

Memorandum to the City of Markham Committee of Adjustment

May 11, 2023

File: A/028/23
Address: 7 Victoria Avenue, Unionville
Applicant: Syed Kakakhel
Hearing Date: Wednesday, May 17, 2023

The following comments are provided on behalf of Heritage Section staff ("Staff") for the property municipally-known as 7 Victoria Avenue (the "Subject Property" or the "Property"):

The applicant is requesting relief from the following requirements of By-law 340-83 and By-law 122-72, R3, as amended, to permit:

a) By-law 340-83, as amended, Section 1(e):

a window opening below geodetic datum elevation of 174.8 meters (573.5 feet), whereas the By-law requires no opening below geodetic datum elevation of 174.8 meters (573.5 feet);

b) By-law 122-72, Section 11.2(c):

To permit a minimum front yard setback of 1.67 feet (0.51 meters) to the front covered porch and 7.18 feet (2.19meters) to the existing heritage dwelling, whereas the By-law requires a minimum front yard setback of 25 feet (7.62m).

as it relates to the proposed addition and restoration to the existing heritage building.

BACKGROUND

Property Description

The approximately 1020m² (10,979ft²) Subject Property is designated under Part V of the Ontario Heritage Act as a constituent property of the Unionville Heritage Conservation District (the "UHCD" or the "District"), and is located on the south side of Victoria Street between Main Street to the west, and Victoria Lane to the east. There is an existing one-and-a-half storey dwelling on the Subject Property, which according to Municipal Property Assessment Corporation records, was constructed in 1860.

Detached dwellings are located to the east, and commercial properties are located to the north and west of the Subject Property, while a Metrolinx rail corridor and tributary of the Rouge River are located to its south. As is typical for historic village cores, there is considerable variability in scale, siting, and massing for nearby buildings within the UHCD.

The Subject Property is entirely contained within a Toronto Region and Conservation Authority ("TRCA") Regulated Area as it is within a Regulatory (Regional Storm) flood plain and erosion hazard associated with a tributary of the Rouge River. In accordance with Ontario Regulation 166/06, as amended, (*Development Interference with Wetlands and Alteration to Shorelines and Watercourses*), a permit is required from the TRCA prior to development of a property within a Regulated Area.

The Property is also entirely within the current boundaries of the Unionville Special Policy Area ("SPA"). A SPA is an area within a community that has historically existed

within a floodplain and where site-specific policies are intended to provide for the continued viability of existing uses.

Proposal

The applicant is proposing to construct a one-and-a-half storey rear addition and undertake exterior restoration work. Relevant to the requested variances, the heritage restoration scope includes the construction of a front veranda and the enlargement of window openings to their original size.

Zoning Preliminary Review Not Undertaken

A Zoning Preliminary Review 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.

POLICY REVIEW

Official Plan

The Official Plan is a municipality's chief planning tool to provide direction to approval authorities and the public on local planning matters. It contains land use planning objectives as well as policies in areas such as land use, and conservation of cultural heritage resources. The objectives and policies contained within the Official Plan conform to land-use direction as provided by the province via the Planning Act and the Provincial Policy Statement.

Section 10.5 of the Markham Official Plan 2014 (partially approved on November 24/17, and updated on April 9/18), notes that it is the policy of Council that the Committee of Adjustment shall be guided by the general intent and purpose of the Plan in making decisions on minor variances to the zoning by-law.

Land Use Policies

In the Official Plan, the subject property is designated "Residential - Low Rise" which provides for low-rise housing forms including single detached dwellings. Section 8.2.3.5 of the Official Plan outlines infill development criteria for the "Residential Low Rise" designation with respect to height, massing and setbacks. This criteria is established to ensure that infill development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street, while accommodating a diversity of building styles. In considering applications for development approval in a "Residential Low Rise" area, which includes variances, development is required to meet the general intent of these development criteria.

Heritage Conservation Policies

The Markham Official Plan also includes applicable policies respecting heritage conservation (Section 4.5 – Cultural Heritage Resources).

From a heritage conservation policy perspective, two of the overall goals of the Official Plan are “to protect established neighbourhoods, heritage conservation districts...by ensuring that new development is compatible and complementary in terms of use, built form and scale” and “to celebrate Markham’s unique character by protecting cultural heritage resources and archaeological resources...to foster interaction between people and connections to their community” (Section 2.2.2).

Section 4.5 provides policy guidance on identification/recognition, protection, and development approvals. Two key development approval policies of Council are:

- To provide for the protection and conservation of cultural heritage resources or the mitigation of adverse effects on cultural heritage resources as a condition of minor variance approval and associated agreements (Section 4.5.3.9); and
- To evaluate each variance proposal that directly affects a cultural heritage resource itself and adjacent lands on its own merits and its compatibility with the heritage policies of this Plan and the objectives and policies of any applicable heritage conservation district plan (Section 4.5.3.10)

Unionville Heritage Conservation District Plan

The Subject Property is categorized as a Class ‘B’ property within the UHCD Plan. As per Section 2.4 (“Building Classification”) of the UHCD Plan, Class ‘B’ properties contain **“Buildings that are important in terms of contextual value” and possess the following characteristics”**:

- ***They may not be of significant historical or architectural value, however they contribute substantially to the visual character of the village landscape.***
- ***They support and help define the character of the District.***

The UHCD Plan provides policy direction relevant to the requested variances:

Section 9.3.3 - Design – Overall states: **“Additions to heritage buildings should be constructed so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed” and An addition should be clearly differentiated from the historic building, but be compatible in terms of mass, material, composition, and colour”**.

Section 9.4.5 – Architectural Details states: **“Whether or not specific architectural details should be introduced on a building should be based on the style of the building, and any available physical and archival evidence”**.

Section 9.4.6 – Porches states: **“ ... The replacement porch should restore the various components to their original state using available physical and archival evidence. If the original design is unknown, a porch design appropriate to the style of the building and District should be introduced”**.

DISCUSSION

Reduction in Front Setback

The applicant is requesting relief to permit a minimum front yard setback of 1.67ft (0.51m) to a proposed front covered porch, an encroachment of 5.51ft (1.68m) into the existing front yard setback, whereas the By-law permits a maximum encroachment of 18” (0.46m). Staff are of the opinion that the variance is minor in nature as it will permit the reinstatement of a porch feature in keeping with heritage character of the dwelling. This responds to guidance in the UHCD Plan concerning architectural detailing and the introduction of historically-accurate porches.

Further, the applicant is seeking relief from the by-law to permit a non-conforming front yard setback of 7.18ft (2.19m) whereas the By-law requires a minimum front yard setback of 25ft (7.62m). Staff are of the opinion that this variance is minor in nature as it reflects an existing rather than proposed condition.

Window Opening Below Permitted Geodetic Datum Elevation

The applicant is requesting relief to permit a window opening below the geodetic datum elevation of 174.8m (573.5ft), whereas the By-law requires no opening below the geodetic datum elevation of 174.8m (573.5ft). Geodetic datums are used to measure the height (altitude) and depth (depression) above and below mean sea level.

Staff are of the opinion that this variance is minor in nature as it will allow for the reinstatement of historic window openings to their original size (the openings are proposed at a uniform size). The restoration of historic dwellings, including the reinstatement of original building elements/proportions, responds to guidance in the UHCD Plan, while also enhancing the heritage character of the District more broadly. As noted in the following section of this report, TRCA and Natural Heritage staff have no objection to the requested variance from a flood protection or life-safety perspective.

