

Memorandum to the City of Markham Committee of Adjustment
March 22, 2024

File: A/206/23
Address: 125 Commerce Valley Drive West, Markham
Applicant: TECHNOARCH INC (HARPREET BHONS)
Hearing Date: Wednesday, April 3, 2024

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

The applicant is requesting relief from the following requirements of the Select Industrial Limited Commercial (M.C. (76%)) zone under By-law 165-80, as amended, to permit:

a) By-law 165-80, Section 6.4.1(c)(i):

a restaurant as an accessory use within an existing office building; whereas, the By-law does not permit restaurants within an office building;

as it relates to a proposed restaurant in an existing office building.

BACKGROUND

Property Description

The approximately 1.75 ha (4.32 ac) subject property is located on the west side of Commerce Valley Drive West, south of Highway 7 and west of Leslie Street. The property is currently occupied by an 8-storey office building.

Proposal

The applicant is requesting relief from the By-law to permit a 492 m² (5,296 ft²) restaurant on the ground floor of the existing office building. The main entrance to the restaurant will be integrated within the existing office building.

Official Plan and Zoning

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

The subject property is designated 'Business Park Office Priority Employment' in the 2014 Official Plan. This designation provides for a restaurant as an ancillary use provided it does not exceed the total gross floor area of the ground floor of the existing office building and that the access to the ancillary use is integrated within the building. The proposed restaurant meets both requirements. Staff recommend that any approval of the application include the conditions attached in Appendix A.

Zoning By-Law 165-80

The subject property is zoned Select Industrial Limited Commercial (M.C. (76%)) under By-law 165-80, as amended. The M.C. (76%) Zone permits industrial uses, banks and financial institutions, business offices, commercial schools, and hotels and motels. The By-law does not permit the proposed restaurant use.

Zoning Preliminary Review (ZPR) Not Undertaken

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. 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.

Restaurant Use

The proposed 492 m² (5,296 ft²) restaurant will be located entirely on the ground floor of the existing office building. In addition, the entrance to the restaurant is integrated within the office building. Staff are of the opinion that the requested variance is minor in nature as the proposed restaurant meets the requirements set out in the Official Plan for ancillary restaurant uses, and therefore, have no objections..

Toronto and Region Conservation Authority (TRCA)

The subject lands are located within the regulated area of the TRCA. However, given that no changes are being proposed to the exterior of the building, the TRCA have no concerns with the application.

PUBLIC INPUT SUMMARY

No written submissions were received as of March 22, 2024. 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 meets the four tests of the Planning Act and have no objection. 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 refer to Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Hailey Miller, Planner II, West District

REVIEWED BY:



Rick Cefaratti, MCIP, RPP, Senior Planner, West District

File Path: Amanda\File\ 23 148511 \Documents\District Team Comments Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/206/23

1. The variances apply only to the proposed development as long as it remains;
2. 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 that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction;
3. The restaurant only be located on the ground floor of the building;
4. Primary access to the restaurant shall be integrated within the building.

CONDITIONS PREPARED BY:



Hailey Miller, Planner II, West District

LIST OF ARCHITECTURAL DRAWINGS

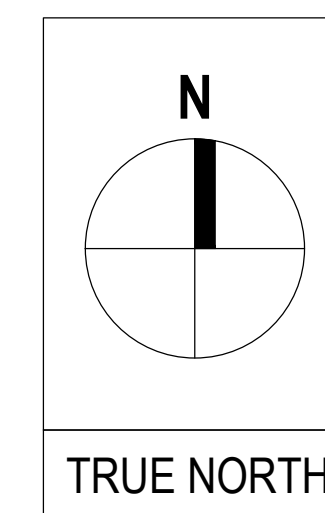
SHEET NO.	DRAWING TITLE
A00	COVERSHEET + LIST OF DRAWINGS + KEY PLAN
A01	OBC MATRIX + GENERAL NOTES
A02	SITE PLAN
A03	EXISTING FLOOR PLAN
A04	PROPOSED LAYOUT PLAN

Appendix B

File: 23.148511.000.00.MNV

Date: 3/28/2024
MM/DD/YY

PROPOSED MEHFILL RESTAURANT AND BAR
UNIT 50 & 51 -125 COMMERCE VALLEY DRIVE WEST
MARKHAM, ON



KEY PLAN



PROPOSED MEHFILL RESTAURANT AND BAR
AT UNIT 50 & 51- 125 COMMERCE VALLEY DRIVE WEST, MARKHAM, ON

Appendix B

File: 23.148511.000.00.MNV

Date: 3/28/2024

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NOTE:

CONTRACTOR TO CAREFULLY READ THESE NOTES AND FOLLOW DURING CONSTRUCTION. CHANGES/SUBSTITUTION WILL NOT BE ACCEPTABLE WITHOUT ARCHITECTS APPROVAL. ENSURE COMPLIANCE WITH ALL THE NOTES.

DO NOT SCALE DRAWING. CONCLUSIONS DERIVED BY SCALING OF DRAWINGS WILL NOT BE ACCEPTED. PLEASE VERIFY INFORMATION WITH THE ARCHITECT OF RECORD.

GENERAL NOTES:

- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH LAYOUT AND DESIGN WORK OR DURING BIDDING PROCESS(IF APPLICABLE).
- ALL WORK CALLED FOR ON THESE DRAWINGS SHALL BE IN COMPLIANCE WITH CODES, RULES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES, HAVING JURISDICTION. THIS INCLUDES BUT IS NOT LIMITED TO THE ONTARIO BUILDING CODE, THE ONTARIO ELECTRICAL SAFETY CODE, FIRE PROTECTION CODES AND THE ACCESSIBILITY GUIDELINES.
- ALL FLOORS TO BE LEVEL THROUGHOUT AND HAVE SMOOTH FINISH
- THE CONTRACTOR MUST COMPLY WITH ANY AND ALL RULES SET BY EITHER THE BUILDING OWNER AND OR BUILDINGS MANAGEMENT.
- THE CONTRACTOR IS TO REMOVE ALL DEBRIS ASSOCIATED WITH THE DEMOLITION / THE CONSTRUCTION OF THE PROJECT. THE CONSTRUCTION SITE IS TO BE BROOM SWEEP AT THE CONCLUSION OF EACH WORKING DAY.
- THE CONTRACTOR IS TO SUPPLY ALL MATERIAL AND LABOR NECESSARY TO COMPLETE THE WORK DESCRIBED HEREIN.
- CONTRACTOR TO CO-ORDINATE WITH MECH. AND ELECT. CONTRACTORS FOR LOCATION AND SIZES OF ALL WALLS, FLOORS & CEILING OPENINGS, EQUIPMENT ETC.
- THE CONTRACTOR IS RESPONSIBLE FOR SECURING THE CONSTRUCTION SITE AND FOR THE STORAGE MATERIALS.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING SERVICES (EXPOSED AND CONCEALED) PRIOR TO ANY DEMOLITION, CUTTING DRILLING OR DIGGING. SERVICES CUT OR DAMAGED AND ANY RESULTING DAMAGE TO PREMISES CAUSED FROM FAILURE TO DO SO WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR WILL SCHEDULE THE USE AND OR SHUT DOWN OF BUILDING SERVICE WITH THE BUILDING OWNER AND OR MANAGEMENT. CONTRACTOR SHOULD BE PREPARED TO PERFORM ANY WORK RELATED TO THE SAME DURING NON BUSINESS HOURS.
- THE CONTRACTOR SHALL SCHEDULE AND OBTAIN PERMISSION FROM THE BUILDING OWNER AND OR MANAGEMENT FOR ACCESS TO SPACES OUTSIDE OF THE CONSTRUCTION SITE. THESE SPACES INCLUDE, BUT ARE NOT LIMITED TO, MECHANICAL ROOMS, ROODS, ELECTRICAL ROOMS, ADJACENT TENANTS, AND FLOOR ABOVE AND BELOW THE CONSTRUCTION. CONTRACTORS SHOULD BE PREPARED TO PERFORM ANY WORK RELATED TO THE SAME DURING NON BUSINESS HOURS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL COMPLETED WORK AND AREAS WITHIN THE BUILDING USED FOR ACCESS TO THE CONSTRUCTION SITE. THIS INCLUDES, BUT IS NOT LIMITED TO, PUBLIC CORRIDORS, ELEVATORS, LOBBIES, LOADING DOCKS AND TOILET FACILITIES. CONTRACTOR IS ALSO TO CLEAN THE SAME AFTER USE.
- WHEN SUBMITTALS ARE CALLED FOR ON THE DOCUMENTS, THEY ARE FIRST TO BE REVIEWED BY THE GENERAL CONTRACTOR, THE SUBMITTAL MUST BE STAMPED INDICATING THE DATE WHEN RECEIVED BY THE GENERAL CONTRACTOR, AFTER THE GENERAL CONTRACTORS REVIEW, SUBMITTALS CAN THEN BE ISSUED TO THE ARCHITECT AND OR ENGINEER. AL SUBMITTALS ARE TO BE SUPPLIED TO THE ARCHITECT IN TRIPLICATE.
- ANY EXISTING SPRAYED FIREPROOFING DAMAGED OR REMOVED IS TO BE REPAIRED AND ITS REPAIR APPROVED BY THE ARCHITECT.
- THE CONTRACTOR IS TO WARRANTY ALL WORK, MATERIALS AND EQUIPMENT FOR A PERIOD OF TIME AS PER AGREED WITH CLIENT BEFORE STARTING THE WORK AND HIS WARRANTY TIME STARTS AT THE DATE OF SUBSTANTIAL COMPLETION.
- THE CONTRACTOR IS RESPONSIBLE FOR FINAL FINE CLEANING AT THE COMPLETION OF THE JOB PRIOR TO OCCUPANCY.
- STUD WALL DESIGN SHOULD ACCOMMODATE ANY EXPECTED DEFLECTION OF THE EXISTING FLOOR STRUCTURE AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING DAMAGED SPRAY ON FIREPROOFING FROM DISTURBED STRUCTURAL STEEL (IF APPLICABLE).
- ALL DOOR HARDWARE MUST HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
- THE CONTRACTOR MUST COMPLY WITH ANY AND ALL RULES SET BY EITHER THE BUILDING OWNER AND OR BUILDINGS MANAGEMENT.
- EXACT LOCATION OF ALL MECHANICAL, ELECTRICAL, PLUMBING AND DRAINAGE, H.V.A.C. AND FIRE PROTECTION COMPONENTS TO BE DETERMINED ON SITE
- GENERAL CONTRACTOR TO CO-ORDINATE WITH MECH. AND ELECT. CONTRACTORS FOR LOCATION AND SIZES OF ALL WALLS, FLOORS & CEILING OPENINGS, EQUIPMENT ETC. AS WELL AS RECESSES AND CHASES IN WALLS AND FLOORS. OPENINGS REQ. TO THE BUILDING ENVELOP TO BE DONE BY LANDLORD AT THE TENANTS COST.

- ALL ELECTRICAL WORK SHALL BE PERFORMED BY SKILLED LICENSED ELECTRICIANS IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADE, MEETING THE REQUIREMENT OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, APPLICABLE FEDERAL PROVINCIAL & LOCAL CODES.
- ALL GYPSUM BOARD SURFACES TO BE TAPED, PLASTERED, SANDED AND FINISHED READY TO RECEIVE PAINT / FINISHES AS INDICATED ON DRAWINGS. FOR PAINT SELECTION COORDINATE WITH CLIENT OR OWNER REP.
- BUILDING SERVICE CONTROLS I.E SWITCHES, THERMOSTATS, ETC, SHALL BE MOUNTED BETWEEN 900MM AND 1200MM ABOVE FINISH FLOOR. REF# 3.8.1.5.(1). OF DIV B.
- BUILDING SERVICES PENETRATING ALL FIRE SEPARATION SHALL BE COMPLETED WITH FIRE STOPPING MEASURES IN CONFORMANCE WITH 'DIVISION B' SUB SECTION 3.1.9. OF THE ONTARIO BUILDING CODE 2012. MAINTAIN ALL EXISTING FIRE SEPARATION C/W REQUIRED FIRE RESISTANCE RATING.
- ALL INTERIOR FINISHES TO HAVE A MAXIMUM 150 FLAME SPREAD RATING AS PER 3.1.13.2 OF DIVISION B. FLOOR FINISHES SHALL BE TIGHT, SMOOTH AND NON ABSORBENT
- FOR FINISHES SPECIFICATIONS, COORDINATE WITH TENANT. ALL DOORS AND FRAMES TO BE PAINTED
- ALL EXISTING SURFACES TO REMAIN ARE TO BE PROTECTED THROUGHOUT DEMOLITION AND CONSTRUCTION.
- PORTABLE FIRE EXTINGUISHER PER NFPA-10 INSTALLED BY GC ON SITE AND SUBJECT TO LOCAL JURISDICTION APPROVAL. 10LBS IN KITCHEN , 5LBS ELSEWHERE.

