

Memorandum to the City of Markham Committee of Adjustment

July 13, 2022

File: A/028/22
Address: Lee Avenue/Sunman Court Subdivision (4, 5, 9, 11, 16, 18, and 19 Sunman Court, and 86 and 88 Lee Avenue), Markham
Applicant: Alai Developments Inc.
Agent: STEP Design Studio Inc.
Hearing Date: Wednesday July 20, 2022

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

The applicant is requesting relief from the following requirements of "(H)SUR3 - Hold Suburban Residential Third Density Zone" under By-law 193-81, as amended, to permit:

Lot 1 - 88 Lee Avenue:

a) Section 6.1(c):

A property lot coverage of 31.1 percent, whereas the By-law allows maximum coverage of 25 percent;

Lot 3 - 5 Sunman Court:

b) Section 6.1(c):

A property lot coverage of 33.6 percent, whereas the By-law allows maximum coverage of 25 percent;

Lot 5 - 9 Sunman Court:

c) Section 6.1(c):

A property lot coverage of 26 percent, whereas the By-law allows maximum coverage of 25 percent;

Lot 6 - 11 Sunman Court:

d) Section 6.1(c):

A property lot coverage of 32.9 percent, whereas the By-law allows maximum coverage of 25 percent;

Lot 8 - 19 Sunman Court:

e) Section 6.1(c):

A property lot coverage of 38 percent, whereas the By-law allows maximum coverage of 25 percent;

Lot 9 - 18 Sunman Court:

f) Section 6.1(c):

A property lot coverage of 30 percent, whereas the By-law allows maximum coverage of 25 percent;

Lot 10 - 16 Sunman Court:

g) Section 6.1(c):

A property lot coverage of 39.9 percent, whereas the By-law allows maximum coverage of 25 percent;

h) Section 6.1(b):

A property front yard setback of 5.61m, whereas the By-law allows minimum front yard setback of 8m;

Lot 12 - 4 Sunman Court:

i) Section 6.1(c):

A property lot coverage of 26.5 percent, whereas the By-law allows maximum coverage of 25 percent; and,

Lot 13 - 86 Lee Avenue:

j) Section 6.1(c):

A property lot coverage of 26 percent, whereas the By-law allows maximum coverage of 25 percent;

as it relates to the construction of nine new detached dwellings on a draft approved plan of subdivision.

BACKGROUND

Property Description

The approximately 2.087 ha (5.16 ac) subject property is located on the north side of Lee Avenue, south of 14th Avenue and west of Brimley Road. The subject property is currently vacant. Mature vegetation exists across the property.

Surrounding land uses include an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings to the west and south of the subject lands. A church (the Cornerstone Chinese Alliance Church) is located immediately north of the property, and private schools (Somerset Academy and Yip's Canada) are located to the east of the subject lands (see Appendix "A" – Aerial Photo).

History

In 2008, applications for zoning by-law amendment and draft plan of subdivision (ZA/SU 05 013073) were approved by Council for a portion of the subject lands [approximately 1.6 ha (4.0 ac)] to facilitate the development of 10 detached dwellings. The Owner did not enter into a subdivision agreement and the approval subsequently lapsed. Since then, a new Owner has purchased the property, and in 2017, a revised draft plan of subdivision application (SU 14 244871) was approved by Council for the subject lands. The approval of the revised draft plan was to facilitate the development of 13 detached dwellings on the subject property with two dwellings (Lots 1 and 13) fronting onto Lee Avenue, and 11 dwellings (Lots 2 to 12) fronting into the future local road (cul-de-sac),

Sunman Court (see Appendix “B” – Draft Plan of Subdivision). The Owner is currently in the process of clearing the conditions of draft plan of subdivision.

Proposal

The applicant is proposing to construct 13 new two-storey detached dwellings, in which nine of the proposed dwellings (Lots 1, 3, 5, 6, 8, 9, 10, 12, and 13) are the subject of this Minor Variance application (see Appendix “C” to “K” – Architectural Plans for Lots 1, 3, 5, 6, 8, 9, 10, 12, and 13). The proposed lot areas for each lot within the draft plan of subdivision range from 931.62 m² (10,027.87 ft²) to 1,406.20 m² (15,136.21 ft²), as identified in Table 1 below.

Table 1 – Lot Areas

Lot # and Municipal Address	Lot Area
Lot 1 – 88 Lee Avenue	931.62 m ² (10,027.87 ft ²)
Lot 3 – 5 Sunman Court	979.65 m ² (10,544.86 ft ²)
Lot 5 – 9 Sunman Court	1,338.25 m ² (14,404.80 ft ²)
Lot 6 – 11 Sunman Court	1,406.20 m ² (15,136.21 ft ²)
Lot 8 – 19 Sunman Court	1,329.97 m ² (14,315.68 ft ²)
Lot 9 – 18 Sunman Court	1,291.01 m ² (13,896.32 ft ²)
Lot 10 – 16 Sunman Court	1,352.80 m ² (14,561.42 ft ²)
Lot 12 – 4 Sunman Court	1,192.03 m ² (12,830.90 ft ²)
Lot 13 – 86 Lee Avenue	1,231.66 m ² (13,257.48 ft ²)

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24, 2017, and updated on April 9, 2018)

The Official Plan designates the subject lands “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. Regard shall also be had for the retention of existing trees and vegetation.

Zoning By-Law 193-81 and Amending By-law 2008-151

A majority of the subject lands are zoned “(H)SUR3 – Hold Suburban Residential Third Density” under By-law 193-81, as amended, with the exception of Lot 13, which is zoned “SUR3 – Suburban Residential Third Density”. The “Suburban Residential Third Density” zone permits a single detached dwelling.

Staff note that site-specific Amending By-law 2008-151 was enacted in 2008 to facilitate the initial subdivision development application, and establishes site-specific standards relating to minimum lot frontages and lot areas. The proposed development complies with the Amending By-law.

As previously noted, there is a Hold (H) on a majority of the subject lands. As per Amending By-law 2008-151, conditions for removing the holding provision on the subject lands include the execution of a subdivision agreement and confirmation of servicing allocation.

Zoning Preliminary Review (ZPR) Not Undertaken

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. However, Zoning Staff have reviewed the draft approved plan of subdivision for compliance with the minimum lot frontages and lot areas of the By-law. Staff advise that 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 requests in this application contains errors, or if the need for additional variances are 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.

Variances a) to g), i), and j): Increase in Maximum Lot Coverage

The applicant is requesting relief for a maximum lot coverage ranging from 26 to 39.9 percent, whereas the By-law permits a maximum lot coverage of 25 percent. The requested lot coverage variances are identified in Table 2 below:

Table 2 – Lot Coverage

Lot # and Municipal Address	Variance Request	By-law Requirement	Difference
Lot 1 – 88 Lee Avenue	31.1% (289.73 m ² or 3,118.67 ft ²)	25% (232.91 m ² or 2,506.97 ft ²)	24.4% (56.82 m ² or 611.61 ft ²)
Lot 3 – 5 Sunman Court	33.6% (329.16 m ² or 3,543.07 ft ²)	25% (244.91 m ² or 2,636.19 ft ²)	34.4% (84.25 m ² or 906.86 ft ²)
Lot 5 – 9 Sunman Court	26% (347.95 m ² or 3,745.30 ft ²)	25% (334.56 m ² or 3,601.20 ft ²)	4.0% (13.39 m ² or 144.13 ft ²)
Lot 6 – 11 Sunman Court	32.9% (462.64 m ² or 4,979.81 ft ²)	25% (351.55 m ² or 3,784.05 ft ²)	31.6% (111.09 m ² or 1,195.76 ft ²)
Lot 8 – 19 Sunman Court	38% (505.39 m ² or 5,439.96 ft ²)	25% (332.49 m ² or 3,578.92 ft ²)	52% (172.9 m ² or 1,861.08 ft ²)
Lot 9 – 18 Sunman Court	30% (405.84 m ² or 4,368.43 ft ²)	25% (322.75 m ² or 3,474.08 ft ²)	20% (83.09 m ² or 894.37 ft ²)
Lot 10 – 16 Sunman Court	39.9% (539.78 m ² or 5,810.01 ft ²)	25% (338.2 m ² or 3,650.35 ft ²)	59.6% (201.58 m ² or 2,169.79 ft ²)
Lot 12 – 4 Sunman Court	26.5% (315.89 m ² or 3,400.19 ft ²)	25% (298.01 m ² or 3,207.73 ft ²)	6.0% (17.88 m ² or 192.46 ft ²)
Lot 13 – 86 Lee Avenue	26% (320.23 m ² or 3,446.94 ft ²)	25% (307.92 m ² or 3,314.37 ft ²)	4.0% (12.31 m ² or 132.50 ft ²)

Staff have reviewed the requested variances and are of the opinion that the proposed lot coverage variances for Lots 1, 3, 5, 6, 9, 12, and 13 will not significantly impact the character of the surrounding area. Additionally, the dwelling sizes and massing from the street level are generally consistent with other approved infill dwellings in the area.

Lot 8 (19 Sunman Court)

Staff note that the proposed lot coverage of 38% for Lot 8 is largely attributed to the rear indoor pool and amenity space area which adds approximately 7.2% or 95.43 m² (1,027.20 ft²) to the overall building coverage. Staff note that the proposed indoor pool area has a height that is less than the remainder of the dwelling, which will not impact the scale and massing of the dwelling from the street level. Furthermore, excluding the rear indoor pool area, the main portion of the proposed dwelling has a lot coverage of 30.8% (409.96 m² or 4,412.77 ft²) and would be generally consistent with the proposed coverages of the dwellings within the proposed subdivision. However, as the rear indoor pool area is to be used as habitable space all year round, Staff recommend that should the Committee approve the requested variance for lot coverage, a condition of approval should require that a portion of the dwelling remain one-storey in height. This recommendation is outlined in the conditions in Appendix “L” of this report. Staff further

recommend that Committee consider public input and satisfy themselves whether variances meet the four tests of the *Planning Act*.

Lot 10 (16 Sunman Court)

Similarly, Staff note that the proposed lot coverage of 39.9% for Lot 10 (16 Sunman Court) is largely attributed to the rear indoor pool and amenity space area which adds approximately 9.8% or 132.57 m² (1,426.96 ft²) to the overall building coverage. Staff note that the proposed indoor pool area has a height that is less than the remainder of the dwelling, which will not impact of the scale and massing of the dwelling from the street level. Furthermore, excluding the rear indoor pool area, the main portion of the proposed dwelling has a lot coverage of 30.1% (407.21 m² or 4,383.17 ft²) and would be generally consistent with the proposed coverages of the dwellings within the proposed subdivision. As the indoor pool area is to be used as habitable space all year round, Staff recommend that should the Committee approve the requested variance for lot coverage, a condition of approval should require that a portion of the dwelling remain one-storey in height. This recommendation is outlined in the conditions in Appendix "L" of this report. Staff further recommend that Committee consider public input and satisfy themselves whether variances meet the four tests of the *Planning Act*.

Variance h): Reduction in Front Yard Setback for Lot 10

The applicant is requesting relief to permit a minimum front yard setback of 5.61 m (18.41 ft), whereas the By-law requires a minimum front yard setback of 8.0 m (26.25 ft). This represents a reduction of approximately 29.9% or 2.39 m (7.84 ft).

The variance is entirely attributable to a pinch point between the proposed garage and the configuration of the future public cul-de-sac. Should the front yard setback be taken from the driveway entrance to the main front wall of the building, it would have a front yard setback of approximately 12.10 m (39.70 ft) and would be generally consistent with the proposed front yard setback pattern of the future public street. Staff are of the opinion that setback from the driveway entrance to the main wall can be interpreted as the front yard setback and meets the intent of the By-law.

PUBLIC INPUT SUMMARY

One written submission has been received as of July 13, 2022. 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 see Appendix "L" for conditions to be attached to any approval of this application.

PREPARED BY:



Melissa Leung, Planner II, Central District

REVIEWED BY:



Dimitri Pagratis, Senior Planner, Central District

File Path: Amanda\File\ 22 112002 \Documents\District Team Comments Memo

APPENDICES

Appendix "A" – Aerial Photo

Appendix "B" – Draft Plan of Subdivision

Appendix "C" – Architectural Plans for Lot 1 – 88 Lee Avenue

Appendix "D" – Architectural Plans for Lot 3 – 5 Sunman Court

Appendix "E" – Architectural Plans for Lot 5 – 9 Sunman Court

Appendix "F" – Architectural Plans for Lot 6 – 11 Sunman Court

Appendix "G" – Architectural Plans for Lot 8 – 19 Sunman Court

Appendix "H" – Architectural Plans for Lot 9 – 18 Sunman Court

Appendix "I" – Architectural Plans for Lot 10 – 16 Sunman Court

Appendix "J" – Architectural Plans for Lot 12 – 4 Sunman Court

Appendix "K" – Architectural Plans for Lot 13 – 86 Lee Avenue

Appendix "L" – Conditions



Legend

- Parcel
- Park Facility
- Parks
 - Under Development
 - <all other values>

1: 2,257



NAD_1983_UTM_Zone_17N
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DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email cgis@markham.ca and you will be directed to the appropriate department.

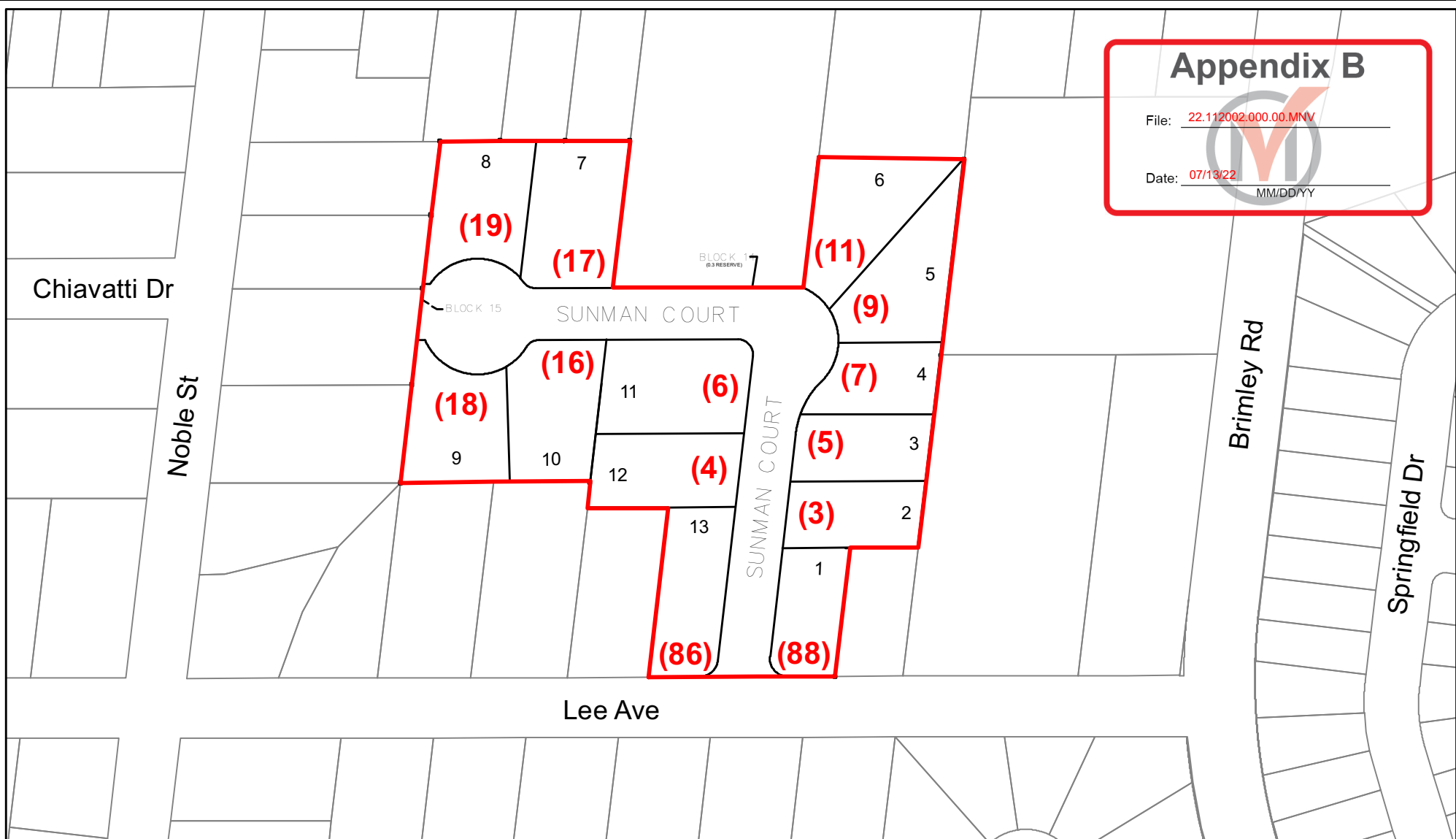
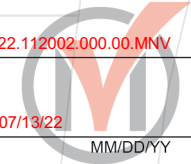
Notes

A/028/22 - Lee Ave/Sunman Court Subdivision

Appendix B

File: 22.112002.000.00.MNV

Date: 07/13/22
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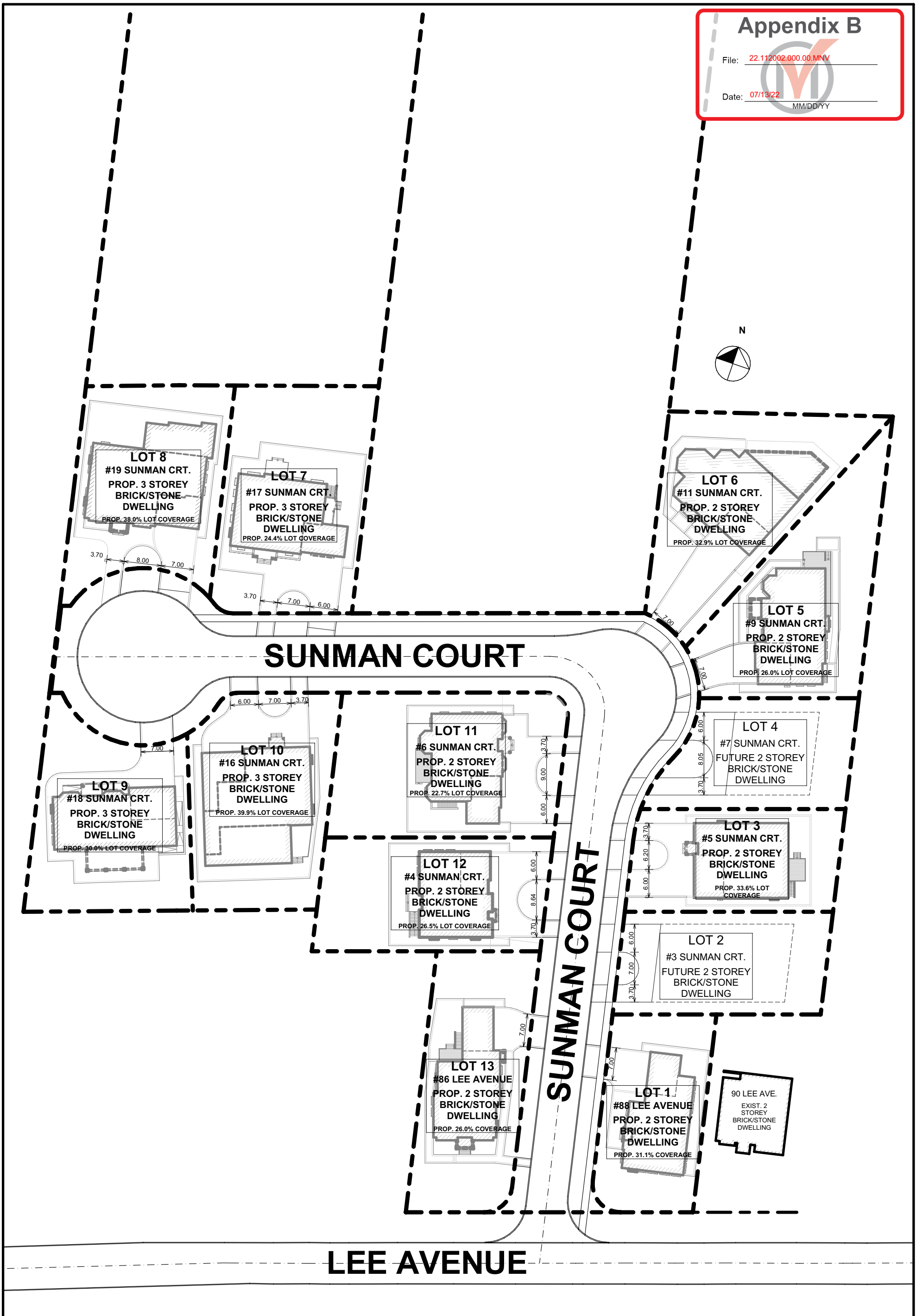


Appendix B

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A1.1

KEY PLAN

SCALE: 1:750



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ARCHITECTURAL DESIGN | CONSULTATION
BUILDING PERMITS | PROJECT MANAGEMENT
ARCH. VISUALIZATION | GRAPHIC DESIGN
416.613.1433 | 416.613.1438 | INFO@STEPIN.CA
115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
SUNMAN COURT SUBDIVISION
MARKHAM, ON
DRAWING NAME
KEY PLAN

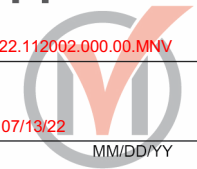
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5/10/2022
PREPARED BY
STEPAN S.
CHECKED BY
STEPAN S.

PROJECT NUMBER
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REVISION NUMBER
4.1-1.1
DOCUMENT NUMBER
A1.1

Appendix C

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LOT 1 - 88 LEE AVE. MARKHAM, ON PROP. NEW BUILD DWELLING



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ARCHITECTURAL DESIGN | CONSULTATION
BUILDING PERMITS | PROJECT MANAGEMENT
ARCH. VISUALIZATION | GRAPHIC DESIGN
416.613.1433 | INFO@STEPIN.CA | STEPIN.CA
115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
LOT 1 - 88 LEE AVE.
MARKHAM, ON
DRAWING NAME
RENDER 1

PROJECT DATE
5/9/2022
PREPARED BY
CARLOS. C.
CHECKED BY
STEPAN S.

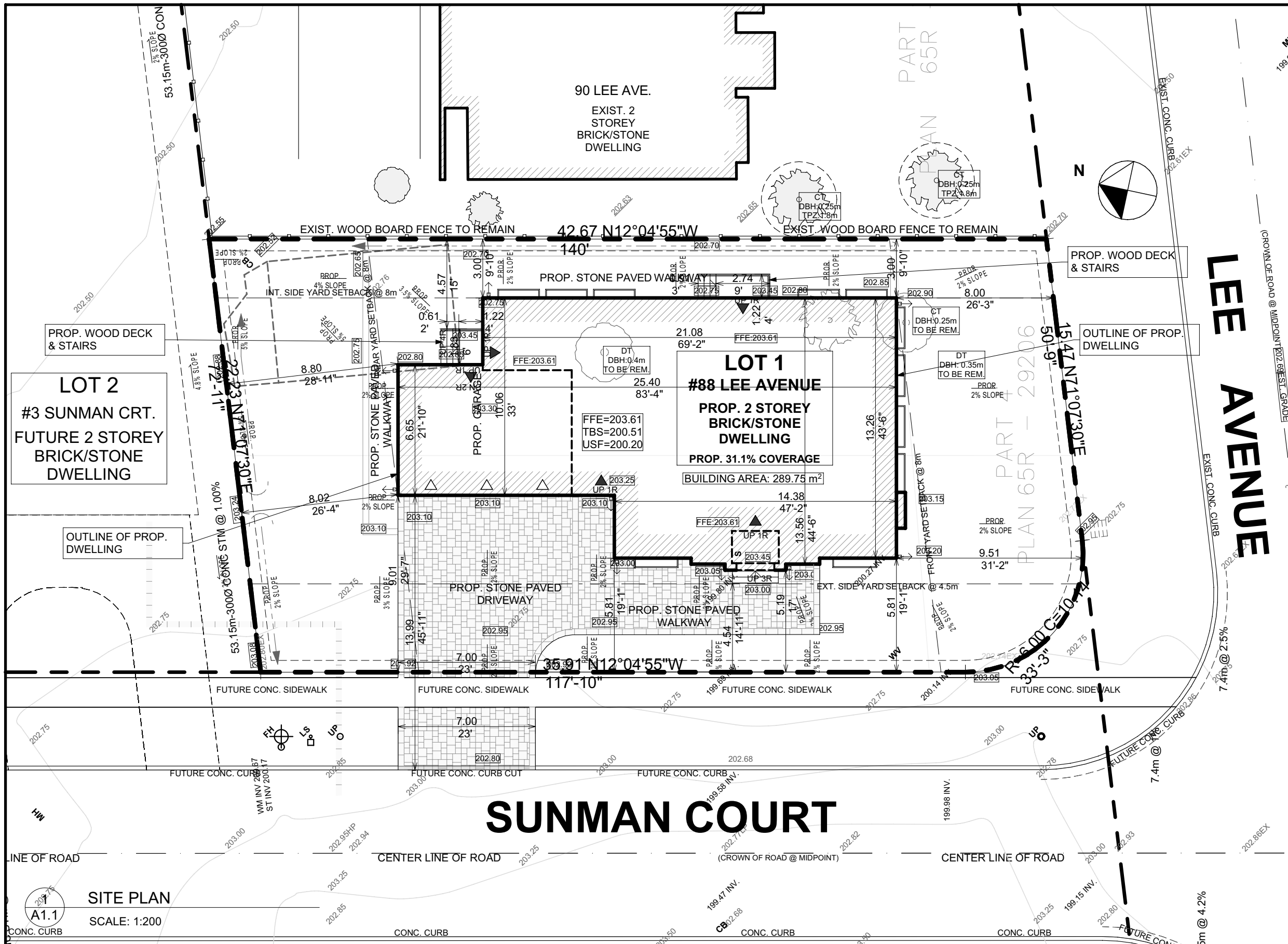
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REVISION NUMBER
4.1-3.3
DOCUMENT NUMBER
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Appendix C

File: 22.112002.000.00.MNV

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LEGEND

	EXISTING GRADE ELEVATION		MEDIUM DUTY PAVING
	EXISTING GRADE ELEVATION TO REMAIN		HEAVY DUTY PAVING
	PROPOSED GRADE		GRASS/SODDED AREA
	GRADE SLOPE & DIRECTION		CONCRETE PAD/WALKWAY
	EXTERIOR MAN DOOR		DENOTES BOULDER
	OVERHEAD DOOR		DENOTES CONIFEROUS TREE
	GAS METER		DENOTES DECIDUOUS TREE
	MAN HOLE (STORM OR SANITARY)		DENOTES HEDGES
	CATCH BASIN (EL. TOP OF RIM)		CHAINLINK FENCE
	SINGLE LIGHT STANDARD		WOOD BOARD FENCE
	DOUBLE LIGHT STANDARD		CONSTRUCTION FENCE
	LIGHT BOLLARD		TREE PROTECTION HOARDING
	FLOOD LIGHT		FIRE ROUTE
	ACCESSIBLE PARKING		
	NUMBER OF PARKING STALLS IN ROW		

SITE PLAN
SCALE: 1:200

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ARCHITECTURAL DESIGN | CONSULTATION
BUILDING PERMITS | PROJECT MANAGEMENT
ARCH. VISUALIZATION | GRAPHIC DESIGN
416.613.1433 | INFO@STEPIN.CA | STEPIN.CA
115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
**LOT 1 - 88 LEE AVE.
MARKHAM, ON**
DRAWING NAME
SITE PLAN

PROJECT DATE
5/9/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.35
REVISION NUMBER
4.1-3.3
DOCUMENT NUMBER
A1.1

AREA & ZONING INFORMATION

LOT 1 - SUNMAN COURT SUBDIVISION - 88 LEE AVE.

SUR 2 - MARKHAM BY-LAW 193-81

	ZONING	PROPOSED		REQUIRED		NOTES
		DWELLING		MARKHAM BY-LAW 193-81		
1.1	LOT AREA	931.62 M²	10,027.87 SQ FT	931.62 M²	10,027.87 SQ FT	
	SETBACKS					
2.1	LOT FRONTAGE	22.22 M	72.90 FT	22.27 M	73.06 FT	
2.2	LOT DEPTH	42.67 M	139.99 FT			
2.3	FRONT YARD SETBACK (SOUTH SIDE)	8.00 M	26.25 FT	8.00 M	26.25 FT	
2.4	INT. SIDE YARD SETBACK (EAST SIDE)	3.00 M	9.84 FT	3.00 M	9.84 FT	2 STOREYS
2.5	EXT. SIDE YARD SETBACK (WEST SIDE)	4.54 M	14.90 FT	4.50 M	14.76 FT	2 STOREYS
2.6	REAR YARD SETBACK (NORTH SIDE)	8.02 M	26.31 FT	8.00 M	26.25 FT	
2.7	BUILDING LENGTH	25.40 M	83.33 FT			
2.8	BUILDING WIDTH	13.56 M	44.49 FT			
	SITE AREAS					
3.1	LOT AREA	931.62 M²	10,027.87 SQ FT			
3.2	DWELLING AREA	227.12 M²	2,444.70 SQ FT			
3.3	GARAGE AREA	57.64 M²	620.43 SQ FT			
3.4	COVERED PORCH AREA	4.99 M²	53.71 SQ FT			
3.5	TOTAL BUILDING AREA	289.75 M²	3,118.84 SQ FT			
3.6	LOT COVERAGE PERCENTAGE	31.1%		MAX. 25%		
3.7	FRONT YARD AREA	187.56 M²	2,018.88 SQ FT			
3.8	FRONT YARD LANDSCAPE AREA	183.02 M²	1,970.01 SQ FT			
3.9	FRONT YARD LANDSCAPING PERC.	97.6%		MIN. 40%		
3.10	REAR YARD AREA	183.49 M²	1,975.07 SQ FT			
3.11	REAR YARD LANDSCAPING AREA	157.40 M²	1,694.24 SQ FT			
3.12	REAR YARD LANDSCAPING PERC.	85.8%				
	GROSS FLOOR AREAS					
4.1	BASEMENT GFA	227.46 M²	2,448.36 SQ FT			NOT INCLUDED IN TOTAL GFA
4.2	GROUND FLOOR GFA	227.95 M²	2,453.63 SQ FT			
4.3	GARAGE AREA	57.64 M²	620.43 SQ FT			
4.4	SECOND FLOOR GFA	194.79 M²	2,096.70 SQ FT			
4.5	TOTAL GFA	480.38 M²	5,170.77 SQ FT			
4.6	LOT AREA	931.62 M²	10,027.87 SQ FT	931.62 M²	10,027.87 SQ FT	
4.7	NET LOT AREA	931.62 M²	10,027.87 SQ FT			
4.8	FLOOR AREA RATIO	51.6%				
	HEIGHTS					
6.1	EST. GRADE	202.69 M				
6.2	GRADE @ GARAGE	203.10 M				
6.3	FIN. FLOOR ELEVATION	203.51 M				
6.4	TOP OF ROOF ELEVATION	212.85 M				
6.5	DWELLING HEIGHT	10.16 M	33.33 FT	11.00 M	36.09 FT	
6.6	FIN. GROUND FLOOR HEIGHT	0.82 M	2.69 FT			

Appendix C

File: 22.112002.000.00.MNV

Date: 07/13/22

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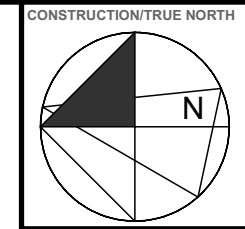


STEP DESIGN STUDIO INC.
 ARCHITECTURAL DESIGN | CONSULTATION
 BUILDING PERMITS | PROJECT MANAGEMENT
 ARCH. VISUALIZATION | GRAPHIC DESIGN
 416.613.1433 | INFO@STEPIN.CA | STEPIN.CA
 115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
**LOT 1 - 88 LEE AVE.
 MARKHAM, ON**
 DRAWING NAME
SITE STATS

PROJECT DATE
 5/9/2022
 PREPARED BY
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 STEPAN S.

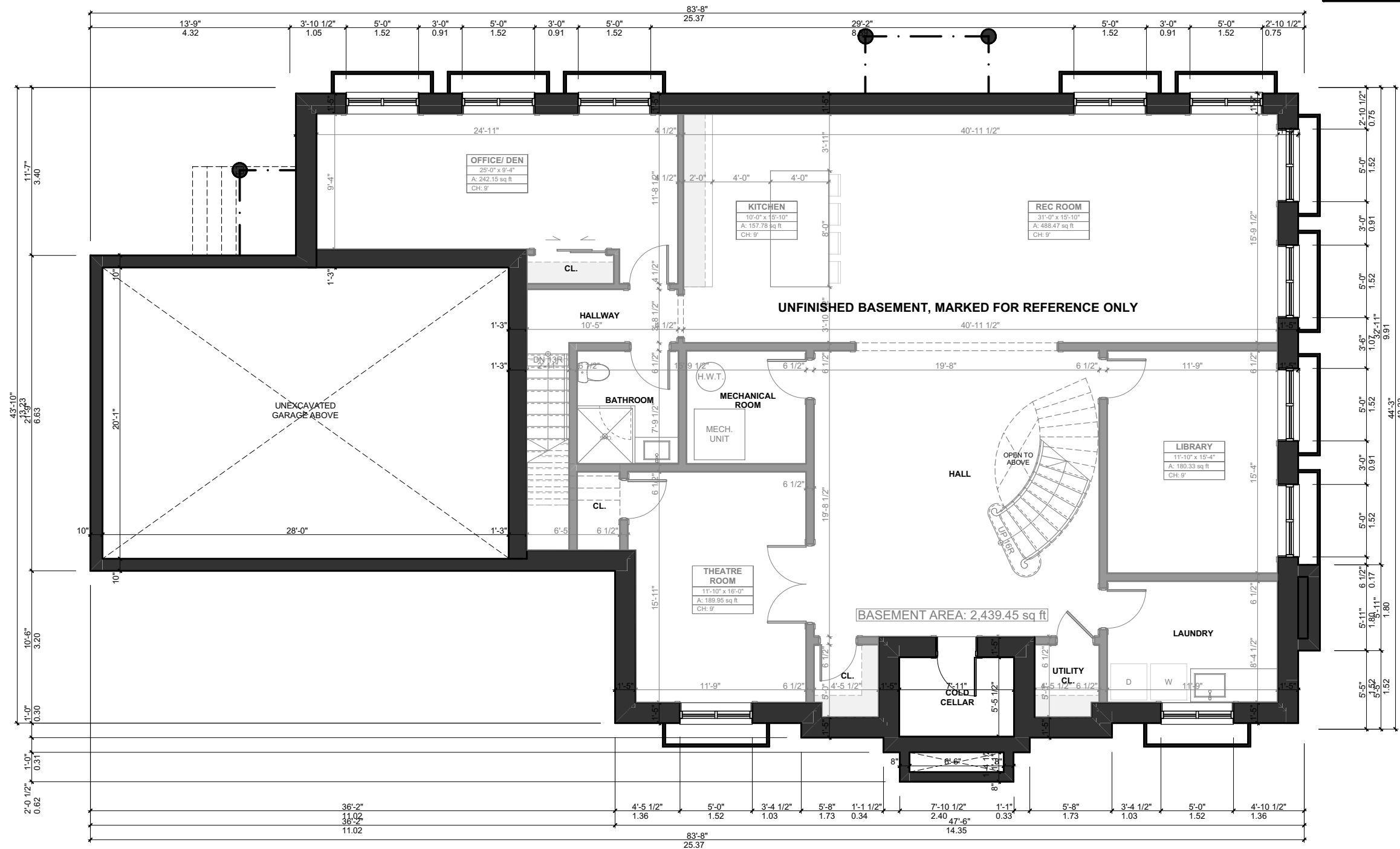
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 DOCUMENT NUMBER
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Appendix C

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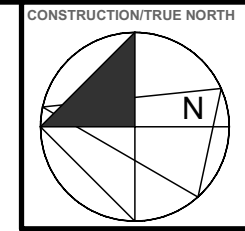


STEP DESIGN STUDIO INC.
ARCHITECTURAL DESIGN | CONSULTATION
BUILDING PERMITS | PROJECT MANAGEMENT
ARCH. VISUALIZATION | GRAPHIC DESIGN
416.613.1433 | INFO@STEPIN.CA | STEPIN.CA
115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
**LOT 1 - 88 LEE AVE.
MARKHAM, ON**
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BASEMENT PLAN

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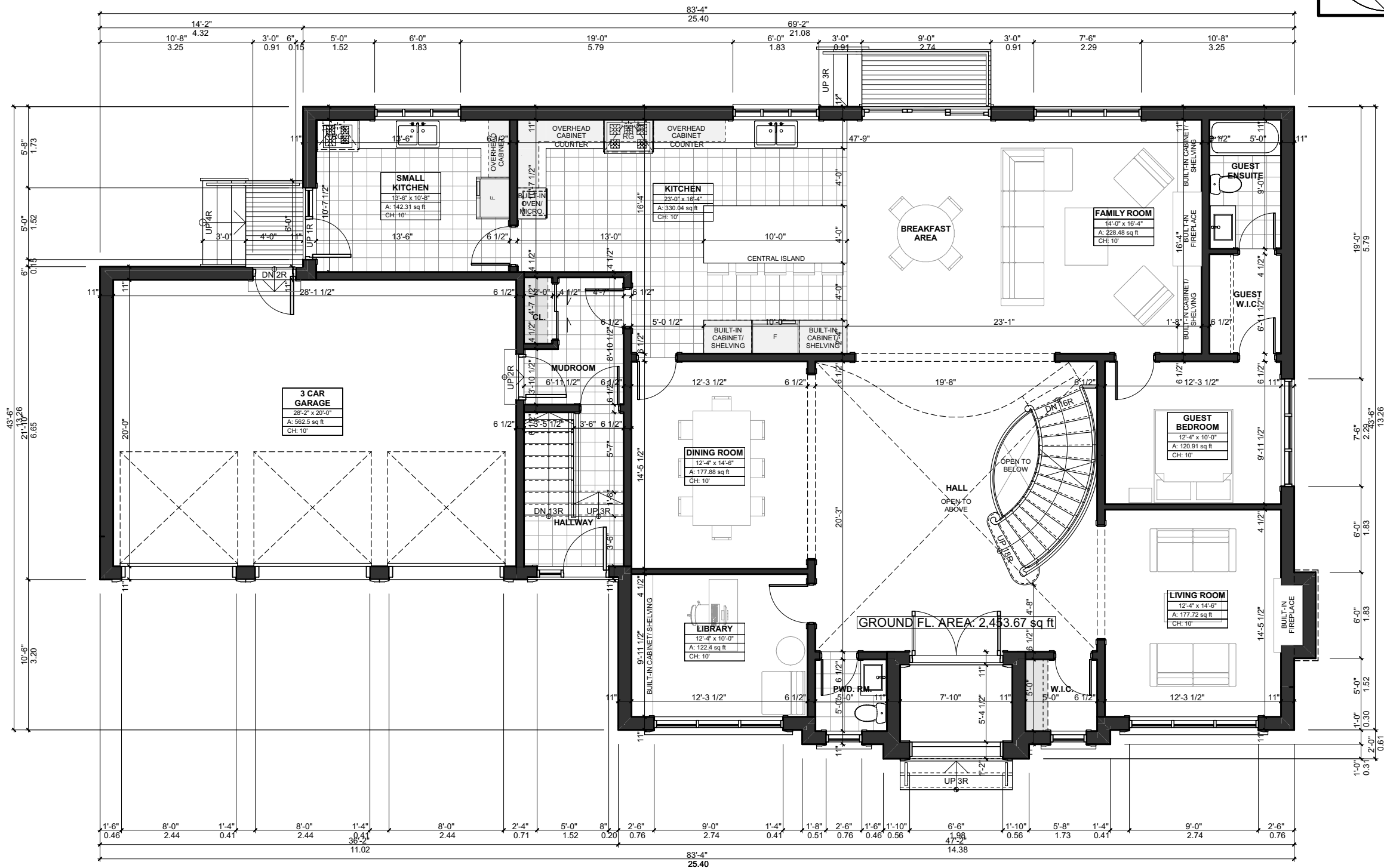
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1 GROUND FLOOR PLAN
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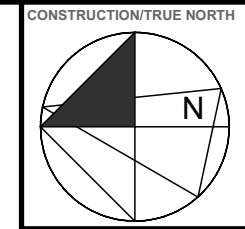
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BUILDING PERMITS | PROJECT MANAGEMENT
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MARKHAM, ON**

DRAWING NAME
GROUND FLOOR PLAN

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5/9/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

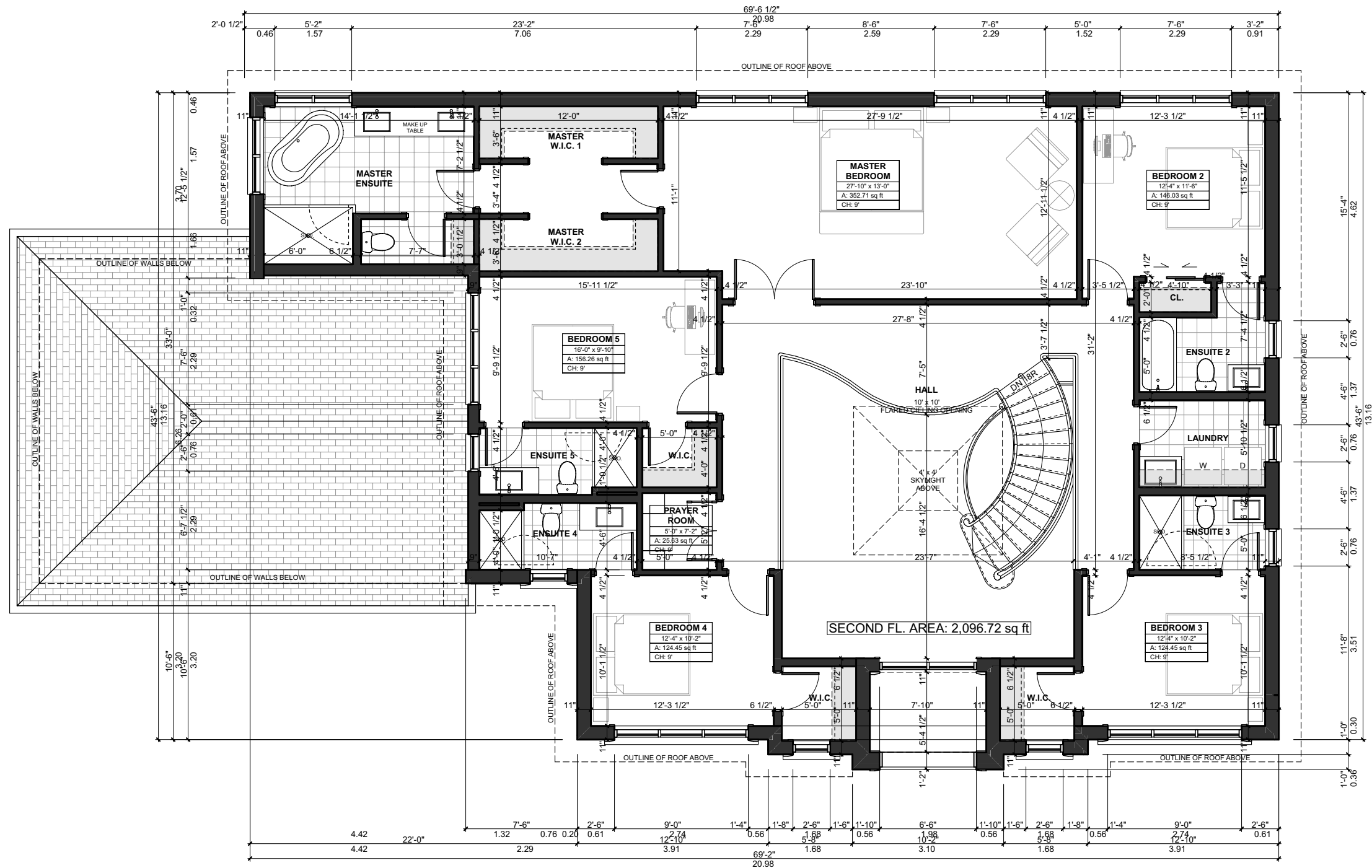
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DOCUMENT NUMBER
A2.2



