot frontage of 31.42 m (103.08 ft). The lot areas and frontages for both the retained (Part 1) and conveyed (Part 2) lots comply with the minimum zoning by-law requirement of 613.2m<sup>2</sup> (6,600ft<sup>2</sup>) for lot area and 18.3m (60ft) for lot frontage.

The applicant is applying for minor variances for both the retained (Part 1) and conveyed (Part 2) lots. To facilitate a two-storey addition to an existing one-storey detached dwelling on the retained lot (Part 1) the applicant has applied for variance for maximum floor area ratio, minimum rear yard setback and maximum deck projection. To facilitate the construction of a new two-storey detached dwelling on the conveyed lot (Part 2) the applicant has applied for variances for minimum front yard setback, minimum rear yard setback, minimum side yard setback, maximum floor area ratio, maximum garage projection, maximum building height, and maximum building depth.

# MEMORANDUM

## **OFFICIAL PLAN AND ZONING**

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

The subject property is designated "Residential Low Rise", which provides for low rise housing forms including single detached dwellings. In considering applications for development approval in a 'Residential Low Rise' area, which includes severances, infill development is required to meet the general intent of Section 8.2.3.5 of the 2014 Official Plan. Specifically the section requires that:

- Proposed new lot(s) have lot area(s) and lot frontage(s) consistent with the size of existing lots on both sides of the street;
- That proposed new building(s) have heights, massing and scale appropriate for the site and generally consistent with that permitted by the zoning for adjacent properties and properties on the same street; and
- 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.

## Zoning By-Law 1229

The subject property is zoned Residential (R1) under By-law 1229, as amended, which permits a single detached dwelling. The proposed development on the retained lot (Part 1) does not comply with the By-law requirements with respect to minimum rear yard setback and maximum deck projection. The proposed development on the conveyed lot (Part 2) does not comply with the By-law requirements with respect to minimum front yard setback, minimum rear yard setback, minimum side yard setback, and maximum building height.

## 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 on the retained lot (Part 1) does not comply with the infill By-law requirements with respect to maximum floor area ratio. The proposed development on the conveyed lot (Part 2) does not comply with the infill By-law requirements with respect to maximum floor area ratio, maximum garage projection and, maximum building depth.

## **Comments**

The applicant is proposing to sever the existing 1,345.2 m<sup>2</sup> (0.4 ac) subject property to create a new residential development lot. The applicant is also proposing variances for an addition to the existing dwelling on the 'retained' lot and for a proposed two-storey detached dwelling on the 'severed' lot. To facilitate the proposal, the applicant has submitted a consent and related variance applications requesting relief from the zoning by-law 1229, as amended, as described above.

Staff have received comments from external agencies and internal departments and there a number of matters to be addressed before staff are in a position to complete the review of the application and provide comments to the Committee of Adjustment, including preparation of appropriate conditions should the applications be approved. Matters to be addressed include:

## Variances associated with the proposed dwelling should be reduced

Staff have concerns with the requested variances for the proposed two-storey detached dwelling on the 'severed' lot relating to its scale and massing and have requested the applicant to consider reducing the size of the proposed dwelling. This request is in consideration of the existing

## MEMORANDUM

neighbourhood context along this section of Gleason Avenue which is characterized by modestly sized one and two-storey detached dwellings.

### Toronto Region Conservation Authority (TRCA) Requests Deferral

The Toronto Region Conservation Authority (TRCA) has identified that the existing valley corridor to west of the subject lands contains a watercourse that has the potential to impact the stability of the valley corridors slope. Based on TRCAs available mapping, it appears the erosion hazard associated with the valley corridor appears to extend through the adjacent rail corridor to the west of the site, and onto the west portion of the subject lands where the new lot is proposed. The creation of a new lot within hazardous lands is contrary to the Provincial Policy Statement (2014) and the TRCAs policies, and the Conservation Authority does not support the application as currently submitted. The TRCA has however acknowledged that this assessment is based on the mapping and data currently available, and has suggested the applicant provide a geotechnical study to demonstrate that the proposed lot is located outside of the erosion hazard of the valley corridor and required buffers. Accordingly the TRCA has recommended the applications be deferred until these matters are addressed.

### Metrolinx Comments

The subject property abuts the Stouffville GO line and Metrolinx has indicated they do not support and object to the proposed severance and the variances proposed for the 'severed' lot. Notwithstanding, Metrolinx has indicated that they will withdraw their objection providing an in-fill development agreement is registered on title that stipulates Metrolinx shall not be responsible for any complaints or claims arising from our facilities and operations. The applicant is currently working with Metrolinx on addressing these comments and City staff are considering the impact of these comments in assessing the proposed applications.

### Staff Recommend Deferral

Based on the outstanding matters, as summarized above, staff recommend the applications be deferred *sine die*. This will allow the applicant to work with the TRCA and Metrolinx to address their comments, which currently do not support approval of the applications to create a new residential development lot. Once these matters have been addressed to the satisfaction of both agencies, staff will be in a position to provide thorough comments to the Committee of Adjustment on the appropriateness of the applications.

PREPARED BY:



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

REVIEWED BY:



\_\_\_\_\_  
Stephen Corr, Senior Planner, East District

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT.

**PLAN 68R-**

RECEIVED AND DEPOSITED

DATE: JANUARY 8, 2018

DATE: \_\_\_\_\_ 2017

A. AZIZ SURVEYORS, O.L.S.

REPRESENTATIVE FOR LAND INFORMATION FROM THE LAND TILES DIVISION OF THE YORK REGION REGISTRY OFFICE (REG 83)

PLAN OF SURVEY OF  
PLAN OF PART LOT 14  
CONCESSION 8

CITY OF MARKHAM  
(REGIONAL MUNICIPALITY OF YORK)



A. AZIZ SURVEYORS INC., O.L.S.

METRIC DIMENSIONS SHOWN HEREIN ARE IN METERS AND CAN BE CONSIDERED TO BE BY ORDER OF L.S.M.

NOTES: 1. THIS PLAN IS THE PROPERTY OF A. AZIZ SURVEYORS INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF A. AZIZ SURVEYORS INC.

INTEGRATION DATA:  
APPROXIMATE COORDINATE SYSTEM USED: UTM  
APPROXIMATE DATUM USED: NAD 83  
APPROXIMATE ELEVATION USED: 100.00 METERS  
APPROXIMATE MAGNETIC DECLINATION USED: 10.00 DEGREES WEST  
APPROXIMATE MAGNETIC ANGLE USED: 10.00 DEGREES WEST  
APPROXIMATE MAGNETIC ANGLE USED: 10.00 DEGREES WEST

POINT ID	NORTHING	EASTING
A	4833906.55	837308.68
B	4833906.55	837318.43

REFERENCE SHOWN IN THIS PLAN ARE ASSUMED CORRECT UNLESS OTHERWISE STATED. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF THE REFERENCED DOCUMENTS.

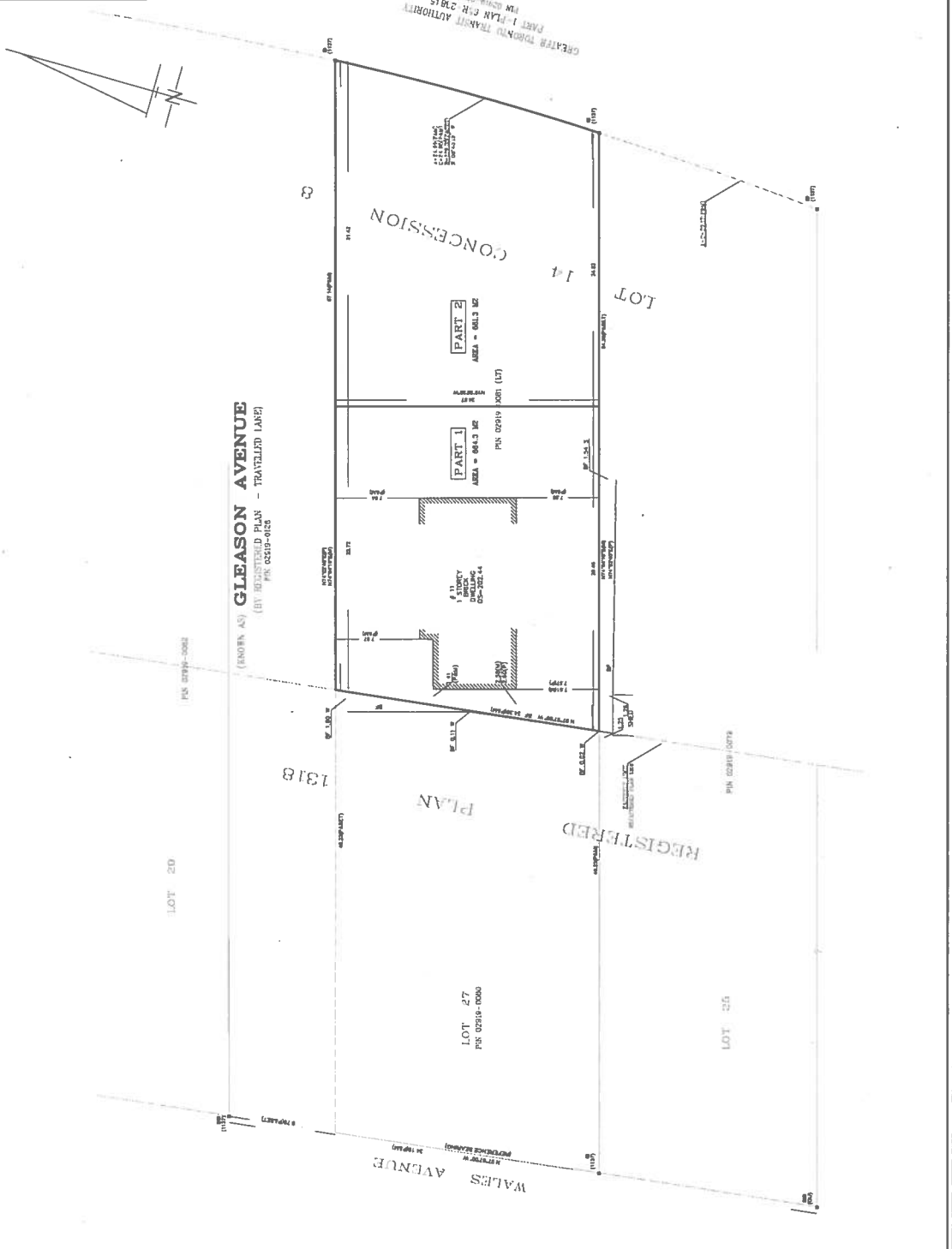
PART	LUT	CONCESSION	ALL OF PIN	AREA
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2	LUT 14	8	02916-02917	864.3 m <sup>2</sup>

