

Confirmation of final details, including but not limited to the size of window opening in the gable, the presence of a transom above the front door, and the configuration of the front veranda, will be made following removal of existing cladding and prior to issuance of aboveground building permits.

City of Markham Comprehensive Zoning By Law 2024-19
Part 3.0 Definitions

Average Grade
means the average of the topography at the corner of all exterior walls, or in the case of a curved wall, at the tangent of the wall.

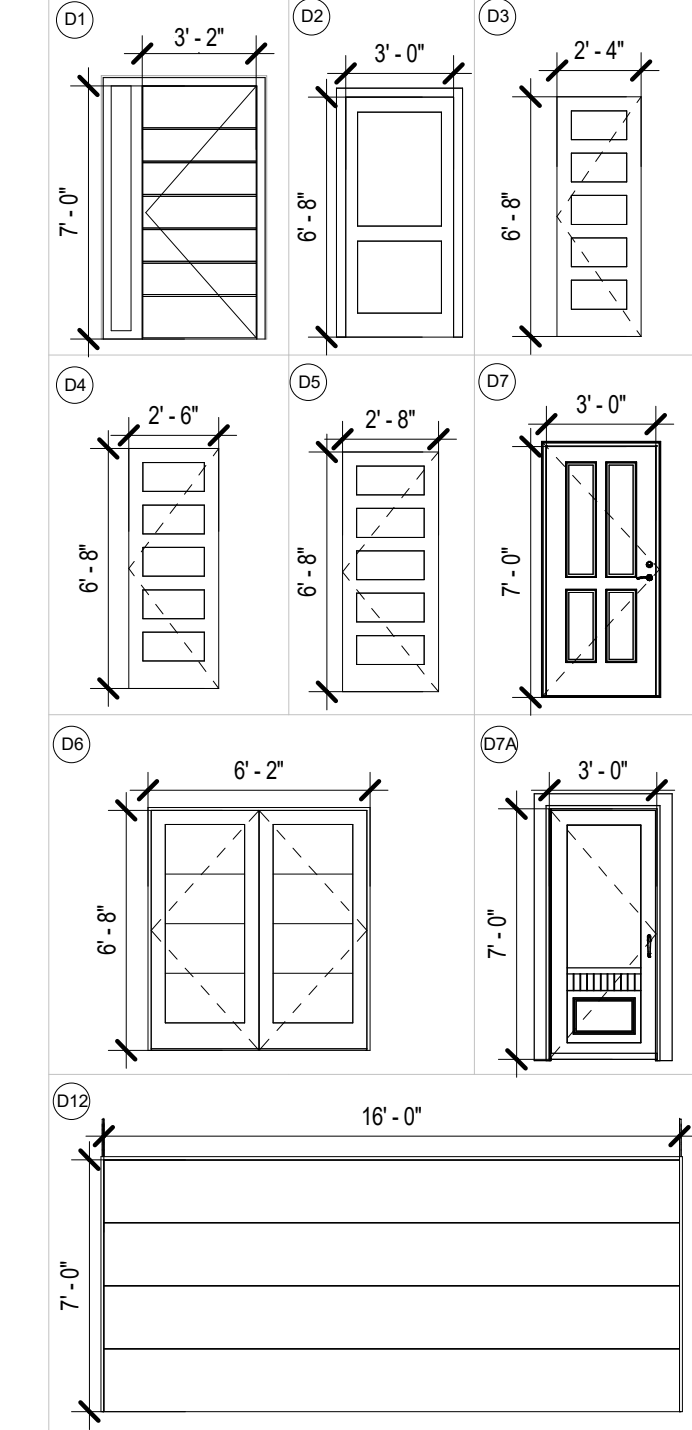
Established Grade
means the level of the ground that is measured by averaging the grade located at two points that are 0.1 metres beyond the two side lot lines at a distance from the front lot line that is equal to the minimum front yard setback.

Height
(unless otherwise defined in this By-law) means with reference to a building structure, the vertical distance measured from the **average grade** level to:
a) The highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;
b) The mean level between the eaves and ridge of a gabled, hip, or other type of pitched roof; and,
c) In case of a structure with no roof, the highest point of the said structure.

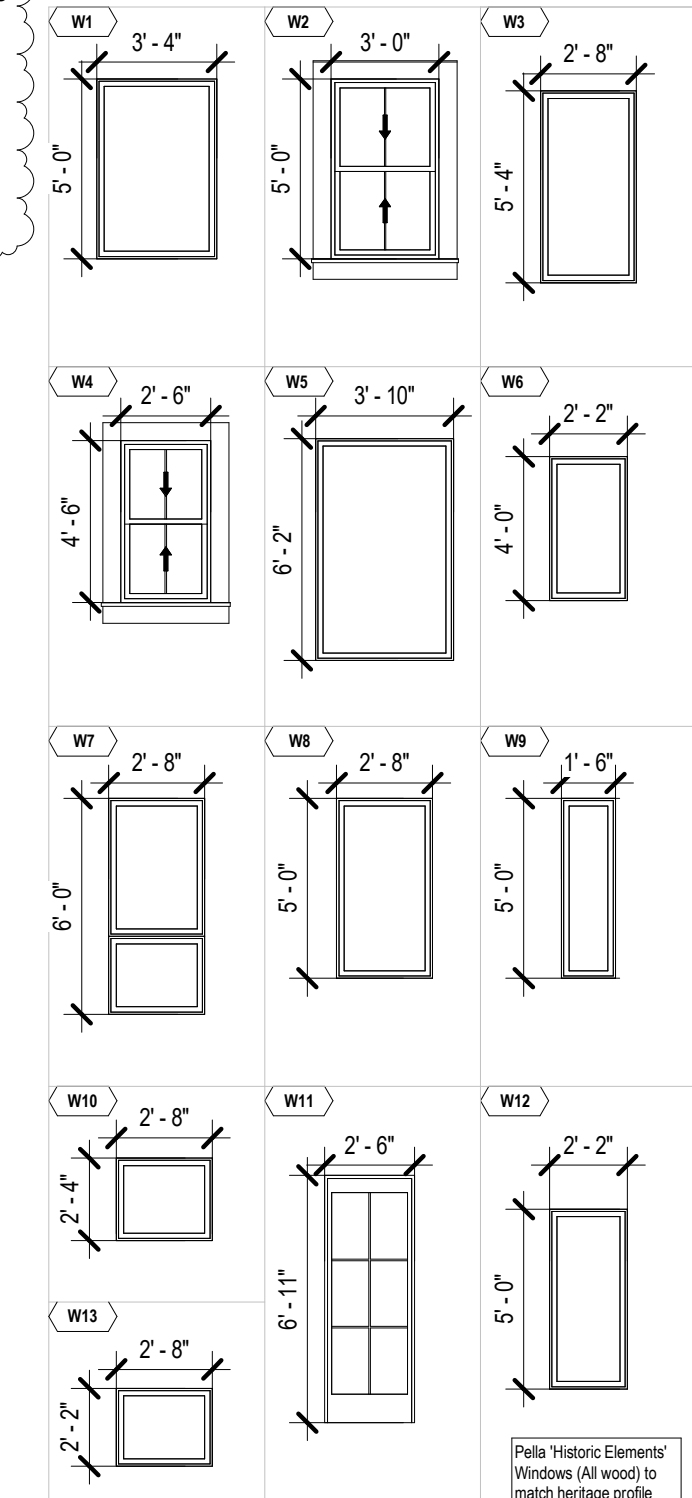
ELEVATION NOTES	
DESCRIPTION	
1	VERTICAL WOOD SIDING
2	WOOD TRIM
3	WOOD WINDOW TRIM/ACCESSORIES
4	WOOD COLUMN COVER
5	WOOD CABLE TRIM
6	BOARD AND BATTEN SIDING
7	BRICK VENEER
8	STONE VENEER
9	PRECAST SILL/BANDING
10	ALUMINUM PANEL
11	VINYL WINDOWS AND DOORS
12	ASPHALT SHINGLES
13	PREFINISHED ALUMINUM FASCIA AND EAVES
14	WOOD SHUTTERS
15	PREFINISHED WOOD FASCIA
16	SCREEN DOOR WITH WOOD DOOR IN-BEHIND
17	WOOD SOFFIT



DOOR SCHEDULE



WINDOW SCHEDULE



Limiting Distance = 3.3m	Limiting Distance = 1.5m	Limiting Distance = 1.5m
Wall Area = 454 sqft	Wall Area = 848 sqft	Wall Area = 657 sqft
Maximum Glazed Opening Allowed = 20%	Maximum Glazed Opening Allowed = 8%	Maximum Glazed Opening Allowed = 8%
Proposed Glazed Area = 42 sqft = 9.2%	Proposed Glazed Area = 67.45 sqft = 7.9%	Proposed Glazed Area = 52 sqft = 7.9%

Limiting Distance = 3.3m
Wall Area = 107 sqft
Maximum Glazed Opening Allowed = 55%
Proposed Glazed Area = 14.3 sqft = 13.3%



NO.	REVISIONS:	ISSUED:
4	SPA RESUBMISSION	08/15/24
3	SPA RESUBMISSION	04/03/24
2	SPA RESUBMISSION	10/30/23
1	SPA SUBMISSION	07/05/22

CLIENT:
Kylemore Communities

PROJECT:
Lownsborough House
9392 Kennedy Road

SHEET TITLE:
North Elevation

PROJECT NO. C6082	DATE: 08/15/24
SCALE: As indicated	SHEET NO.:
DRAWN: SRM	A201
CHECKED: SRM	
FILE NO. C6082	

02 NORTH ELEVATION

1/4" = 1'-0"

X:\2024\082\082_Appln_Glen_Heritage_Prop on Kennedy\02NorthElevation\Working Drawings\0204 - Glen_Heritage_Prop_Permits_Sht - 2024.08.15.rvt

Confirmation of final details, including but not limited to the size of window opening in the gable, the presence of a transom above the front door, and the configuration of the front veranda, will be made following removal of existing cladding and prior to issuance of aboveground building permits.