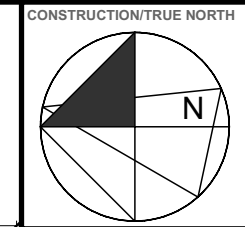
Appendix C

File: 22.112002.000.00.MNV

Date: 07/13/22
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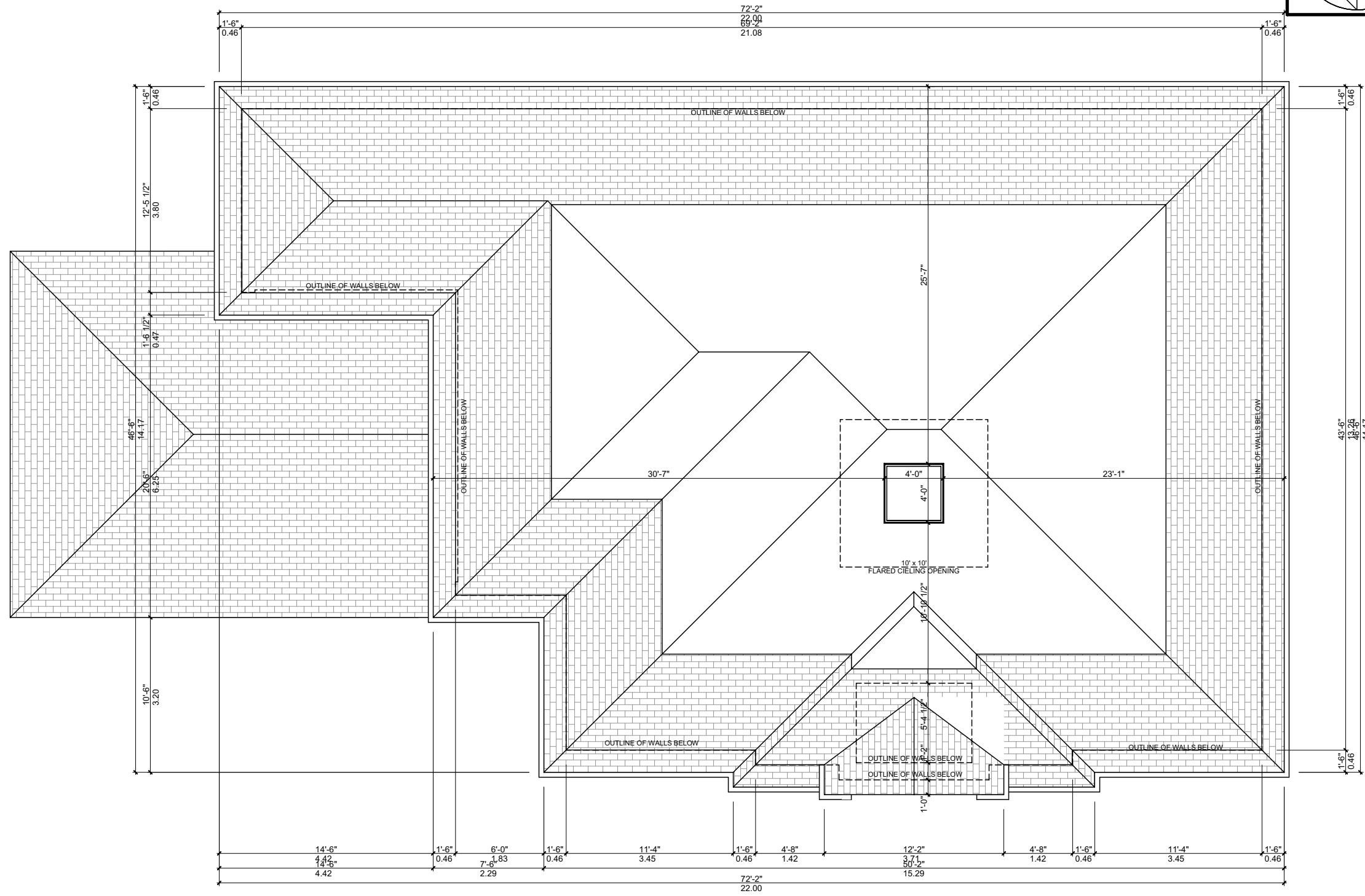
1 SECOND FLOOR PLAN
A2.3 SCALE: 1:96



Appendix C

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1 ROOF PLAN
A2.4 SCALE: 1:96



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BUILDING PERMITS | PROJECT MANAGEMENT
ARCH. VISUALIZATION | GRAPHIC DESIGN
416.613.1433 | INFO@STEPIN.CA | STEPIN.CA
115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
**LOT 1 - 88 LEE AVE.
MARKHAM, ON**
DRAWING NAME
ROOF PLAN

PROJECT DATE
5/9/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.35
REVISION NUMBER
4.1-3.3
DOCUMENT NUMBER
A2.4

Appendix C

File: 22.112002.000.00.MNV

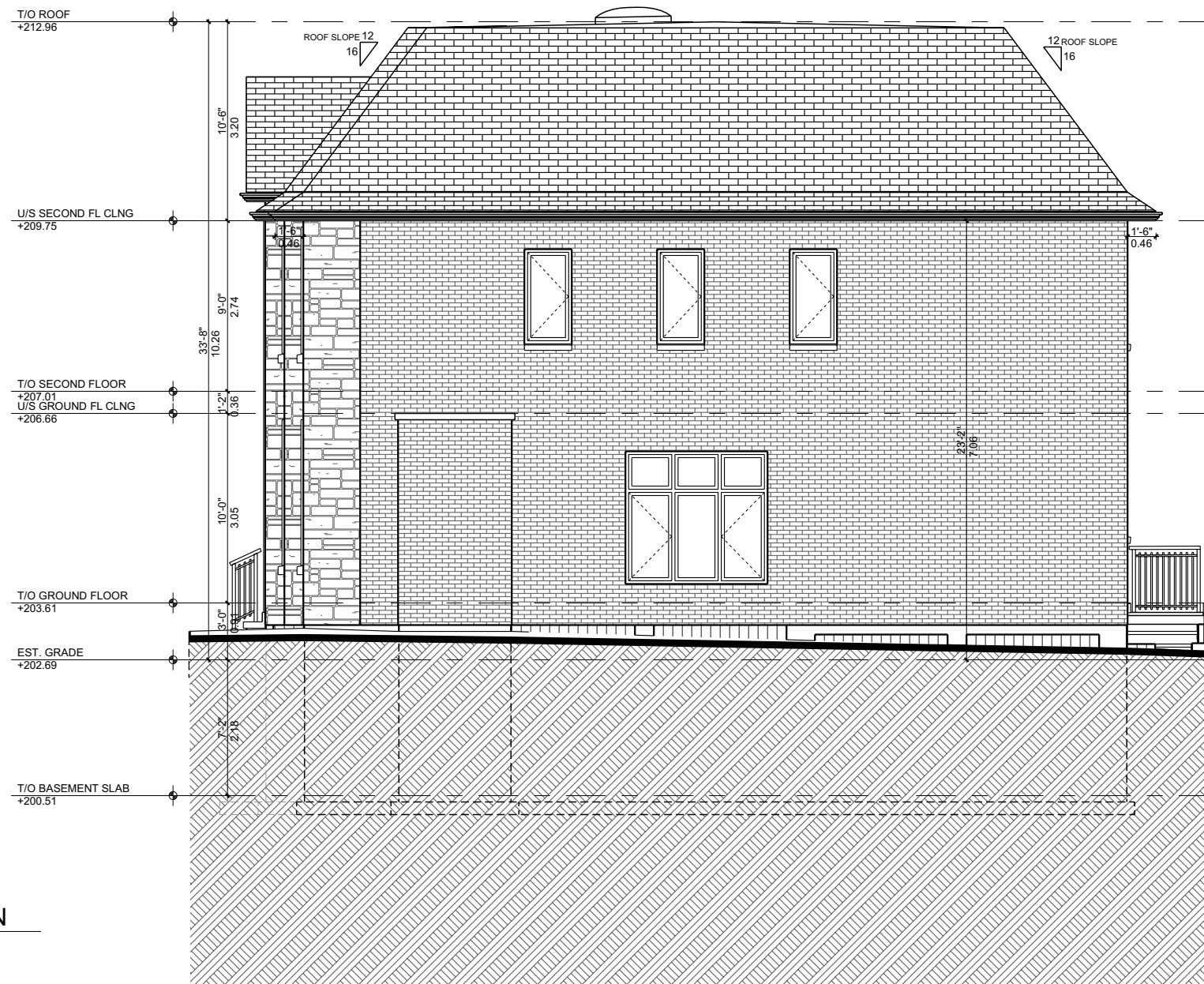
Date: 07/13/22
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Appendix C

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY



1 SOUTH ELEVATION
A3.2 SCALE: 1:96

Appendix C

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY



1 EAST ELEVATION
A3.3 SCALE: 1:96



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416.613.1433 | INFO@STEPIN.CA | STEPIN.CA
115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
**LOT 1 - 88 LEE AVE.
MARKHAM, ON**
DRAWING NAME
EAST ELEVATION

PROJECT DATE
5/9/2022
PREPARED BY
CARLOS. C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.35
REVISION NUMBER
4.1-3.3
DOCUMENT NUMBER
A3.3

Appendix C

File: 22.112002.000.00.MNV

Date: 07/13/22
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1
A3.4

NORTH ELEVATION

SCALE: 1:96



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ARCH. VISUALIZATION | GRAPHIC DESIGN
416.613.1433 | INFO@STEPIN.CA | STEPIN.CA
115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
LOT 1 - 88 LEE AVE.
MARKHAM, ON

DRAWING NAME
NORTH ELEVATION

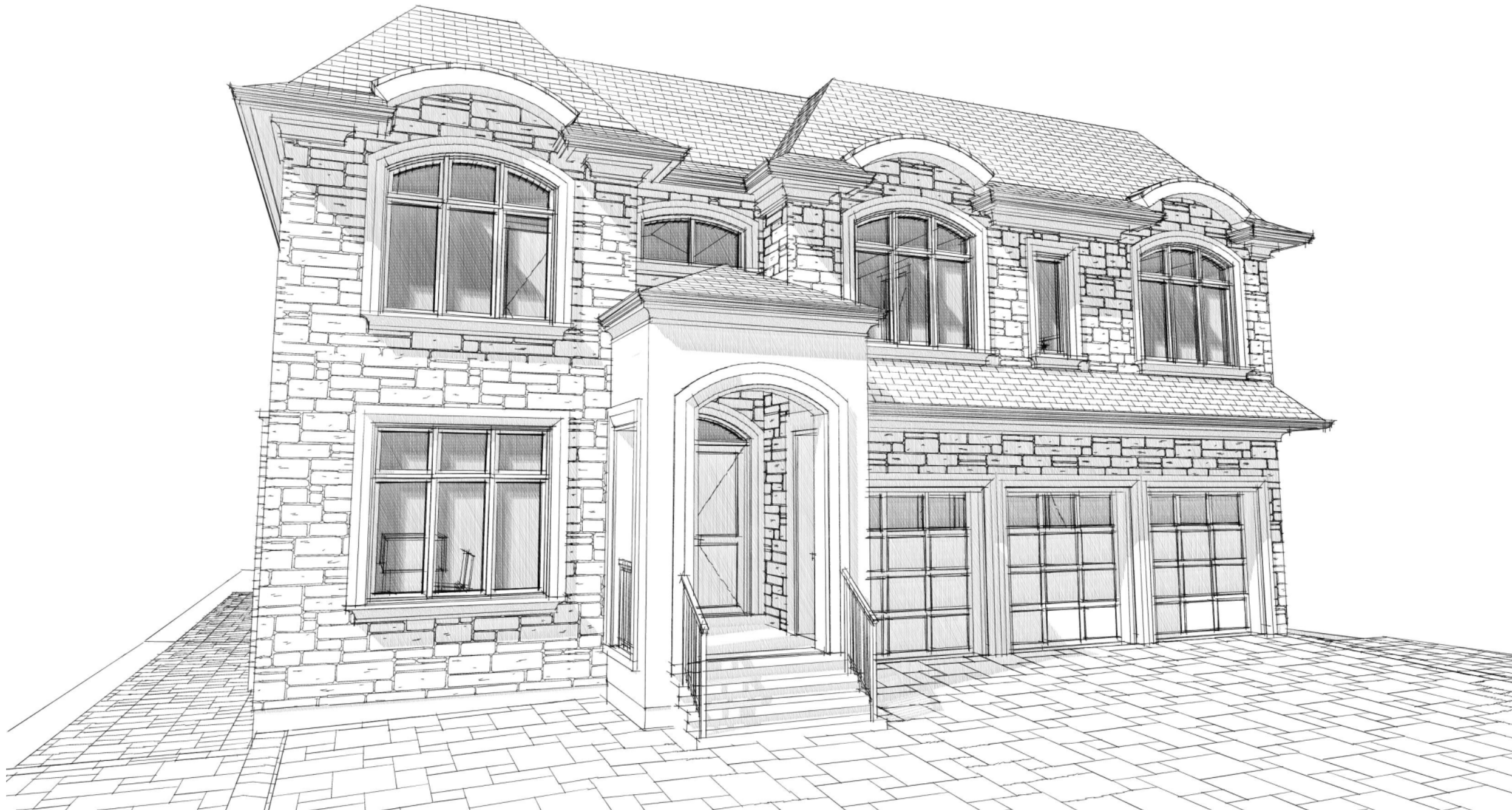
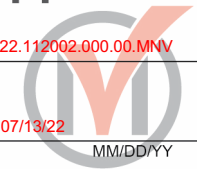
PROJECT DATE
5/9/2022
PREPARED BY
CARLOS. C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.35
REVISION NUMBER
4.1-3.3
DOCUMENT NUMBER
A3.4

Appendix D

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LOT 3 - 5 SUNMAN CRT.
MARKHAM, ON
PROP. NEW BUILD DWELLING



STEP DESIGN STUDIO INC.
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ARCH. VISUALIZATION | GRAPHIC DESIGN
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115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
LOT 3 - 5 SUNMAN CRT.
MARKHAM, ON
DRAWING NAME
RENDER 1

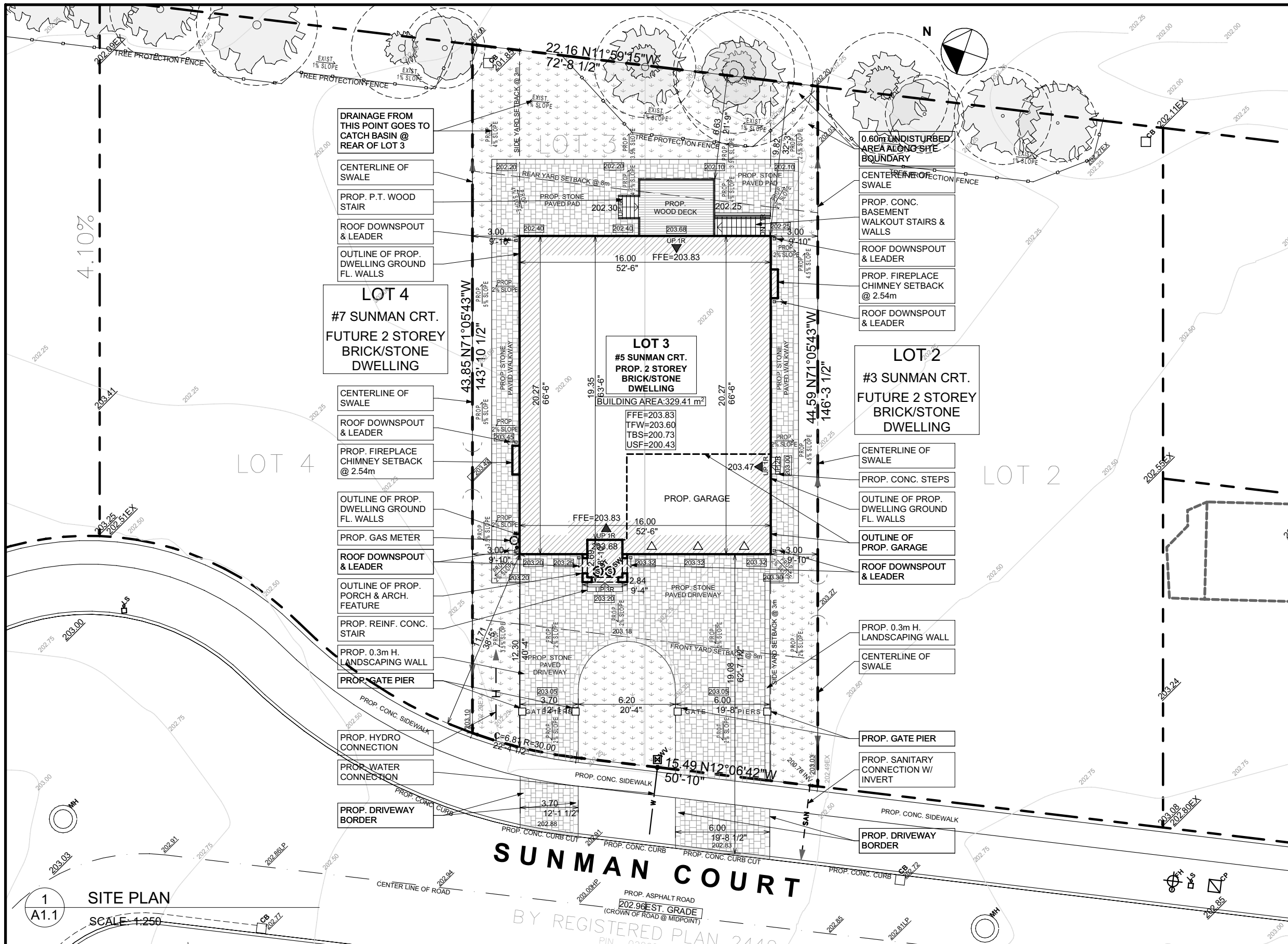
PROJECT DATE
5/9/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.19
REVISION NUMBER
4.1-3.3
DOCUMENT NUMBER
A0.1

Appendix D

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY



LEGEND

	EXISTING GRADE ELEVATION		MEDIUM DUTY PAVING
	EXISTING GRADE ELEVATION TO REMAIN		HEAVY DUTY PAVING
	PROPOSED GRADE		GRASS/SODDED AREA
	GRADE SLOPE & DIRECTION		CONCRETE PAD/WALKWAY
	EXTERIOR MAN DOOR		DENOTES BOULDER
	OVERHEAD DOOR		DENOTES CONIFEROUS TREE
	GAS METER		DENOTES DECIDUOUS TREE
	MAN HOLE (STORM OR SANITARY)		DENOTES HEDGES
	CATCH BASIN (EL. TOP OF RIM)		CHAINLINK FENCE
	SINGLE LIGHT STANDARD		WOOD BOARD FENCE
	DOUBLE LIGHT STANDARD		CONSTRUCTION FENCE
	LIGHT BOLLARD		TREE PROTECTION HOARDING
	FLOOD LIGHT		FIRE ROUTE
	ACCESSIBLE PARKING		
	NUMBER OF PARKING STALLS IN ROW		

1 A1.1
SITE PLAN
SCALE: 1:250

SUNMAN COURT
BY REGISTERED PLAN 2448
PIN 202.96 EST. GRADE (CROWN OF ROAD @ MIDPOINT)



STEP DESIGN STUDIO INC.
ARCHITECTURAL DESIGN | CONSULTATION
BUILDING PERMITS | PROJECT MANAGEMENT
ARCH. VISUALIZATION | GRAPHIC DESIGN
416.613.1433 | INFO@STEPIN.CA | STEPIN.CA
115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
**LOT 3 - 5 SUNMAN CRT.
MARKHAM, ON**
DRAWING NAME
SITE PLAN

PROJECT DATE
5/9/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.19
REVISION NUMBER
4.1-3.3
DOCUMENT NUMBER
A1.1

Appendix D

File: 22.112002.000.00.MNV

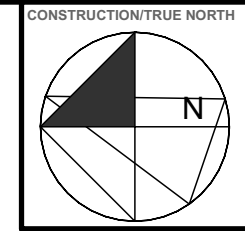
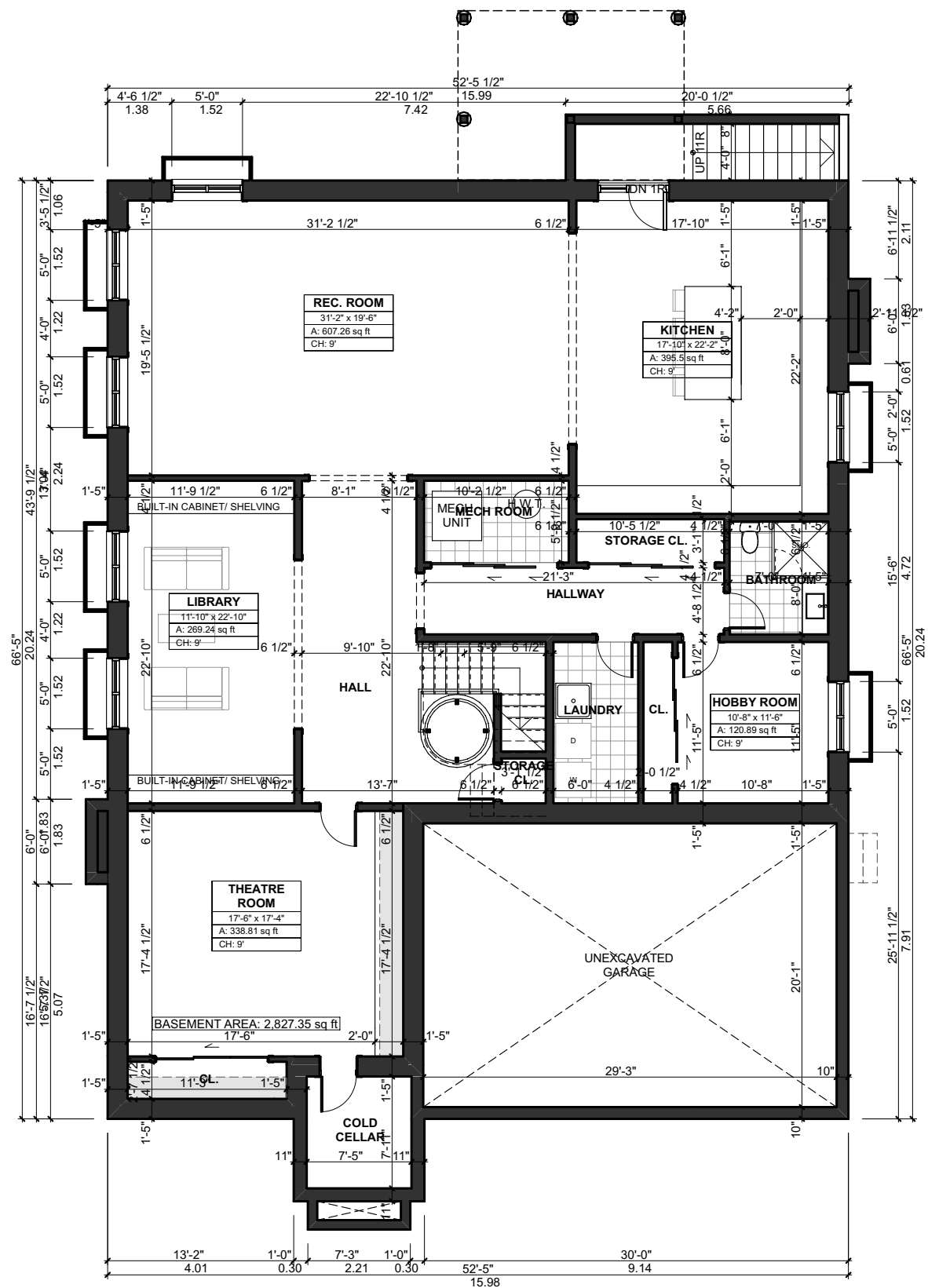
Date: 07/13/22
MM/DD/YY

AREA & ZONING INFORMATION

LOT 3 - SUNMAN COURT SUBDIVISION - 5 SUNMAN COURT

SUR 2 - MARKHAM BY-LAW 193-81

	ZONING	PROPOSED		REQUIRED		NOTES
		DWELLING		MARKHAM BY-LAW 193-81		
1.1	LOT AREA	979.65 M ²	10,544.86 SQ FT	979.65 M ²	10,544.86 SQ FT	
	SETBACKS					
2.1	LOT FRONTAGE	22.15 M	72.67 FT	22.15 M	60.00 FT	
2.2	LOT DEPTH	44.61 M	146.36 FT			
2.3	FRONT YARD SETBACK (EAST SIDE)	11.71 M	38.42 FT	8.00 M	26.25 FT	
2.4	SIDE YARD SETBACK (SOUTH SIDE)	3.00 M	9.84 FT	3.00 M	9.84 FT	2 STOREYS
2.5	SIDE YARD SETBACK (NORTH SIDE)	3.00 M	9.84 FT	3.00 M	9.84 FT	2 STOREYS
2.6	REAR YARD SETBACK (WEST SIDE)	9.82 M	32.22 FT	8.00 M	26.25 FT	
2.7	BUILDING LENGTH	20.27 M	66.50 FT			
2.8	BUILDING WIDTH	16.00 M	52.49 FT			
	SITE AREAS					
3.1	LOT AREA	979.65 M ²	10,544.86 SQ FT			
3.2	DWELLING AREA	263.59 M ²	2,837.26 SQ FT			
3.3	GARAGE AREA	58.71 M ²	631.95 SQ FT			
3.4	COVERED PORCH AREA	7.10 M ²	76.42 SQ FT			
3.5	TOTAL BUILDING AREA	329.40 M ²	3,545.63 SQ FT			
3.6	LOT COVERAGE PERCENTAGE	33.6%		MAX. 25%		
3.7	FRONT YARD AREA	294.83 M ²	3,173.52 SQ FT			
3.8	FRONT YARD LANDSCAPE AREA	117.94 M ²	1,269.50 SQ FT			
3.9	FRONT YARD LANDSCAPING PERC.	40.0%		MIN. 40%		
3.10	REAR YARD AREA	238.98 M ²	2,572.36 SQ FT			
3.11	REAR YARD LANDSCAPING AREA	143.90 M ²	1,548.93 SQ FT			
3.12	REAR YARD LANDSCAPING PERC.	60.2%				
	GROSS FLOOR AREAS					
4.1	BASEMENT GFA	262.67 M ²	2,827.36 SQ FT			NOT INCLUDED IN TOTAL GFA
4.2	GROUND FLOOR GFA	263.59 M ²	2,837.26 SQ FT			
4.3	GARAGE AREA	58.71 M ²	631.95 SQ FT			
4.4	SECOND FLOOR GFA	303.83 M ²	3,270.40 SQ FT			
4.5	TOTAL GFA	626.13 M ²	6,739.61 SQ FT			
4.6	LOT AREA	979.65 M ²	10,544.86 SQ FT	979.65 M ²	10,544.86 SQ FT	
4.7	NET LOT AREA	979.65 M ²	10,544.86 SQ FT			
4.8	FLOOR AREA RATIO	63.9%				
	HEIGHTS					
5.1	EST. GRADE	202.96 M				
5.2	GRADE @ GARAGE	203.32 M				
5.3	FIN. FLOOR ELEVATION	203.83 M				
5.4	TOP OF ROOF ELEVATION	212.57 M				
5.5	DWELLING HEIGHT	9.61 M	31.53 FT	11.00 M	36.09 FT	
5.6	FIN. GROUND FLOOR HEIGHT	0.87 M	2.85 FT			

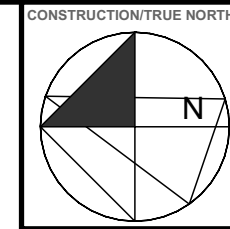
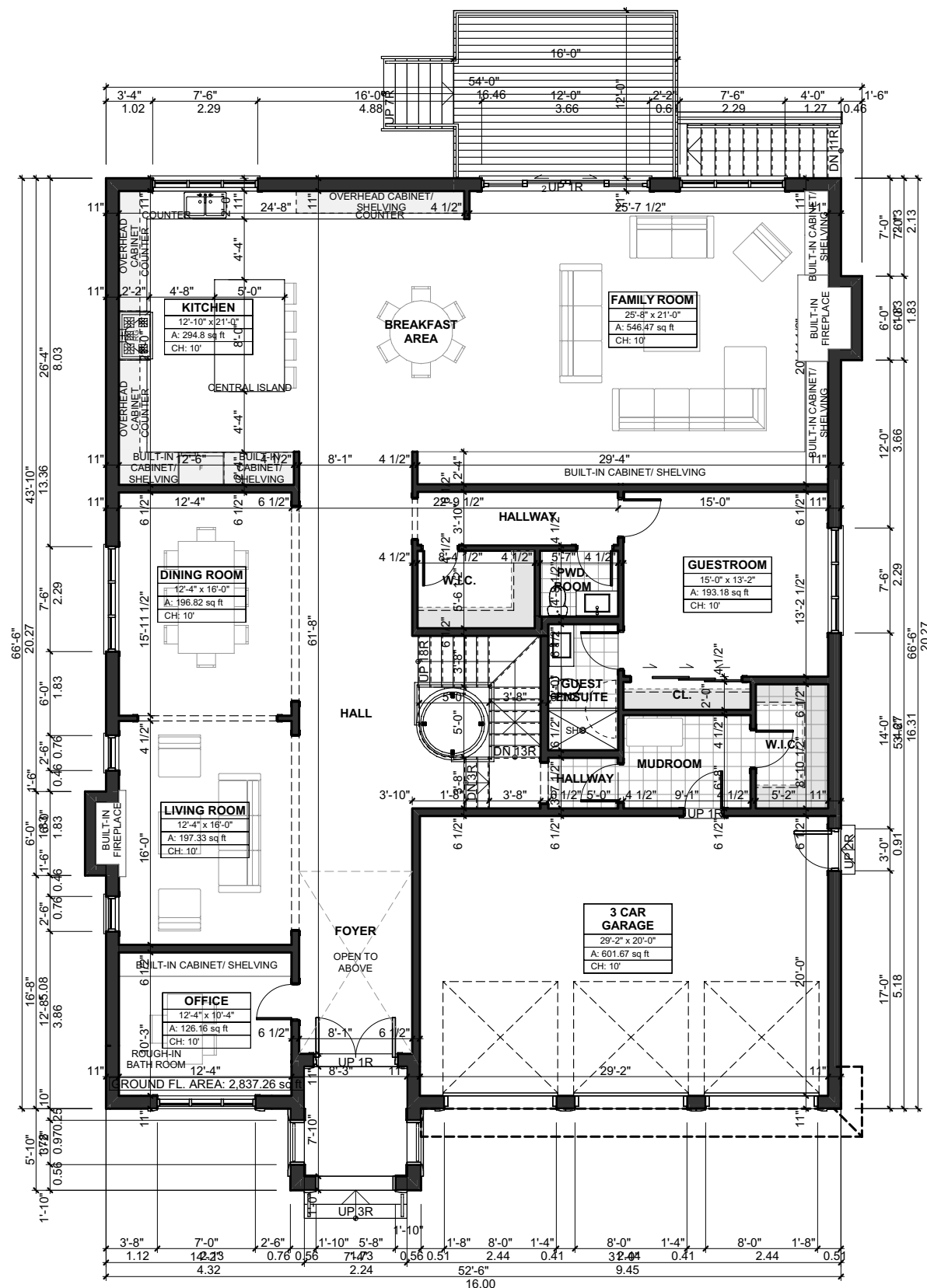


Appendix D

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY

1 BASEMENT PLAN
A2.1 SCALE: 3/32" = 1'-0"



Appendix D

File: 22.112002.000.00.MNV

Date: 07/13/22

MM/DD/YY

1
A2.2
GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"



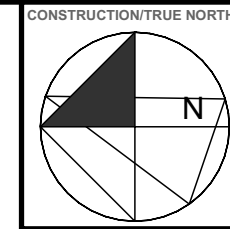
STEP DESIGN STUDIO INC.
ARCHITECTURAL DESIGN | CONSULTATION
BUILDING PERMITS | PROJECT MANAGEMENT
ARCH. VISUALIZATION | GRAPHIC DESIGN
416.613.1433 | INFO@STEPIN.CA | STEPIN.CA
115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
**LOT 3 - 5 SUNMAN CRT.
MARKHAM, ON**

DRAWING NAME
GROUND FLOOR PLAN

PROJECT DATE
5/9/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

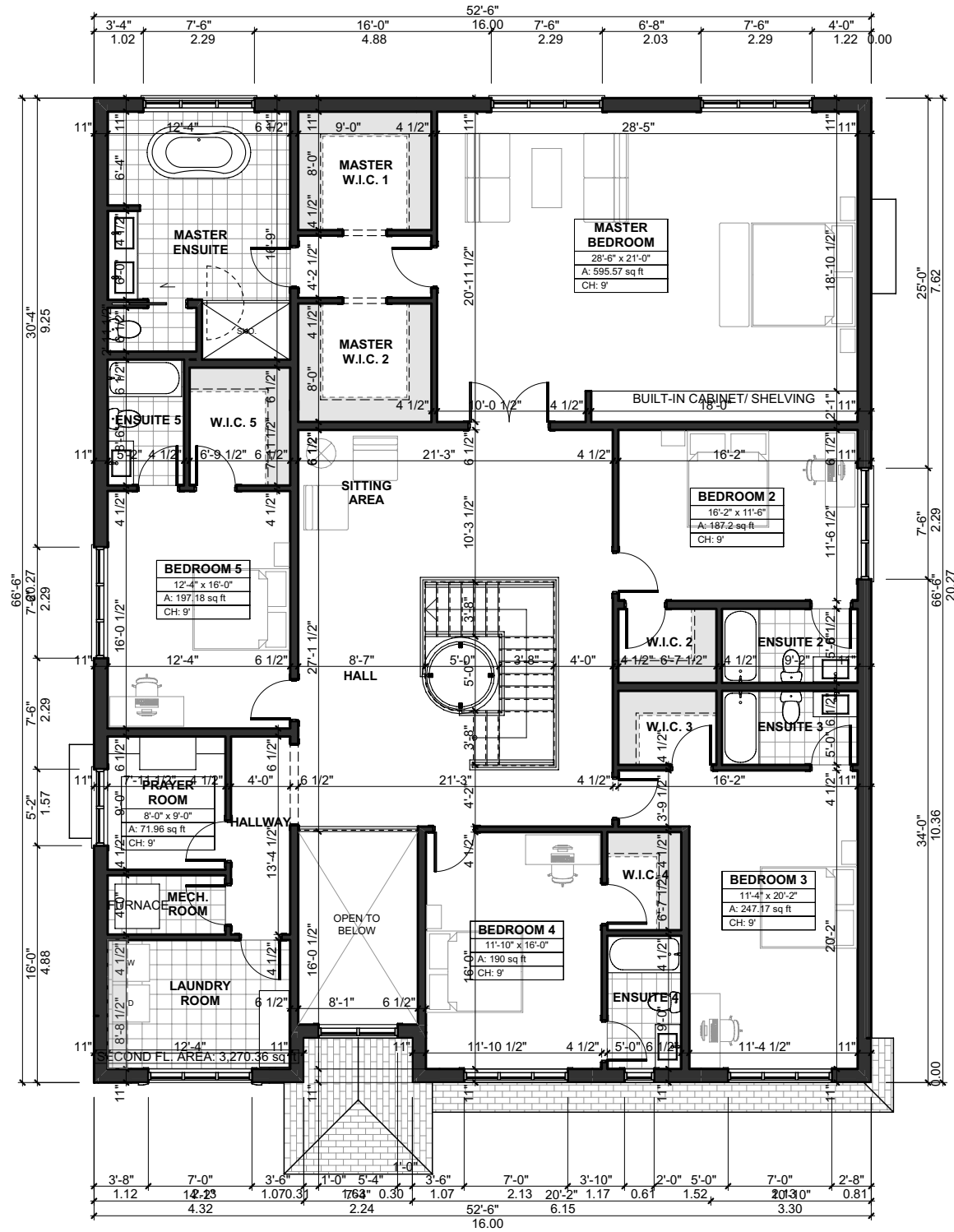
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21.19
REVISION NUMBER
4.1-3.3
DOCUMENT NUMBER
A2.2



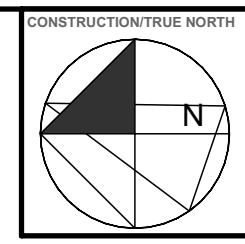
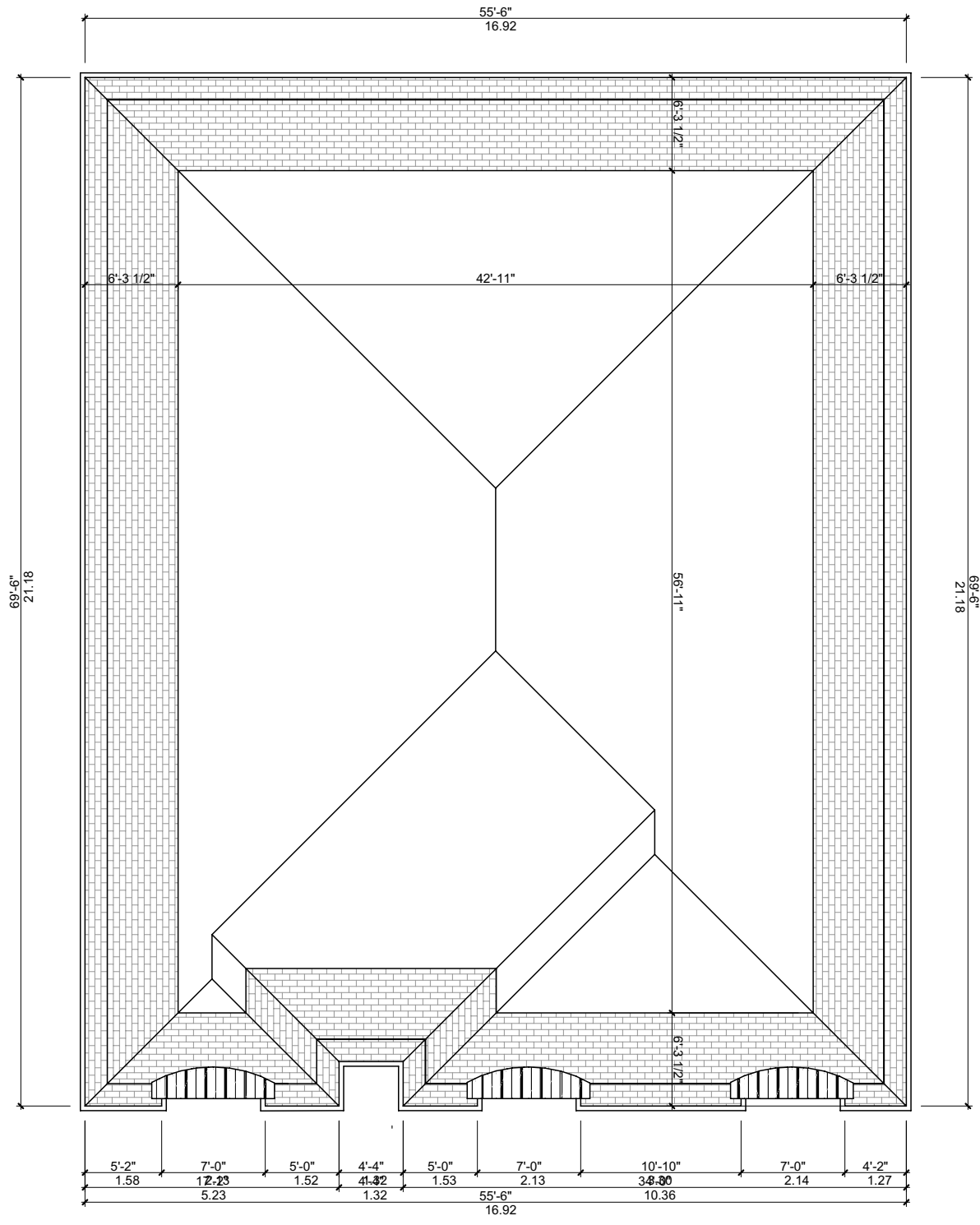
Appendix D

File: 22.112002.000.00.MNV

Date: 07/13/22
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1 SECOND FLOOR PLAN
A2.3 SCALE: 3/32" = 1'-0"



Appendix D

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY

1 ROOF PLAN
A2.4 SCALE: 3/32" = 1'-0"

Appendix D

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY



1 WEST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

Appendix D

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY



1 SOUTH ELEVATION
A3.2 SCALE: 1/8" = 1'-0"

Appendix D

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY



1
A3.3

EAST ELEVATION

SCALE: 1/8" = 1'-0"



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115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
**LOT 3 - 5 SUNMAN CRT.
MARKHAM, ON**
DRAWING NAME
EAST ELEVATION