DOOR & HARDWARE NOTES:

- ALL DOOR HARDWARE MUST HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
- ENSURE PANIC HARDWARE IS INSTALLED ON ALL EGRESS DOORS. G.C TO FURNISH AND INCLUDE PRICE ON BID.
- SEAL BOTTOM OF WOOD DOORS.

WALL NOTES:

- PROVIDE 1/2" PLYWOOD FROM FLOOR TO 4'-0" AFF AT INTERIOR TOILET ROOM WALLS.
- ALL INTERIOR WALLS TO BE FRAMED TO UNDERSIDE OF CEILING JOISTS ABOVE AS NEEDED TO ACCOMMODATE CEILING
- PROVIDE & INSTALL BLOCKING FOR ALL WASHROOM ACCESSORIES, HANDRAIL, CABINETS, ETC.
- WALLS TO RECEIVE TILE BASE SHALL HAVE 1/2" CGC "DURORCK" INSTALLED TO 18" AFF.
- ALL CORNERS IN KITCHEN MUST BE WRAPPED AROUND WITH STAINLESS STEEL COVERS. SEE DETAIL

ACCESSIBILITY NOTES:

- EMERGENCY WARNING SYSTEMS SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. THE VISUAL ALARMS SHALL BE LOCATED THROUGHOUT, INCLUDING RESTROOMS, AND PLACED 80" ABOVE THE FLOOR OR 6" BELOW CEILING, WHICHEVER IS LOWER WHERE APPLICABLE.
- DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (i.e. LEVER-OPERATED, PUSH-TYPE, U-SHAPED) MOUNTED NO HIGHER THAN 48" ABOVE THE FLOOR.
- FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. CHANGES IN LEVEL BETWEEN 0.25" AND 0.5" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 0.5" REQUIRE RAMPS. CARPET PILE THICKNESS SHALL BE 0.5" MAX. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5" WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5" IN HEIGHT.
- HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORY OR SINK
- STAIRCASES, HANDRAILS, GUARDS AND EXIT DEVICES TO COMPLY WITH ONTARIO BUILDING CODE SECTION 1.3.3.1(e) FOR OCCUPANCY REQUIREMENT AND 3.4.6. G.C TO VERIFY ON SITE.

ELECTRICAL NOTES:

- THE FOLLOWING MATERIAL AND EQUIPMENT WILL BE FURNISHED AND/OR INSTALLED BY OTHERS: LOW VOLTAGE (24 VOLT) WIRE AND CABLE, COMMUNICATION DEVICES, SECURITY EQUIPMENT, POINT OF SALE (POS) EQUIPMENT, SIGNAGE ETC.
- GENERAL REQUIREMENTS: ALL WORK SHALL BE PERFORMED BY SKILLED LICENSED ELECTRICIANS IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADE, MEETING THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, APPLICABLE FEDERAL, PROVINCIAL AND LOCAL CODES, ELECTRICAL SAFETY AUTHORITY AND THE REQUIREMENTS OF THE ELECTRICAL UTILITY COMPANY FURNISHING THE SERVICES. ALL NECESSARY CONSTRUCTION PERMITS AND CERTIFICATES OF INSPECTION SHALL BE PURCHASED AND OBTAINED UNDER THIS CONTRACT.
- COORDINATION: ALL OUTLETS MUST BE ACCURATELY LOCATED, PARTICULARLY APPLIANCE OUTLETS. REVIEW APPLIANCES CUT-SHEETS AND MANUFACTURER'S SPECIFICATIONS FOR ALL ELECTRICAL REQUIREMENTS.
- SIGNAGE LIGHTING: PROVIDE A 1" RIGID GALVANIZED STEEL ELECTRICAL CONDUIT, AND WIRING, FROM THE PANEL TO ALL ILLUMINATED SIGNS. COORDINATE WITH OWNER THE LOCATION OF SIGNAGE.
- ELECTRICAL WIRING AND CABLES EXPOSED WITHIN THE CEILING SPACE MUST CONFORM TO O.B.C. 3.6.4.3.(1).

