

1 SITE PLAN
 A-00 SCALE: 1:300 (1/25" = 1-0")

ZONING BY-LAW MATRIX (GARDEN HOME)			
ADDRESS: 59 LEE AVE, MARKHAM, ON L3R8G4			
ZONING: RESIDENTIAL - ESTABLISHED NEIGHBOURHOOD LOW RISE (RES-ENLR)			
ZONE STANDARD	REQUIRED	PROPOSED	BY - LAW
LOT AREA(MIN.)	-	2060.05m ²	-
LOT FRONTAGE(MIN.)	THE GREATER OF 23.0 METERS OR THE AVERAGE LOT FRONTAGE OF THE TWO NEIGHBOURING LOTS	32.41m	BY-LAW 2024-19: 6.3.2.2
LOT DEPTH(MIN.)	THE GREATER OF 30.0 METERS OR THE AVERAGE LOT DEPTH OF THE TWO NEIGHBOURING LOTS	63.55m	BY-LAW 2024-19: 6.3.2.2
LOT COVERAGE(MAX.)	35% (721.01m ²)	20.50% (422.26m ²)	BY-LAW 2024-19: 6.3.2.2
GROSS FLOOR AREA OF GARDEN HOME (MAX.)	50% OF THE GROSS FLOOR AREA OF THE PRINCIPAL USE DWELLING UNIT ON THE SAME LOT	260.85m ² (49.90%)	BY-LAW 2024-19: 4.9.10 (d)
NUMBER OF ACCESSORY BUILDINGS OR STRUCTURES (MAX.)	2 (IF THE LOT AREA IS LESS THAN OR EQUAL TO 4000m ²)	1	BY-LAW 2024-19: 4.8.1 (c)
SETBACK FOR AN ACCESSORY BUILDING / STRUCTURE (MIN.)	1.8m	12.96m	BY-LAW 2024-19: 4.8.1 (c)

DISTANCE OF GARDEN HOME FROM THE MAIN BUILDING(MIN.)	6m	12.96m	BY-LAW 2024-19: 4.9.10
DISTANCE OF GARDEN HOME FROM THE LOT LINE ABUTTING A STREET(MAX.)	30m	50.41m	BY-LAW 2024-19: 4.9.10 (g)
WIDTH OF THE UNOBSTRUCTED PATH OF TRAVEL FROM THE STREET TO GARDEN HOME	1.2m	1.46m	BY-LAW 2024-19: 4.9.10
EAST SIDE YARD SETBACK	1.2m	2.60m	BY-LAW 2024-19: 4.9.10
WEST SIDE YARD SETBACK	1.2m	18.26m	BY-LAW 2024-19: 4.9.10
REAR YARD SETBACK	1.2m	2.71m	BY-LAW 2024-19: 4.9.10
GARDEN HOME HEIGHT (MAX.) MEASURE FROM AVERAGE GRADE	4.5m	4.09m	BY-LAW 2024-19: 4.9.10 (f)
PARKING SPACES (MIN.)	3	4	BY-LAW 2024-19: 5.3.7

MINOR VARIANCE					
ZONE STANDARD	REQUIRED	PROPOSED	BY - LAW	M.V. REQUIRED	
1 FRONT YARD SETBACK - DISTANCE OF GARDEN HOME FROM THE LOT LINE ABUTTING A STREET	30m MAX.	50.41m	BY-LAW 2024-19: 4.9.10 (g)	YES	

FLOOR AREA CALCULATION (MAIN BUILDING)		FLOOR AREA CALCULATION (GARDEN HOME)	
BASEMENT FLOOR AREA	253.15m ² (2724.94ft ²)	BASEMENT FLOOR AREA	94.72m ² (1019.57ft ²)
FIRST FLOOR AREA	327.54m ² (3525.67ft ²)	FIRST FLOOR AREA	94.72m ² (1019.57ft ²)
GARAGE	-57.90m ² (-623.25ft ²)	SECOND FLOOR AREA	71.41m ² (768.64ft ²)
TOTAL GFA (GROSS FLOOR AREA)	522.79m ² (5627.36ft ²)	TOTAL GFA (GROSS FLOOR AREA)	260.85m ² (2807.78ft ²)
		PERCENTAGE OF THE GROSS FLOOR AREA OF THE PRINCIPAL USE DWELLING UNIT ON THE SAME LOT	49.90% (260.85m ² /522.79m ²)