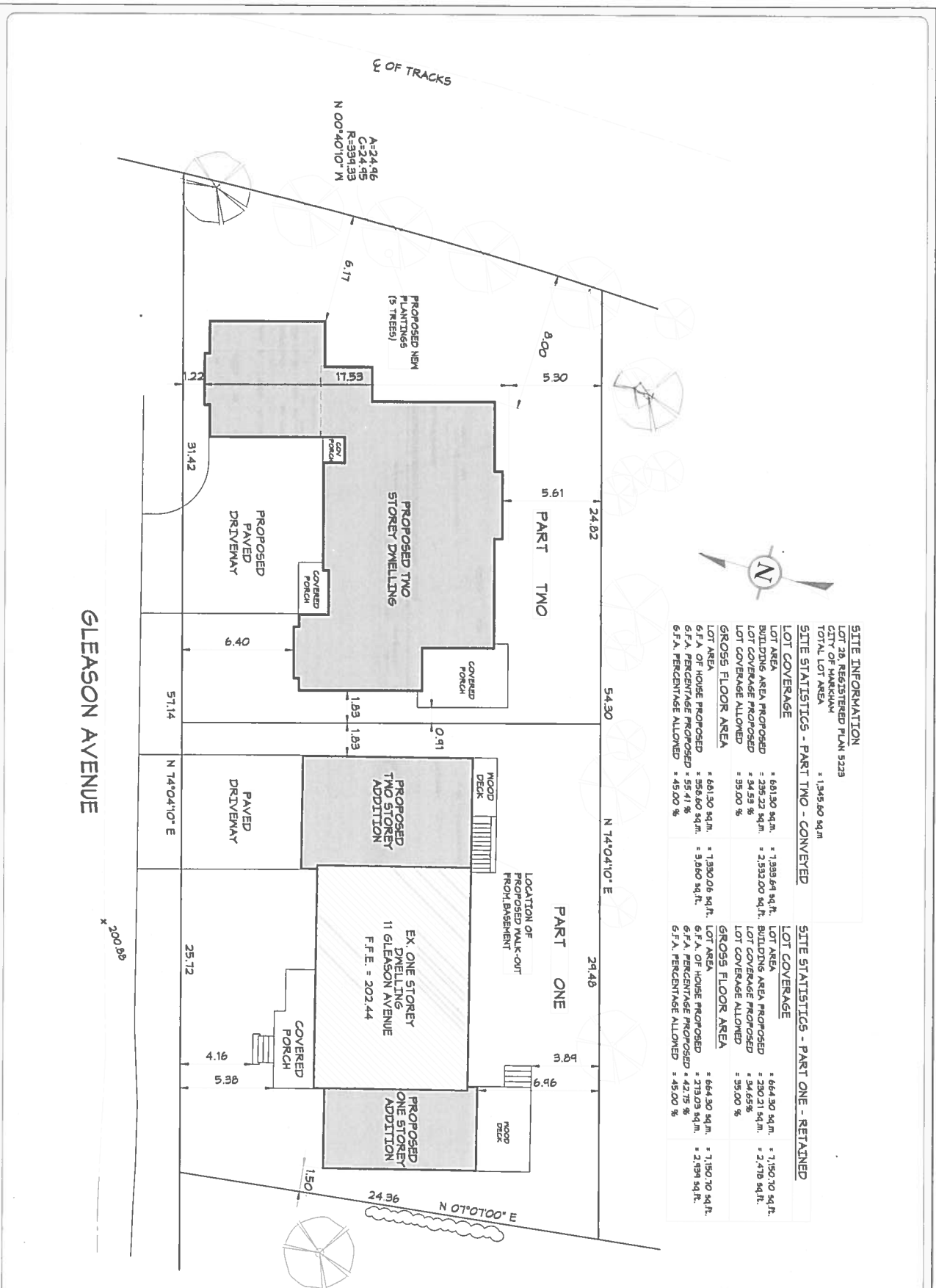
NOTES:  
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10. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF THE REFERENCED DOCUMENTS.

SURVEYOR'S CERTIFICATE  
I, THE SURVEYOR, HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER. THE SURVEY WAS COMPLETED ON THE 7th DAY OF FEBRUARY 2017.

DATE: JANUARY 8, 2018

A. AZIZ SURVEYORS INC.  
130 HENRY ROAD, UNIT 14, RICHMOND HILL, ONT. L4C 8B7  
Tel: (905) 709-0294 Fax: (905) 709-0485  
www.aazisurveyors.com  
PROF. REG. NO.: 11-GL-0001  
11-GL-0001  
DRAWN BY: SU DECEDED BY: A.A.





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R-381.33  
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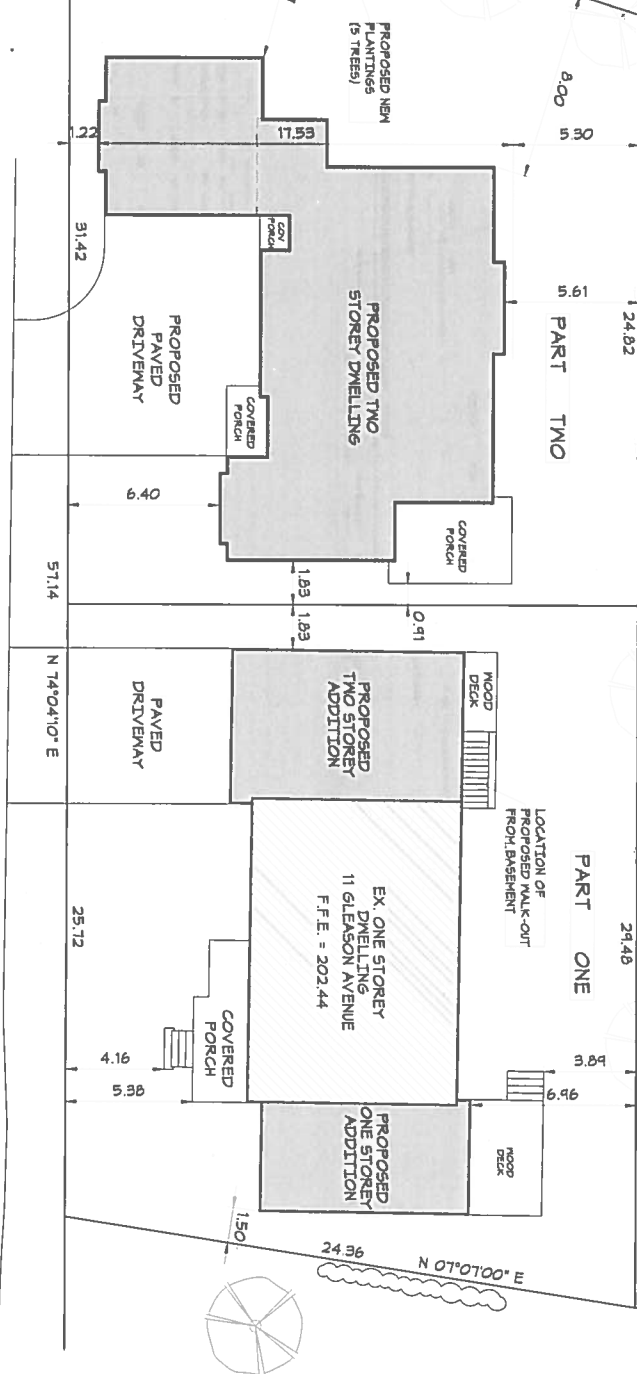
SITE INFORMATION	
LOT 28, REGISTERED PLAN 5223	
CITY OF MARKHAM	
TOTAL LOT AREA	= 1,345.60 sq.m.