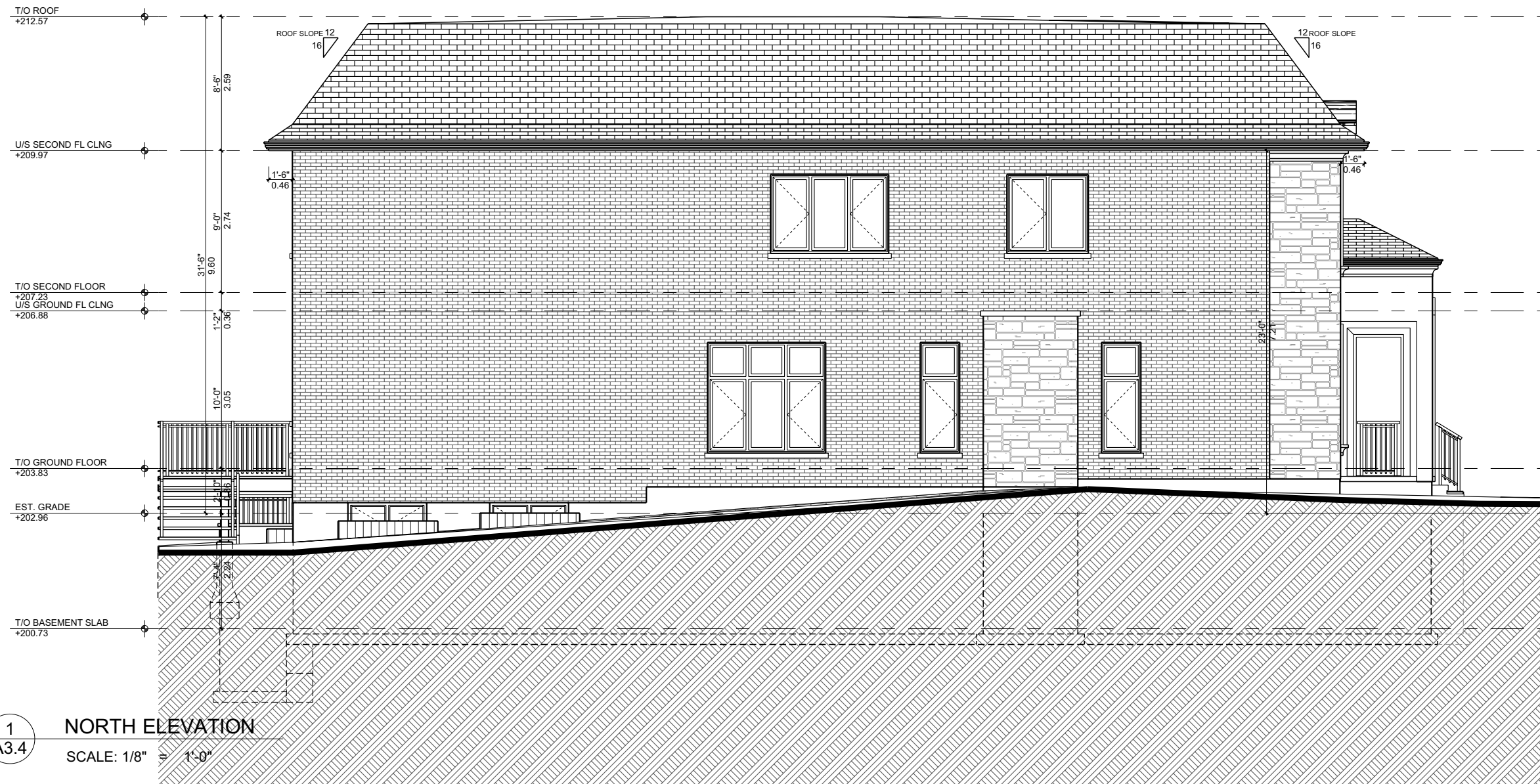
PROJECT DATE
5/9/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.19
REVISION NUMBER
4.1-3.3
DOCUMENT NUMBER
A3.3

Appendix D

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY

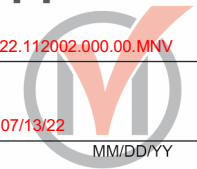


1 NORTH ELEVATION
A3.4 SCALE: 1/8" = 1'-0"

Appendix E

File: 22.112002.000.00.MNV

Date: 07/13/22
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LOT 5 - 9 SUNMAN CRT. MARKHAM, ON PROP. NEW BUILD DWELLING



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115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
LOT 5 - 9 SUNMAN CRT.
MARKHAM, ON
DRAWING NAME
RENDER 1

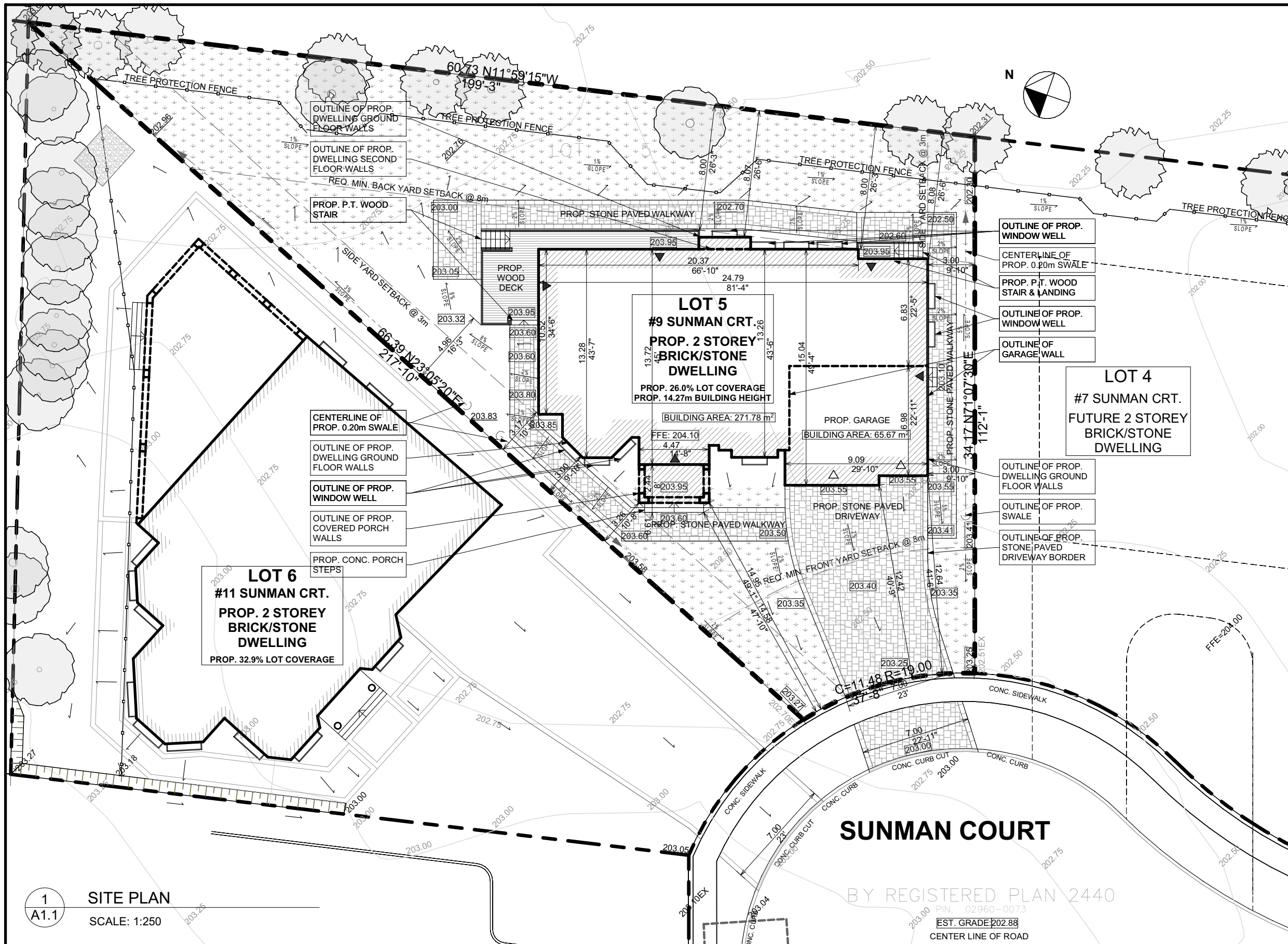
PROJECT DATE
5/9/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.41
REVISION NUMBER
4.1-2.7
DOCUMENT NUMBER
A0.1

Appendix E

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY



LEGEND	
	EXISTING GRADE ELEVATION
	EXISTING GRADE ELEVATION TO REMAIN
	PROPOSED GRADE
	GRADE SLOPE & DIRECTION
	EXTERIOR MAN DOOR
	OVERHEAD DOOR
	GAS METER
	MAN HOLE (STORM OR SANITARY)
	CATCH BASIN (EL. TOP OF RIM)
	SINGLE LIGHT STANDARD
	DOUBLE LIGHT STANDARD
	LIGHT BOLLARD
	FLOOD LIGHT
	ACCESSIBLE PARKING
	NUMBER OF PARKING STALLS IN ROW
	FIRE ROUTE
	MEDIUM DUTY PAVING
	HEAVY DUTY PAVING
	GRASS/SODDED AREA
	CONCRETE PAD/WALKWAY
	DENOTES BOULDER
	DENOTES CONIFEROUS TREE
	DENOTES DECIDUOUS TREE
	DENOTES HEDGES
	CHAINLINK FENCE
	WOOD BOARD FENCE
	CONSTRUCTION FENCE
	TREE PROTECTION HOARDING

1 SITE PLAN
A1.1 SCALE: 1:250

SUNMAN COURT

BY REGISTERED PLAN 2440
EST. GRADE 202.88
CENTER LINE OF ROAD

Appendix E

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY

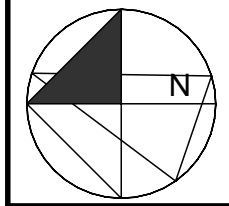
AREA & ZONING INFORMATION

LOT 5 - SUNMAN COURT SUBDIVISION - 9 SUNMAN COURT

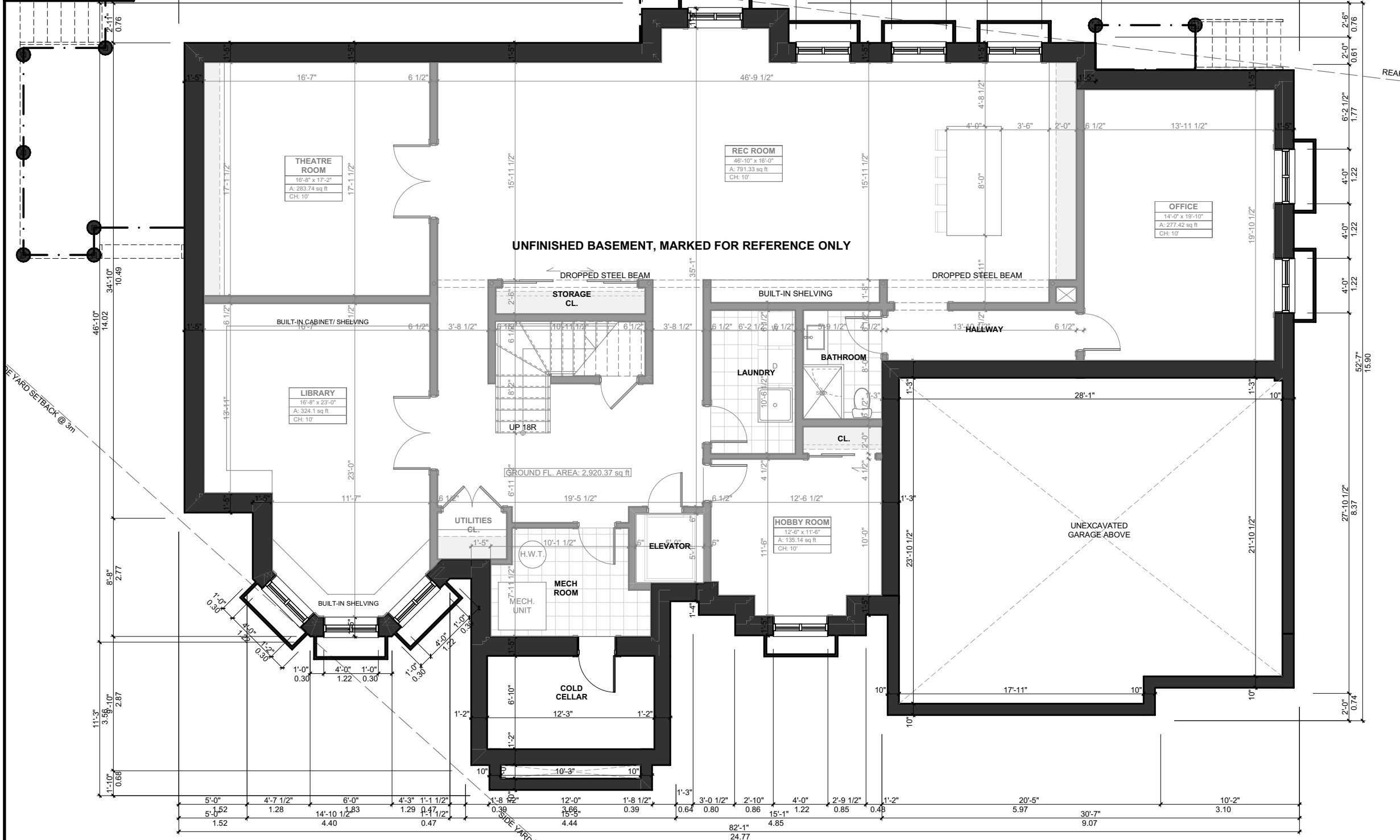
SUR 2 - MARKHAM BY-LAW 193-81

	ZONING	PROPOSED		REQUIRED		NOTES
		PROPOSED DWELLING		MARKHAM BY-LAW 193-81		
1.1	LOT AREA	1,338.25 M ²	14,404.80 SQ FT	1,338.25 M ²	14,404.80 SQ FT	
	SETBACKS					
2.1	LOT FRONTAGE	19.12 M	62.73 FT	19.12 M	60.00 FT	
2.2	LOT DEPTH	41.04 M	134.65 FT			
2.3	FRONT YARD SETBACK (WEST SIDE)	12.42 M	40.75 FT	8.00 M	26.25 FT	
2.4	SIDE YARD SETBACK (SOUTH SIDE)	3.00 M	9.84 FT	3.00 M	9.84 FT	2 STOREYS
2.5	SIDE YARD SETBACK (NORTH SIDE)	3.00 M	9.84 FT	3.00 M	9.84 FT	2 STOREYS
2.6	REAR YARD SETBACK (EAST SIDE)	8.00 M	26.25 FT	8.00 M	26.25 FT	
2.7	BUILDING LENGTH	15.04 M	49.34 FT			
2.8	BUILDING WIDTH	24.79 M	81.33 FT			
	SITE AREAS					
3.1	LOT AREA	1,338.25 M ²	14,404.80 SQ FT			
3.2	DWELLING AREA	271.78 M ²	2,925.42 SQ FT			
3.3	GARAGE AREA	65.67 M ²	706.87 SQ FT			
3.4	COVERED PORCH	10.90 M ²	117.33 SQ FT			
3.5	TOTAL BUILDING AREA	348.35 M ²	3,749.61 SQ FT			
3.6	LOT COVERAGE PERCENTAGE	26.0%		MAX. 25%		
3.7	FRONT YARD AREA	263.79 M ²	2,839.41 SQ FT			
3.8	FRONT YARD LANDSCAPE AREA	119.08 M ²	1,281.77 SQ FT			
3.9	FRONT YARD LANDSCAPING PERC.	45.1%		MIN. 40%		
3.10	REAR YARD AREA	535.35 M ²	5,762.46 SQ FT			
3.11	REAR YARD LANDSCAPING AREA	439.05 M ²	4,725.89 SQ FT			
3.12	REAR YARD LANDSCAPING PERC.	82.0%				
	GROSS FLOOR AREAS					
4.1	BASEMENT GFA	271.31 M ²	2,920.36 SQ FT			NOT INCLUDED IN TOTAL GFA
4.2	GROUND FLOOR GFA	271.78 M ²	2,925.42 SQ FT			
4.3	GARAGE AREA	65.67 M ²	706.87 SQ FT			
4.4	SECOND FLOOR GFA	245.15 M ²	2,638.77 SQ FT			
4.5	TOTAL GFA	582.60 M ²	6,271.05 SQ FT			
4.6	LOT AREA	1,338.25 M ²	14,404.80 SQ FT	1,338.25 M ²	14,404.80 SQ FT	
4.7	NET LOT AREA	1,338.25 M ²	14,404.80 SQ FT			
4.8	FLOOR AREA RATIO	43.5%				
	HEIGHTS					
5.1	EST. GRADE	202.88 M				
5.2	GRADE @ GARAGE	203.45 M				
5.3	FIN. FLOOR ELEVATION	204.10 M				
5.4	TOP OF ROOF ELEVATION	213.85 M				
5.5	DWELLING HEIGHT	10.97 M	35.99 FT	11.00 M	36.09 FT	
5.6	FIN. GROUND FLOOR HEIGHT	1.22 M	4.00 FT			

CONSTRUCTION/TRUE NORTH



SETBACK LINE @ 8m



1 BASEMENT PLAN
A2.1 SCALE: 1/8" = 1'-0"

Appendix E

File: 22.112002.000.00.MNV
Date: 07/13/22
MM/DD/YY



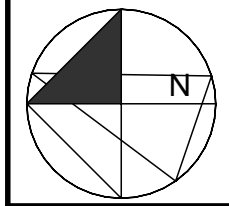
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ARCHITECTURAL DESIGN | CONSULTATION
BUILDING PERMITS | PROJECT MANAGEMENT
ARCH. VISUALIZATION | GRAPHIC DESIGN
416.613.1433 | INFO@STEPIN.CA | STEPIN.CA
115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
LOT 5 - 9 SUNMAN CRT.
MARKHAM, ON
DRAWING NAME
BASEMENT PLAN

PROJECT DATE
5/9/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.41
REVISION NUMBER
4.1-2.7
DOCUMENT NUMBER
A2.1

CONSTRUCTION/TRUE NORTH

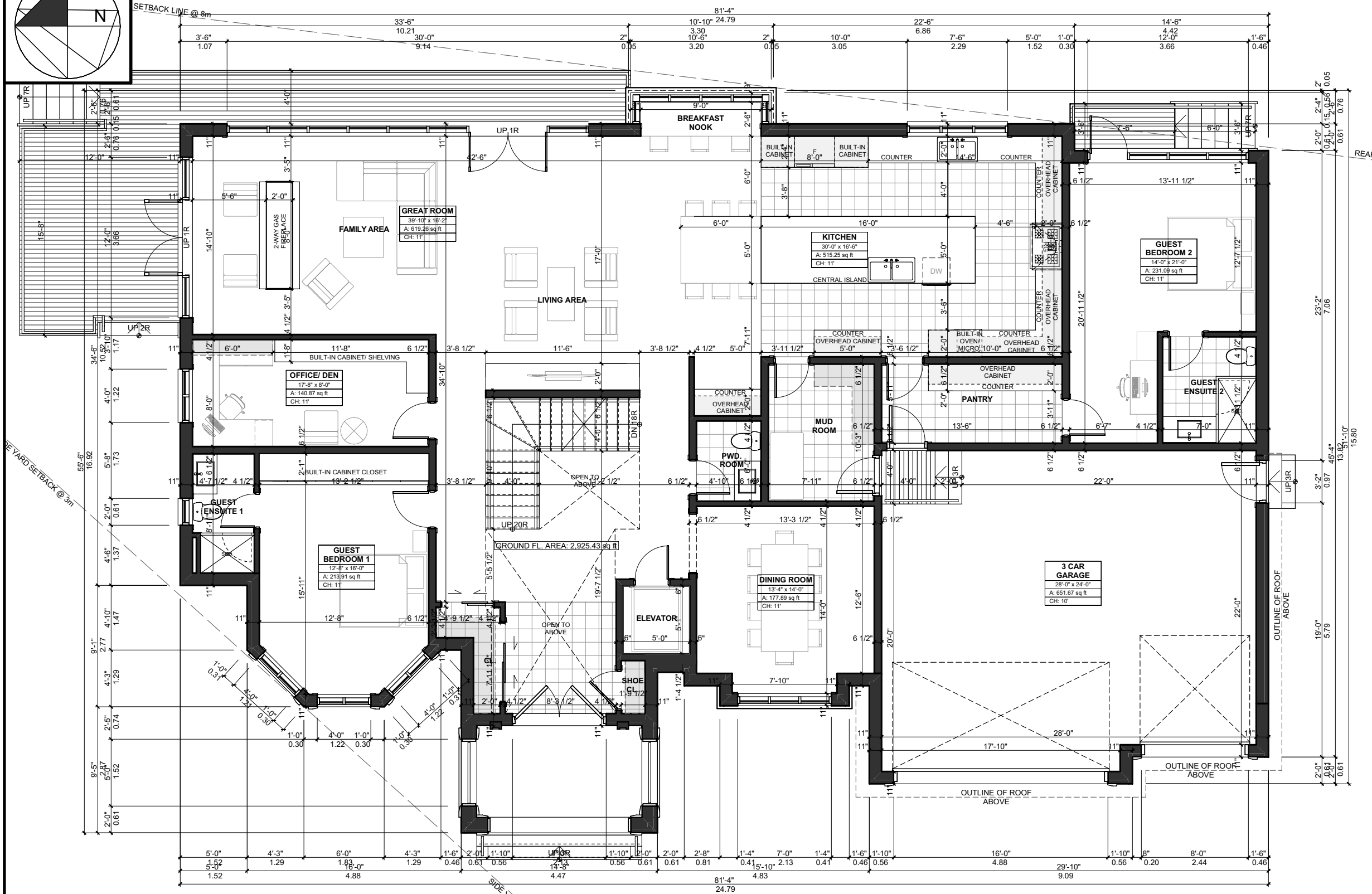


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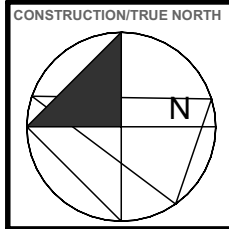
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Date: 07/13/22

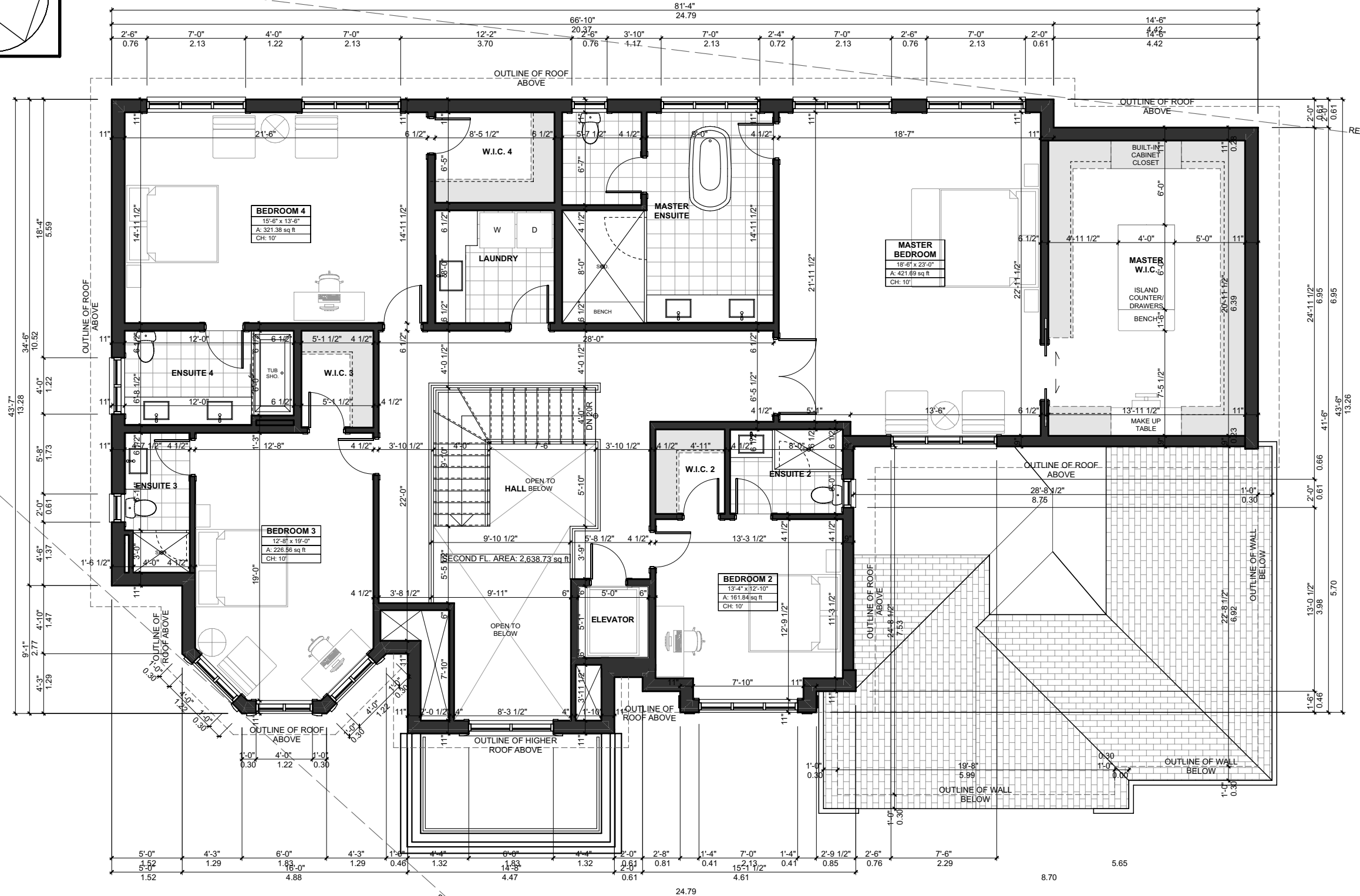
MM/DD/YY



1
A2.2
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



SETBACK LINE @ 8m



1
A2.3

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

Appendix E

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY



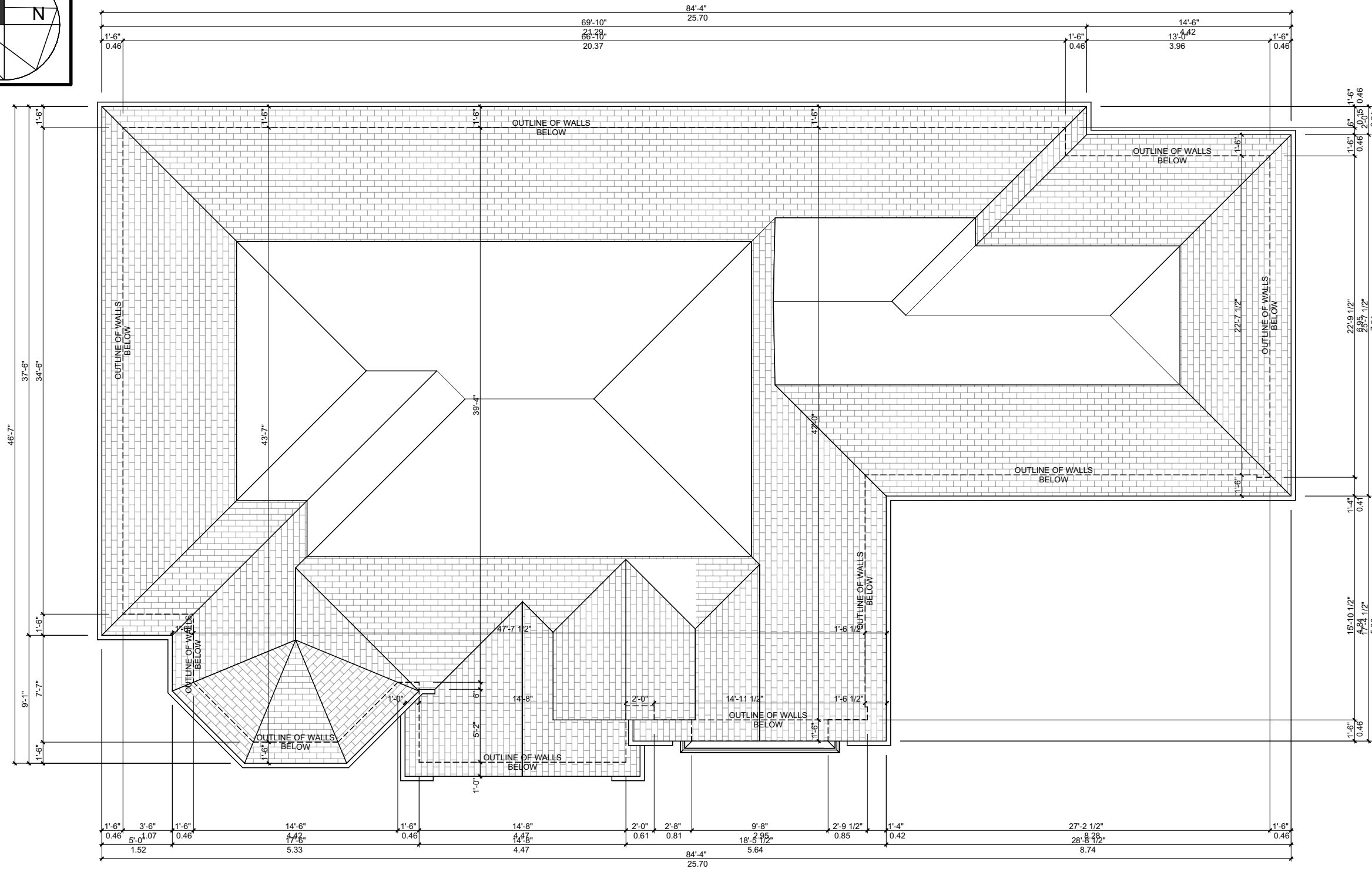
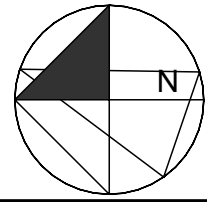
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 ARCH. VISUALIZATION | GRAPHIC DESIGN
 416.613.1433 | INFO@STEPIN.CA | STEPIN.CA
 115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
**LOT 5 - 9 SUNMAN CRT.
 MARKHAM, ON**
 DRAWING NAME
SECOND FLOOR PLAN

PROJECT DATE
 5/9/2022
 PREPARED BY
 CARLOS C.
 CHECKED BY
 STEPAN S.

PROJECT NUMBER
 21.41
 REVISION NUMBER
 4.1-2.7
 DOCUMENT NUMBER
A2.3

CONSTRUCTION/TRUE NORTH



1
A2.4

ROOF PLAN

SCALE: 1/8" = 1'-0"

Appendix E

File: 22.112002.000.00.MNV

Date: 07/13/22

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 115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
**LOT 5 - 9 SUNMAN CRT.
 MARKHAM, ON**
 DRAWING NAME
ROOF PLAN

PROJECT DATE
 5/9/2022
 PREPARED BY
 CARLOS C.
 CHECKED BY
 STEPAN S.

PROJECT NUMBER
 21.41
 REVISION NUMBER
 4.1-2.7
 DOCUMENT NUMBER
A2.4

Appendix E

File: 22.112002.000.00.MNV

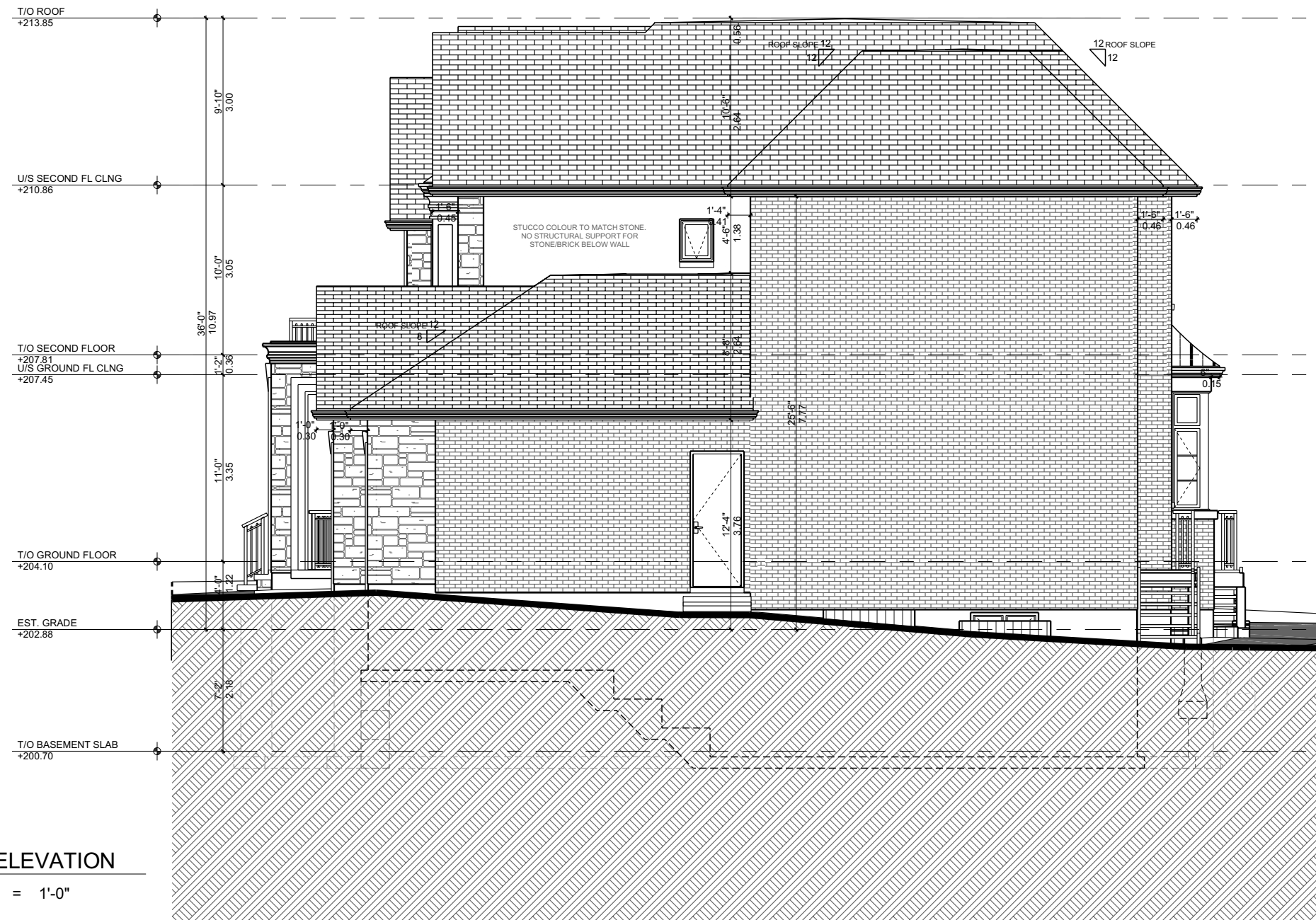
Date: 07/13/22
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Appendix E

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY



1 SOUTH ELEVATION
A3.2 SCALE: 1/8" = 1'-0"

E1 EAST WALL 1	SETBACK FROM PROP. LINE	8.00 m (26'-3")
	TOTAL EXPOSING BUILDING FACE AREA	197.91 m ² (2130.29 FT ²)
	ALLOWED UNPR'ED OPENINGS PECENTAGE	28%
	WALL AREA	197.91 m ² (2130.29 FT ²)
	TOTAL UNPR'ED OPENINGS AREA	43.33 m ² (466.40 FT ²)
	TOTAL UNPR'ED OPENINGS PECENTAGE	21.9%

Appendix E

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PROJECT NAME
**LOT 5 - 9 SUNMAN CRT.
 MARKHAM, ON**
 DRAWING NAME
EAST ELEVATION

PROJECT DATE
 5/9/2022
 PREPARED BY
 CARLOS C.
 CHECKED BY
 STEPAN S.

PROJECT NUMBER
 21.41
 REVISION NUMBER
 4.1-2.7
 DOCUMENT NUMBER
A3.3

Appendix E

File: 22.112002.000.00.MNV

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1
A3.4

NORTH ELEVATION

SCALE: 1/8" = 1'-0"



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115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
**LOT 5 - 9 SUNMAN CRT.
MARKHAM, ON**
DRAWING NAME
NORTH ELEVATION

PROJECT DATE
5/9/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

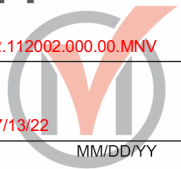
PROJECT NUMBER
21.41
REVISION NUMBER
4.1-2.7
DOCUMENT NUMBER
A3.4

NW1	NORTH WEST WALL 1
SETBACK FROM PROP. LINE	3.00 m (9'-10")
TOTAL EXPOSING BUILDING FACE AREA	88.14 m ² (948.73 FT ²)
ALLOWED UNPR'ED OPENINGS PECENTAGE	13%
WALL AREA	88.14 m ² (948.73 FT ²)
TOTAL UNPR'ED OPENINGS AREA	10.85 m ² (116.79 FT ²)
TOTAL UNPR'ED OPENINGS PECENTAGE	12.3%

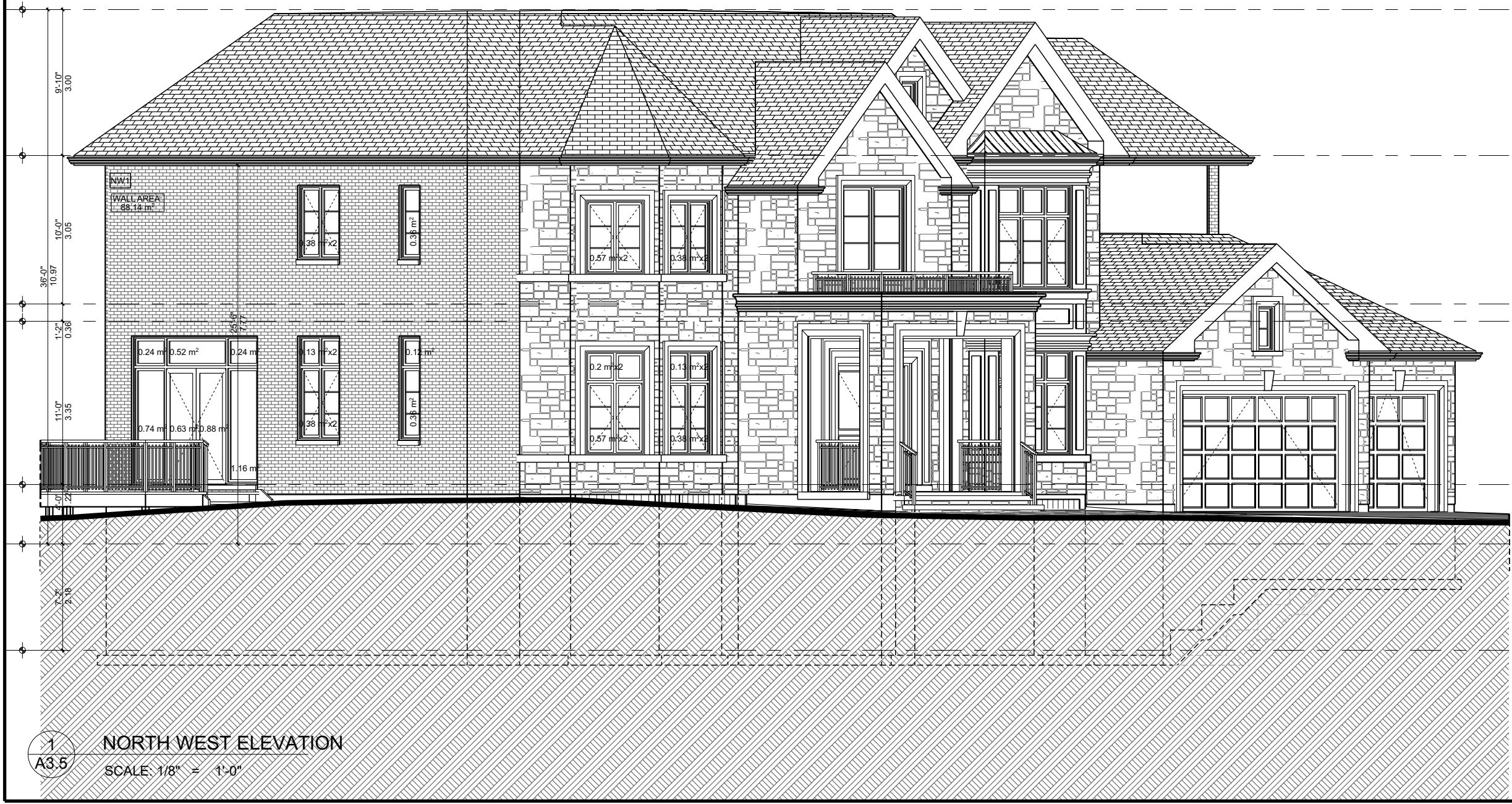
Appendix E

File: 22.112002.000.00.MNV

Date: 07/13/22



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1
A3.5
NORTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



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PROJECT NAME
LOT 5 - 9 SUNMAN CRT.
MARKHAM, ON
 DRAWING NAME
NORTH WEST ELEVATION

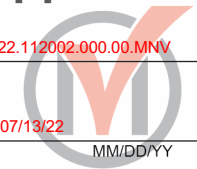
PROJECT DATE
 5/9/2022
 PREPARED BY
 CARLOS C.
 CHECKED BY
 STEPAN S.