ADVISORY BODY/STAFF COMMENTS

Heritage Markham Committee

Heritage Markham reviewed a Site Plan Control Application that preceded submission of this Minor Variance (“MNV”) application at its meeting on October 12, 2022 and delegated to Staff any further development review in support of the proposed development. As such, Heritage Markham review of this MNV application is not required and no comments have been provided. Refer to Appendix “C” for a copy of the meeting extract.

Urban Design Staff and Natural Heritage Staff

The above-referenced municipal staff have reviewed the requested variances and have no objection.

EXTERNAL AGENCY COMMENTS

Toronto and Region Conservation Authority

The TRCA provided comments via memo dated April 14, 2023 indicating that they have no objection to the requested variances subject to fulfillment of the conditions as described in Appendix “D”.

Metrolinx

Metrolinx provided comments via memo dated April 19, 2023 and have no objection to the requested variances provided that any additional drainage caused by the proposed

development not be permitted onto Metrolinx-owned lands without prior approval from the agency (refer to Appendix “E”). Metrolinx also reiterated its warning clause regarding development in proximity to the railway corridor.

PUBLIC INPUT SUMMARY

No written submissions were received as of May 11, 2023. 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 “F” for conditions to be attached to any approval of this application.

PREPARED BY:



Evan Manning, Senior Heritage Planner

REVIEWED BY:



Regan Hutcheson, Manager, Heritage Planning

APPENDIX "A"
PROPERTY MAP



Property map showing the location of the Subject Property [outlined in yellow] (Source: City of Markham)

APPENDIX "B"
IMAGE OF THE SUBJECT PROPERTY



The north (primary) elevation of 7 the Subject Property (Source: Google)

**APPENDIX “C”
HERITAGE MARKHAM EXTRACT**

Date: October 18, 2022

To: R. Hutcheson, Manager of Heritage Planning
E. Manning, Senior Heritage Planner

EXTRACT CONTAINING ITEM # 6.1 OF THE TENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON OCTOBER 12, 2022

6.1 SITE PLAN CONTROL APPLICATION

**REAR ADDITION TO A HERITAGE DWELLING
7 VICTORIA AVENUE, UNIONVILLE (16.11)**

FILE NUMBER:

SPC 22 115592

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, advised that this item is for a rear addition to a heritage dwelling located at 7 Victoria Avenue, Unionville. Staff were generally supportive of the rear addition, and the restoration scope for the Class ‘B’ building.

In response to an inquiry from the Committee, Mr. Manning advised that he was not aware of any trees being impacted by the relocation of the carport.

Recommendations:

THAT Heritage Markham has no objection from a heritage perspective to the Site Control Application at 7 Victoria Avenue to allow for a rear addition and new carport;

THAT and final review of the Site Plan Control application and any other development application required to approve the proposed development be delegated to Heritage Section staff;

AND THAT the applicant enter into a Site Plan Agreement with the City containing standard heritage conditions regarding materials, colours, windows etc.

Carried

APPENDIX “D” TRCA COMMENTS

Thank you for the opportunity to review the first submission of the above-noted Minor Variance application received by the Toronto and Region Conservation Authority (TRCA) on April 3, 2023. The purpose of this letter is to provide our comments for A/028/23 at 7 Victoria Avenue (Unionville) in the City of Markham. These comments will be uploaded to ePlan.

Understanding of the Proposal:

It is our understanding that the applicant is requesting the following variances from the City of Markham's Zoning By-law to permit:

- i. a window opening below a geodetic datum elevation of 174.8 metres, whereas the By-law requires no opening below a geodetic datum elevation of 174.8 metres;
- ii. a minimum front yard of 1.67 feet (0.51 meters) to the front covered porch and 7.18 feet (2.19 meters) to the heritage, whereas the By-law requires a minimum front yard setback of 25 feet (7.62 meters).

We understand that the above variances will facilitate an addition to the existing building structure.

Policy Context:

TRCA Regulation and Policy:

The subject property is entirely within TRCA's Regulated Area as it is within a Regulatory (Regional Storm) flood plain and erosion hazard associated with a tributary of the Rouge River to the west and south of the existing dwelling. The subject property is also currently within the Unionville Special Policy Area. In accordance with Ontario Regulation 166/06, as amended, (Development Interference with Wetlands and Alteration to Shorelines and Watercourses), a permit is required from the TRCA prior to any of the following works taking place with TRCA's Regulated Area:

'Development' is defined as:

- I. the construction, reconstruction, erection or placing of a building or structure of any kind,
- II. any change to a building or structure that would have the effect of altering the use or potential,
- III. use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,
- IV. site grading, the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere.

Please note that the required Permit Application was received on March 22, 2023, and is currently under review.

Please note, in accordance with Ontario Regulation 686/21 and Ontario Regulation 596/22, TRCA's review does not include non-mandatory comments outside of our core planning mandate, such as comments pertaining to provincial or municipal natural heritage matters.

Application Specific Comments

TRCA staff were involved in the review of this proposal through Site Plan Application SPC 22 115592 at the above-note subject property. TRCA staff reviewed SPC 22 115592 and provided conditional approval on January 5, 2023. We note that the plans and drawings provided with this Minor Variance submission are consistent with the second submission of SPC 22 115592. Therefore, TRCA has no objection to the requested Minor Variances subject to the below conditions.

Application Review Fee

As per TRCA's role as a commenting agency for *Planning Act* application circulated by member municipalities to assess whether a proposed development may be impacted by TRCA, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. The submitted application is subject to a review fee in the amount of \$180 (2022 TRCA Planning Fee Schedule – Screening Letter plus 50% Unionville Special Policy Area). This fee can be submitted via Checkfront Online Payment System. I have not copied the Agent/Owner to provide the City of Markham the opportunity to review. Please forward this letter to the Agent/Owner upon completion of review.

Recommendation

In light of the above, TRCA staff have **no objection** to the approval of the Minor Variance application A/028/23 subject to the following conditions:

1. That the outstanding planning screening/review fee (\$180) be remitted to TRCA.
2. That the applicant obtains a permit from the TRCA under Ontario Regulation 166/06, as amended, for the proposed work.

I trust these comments are of assistance. Should you have further questions do not hesitate to contact me.

Regards,

Joshua Lacaria, MES (PI)

Planner I - York East Review Area
Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority (TRCA)

T: [\(437\) 880 2347](tel:(437)8802347)

E: joshua.lacaria@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



**APPENDIX “E”
METROLINX COMMENTS**



To: Shawna Houser, Secretary-Treasurer, Committee of Adjustment
From: *Adjacent Developments GO Expansion - Third Party Projects Review - Metrolinx*
Date: April 19th, 2023
Re: **A/028/23 - 7 Victoria Avenue, Markham**

Metrolinx is in receipt of the minor variance application for 7 Victoria Ave, Markham to facilitate a proposed addition to an existing structure including a rear yard porch, window openings at a reduced height, and a reduced front yard setback. Metrolinx's comments on the subject application are noted below:

- The subject property is located adjacent to Metrolinx's Uxbridge Subdivision which carries Metrolinx's Stouffville GO Train service.
- The Proponent is advised the following:
 - **Warning:** Metrolinx and its assigns and successors in interest has or have a right-of-way within 300 metres from the subject land. There may be alterations to or expansions of the rail or other transit facilities on such right-of-way in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx to use the right-of-way or their assigns or successors as aforesaid may expand or alter their operations, which expansion or alteration may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual lots, blocks or units.
- Please note that Metrolinx is a stakeholder providing comments on the comprehensive application of this site including Site Plan Application and any comments previously provided on the Site Plan phase are still applicable.
- Please note, as per previous comments, that additional drainage from the proposed development is not permitted onto Metrolinx owned lands, without prior approval from Metrolinx and our Technical Advisor AECOM.