NAME OF PROJECT: PROPOSED MEHFILE RESTAURANT AND BAR		LOCATION: AT UNIT 50 & 51 - 125 COMMERCE VALLEY DRIVE W, MARKHAM																																	
ONTARIO BUILDING CODE DATA MATRIX		OBC REFERENCE																																	
ITEM	PROJECT DESCRIPTION:	<input type="checkbox"/> PART 11	<input checked="" type="checkbox"/> PART 3																																
1	<input type="checkbox"/> UNIT FINISH <input type="checkbox"/> CHANGE OF USE	<input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input checked="" type="checkbox"/> ALTERATION	1.1.1 TO 11.4 1.1.2 (A) 2.1.1 9.10.1.3																																
2	MAJOR OCCUPANCY(S)	GROUP D	3.1.2.1.(1) 9.10.2																																
3	BUILDING AREA (m) ²	(EXISTING TO REMAIN AS IS) NEW 0 TOTAL	1.4.1.2 (A) 1.1.3.2																																
3a	BUILDING CLASSIFICATION	3.2.2.49																																	
4	GROSS AREA (m) ²	(EXISTING TO REMAIN AS IS) NEW 0 TOTAL	1.4.1.2 (A) 1.1.3.2																																
4a	AREA OF WORK	5297 FT ² (492.1 M ²)																																	
5	NUMBER OF STOREYS ABOVE GRADE: 8 BELOW GRADE: 0 MEZZANINE: -		3.2.1.1 & 1.4.1.2 (A) 2.1.1.3																																
6	NUMBER OF STREET/ACCESS ROUTES	2	3.2.2.10 & 3.2.5.5 9.10.20																																
7	UNIT CLASSIFICATION	GROUP A2	3.2.2.23																																
8	SPRINKLER SYSTEM	<input checked="" type="checkbox"/> EXISTING <input type="checkbox"/> PROPOSED <input type="checkbox"/> NOT REQUIRED	<input checked="" type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING																																
9	STANDPIPE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.9 9.10.17.2																																
10	FIRE ALARM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.4																																
11	WATER SERVICE/SUPPLY IS ADEQUATE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.5.7 N/A																																
12	HIGH BUILDING	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.6 N/A																																
13	PERMITTED CONSTRUCTION	<input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/> BOTH	3.2.2.20-.83 3.2.2.62 9.10.6																																
ACTUAL CONSTRUCTION		<input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/> BOTH																																	
14	MEZZANINE(S) AREA (M) ²		3.2.1.1.(3)-(8) 9.10.4.1																																
15	OCCUPANT LOAD BASED ON UNIT	<input type="checkbox"/> m ² /PERSON <input checked="" type="checkbox"/> DESIGN OF SUITE	3.1.17 (6) LOAD : 100 PERSONS 9.9.1.3																																
16	BARRIER-FREE DESIGN	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (EXPLAIN)	3.8 3.3.1.2.(1)&3.3.1.19(1) 9.10.1.3 9.10.9 9.10.8																																
17	HAZARDOUS SUBSTANCES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.2.20-.83&3.2.1.4																																
18	<table border="1"> <thead> <tr> <th colspan="2">HORIZONTAL ASSEMBLIES FRR (HOURS)</th> <th colspan="2">LISTED DESIGN No. OR DESCRIPTION (SB-2) EXISTING TO REMAIN</th> </tr> </thead> <tbody> <tr> <td>ROOF NA HOURS</td> <td></td> <td colspan="2"></td> </tr> <tr> <td>FLOORS 3/4 HOURS</td> <td>-</td> <td colspan="2"></td> </tr> <tr> <td>MEZZANINE NA HOURS</td> <td>-</td> <td colspan="2"></td> </tr> <tr> <th colspan="2">FRR OF SUPPORTING MEMBERS</th> <th colspan="2">LISTED DESIGN No. OR DESCRIPTION (SB-2) EXISTING TO REMAIN</th> </tr> <tr> <td>FLOORS NA HOURS</td> <td>-</td> <td colspan="2"></td> </tr> <tr> <td>ROOF 0 HOURS</td> <td>-</td> <td colspan="2"></td> </tr> <tr> <td>MEZZANINE 0 HOURS</td> <td>-</td> <td colspan="2"></td> </tr> </tbody> </table>		HORIZONTAL ASSEMBLIES FRR (HOURS)		LISTED DESIGN No. OR DESCRIPTION (SB-2) EXISTING TO REMAIN		ROOF NA HOURS				FLOORS 3/4 HOURS	-			MEZZANINE NA HOURS	-			FRR OF SUPPORTING MEMBERS		LISTED DESIGN No. OR DESCRIPTION (SB-2) EXISTING TO REMAIN		FLOORS NA HOURS	-			ROOF 0 HOURS	-			MEZZANINE 0 HOURS	-			
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MEZZANINE 0 HOURS	-																																		
19	SPATIAL SEPARATION-CONSTRUCTION OF EXTERIOR WALLS		3.2.3.1.D NON-COMB.																																
	WALL	AREA OF EBF (m) ²	L.D. OR H/L																																
			L/H OR H/L																																
		PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS																																
		FRR (HOURS)	LISTED DESIGN OR DESCRIPTION																																
		COMB. CONST.	COMB. CONST.																																
		COMB. NONC.	COMB. CONST.																																
			CLADDING																																
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	WEST																																		
20	PLUMBING FIXTURE REQUIREMENTS																																		
	OCCUPANT LOAD FOR CALCULATION FOR THE # OF WASHROOMS REQUIREMENTS:		OBC REFERENCE																																
	100 PERSONS	BC TABLE NUMBER	FIXTURES REQUIRED																																
	MALE / FEMALE @ 50% / 50%	50 MALE	50 FEMALE																																
		3.7.4.3	3.7.4.3																																
		1	1																																
			THERE ARE EXISTING WASHROOMS ON FLOOR OF THE BUILDING. SEPERATE FOR MALES AND FEMALES.																																

LEAD CONSULTANT :



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STRUCTURE CONSULTANT :

MEP CONSULTANT :

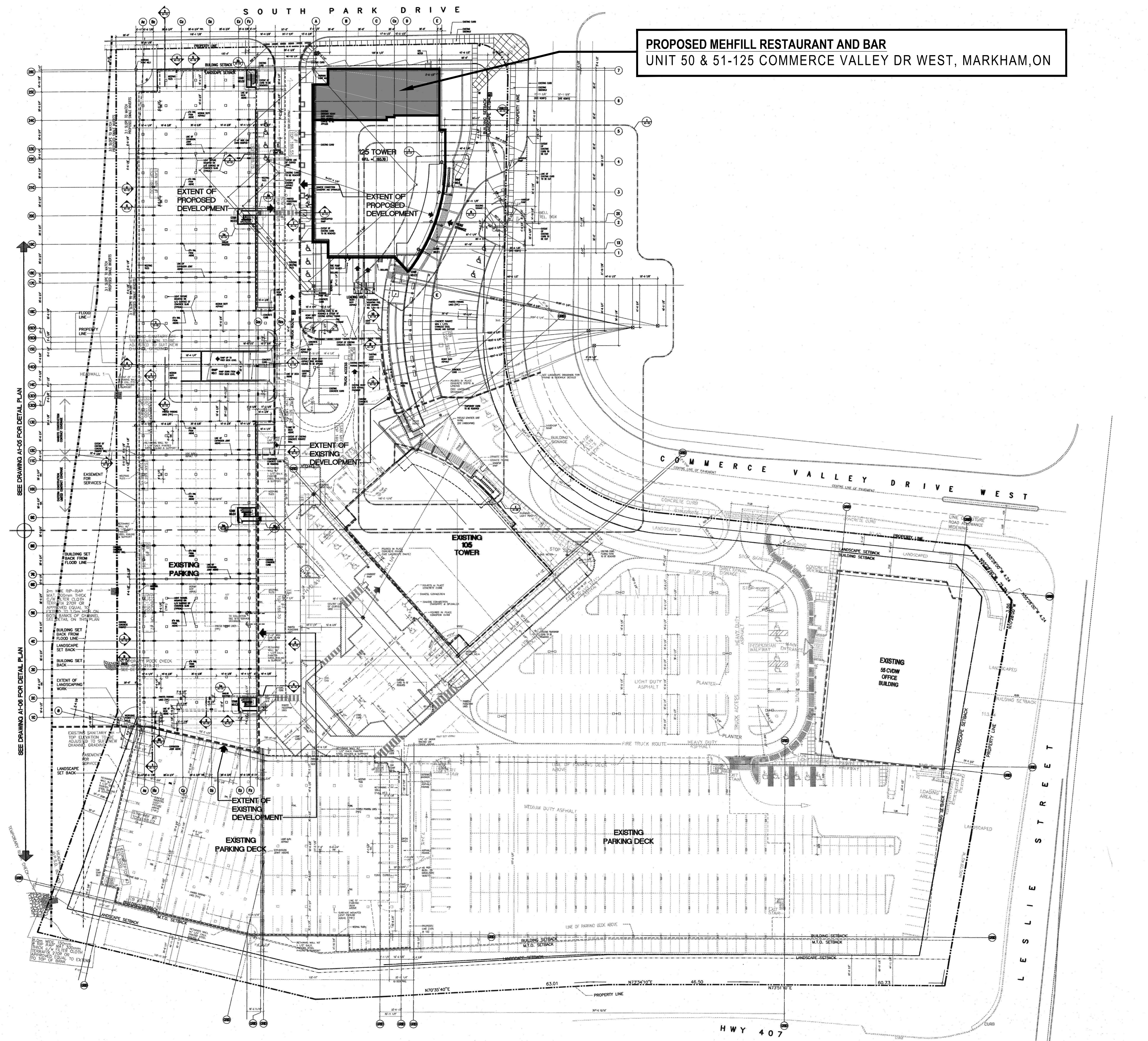
PROJECT NAME AND ADDRESS :