City of Markham Comprehensive Zoning By Law 2024-19 Part 3.0 Definitions

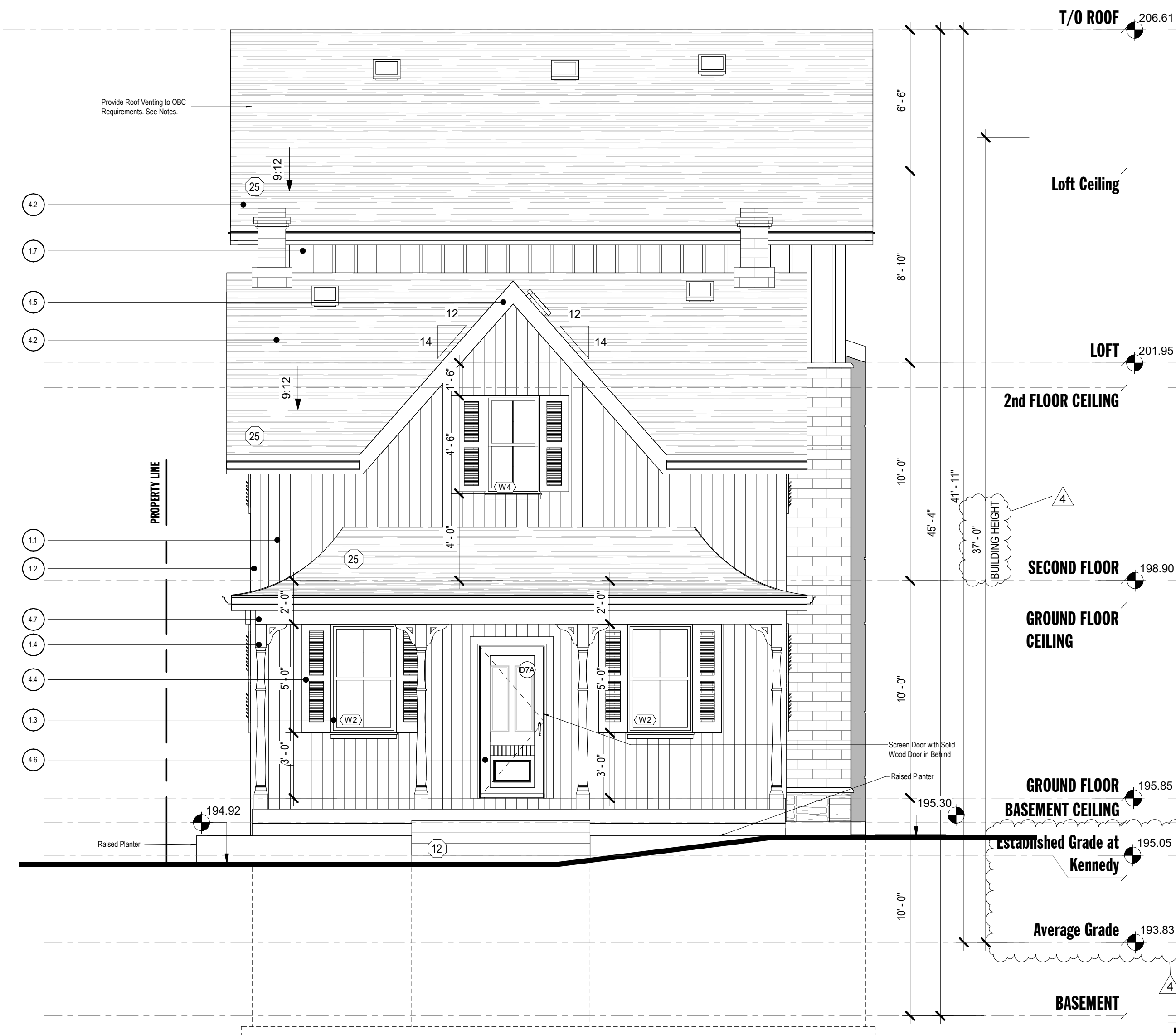
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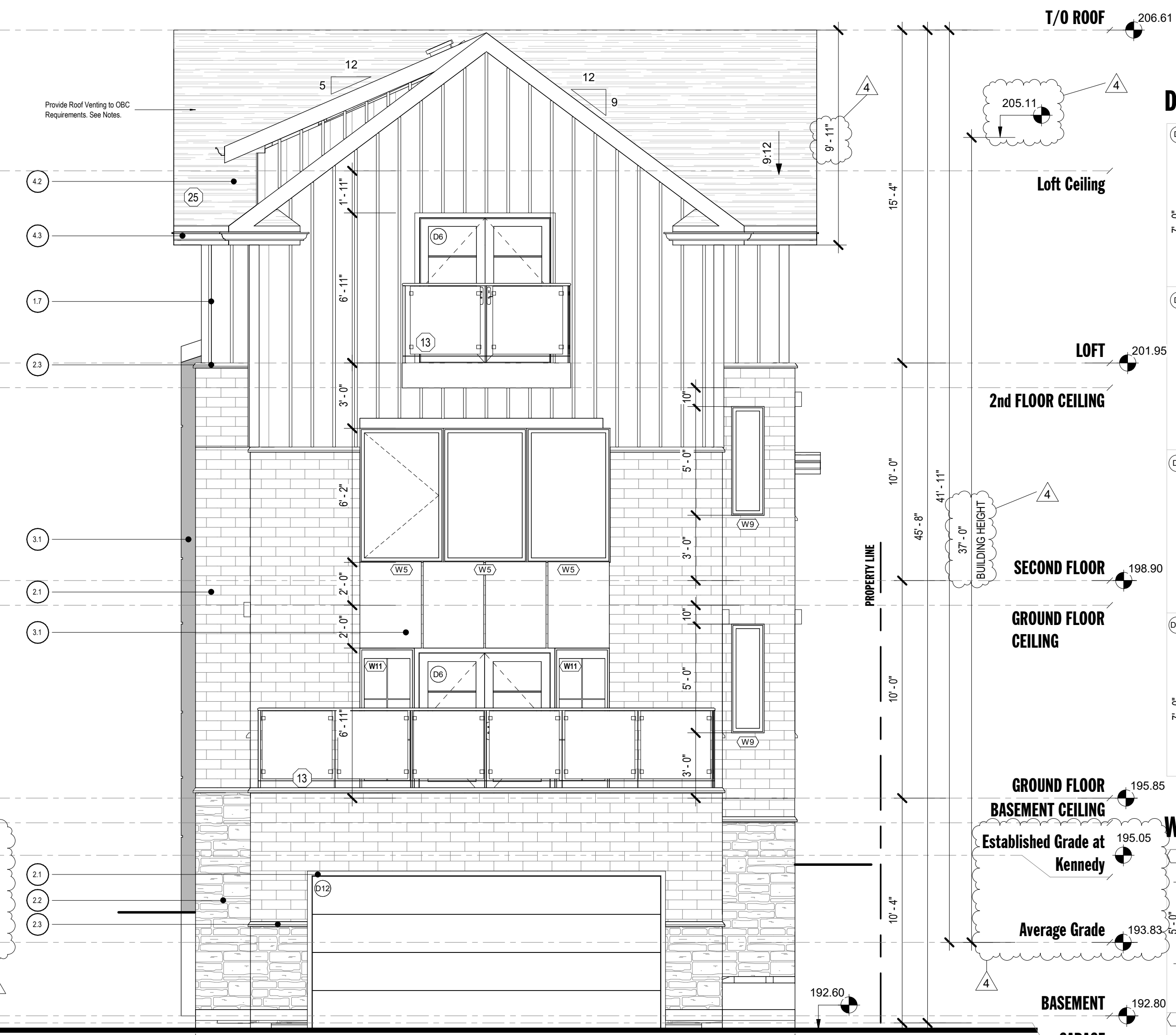
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c) In case of a structure with no roof, the highest point of the said structure.

ELEVATION NOTES

DESCRIPTION
1 VERTICAL WOOD SIDING
2 WOOD TRIM
3 WOOD WINDOW TRIM/ACCESSORIES
4 WOOD COLUMN COVER
5 WOOD GABLE TRIM
6 BOARD AND BATTEN SIDING
7 BRICK VENEER
8 STONE VENEER
9 PRECAST SIL/BANDING
10 ALUMINUM PANEL
11 VINYL WINDOWS AND DOORS
12 ASPHALT SHINGLES
13 PREFINISHED ALUMINUM FASCIA AND EAVES
14 WOOD SHUTTERS
15 PREFINISHED WOOD FASCIA
16 SCREEN DOOR WITH WOOD DOOR IN-BEHIND
17 WOOD SOFFIT