Should you have any questions or concerns, please do not hesitate to contact me.

Best regards,
Farah Faroque
Intern, Third Party Projects Review
Metrolinx
20 Bay Street Suite 600, Toronto

APPENDIX “F”
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/028/23

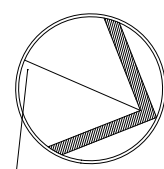
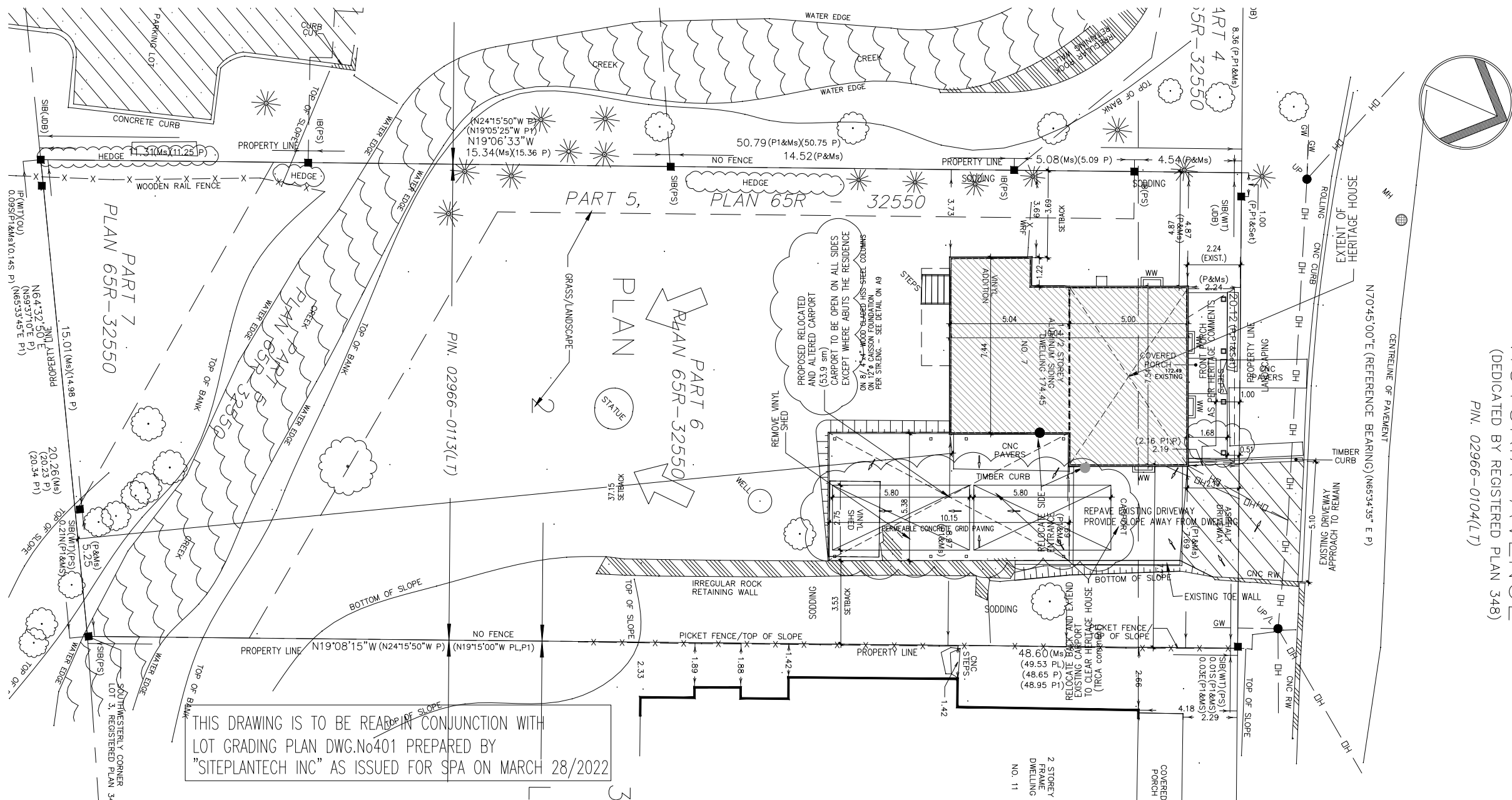
1. That the variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as Appendix “G” to this Staff Report, and that the Secretary-Treasurer receive written confirmation from the Manager of Heritage Planning or designate that this condition has been fulfilled to his satisfaction;
3. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Trees for Tomorrow Streetscape Manual, to the satisfaction of the Director of Planning and Urban Design, or their designate, through a future development approval process;
4. That tree replacements be provided and/or tree replacement fees be paid to the City where required, in accordance with the City's Trees for Tomorrow Streetscape Manual and Accepted Tree Assessment and Preservation Plan, through a future development approval process;
5. That prior to the commencement of construction, demolition and/or issuance of building permit, tree protection be erected and maintained around all trees on site, including City of Markham street trees, in accordance with the City's Trees for Tomorrow Streetscape Manual, Accepted Tree Assessment and Preservation Plan, and conditions of the site plan agreement, to be inspected by City staff to the satisfaction of the Director of Planning and Urban Design, or their designate;
6. That the applicant satisfies the requirements of the TRCA as indicated in their email dated April 14, 2023 and attached as Appendix “D” to this Staff Report to the satisfaction of the TRCA, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.

CONDITIONS PREPARED BY:



Evan Manning, Senior Heritage Planner

APPENDIX "G"
DRAWINGS



VICTORIA AVENUE
(DEDICATED BY REGISTERED PLAN 348)
PIN. 02966-0104(L7)

SPC 22 115592

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
LOT GRADING PLAN DWG.No401 PREPARED BY
"SITEPLANTECH INC" AS ISSUED FOR SPA ON MARCH 28/2022

SCOPE OF WORK	
INTERIOR ALTERATIONS AND 2 STOREY ADDITION TO EXISTING 2 STOREY HOUSE	
RELOCATE EXISTING CARPORT	
NEW 3 CAR CARPORT IN BACKYARD	
AREA OF ALTERATIONS	
BASEMENT	37.07 sm
GROUND FLOOR	73.58 sm
SECOND FLOOR	58.83 sm
TOTAL	169.48 sm
AREA OF ADDITION	
GROUND FLOOR	0.0 sm
SECOND FLOOR	14.75 sm
BASEMENT	0.0 sm
TOTAL	14.75 sm
USE OF BUILDING	
EXISTING	SINGLE FAMILY DETACHED

SITE STATISTICS			
ZONING: CITY OF MARKHAM ZONING BY-LAW R(d0.6) 122-72 AS AMENDED			
LOT AREA	1000.78 sm		
LOT DEPTH	48.65 m/50.79 m		
LOT FRONTAGE	20.12 m		
		EXISTING	PROPOSED
FRONT SETBACKS	1.00 m/2.24 m	0.51 m/2.24 m	
REAR SETBACKS	37.15 m	37.15 m	
SIDE (EAST) SETBACKS	7.69 m	7.69 m	
SIDE (WEST) SETBACKS	3.69 m	3.69 m	
		EXISTING	PROPOSED
BUILDING AREAS			
GROUND FLOOR	73.58 sm	NO CHANGE	73.58 sm
SECOND FLOOR	58.83 sm		73.58 sm
BASEMENT AREA	73.58 sm		73.58 sm
TOTAL	168.92 sm		220.74 sm
		EXISTING	PROPOSED
LOT COVERAGE	108.4 SM	150.1 SM	15.0%
CARPORT INCLUDED	ROOFS/SHED INCL.	ROOFS + BALCONY + PORCH	
FSI	168.92 SM	220.74 SM	0.22
BUILDING DEPTH	10.04 m	10.04 m	
BUILDING HEIGHT	5.91 m	6.06 m	
FRONT YARD	NO CHANGE	EXISTING	
REAR YARD	NO CHANGE	EXISTING	