PROPOSED MEHFILE RESTAURANT AND BAR
AT UNIT 50 & 51- 125 COMMERCE VALLEY DRIVE WEST,
MARKHAM, ON

DRAWING TITLE :

O.B.C. MATRIX AND GENERAL NOTES

DRAWN BY		CHECKED BY		APPROVED BY		
SM		GS		HB		
SCALE:		SIZE		ISSUED DATE		
N.T.S.		36" X 24"		2023-11-24		
NO.	DESCRIPTION	DATE	SHEET NO.	STAGE	PHASE	REV
00	MINOR VARIANCE	2023-11-24	A01	MINOR VARIANCE	00	00
REV	ISSUED FOR	DATE				



PROPOSED MEHFILL RESTAURANT AND BAR
 UNIT 50 & 51-125 COMMERCE VALLEY DR WEST, MARKHAM, ON

Appendix B

File: 23.148511.000.00.MNV

Date: 3/28/2024

MM/DD/YY

PARKING FOR NEW PROPOSED RESTAURANT AND BAR

AREA OF THE UNIT- 50 & 51 = 492.10 M²
 PARKING REQUIRED FOR RESTAURANT AND BAR = 1 PER 9 SQ.M
 = $\frac{492.10}{9}$ = 55 PARKING SPACES

AS THESE UNITS WERE CONSIDERED AS OFFICE SPACE WHEN THE BUILDING WAS DESIGNED, THE PARKING SPACES REQUIRED FOR OFFICES WERE ALREADY CONSIDERED FOR UNIT 50 & 51.

1 SPACE PER 30 SQ.M. = $\frac{492.10}{30}$ = 17 PARKING SPACES

NOW, FOR NEW PROPOSED RESTAURANT AND BAR WE NEED 55 PARKING SPACES, OUT OF WHICH 17 SPACES ARE ALREADY DESIGNATED FOR THE UNIT 50 & 51. NOW WE NEED 55-17=38 PARKING SPACES FOR RESTAURANT AND BAR.

AS PER EXISTING PARKING CALCULATIONS IN THE TABLE BELOW THERE ARE ADDITIONAL 56 PARKING SPACES PROVIDED ON THE SITE AND OUT OF THESE 38 CAN BE USED FOR PROPOSED RESTAURANT AND BAR.

EXISTING PARKING CALCULATION

55 C/O W	
SURFACE PARKING	449 SPACES
DECK LEVEL	214 SPACES
TOTAL	663 SPACES
105 C/O W	
SURFACE PARKING	411 SPACES
FIRST DECK	151 SPACES
SECOND DECK (SMALL 8'-6" WIDTH)	171 SPACES
TOTAL	733 SPACES
125 C/O W	
SURFACE PARKING	157 SPACES
FIRST DECK	229 SPACES
SECOND DECK (SMALL 8'-6" WIDTH)	253 SPACES
TOTAL	639 SPACES
PARKING SPACE REQUIRED (3.6/1.000FT ²)	1,979 SPACES
PARKING PROVIDED 55+105+125 C/O W	2,035 SPACES



01 SITE PLAN
 NTS

THIS DRAWING IS FOR REFERENCE ONLY

LEAD CONSULTANT : Unit 214 - 2550 Matheson Blvd E Mississauga, ON, L4W 4Z1 Email: hbhons@technoarch.ca Tel: +1-905-792-0038 Cell: +1-416-799-9454 www.technoarch.ca	STRUCTURE CONSULTANT : MEP CONSULTANT :	PROJECT NAME AND ADDRESS : PROPOSED MEHFILL RESTAURANT AND BAR AT UNIT 50 & 51- 125 COMMERCE VALLEY DRIVE WEST, MARKHAM, ON	DRAWN BY SM	CHECKED BY GS	APPROVED BY HB	SCALE: N.T.S.	SIZE 36" X 24"	ISSUED DATE 2023-11-24	00 REV	MINOR VARIANCE ISSUED FOR	2023-11-24 DATE	SHEET NO. A02	STAGE MINOR VARIANCE	PHASE 00	REV 00