LEGEND	
	PROPERTY LINE
	ASPHALT DRIVEWAY
	LANDSCAPED SOFT AREA
	BUILDING ENTRANCE/EXIT

DO NOT SCALE DRAWINGS.
 The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify the Designer/Engineer of any variations from the supplied drawings and informations before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction.
 All drawings are the property of Land & Building Experts. and must not be reproduced with out written consent.

6		
5		
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2	REVISION FOR MINOR VARIANCE	02/10/2025
1	FOR MINOR VARIANCE	07/19/2024
NO.	ISSUED FOR	DATE

PREPARED BY:
LAND & BUILDING EXPERTS
 570 Alden Rd., Unit 6, Markham, ON. L3R 8N5
 (647) 340-8649 landbuildex@gmail.com

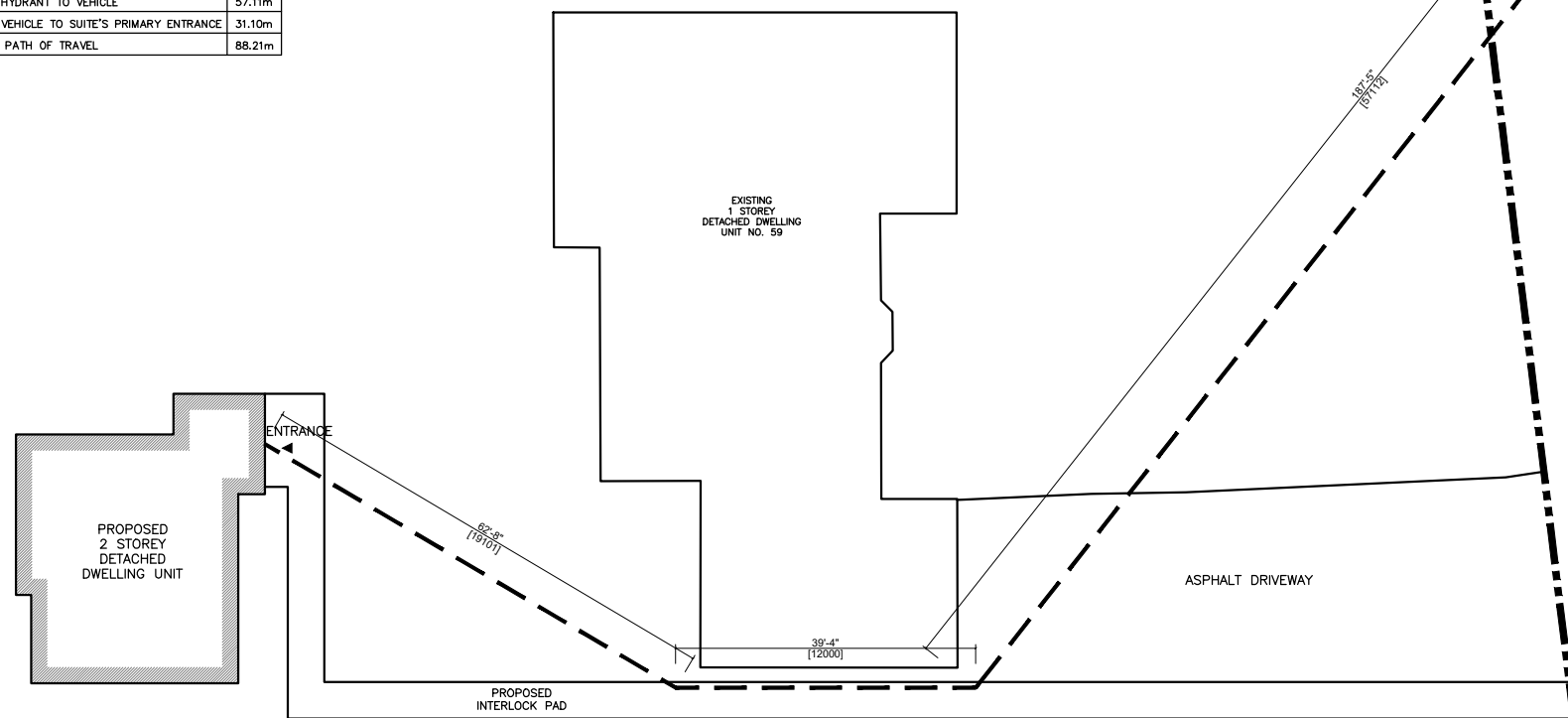
PROJECT INFO:
**59 LEE AVE,
 MARKHAM, ON L3R 8G4**