K&K ARCHITECTS
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50 MANGROVE ROAD,
TORONTO, ON, M6L 2A3

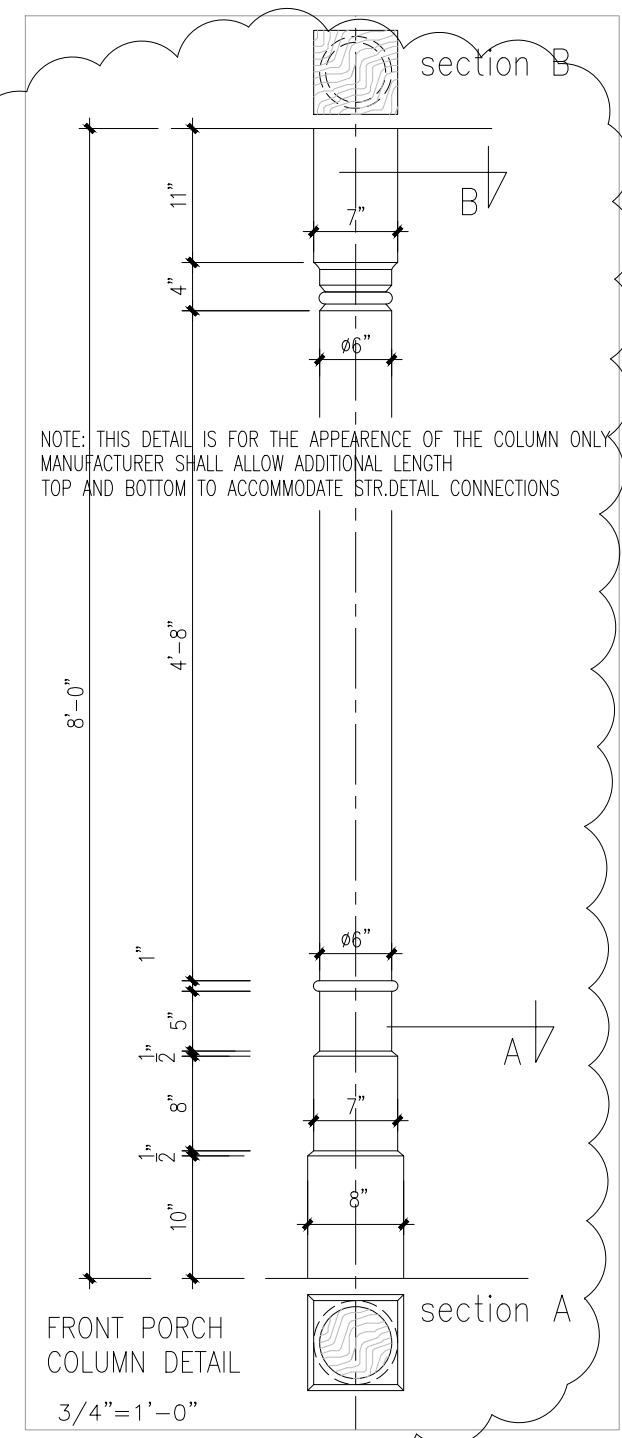
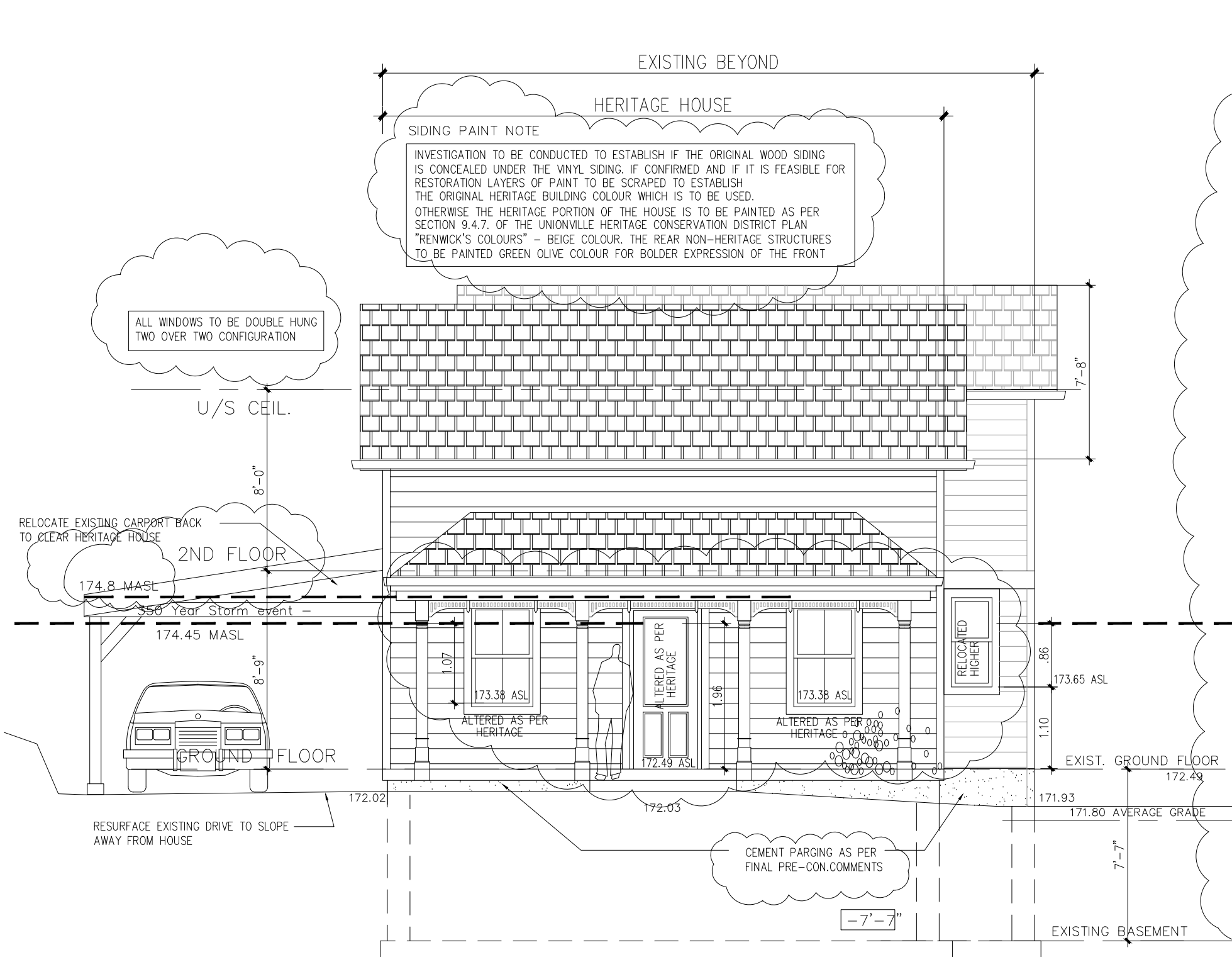
DATE	NO.	DESCRIPTION	BY
NOV.24.2022	11	COMMENTS ADDRESSED AS CLOUDED	ID LINEA
AUG.08.2022	10	ISSUED FOR SITE PLAN CONTROL	ID LINEA
MAY.19.2022	9	FORMATED AS PER COMMENTS	ID LINEA
APR.01.2022	8	COORDINATED WITH LOT GRADING PLAN ISSUED FOR SITE PLAN CONTROL	ID LINEA
DEC.27.2021	7	REVISED AS PER PRE-CONSULTATION MEETING COMMENTS	ID LINEA
SEPT.29.2021	6	REVISED AS PER TRCA FINAL COMMENTS ISSUED FOR SPA PRE-CONSULTATION	ID LINEA
JUL.14.2021	5	EXISTING CARPORT RELOCATED NEW CARPORT PROPOSED AS BUBBLED RE-ISSUED FOR TRCA REVIEW	ID LINEA
MAR.14.2020	4	REVISED AS PER COMMENTS AND RE-ISSUED FOR TRCA REVIEW	ID LINEA
OCT.14.2019	3	ISSUED TO TRCA FOR REVIEW	ID LINEA
MAY.21.2019	2	REVISED AS PER HERITAGE COMMENTS	ID LINEA
FEB.24.2019	1	PRELIMINARY ISSUE	ID LINEA