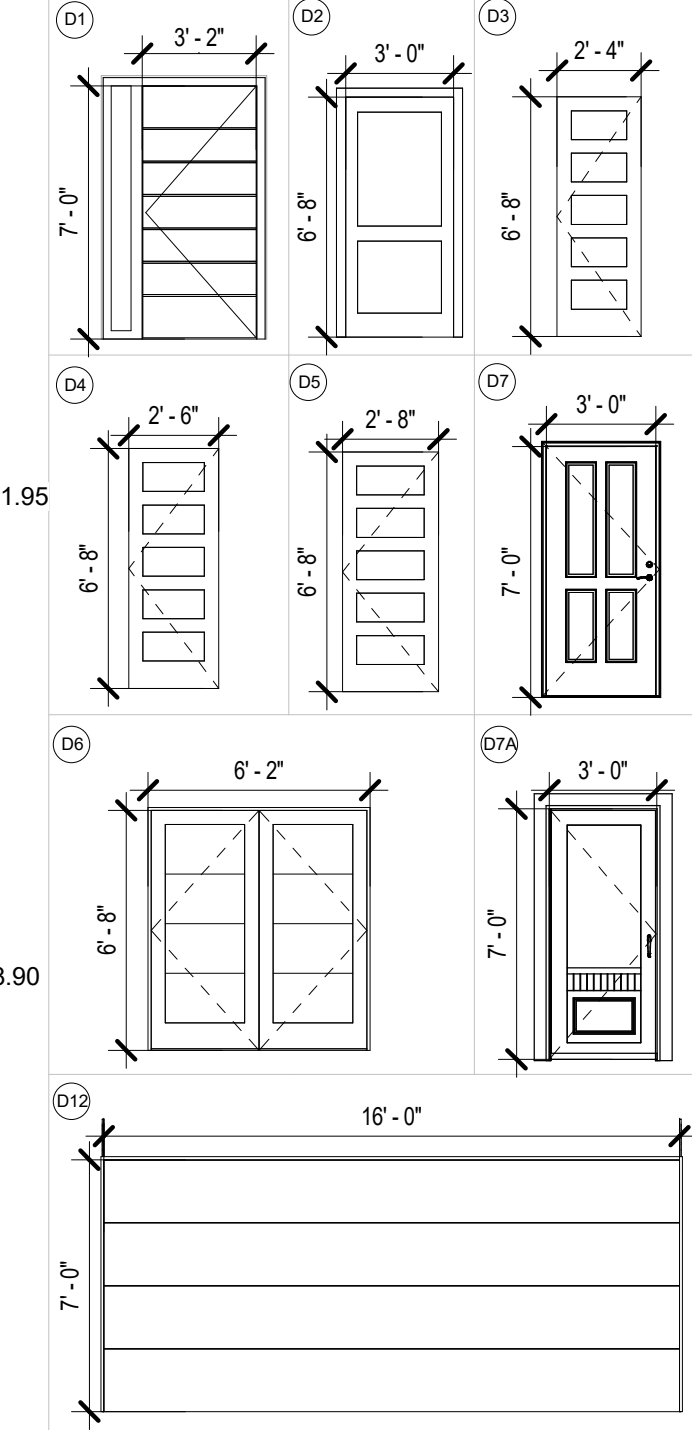


01 EAST ELEVATION
1/4" = 1'-0"

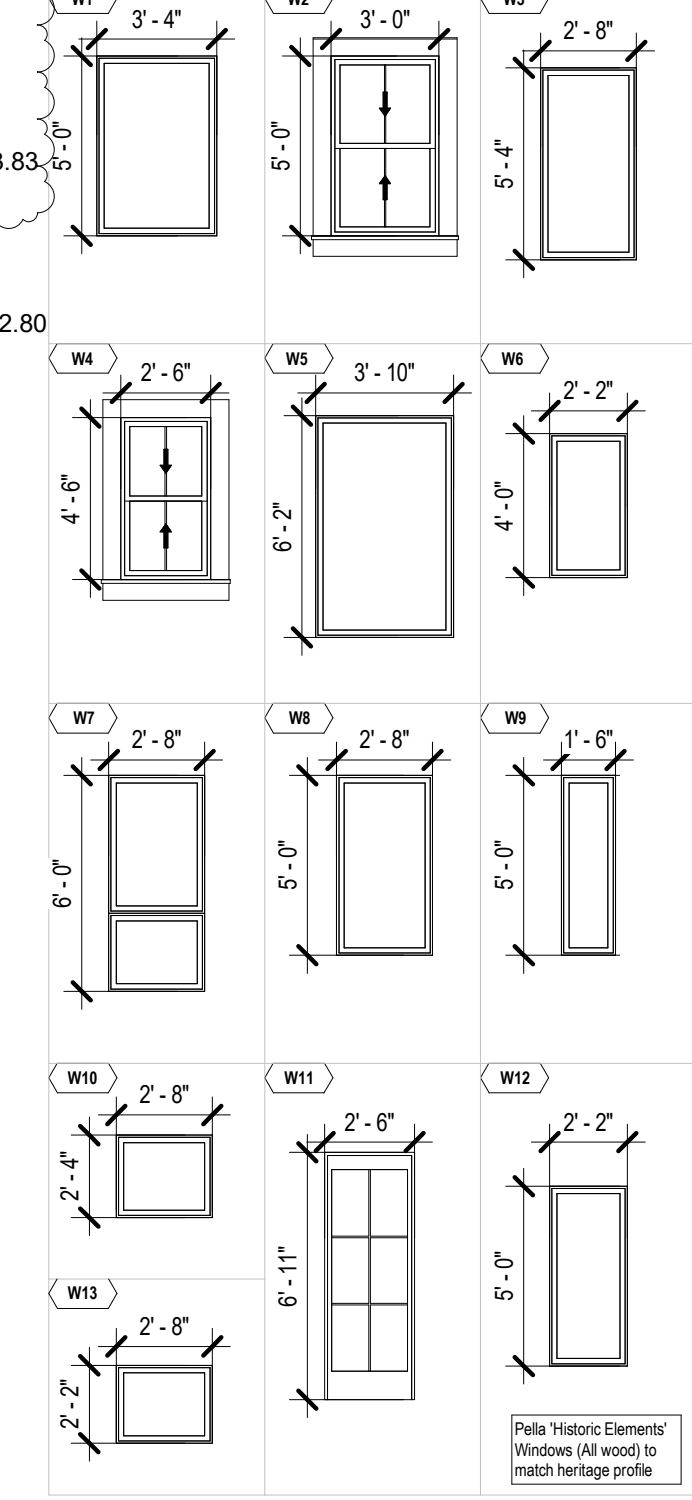


02 WEST ELEVATION
1/4" = 1'-0"

DOOR SCHEDULE



WINDOW SCHEDULE



NO.	REVISIONS:	ISSUED:
4	SPA RESUBMISSION	08/15/24
3	SPA RESUBMISSION	04/03/24
2	SPA RESUBMISSION	10/30/23
1	SPA SUBMISSION	07/05/22

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CLIENT:
Kylemore Communities

PROJECT:
Lownsborough House
9392 Kennedy Road

SHEET TITLE:
East and West Elevations

PROJECT NO. C6082	DATE: 08/15/24
SCALE: As indicated	SHEET NO:
DRAWN: SRM	A202
CHECKED: SRM	
FILE NO. C6082	

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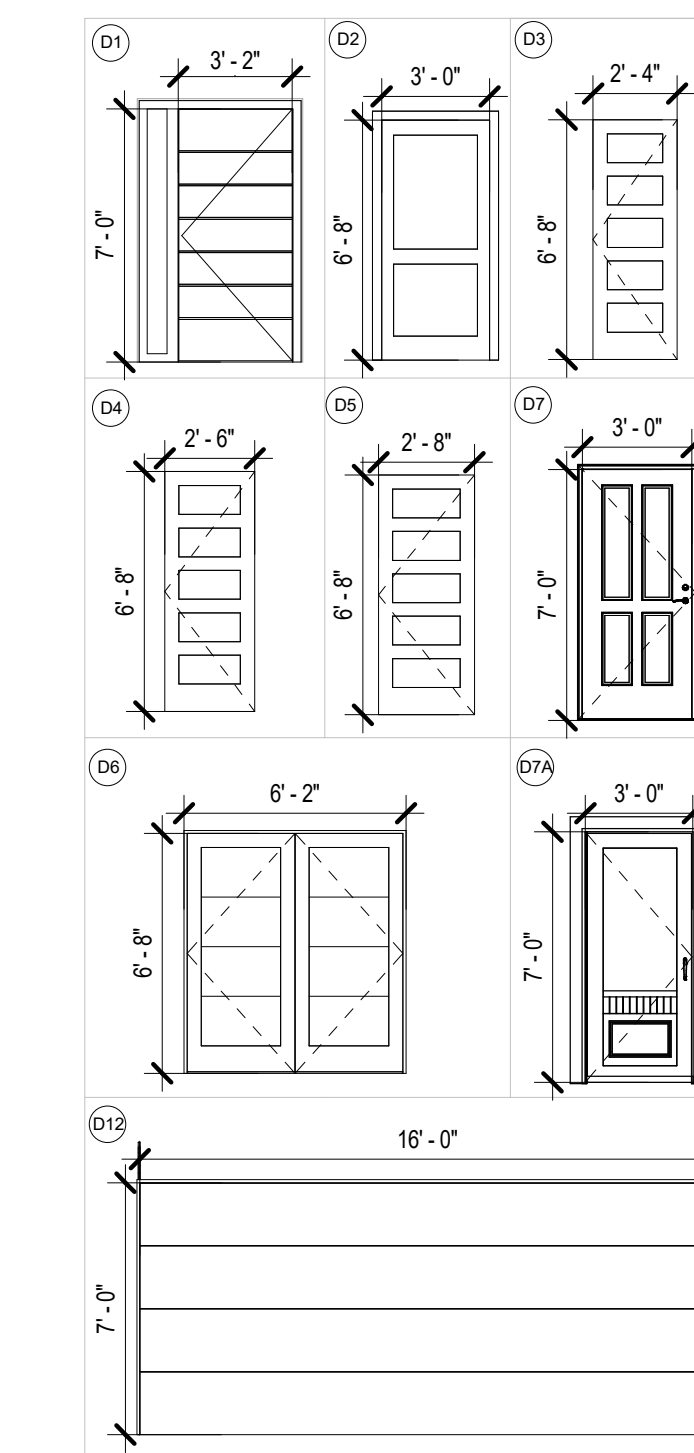
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ELEVATION NOTES

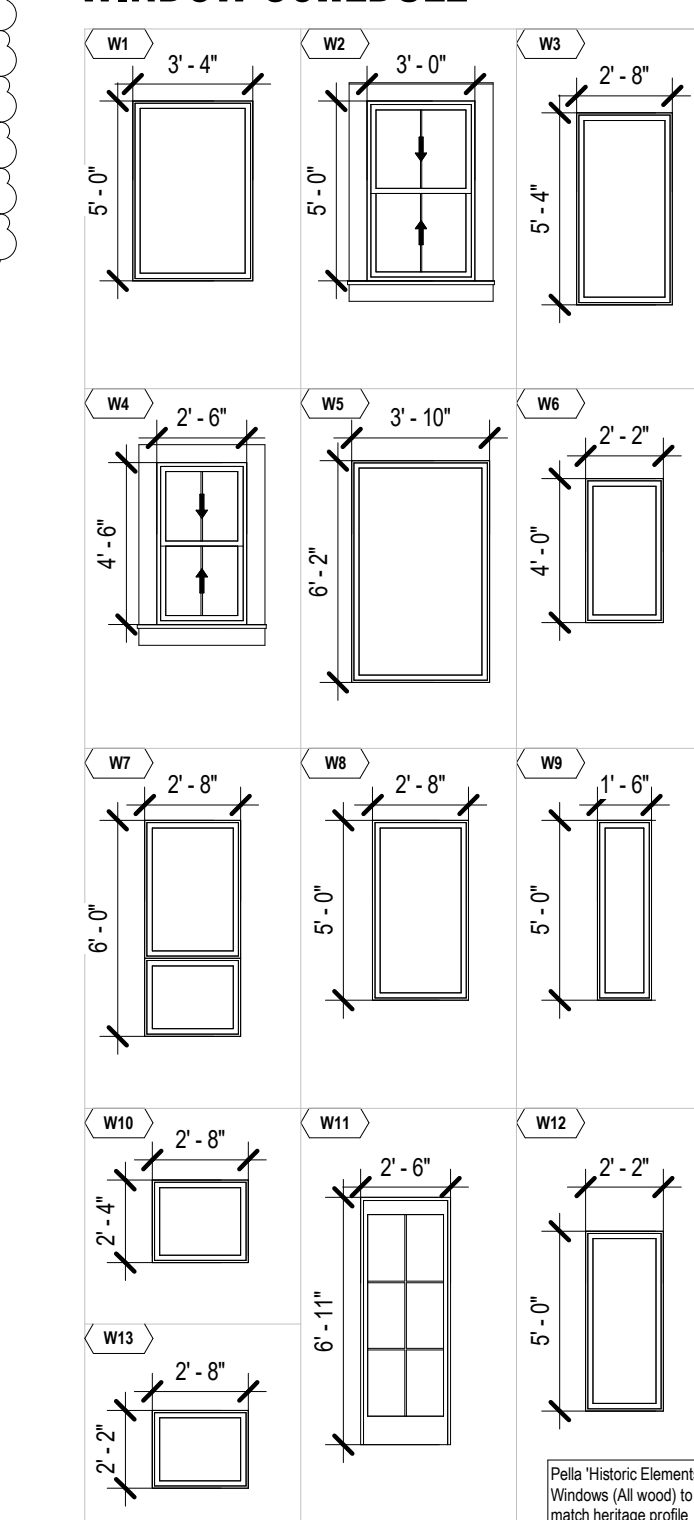
- | DESCRIPTION |
|---|
| ① VERTICAL WOOD SIDING |
| ② WOOD TRIM |
| ③ WOOD WINDOW TRIM/ACCESSORIES |
| ④ WOOD COLUMN COVER |
| ⑤ WOOD CABLE TRIM |
| ⑥ BOARD AND BATTEN SIDING |
| ⑦ BRICK VENEER |
| ⑧ STONE VENEER |
| ⑨ PRECAST SIL/ BANDING |
| ⑩ ALUMINUM PANEL |
| ⑪ VINYL WINDOWS AND DOORS |
| ⑫ ASPHALT SHINGLES |
| ⑬ PREFINISHED ALUMINUM FASCIA AND EAVES |
| ⑭ WOOD SHUTTERS |
| ⑮ PREFINISHED WOOD FASCIA |
| ⑯ SCREEN DOOR WITH WOOD DOOR IN-BEHIND |
| ⑰ WOOD SOFFIT |



DOOR SCHEDULE

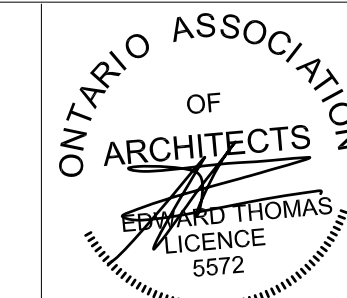


WINDOW SCHEDULE



Spatial Calculation
Limiting Distance = 1.2m
Wall Area = 2052 sqft
Maximum Glazed Opening Allowed = 7%
Proposed Glazed Area = 138 sqft = 6.7%

1 SOUTH ELEVATION
1/4" = 1'-0"



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4	SPA RESUBMISSION	08/15/24
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2	SPA RESUBMISSION	10/30/23
1	SPA SUBMISSION	07/05/22

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CLIENT:
Kylemore Communities