PROJECT NUMBER
 21.41
 REVISION NUMBER
 4.1-2.7
 DOCUMENT NUMBER
A3.5

Appendix F

File: 22.112002.000.00.MNV

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LOT 6 - 11 SUNMAN COURT MARKHAM, ON PROP. NEW BUILD DWELLING



STEP DESIGN STUDIO INC.
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ARCH. VISUALIZATION | GRAPHIC DESIGN
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115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
LOT 6 - 11 SUNMAN COURT
MARKHAM, ON
DRAWING NAME
RENDER 1

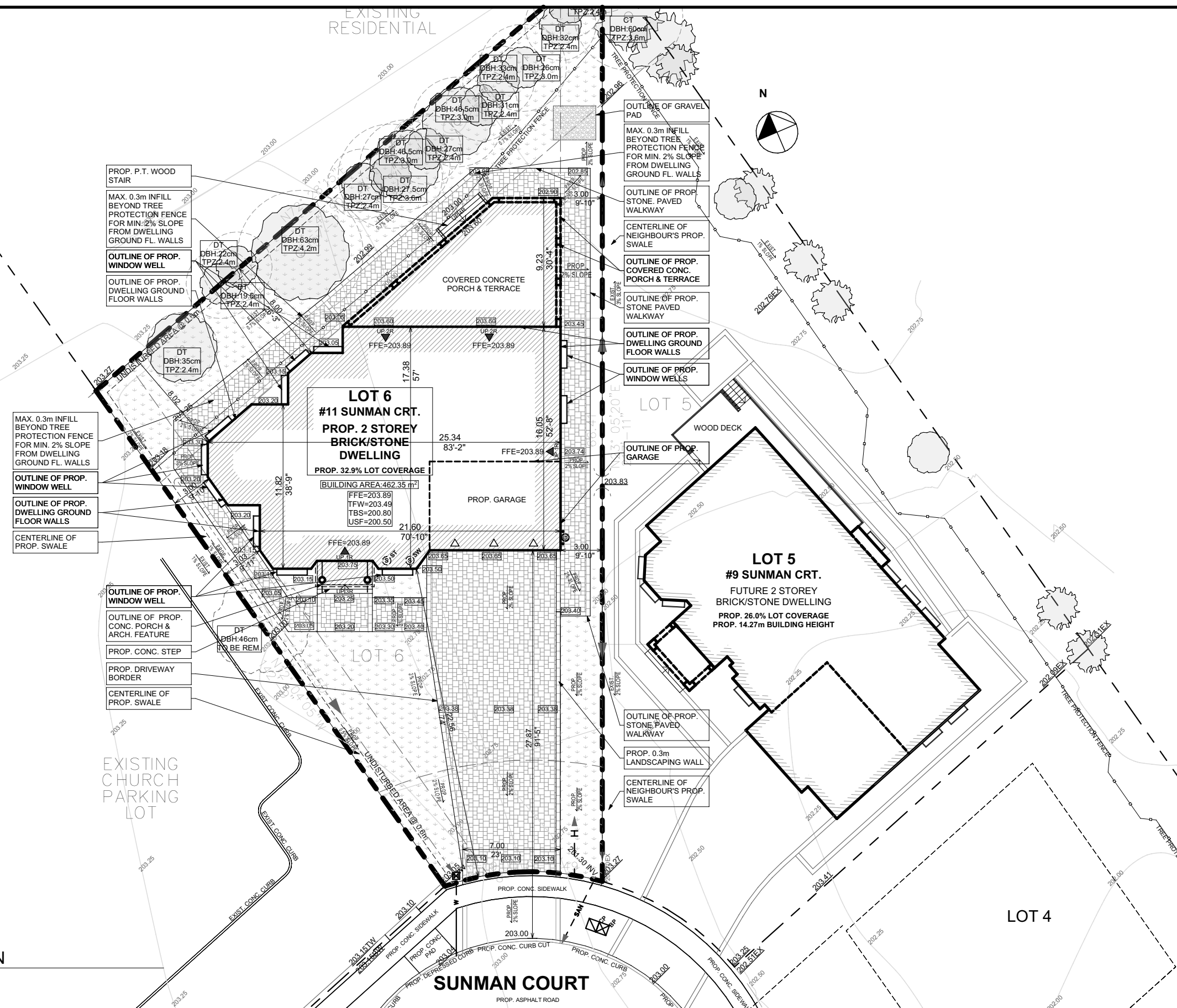
PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.26
REVISION NUMBER
4.1-1.23
DOCUMENT NUMBER
A0.1

Appendix F

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY



LEGEND

	EXISTING GRADE ELEVATION		MEDIUM DUTY PAVING
	EXISTING GRADE ELEVATION TO REMAIN		HEAVY DUTY PAVING
	PROPOSED GRADE		GRASS/SODDED AREA
	GRADE SLOPE & DIRECTION		CONCRETE PAD/WALKWAY
	EXTERIOR MAN DOOR		DENOTES BOULDER
	OVERHEAD DOOR		DENOTES CONIFEROUS TREE
	GAS METER		DENOTES DECIDUOUS TREE
	MAN HOLE (STORM OR SANITARY)		DENOTES HEDGES
	CATCH BASIN (EL. TOP OF RIM)		CHAINLINK FENCE
	SINGLE LIGHT STANDARD		WOOD BOARD FENCE
	DOUBLE LIGHT STANDARD		CONSTRUCTION FENCE
	LIGHT BOLLARD		TREE PROTECTION HOARDING
	FLOOD LIGHT		
	ACCESSIBLE PARKING		
	NUMBER OF PARKING STALLS IN ROW		
	FIRE ROUTE		

1 SITE PLAN
A1.1 SCALE: 1:300

Appendix F

File: 22.112002.000.00.MNV

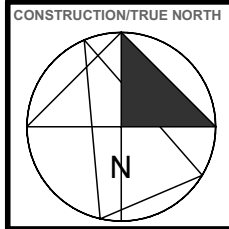
Date: 07/13/22
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AREA & ZONING INFORMATION

LOT 6 - SUNMAN COURT SUBDIVISION - 11 SUNMAN COURT

SUR 2 - MARKHAM BY-LAW 193-81

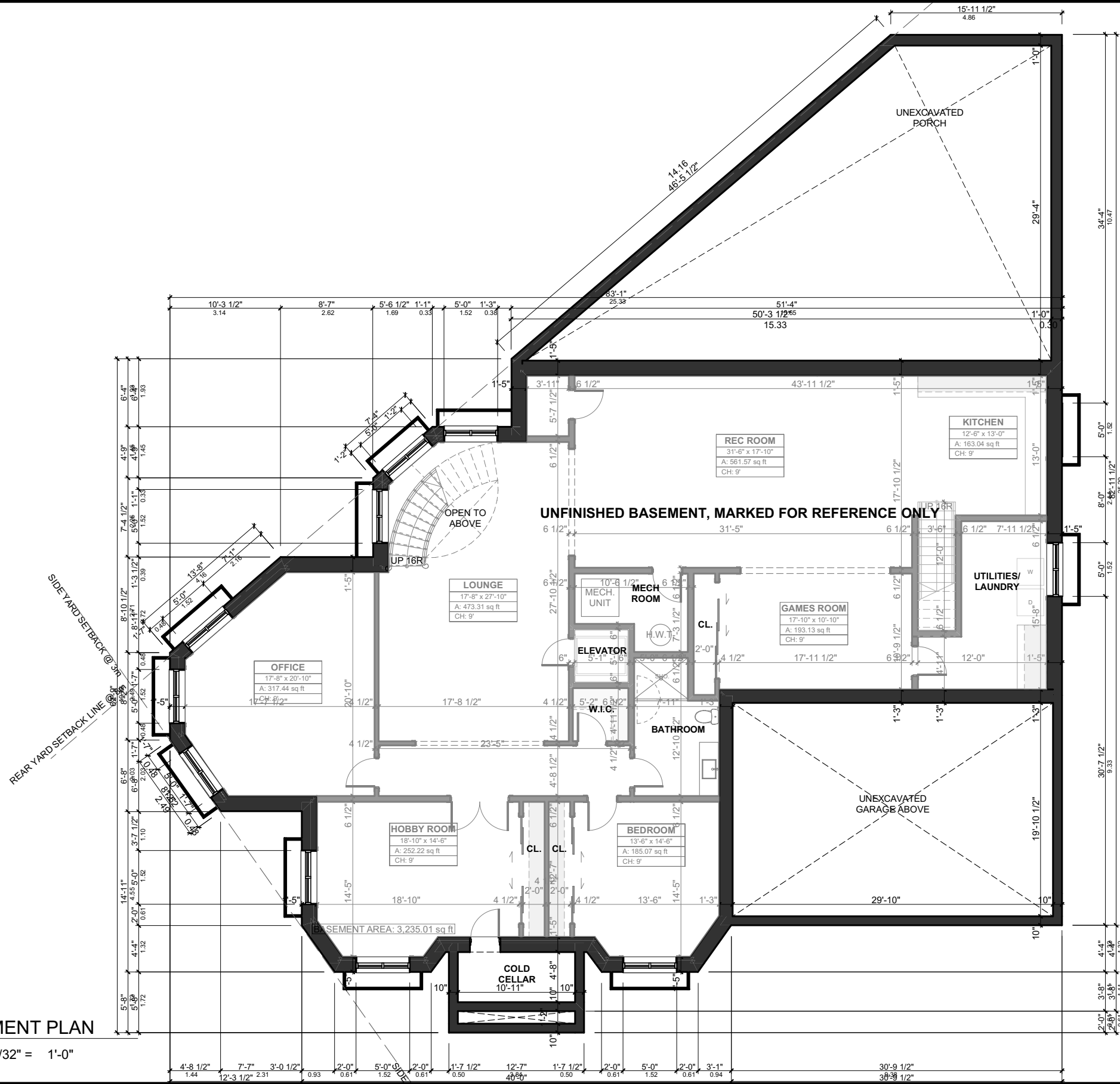
	ZONING	PROPOSED		REQUIRED		NOTES
		DWELLING		MARKHAM BY-LAW 193-81		
1.1	LOT AREA	1,406.20 M ²	15,136.21 SQ FT	1,406.20 M ²	15,136.21 SQ FT	
	SETBACKS					
2.1	LOT FRONTAGE	16.62 M	54.53 FT	16.62 M	54.53 FT	
2.2	LOT DEPTH	50.36 M	165.22 FT			
2.3	FRONT YARD SETBACK (NORTH SIDE)	22.56 M	74.02 FT	8.00 M	26.25 FT	
2.4	SIDE YARD SETBACK (EAST SIDE)	3.00 M	9.84 FT	3.00 M	9.84 FT	2 STOREYS
2.5	SIDE YARD SETBACK (WEST SIDE)	3.00 M	9.84 FT	3.00 M	9.84 FT	2 STOREYS
2.6	REAR YARD SETBACK (SOUTH SIDE)	8.00 M	26.25 FT	8.00 M	26.25 FT	
2.7	BUILDING LENGTH	26.61 M	87.30 FT			
2.8	BUILDING WIDTH	25.34 M	83.14 FT			
	SITE AREAS					
3.1	LOT AREA	1,406.20 M ²	15,136.21 SQ FT			
3.2	DWELLING AREA	300.58 M ²	3,235.42 SQ FT			
3.3	GARAGE AREA	60.00 M ²	645.83 SQ FT			
3.4	COVERED FRONT PORCH	6.66 M ²	71.69 SQ FT			
3.5	COVERED REAR PORCH	95.12 M ²	1,023.86 SQ FT			
3.6	TOTAL BUILDING AREA	462.36 M ²	4,976.80 SQ FT			
3.7	LOT COVERAGE PERCENTAGE	32.9%		MAX. 25%		
3.8	FRONT YARD AREA	432.42 M ²	4,654.53 SQ FT			
3.9	FRONT YARD LANDSCAPE AREA	197.26 M ²	2,123.29 SQ FT			
3.10	FRONT YARD LANDSCAPING PERC.	45.6%		MIN. 40%		
3.11	REAR YARD AREA	357.65 M ²	3,849.71 SQ FT			
3.12	REAR YARD LANDSCAPING AREA	276.30 M ²	2,974.07 SQ FT			
3.13	REAR YARD LANDSCAPING PERC.	77.3%				
	GROSS FLOOR AREAS					
4.1	BASEMENT GFA	300.54 M ²	3,234.99 SQ FT			NOT INCLUDED IN TOTAL GFA
4.2	GROUND FLOOR GFA	300.58 M ²	3,235.42 SQ FT			
4.3	GARAGE AREA	60.00 M ²	645.83 SQ FT			
4.5	SECOND FLOOR GFA	310.18 M ²	3,338.75 SQ FT			
4.6	SECOND FLOOR TERRACE AREA	91.53 M ²	985.22 SQ FT			NOT INCLUDED IN TOTAL GFA
4.7	TOTAL GFA	670.76 M ²	7,220.00 SQ FT			
4.8	LOT AREA	1,406.20 M ²	15,136.21 SQ FT	1,406.20 M ²	15,136.21 SQ FT	
4.9	NET LOT AREA	1,406.20 M ²	15,136.21 SQ FT			
4.10	FLOOR AREA RATIO	47.7%				
	HEIGHTS					
5.1	EST. GRADE	202.98 M				
5.2	GRADE @ GARAGE	203.65 M				
5.3	FIN. FLOOR ELEVATION	203.89 M				
5.4	TOP OF ROOF ELEVATION	213.24 M				
5.5	DWELLING HEIGHT	10.26 M	33.66 FT	11.00 M	36.09 FT	
5.6	FIN. GROUND FLOOR HEIGHT	0.91 M	2.99 FT			



Appendix F

File: 22.112002.000.00.MNV

Date: 07/13/22
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1
A2.1
BASEMENT PLAN
SCALE: 3/32" = 1'-0"

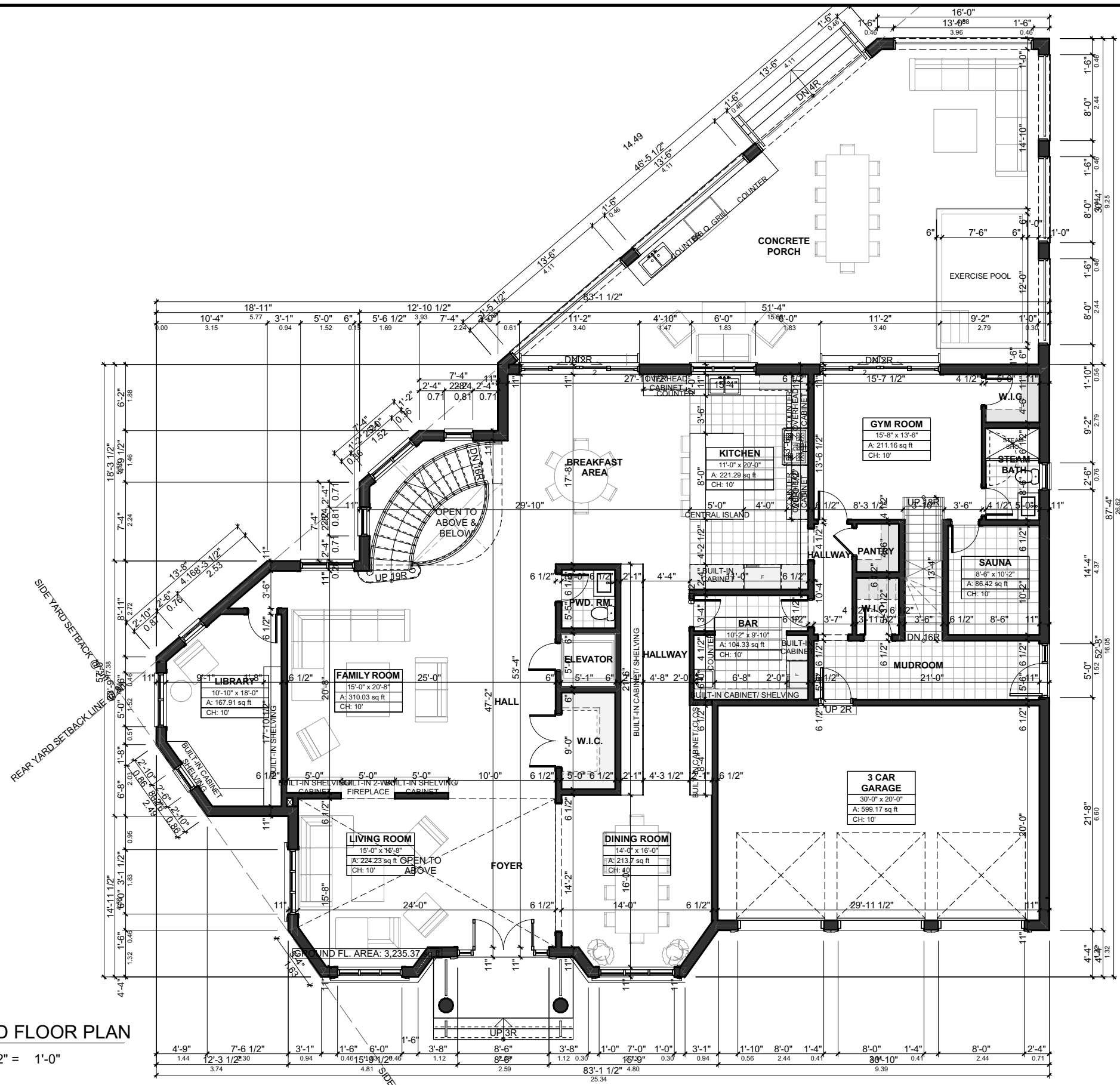
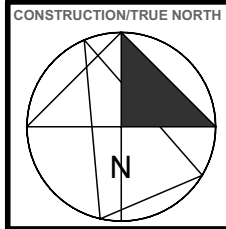


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PROJECT NAME
**LOT 6 - 11 SUNMAN COURT
 MARKHAM, ON**
 DRAWING NAME
BASEMENT PLAN

PROJECT DATE
 5/10/2022
 PREPARED BY
 CARLOS C.
 CHECKED BY
 STEPAN S.

PROJECT NUMBER
 21.26
 REVISION NUMBER
 4.1-1.23
 DOCUMENT NUMBER
A2.1

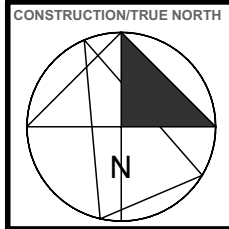


1
A2.2
GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"

Appendix F

File: 22.112002.000.00.MNV

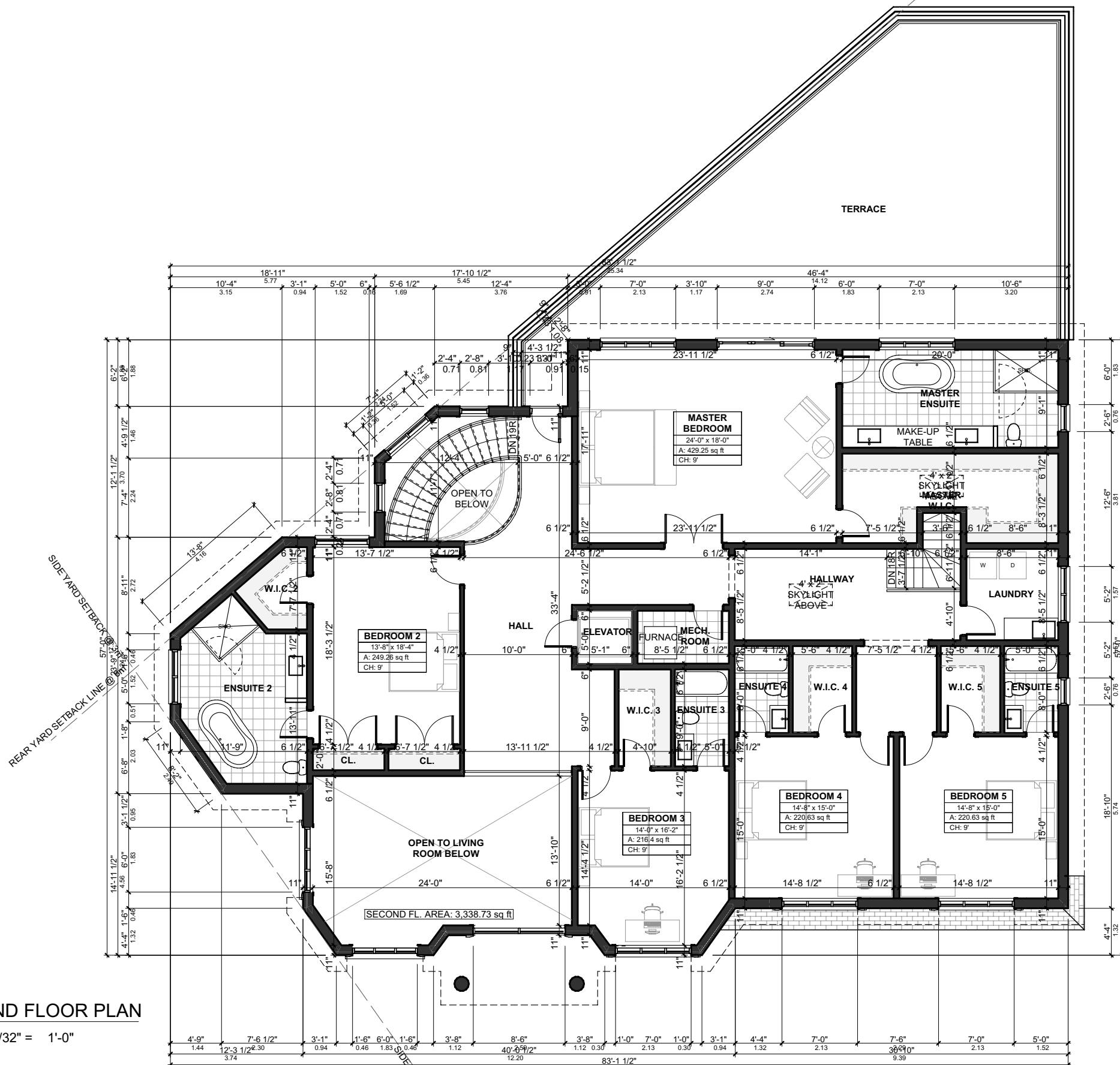
Date: 07/13/22
MM/DD/YY



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File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY



1 SECOND FLOOR PLAN
A2.3 SCALE: 3/32" = 1'-0"

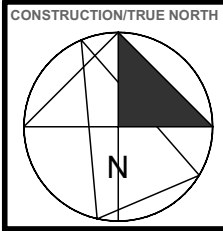


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PROJECT NAME
**LOT 6 - 11 SUNMAN COURT
MARKHAM, ON**
DRAWING NAME
SECOND FLOOR PLAN

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

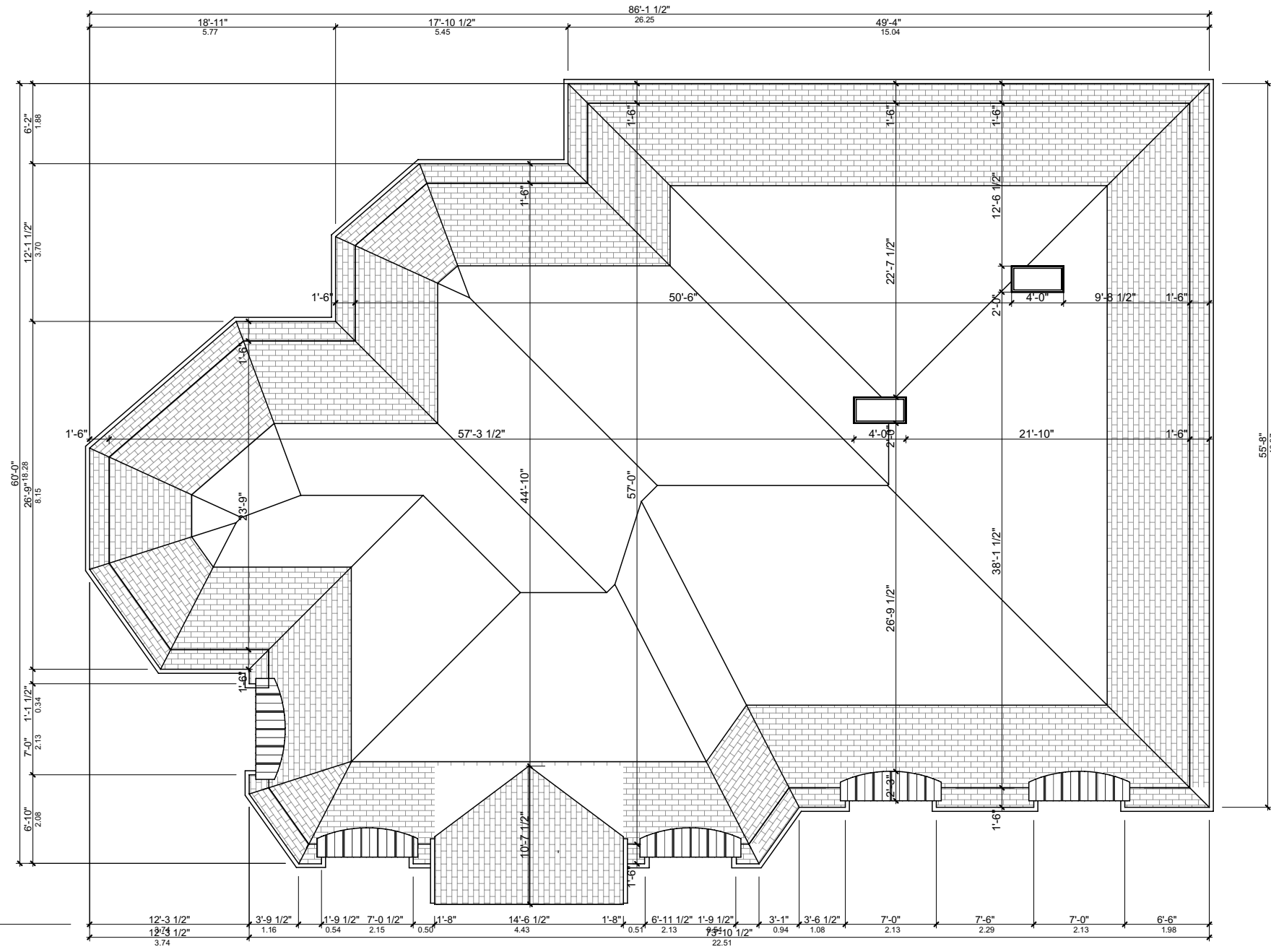
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REVISION NUMBER
4.1-1.23
DOCUMENT NUMBER
A2.3



Appendix F

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Date: 07/13/22



1
A2.4

ROOF PLAN
SCALE: 3/32" = 1'-0"



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115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
LOT 6 - 11 SUNMAN COURT
MARKHAM, ON
DRAWING NAME
ROOF PLAN

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.26
REVISION NUMBER
4.1-1.23
DOCUMENT NUMBER
A2.4

Appendix F

File: 22.112002.000.00.MNV

Date: 07/13/22
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1 SOUTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



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PROJECT NAME
**LOT 6 - 11 SUNMAN COURT
MARKHAM, ON**
DRAWING NAME
SOUTH ELEVATION

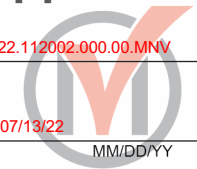
PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.26
REVISION NUMBER
4.1-1.23
DOCUMENT NUMBER
A3.1

Appendix F

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY



1 EAST ELEVATION
A3.2 SCALE: 3/32" = 1'-0"

Appendix F

File: 22.112002.000.00.MNV

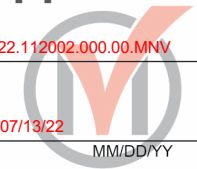
Date: 07/13/22
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Appendix F

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY



1 WEST ELEVATION
A3.4 SCALE: 3/32" = 1'-0"

NW1	NORTH WEST WALL 1
SETBACK FROM PROP. LINE	8.00 m (26'-3")
TOTAL EXPOSING BUILDING FACE AREA	178.78 m ² (1924.37 FT ²)
ALLOWED UNPR'ED OPENINGS PECENTAGE	19%
WALL AREA	178.78 m ² (1924.37 FT ²)
TOTAL UNPR'ED OPENINGS AREA	24.52 m ² (263.93 FT ²)
TOTAL UNPR'ED OPENINGS PECENTAGE	13.7%

Appendix F

File: 22.112002.000.00.MNV

Date: 07/13/22
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1
A3.5 **NORTH WEST ELEVATION**
SCALE: 1:144

SW1	SOUTH WEST WALL 1
	SETBACK FROM PROP. LINE ————— 3.00 m (9'-10")
	TOTAL EXPOSING BUILDING FACE AREA — 158.94 m ² (1710.82 FT ²)
	ALLOWED UNPR'ED OPENINGS PECENTAGE ————— 13%
	WALL AREA ————— 80.05 m ² (861.65 FT ²)
	TOTAL UNPR'ED OPENINGS AREA ————— 9.84 m ² (105.92 FT ²)
	TOTAL UNPR'ED OPENINGS PECENTAGE ————— 12.3%

SW2	SOUTH WEST WALL 2
	SETBACK FROM PROP. LINE ————— 6.00 m (19'-8")
	TOTAL EXPOSING BUILDING FACE AREA — 158.94 m ² (1710.82 FT ²)
	ALLOWED UNPR'ED OPENINGS PECENTAGE ————— 34%
	WALL AREA ————— 78.89 m ² (849.16 FT ²)
	TOTAL UNPR'ED OPENINGS AREA ————— 8.73 m ² (94.97 FT ²)
	TOTAL UNPR'ED OPENINGS PECENTAGE ————— 11.0%

Appendix F

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1 SOUTH WEST ELEVATION
A3.6 SCALE: 1/8" = 1'-0"



Appendix G

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY

LOT 8 - 19 SUNMAN COURT
MARKHAM, ON
PROP. NEW BUILD DWELLING



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115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
LOT 8 - 19 SUNMAN COURT
MARKHAM, ON
DRAWING NAME
RENDER 1

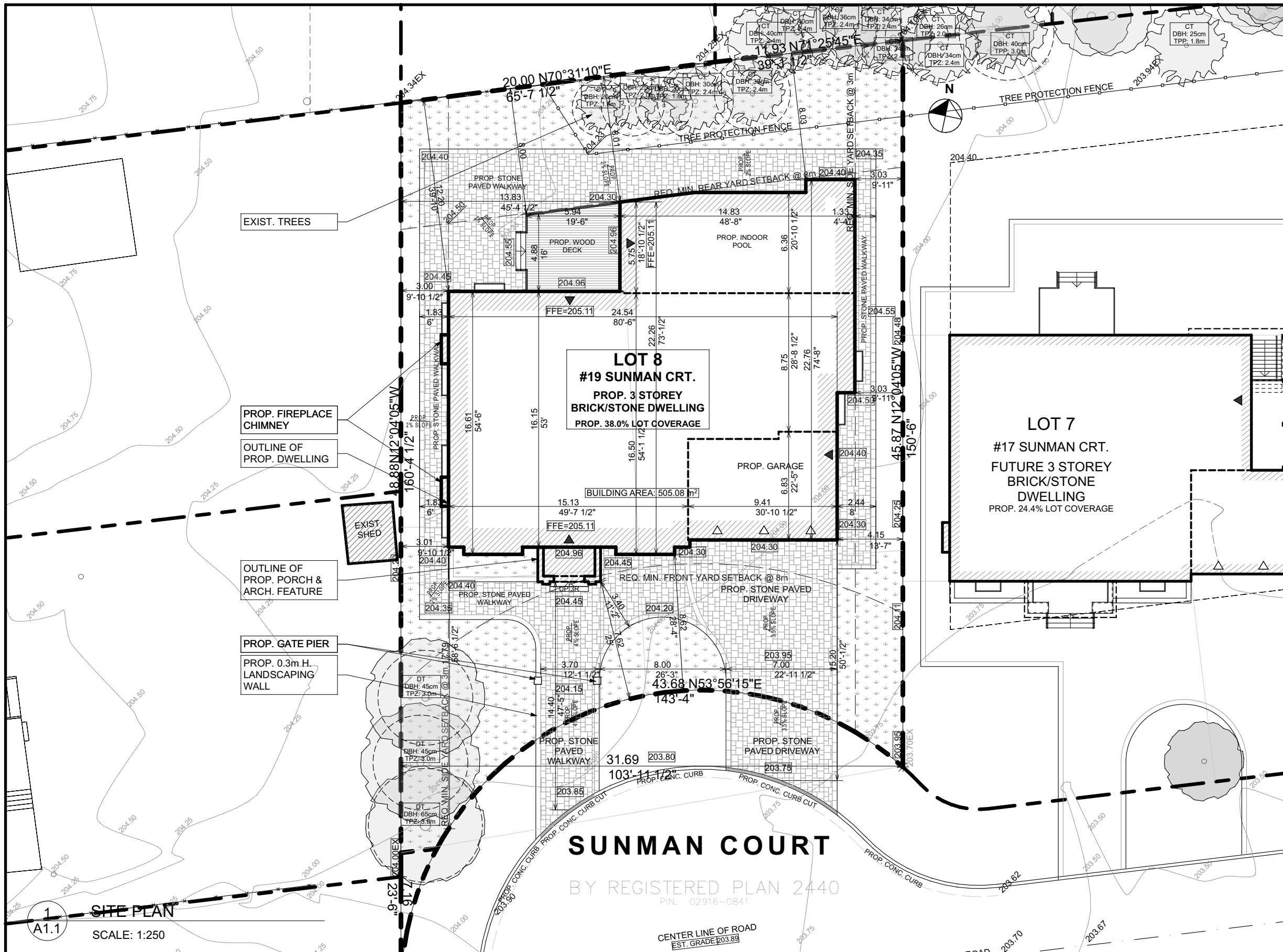
PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.5
REVISION NUMBER
4.1-2.14
DOCUMENT NUMBER
A0.1

Appendix G

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY



LEGEND

	EXISTING GRADE ELEVATION		MEDIUM DUTY PAVING
	EXISTING GRADE ELEVATION TO REMAIN		HEAVY DUTY PAVING
	PROPOSED GRADE		GRASS/SODDED AREA
	GRADE SLOPE & DIRECTION		CONCRETE PAD/WALKWAY
	EXTERIOR MAN DOOR		DENOTES BOULDER
	OVERHEAD DOOR		DENOTES CONIFEROUS TREE
	GAS METER		DENOTES DECIDUOUS TREE
	MAN HOLE (STORM OR SANITARY)		DENOTES HEDGES
	CATCH BASIN (EL. TOP OF RIM)		CHAINLINK FENCE
	SINGLE LIGHT STANDARD		WOOD BOARD FENCE
	DOUBLE LIGHT STANDARD		CONSTRUCTION FENCE
	LIGHT BOLLARD		TREE PROTECTION HOARDING
	FLOOD LIGHT		
	ACCESSIBLE PARKING		
	NUMBER OF PARKING STALLS IN ROW		
	FIRE ROUTE		

1 SITE PLAN
A1.1
SCALE: 1:250

SUNMAN COURT
BY REGISTERED PLAN 2440
PIN. 02916-0841



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115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
LOT 8 - 19 SUNMAN COURT
MARKHAM, ON
DRAWING NAME
SITE PLAN

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.5
REVISION NUMBER
4.1-2.14
DOCUMENT NUMBER
A1.1

Appendix G

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY

AREA & ZONING INFORMATION

SUNMAN COURT SUBDIVISION - LOT 8 - 19 SUNMAN COURT

SUR 2 - MARKHAM BY-LAW 193-81

	ZONING	PROPOSED		REQUIRED		NOTES
		PROPOSED DWELLING		MARKHAM BY-LAW 193-81		
1.1	LOT AREA	1,329.97 M ²	14,315.68 SQ FT	1,329.97 M ²	6,600.00 SQ FT	
	SETBACKS					
2.1	LOT FRONTAGE	31.76 M	104.20 FT	31.76 M	60.00 FT	
2.2	LOT DEPTH	39.22 M	128.67 FT			
2.3	FRONT YARD SETBACK (SOUTH SIDE)	8.62 M	28.28 FT	8.00 M	25.00 FT	
2.4	SIDE YARD SETBACK (EAST SIDE)	3.03 M	9.94 FT	3.00 M	6.00 FT	
2.5	SIDE YARD SETBACK (WEST SIDE)	3.00 M	9.84 FT	3.00 M	4.00 FT	
2.6	REAR YARD SETBACK (NORTH SIDE)	8.01 M	26.28 FT	8.00 M	25.00 FT	
2.7	BUILDING LENGTH	23.67 M	77.66 FT			
2.8	BUILDING WIDTH	24.54 M	80.51 FT			
	SITE AREAS					
3.1	LOT AREA	1,329.97 M ²	14,315.68 SQ FT			
3.2	DWELLING AREA	339.30 M ²	3,652.19 SQ FT			
3.3	POOL AREA	95.43 M ²	1,027.20 SQ FT			
3.4	GARAGE AREA	61.69 M ²	664.03 SQ FT			
3.5	COVERED PORCH AREA	8.66 M ²	93.22 SQ FT			
3.6	TOTAL BUILDING AREA	505.08 M ²	5,436.64 SQ FT			
3.7	LOT COVERAGE PERCENTAGE	38.0%		MAX. 25%		
3.8	FRONT YARD AREA	362.10 M ²	3,897.61 SQ FT			
3.9	FRONT YARD LANDSCAPE AREA	189.67 M ²	2,041.59 SQ FT			
3.10	FRONT YARD LANDSCAPING PERC.	52.4%		MIN. 40%		
3.11	REAR YARD AREA	253.51 M ²	2,728.76 SQ FT			
3.12	REAR YARD LANDSCAPING AREA	162.66 M ²	1,750.86 SQ FT			
3.13	REAR YARD LANDSCAPING PERC.	64.2%				
	GROSS FLOOR AREAS					
4.1	BASEMENT GFA	336.18 M ²	3,618.61 SQ FT			NOT INCLUDED IN TOTAL GFA
4.2	GROUND FLOOR GFA	339.35 M ²	3,652.73 SQ FT			
4.3	GARAGE GFA	61.65 M ²	663.60 SQ FT			
4.4	POOL GFA	95.43 M ²	1,027.20 SQ FT			
4.5	SECOND FLOOR GFA	329.96 M ²	3,551.66 SQ FT			
4.6	THIRD FLOOR GFA	112.00 M ²	1,205.56 SQ FT			
4.7	TOTAL GFA	938.39 M ²	10,100.75 SQ FT			
4.8	LOT AREA	1,329.97 M ²	14,315.68 SQ FT	1,329.97 M ²	14,315.68 SQ FT	
4.9	NET LOT AREA	1,329.97 M ²	14,315.68 SQ FT			
4.10	FLOOR AREA RATIO	70.6%				
	HEIGHTS					
5.1	EST. GRADE	203.89 M				
5.2	GRADE @ GARAGE	204.30 M				
5.3	FIN. FLOOR ELEVATION	205.11 M				
5.4	TOP OF ROOF ELEVATION	214.87 M				
5.5	DWELLING HEIGHT	10.98 M	36.02 FT	11.00 M	36.09 FT	
5.6	FIN. GROUND FLOOR HEIGHT	1.22 M	4.00 FT			



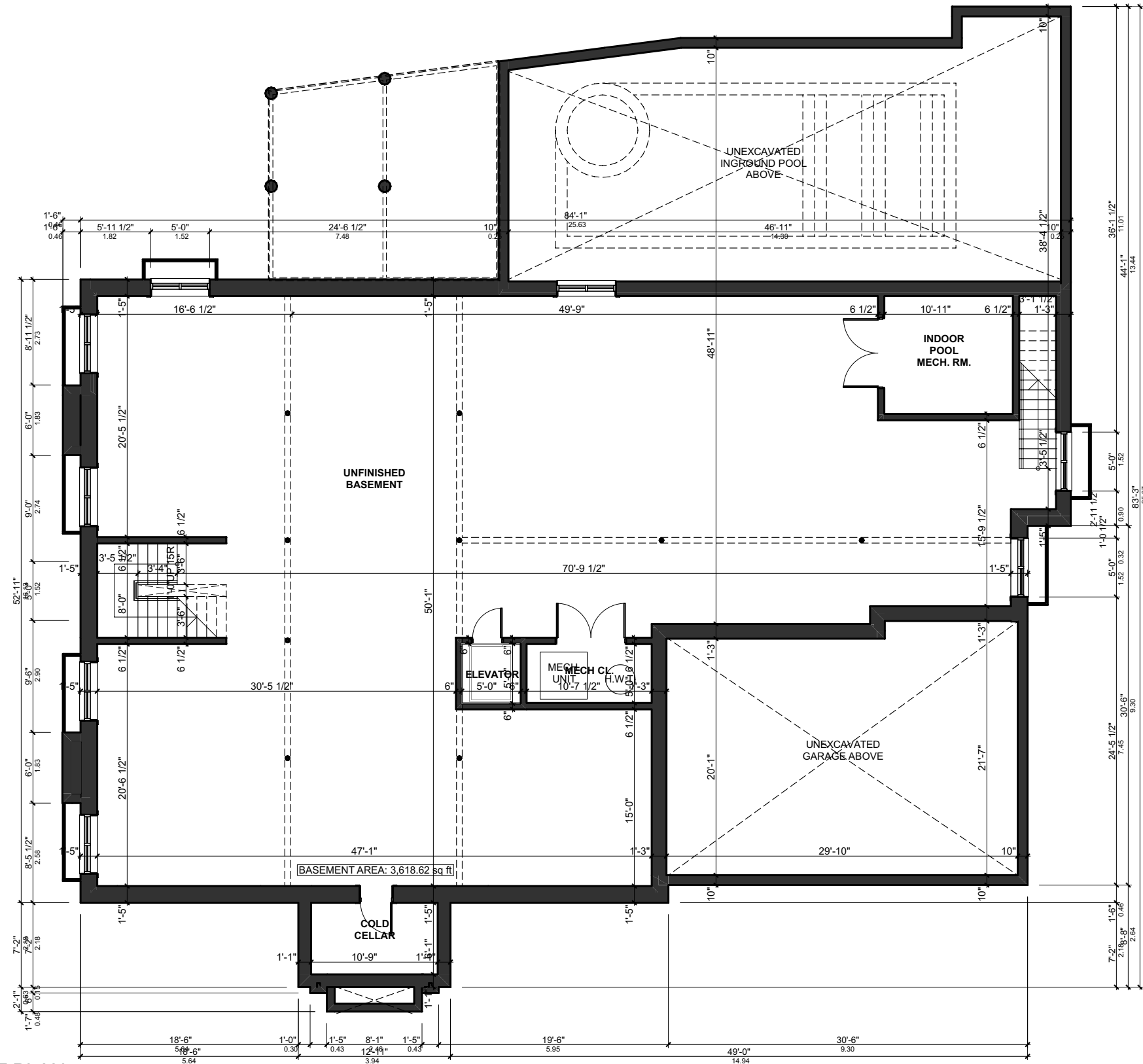
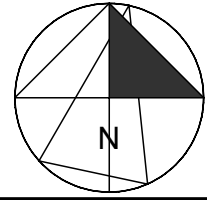
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ARCH. VISUALIZATION | GRAPHIC DESIGN
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115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
LOT 8 - 19 SUNMAN COURT
MARKHAM, ON
DRAWING NAME
SITE STATS

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.5
REVISION NUMBER
4.1-2.14
DOCUMENT NUMBER
A1.2

CONSTRUCTION/TRUE NORTH



1
A2.1

BASEMENT PLAN

SCALE: 3/32" = 1'-0"

Appendix G

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY

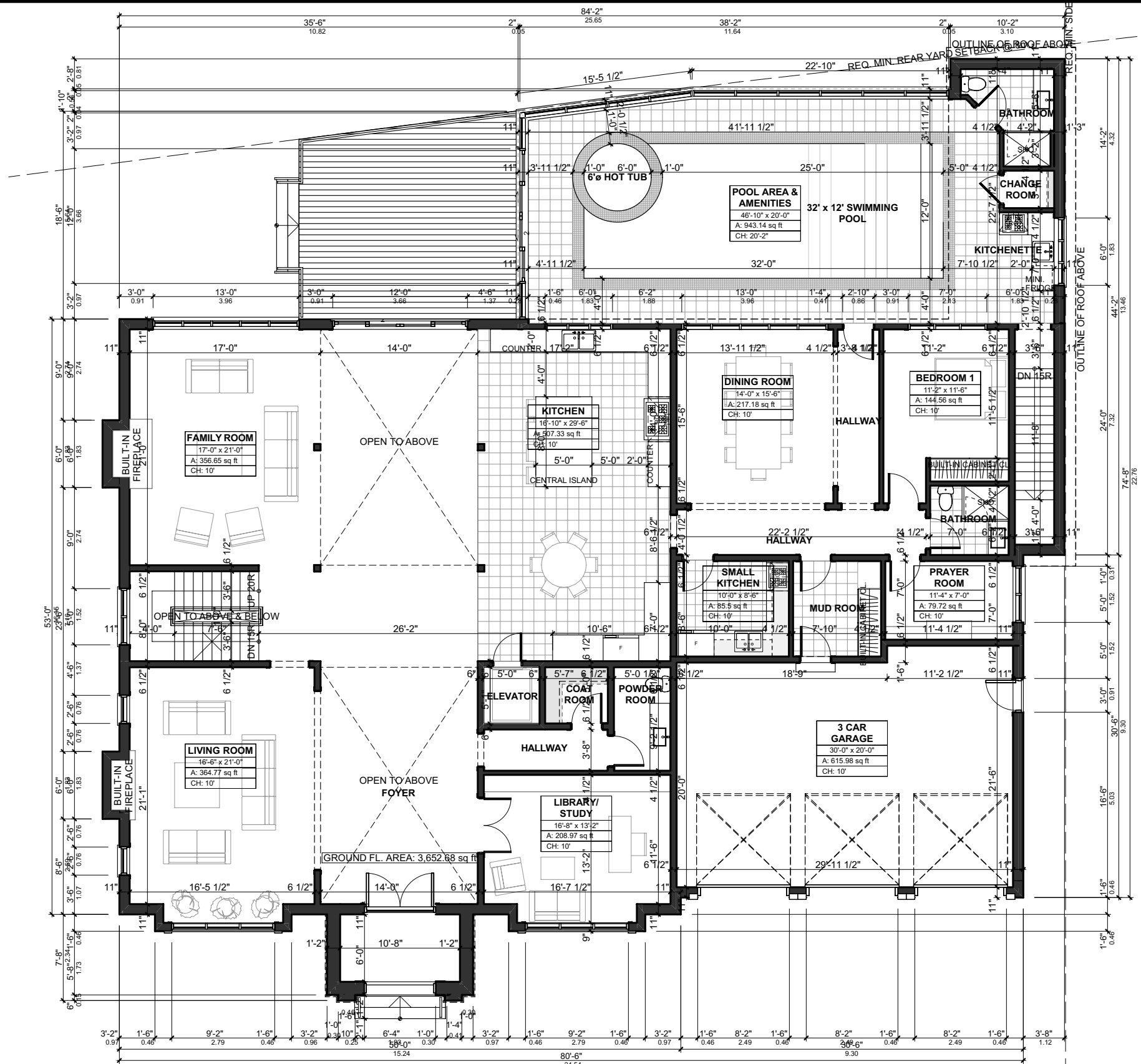
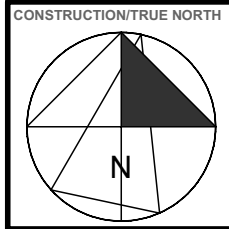


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 115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
**LOT 8 - 19 SUNMAN COURT
 MARKHAM, ON**
 DRAWING NAME
BASEMENT PLAN

PROJECT DATE
 5/10/2022
 PREPARED BY
 CARLOS C.
 CHECKED BY
 STEPAN S.