ALTERATIONS AND ADDITION
TO EXISTING
2 STOREY DWELLING
7 VICTORIA AVE.
MARKHAM, ONTARIO

PROPOSED SITE PLAN
SCALE 1:200
DRAWN ID LINEA
DATE JULY 2018



A1.0



SPC 22 115592

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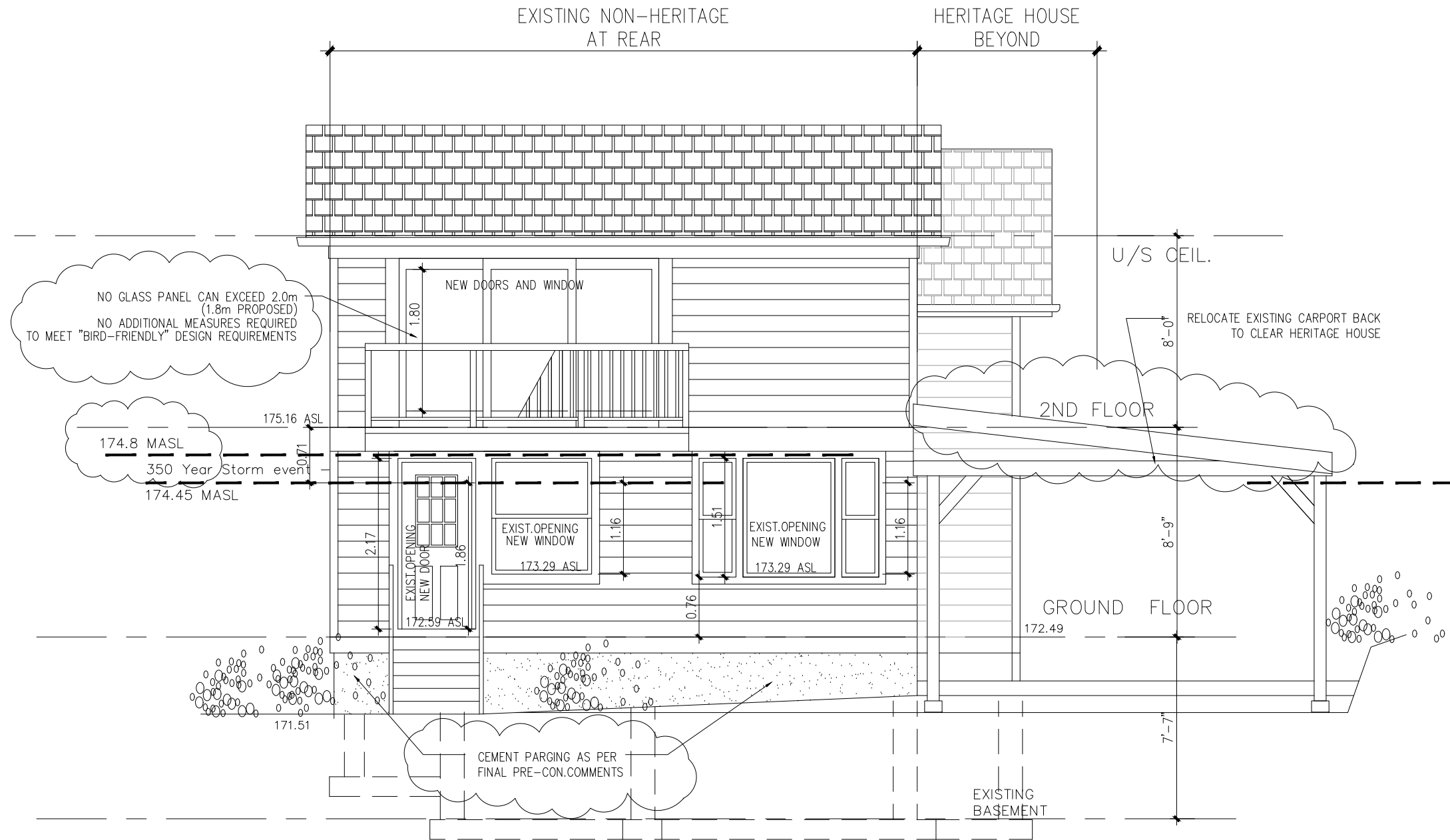
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SEPT.29.2021	8	REVISED AS PER TRCA FINAL COMMENTS ISSUED FOR SPA PRE-CONSULTATION	ID LINEA
AUG.10.2021	7	REVISED AS PER HERITAGE	ID LINEA
MAR.16.2020	6	REVISED AS PER COMMENTS RE-ISSUED TO TRCA FOR REVIEW	ID LINEA
OCT.14.2019	4	ISSUED TO TRCA FOR REVIEW	ID LINEA
MAY.12.2019	4	REVISED AS PER HERITAGE COMMENTS	ID LINEA
DEC.27.2018	3	REVISED AS PER HERITAGE COMMENTS	ID LINEA
DEC.10.2018	2	REVISED AND REISSUED	ID LINEA
NOV.10.2018	1	PRELIMINARY ISSUE	ID LINEA

ALTERATIONS AND 2nd ONLY STOREY
 PARTIAL ADDITION TO EXISTING
 2 STOREY DWELLING
 7 VICTORIA AVE.
 MARKHAM, ONTARIO

PROPOSED
 NORTH ELEVATION
 FRONT PORCH COLUMN DETAIL

SCALE 3/16" = 1'-0"
 DRAWN ID LINEA A5.1
 DATE JULY 2018





SPC 22 115592

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DATE	NO.	DESCRIPTION	BY
NOV.24.2022	11	COMMENTS ADDRESSED AS CLOUDED	ID LINEA
MAY.19.2022	10	FORMATED/REVISED AS PER COMMENTS	ID LINEA
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SEPT.29.2021	8	REVISED AS PER TRCA FINAL COMMENTS ISSUED FOR SPA PRE-CONSULTATION	ID LINEA
AUG.10.2021	7	REVISED AS PER HERITARE	ID LINEA
MAR.16.2020	6	REVISED AS PER COMMENTS RE-ISSUED TO TRCA FOR REVIEW	ID LINEA
OCT.14.2019	4	ISSUED TO TRCA FOR REVIEW	ID LINEA
MAY.12.2019	4	REVISED AS PER HERITAGE COMMENTS	ID LINEA
DEC.27.2018	3	REVISED AS PER HERITAGE COMMENTS	ID LINEA
DEC.10.2018	2	REVISED AND REISSUED	ID LINEA
NOV.10.2018	1	PRELIMINARY ISSUE	ID LINEA