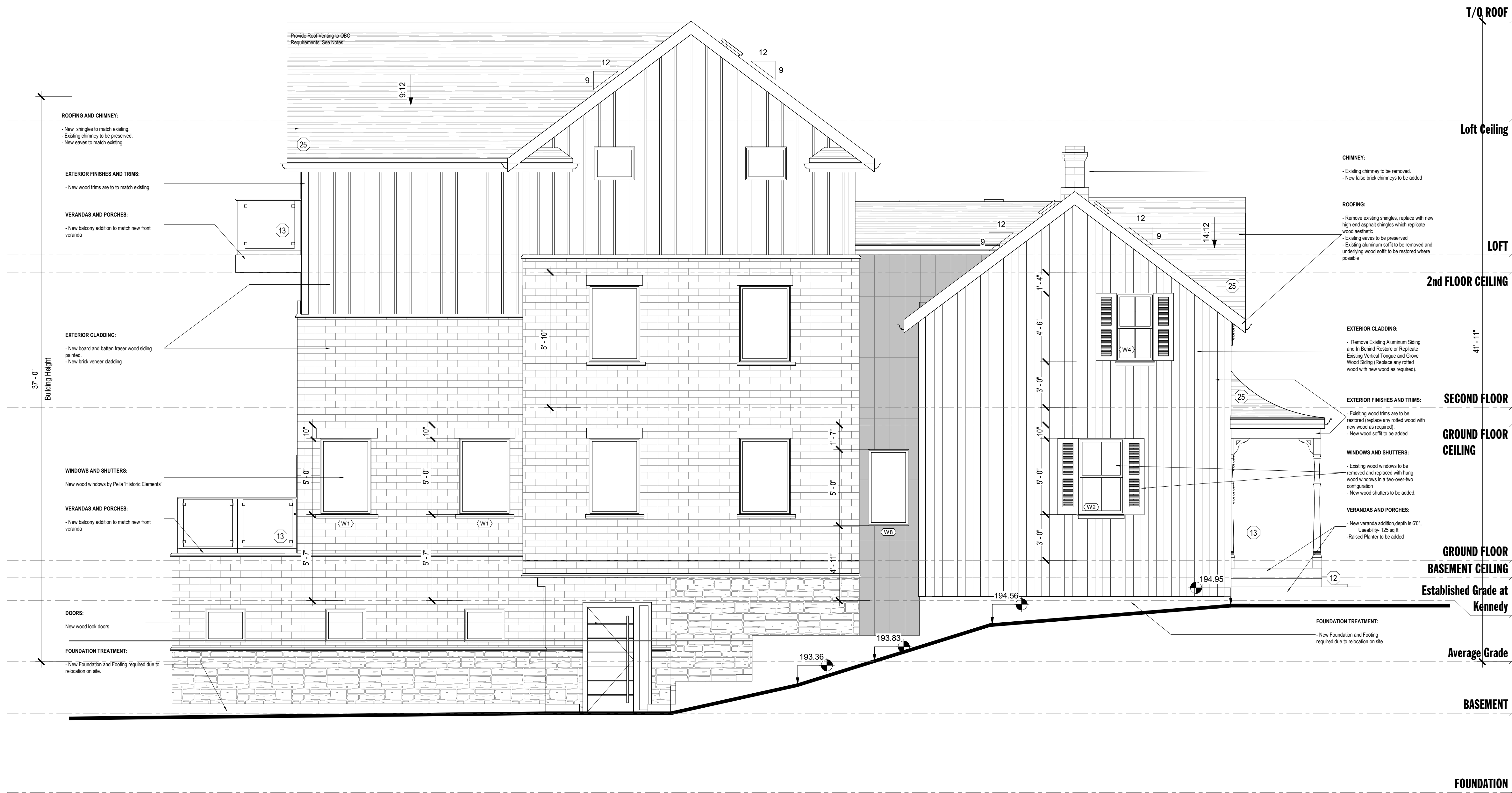
PROJECT:
Lownsborough House
9392 Kennedy Road

SHEET TITLE:
South Elevation

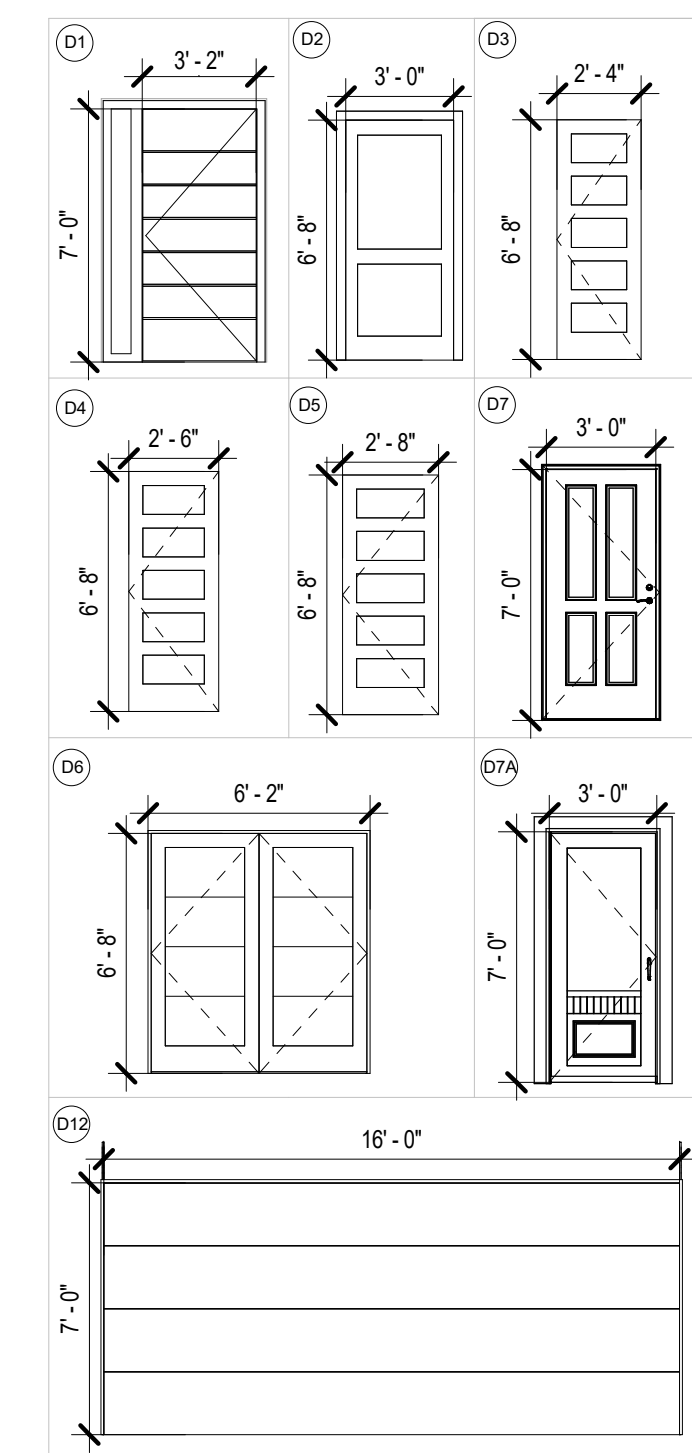
PROJECT NO. C6082	DATE: 08/15/24
SCALE: As indicated	SHEET NO:
DRAWN: SRM	A203
CHECKED: SRM	
FILE NO. C6082	

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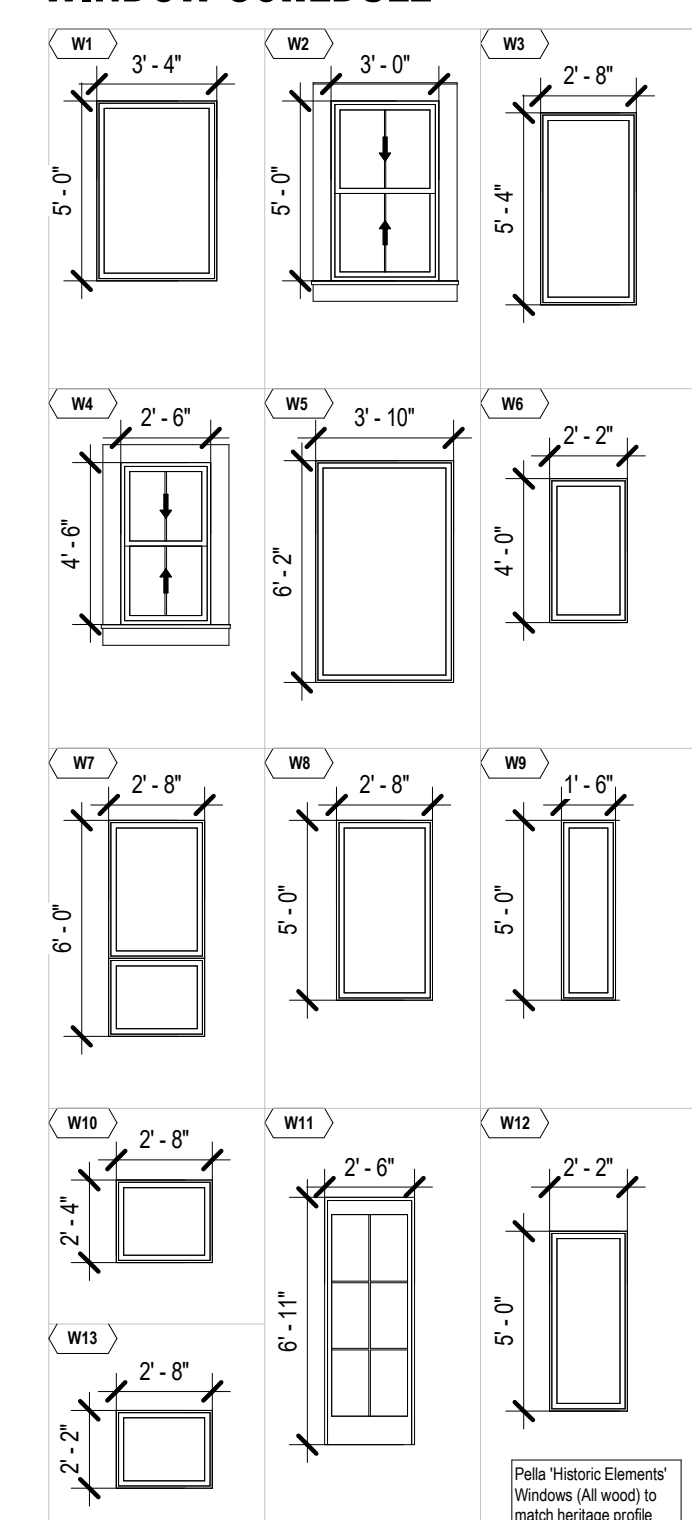
Confirmation of final details, including but not limited to the size of window opening in the gable, the presence of a transom above the front door, and the configuration of the front veranda, will be made following removal of existing cladding and prior to issuance of aboveground building permits.