PROJECT NAME:
**PROPOSED
 2 STOREY GARDEN HOME**

DRAWING TITLE:
SITE PLAN

SCALE AS INDICATED	DWG. NO.
DRAWN BY:	A0
CHECKED BY: S.K.	

PATH OF TRAVEL	
FROM HYDRANT TO VEHICLE	57.11m
FROM VEHICLE TO SUITE'S PRIMARY ENTRANCE	31.10m
TOTAL PATH OF TRAVEL	88.21m



EXISTING
FIRE HYDRANT

187'-10"
(1/112)

EXISTING
1 STOREY
DETACHED DWELLING
UNIT NO. 59

ASPHALT DRIVEWAY

PROPOSED
2 STOREY
DETACHED
DWELLING UNIT

ENTRANCE

PROPOSED
INTERLOCK PAD

39'-4"
(1/2000)

82'-5"
(1/910)

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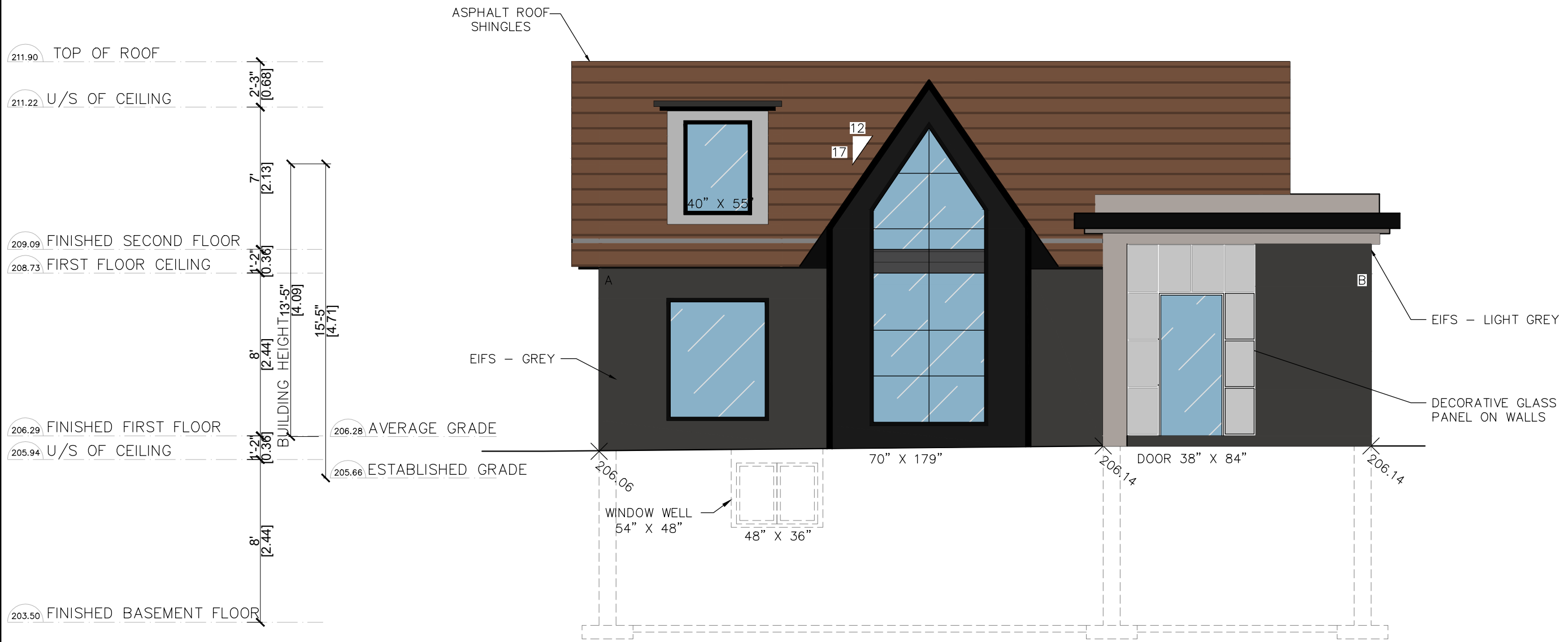
PROJECT INFO:
**59 LEE AVE,
MARKHAM, ON L3R 8G4**