SITE STATISTICS - PART TWO - CONVEYED	
LOT COVERAGE	
LOT AREA	= 681.30 sq.m.
BUILDING AREA PROPOSED	= 228.23 sq.m.
LOT COVERAGE PROPOSED	= 33.62 %
LOT COVERAGE ALLOWED	= 35.00 %

SITE STATISTICS - PART ONE - RETAINED	
LOT COVERAGE	
LOT AREA	= 664.30 sq.m.
BUILDING AREA PROPOSED	= 230.21 sq.m.
LOT COVERAGE PROPOSED	= 34.65 %
LOT COVERAGE ALLOWED	= 35.00 %



<p><b>GENERAL NOTES:</b></p> <p>ALL CONSTRUCTION IS TO CONFORM TO SECTION "C" OF THE ONTARIO BUILDING CODE (LATEST EDITION).</p> <p>CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.</p> <p>DO NOT SCALE DRAWINGS.</p> <p>OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RE-CLAY AND DESTROY ALL REVISIONS AND UNREVISIONED COPIES OF THIS DRAWING. THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER DESIGN GROUP AND / OR ITS CLIENTS ONLY.</p> <p>BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.</p>																																		
<p><b>REVISIONS AND DATA</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION																															<p>The undersigned has reviewed and taken qualifications and notes the proposed work set out in the Ontario Building Code to the satisfaction of the Ontario Building Code.</p> <p><b>QUALIFICATION INFORMATION:</b></p> <p>Registered unless design is exempt under 2.17.5.1 of the Ontario Building Code.</p> <p>Mark Gregory DOB: 23625</p> <p>Registered unless design is exempt under 2.17.4.1 of the Ontario Building Code.</p> <p>Gregory Design DOB: 30506</p> <p>Grid Value: DOB</p>
NO.	DATE	DESCRIPTION																																
<p><b>PROJECT TITLE:</b></p> <p><b>PROPOSED SEVERANCE</b> <b>11 GLEASON AVENUE</b> <b>CITY OF MARKHAM</b></p>	<p><b>PROJECT NUMBER:</b> 1912-11</p> <p><b>SHEET NUMBER:</b> SP-1</p> <p><b>DATE:</b> 01/09/19</p> <p><b>SCALE:</b> 1:200</p> <p><b>DRAWN BY:</b> S. Gregory</p> <p><b>CHECKED BY:</b> R.G.</p>																																	
<p><b>THE GREGORY DESIGN GROUP</b></p> <p>50 MCINTOSH DRIVE, UNIT 140 MARKHAM, ONTARIO L3R 9T3 OFFICE (905) 479-4767 FAX (905) 479-0495 shane@gregorydesigngroup.net</p>																																		

**GENERAL NOTES:**  
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 CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.  
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 BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

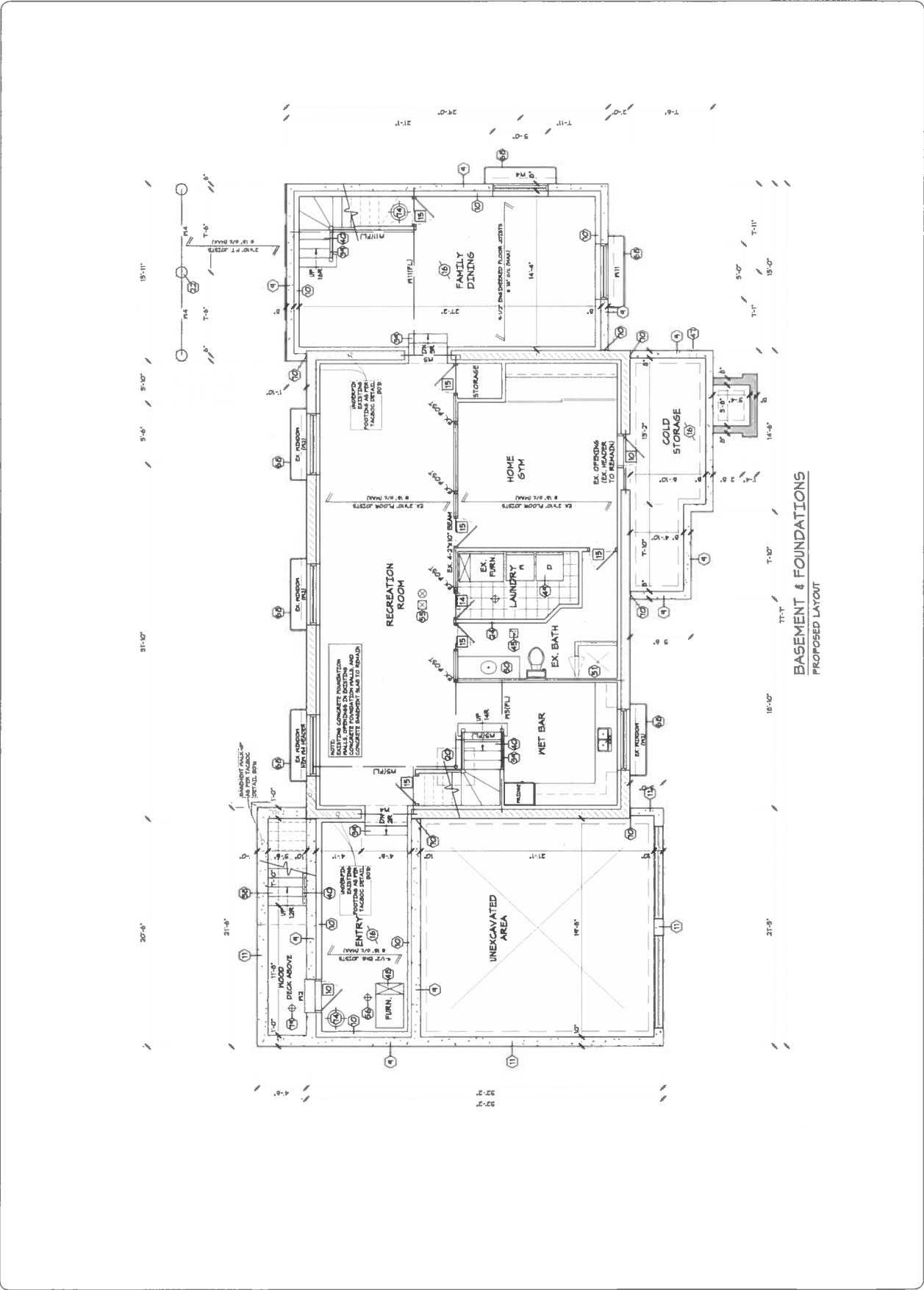
REVISIONS AND DATA	DATE

The undersigned has prepared and issues responsibility for its design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.  
**QUALIFICATION INFORMATION:**  
 Registered Professional Engineer under 2.17.5.1 of the Ontario Building Code.  
 Greg Gregory 15025  
 NAME REG. NO. DCA  
 Required unless design is exempt under 2.17.4.1 of the Ontario Building Code.  
 Gregory Design 3050C  
 FIRM NAME OCN

**PROJECT TITLE**  
 PROPOSED ADDITION  
 11 GLEASON AVENUE  
 CITY OF MARKHAM

**THE GREGORY DESIGN GROUP**  
 50 MCINTOSH DRIVE, UNIT 140  
 MARKHAM, ONTARIO L3R 9T3  
 OFFICE: (905) 479-4767  
 PHONE: (905) 479-4767  
 email: gregorydesigngroup.net

SCALE	DATE
1/8"=1'-0"	07/07/17
PROJECT NUMBER	SHEET NUMBER
1972-17	A-1
DRAWN BY	CHECKED BY
S. Gregory	R.G.



**BASEMENT & FOUNDATIONS**  
 PROPOSED LAYOUT

**GENERAL NOTES:**  
 ALL CONSTRUCTION IS TO CONFORM TO THE 2018 IBC AND BUILDING CODE (LATEST EDITION).  
 CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.  
 DO NOT SCALE DRAWINGS.  
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 BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS AND DATA	DATE

The undersigned has reviewed and takes responsibility for his design, and has the signature of the professional seal required by the Ontario Building Code to be a drafter.