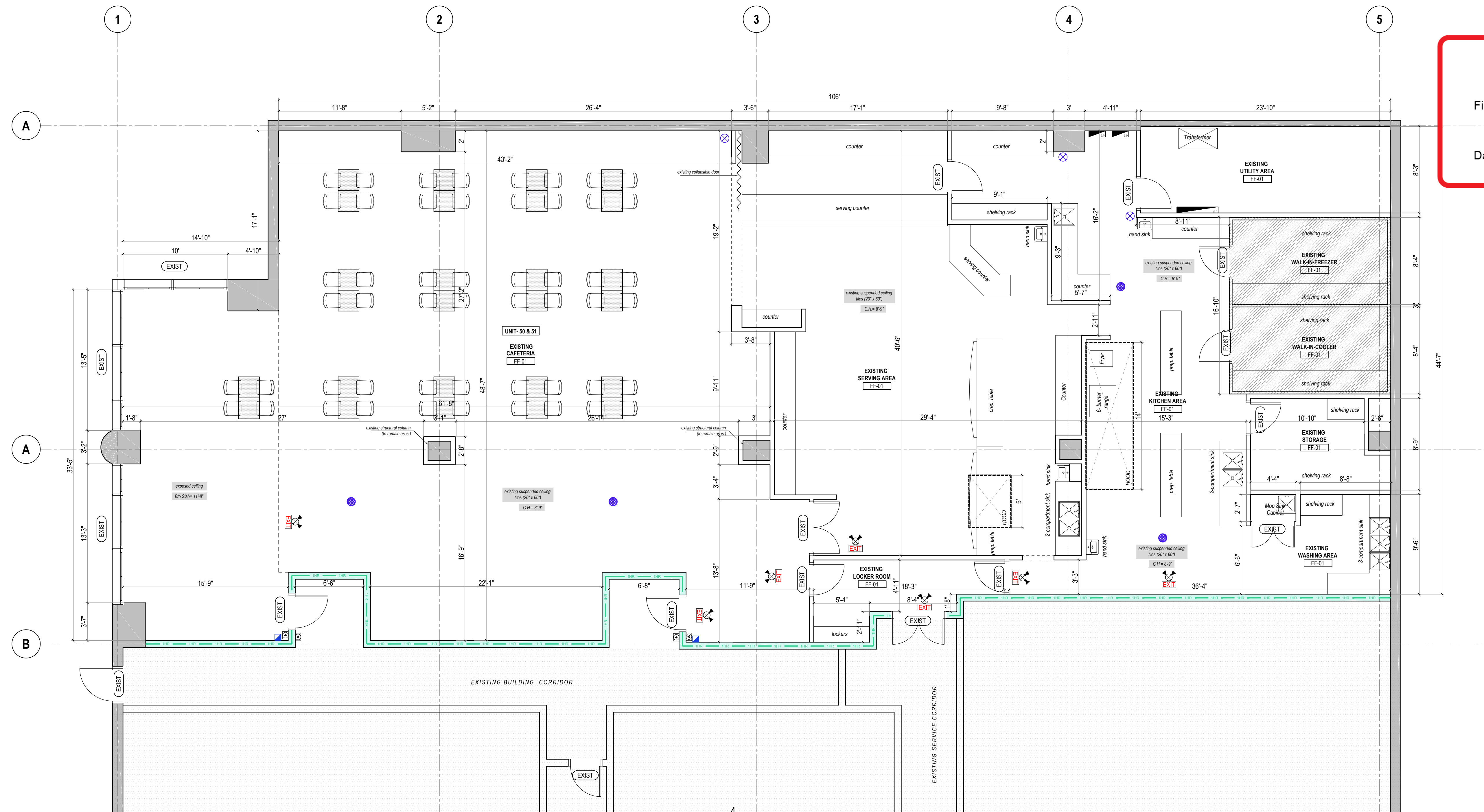


Appendix B

File: 23.148511.000.00.MNV

Date: 3/28/2024

MM/DD/YY



SCOPE OF WORK	
PROPOSED UNIT CLASSIFICATION:	GROUP A1
AREA OF UNIT:	5297 FT ² (492.10 M ²) approx.
PROPOSED UNIT OCCUPANCY:	100 PERSONS (95 PATRONS + 5 STAFF)

LEGEND:	
(EXIST)	- INDICATES EXISTING DOORS AND WINDOWS.
(ELECT)	- INDICATES EXISTING ELECTRICAL PANEL (TO REMAIN AS IS)
(EXIT)	- INDICATES EMERGENCY EXIT SIGNS MUST CONFORM TO O.B.C. DIV. 3.4.5
(PUSH)	- INDICATES PROPOSED PUSH BUTTONS MUST CONFORM TO O.B.C. DIV. 3.8.3.3(17)
(NOT IN SCOPE)	- INDICATES AREA NOT IN SCOPE OF WORK.
(SPEAKER)	- INDICATES EXISTING FIRE NOTIFICATION SPEAKERS (TO REMAIN AS IS.)
(PULL STATION)	- INDICATES EXISTING FIRE PULL OUT STATION
(BIO)	- BIO BOTTOM OF / C.H. - CEILING HEIGHT.

01 EXISTING FLOOR PLAN
3/16"=1'-0"



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STRUCTURE CONSULTANT :

MEP CONSULTANT :

PROJECT NAME AND ADDRESS :

PROPOSED MEHFILL RESTAURANT AND BAR
AT UNIT 50 & 51- 125 COMMERCE VALLEY DRIVE WEST,
MARKHAM, ON

DRAWING TITLE :