PROJECT NAME:
**PROPOSED
2 STOREY GARDEN HOME**

DRAWING TITLE:
**CONCEPT PLAN -
PATH OF TRAVEL**

SCALE AS INDICATED	DWG. NO.
DRAWN BY:	A0b
CHECKED BY: S.K.	

GLAZED OPENING OBC (SECTION 9) 9.10.15.4					
	EXPOSED BUILDING FACE (m ²)	LIMITING DISTANCE (m)	MAX. ALLOWED OPENING PERCENTAGE	OPENING PROVIDED	
FRONT (NORTH SIDE) FACE A	56.70 m ² (610.27 ft ²)	44.54 m ² (479.38 ft ²)	6.23 m	34% (16.59m ²)	25.31% (11.27m ²)
FRONT (NORTH SIDE) FACE B		12.16 m ² (130.89 ft ²)	4.40 m	18% (2.18m ²)	16.94% (2.06m ²)



1 FRONT ELEVATION (NORTH)
A-05 SCALE - 3/16" = 1'-0" (1:64)

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EIFS - LIGHT GREY
DECORATIVE GLASS PANEL ON WALLS

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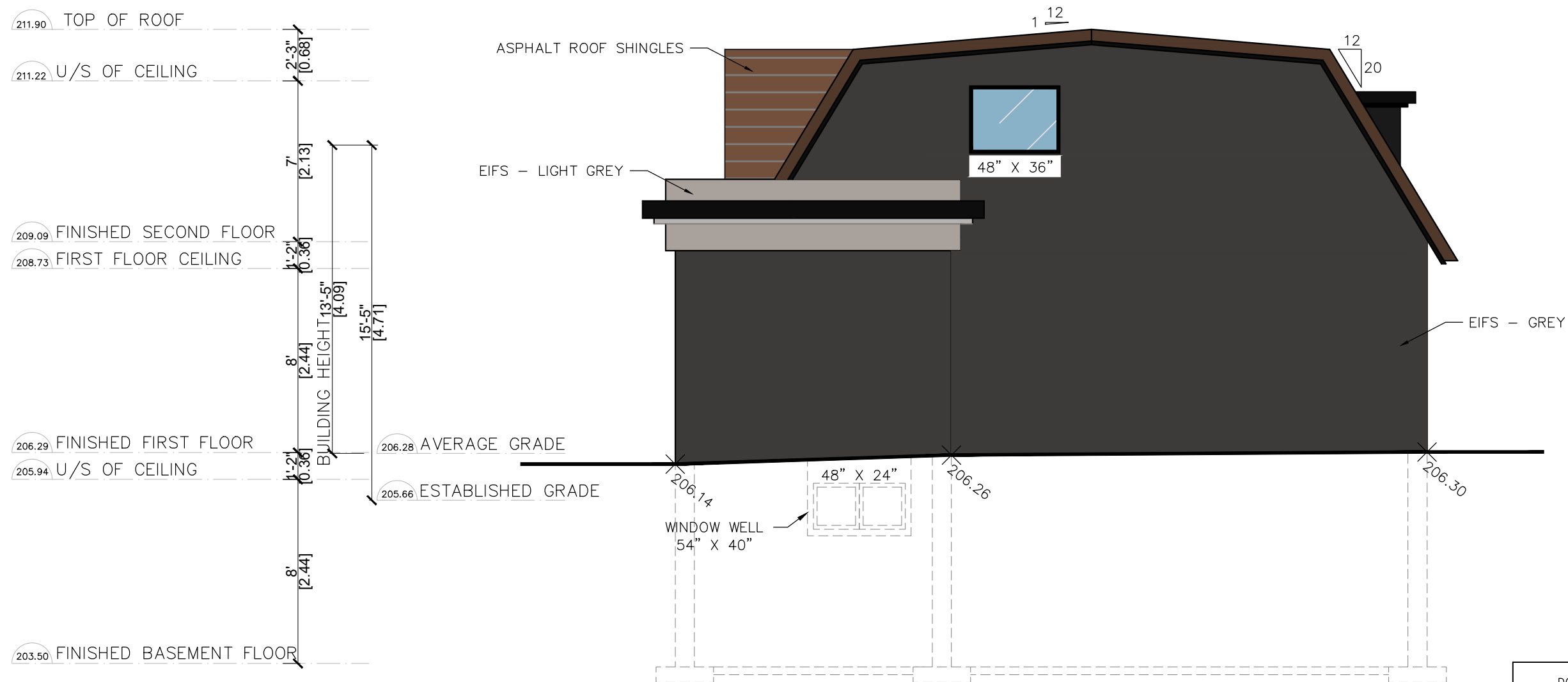
DRAWING TITLE:
**PROPOSED
2 STOREY GARDEN HOME**

DRAWING TITLE:
FRONT ELEVATION

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SCALE AS INDICATED	DWG. NO.
DRAWN BY:	A5
CHECKED BY: S.K.	

GLAZED OPENING OBC (SECTION 9) 9.10.15.4				
	EXPOSED BUILDING FACE (m ²)	LIMITING DISTANCE (m)	MAX. ALLOWED OPENING PERCENTAGE	OPENING PROVIDED
SIDE (WEST SIDE)	44.36 m ² (477.58 ft ²)	18.26 m	100% (44.36m ²)	2.50% (1.11m ²)