**DISCLAIMER INFORMATION:**  
 Required unless stated otherwise under 2.17.5.1 of the Ontario Building Code.

Ben Gregory 25825  
 NAME DCN  
 REGISTRATION INFORMATION  
 Registered unless design is exempt under 2.17.4.1 of the Ontario Building Code

Gregory Design 30526  
 FIRM NAME DCN

PROJECT TITLE  
**PROPOSED ADDITION  
 11 GLEASON AVENUE  
 CITY OF MARKHAM**



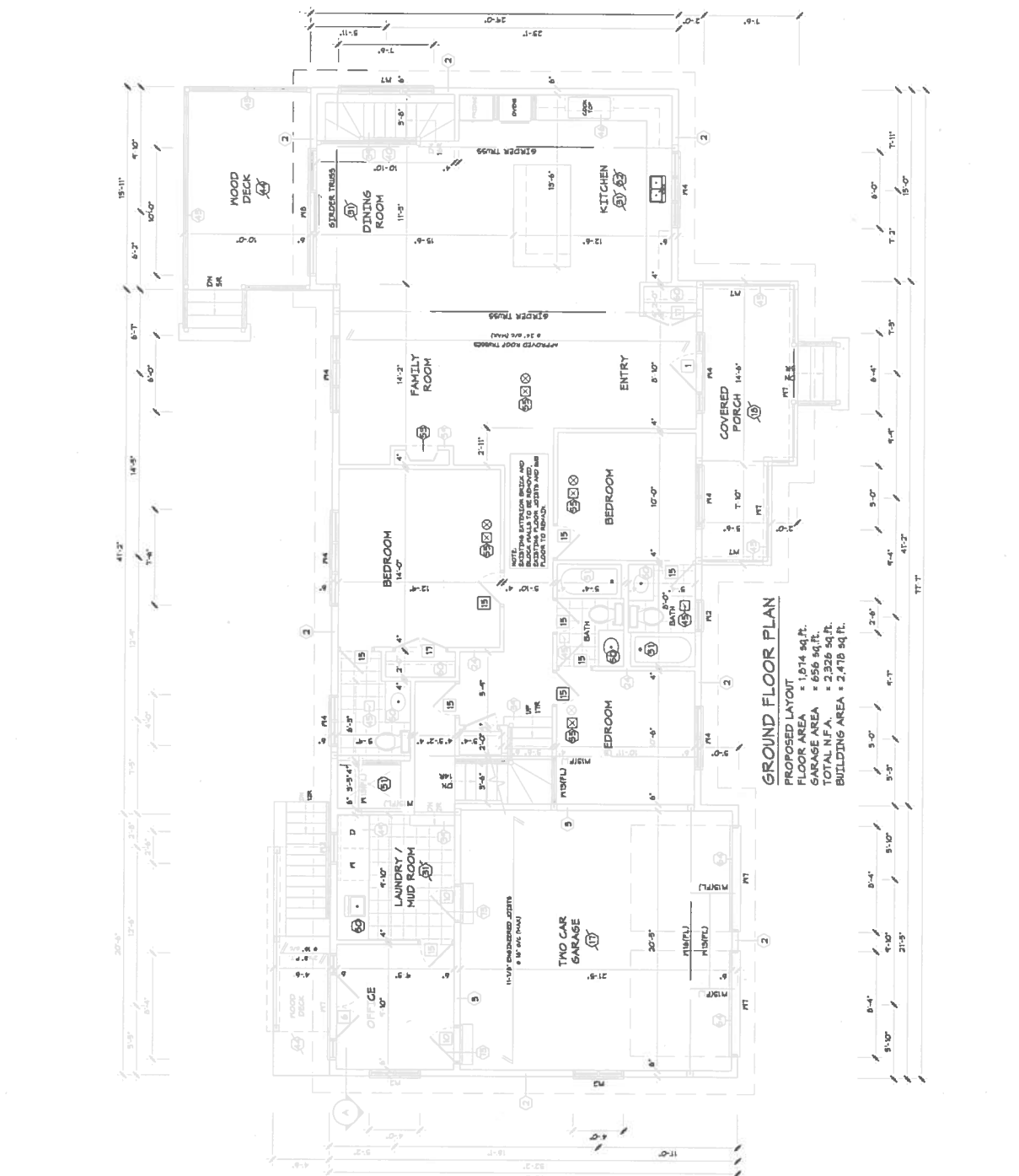
50 MCINTOSH DRIVE, UNIT 140  
 MARKHAM, ONTARIO L3R 9Y5  
 OFFICE (905) 479-4727  
 FAX (905) 479-8496  
 email: ben@gregorydesigngroup.net

SCALE 1/8"=1'-0"  
 DATE 01/07/17

PROJECT NUMBER SHEET NUMBER  
 1972-17 A-2

DRAWN BY  
 S. Gregory

CHECKED BY  
 R.G.





**GENERAL NOTES:**  
 ALL CONSTRUCTION IS TO CONFORM TO SECTION 40 OF THE ONTARIO BUILDING CODE (LATEST EDITION).  
 CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.  
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 BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS AND DATA	DATE

The undersigned has reviewed and takes responsibility for his design, and has the qualifications and meets the requirements set out in the Ontario Building Code for a Designer

**DUALIFICATION INFORMATION:**  
 Registered under the provisions of section 2.17.5.1 of the Ontario Building Code

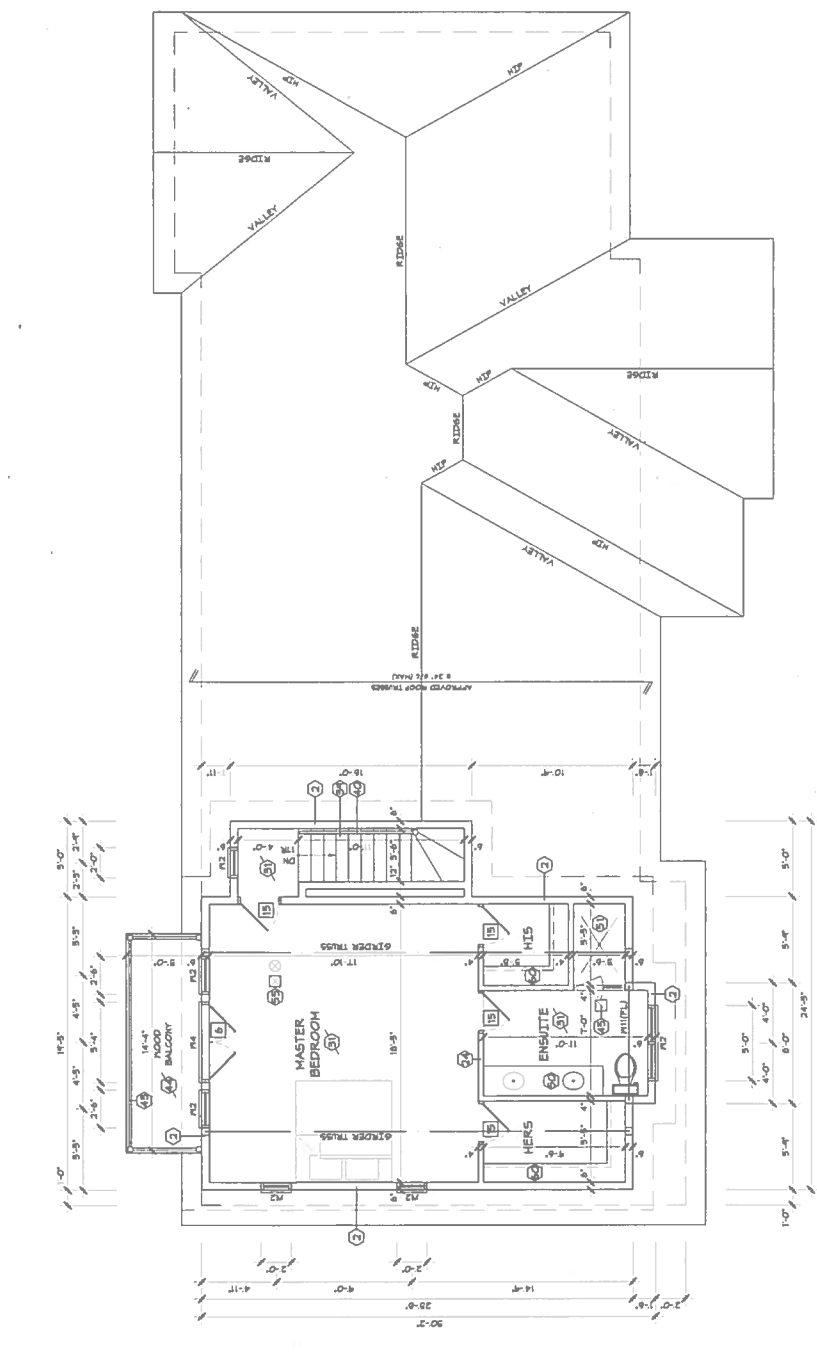
**REGISTRATION INFORMATION:**  
 Registered under section 2.17.4.1 of the Ontario Building Code

S.Gregory  
 NAME: S.GREGORY  
 DESIGNER  
 REGISTRATION NUMBER: 20556  
 REGISTRATION TITLE: REGISTERED ARCHITECT  
 S.Gregory Designs  
 FIRM NAME: 20556  
 DESIGNER

**PROJECT TITLE:**  
 PROPOSED ADDITION  
 11 GLEASON AVENUE  
 CITY OF MARKHAM

**DESIGN GROUP:**  
 S.GREGORY DESIGN GROUP

SCALE	DATE
1/8"=1'-0"	07/07/17
PROJECT NUMBER	SHEET NUMBER
1912-17	A-3
DRAWN BY	CHECKED BY
S.Gregory	R.G.