PROJECT NUMBER
 21.5
 REVISION NUMBER
 4.1-2.14
 DOCUMENT NUMBER
A2.1



1
A2.2
GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"

Appendix G

File: 22.112002.000.00.MNV

Date: 07/13/22

MM/DD/YY

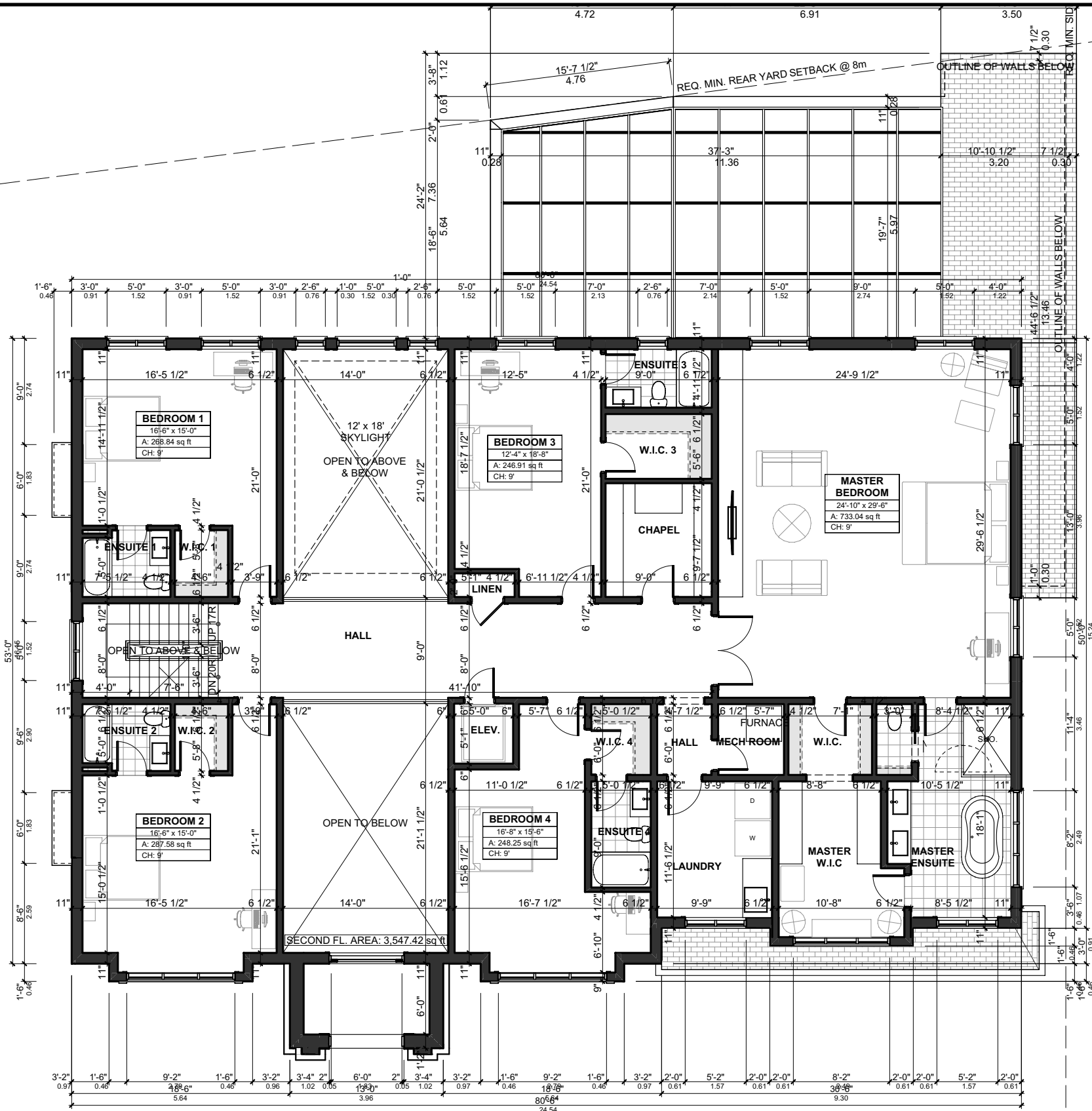
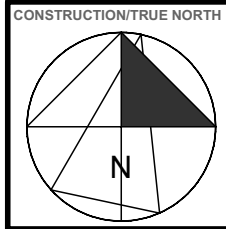


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 ARCH. VISUALIZATION | GRAPHIC DESIGN
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 115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
LOT 8 - 19 SUNMAN COURT
MARKHAM, ON
 DRAWING NAME
GROUND FLOOR PLAN

PROJECT DATE
 5/10/2022
 PREPARED BY
 CARLOS C.
 CHECKED BY
 STEPAN S.

PROJECT NUMBER
 21.5
 REVISION NUMBER
 4.1-2.14
 DOCUMENT NUMBER
A2.2



1 SECOND FLOOR PLAN
A2.3 SCALE: 3/32" = 1'-0"

Appendix G

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PROJECT NAME
**LOT 8 - 19 SUNMAN COURT
MARKHAM, ON**

DRAWING NAME
SECOND FLOOR PLAN

PROJECT DATE
5/10/2022

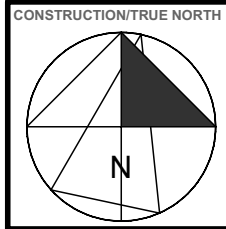
PREPARED BY
CARLOS C.

CHECKED BY
STEPAN S.

PROJECT NUMBER
21.5

REVISION NUMBER
4.1-2.14

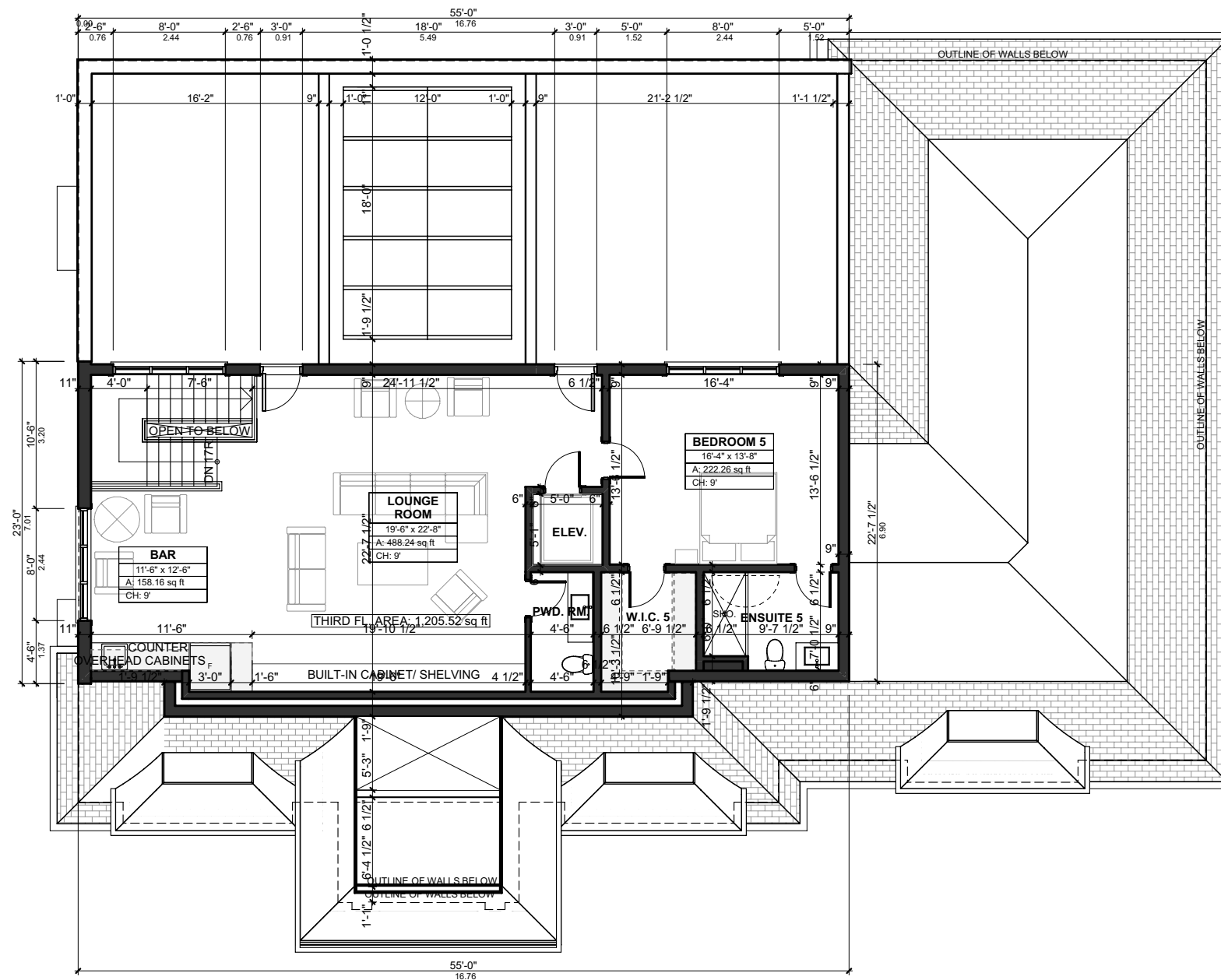
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1 THIRD FLOOR PLAN
A2.4 SCALE: 3/32" = 1'-0"

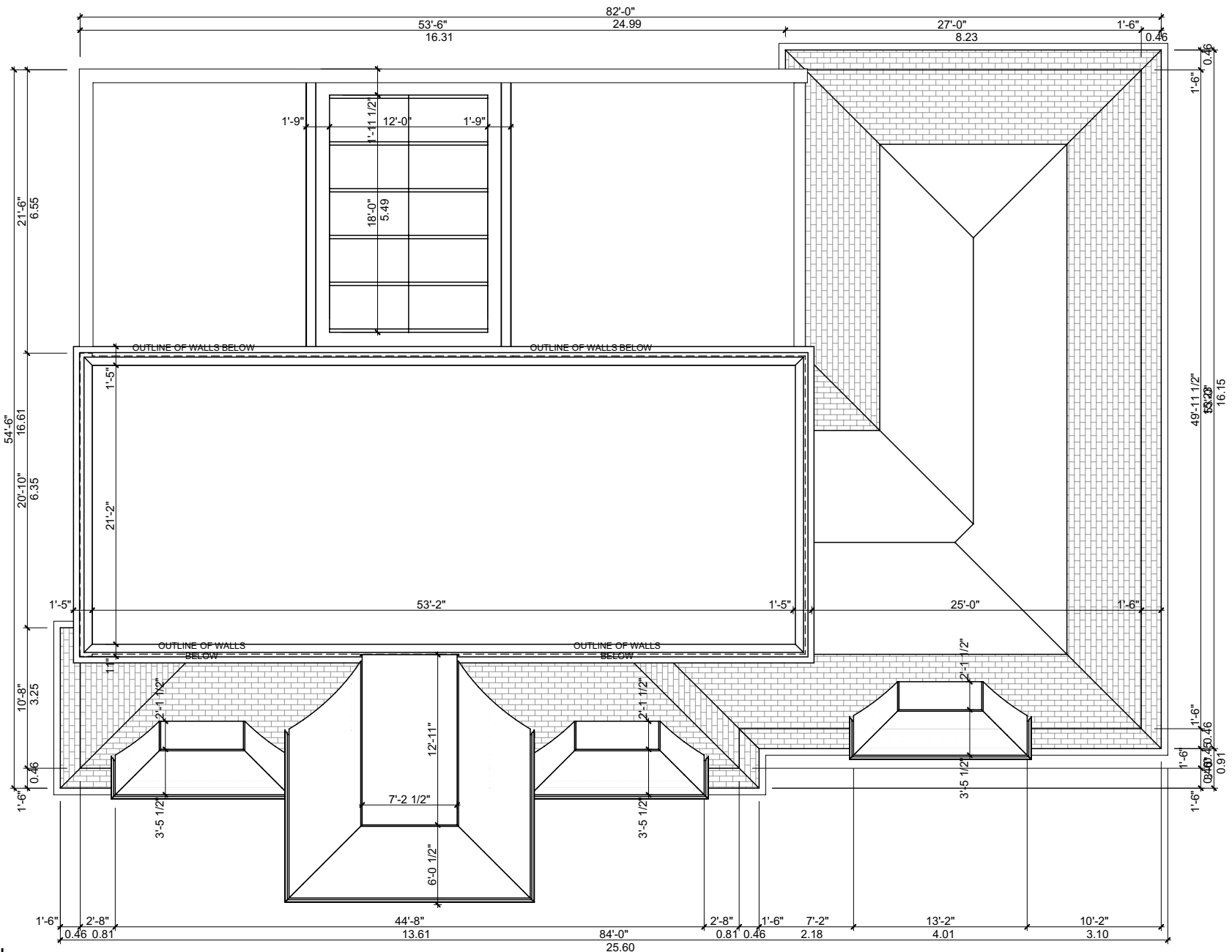
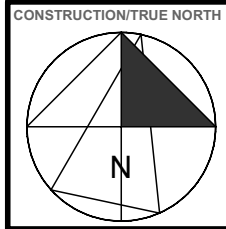


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115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
**LOT 8 - 19 SUNMAN COURT
MARKHAM, ON**
DRAWING NAME
THIRD FLOOR PLAN

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.5
REVISION NUMBER
4.1-2.14
DOCUMENT NUMBER
A2.4



1 ROOF PLAN
A2.5 SCALE: 3/32" = 1'-0"

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PROJECT NAME
**LOT 8 - 19 SUNMAN COURT
MARKHAM, ON**
DRAWING NAME
ROOF PLAN

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.5
REVISION NUMBER
4.1-2.14
DOCUMENT NUMBER
A2.5

Appendix G

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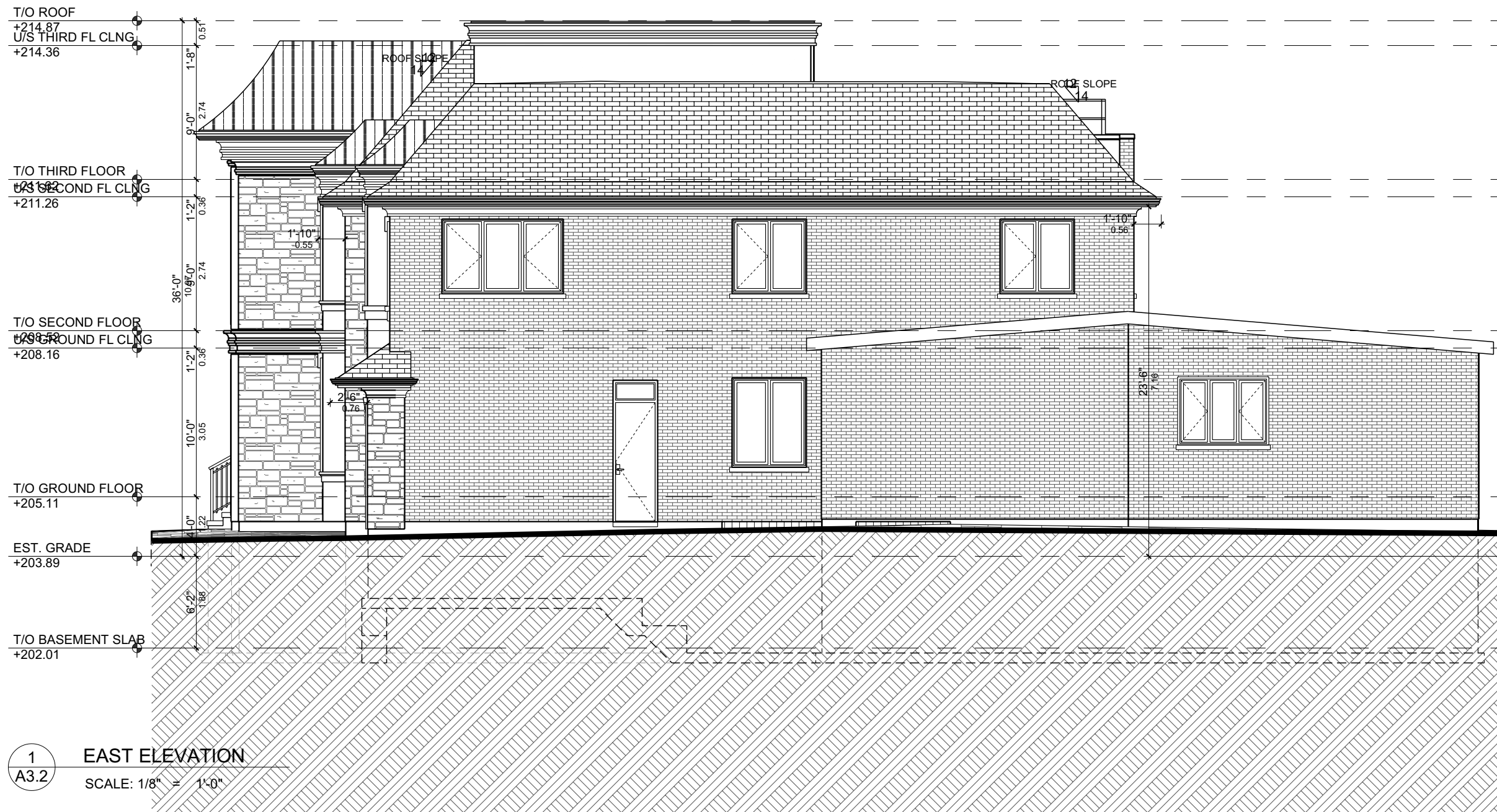
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 115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
**LOT 8 - 19 SUNMAN COURT
 MARKHAM, ON**
 DRAWING NAME
EAST ELEVATION

PROJECT DATE
 5/10/2022
 PREPARED BY
 CARLOS C.
 CHECKED BY
 STEPAN S.

PROJECT NUMBER
 21.5
 REVISION NUMBER
 4.1-2.14
 DOCUMENT NUMBER
A3.2

N1	NORTH WALL 1
SETBACK FROM PROP. LINE	8.0m (23'-4")
TOTAL EXPOSING BUILDING FACE AREA	221.82m ² (2536.62 FT ²)
ALLOWED UNPR'ED OPENINGS AREA	64 m ²
WALL AREA	221.82m ² (2536.62 FT ²)
TOTAL UNPR'ED OPENINGS AREA	62.39 m ² (701.48 FT ²)
TOTAL UNPR'ED OPENINGS PERCENTAGE	28.1%

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Date: 07/13/22

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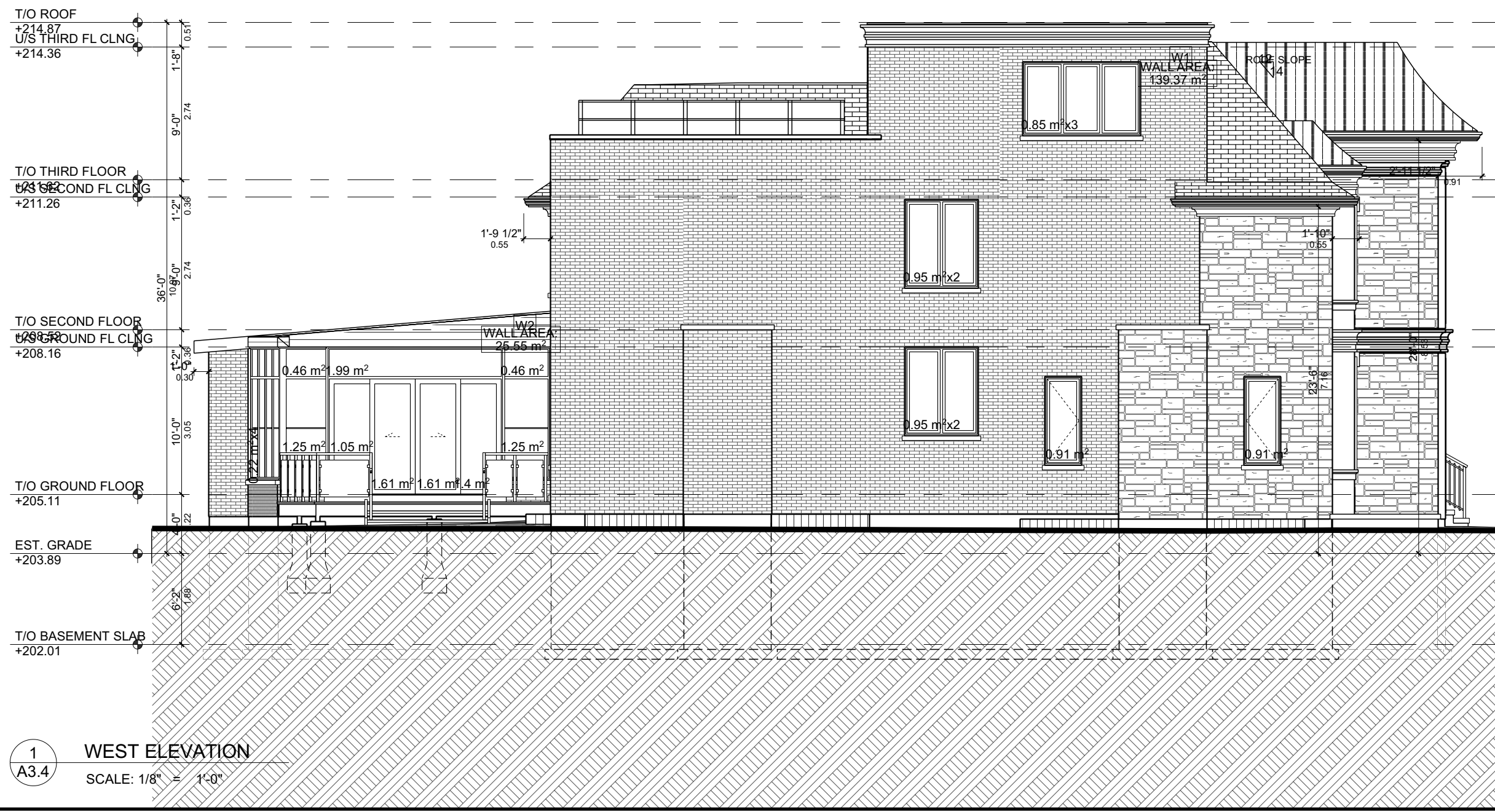
W2 WEST WALL 2	
SETBACK FROM PROP. LINE	13.83m (45'-4")
TOTAL EXPOSING BUILDING FACE AREA	164.92m ² (1775.18 FT ²)
ALLOWED UNPR'ED OPENINGS PERCENTAGE	N/A
WALL AREA	25.55m ² (275.02 FT ²)
TOTAL UNPR'ED OPENINGS AREA	10.91 m ² (117.43 FT ²)
TOTAL UNPR'ED OPENINGS PERCENTAGE	42.7%

W1 WEST WALL 1	
SETBACK FROM PROP. LINE	3.0m (9'-10")
TOTAL EXPOSING BUILDING FACE AREA	164.92m ² (1775.18 FT ²)
ALLOWED UNPR'ED OPENINGS PERCENTAGE	10%
WALL AREA	139.37m ² (1500.17 FT ²)
TOTAL UNPR'ED OPENINGS AREA	8.17 m ² (87.94 FT ²)
TOTAL UNPR'ED OPENINGS PERCENTAGE	5.9%

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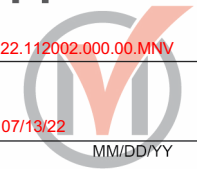


1 WEST ELEVATION
A3.4 SCALE: 1/8" = 1'-0"

Appendix H

File: 22.112002.000.00.MNV

Date: 07/13/22
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LOT 9 - 18 SUNMAN COURT MARKHAM, ON PROP. NEW BUILD DWELLING

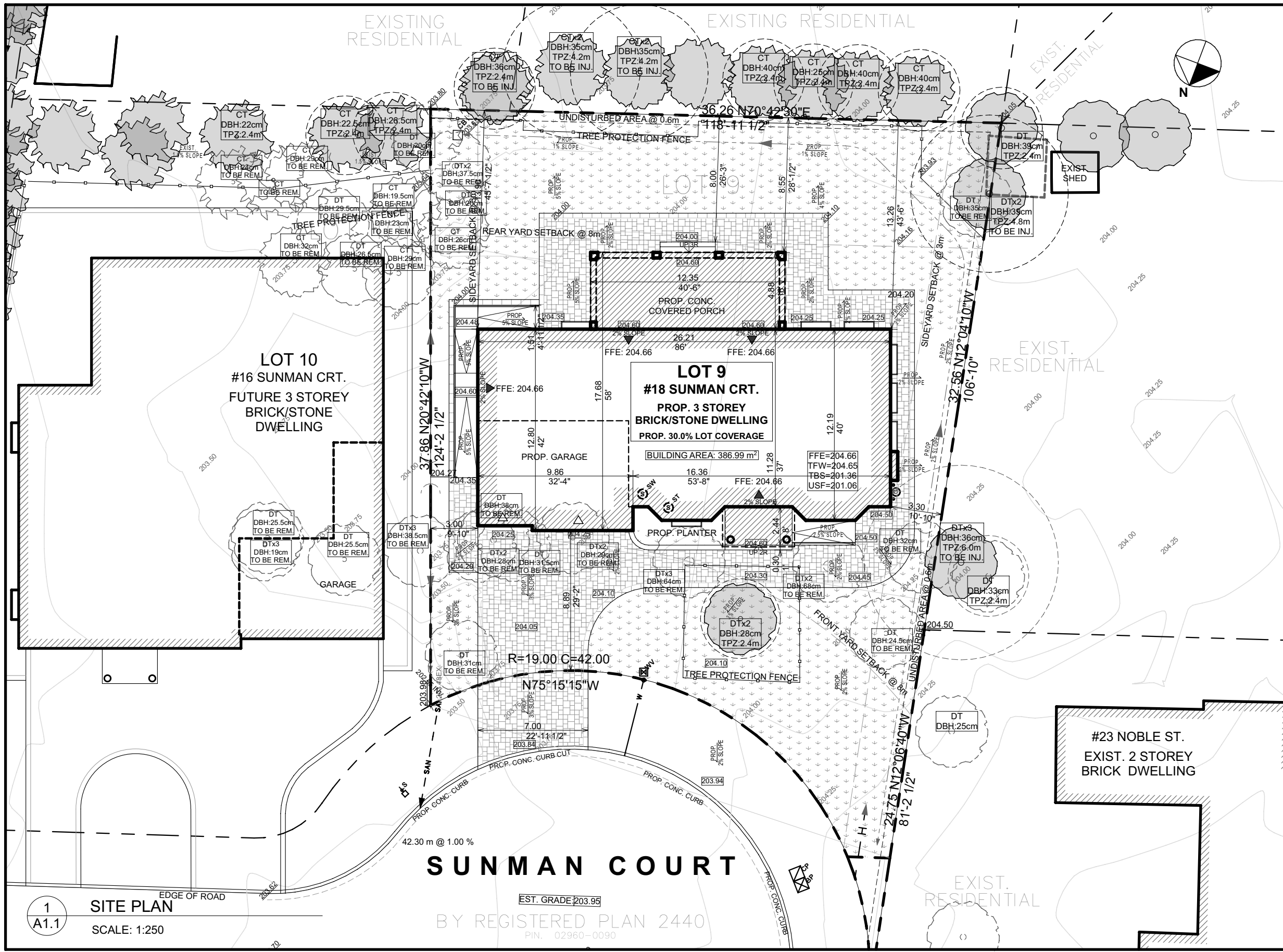


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115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
LOT 9 - 18 SUNMAN COURT
MARKHAM, ON
DRAWING NAME
RENDER 1

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.40
REVISION NUMBER
4.1-2.16
DOCUMENT NUMBER
A0.1



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Date: 07/13/22

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LEGEND

	EXISTING GRADE ELEVATION		MEDIUM DUTY PAVING
	EXISTING GRADE ELEVATION TO REMAIN		HEAVY DUTY PAVING
	PROPOSED GRADE		GRASS/SODDED AREA
	GRADE SLOPE & DIRECTION		CONCRETE PAD/WALKWAY
	EXTERIOR MAN DOOR		DENOTES BOULDER
	OVERHEAD DOOR		DENOTES CONIFEROUS TREE
	GAS METER		DENOTES DECIDUOUS TREE
	MAN HOLE (STORM OR SANITARY)		DENOTES HEDGES
	CATCH BASIN (EL. TOP OF RIM)		CHAINLINK FENCE
	SINGLE LIGHT STANDARD		WOOD BOARD FENCE
	DOUBLE LIGHT STANDARD		CONSTRUCTION FENCE
	LIGHT BOLLARD		TREE PROTECTION HOARDING
	FLOOD LIGHT		
	ACCESSIBLE PARKING		
	NUMBER OF PARKING STALLS IN ROW		
	FIRE ROUTE		

Appendix H

File: 22.112002.000.00.MNV

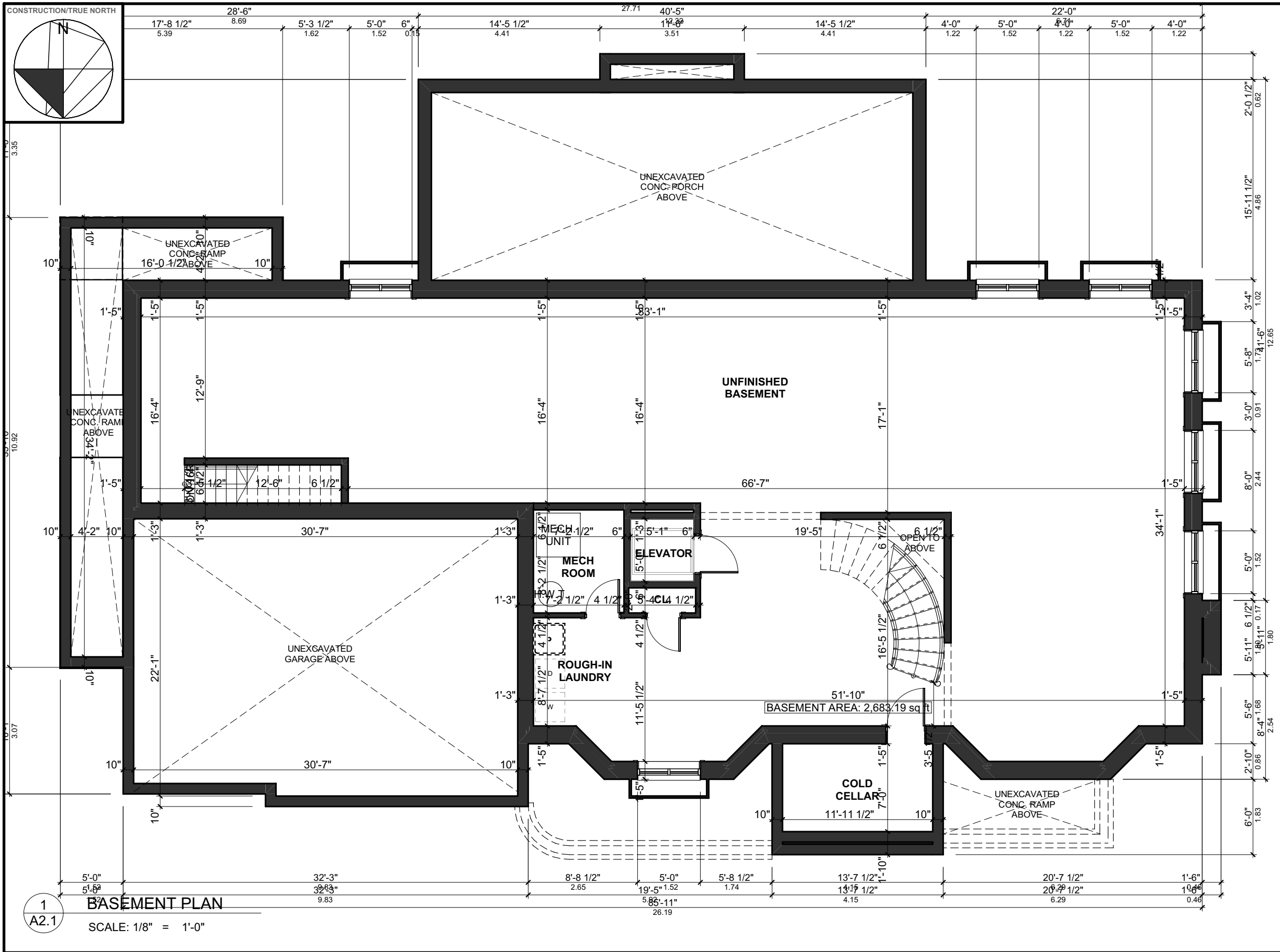
Date: 07/13/22
MM/DD/YY

AREA & ZONING INFORMATION

SUNMAN COURT SUBDIVISION - LOT 9 - 18 SUNMAN COURT

SUR 2 - MARKHAM BY-LAW 193-81

	ZONING	PROPOSED		REQUIRED		NOTES
		DWELLING		MARKHAM BY-LAW 193-81		
1.1	<u>LOT AREA</u>	1,291.01 M ²	13,896.32 SQ FT	1,291.01 M ²	6,600.00 SQ FT	
	<u>SETBACKS</u>					
2.1	LOT FRONTAGE	32.04 M	105.12 FT	32.04 M	105.12 FT	
2.2	LOT DEPTH	36.79 M	120.70 FT			
2.3	FRONT YARD SETBACK (SOUTH SIDE)	8.89 M	29.17 FT	8.00 M	25.00 FT	
2.4	SIDE YARD SETBACK (EAST SIDE)	3.00 M	9.84 FT	3.00 M	9.84 FT	
2.5	SIDE YARD SETBACK (WEST SIDE)	3.30 M	10.83 FT	3.00 M	9.84 FT	
2.6	REAR YARD SETBACK (NORTH SIDE)	8.55 M	28.05 FT	8.00 M	25.00 FT	
2.7	BUILDING LENGTH	17.68 M	58.01 FT			
2.8	BUILDING WIDTH	26.21 M	85.99 FT			
	<u>SITE AREAS</u>					
3.1	LOT AREA	1,291.01 M ²	13,896.32 SQ FT			
3.2	DWELLING AREA	250.25 M ²	2,693.67 SQ FT			
3.3	GARAGE AREA	66.13 M ²	711.82 SQ FT			
3.4	FRONT COVERED PORCH AREA	10.41 M ²	112.05 SQ FT			
3.5	REAR COVERED PORCH AREA	60.20 M ²	647.99 SQ FT			
3.6	TOTAL BUILDING AREA	386.99 M ²	4,165.53 SQ FT			
3.7	LOT COVERAGE PERCENTAGE	30.0%		MAX. 25%		
3.8	FRONT YARD AREA	387.66 M ²	4,172.74 SQ FT			
3.9	FRONT YARD LANDSCAPE AREA	248.24 M ²	2,672.03 SQ FT			
3.10	FRONT YARD LANDSCAPING PERC.	64.0%		MIN. 40%		
3.11	REAR YARD AREA	477.62 M ²	5,141.06 SQ FT			
3.12	REAR YARD LANDSCAPING AREA	318.05 M ²	3,423.46 SQ FT			
3.13	REAR YARD LANDSCAPING PERC.	66.6%				
	<u>GROSS FLOOR AREAS</u>					
4.1	BASEMENT GFA	249.28 M ²	2,683.23 SQ FT			NOT INCLUDED IN TOTAL GFA
4.2	GROUND FLOOR GFA	250.25 M ²	2,693.67 SQ FT			
4.3	GARAGE GFA	66.28 M ²	713.43 SQ FT			
4.4	SECOND FLOOR GFA	289.89 M ²	3,120.35 SQ FT			
4.5	THIRD FLOOR GFA	67.92 M ²	731.08 SQ FT			
4.6	TERRACE AREA	30.48 M ²	328.08 SQ FT			NOT INCLUDED IN TOTAL GFA
4.7	TOTAL GFA	674.34 M ²	7,258.54 SQ FT			
4.8	LOT AREA	1,291.01 M ²	13,896.32 SQ FT	1,291.01 M ²	13,896.32 SQ FT	
4.9	NET LOT AREA	1,291.01 M ²	13,896.32 SQ FT			
4.10	FLOOR AREA RATIO	0.52				
	<u>HEIGHTS</u>					
5.1	EST. GRADE	203.95 M				
5.2	GRADE @ GARAGE	204.25 M				
5.3	FIN. FLOOR ELEVATION	204.66 M				
5.4	TOP OF ROOF ELEVATION	214.36 M				
5.5	DWELLING HEIGHT	10.41 M	34.15 FT	11.00 M	36.09 FT	
5.6	FIN. GROUND FLOOR HEIGHT	0.71 M	2.33 FT			

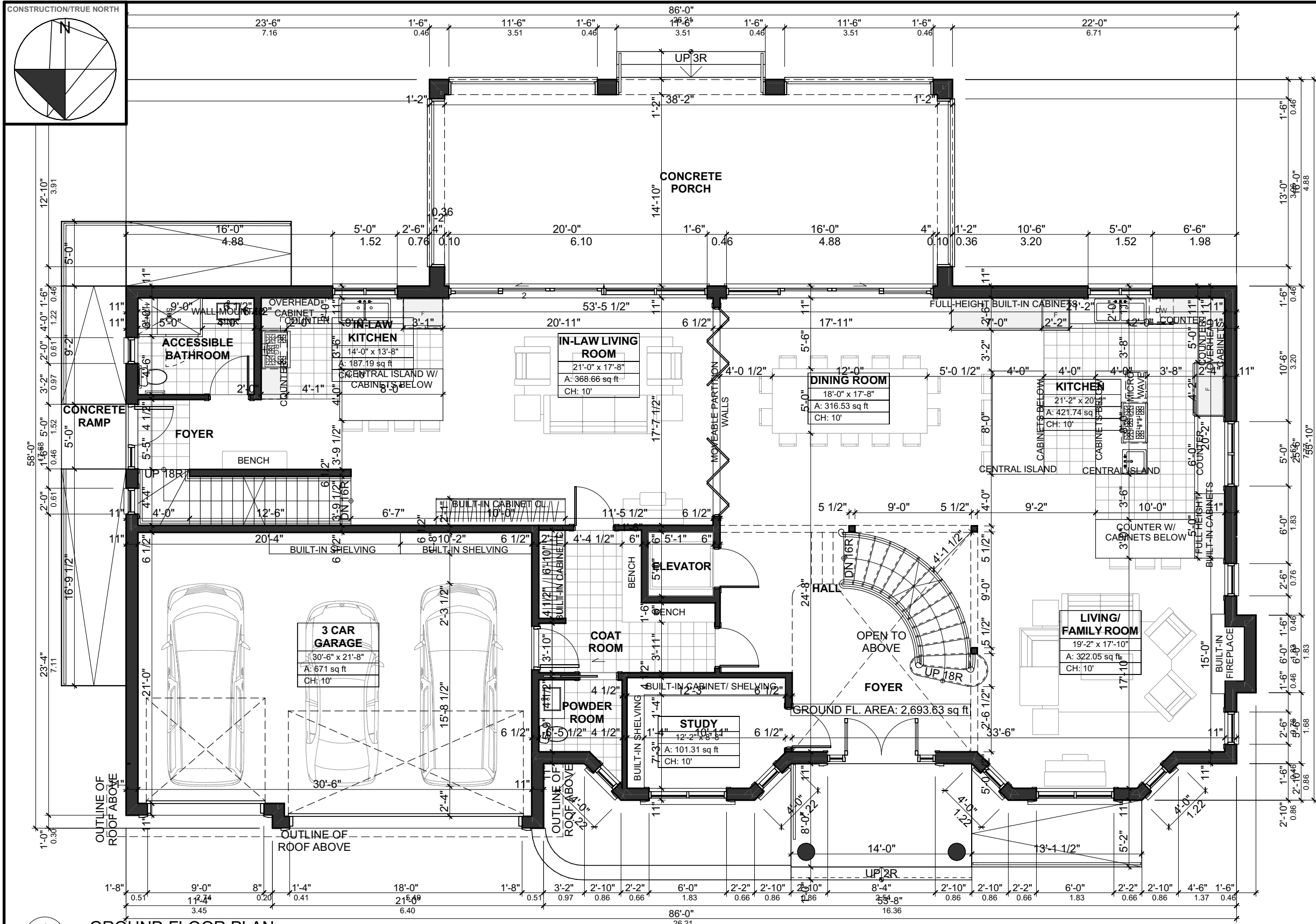


Appendix H

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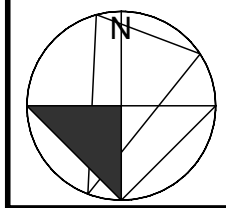


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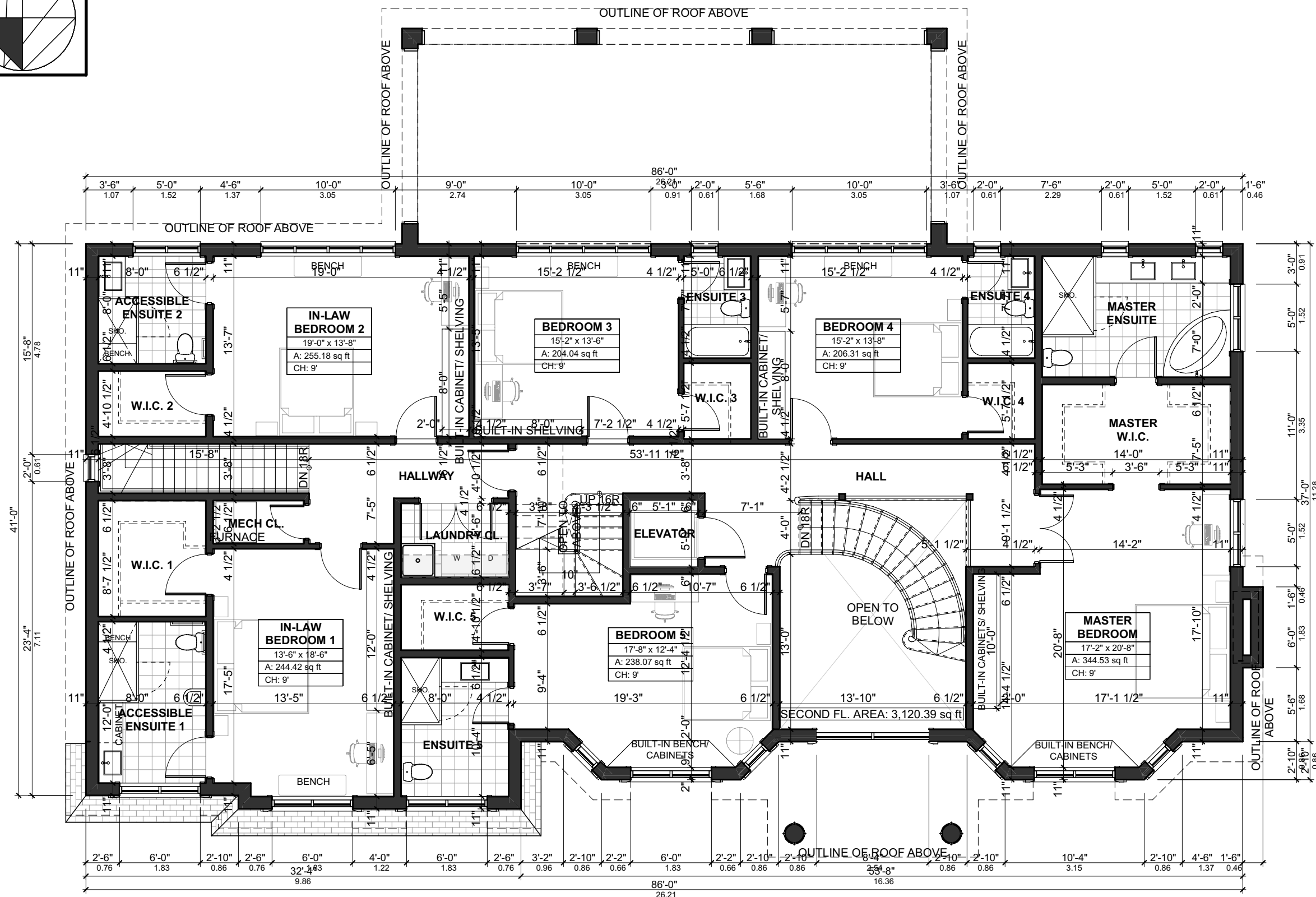


Appendix H

File: 22.112002.000.00.MNV

Date: 07/13/22

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1
A2.3
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

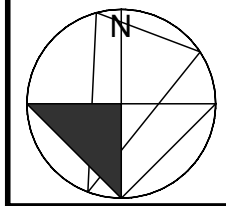


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PROJECT NAME
**LOT 9 - 18 SUNMAN COURT
 MARKHAM, ON**
 DRAWING NAME
SECOND FLOOR PLAN

PROJECT DATE
 5/10/2022
 PREPARED BY
 CARLOS C.
 CHECKED BY
 STEPAN S.