1 SIDE ELEVATION (WEST)
A-06 SCALE - 3/16" = 1'-0" (1:64)

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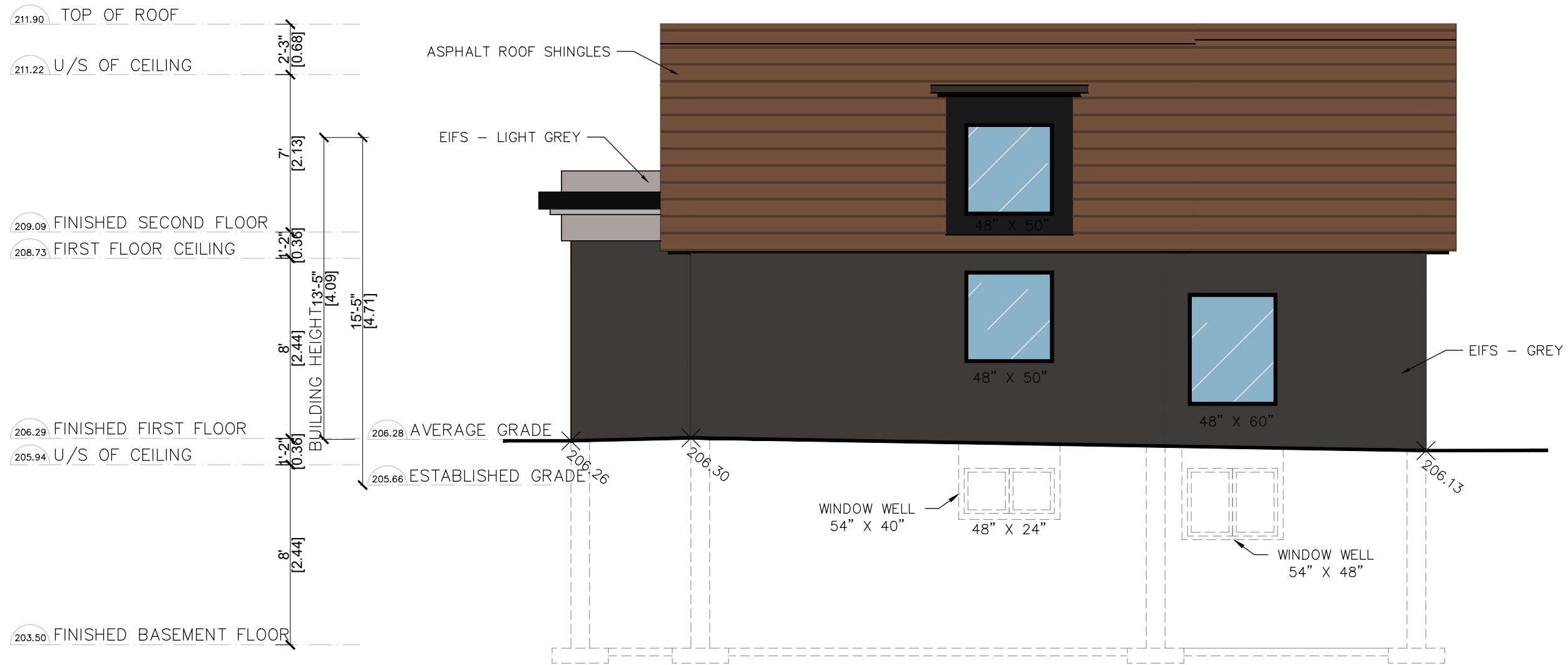
PROJECT NAME:
**PROPOSED
2 STOREY GARDEN HOME**

DRAWING TITLE:
WEST ELEVATION

DO NOT SCALE DRAWINGS.
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SCALE AS INDICATED	DWG. NO.
DRAWN BY:	A6
CHECKED BY: S.K.	

GLAZED OPENING OBC (SECTION 9) 9.10.15.4				
	EXPOSED BUILDING FACE (m ²)	LIMITING DISTANCE (m)	MAX. ALLOWED OPENING PERCENTAGE	OPENING PROVIDED
REAR (SOUTH SIDE)	53.93 m ² (580.55 ft ²)	2.71 m	11% (5.93m ²)	9.17% (4.95m ²)



1 REAR ELEVATION (SOUTH)
A-07 SCALE - 3/16" = 1'-0" (1:64)

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PROJECT NAME:
**PROPOSED
2 STOREY GARDEN HOME**

DRAWING TITLE:
REAR ELEVATION

SCALE AS INDICATED	DWG. NO.
DRAWN BY:	A7
CHECKED BY: S.K.	

211.90 TOP OF ROOF

211.22 U/S OF CEILING

209.09 FINISHED SECOND FLOOR

208.73 FIRST FLOOR CEILING

206.29 FINISHED FIRST FLOOR

205.94 U/S OF CEILING

203.50 FINISHED BASEMENT FLOOR

8' [2.44]

15'-5" [4.71]

13'-5" [4.09]

7' [2.13]

2'-3" [0.68]

1'-2" [0.36]