ALTERATIONS AND 2nd ONLY STOREY
 PARTIAL ADDITION TO EXISTING
 2 STOREY DWELLING
 7 VICTORIA AVE.
 MARKHAM, ONTARIO

PROPOSED
 SOUTH ELEVATION
 SCALE 3/16"=1'-0"
 DRAWN ID LINEA A5.3
 DATE JULY 2018



EXISTING NON-HERITAGE AT REAR HERITAGE HOUSE

SIDING PAINT NOTE

INVESTIGATION TO BE CONDUCTED TO ESTABLISH IF THE ORIGINAL WOOD SIDING IS CONCEALED UNDER THE VINYL SIDING. IF CONFIRMED AND IF IT IS FEASIBLE FOR RESTORATION LAYERS OF PAINT TO BE SCRAPED TO ESTABLISH THE ORIGINAL HERITAGE BUILDING COLOUR WHICH IS TO BE USED. OTHERWISE THE HERITAGE PORTION OF THE HOUSE IS TO BE PAINTED AS PER SECTION 9.4.7. OF THE UNIONVILLE HERITAGE CONSERVATION DISTRICT PLAN "RENNICK'S COLOURS" - BEIGE COLOUR. THE REAR NON-HERITAGE STRUCTURES TO BE PAINTED GREEN OLIVE COLOUR FOR BOLDER EXPRESSION OF THE FRONT

HERITAGE HOUSE WINDOWS NOTE

THE WINDOWS ON THE EXISTING HOUSE AS SHOWN ARE AS RECOMMENDED BY HERITAGE AUTHORITIES. UPON COMMENCEMENT OF CONSTRUCTION AND COMPLETE STRIPPING OF THE HERITAGE PORTION FROM THE CURRENT VINYL SIDING IF THERE IS SUFFICIENT EVIDENCE TO THE SATISFACTION OF BOTH- THE HERITAGE AUTHORITIES AND THE TRCA A REVISION WILL BE DONE TO THE CURRENT AT THAT TIME DESIGN AND APPROVED DRAWINGS IN SUCH A MANNER THAT NO WINDOW OPENINGS WILL HAVE THEIR SILL AT ELEVATION LOWER THAN 173.38 MASL

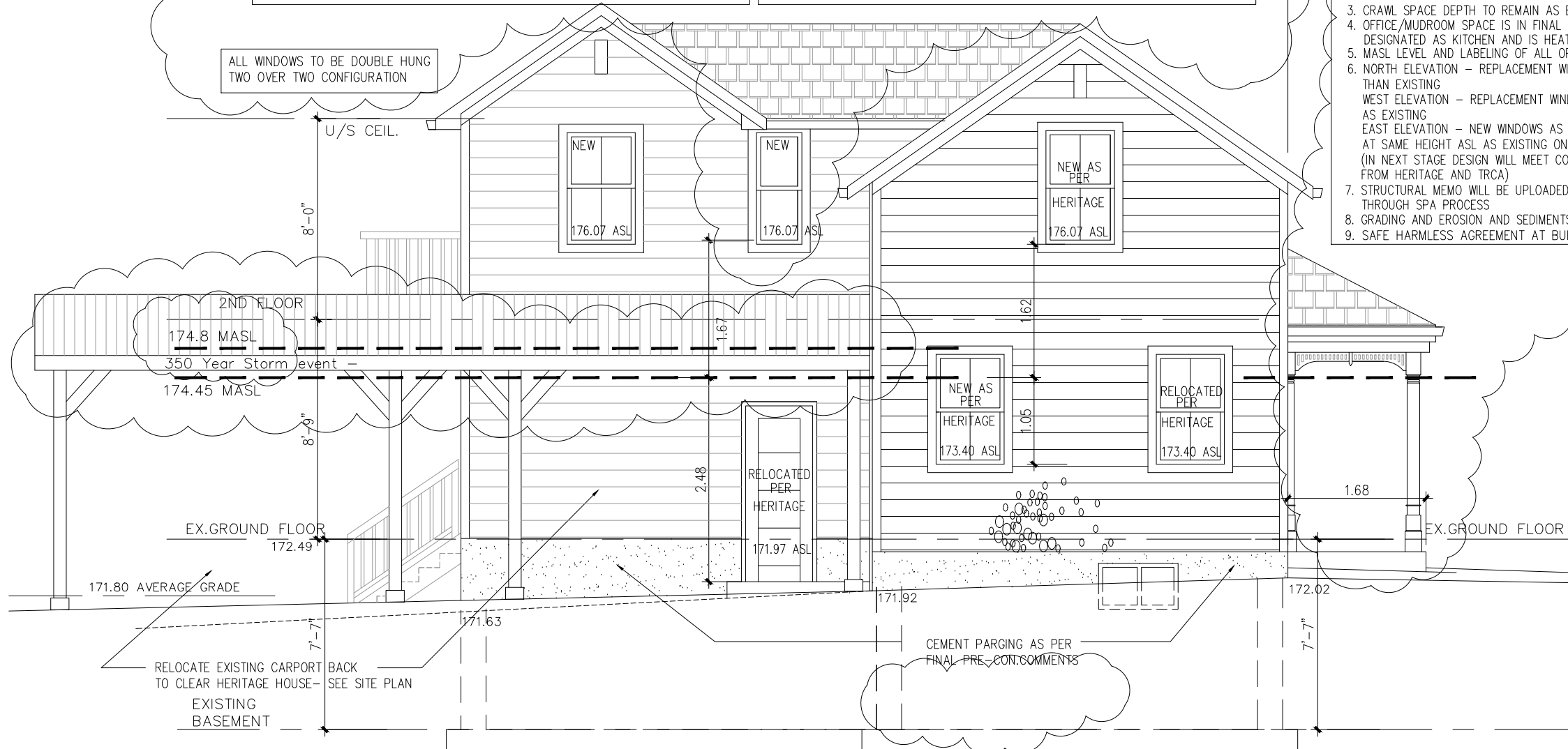
ALL WINDOWS TO BE DOUBLE HUNG TWO OVER TWO CONFIGURATION

BIRD FRIENDLY CHECKLIST

- | | |
|--|----------------|
| 1. NO CONTIGUOUS GLASS PANEL SHOULD EXCEED 2 m | ADDRESSED |
| 2. WINDOWS AND DOOR MULLIONS SHALL BE OF CONTRASTING COLOUR (WHITE/ LIGHT BEIGE PROPOSED) | ADDRESSED |
| 3. ROOF LANDSCAPE - | NOT APPLICABLE |
| 4. EXTERIOR LIGHTING- NO EXTERIOR LIGHTING PROPOSED IF ANY USED IN FUTURE DATE EXTERIOR UP LIGHTING SHOULD BE ELIMINATED AS OPTION | ADDRESSED |