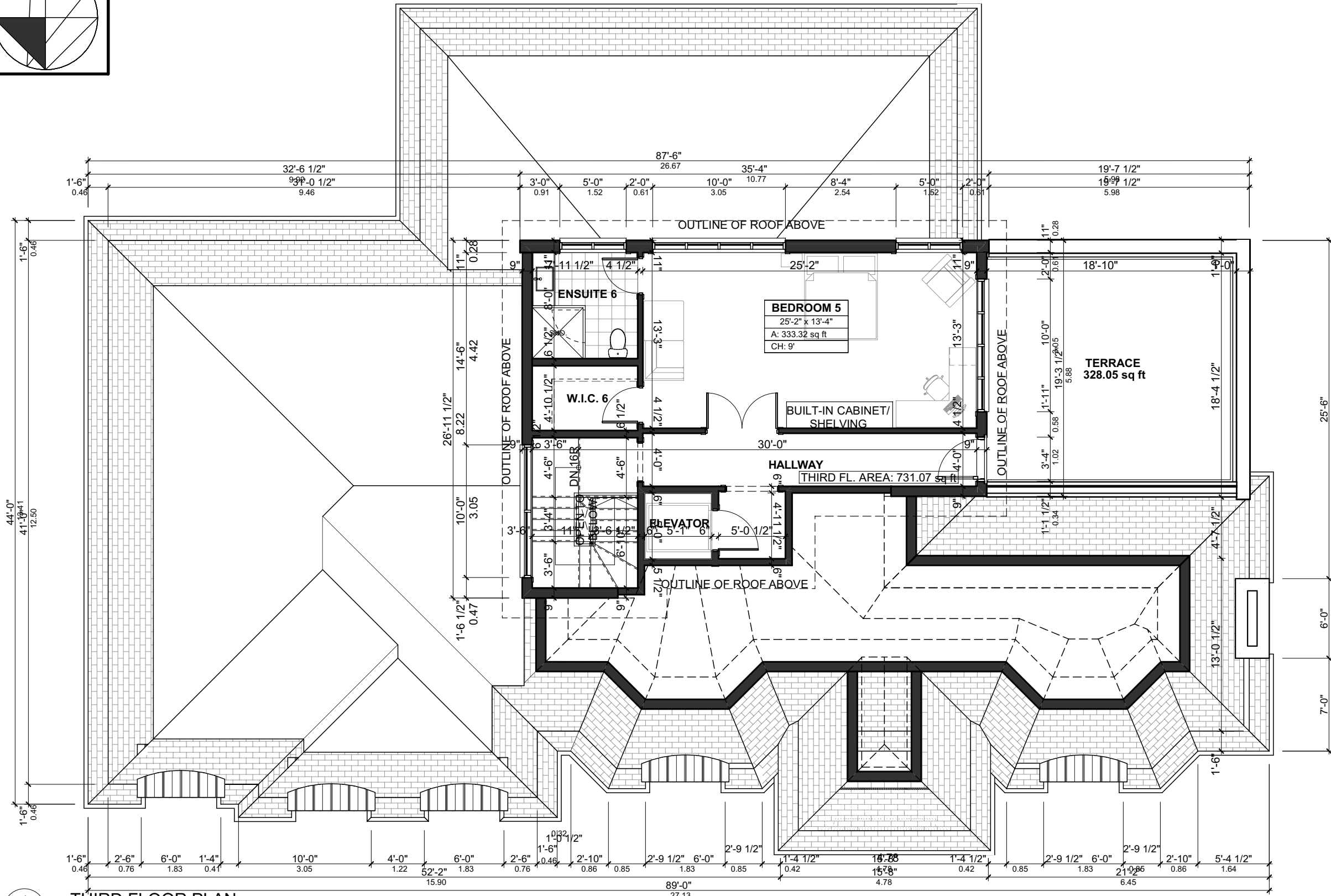
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 REVISION NUMBER
 4.1-2.16
 DOCUMENT NUMBER
A2.3



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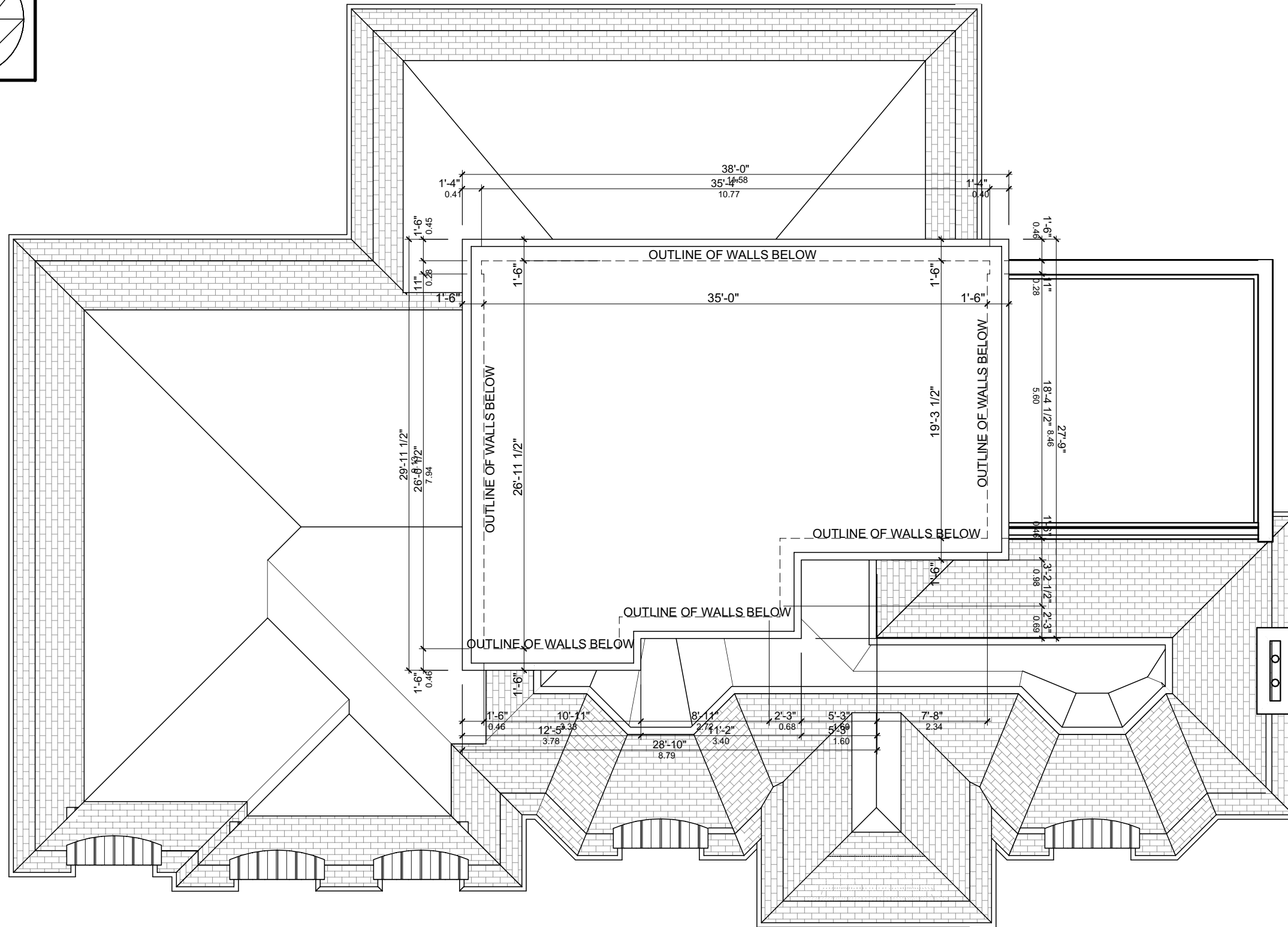
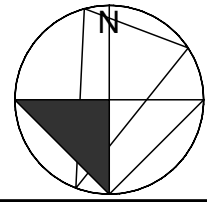
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Date: 07/13/22
MM/DD/YY



1
A2.4
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

CONSTRUCTION/TRUE NORTH

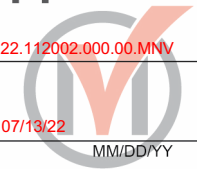


1 ROOF PLAN
A2.5 SCALE: 1/8" = 1'-0"

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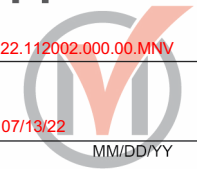
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MM/DD/YY



1 NORTH ELEVATION
A3.1 SCALE: 3/32" = 1'-0"

W1 WEST WALL 1	
SETBACK FROM PROP. LINE	3.21 m (10'-6")
TOTAL EXPOSING BUILDING FACE AREA	96.42 m ² (1037.86 FT ²)
ALLOWED UNPR'ED OPENINGS PECENTAGE	13%
WALL AREA	82.68 m ² (889.96 FT ²)
TOTAL UNPR'ED OPENINGS AREA	7.35 m ² (79.11 FT ²)
TOTAL UNPR'ED OPENINGS PECENTAGE	8.9%

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1 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

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File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY

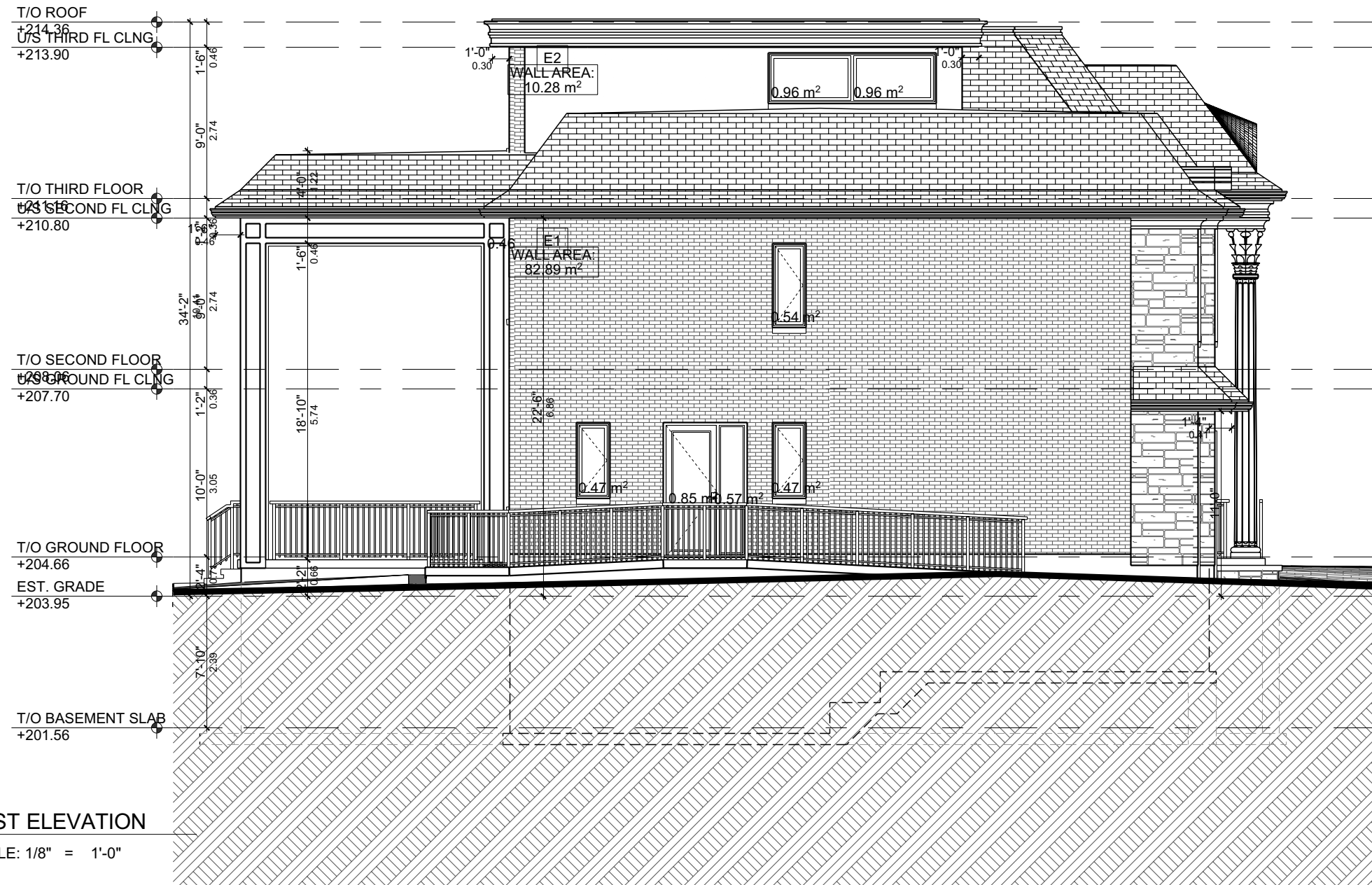
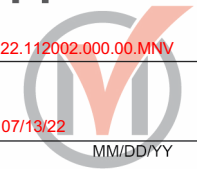


1 SOUTH ELEVATION
A3.3 SCALE: 3/32" = 1'-0"

Appendix H

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY



1 EAST ELEVATION
A3.4 SCALE: 1/8" = 1'-0"

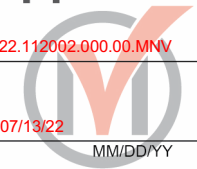


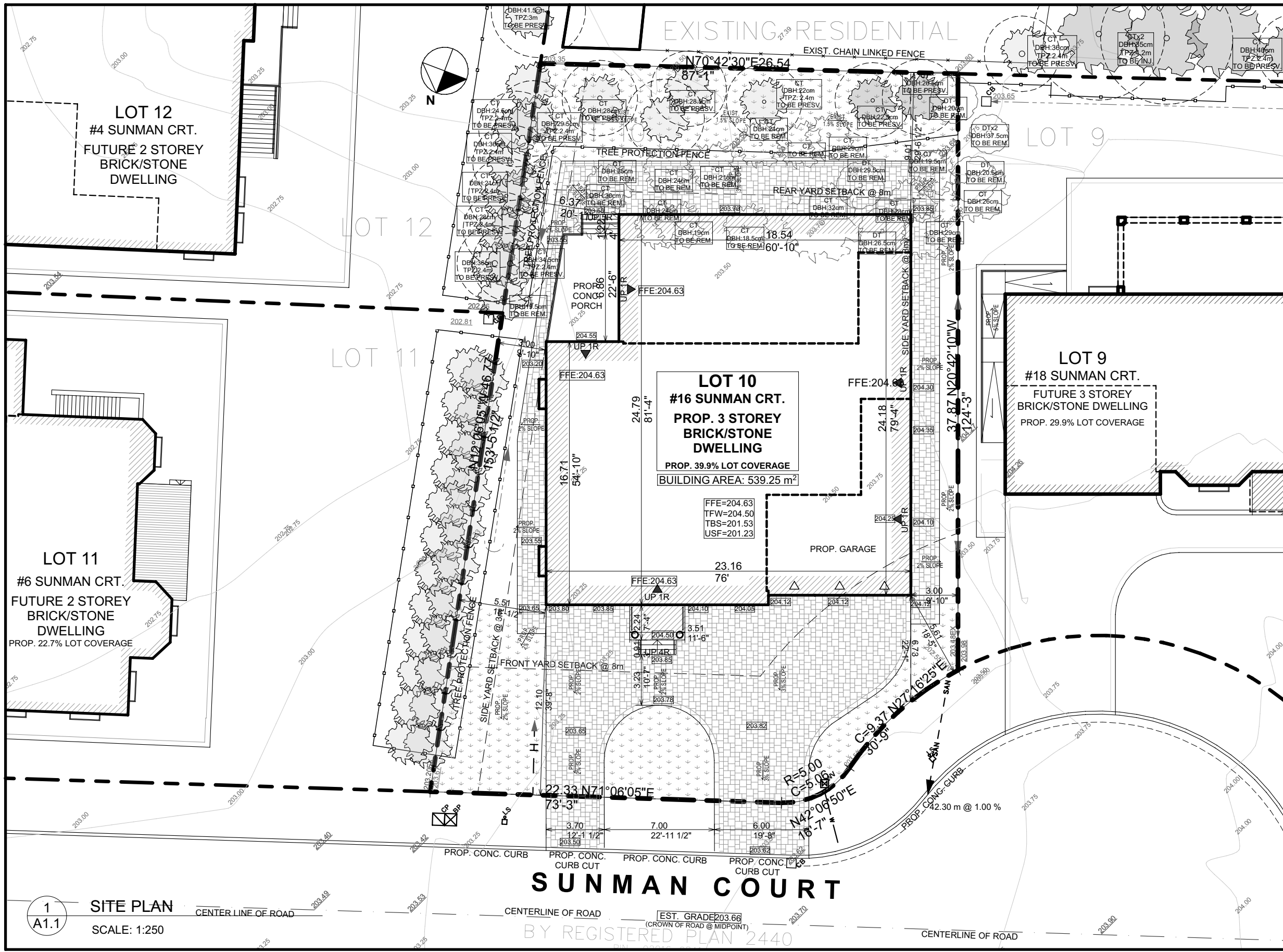
**LOT 10 - 16 SUNMAN CRT.
MARKHAM, ON
PROP. NEW BUILD DWELLING**

Appendix I

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY





Appendix I

File: 22.112002.000.00.MNV

Date: 07/13/22

LEGEND

	EXISTING GRADE ELEVATION		MEDIUM DUTY PAVING
	EXISTING GRADE ELEVATION TO REMAIN		HEAVY DUTY PAVING
	PROPOSED GRADE		GRASS/SODDED AREA
	GRADE SLOPE & DIRECTION		CONCRETE PAD/WALKWAY
	EXTERIOR MAN DOOR		DENOTES BOULDER
	OVERHEAD DOOR		DENOTES CONIFEROUS TREE
	GAS METER		DENOTES DECIDUOUS TREE
	MAN HOLE (STORM OR SANITARY)		DENOTES HEDGES
	CATCH BASIN (EL. TOP OF RIM)		CHAINLINK FENCE
	SINGLE LIGHT STANDARD		WOOD BOARD FENCE
	DOUBLE LIGHT STANDARD		CONSTRUCTION FENCE
	LIGHT BOLLARD		TREE PROTECTION HOARDING
	FLOOD LIGHT		FIRE ROUTE
	ACCESSIBLE PARKING		
	NUMBER OF PARKING STALLS IN ROW		

1 SITE PLAN
A1.1 SCALE: 1:250

SUNMAN COURT

CENTERLINE OF ROAD
BY REGISTERED PLAN 2440
EST. GRADE 203.66 (CROWN OF ROAD @ MIDPOINT)



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ARCH. VISUALIZATION | GRAPHIC DESIGN
416.613.1433 | INFO@STEPIN.CA | STEPIN.CA
115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
**LOT 10 - 16 SUNMAN CRT.
MARKHAM, ON**

DRAWING NAME
SITE PLAN

PROJECT DATE
5/10/2022

PREPARED BY
CARLOS C.

CHECKED BY
STEPAN S.

PROJECT NUMBER
21.20

REVISION NUMBER
4.1-3.15

DOCUMENT NUMBER
A1.1

AREA & ZONING INFORMATION

SUNMAN COURT SUBDIVISION - LOT 10 - 16 SUNMAN COURT

SUR 2 - MARKHAM BY-LAW 193-81

	ZONING	PROPOSED		REQUIRED		NOTES
		PROPOSED DWELLING		MARKHAM BY-LAW 193-81		
1.1	<u>LOT AREA</u>	1,352.80 M ²	14,561.42 SQ FT	1,352.83 M ²	6,600.00 SQ FT	
	<u>SETBACKS</u>					
2.1	LOT FRONTAGE	32.17 M	105.54 FT	32.17 M	60.00 FT	
2.2	LOT DEPTH	46.52 M	152.62 FT			
2.3	FRONT YARD SETBACK (NORTH SIDE)	5.61 M	18.41 FT	8.00 M	25.00 FT	
2.4	SIDE YARD SETBACK (EAST SIDE)	3.00 M	9.84 FT	3.00 M	9.84 FT	3 STOREYS
2.5	SIDE YARD SETBACK (WEST SIDE)	3.00 M	9.84 FT	3.00 M	9.84 FT	3 STOREYS
2.6	REAR YARD SETBACK (SOUTH SIDE)	9.01 M	29.56 FT	8.00 M	25.00 FT	
2.7	BUILDING LENGTH	24.79 M	81.33 FT			
2.8	BUILDING WIDTH	23.16 M	75.98 FT			
	<u>SITE AREAS</u>					
3.1	LOT AREA	1,352.80 M ²	14,561.42 SQ FT			
3.2	DWELLING AREA	321.09 M ²	3,456.18 SQ FT			
3.3	POOL & AMENITIES AREA	132.57 M ²	1,426.97 SQ FT			
3.4	GARAGE AREA	77.61 M ²	835.39 SQ FT			
3.5	COVERED PORCH AREA	7.84 M ²	84.39 SQ FT			
3.6	TOTAL BUILDING AREA	539.11 M ²	5,802.93 SQ FT			
3.7	LOT COVERAGE PERCENTAGE	39.9%		MAX. 25%		
3.8	FRONT YARD AREA	360.06 M ²	3,875.65 SQ FT			
3.9	FRONT YARD LANDSCAPE AREA	143.98 M ²	1,549.79 SQ FT			
3.10	FRONT YARD LANDSCAPING PERC.	40.0%		MIN. 40%		
3.11	REAR YARD AREA	252.68 M ²	2,719.82 SQ FT			
3.12	REAR YARD LANDSCAPING AREA	184.97 M ²	1,991.00 SQ FT			
3.13	REAR YARD LANDSCAPING PERC.	73.2%				
	<u>GROSS FLOOR AREAS</u>					
4.1	BASEMENT GFA	347.05 M ²	3,735.62 SQ FT			NOT INCLUDED IN TOTAL GFA
4.2	GROUND FLOOR GFA	290.79 M ²	3,130.04 SQ FT			
4.3	GARAGE AREA	77.62 M ²	835.49 SQ FT			
4.4	POOL & AMENITIES AREA	162.99 M ²	1,754.41 SQ FT			
4.5	SECOND FLOOR GFA	354.35 M ²	3,814.19 SQ FT			
4.6	THIRD FLOOR GFA	264.29 M ²	2,844.79 SQ FT			
4.7	TOTAL GFA	1,150.04 M ²	12,378.93 SQ FT			
4.8	LOT AREA	1,352.80 M ²	14,561.42 SQ FT	1,352.83 M ²	14,561.74 SQ FT	
4.9	FLOOR AREA RATIO	85.0%				
	<u>HEIGHTS</u>					
6.1	EST. GRADE	203.66 M				
6.2	GRADE @ GARAGE	204.12 M				
6.3	FIN. FLOOR ELEVATION	204.63 M				
6.4	TOP OF ROOF ELEVATION	214.28 M				
6.5	DWELLING HEIGHT	10.62 M	34.84 FT	11.00 M	36.09 FT	
6.6	FIN. GROUND FLOOR HEIGHT	0.97 M	3.18 FT			

Appendix I

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Date: 07/13/22
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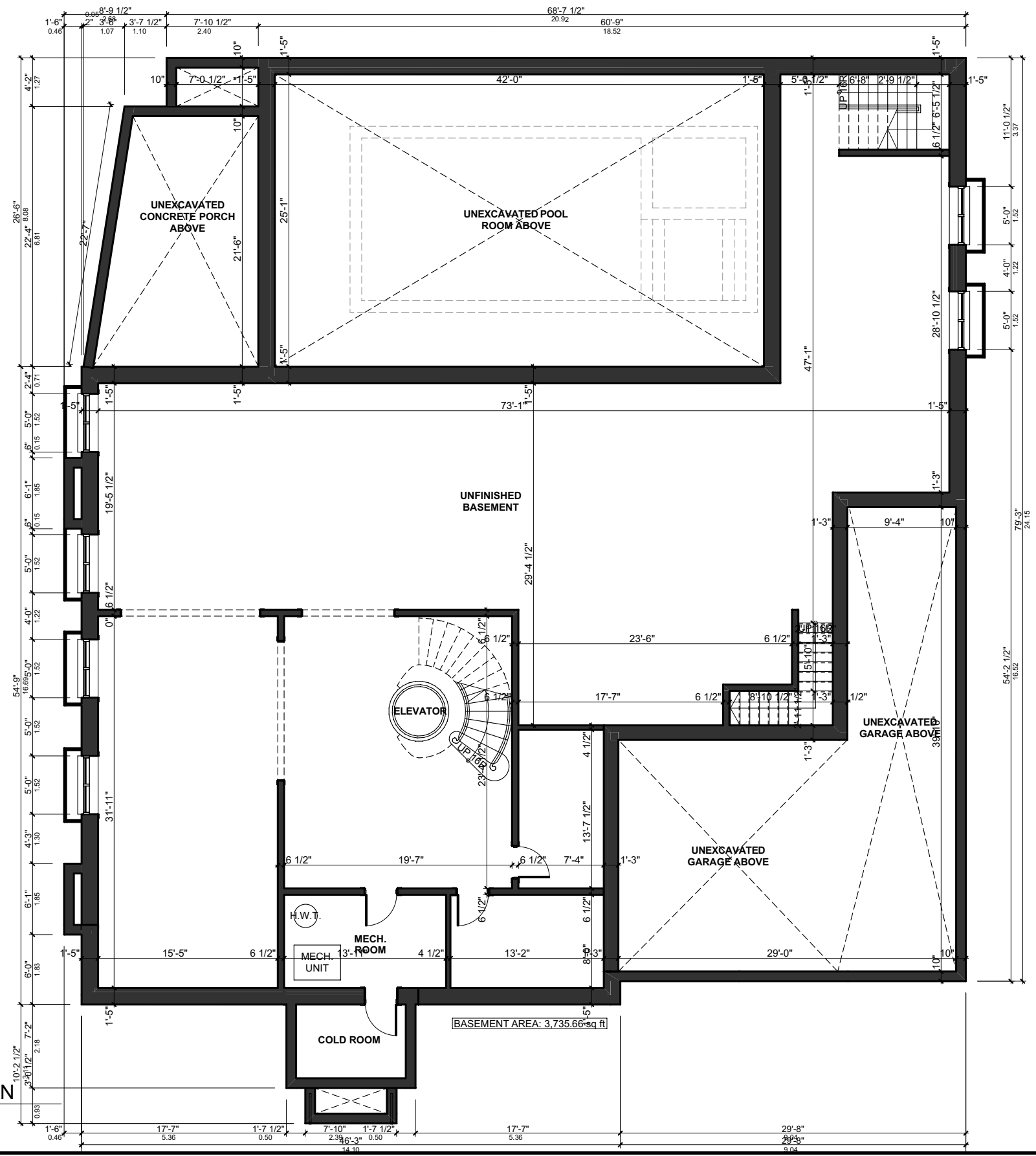
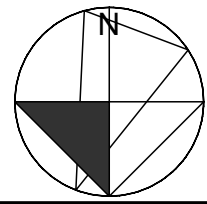
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115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
LOT 10 - 16 SUNMAN CRT.
MARKHAM, ON
DRAWING NAME
SITE STATS

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.20
REVISION NUMBER
4.1-3.15
DOCUMENT NUMBER
A1.2

CONSTRUCTION/TRUE NORTH



1
A2.1

BASEMENT PLAN

SCALE: 3/32" = 1'-0"

Appendix I

File: 22.112002.000.00.MNV

Date: 07/13/22

MM/DD/YY



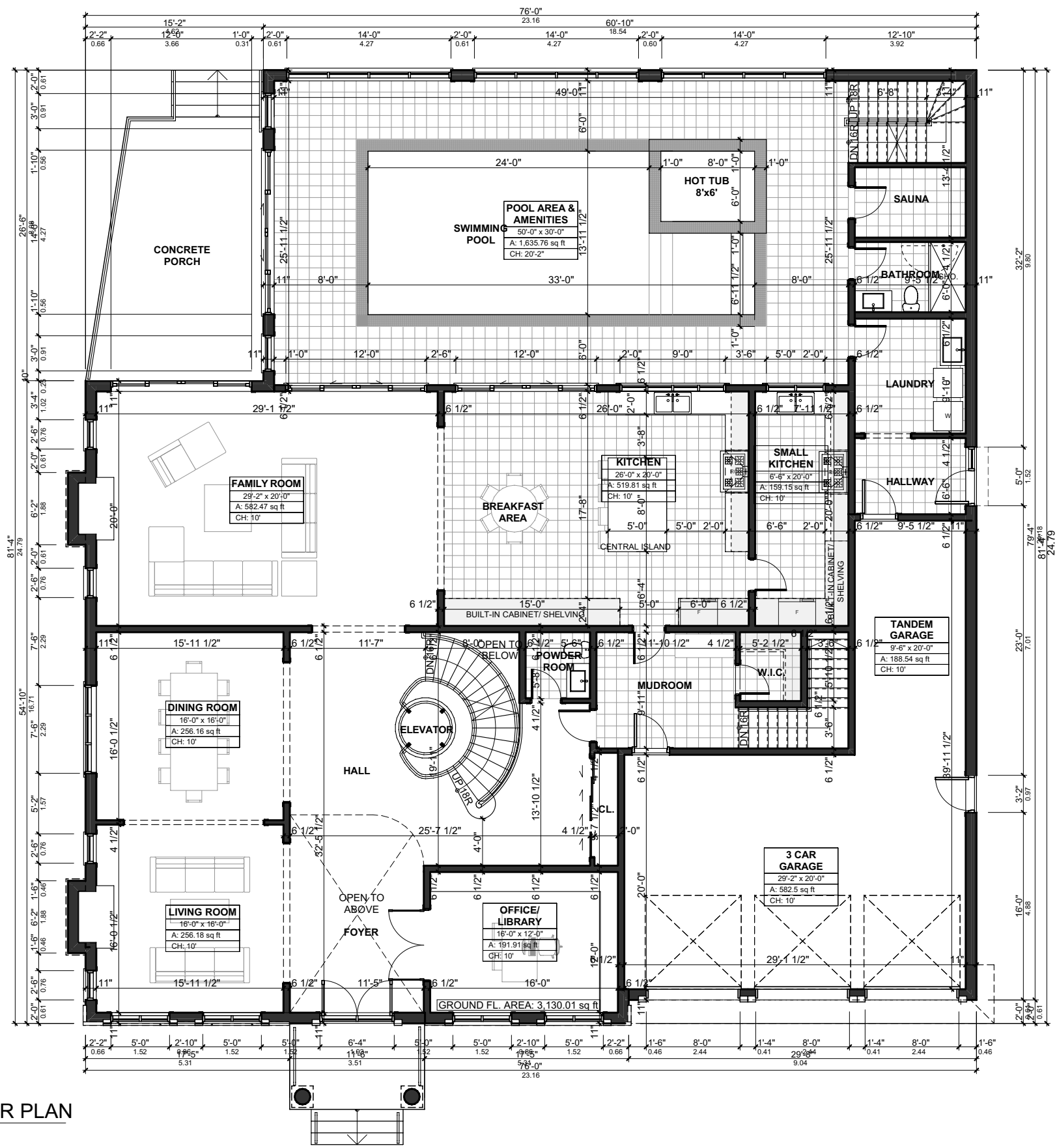
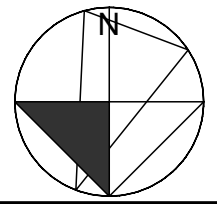
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PROJECT NAME
**LOT 10 - 16 SUNMAN CRT.
 MARKHAM, ON**
 DRAWING NAME
BASEMENT PLAN

PROJECT DATE
 5/10/2022
 PREPARED BY
 CARLOS C.
 CHECKED BY
 STEPAN S.

PROJECT NUMBER
 21.20
 REVISION NUMBER
 4.1-3.15
 DOCUMENT NUMBER
A2.1

CONSTRUCTION/TRUE NORTH



1
A2.2
GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"

Appendix I

File: 22.112002.000.00.MNV

Date: 07/13/22

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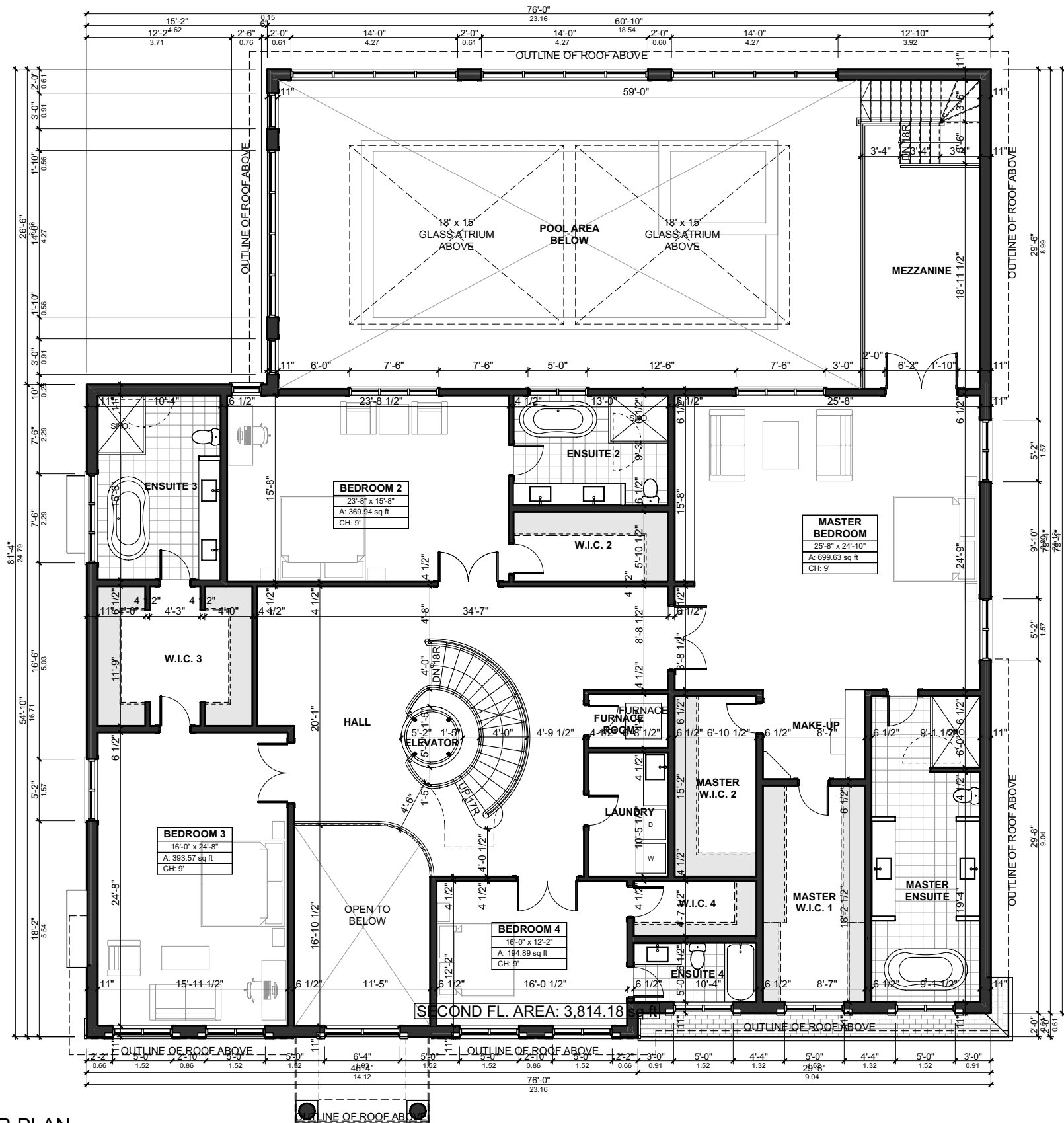
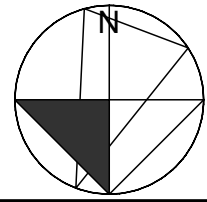
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PROJECT NAME
**LOT 10 - 16 SUNMAN CRT.
MARKHAM, ON**
DRAWING NAME
GROUND FLOOR PLAN

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.20
REVISION NUMBER
4.1-3.15
DOCUMENT NUMBER
A2.2

CONSTRUCTION/TRUE NORTH



1 SECOND FLOOR PLAN
 A2.3 SCALE: 3/32" = 1'-0"

Appendix I

File: 22.112002.000.00.MNV

Date: 07/13/22

MM/DD/YY

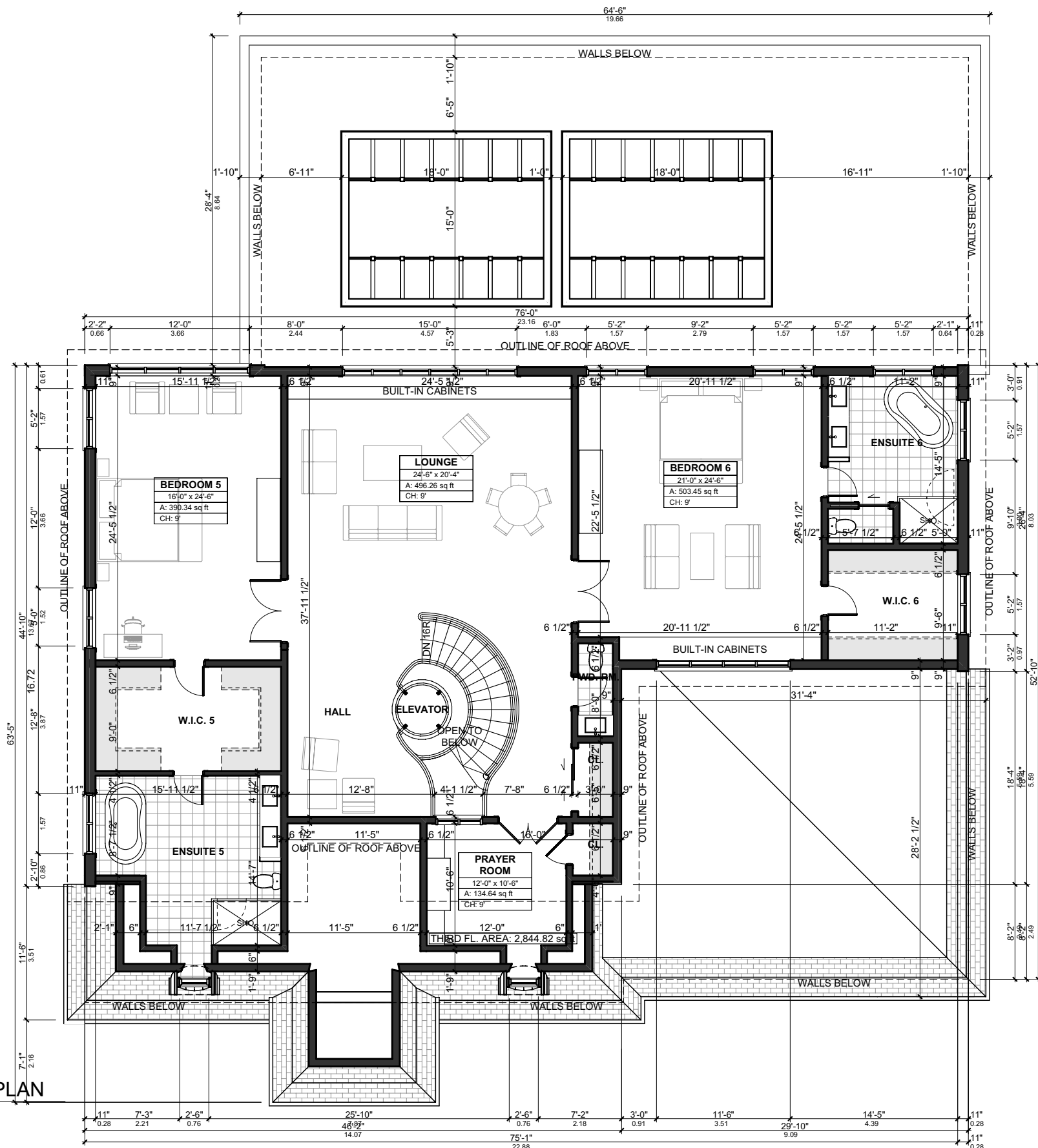
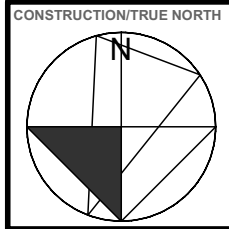


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PROJECT NAME
**LOT 10 - 16 SUNMAN CRT.
 MARKHAM, ON**
 DRAWING NAME
SECOND FLOOR PLAN

PROJECT DATE
 5/10/2022
 PREPARED BY
 CARLOS C.
 CHECKED BY
 STEPAN S.