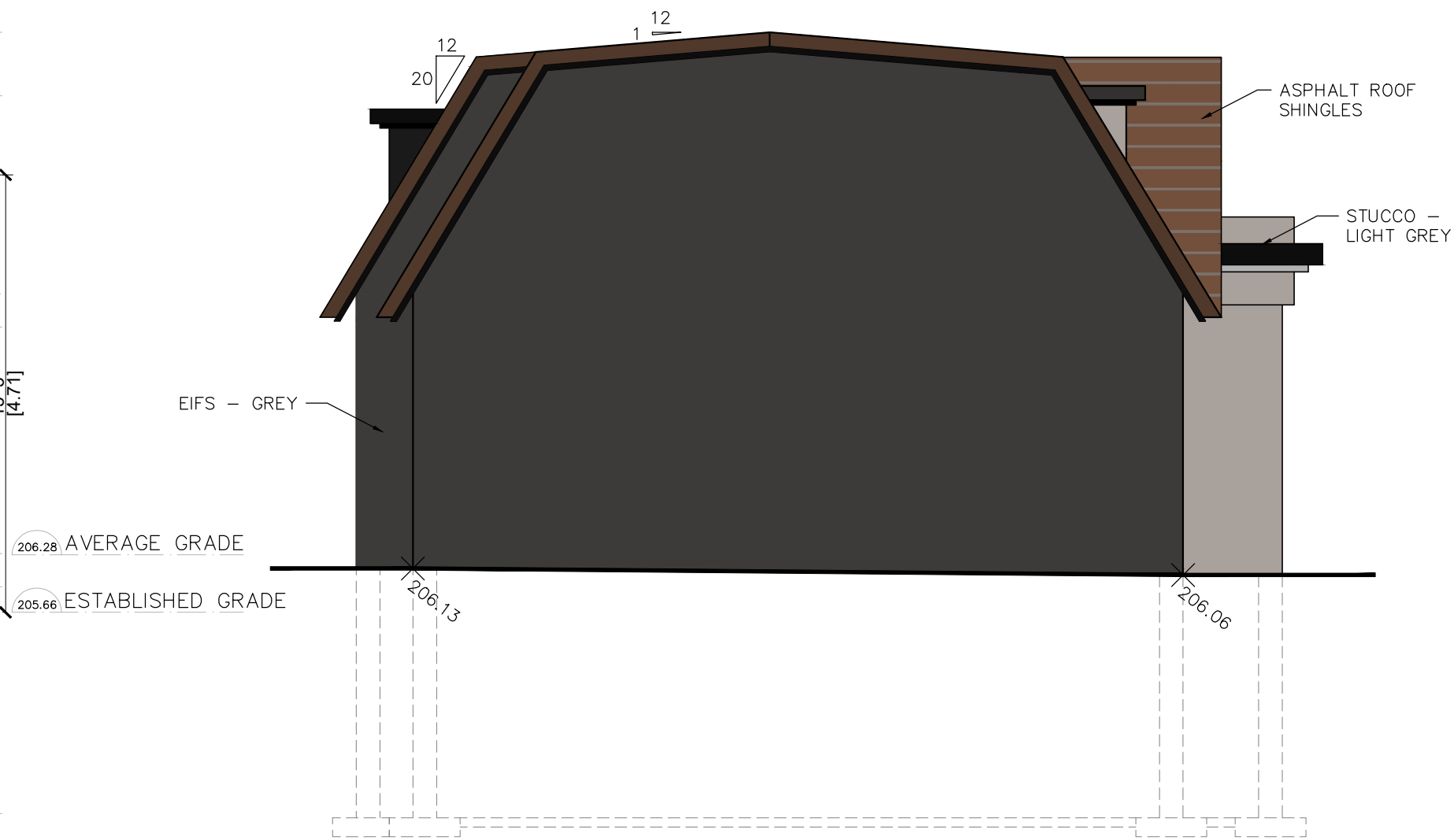
1'-2" [0.36]

8' [2.44]

1'-2" [0.36]

1'-2" [0.36]

BUILDING HEIGHT



1 EAST ELEVATION
A-08 SCALE - 3/16" = 1'-0" (1:64)

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PROJECT NAME:
**PROPOSED
2 STOREY GARDEN HOME**

DRAWING TITLE:
EAST ELEVATION

SCALE AS INDICATED	DWG. NO.
DRAWN BY:	A8
CHECKED BY: S.K.	