TRCA CHECKLIST

- | ITEM | STATUS |
|--|-----------|
| 1. CARPORT LOCATION CORRECTION | ADDRESSED |
| 2. WOOD BRIDGE TO BE REMOVED | ADDRESSED |
| 3. CRAWL SPACE DEPTH TO REMAIN AS EXISTING | ADDRESSED |
| 4. OFFICE/MUDROOM SPACE IS IN FINAL INTERIOR LAYOUT DESIGNATED AS KITCHEN AND IS HEATED | ADDRESSED |
| 5. MASL LEVEL AND LABELING OF ALL OPENINGS ADDED | ADDRESSED |
| 6. NORTH ELEVATION - REPLACEMENT WINDOWS ARE AT OR HIGHER THAN EXISTING WEST ELEVATION - REPLACEMENT WINDOWS ARE AT SAME HEIGHT ASL AS EXISTING EAST ELEVATION - NEW WINDOWS AS PER HERITAGE REQUEST AT SAME HEIGHT ASL AS EXISTING ON WEST ELEVATION (IN NEXT STAGE DESIGN WILL MEET COORDINATED RESPONSE FROM HERITAGE AND TRCA) | ADDRESSED |
| 7. STRUCTURAL MEMO WILL BE UPLOADED UPON FINALIZING PLANS THROUGH SPA PROCESS | NOTED |
| 8. GRADING AND EROSION AND SEDIMENTS CONTROL PLAN | ADDRESSED |
| 9. SAFE HARMLESS AGREEMENT AT BUILDING PERMIT STAGE | NOTED |



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DATE	NO.	DESCRIPTION	BY
NOV.24.2022	12	COMMENTS ADDRESSED AS CLOUDED	ID LINEA
MAY.19.2022	11	FORMATED/REVISED AS PER COMMENTS	ID LINEA
DEC.27.2021	10	REVISED AS PER PRE-CONSULTATION MEETING COMMENTS ISSUED FOR SITE PLAN CONTROL	ID LINEA
SEPT.29.2021	9	REVISED AS PER TRCA FINAL COMMENTS ISSUED FOR SPA PRE-CONSULTATION	ID LINEA
AUG.10.2011	8	REVISED AS PER HERITAGE	ID LINEA
JUL.05.2021	7	REVISED AS PER CLIENT'S REQUEST W/C WINDOW HEIGHT INCREASED AS BUBBLED RE-ISSUED TO TRCA FOR REVIEW	ID LINEA
MAR.16.2020	6	REVISED AS PER COMMENTS RE-ISSUED TO TRCA FOR REVIEW	ID LINEA
OCT.14.2019	5	ISSUED TO TRCA FOR REVIEW	ID LINEA
MAY.12.2019	4	REVISED AS PER HERITAGE COMMENTS	ID LINEA
DEC.27.2018	3	REVISED AS PER HERITAGE COMMENTS	ID LINEA
DEC.10.2018	2	REVISED AND REISSUED	ID LINEA
NOV.10.2018	1	PRELIMINARY ISSUE	ID LINEA

ALTERATIONS AND 2nd ONLY STOREY PARTIAL ADDITION TO EXISTING 2 STOREY DWELLING
7 VICTORIA AVE.
MARKHAM, ONTARIO

PROPOSED

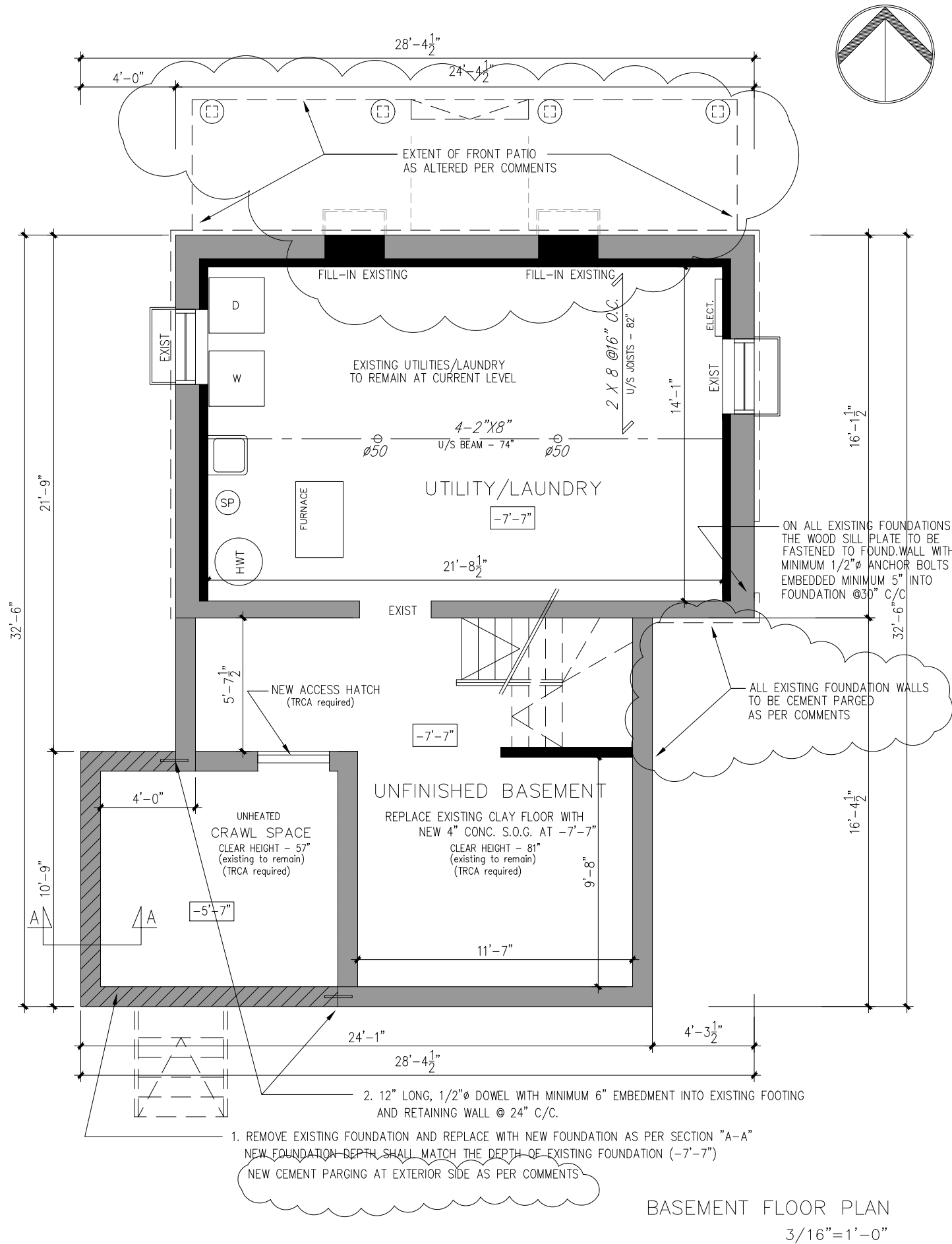
EAST ELEVATION

SCALE 3/16"=1'-0"

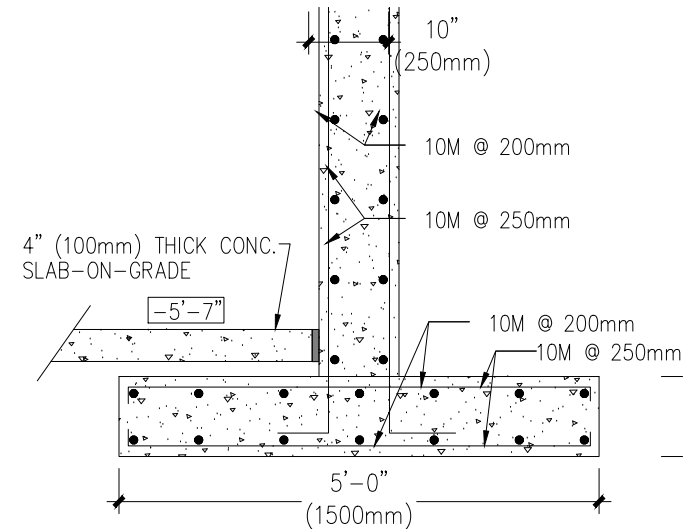
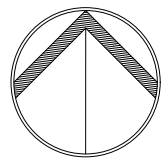
DRAWN ID LINEA A5.2