EXISTING FLOOR PLAN

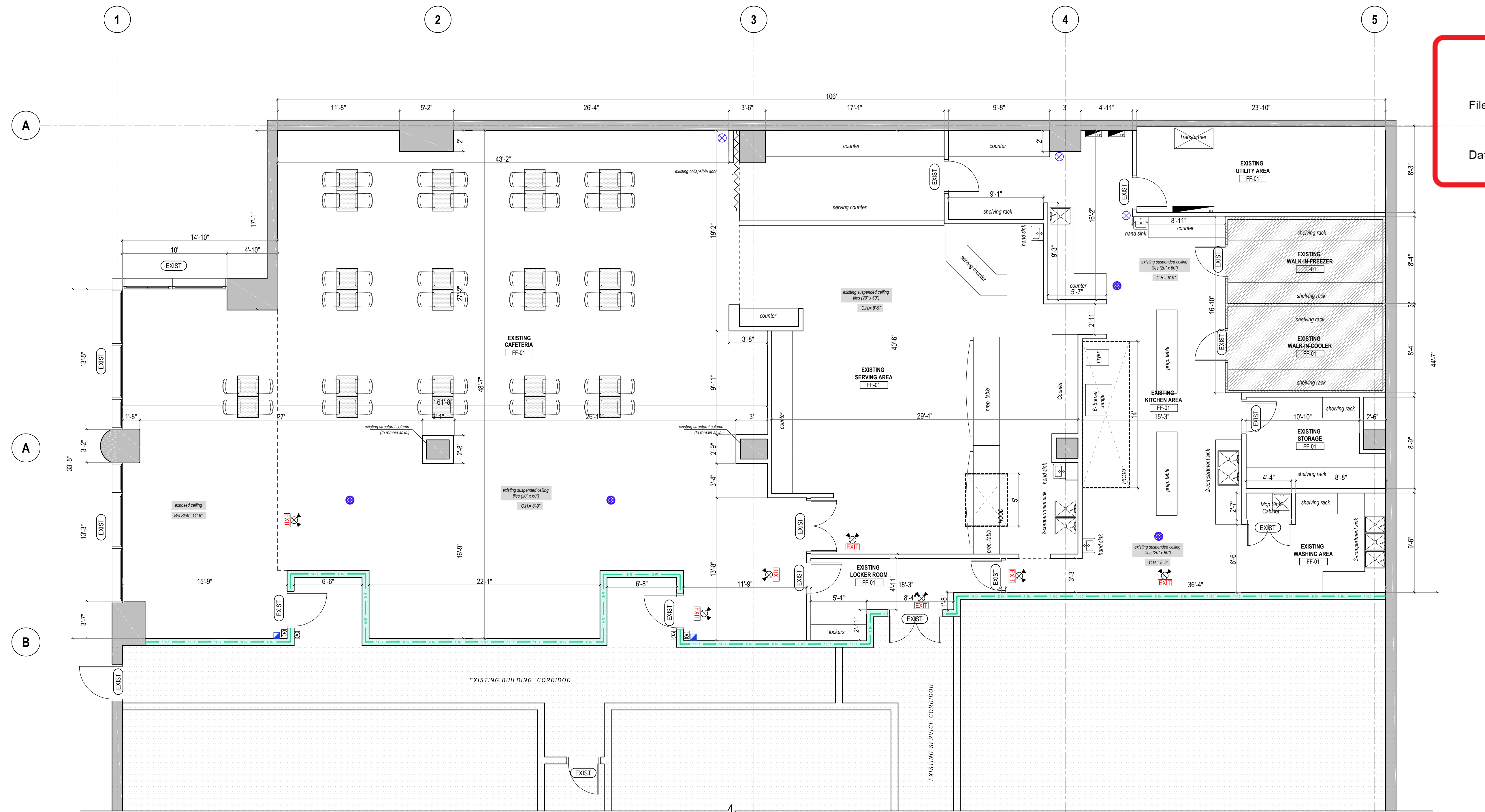
			DRAWN BY	CHECKED BY	APPROVED BY	
			SM	GS	HB	
			SCALE:	SIZE	ISSUED DATE	
			3/16"=1'-0"	36" X 24"	2023-11-24	
REV	DESCRIPTION	DATE	SHEET NO.	STAGE	PHASE	REV
00	MINOR VARIANCE	2023-11-24	A03	MINOR VARIANCE	00	00
REV	ISSUED FOR	DATE				

Appendix B

File: 23.148511.000.00.MNV

Date: 3/28/2024

MM/DD/YY



SCOPE OF WORK	GROUP #2
PROPOSED UNIT CLASSIFICATION:	5287 FT ² (492.10 M ²) approx.
AREA OF UNIT:	
PROPOSED UNIT OCCUPANCY:	100 PERSONS (95 PATRONS + 5 STAFF)

LEGEND:
(EXIST) - INDICATES EXISTING DOORS AND WINDOWS.
⬛ - INDICATES EXISTING ELECTRICAL PANEL (TO REMAIN AS IS).
EXIT - INDICATES EMERGENCY EXIT SIGNS MUST CONFORM TO O.B.C. DIV. 3.4.5
Ⓚ - INDICATES PROPOSED PUSH BUTTONS MUST CONFORM TO O.B.C. DIV. 3.8.3.3(17)
- INDICATES AREA NOT IN SCOPE OF WORK.
• - INDICATES EXISTING FIRE NOTIFICATION SPEAKERS (TO REMAIN AS IS).
🚒 - INDICATES EXISTING FIRE PULL OUT STATION
⊥ - INDICATES EXISTING FIRE PULL OUT STATION
B/O BOTTOM OF / C.H. - CEILING HEIGHT.

WE ARE NOT PROPOSING ANYTHING NEW IN THE UNIT 50 & 51. EVERYTHING EXISTING WILL REMAIN AS IS.



01 PROPOSED FLOOR PLAN
3/16"=1'-0"

LEAD CONSULTANT :



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www.technoarch.ca



STRUCTURE CONSULTANT :

MEP CONSULTANT :

PROJECT NAME AND ADDRESS :

PROPOSED MEHILL RESTAURANT AND BAR
AT UNIT 50 & 51- 125 COMMERCE VALLEY DRIVE WEST,
MARKHAM, ON

DRAWING TITLE :
PROPOSED LAYOUT PLAN

DRAWN BY	CHECKED BY	APPROVED BY
SM	GS	HB
SCALE:	SIZE	ISSUED DATE
3/16"=1'-0"	36" X 24"	2023-11-24
00	MINOR VARIANCE	2023-11-24
REV	ISSUED FOR	DATE
A04	STAGE MINOR VARIANCE	PHASE REV
		00 00

Appendix B

File: 23.148511.000.00.MNV

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BEARINGS

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF COMMERCE VALLEY DRIVE WEST AS WIDENED AND SHOWN ON PLAN 65R-22047 HAVING A BEARING OF N79°32'00"E