**SECOND FLOOR PLAN**  
 PROPOSED LAYOUT = 639 sq.ft.  
 FLOOR AREA = 26 sq.ft.  
 OPEN SPACE = 26 sq.ft.  
 TOTAL FLOOR AREA = 619 sq.ft.

**GENERAL NOTES:**  
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 BUILDING RESULTS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS AND DATA	DATE

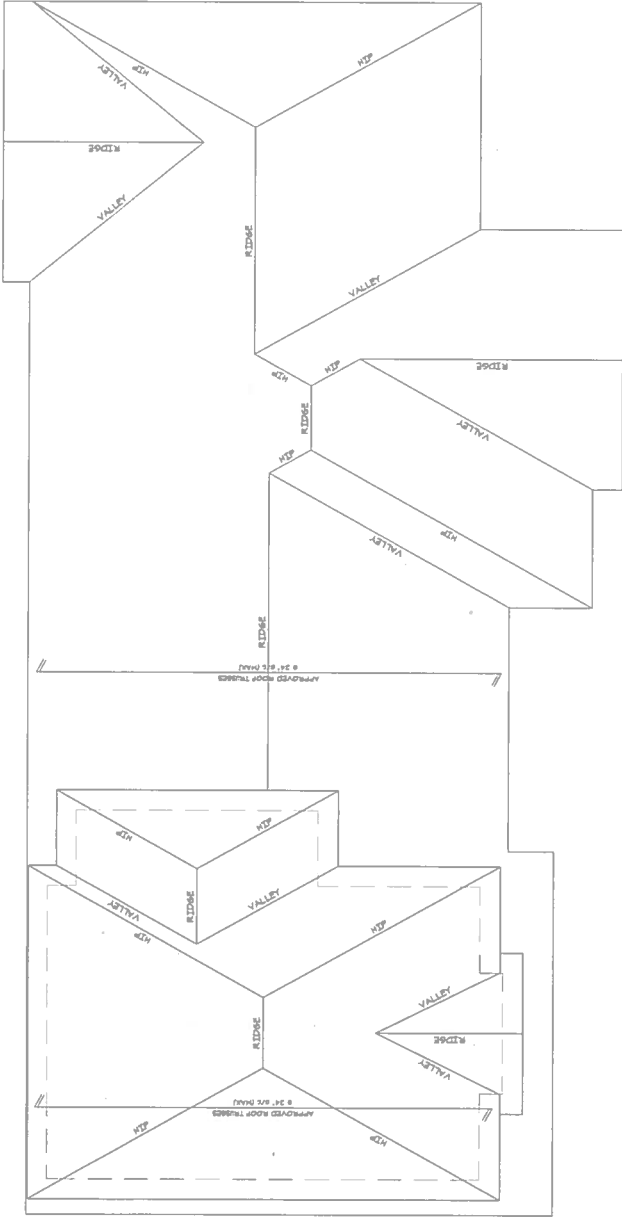
The undersigned has reviewed and takes responsibility for his design, and has the qualification to do so as required by the Ontario Building Code to be a designer.  
**QUALIFICATION INFORMATION**  
 Registered architect under section 217.5.1 of the Ontario Building Code  
 Ben Gregory 25435 BCON  
**REGISTRATION INFORMATION**  
 Registered architect design in category under 2.17.4.1 of the Ontario Building Code  
 Gregory Design 32505 BCON  
**PROF NAME**

**PROJECT TITLE**  
 PROPOSED ADDITION  
 11 GLEASON AVENUE  
 CITY OF MARKHAM



50 MCINTOSH DRIVE, UNIT 140  
 MARKHAM, ONTARIO L3R 9Y5  
 OFFICE (905) 479-4767  
 FAX (905) 479-6456  
 shance@gregorydesigngroup.net

SCALE	DATE
1/8"=1'-0"	07/07/17
PROJECT NUMBER	SHEET NUMBER
1972-17	A-4
DRAWN BY	CHECKED BY
S. Gregory	R.G.



ROOF PLAN  
 PROPOSED LAYOUT

**GENERAL NOTES:**  
 ALL CONSTRUCTION IS TO CONFORM TO SECTION 94 OF THE ONTARIO BUILDING CODE (LATEST EDITION).  
 CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.  
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 THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR USED ON OTHER PROJECTS WITHOUT THE CLIENT'S WRITTEN PERMISSION.  
 BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS AND DATA	DATE

The undersigned has reviewed and taken responsibility for his design, and has the qualifications and meets the requirements set out in the Ontario Building Code for a designer.

QUALIFICATION INFORMATION  
 Registered under the Ontario Building Code Act of the Ontario Building Code  
 Registration Number: 217.5.1

NAME: S. GREGORY  
 DESIGNER  
 REGISTRATION INFORMATION  
 Registered under the Ontario Building Code Act of the Ontario Building Code

PROJECT NUMBER: 30506  
 PROJECT NAME: DESIGN GROUP

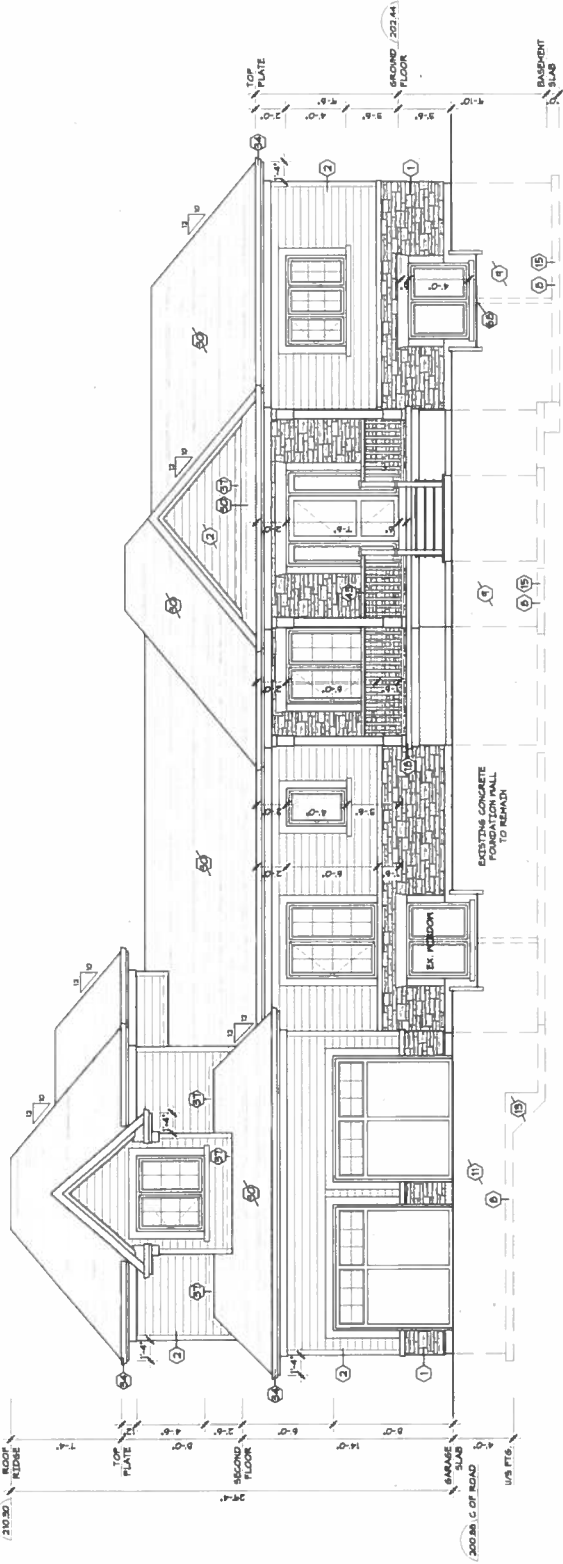
**PROPOSED ADDITION  
 11 GLEASON AVENUE  
 CITY OF MARKHAM**

**THE GREGORY  
 DESIGN GROUP**  
 50 MCINTOSH DRIVE, UNIT 140  
 MARKHAM, ONTARIO L3R 9T3  
 OFFICE: 905.479.3467  
 FAX: 905.479.3467  
 shane@gregorydesigngroup.net