GLAZED OPENING OBC (SECTION 9) 9.10.15.4				
	EXPOSED BUILDING FACE (m ²)	LIMITING DISTANCE (m)	MAX. ALLOWED OPENING PERCENTAGE	OPENING PROVIDED
REAR (SOUTH SIDE) FACE A	36.22 m ² (389.95 ft ²)	8.07 m	28% (10.14m ²)	21.31% (7.72m ²)
REAR (SOUTH SIDE) FACE B	101.00 m ² (1087.22 ft ²)	8.07 m	28% (10.11m ²)	15.48% (5.59m ²)
REAR (SOUTH SIDE) FACE C	28.66 m ² (308.51 ft ²)	10.54 m	40% (11.46m ²)	34.08% (9.77m ²)

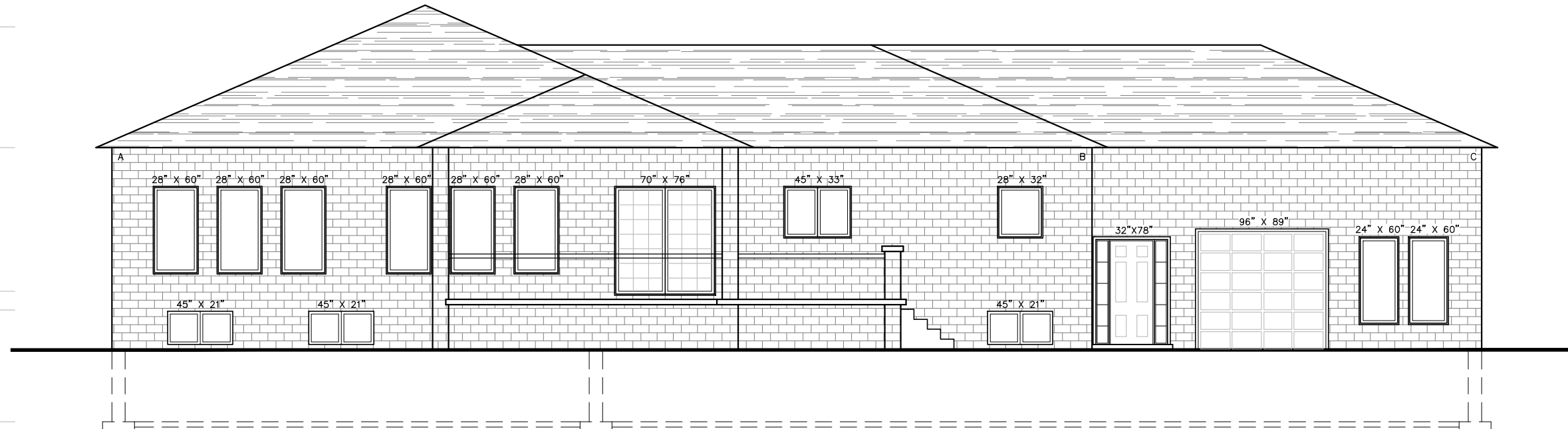
TOP OF ROOF

FIRST FLOOR CEILING

FINISHED FIRST FLOOR

U/S OF CEILING

FINISHED BASEMENT FLOOR



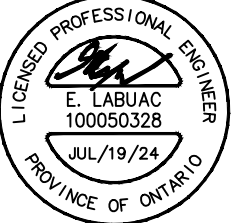
1 EXISTING REAR ELEVATION (MAIN BUILDING)
A-15 SCALE - 1/8" = 1'-0" (1:96)

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6	FOR MINOR VARIANCE	07/19/2024
5	REVISION 1	05/22/2024
4	FOR MINOR VARIANCE	05/21/2024
3	FOR BUILDING PERMIT	02/09/2024
2	FOR BUILDING PERMIT	12/21/2023
1	CLIENT REVIEW	09/20/2023
NO.	ISSUED FOR	DATE



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**PROPOSED
2 STOREY GARDEN HOME**

DRAWING TITLE:

**EXISTING REAR ELEVATION
(MAIN BUILDING)**

SCALE AS INDICATED DWG. NO. A-15

DRAWN BY: CHECKED BY: S.K.