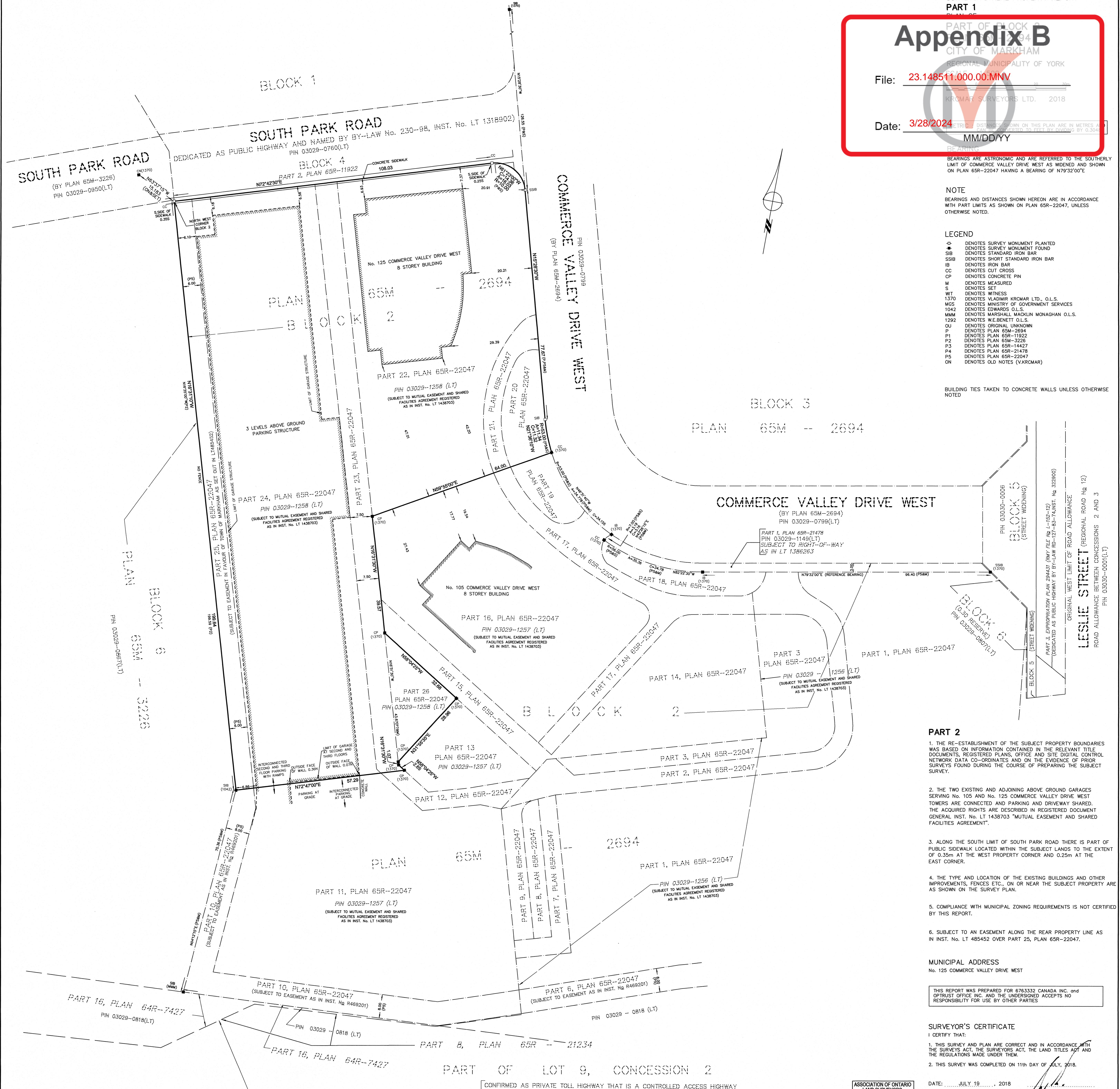
NOTE

BEARINGS AND DISTANCES SHOWN HEREON ARE IN ACCORDANCE WITH PART LIMITS AS SHOWN ON PLAN 65R-22047, UNLESS OTHERWISE NOTED.

LEGEND

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- CP DENOTES CONCRETE PIN
- M DENOTES MEASURED
- S DENOTES SET
- WT DENOTES WITNESS
- 1370 DENOTES VLADIMIR KRCMAR LTD., O.L.S.
- MGS DENOTES MINISTRY OF GOVERNMENT SERVICES
- 1042 DENOTES EDWARDS O.L.S.
- MMM DENOTES MARSHALL MACKLIN MONGHAN O.L.S.
- 1292 DENOTES W.E. BENNETT O.L.S.
- OU DENOTES ORIGINAL UNKNOWN
- P DENOTES PLAN 65M-2694
- P1 DENOTES PLAN 65R-11922
- P2 DENOTES PLAN 65M-3226
- P3 DENOTES PLAN 65R-14427
- P4 DENOTES PLAN 65R-21478
- P5 DENOTES PLAN 65R-22047
- ON DENOTES OLD NOTES (V.KRCMAR)

BUILDING TIES TAKEN TO CONCRETE WALLS UNLESS OTHERWISE NOTED



PART 2

1. THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES WAS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS, OFFICE AND SITE DIGITAL CONTROL NETWORK DATA CO-ORDINATES AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.
2. THE TWO EXISTING AND ADJOINING ABOVE GROUND GARAGES SERVING No. 105 AND No. 125 COMMERCE VALLEY DRIVE WEST TOWERS ARE CONNECTED AND PARKING AND DRIVEWAY SHARED. THE ACQUIRED RIGHTS ARE DESCRIBED IN REGISTERED DOCUMENT GENERAL INST. No. LT 1438703 "MUTUAL EASEMENT AND SHARED FACILITIES AGREEMENT".
3. ALONG THE SOUTH LIMIT OF SOUTH PARK ROAD THERE IS PART OF PUBLIC SIDEWALK LOCATED WITHIN THE SUBJECT LANDS TO THE EXTENT OF 0.35m AT THE WEST PROPERTY CORNER AND 0.25m AT THE EAST CORNER.
4. THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC., ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.
5. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.
6. SUBJECT TO AN EASEMENT ALONG THE REAR PROPERTY LINE AS IN INST. No. LT 485452 OVER PART 25, PLAN 65R-22047.

MUNICIPAL ADDRESS

No. 125 COMMERCE VALLEY DRIVE WEST

THIS REPORT WAS PREPARED FOR 6763332 CANADA INC. and OPTRUST OFFICE INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THIS SURVEY WAS COMPLETED ON 11th DAY OF JULY, 2018.

DATE: JULY 19, 2018
TOM KRCMAR
ONTARIO LAND SURVEYOR

CONFIRMED AS PRIVATE TOLL HIGHWAY THAT IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO SUBSECTION 12(6) OF THE HIGHWAY 407 ACT, 1995 BY ORDER IN COUNCIL 1203/99 REGISTERED AS INST. R 740748

KING'S HIGHWAY No. 407

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2053842

THIS PLAN IS NOT VALID UNLESS IT IS AN UNMISSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 102, SECTION 23(3).

FIELD:	V.S./J.L.	DRAWN:	K.B.	CHECKED:	V.K.	JOB NO.:	98-015
DWG NAME:	98-015SR05	PLLOT INFO:	8:45 21/Jul/2018	WORK ORDER NO.:	21643		
1137 Centre Street, Thornhill, ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca							

KRCMAR