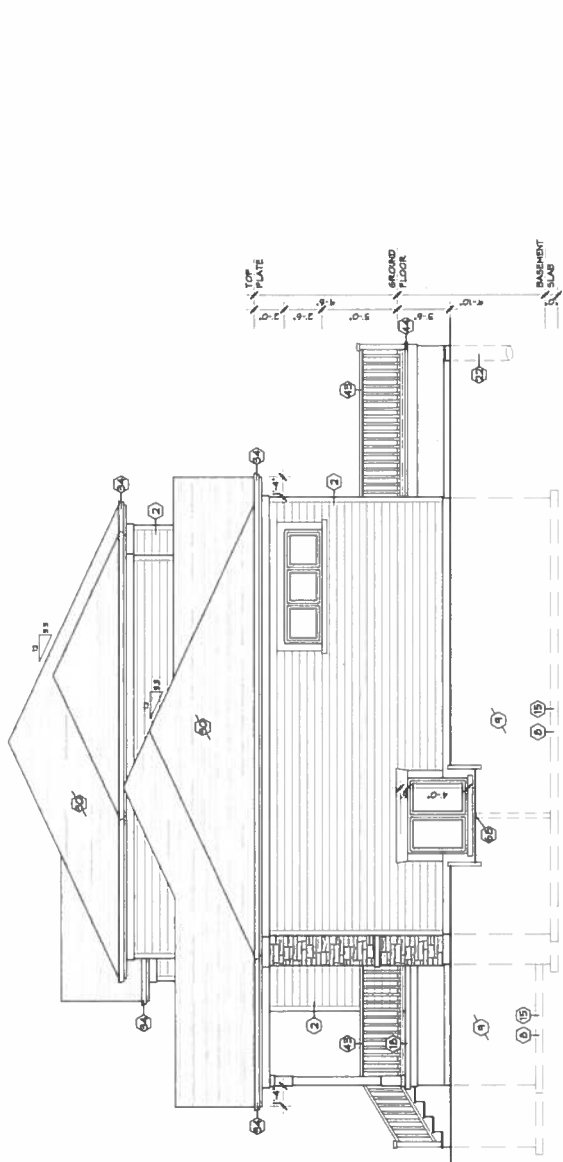
SCALE: 1/8"=1'-0"  
 DATE: 07/07/17  
 PROJECT NUMBER: 1972-17

DRAWN BY: S. GREGORY  
 CHECKED BY: R.G.

**A-5**



**FRONT ELEVATION**



**RIGHT SIDE ELEVATION**

UNPROTECTED OPENINGS = 371 sq. ft.  
 AREA OF WALL = 32 sq. ft.  
 PERCENTAGE OF OPENINGS = 8.48 %  
 PERCENTAGE OF OPENINGS ALLOWED = 9.00 %

**GENERAL NOTES:**

ALL CONSTRUCTION IS TO CONFORM TO SECTION 909 OF THE BUILDING CODE (LATEST EDITION).  
CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.

DO NOT SCALE DRAWINGS.  
OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RE-CLAIM AND DESTROY ALL PREVIEWS AND UN-REVISED COPIES OF THIS DRAWING. THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND / OR ITS CLIENTS ONLY.

REVISIONS AND DATA

NO.	DATE	DESCRIPTION

The undersigned has reviewed and taken responsibility for this design, and has the right to alter or modify the design at any time without notice and without liability to the Ontario Building Code to be a change.

**QUALIFICATION INFORMATION**  
Required unless design is exempt under 2.17.5.1 of the Ontario Building Code

**Registration Information**  
Required unless design is exempt under 2.17.4.1 of the Ontario Building Code

**Design Designer**  
NAME: S. Gregory  
BCIN: 25425

**Project Designer**  
NAME: S. Gregory  
BCIN: 25425

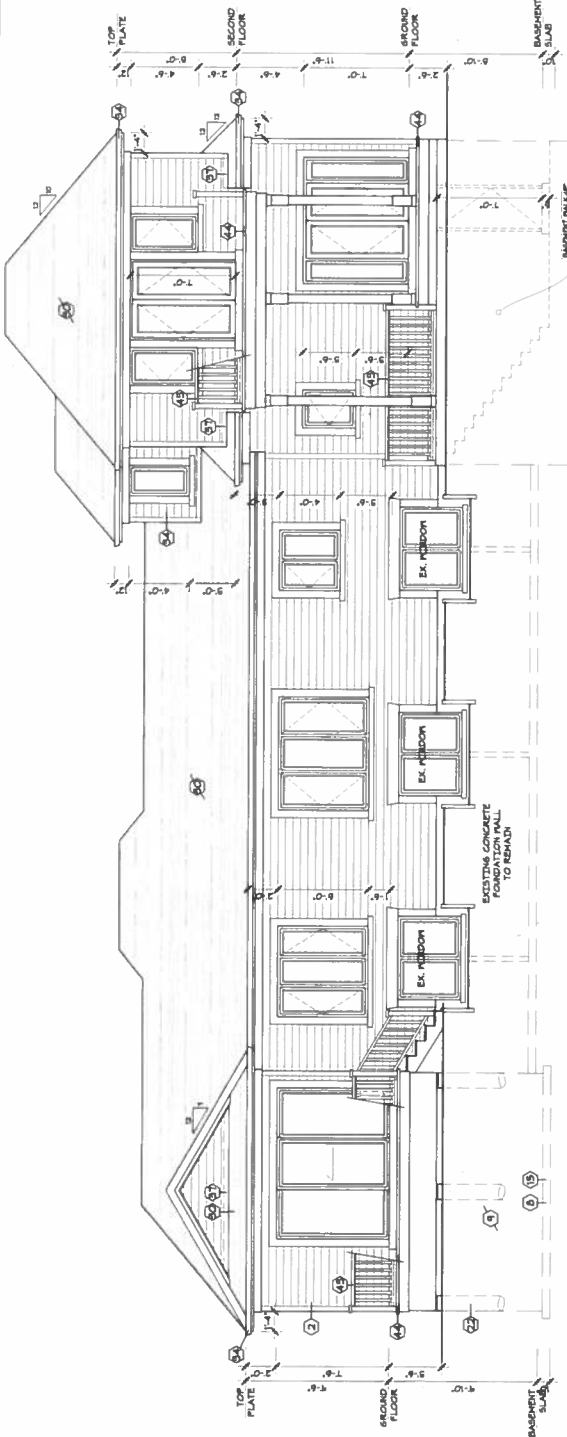
**Project Title**  
PROPOSED ADDITION  
11 GLEASON AVENUE  
CITY OF MARKHAM



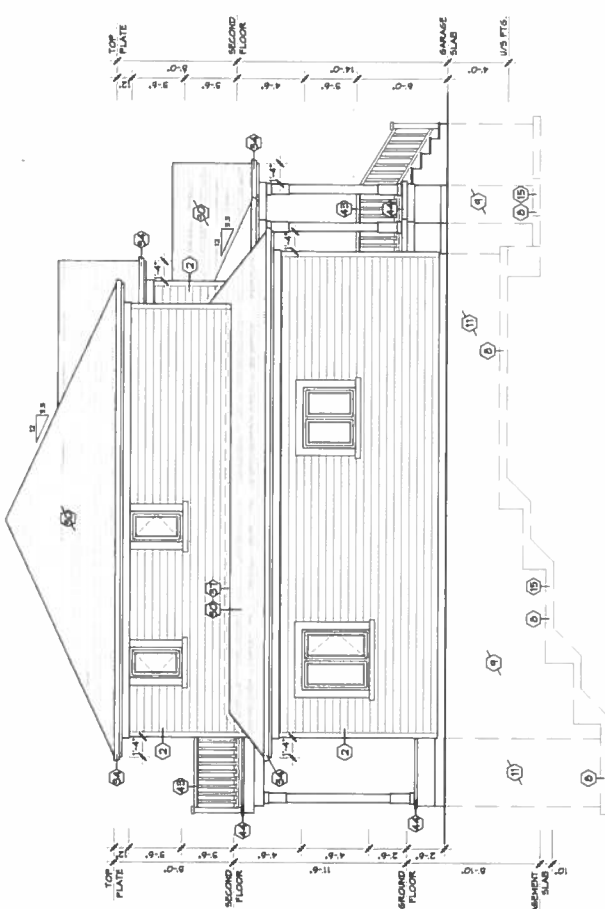
50 MILLIKOS DRIVE, UNIT 40  
MARKHAM, ONTARIO L3R 9T5  
OFFICE (905) 479-4767  
FAX (905) 479-6496  
shane@gregorydesigngroup.net