DOOR SCHEDULE



WINDOW SCHEDULE



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NO.	REVISIONS:	ISSUED:
4	SPA RESUBMISSION	08/15/24
3	SPA RESUBMISSION	04/03/24
2	SPA RESUBMISSION	10/30/23
1	SPA SUBMISSION	07/05/22

CLIENT:
Kylemore Communities

PROJECT:
Lownsborough House
9392 Kennedy Road

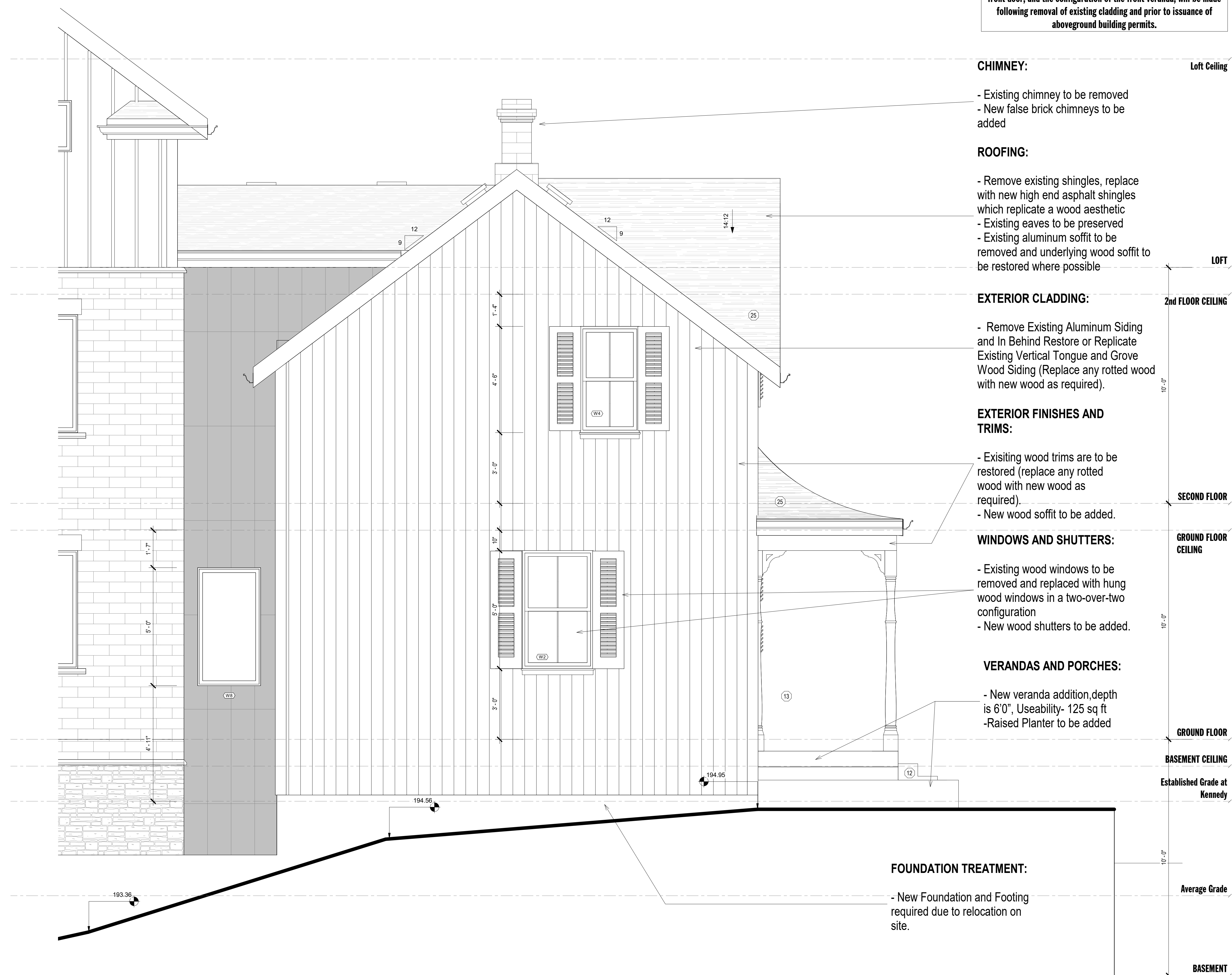
SHEET TITLE:
**Conservation Plan-
South Elevation**

PROJECT NO. C6082	DATE: 08/15/24
SCALE: As indicated	SHEET NO:
DRAWN: SRM	A701
CHECKED: SRM	
FILE NO. C6082	

1 C.P- SOUTH ELEVATION
1/4" = 1'-0"

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CHIMNEY: Loft Ceiling

- Existing chimney to be removed
- New false brick chimneys to be added

ROOFING: LOFT

- Remove existing shingles, replace with new high end asphalt shingles which replicate a wood aesthetic
- Existing eaves to be preserved
- Existing aluminum soffit to be removed and underlying wood soffit to be restored where possible

EXTERIOR CLADDING: 2nd FLOOR CEILING

- Remove Existing Aluminum Siding and In Behind Restore or Replicate Existing Vertical Tongue and Groove Wood Siding (Replace any rotted wood with new wood as required).

EXTERIOR FINISHES AND TRIMS: SECOND FLOOR

- Existing wood trims are to be restored (replace any rotted wood with new wood as required).
- New wood soffit to be added.

WINDOWS AND SHUTTERS: GROUND FLOOR CEILING

- Existing wood windows to be removed and replaced with hung wood windows in a two-over-two configuration
- New wood shutters to be added.

VERANDAS AND PORCHES: GROUND FLOOR

- New veranda addition, depth is 6'0", Useability- 125 sq ft
- Raised Planter to be added

FOUNDATION TREATMENT: BASEMENT CEILING

- New Foundation and Footing required due to relocation on site.



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4	SPA RESUBMISSION	08/15/24
3	SPA RESUBMISSION	04/03/24
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1	SPA SUBMISSION	07/05/22

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CLIENT:
Kylemore Communities

PROJECT:
Lownsborough House
9392 Kennedy Road

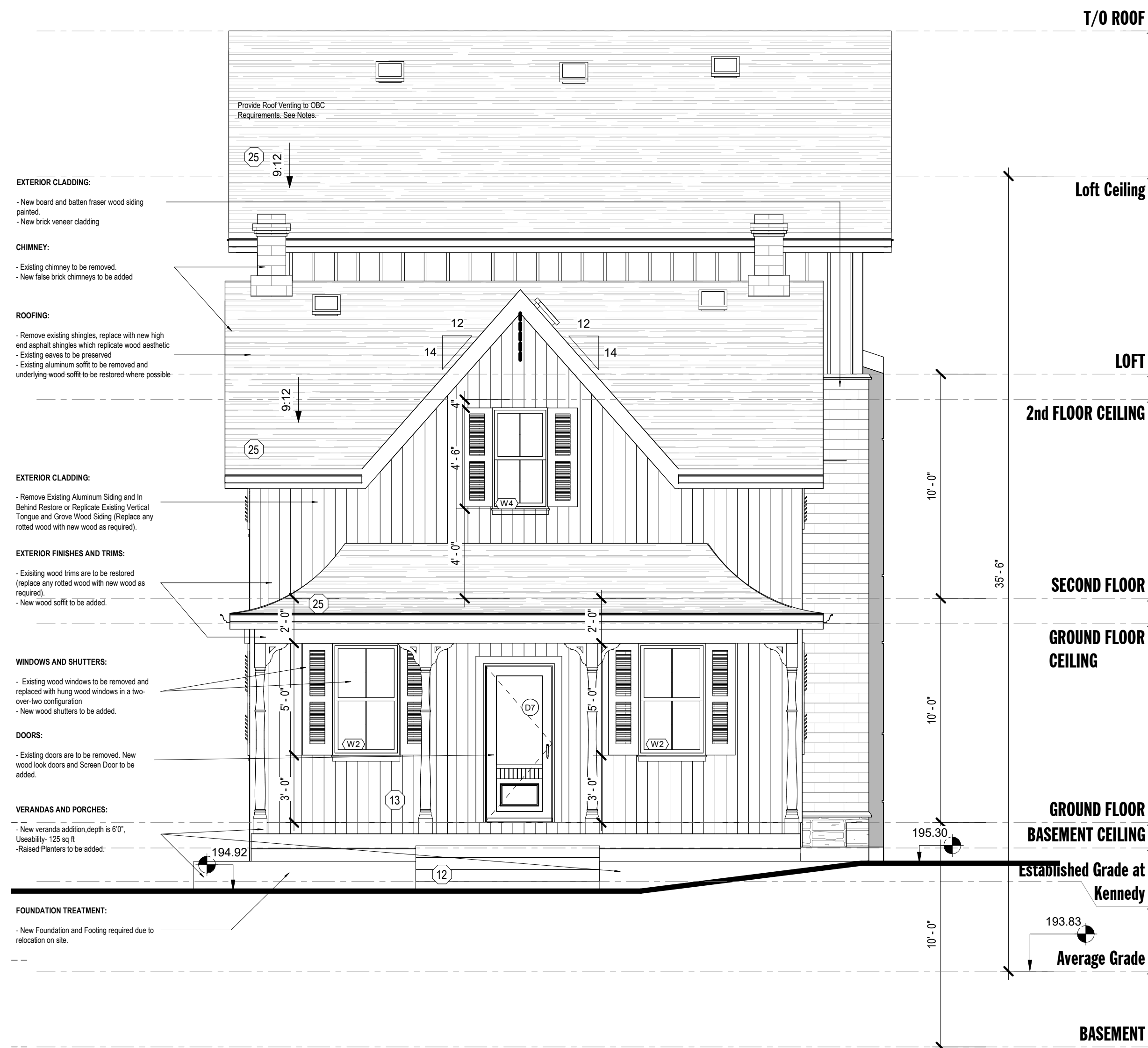
SHEET TITLE:
**Conservation Plan-
South Elevation
Enlarged**

PROJECT NO. C6082	
SCALE: 1/2" = 1'-0"	DATE: 08/15/24
DRAWN: SRM	SHEET NO: A702
CHECKED: SRM	
FILE NO. C6082	

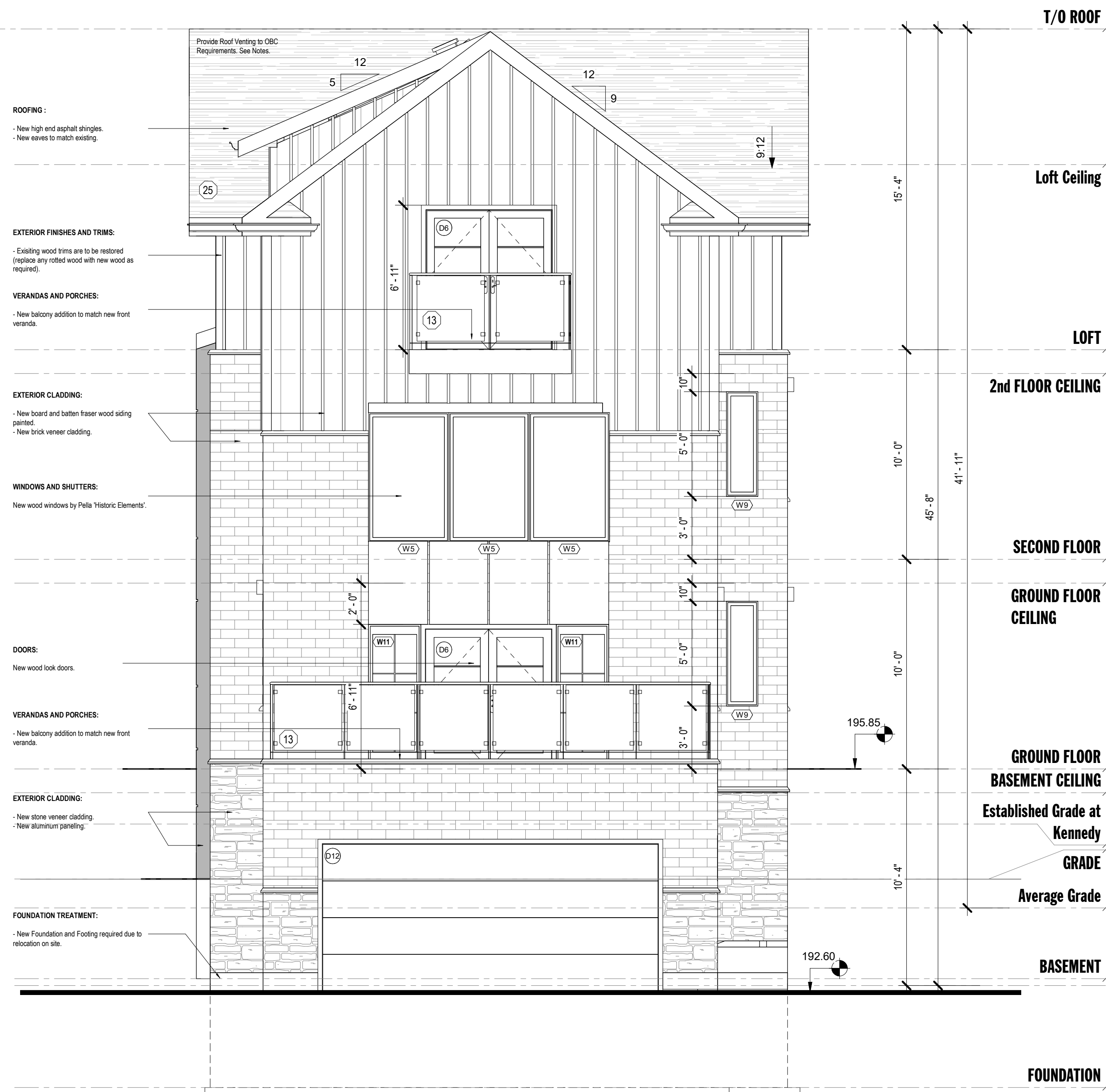
1 C.P- SOUTH ELEVATION ENLARGED
1/2" = 1'-0"