DATE JULY 2018

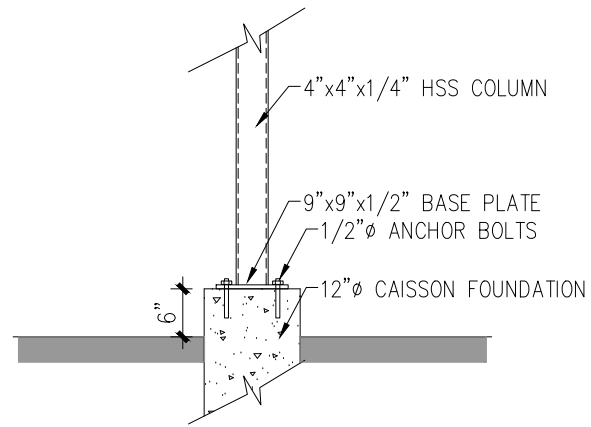




BASEMENT FLOOR PLAN
3/16"=1'-0"



SECTION A-A
1/2"=1'-0"



SECTION THROUGH CAISSON FOUNDATION AT REAR CARPORT HSS COLUMNS
1/2"=1'-0"

WALL LEGEND

- NEW STUD WALL
- NEW POURED CONC. WALL
- NEW CONCRETE BL. WALL
- EXISTING WALLS AND INTERIOR PARTITIONS
- DEMOLITION



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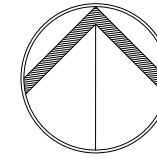
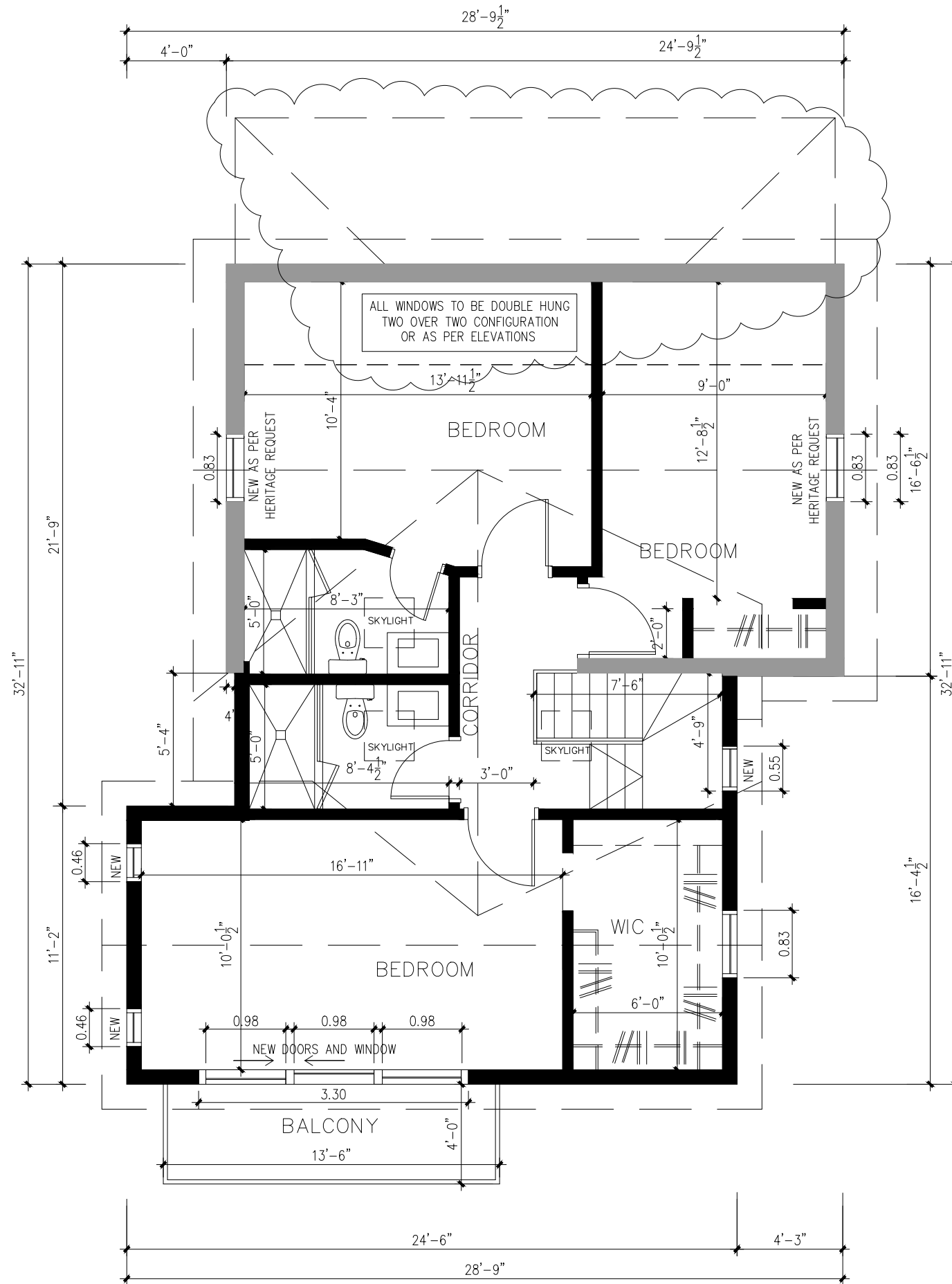
DATE	NO.	DESCRIPTION	BY
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AUG.10.2011	8	REVISED AS PER HERITAGE	ID LINEA
JUL.14.2021	7	STRUCT.INFO ADDED	ID LINEA
MAR.16.2020	6	REVISED AS PER COMMENTS RE-ISSUED TO TRCA FOR REVIEW	ID LINEA
OCT.14.2019	4	ISSUED TO TRCA FOR REVIEW	ID LINEA
MAY.12.2019	4	REVISED AS PER HERITAGE COMMENTS	ID LINEA
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DEC.10.2018	2	REVISED AND REISSUED	ID LINEA
NOV.10.2018	1	PRELIMINARY ISSUE	ID LINEA

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PROPOSED BASEMENT FLOOR PLAN STR.DETAILS

SCALE	AS SHOWN
DRAWN	ID LINEA
DATE	JULY 2018

A4.1



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WALL LEGEND

- NEW STUD WALL
- NEW POURED CONC.WALL
- NEW CONCRETE BL.WALL
- EXISTING WALLS AND INTERIOR PARTITIONS
- DEMOLITION

DATE	NO.	DESCRIPTION	BY
MAY.19.2022	7	FORMATED/REVISED AS PER COMMENTS	ID LINEA
MAR.16.2020	6	REVISED AS PER COMMENTS	ID LINEA
OCT.14.2019	5	RE-ISSUED TO TRCA FOR REVIEW	ID LINEA
MAY.12.2019	4	ISSUED TO TRCA FOR REVIEW	ID LINEA
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AUG.10.2011	7	REVISED AS PER HERITARE	ID LINEA

ALTERATIONS AND 2nd ONLY STOREY PARTIAL ADDITION TO EXISTING 2 STOREY DWELLING
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PROPOSED
SECOND FLOOR PLAN
SCALE 3/16"=1'-0"
DRAWN ID LINEA A4.3
DATE JULY 2018