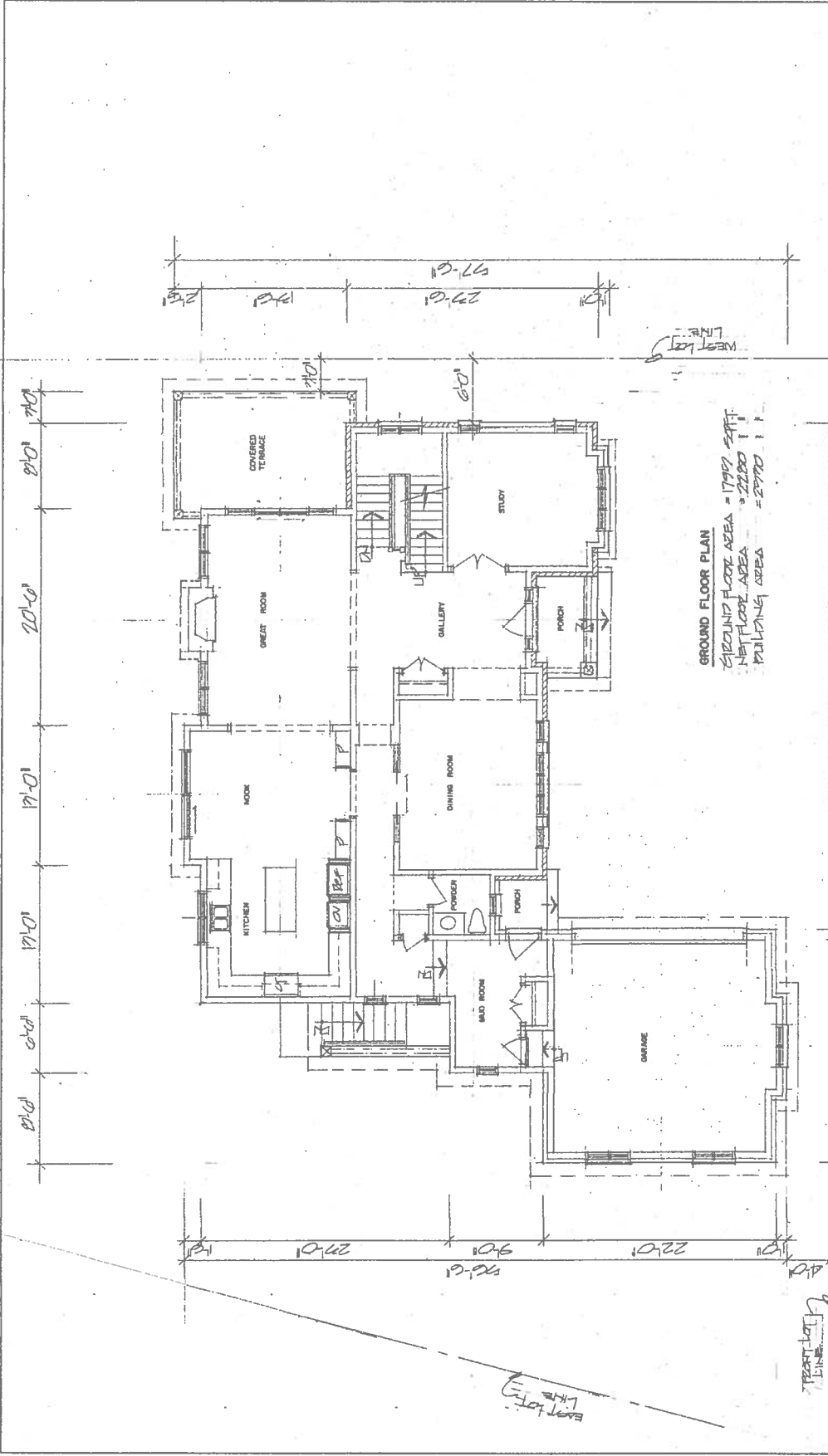
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DATE: 07/07/11  
PROJECT NUMBER: 1912-17  
DRAWN BY: S. Gregory  
CHECKED BY: R.G.

A-6

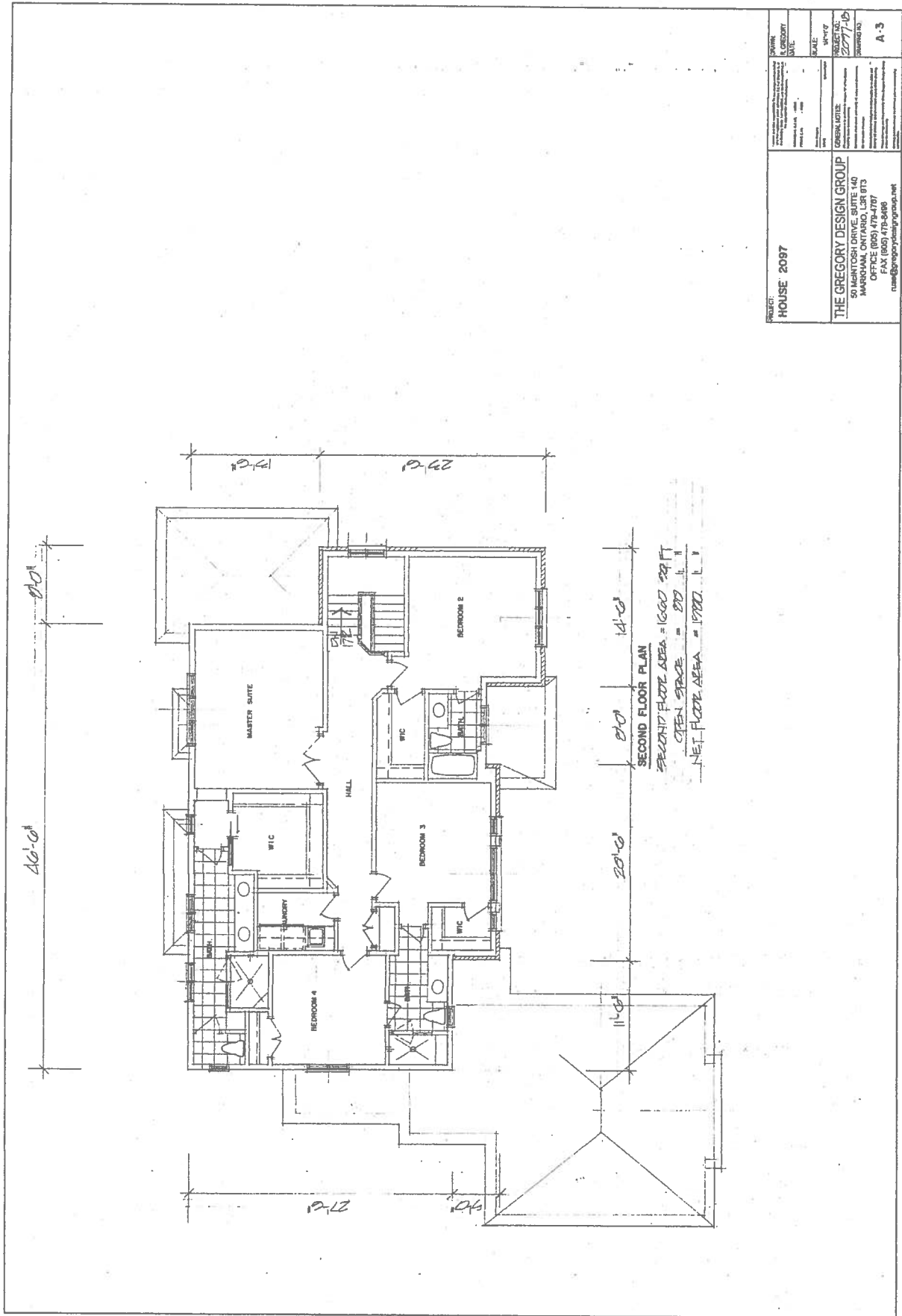


**REAR ELEVATION**



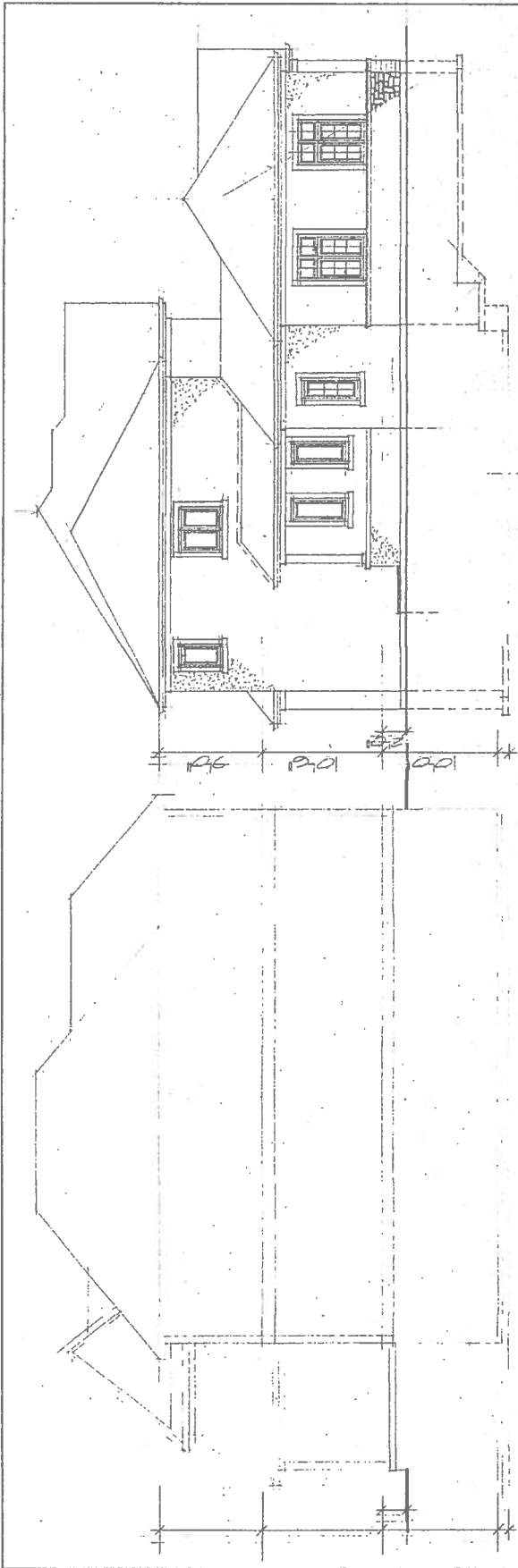


PROJECT: <b>HOUSE 2097</b> 15 GLEASON AVE. CITY OF MARKHAM <b>THE GREGORY DESIGN GROUP</b> 50 MCINTOSH DRIVE, SUITE 140 MARKHAM, ONTARIO L3R 9T3 OFFICE (905) 478-4787 FAX (905) 478-9188 nuse@gregorydesigngroup.net	DATE: 7/2/10 SCALE:	SHEET NO.: 2097-10 DRAWING NO.: A-2
	GENERAL NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE. 2. ALL FINISHES TO BE AS SHOWN ON SCHEDULES AND SPECIFICATIONS. 3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. 4. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE AND ALL APPLICABLE BY-LAWS. 5. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE PROJECT MANUAL.	