PROJECT NUMBER
 21.20
 REVISION NUMBER
 4.1-3.15
 DOCUMENT NUMBER
A2.3



1
A2.4
THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

Appendix I

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY

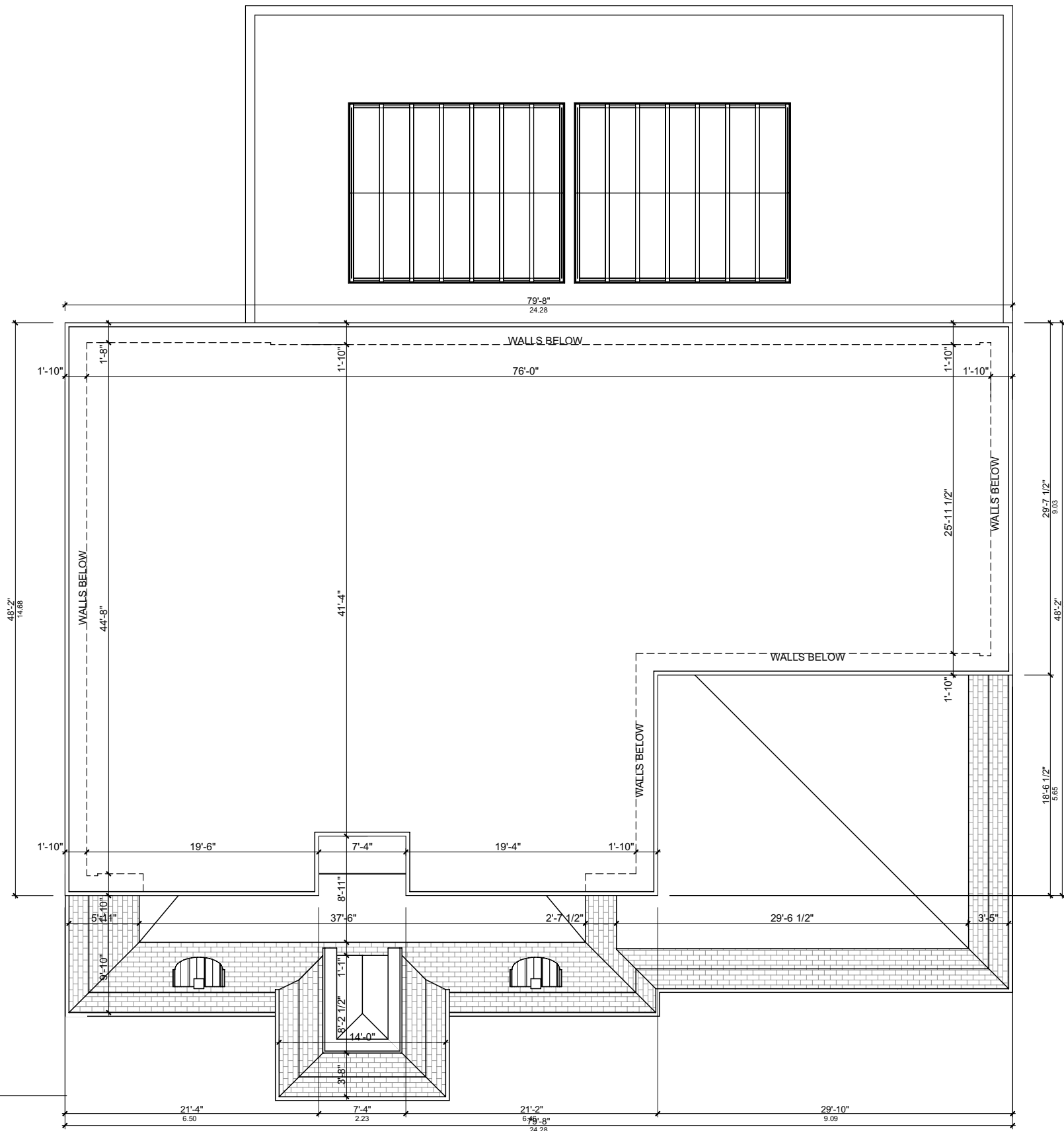
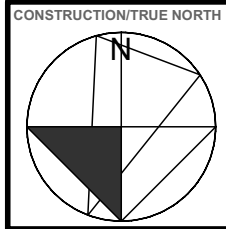


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PROJECT NAME
**LOT 10 - 16 SUNMAN CRT.
MARKHAM, ON**
DRAWING NAME
THIRD FLOOR PLAN

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.20
REVISION NUMBER
4.1-3.15
DOCUMENT NUMBER
A2.4



1 ROOF PLAN
 A2.5 SCALE: 3/32" = 1'-0"

Appendix I

File: 22.112002.000.00.MNV

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 115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
**LOT 10 - 16 SUNMAN CRT.
 MARKHAM, ON**
 DRAWING NAME
ROOF PLAN

PROJECT DATE
 5/10/2022
 PREPARED BY
 CARLOS C.
 CHECKED BY
 STEPAN S.

PROJECT NUMBER
 21.20
 REVISION NUMBER
 4.1-3.15
 DOCUMENT NUMBER
A2.5

Appendix I

File: 22.112002.000.00.MNV

Date: 07/13/22
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1 NORTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



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PROJECT NAME
LOT 10 - 16 SUNMAN CRT.
MARKHAM, ON
DRAWING NAME
NORTH ELEVATION

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.20
REVISION NUMBER
4.1-3.15
DOCUMENT NUMBER
A3.1

W1 WEST WALL 1
 SETBACK FROM PROP. LINE ———— 3m (9'-10")
 TOTAL EXPOSING BUILDING FACE AREA —183.36m² (1973.68 FT²)
 ALLOWED UNPR'ED OPENINGS PERCENTAGE ———10%
 WALL AREA ———— 183.36m² (1973.68 FT²)
 TOTAL UNPR'ED OPENINGS AREA ———— 8.6 m² (92.57 FT²)
 TOTAL UNPR'ED OPENINGS PERCENTAGE ———— 4.7%

Appendix I

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Date: 07/13/22
MM/DD/YY



1 WEST ELEVATION
 A3.2 SCALE: 3/32" = 1'-0"

S1 SOUTH WALL 1	
SETBACK FROM PROP. LINE	9.0m (29'-6")
TOTAL EXPOSING BUILDING FACE AREA	235.66m ² (2536.62 FT ²)
ALLOWED UNPR'ED OPENINGS PECENTAGE	28%
WALL AREA	235.66m ² (2536.62 FT ²)
TOTAL UNPR'ED OPENINGS AREA	65.17 m ² (701.48 FT ²)
TOTAL UNPR'ED OPENINGS PECENTAGE	27.7%

Appendix I

File: 22.112002.000.00.MNV

Date: 07/13/22



1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

E2	EAST WALL 2
	SETBACK FROM PROP. LINE ————— 6.37m (20'-11")
	TOTAL EXPOSING BUILDING FACE AREA —223.60m ² (2406.81 FT ²)
	ALLOWED UNPR'ED OPENINGS PECENTAGE ————— 34%
	WALL AREA ————— 59.13m ² (636.47 FT ²)
	TOTAL UNPR'ED OPENINGS AREA ————— 19.34 m ² (208.17 FT ²)
	TOTAL UNPR'ED OPENINGS PECENTAGE ————— 32.7%

E1	EAST WALL 1
	SETBACK FROM PROP. LINE ————— 3m (9'-10")
	TOTAL EXPOSING BUILDING FACE AREA —223.60m ² (2406.81 FT ²)
	ALLOWED UNPR'ED OPENINGS PECENTAGE ————— 10%
	WALL AREA ————— 164.47m ² (1770.34 FT ²)
	TOTAL UNPR'ED OPENINGS AREA ————— 16.13 m ² (173.62 FT ²)
	TOTAL UNPR'ED OPENINGS PECENTAGE ————— 9.8%

Appendix I

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY

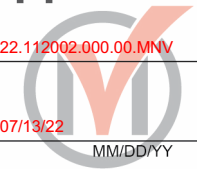


1
A3.4 EAST ELEVATION
SCALE: 3/32" = 1'-0"

Appendix J

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Date: 07/13/22
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LOT 12 - 4 SUNMAN CRT. MARKHAM, ON PROP. NEW BUILD DWELLING



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115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
LOT 12 - 4 SUNMAN CRT.
MARKHAM, ON
DRAWING NAME
RENDER 1

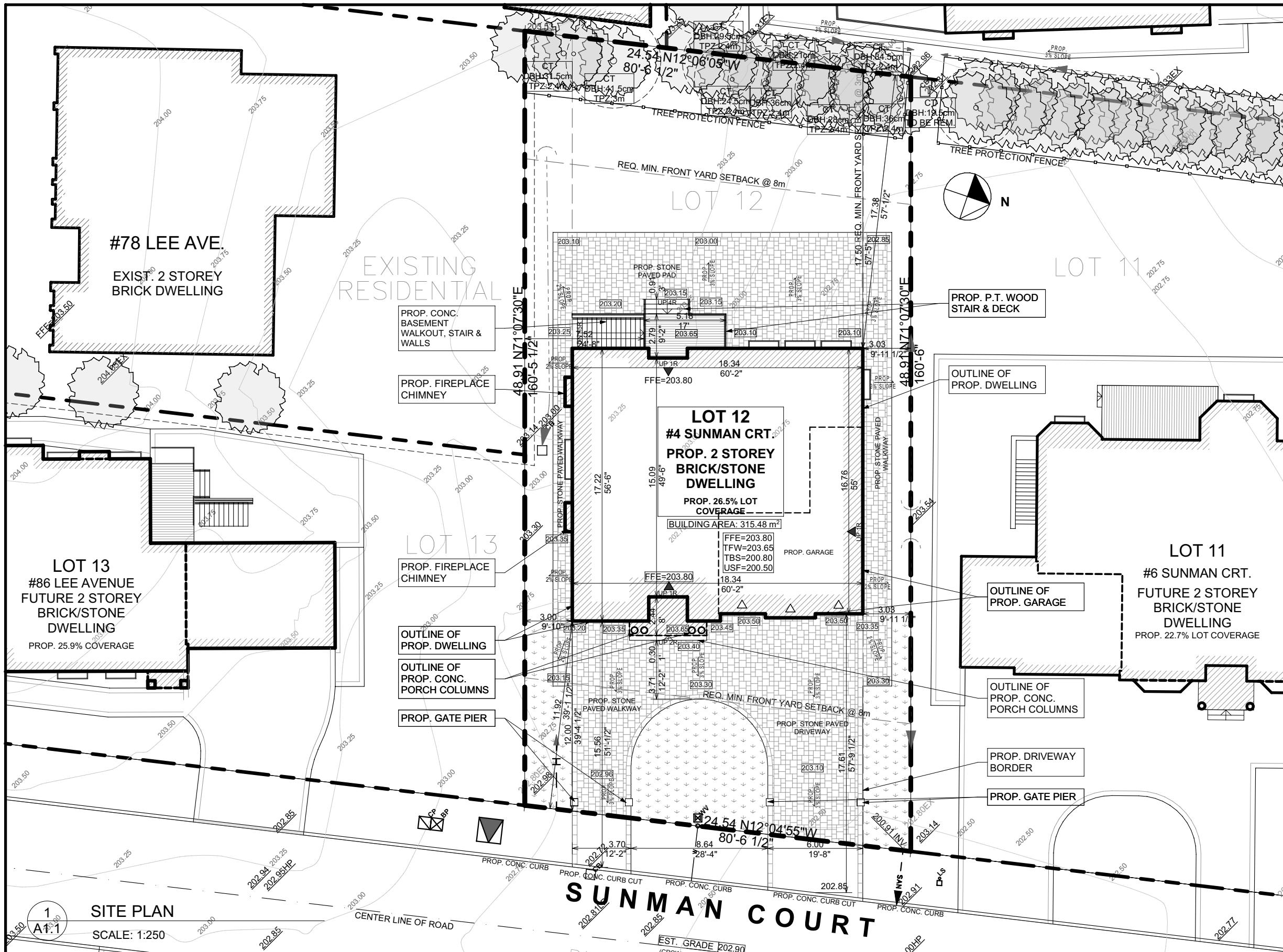
PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.11
REVISION NUMBER
4.1-2.13
DOCUMENT NUMBER
A0.1

Appendix J

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY



LEGEND	
	EXISTING GRADE ELEVATION
	EXISTING GRADE ELEVATION TO REMAIN
	PROPOSED GRADE
	GRADE SLOPE & DIRECTION
	EXTERIOR MAN DOOR
	OVERHEAD DOOR
	GAS METER
	MAN HOLE (STORM OR SANITARY)
	CATCH BASIN (EL. TOP OF RIM)
	SINGLE LIGHT STANDARD
	DOUBLE LIGHT STANDARD
	LIGHT BOLLARD
	FLOOD LIGHT
	ACCESSIBLE PARKING
	NUMBER OF PARKING STALLS IN ROW
	FIRE ROUTE
	MEDIUM DUTY PAVING
	HEAVY DUTY PAVING
	GRASS/SODDED AREA
	CONCRETE PAD/WALKWAY
	DENOTES BOULDER
	DENOTES CONIFEROUS TREE
	DENOTES DECIDUOUS TREE
	DENOTES HEDGES
	CHAINLINK FENCE
	WOOD BOARD FENCE
	CONSTRUCTION FENCE
	TREE PROTECTION HOARDING



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115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
LOT 12 - 4 SUNMAN CRT.
MARKHAM, ON
DRAWING NAME
SITE PLAN

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.11
REVISION NUMBER
4.1-2.13
DOCUMENT NUMBER
A1.1

AREA & ZONING INFORMATION

SUNMAN COURT SUBDIVISION - LOT 12 - 4 SUNMAN COURT

SUR 2 - MARKHAM BY-LAW 193-81

	ZONING	PROPOSED		REQUIRED		NOTES
		PROPOSED DWELLING		MARKHAM BY-LAW 193-81		
1.1	LOT AREA	1,192.03 M ²	12,830.90 SQ FT	1,192.03 M ²	6,600.00 SQ FT	
	SETBACKS					
2.1	LOT FRONTAGE	24.54 M	80.51 FT	18.29 M	60.00 FT	
2.2	LOT DEPTH	48.91 M	160.47 FT			
2.3	FRONT YARD SETBACK (EAST SIDE)	11.92 M	39.11 FT	8.00 M	25.00 FT	
2.4	SIDE YARD SETBACK (NORTH SIDE)	3.03 M	9.94 FT	3.00 M	6.00 FT	2 STOREYS
2.5	SIDE YARD SETBACK (SOUTH SIDE)	3.00 M	9.84 FT	3.00 M	6.00 FT	2 STOREYS
2.6	REAR YARD SETBACK (WEST SIDE)	17.38 M	57.02 FT	8.00 M	25.00 FT	
2.7	BUILDING LENGTH	17.22 M	56.50 FT			
2.8	BUILDING WIDTH	18.34 M	60.17 FT			
	SITE AREAS					
3.1	LOT AREA	1,192.03 M ²	12,830.90 SQ FT			
3.2	DWELLING AREA	230.43 M ²	2,480.33 SQ FT			
3.3	GARAGE AREA	76.92 M ²	827.96 SQ FT			
3.4	PORCH AREA	8.17 M ²	87.94 SQ FT			
3.5	TOTAL BUILDING AREA	315.52 M ²	3,396.23 SQ FT			
3.6	LOT COVERAGE PERCENTAGE	26.5%		MAX. 25%		
3.7	FRONT YARD AREA	319.21 M ²	3,435.95 SQ FT			
3.8	FRONT YARD LANDSCAPE AREA	127.88 M ²	1,376.49 SQ FT			
3.9	FRONT YARD LANDSCAPING PERC.	40.1%		MIN. 40%		
3.10	REAR YARD AREA	453.11 M ²	4,877.24 SQ FT			
3.11	REAR YARD LANDSCAPING AREA	296.51 M ²	3,191.61 SQ FT			
3.12	REAR YARD LANDSCAPING PERC.	65.4%				
	GROSS FLOOR AREAS					
4.1	BASEMENT GFA	229.84 M ²	2,473.98 SQ FT			NOT INCLUDED IN TOTAL GFA
4.2	GROUND FLOOR GFA	230.38 M ²	2,479.79 SQ FT			
4.3	GARAGE AREA	76.92 M ²	827.96 SQ FT			
4.4	SECOND FLOOR GFA	260.65 M ²	2,805.61 SQ FT			
4.5	TOTAL GFA	567.95 M ²	6,113.36 SQ FT			
4.6	LOT AREA	1,192.03 M ²	12,830.90 SQ FT	1,192.03 M ²	12,830.90 SQ FT	
4.7	FLOOR AREA RATIO	47.6%				
	HEIGHTS					
6.1	EST. GRADE	202.90 M				
6.2	GRADE @ GARAGE	203.50 M				
6.3	FIN. FLOOR ELEVATION	204.01 M				
6.4	TOP OF ROOF ELEVATION	212.59 M				
6.5	DWELLING HEIGHT	9.70 M	31.81 FT	11.00 M	36.09 FT	
6.6	FIN. GROUND FLOOR HEIGHT	1.11 M	3.65 FT			

Appendix J

File: 22.112002.000.00.MNV

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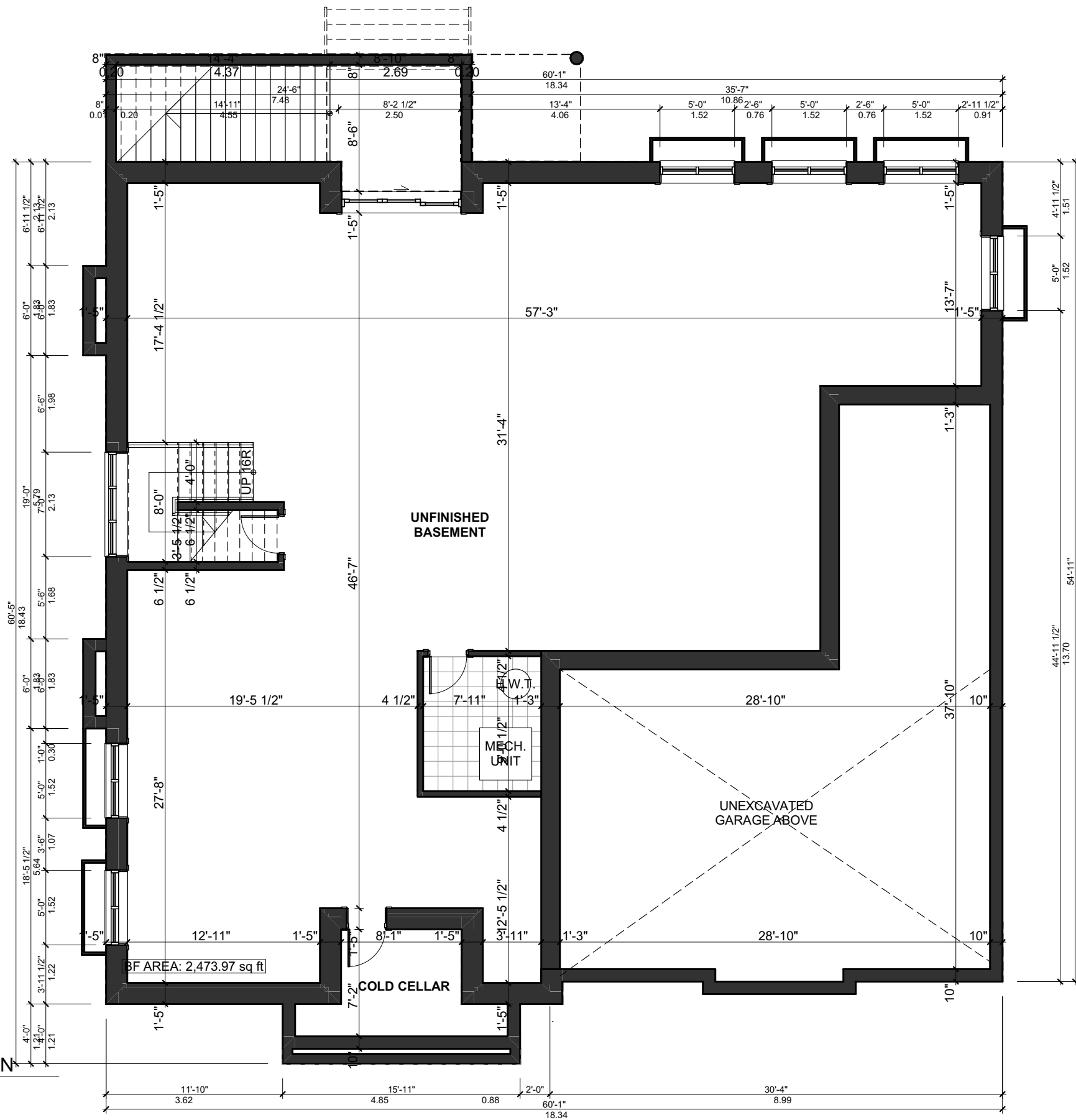
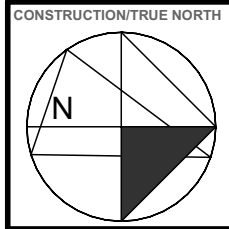


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ARCH. VISUALIZATION | GRAPHIC DESIGN
416.613.1433 | INFO@STEPIN.CA | STEPIN.CA
115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
LOT 12 - 4 SUNMAN CRT.
MARKHAM, ON
DRAWING NAME
SITE STATS

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.11
REVISION NUMBER
4.1-2.13
DOCUMENT NUMBER
A1.2



1
A2.1
BASEMENT PLAN
SCALE: 1/8" = 1'-0"

Appendix J

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY



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115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
**LOT 12 - 4 SUNMAN CRT.
MARKHAM, ON**

DRAWING NAME
BASEMENT PLAN

PROJECT DATE
5/10/2022

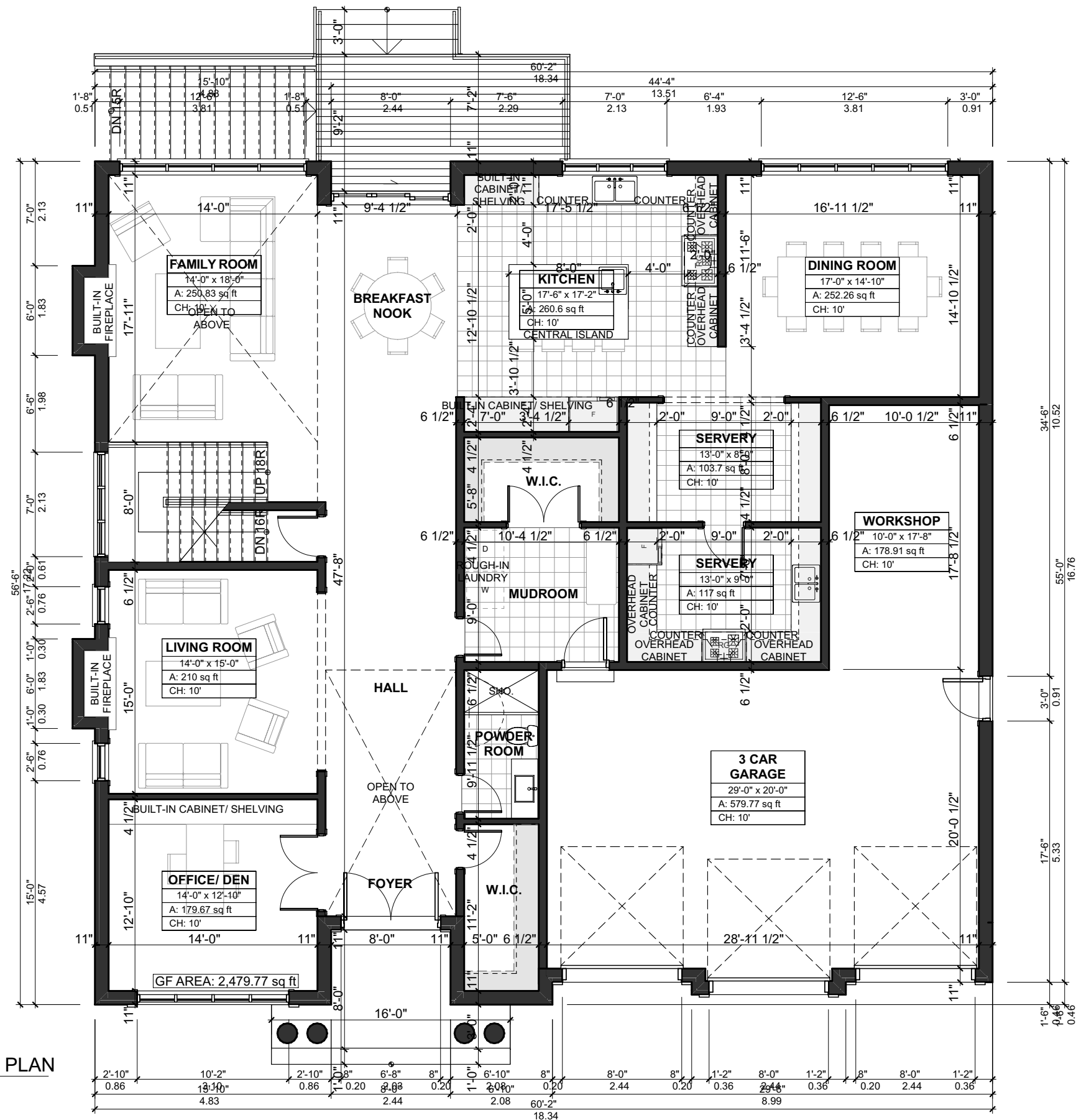
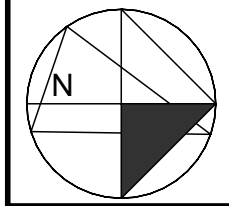
PREPARED BY
CARLOS C.

CHECKED BY
STEPAN S.

PROJECT NUMBER
21.11

REVISION NUMBER
4.1-2.13

DOCUMENT NUMBER
A2.1



1
A2.2 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Appendix J

File: 22.112002.000.00.MNV

Date: 07/13/22
MM/DD/YY

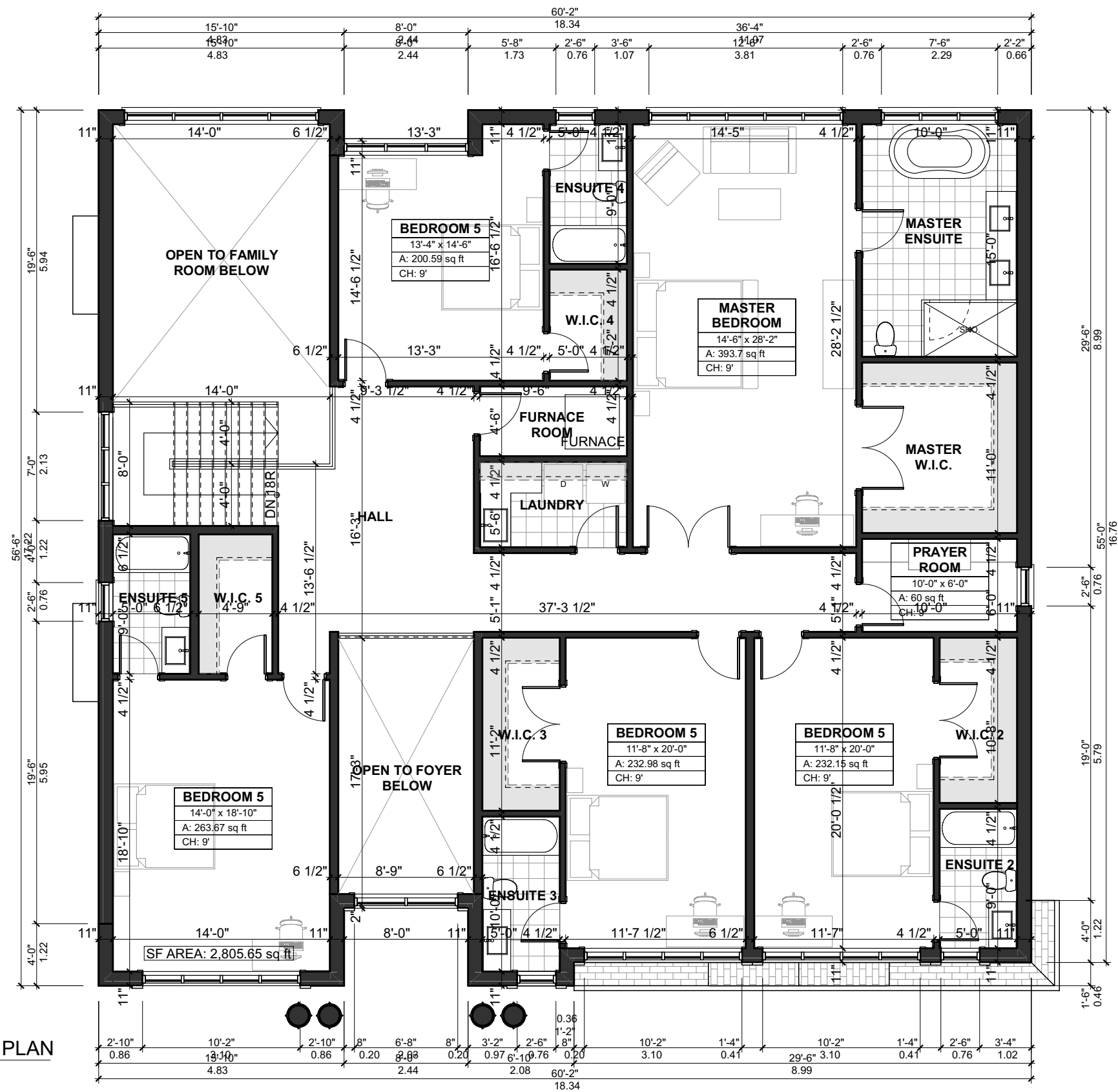
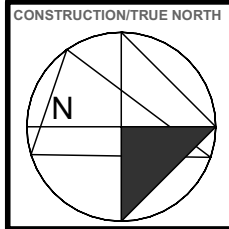


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ARCH. VISUALIZATION | GRAPHIC DESIGN
416.613.1433 | INFO@STEPIN.CA | STEPIN.CA
115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
**LOT 12 - 4 SUNMAN CRT.
MARKHAM, ON**
DRAWING NAME
GROUND FLOOR PLAN

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.11
REVISION NUMBER
4.1-2.13
DOCUMENT NUMBER
A2.2

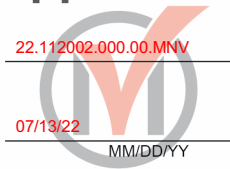


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A2.3
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Appendix J

File: 22.112002.000.00.MNV

Date: 07/13/22

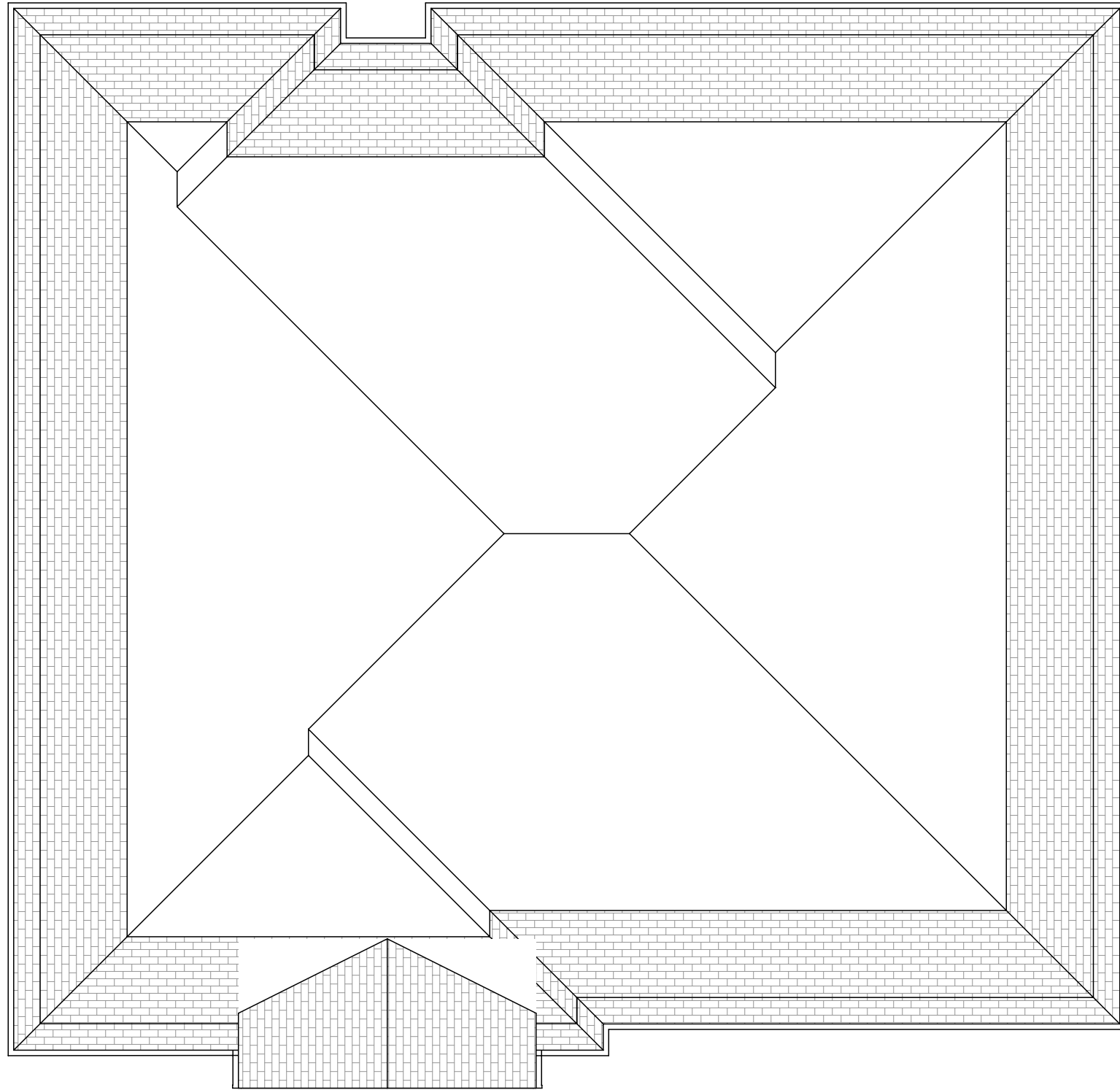
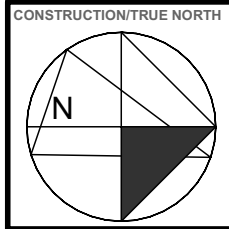


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ARCH. VISUALIZATION | GRAPHIC DESIGN
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PROJECT NAME
**LOT 12 - 4 SUNMAN CRT.
MARKHAM, ON**
DRAWING NAME
SECOND FLOOR PLAN

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.11
REVISION NUMBER
4.1-2.13
DOCUMENT NUMBER
A2.3

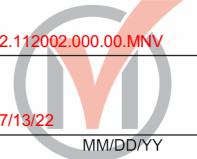


1 ROOF PLAN
A2.4 SCALE: 1/8" = 1'-0"

Appendix J

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PROJECT NAME
LOT 12 - 4 SUNMAN CRT.
MARKHAM, ON
DRAWING NAME
ROOF PLAN

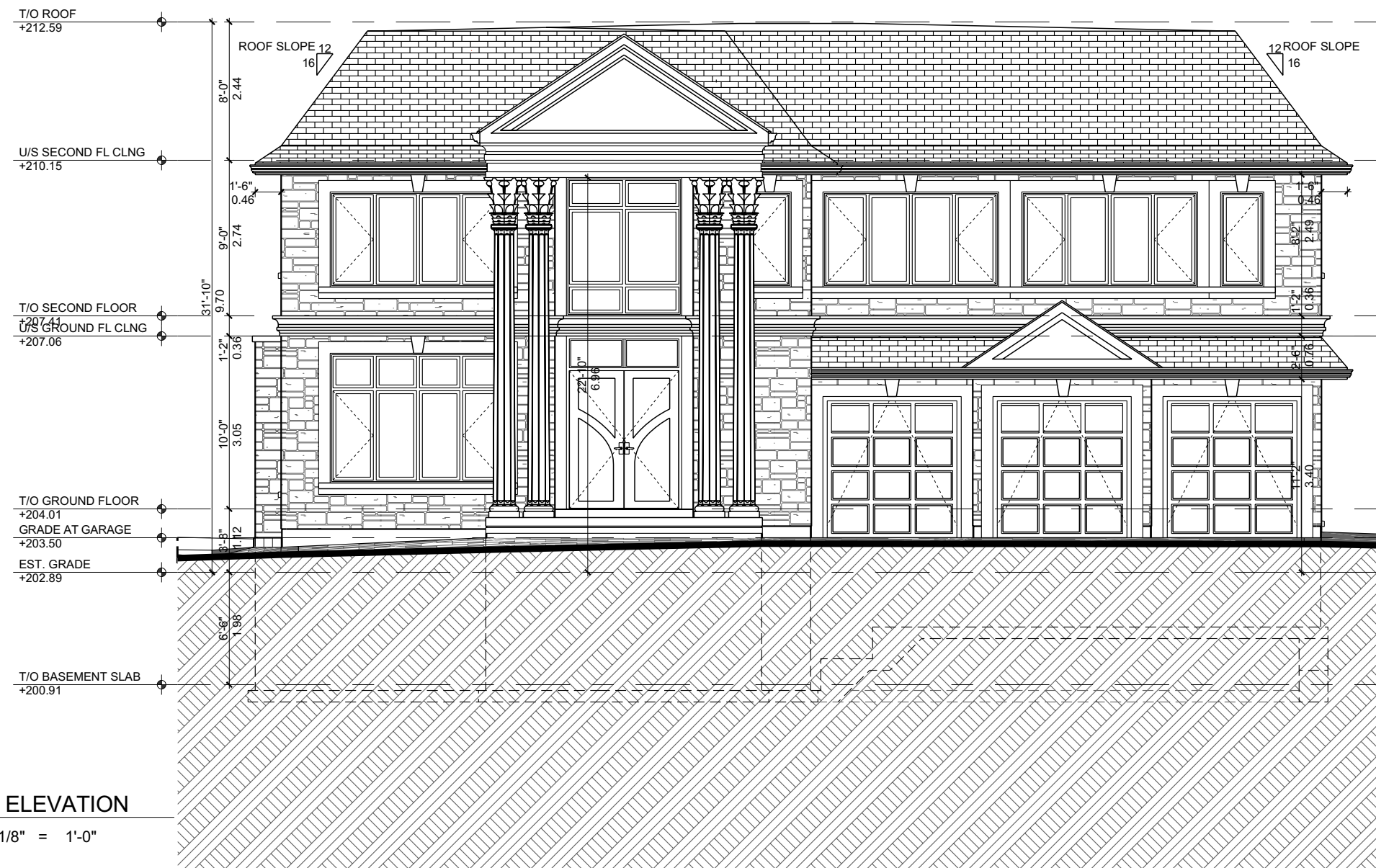
PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.11
REVISION NUMBER
4.1-2.13
DOCUMENT NUMBER
A2.4