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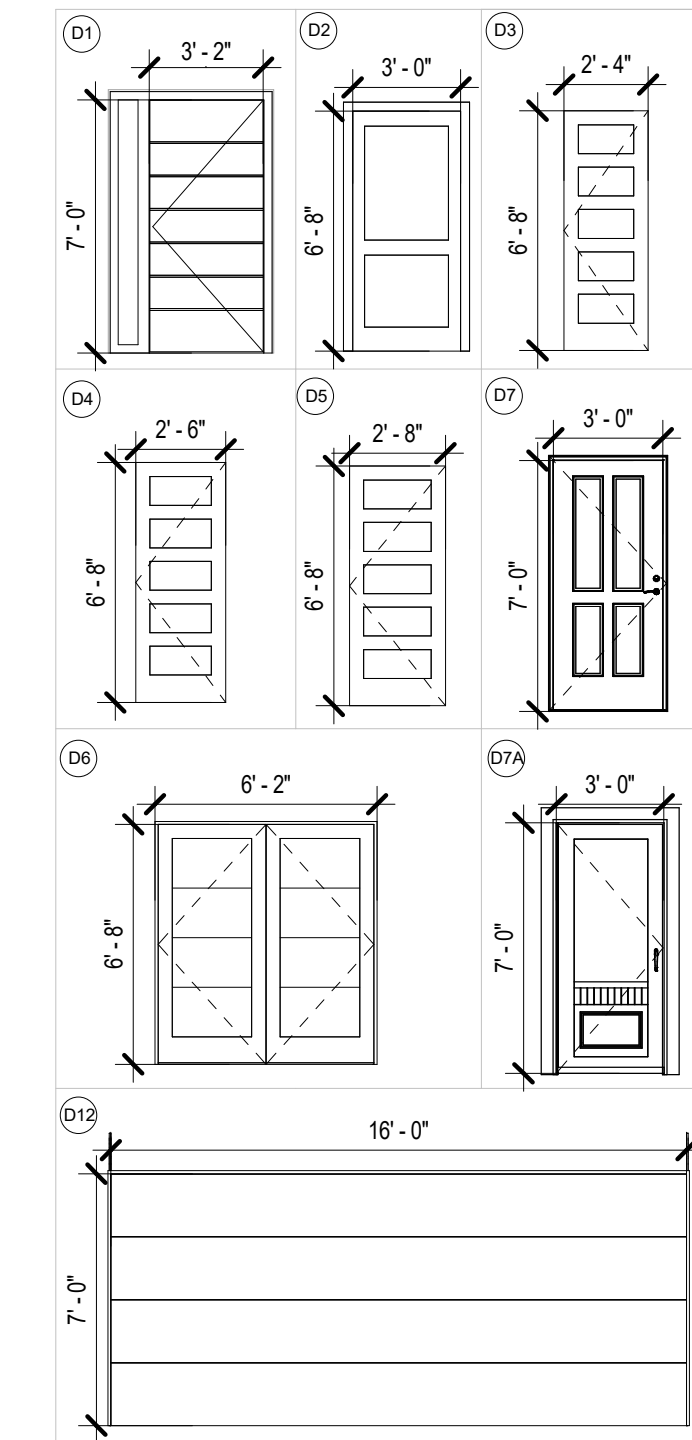


1 C.P. - EAST ELEVATION
1/4" = 1'-0"

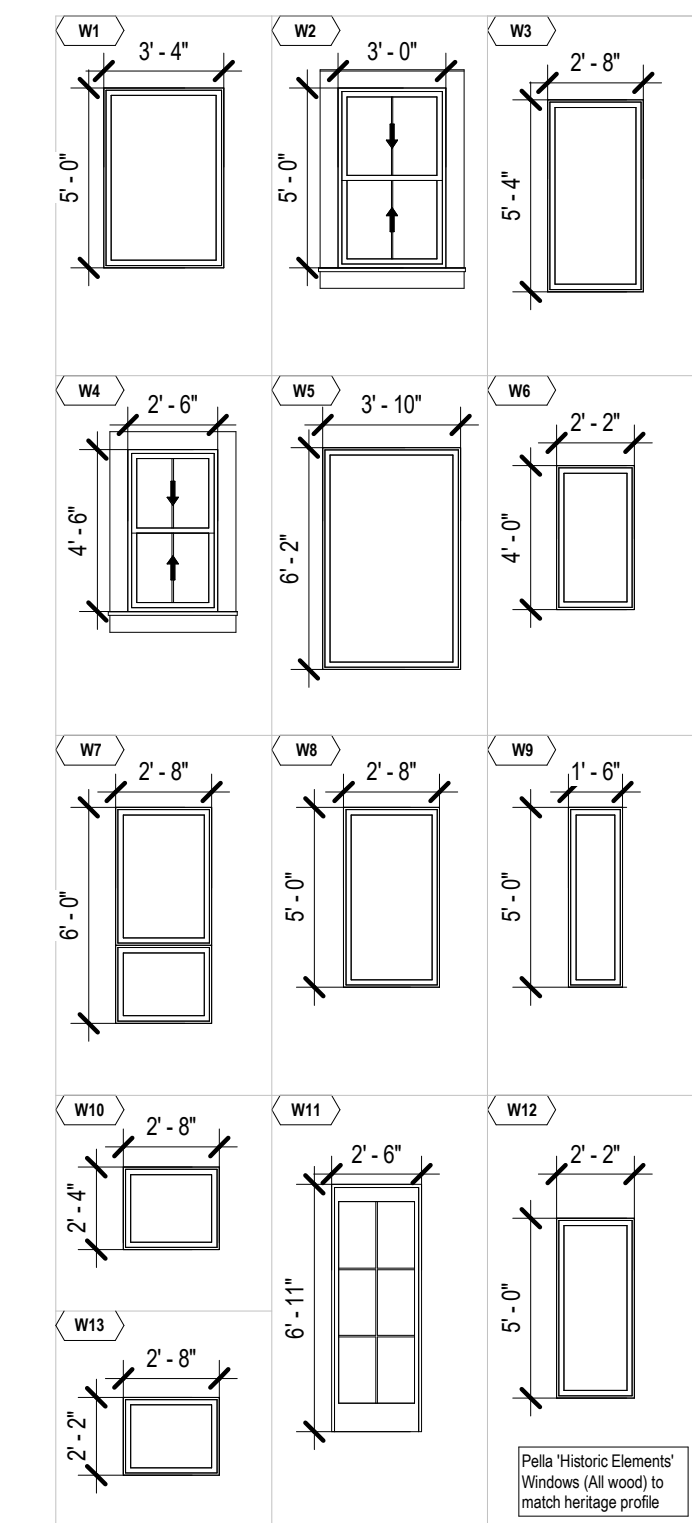


2 C.P. - WEST ELEVATION
1/4" = 1'-0"

DOOR SCHEDULE



WINDOW SCHEDULE



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NO.	REVISIONS:	ISSUED:
4	SPA RESUBMISSION	08/15/24
3	SPA RESUBMISSION	04/03/24
2	SPA RESUBMISSION	10/30/23
1	SPA SUBMISSION	07/05/22