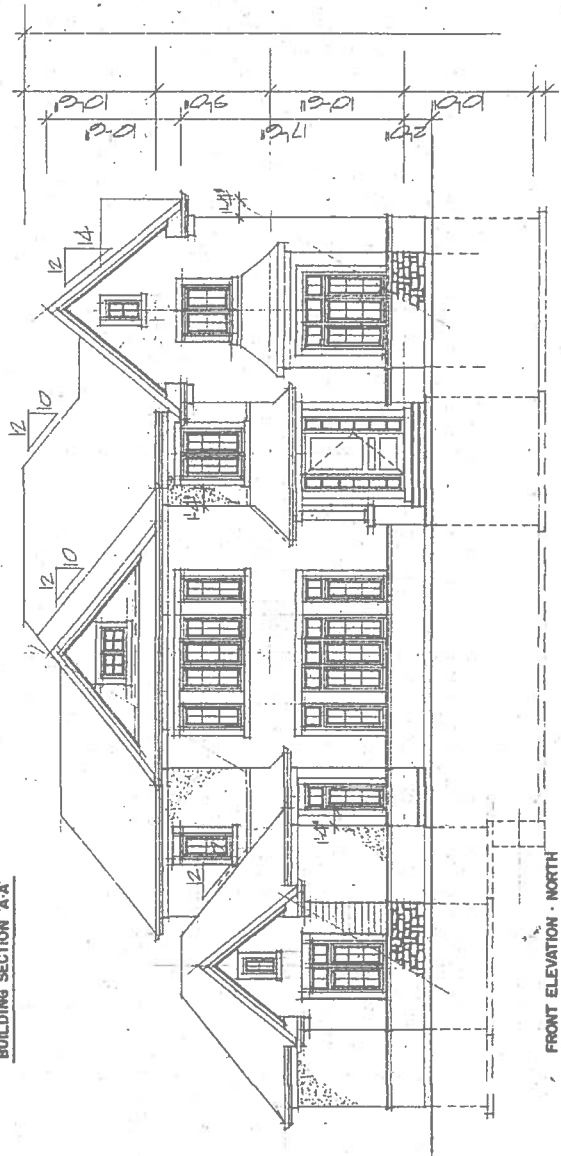


PROJECT: <b>HOUSE 2087</b>	DATE:	2/27/10
	SCALE:	AS SHOWN
THE GREGORY DESIGN GROUP 50 NIGHTOSH DRIVE, SUITE 140 ANN ARBOR, MI 48106 PHONE: (734) 769-4707 FAX: (734) 769-4707 www.thegregorydesigngroup.net	CLIENT:	AS SHOWN
	DESIGNER:	AS SHOWN
DRAWN BY:		AS SHOWN
CHECKED BY:		AS SHOWN
PROJECT NO.:		2087-10
DRAWING NO.:		2087-10-02
SHEET NO.:		A-3

SECOND FLOOR PLAN  
 SECOND FLOOR AREA = 1660 SQ FT  
 OPEN SPACE = 870  
 NET FLOOR AREA = 1770



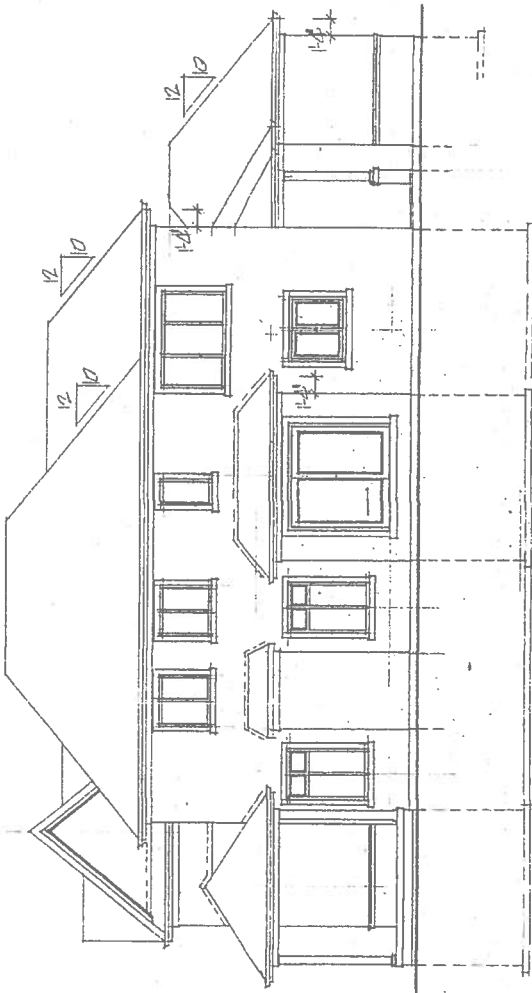
EAST SIDE



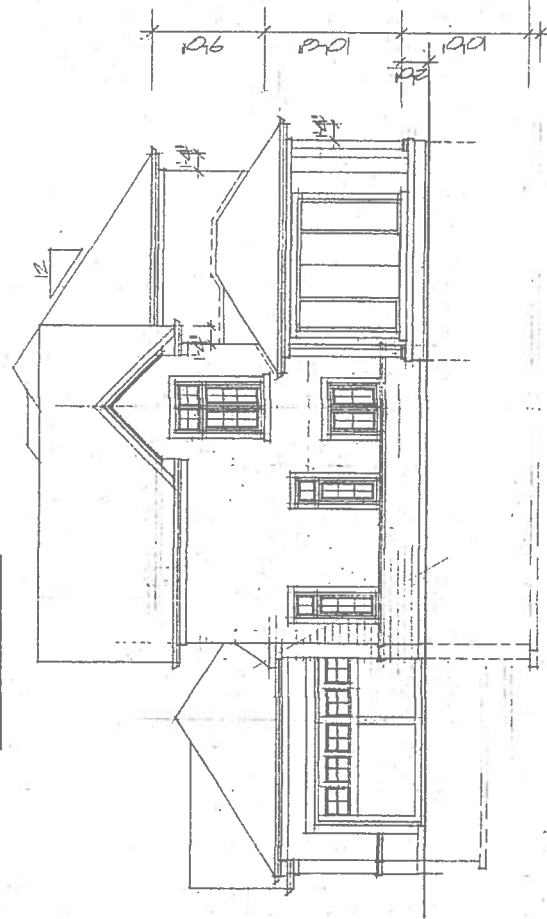
BUILDING SECTION 'A-A'

FRONT ELEVATION - NORTH

PROJECT: HOUSE 2097		DATE: 2017-10
THE GREGORY DESIGN GROUP 50 MCINTOSH DRIVE, SUITE 140 MARGHAM, ONTARIO, L3R 9T3 ON (905) 441-4987 441 (905) 441-4987 tusa@gregorydesigngroup.net		PROJECT NO: 2097-10
GENERAL NOTES: 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. 2. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS. 3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE AND ALL APPLICABLE BY-LAWS. 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 5. THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.		SCALE: A-5



REAR ELEVATION - SOUTH



WEST SIDE

PROJECT: <b>HOUSE 2097</b>	OWNER: L. GREGORY	DATE: 07/21/10
	GENERAL NOTES: 1. SEE ALL NOTES ON ALL SHEETS. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND IRC. 3. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED. 4. ALL FINISHES SHALL BE AS NOTED. 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND IRC. 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND IRC.	SCALE: 1/8" = 1'-0"
THE GREGORY DESIGN GROUP 30 MINTOSH DRIVE, SUITE 140 MARIETTA, GA 30067 OFFICE (866) 479-4379 FAX (866) 479-8486 nue@gregorydesigngroup.net	PROJECT NO: 2097-10	DATE: 07/21/10
		A - 6