CLIENT:
Kylemore Communities

PROJECT:
Lownsborough House
9392 Kennedy Road

SHEET TITLE:
**Conservation Plan-
East and West
Elevations**

PROJECT NO. C6082	DATE: 08/15/24
SCALE: As indicated	SHEET NO:
DRAWN: SRM	A703
CHECKED: SRM	
FILE NO. C6082	

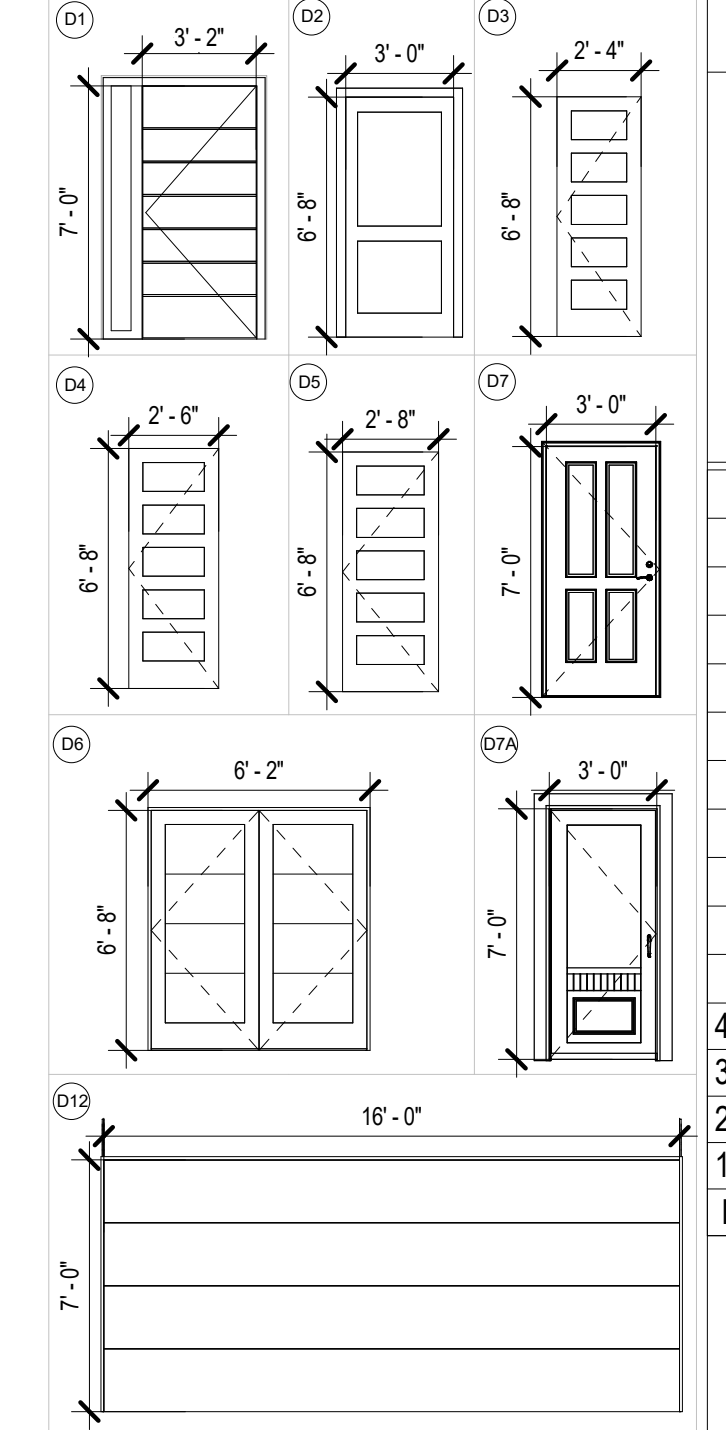
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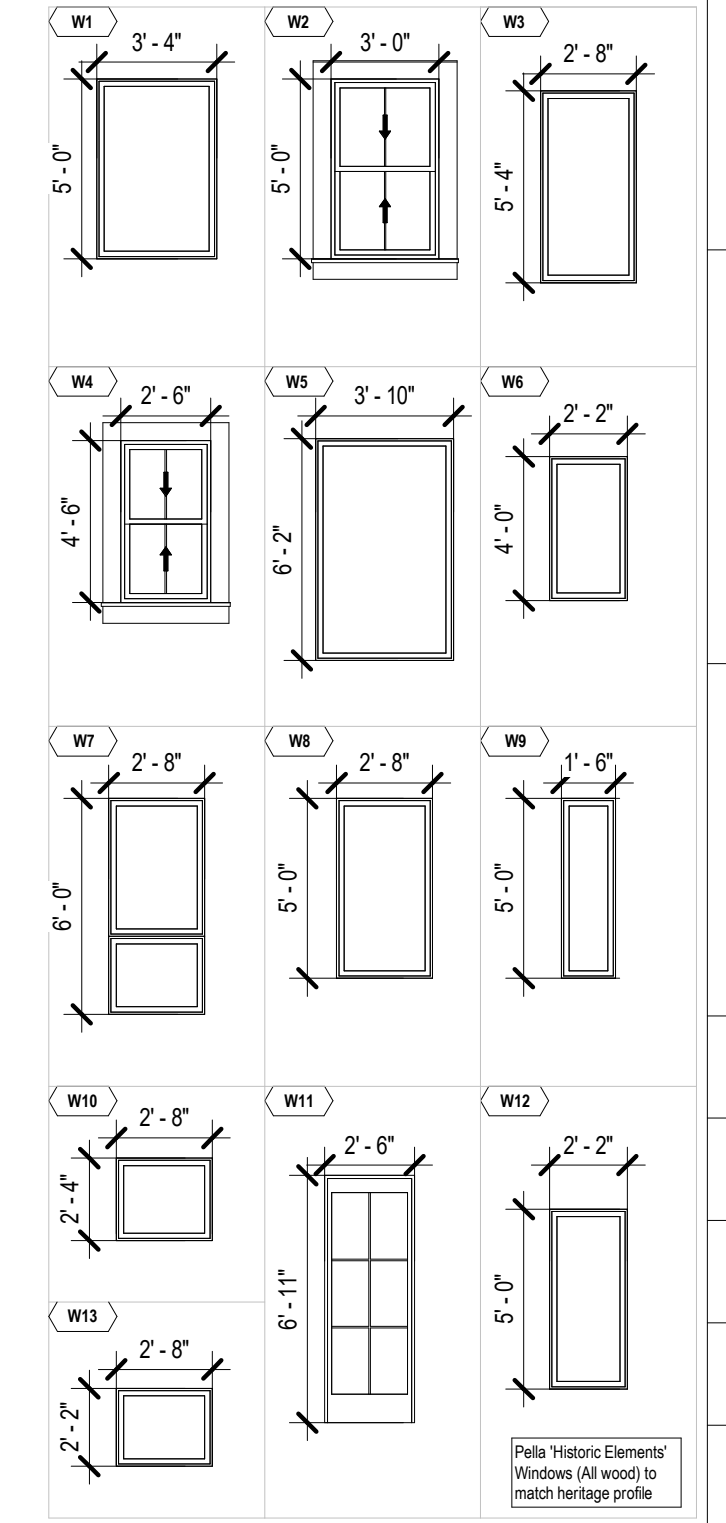
- CHIMNEY:**
- Existing chimney to be removed.
 - New false brick chimneys to be added.
- ROOFING:**
- Remove existing shingles, replace with new high end asphalt shingles which replicate Wood Aesthetic.
 - Existing eaves to be preserved.
 - Existing aluminum soffits to be removed and underlying wood soffits to be restored where possible.
- EXTERIOR CLADDING:**
- Remove Existing Aluminum Siding and to Behind Restore or Replicate Existing Vertical Tongue and Groove Wood Siding (Replace any rotted wood with new wood as required).
- EXTERIOR FINISHES AND TRIMS:**
- Existing wood trim are to be restored (replace any rotted wood with new wood as required).
 - New wood soffits to be added.
- WINDOWS AND SHUTTERS:**
- Existing wood windows to be removed and replaced with hung wood windows in a two over-two configuration.
 - New wood shutters to be added.
- VERANDAS AND PORCHES:**
- New veranda addition depth is 6'0".
 - Usability: 125 sq ft.
 - Raised Plaster to be added.
- FOUNDATION TREATMENT:**
- New Foundation and Footing required due to relocation on site.

- ROOFING AND CHIMNEY:**
- New high end asphalt shingles.
 - Existing chimney to be removed.
 - New eaves to match existing.
- EXTERIOR FINISHES AND TRIMS:**
- New trims to match existing.
- VERANDAS AND PORCHES:**
- New balcony addition to match new front veranda.
- EXTERIOR CLADDING:**
- New board and batten Fraser wood siding painted.
 - New brick veneer cladding.
- WINDOWS AND SHUTTERS:**
- New wood windows by Pella Historic Elements.
- VERANDAS AND PORCHES:**
- New balcony addition to match new front veranda.
- EXTERIOR CLADDING:**
- New stone veneer cladding.
 - New aluminum paneling.
- FOUNDATION TREATMENT:**
- New Foundation and Footing required due to relocation on site.

DOOR SCHEDULE



WINDOW SCHEDULE



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NO.	REVISIONS:	ISSUED:
4	SPA RESUBMISSION	08/15/24
3	SPA RESUBMISSION	04/03/24
2	SPA RESUBMISSION	10/30/23
1	SPA SUBMISSION	07/05/22

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CLIENT:
Kylemore Communities

PROJECT:
Lownsborough House
9392 Kennedy Road

SHEET TITLE:
**Conservation Plan-
North Elevation**

PROJECT NO. C6082	DATE: 08/15/24
SCALE: As indicated	SHEET NO:
DRAWN: SRM	A704
CHECKED: SRM	
FILE NO. C6082	

1 C.P- NORTH ELEVATION
1/4" = 1'-0"

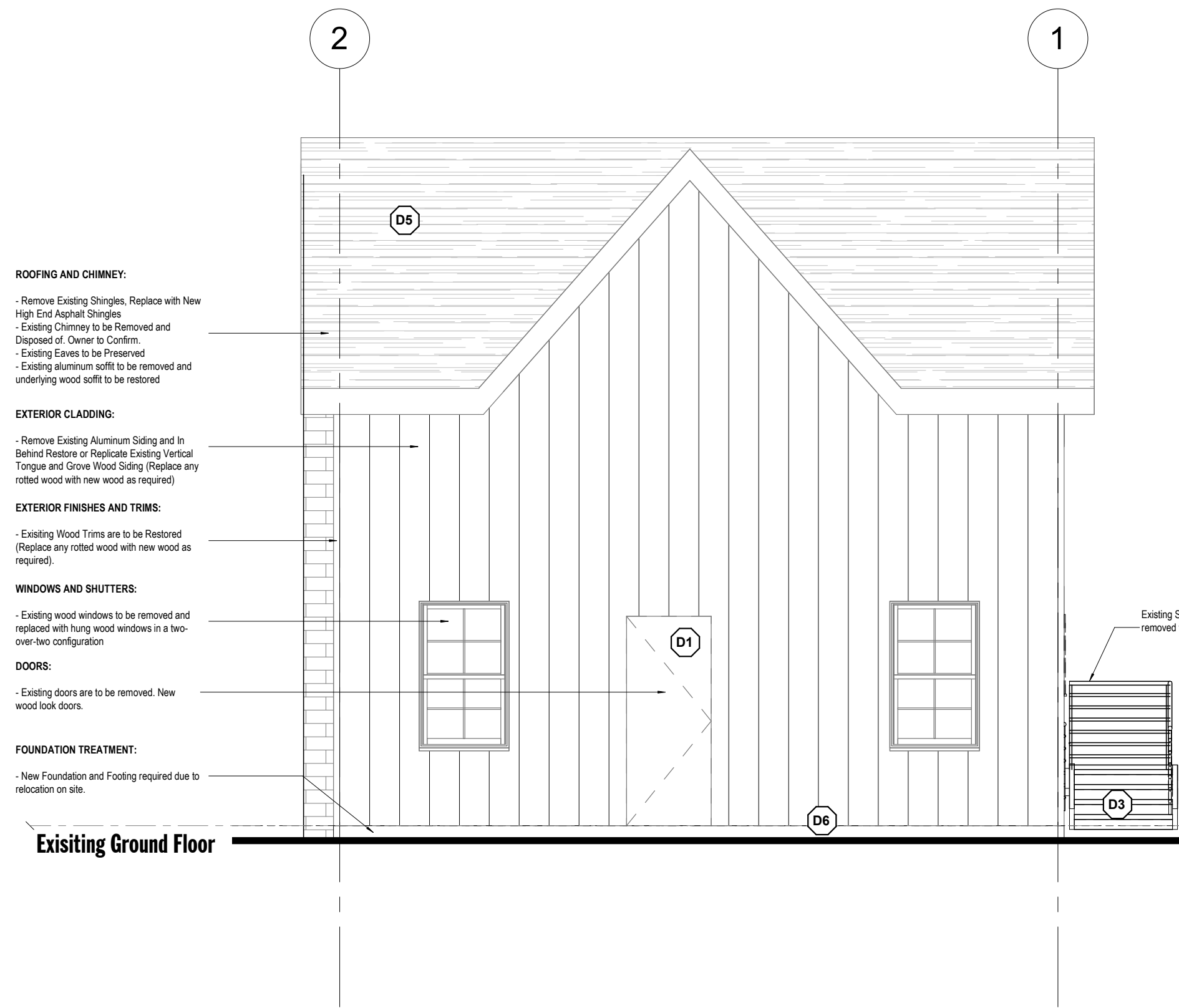
X:\2024\0822\9392_Kennedy_House\Drawings\Working Drawings\9392_Kennedy_House_Prop_Permits_Sat_2024.08.15.rvt



**KYLEMORE COMMUNITIES
LOWNSBOROUGH HOUSE**

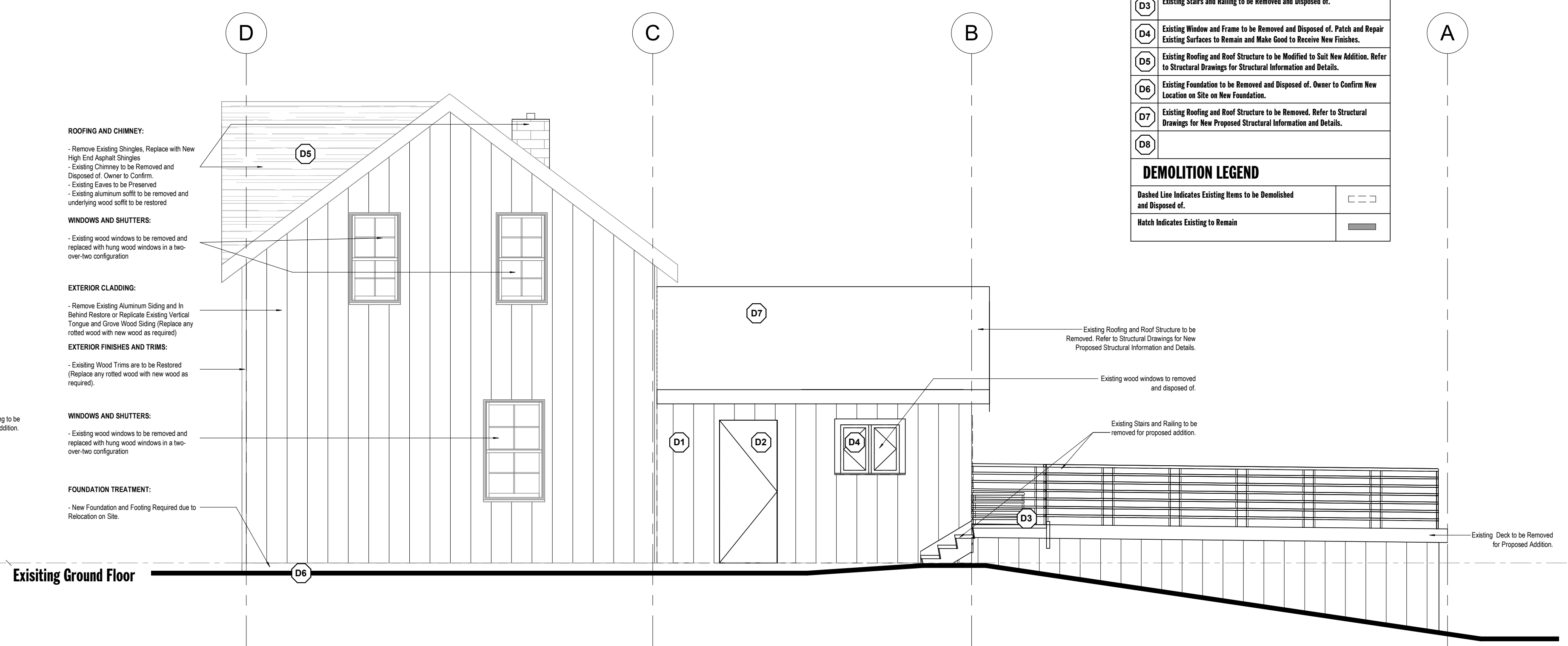
9392 KENNEDY ROAD, MARKHAM

SCHOLLEN & Company Inc.
30 Wertheim Court, Unit 15
Richmond Hill, Ontario L4B 1B9
T: 289-695-0009
F: 289-695-0010



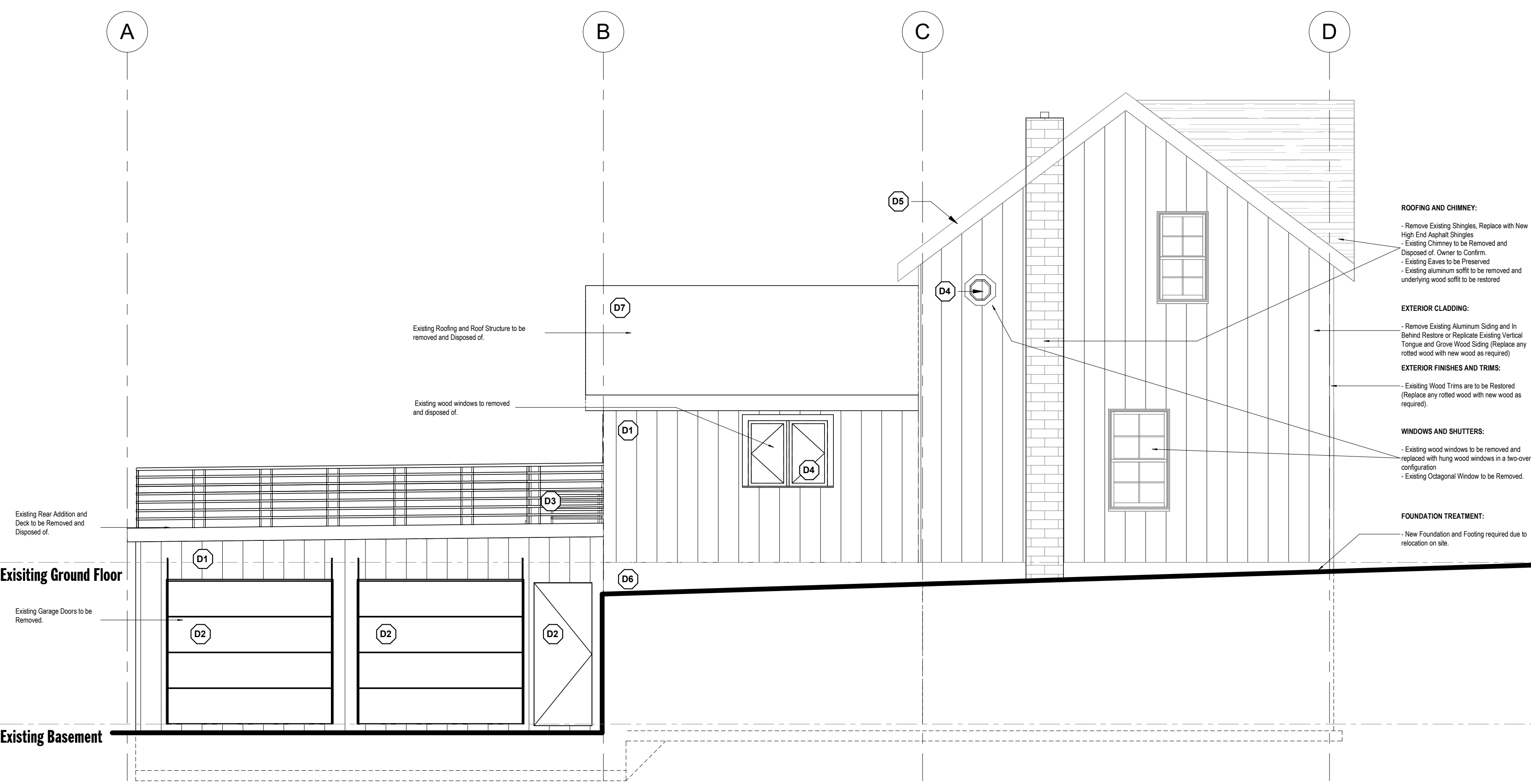
1 EXISTING EAST ELEVATION SPA

1/4" = 1'-0"



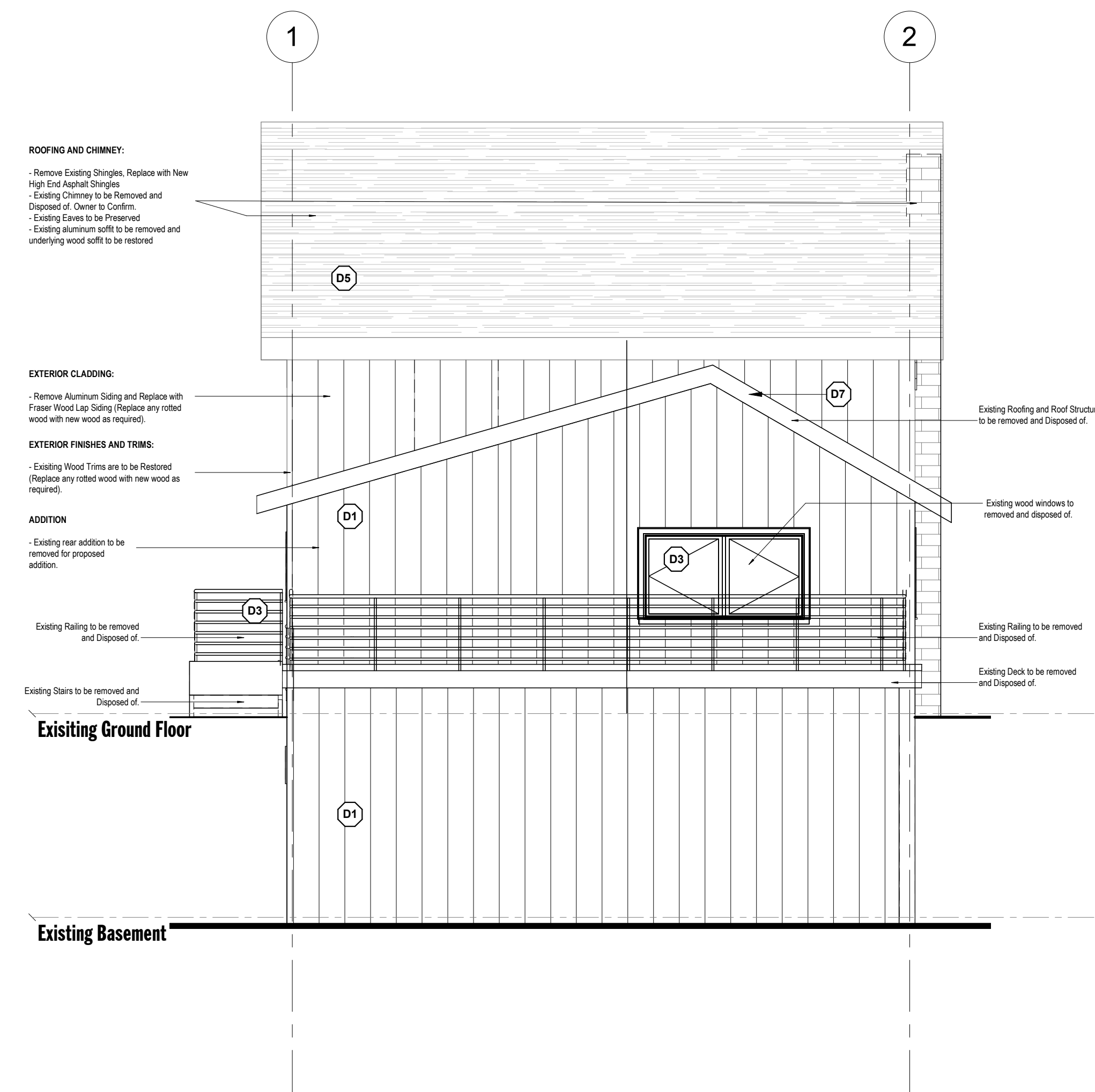
2 EXISTING NORTH ELEVATION SPA

1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION SPA

1/4" = 1'-0"



4 EXISTING WEST ELEVATION SPA

1/4" = 1'-0"

DEMOLITION ELEVATION NOTES	
DESCRIPTION	
D1	Existing Walls to be Removed and Disposed of. Patch and Repair Existing Surfaces to Remain and Make Good to Receive New Finishes.
D2	Existing Door and Frame to be Removed and Disposed of. Patch and Repair Existing Surfaces to Remain and Make Good to Receive New Finishes.
D3	Existing Stairs and Railing to be Removed and Disposed of.
D4	Existing Window and Frame to be Removed and Disposed of. Patch and Repair Existing Surfaces to Remain and Make Good to Receive New Finishes.
D5	Existing Roofing and Roof Structure to be Modified to Suit New Addition. Refer to Structural Drawings for Structural Information and Details.
D6	Existing Foundation to be Removed and Disposed of. Owner to Confirm New Location on Site on New Foundation.
D7	Existing Roofing and Roof Structure to be Removed. Refer to Structural Drawings for New Proposed Structural Information and Details.

DEMOLITION LEGEND	
Dashed Line	Indicates Existing Items to be Demolished and Disposed of.
Match	Indicates Existing to Remain

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NO.	REVISIONS:	ISSUED:
3	SPA RESUBMISSION	04/03/24
2	SPA RESUBMISSION	10/30/23
1	SPA SUBMISSION	07/05/22

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Kylemore Communities

PROJECT:
Lownsborough House
9392 Kennedy Road

SHEET TITLE:
Existing Elevations

PROJECT NO. C6082	DATE: 08/15/24
SCALE: 1/4" = 1'-0"	SHEET NO: D3
DRAWN: SRM	
CHECKED: SRM	
FILE NO. C6082	

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