Appendix J

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1 WEST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



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PROJECT NAME
**LOT 12 - 4 SUNMAN CRT.
MARKHAM, ON**
DRAWING NAME
WEST ELEVATION

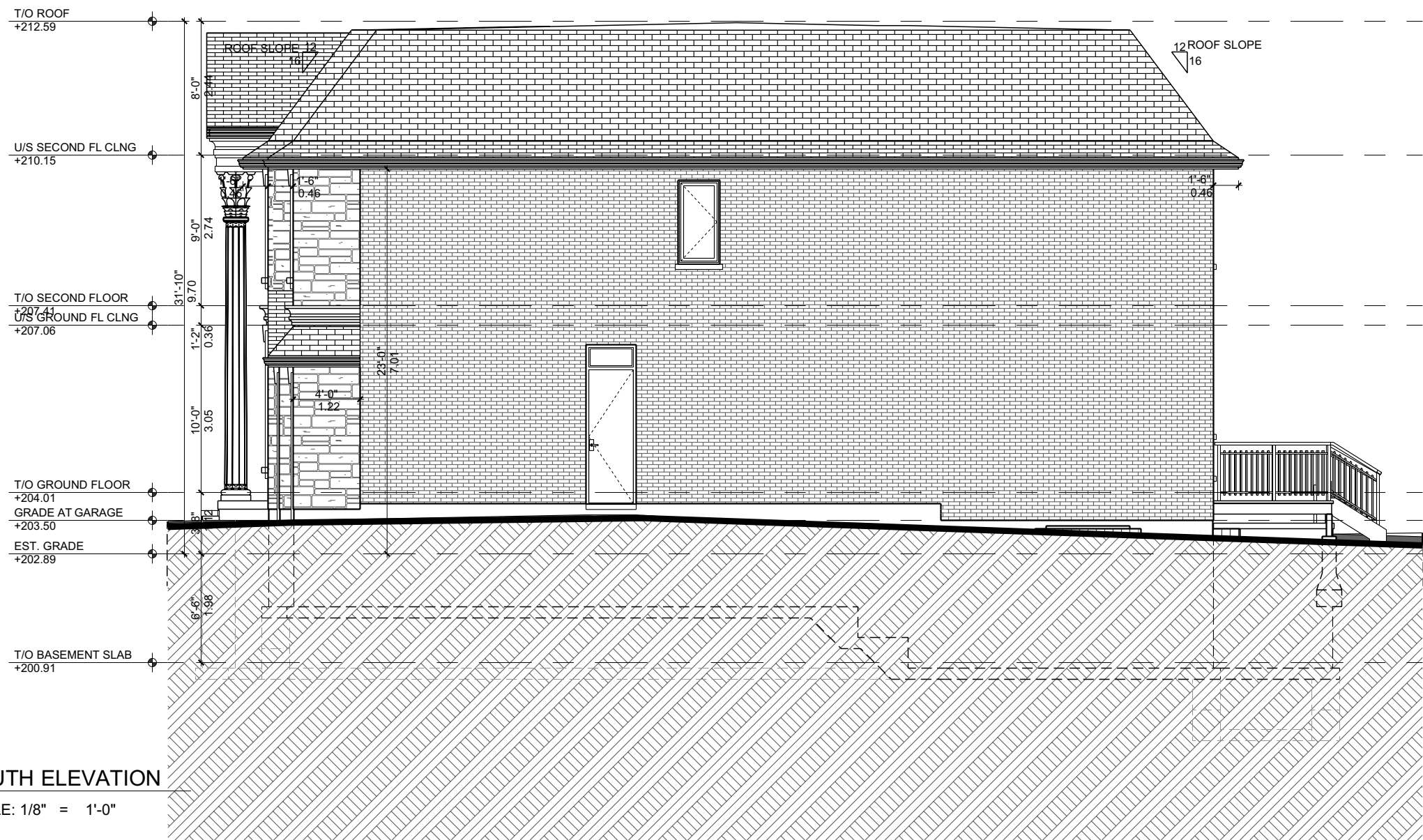
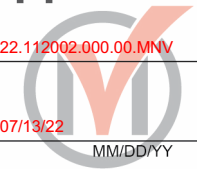
PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.11
REVISION NUMBER
4.1-2.13
DOCUMENT NUMBER
A3.1

Appendix J

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1 SOUTH ELEVATION
A3.2 SCALE: 1/8" = 1'-0"



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115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
**LOT 12 - 4 SUNMAN CRT.
MARKHAM, ON**
DRAWING NAME
SOUTH ELEVATION

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.11
REVISION NUMBER
4.1-2.13
DOCUMENT NUMBER
A3.2

Appendix J

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1 EAST ELEVATION
A3.3 SCALE: 1/8" = 1'-0"



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115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
LOT 12 - 4 SUNMAN CRT.
MARKHAM, ON
DRAWING NAME
EAST ELEVATION

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

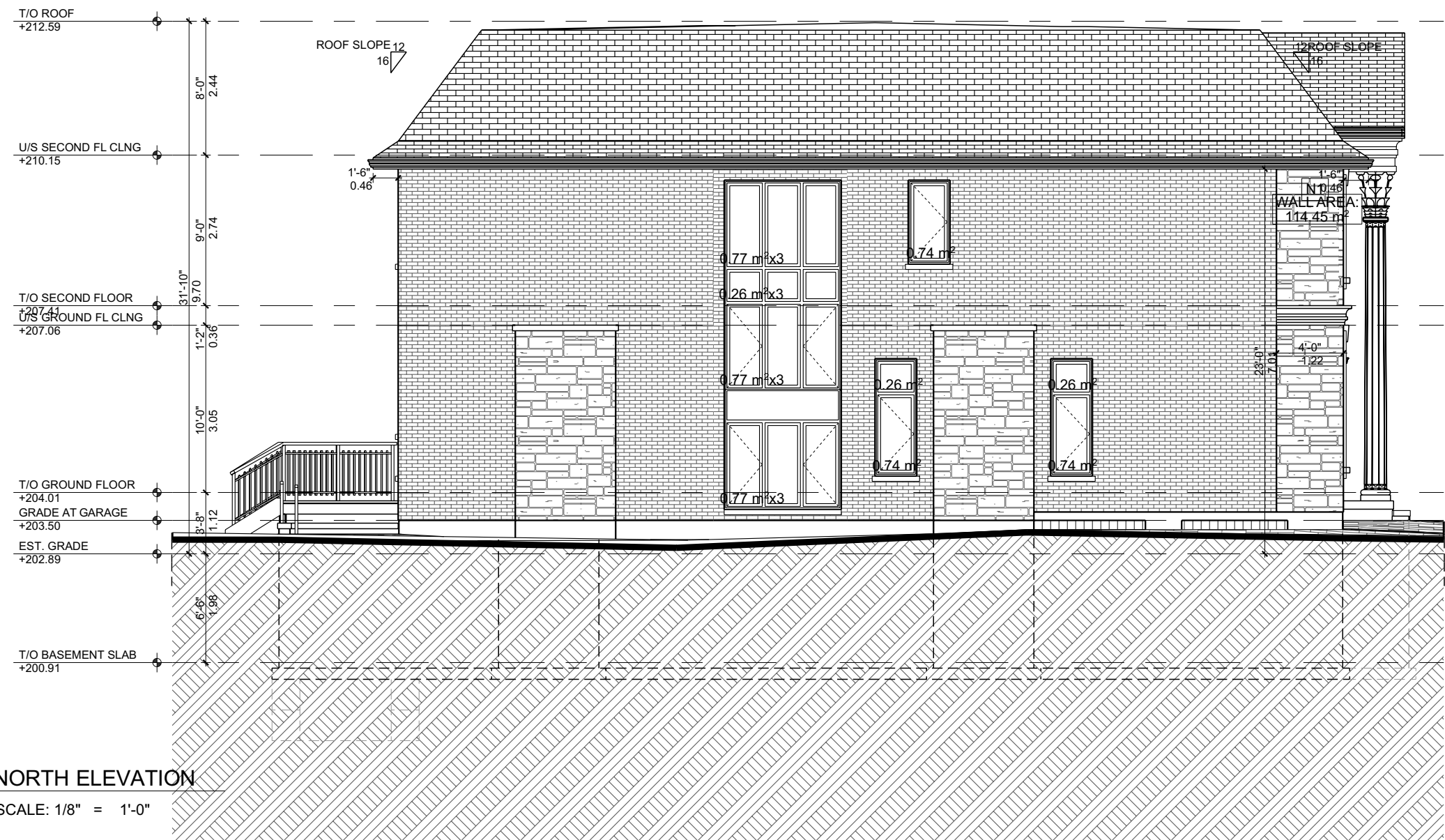
PROJECT NUMBER
21.11
REVISION NUMBER
4.1-2.13
DOCUMENT NUMBER
A3.3

N1 NORTH WALL 1
 SETBACK FROM PROP. LINE ———— 3.00 m (9'-10")
 TOTAL EXPOSING BUILDING FACE AREA — 114.45 m² (1231.93 FT²)
 ALLOWED UNPR'ED OPENINGS PECENTAGE ——— 10.0%
 WALL AREA ———— 114.45 m² (1231.93 FT²)
 TOTAL UNPR'ED OPENINGS AREA ———— 10.45 m² (112.48 FT²)
 TOTAL UNPR'ED OPENINGS PECENTAGE ——— 9.1%

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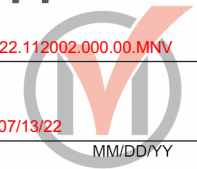


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A3.4 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

Appendix K

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MM/DD/YY



LOT 13 - 86 LEE AVE. MARKHAM, ON PROP. NEW BUILD DWELLING



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PROJECT NAME
LOT 13 - 86 LEE AVE.
MARKHAM, ON
DRAWING NAME
RENDER 1

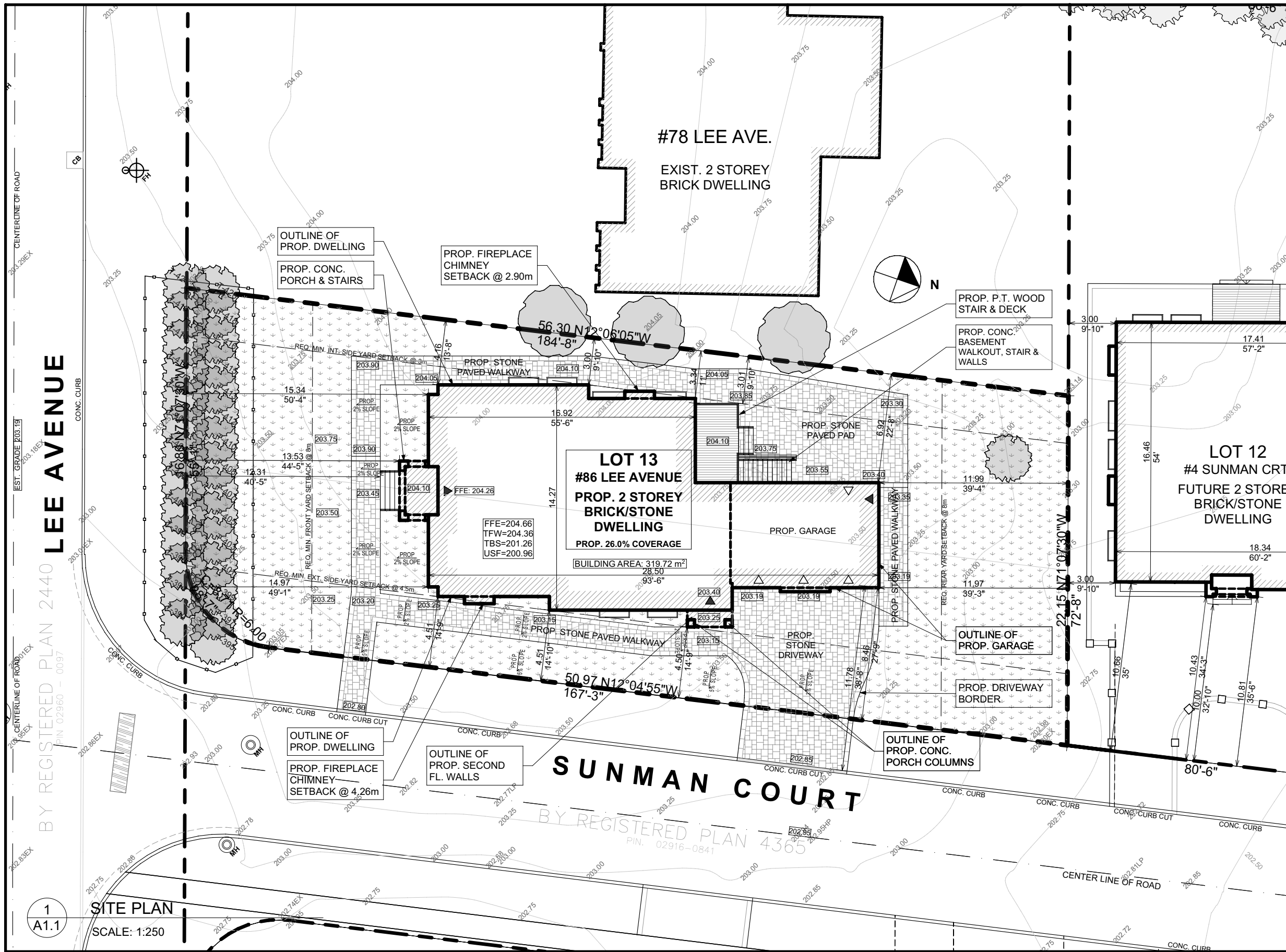
PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.44
REVISION NUMBER
4.1-1.16
DOCUMENT NUMBER
A0.1

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File: 22.112002.000.00.MNV

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LEGEND

	EXISTING GRADE ELEVATION		MEDIUM DUTY PAVING
	EXISTING GRADE ELEVATION TO REMAIN		HEAVY DUTY PAVING
	PROPOSED GRADE		GRASS/SODDED AREA
	GRADE SLOPE & DIRECTION		CONCRETE PAD/WALKWAY
	EXTERIOR MAN DOOR		DENOTES BOULDER
	OVERHEAD DOOR		DENOTES CONIFEROUS TREE
	GAS METER		DENOTES DECIDUOUS TREE
	MAN HOLE (STORM OR SANITARY)		DENOTES HEDGES
	CATCH BASIN (EL. TOP OF RIM)		CHAINLINK FENCE
	SINGLE LIGHT STANDARD		WOOD BOARD FENCE
	DOUBLE LIGHT STANDARD		CONSTRUCTION FENCE
	LIGHT BOLLARD		TREE PROTECTION HOARDING
	FLOOD LIGHT		
	ACCESSIBLE PARKING		
	NUMBER OF PARKING STALLS IN ROW		
	FIRE ROUTE		

AREA & ZONING INFORMATION

SUNMAN COURT SUBDIVISION - LOT 13 - 86 LEE AVENUE

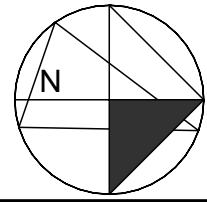
SUR 2 - MARKHAM BY-LAW 193-81

	ZONING	PROPOSED		REQUIRED		NOTES
		PROPOSED DWELLING		MARKHAM BY-LAW 193-81		
1.1	LOT AREA	1,231.66 M ²	13,257.48 SQ FT	1,231.60 M ²	13,256.83 SQ FT	
	SETBACKS					
2.1	LOT FRONTAGE	22.00 M	72.18 FT	22.00 M	60.00 FT	
2.2	LOT DEPTH	56.67 M	185.93 FT			
2.3	FRONT YARD SETBACK (SOUTH SIDE)	15.34 M	50.33 FT	8.00 M	26.25 FT	
2.4	EXT. SIDE YARD SETBACK (EAST SIDE)	4.50 M	14.76 FT	4.50 M	14.76 FT	
2.5	INT. SIDE YARD SETBACK (WEST SIDE)	3.00 M	9.84 FT	3.00 M	9.84 FT	
2.6	REAR YARD SETBACK (NORTH SIDE)	11.97 M	39.27 FT	8.00 M	26.25 FT	
2.7	BUILDING LENGTH	28.50 M	93.50 FT			
2.8	BUILDING WIDTH	14.27 M	46.82 FT			
	SITE AREAS					
3.1	LOT AREA	1,231.66 M ²	13,257.48 SQ FT	1,231.60 M ²	13,256.83 SQ FT	
3.2	DWELLING AREA	244.59 M ²	2,632.74 SQ FT			
3.3	GARAGE AREA	63.36 M ²	207.87 SQ FT			
3.4	COVERED PORCH AREA	11.77 M ²	126.69 SQ FT			
3.5	TOTAL BUILDING AREA	319.72 M ²	3,441.44 SQ FT			
3.6	LOT COVERAGE PERCENTAGE	26.0%		MAX. 25%		
3.7	FRONT YARD AREA	334.14 M ²	3,596.65 SQ FT			
3.8	FRONT YARD LANDSCAPE AREA	276.94 M ²	2,980.96 SQ FT			
3.9	FRONT YARD LANDSCAPING PERC.	82.9%		MIN. 40%		
3.10	REAR YARD AREA	265.20 M ²	2,854.59 SQ FT			
3.11	REAR YARD LANDSCAPING AREA	238.12 M ²	2,563.10 SQ FT			
3.12	REAR YARD LANDSCAPING PERC.	89.8%				
	GROSS FLOOR AREAS					
4.1	BASEMENT GFA	244.12 M ²	2,627.69 SQ FT			NOT INCLUDED IN TOTAL GFA
4.2	GROUND FLOOR GFA	244.56 M ²	2,632.42 SQ FT			
4.3	GARAGE AREA	63.36 M ²	682.00 SQ FT			
4.4	SECOND FLOOR GFA	261.21 M ²	2,811.64 SQ FT			
4.5	TOTAL GFA	569.13 M ²	6,126.06 SQ FT			
4.6	LOT AREA	1,231.66 M ²	13,257.48 SQ FT	1,231.60 M ²	13,256.83 SQ FT	
4.7	FLOOR AREA RATIO	46.2%				
	HEIGHTS					
6.1	EST. GRADE	203.19 M				
6.2	GRADE @ GARAGE	203.19 M				
6.3	FIN. FLOOR ELEVATION	204.66 M				
6.4	TOP OF ROOF ELEVATION	214.16 M				
6.5	DWELLING HEIGHT	10.97 M	35.99 FT	11.00 M	36.09 FT	
6.6	FIN. GROUND FLOOR HEIGHT	1.47 M	4.82 FT			

Appendix K

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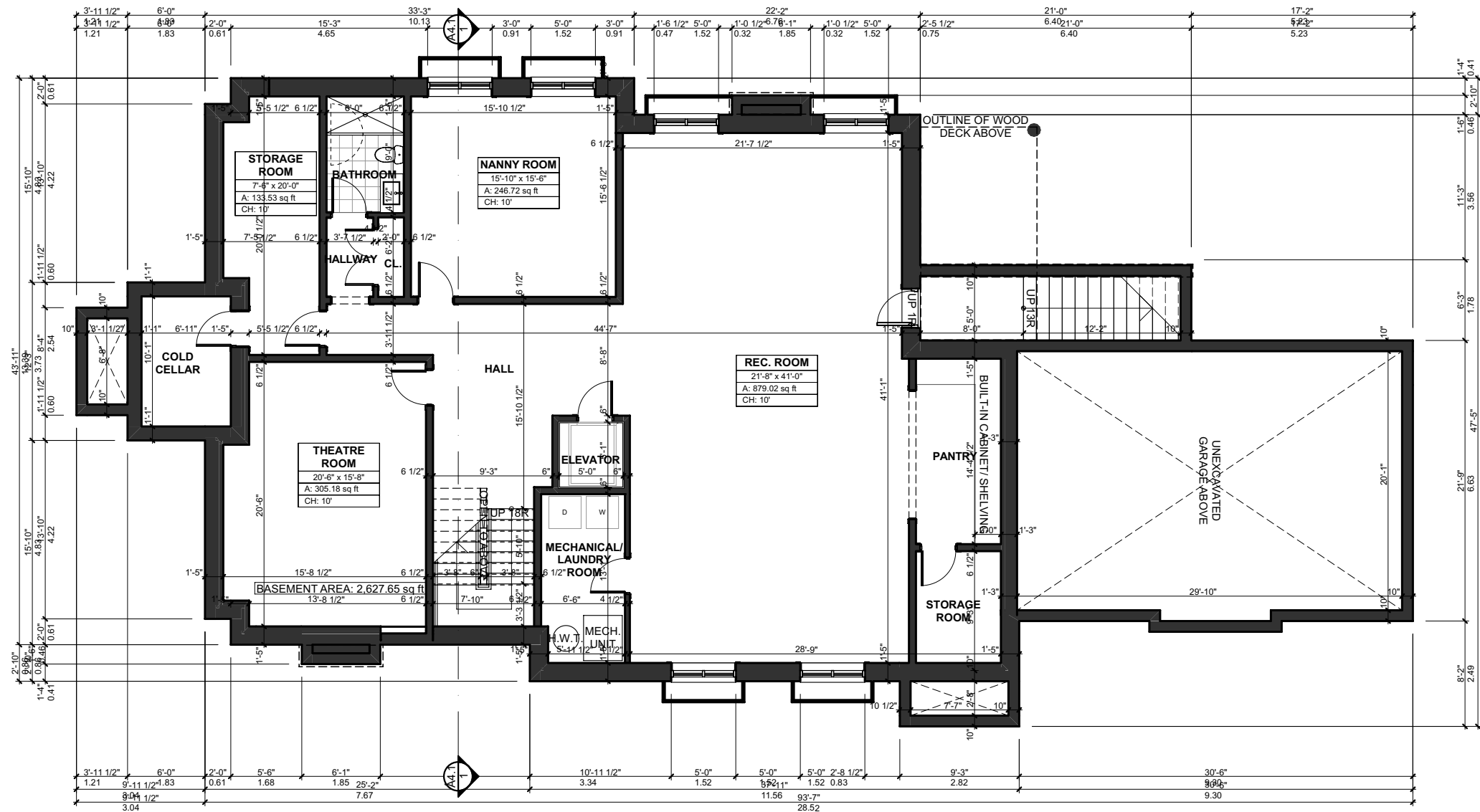
Date: 07/13/22
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Appendix K

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Date: 07/13/22
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1 BASEMENT PLAN
A2.1 SCALE: 3/32" = 1'-0"

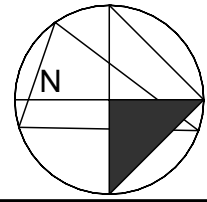


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115 APPLE CREEK BLVD. | UNIT 209 | MARKHAM

PROJECT NAME
**LOT 13 - 86 LEE AVE.
MARKHAM, ON**
DRAWING NAME
BASEMENT PLAN

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

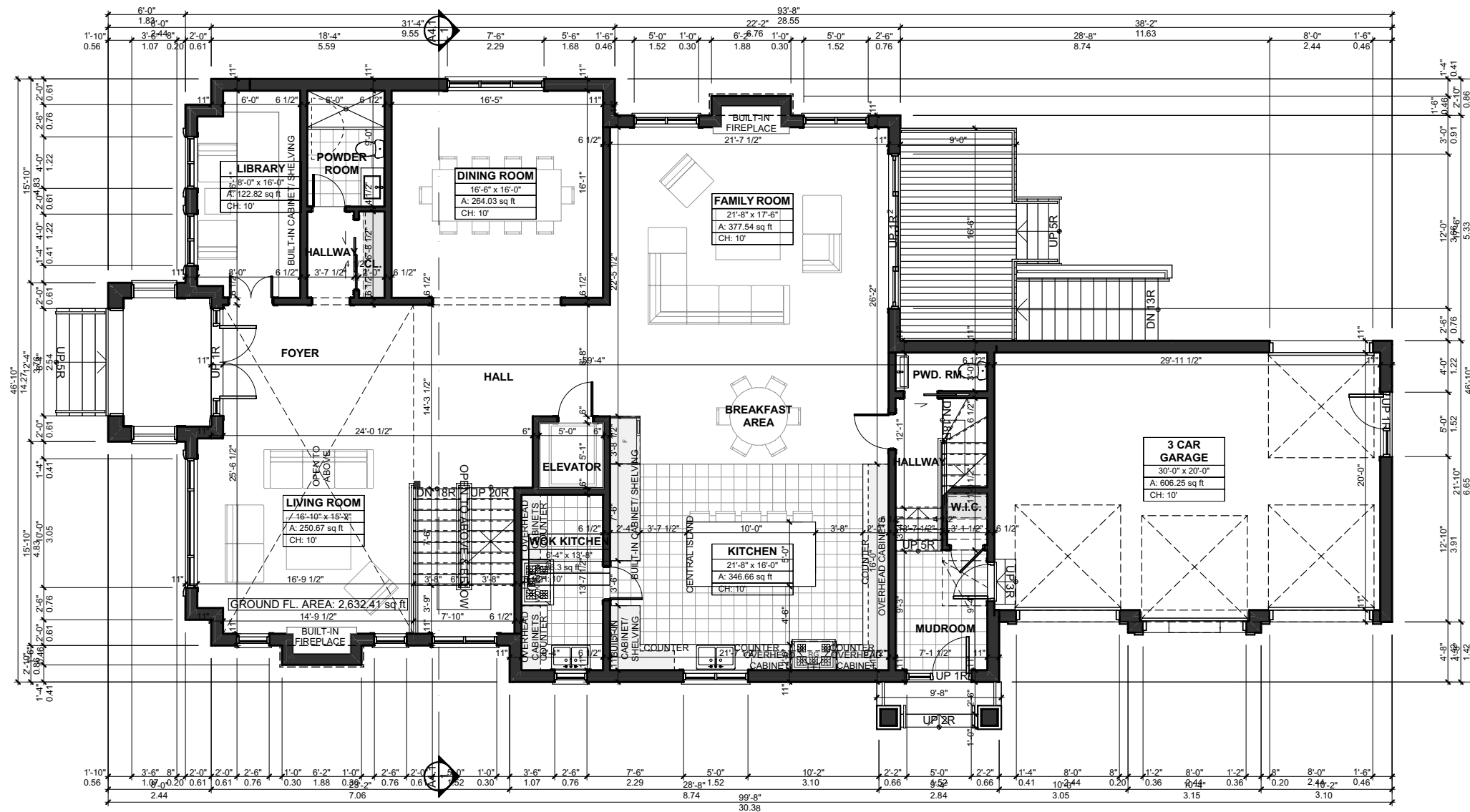
PROJECT NUMBER
21.44
REVISION NUMBER
4.1-1.16
DOCUMENT NUMBER
A2.1



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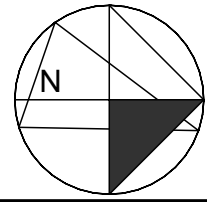
File: 22.112002.000.00.MNV

Date: 07/13/22
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A2.2 GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"

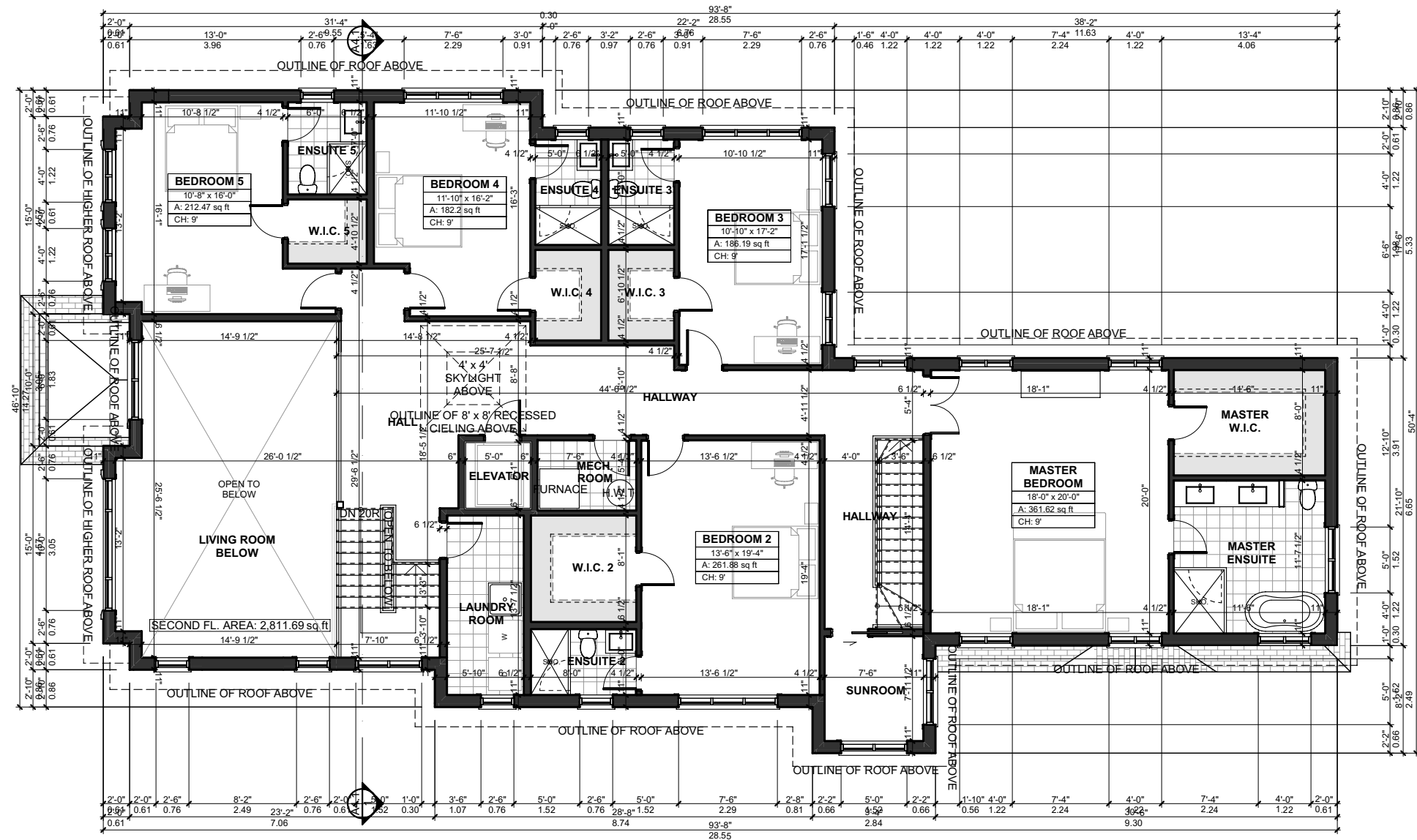
CONSTRUCTION/TRUE NORTH



Appendix K

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1 SECOND FLOOR PLAN
 A2.3 SCALE: 3/32" = 1'-0"



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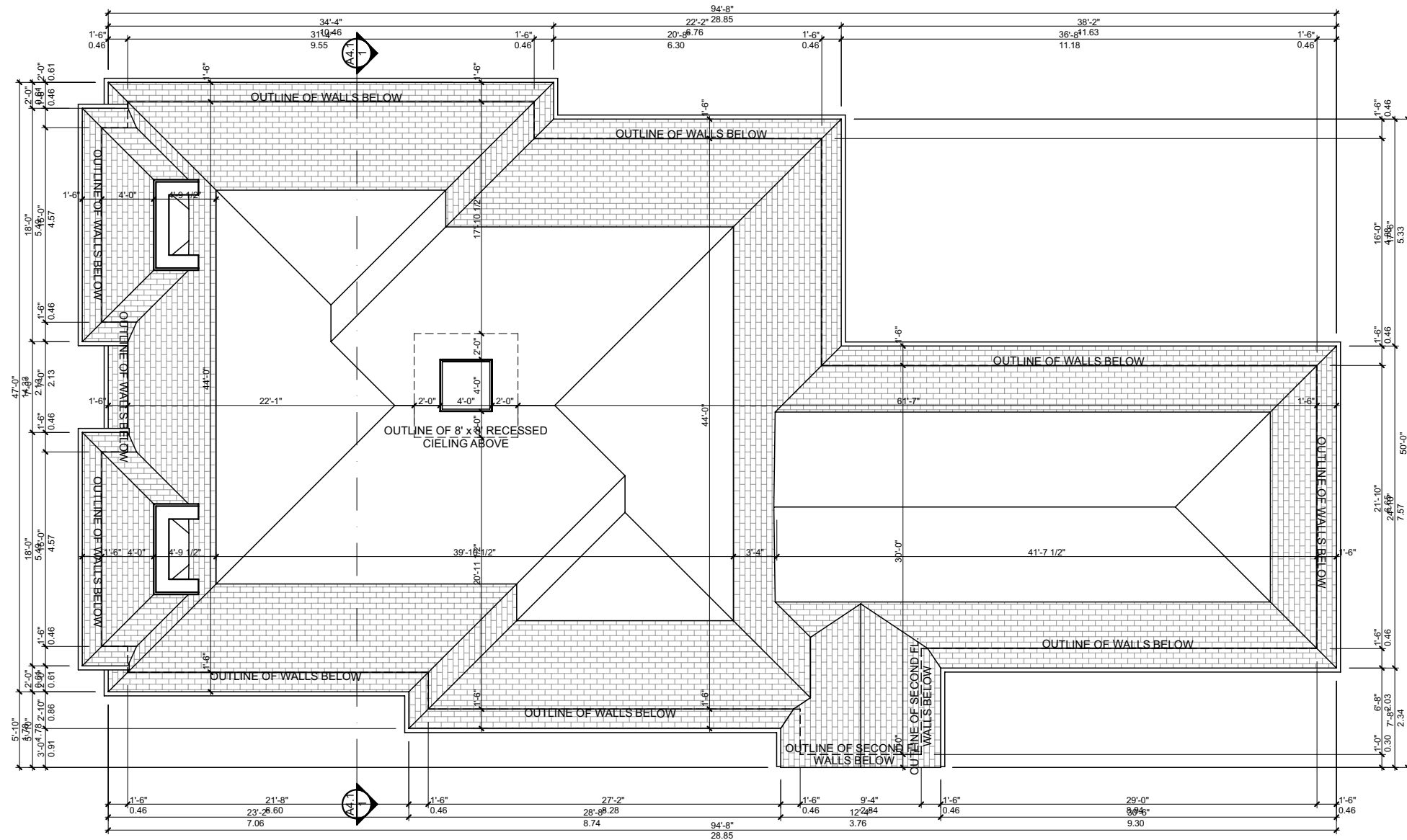
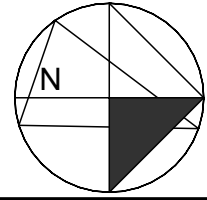
PROJECT NAME
 LOT 13 - 86 LEE AVE.
 MARKHAM, ON

DRAWING NAME
SECOND FLOOR PLAN

PROJECT DATE
 5/10/2022
 PREPARED BY
 CARLOS C.
 CHECKED BY
 STEPAN S.

PROJECT NUMBER
 21.44
 REVISION NUMBER
 4.1-1.16
 DOCUMENT NUMBER
A2.3

CONSTRUCTION/TRUE NORTH



1
A2.4

ROOF PLAN

SCALE: 3/32" = 1'-0"

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PROJECT NAME
**LOT 13 - 86 LEE AVE.
MARKHAM, ON**
DRAWING NAME
ROOF PLAN

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.44
REVISION NUMBER
4.1-1.16
DOCUMENT NUMBER
A2.4

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1
A3.1

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



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PROJECT NAME
LOT 13 - 86 LEE AVE.
MARKHAM, ON
DRAWING NAME
SOUTH ELEVATION

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.44
REVISION NUMBER
4.1-1.16
DOCUMENT NUMBER
A3.1

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1 EAST ELEVATION
A3.2 SCALE: 3/32" = 1'-0"



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PROJECT NAME
**LOT 13 - 86 LEE AVE.
MARKHAM, ON**
DRAWING NAME
EAST ELEVATION

PROJECT DATE
5/10/2022
PREPARED BY
CARLOS C.
CHECKED BY
STEPAN S.

PROJECT NUMBER
21.44
REVISION NUMBER
4.1-1.16
DOCUMENT NUMBER
A3.2

Appendix K

File: 22.112002.000.00.MNV

Date: 07/13/22
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1 NORTH ELEVATION
A3.3 SCALE: 1/8" = 1'-0"

W1 WEST WALL 1	
SETBACK FROM PROP. LINE	3.00 m (9'-10")
TOTAL EXPOSING BUILDING FACE AREA	189.71 m ² (2042.02 FT ²)
ALLOWED UNPR'ED OPENINGS PECENTAGE	10%
WALL AREA	189.71 m ² (2042.02 FT ²)
TOTAL UNPR'ED OPENINGS AREA	15.38 m ² (165.54 FT ²)
TOTAL UNPR'ED OPENINGS PECENTAGE	8.1%

Appendix K

File: 22.112002.000.00.MNV

Date: 07/13/22

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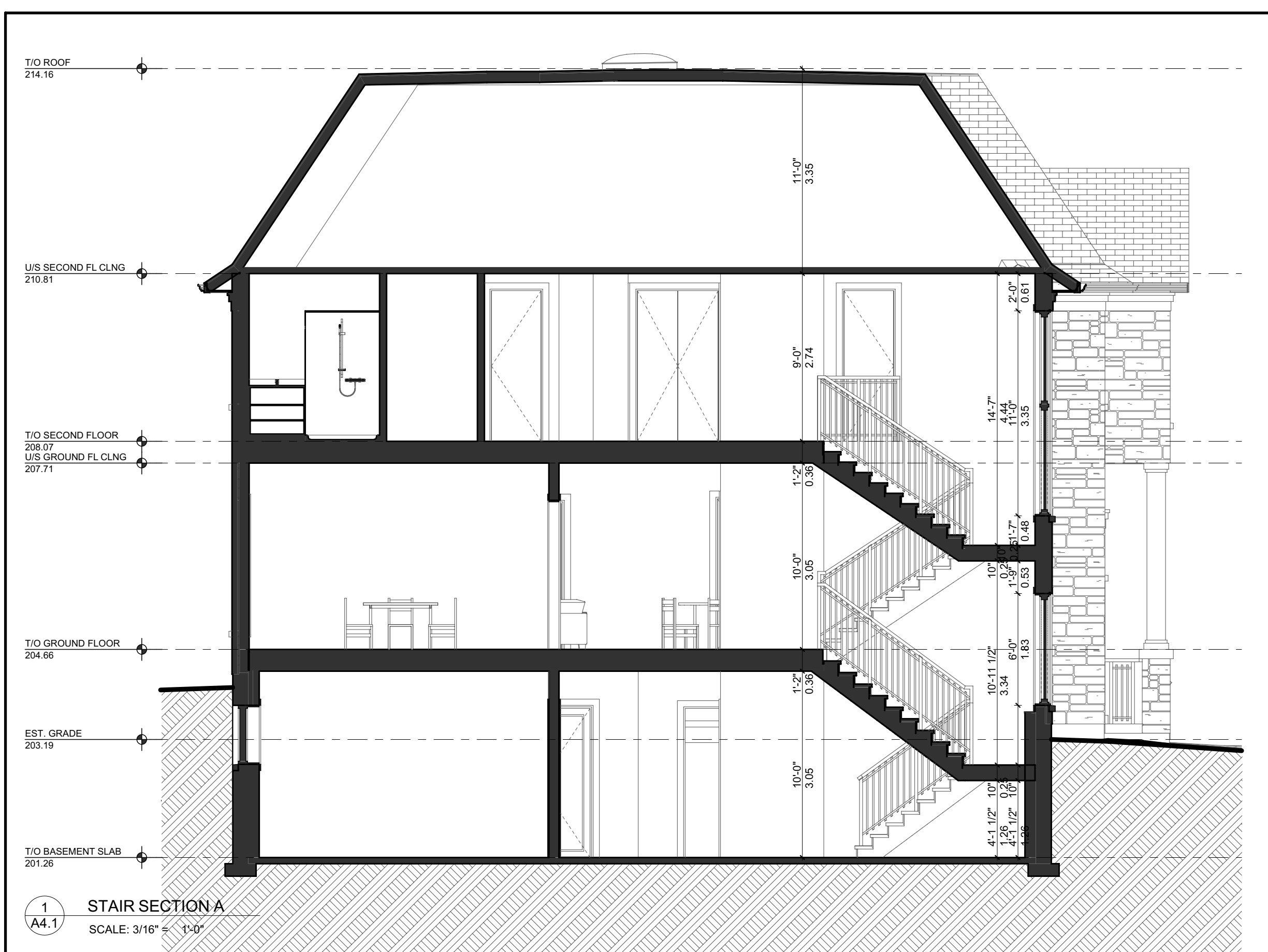


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A3.4 **WEST ELEVATION**
SCALE: 3/32" = 1'-0"

Appendix K

File: 22.112002.000.00.MNV

Date: 07/13/22
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1
A4.1
STAIR SECTION A
SCALE: 3/16" = 1'-0"

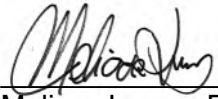
APPENDIX “L”

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/028/22

1. The variances apply only to the proposed development as long as it remains;
2. That variance a) apply only to Lot 1 as shown in the Draft Reference Plan attached as ‘Appendix B’ of this Staff Report, in substantial conformity with the plans attached as ‘Appendix C’ to this Staff Report and stamped by the City of Markham on July 13, 2022, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
3. That variance b) apply only to Lot 3 as shown in the Draft Reference Plan attached as ‘Appendix B’ of this Staff Report, in substantial conformity with the plans attached as ‘Appendix D’ to this Staff Report and stamped by the City of Markham on July 13, 2022, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
4. That variance c) apply only to Lot 5 as shown in the Draft Reference Plan attached as ‘Appendix B’ of this Staff Report, in substantial conformity with the plans attached as ‘Appendix E’ to this Staff Report and stamped by the City of Markham on July 13, 2022, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
5. That variance d) apply only to Lot 6 as shown in the Draft Reference Plan attached as ‘Appendix B’ of this Staff Report, in substantial conformity with the plans attached as ‘Appendix F’ to this Staff Report and stamped by the City of Markham on July 13, 2022, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
6. That variance e) apply only to Lot 8 as shown in the Draft Reference Plan attached as ‘Appendix B’ of this Staff Report, in substantial conformity with the plans attached as ‘Appendix G’ to this Staff Report and stamped by the City of Markham on July 13, 2022, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;

7. That variance f) apply only to Lot 9 as shown in the Draft Reference Plan attached as 'Appendix B' of this Staff Report, in substantial conformity with the plans attached as 'Appendix H' to this Staff Report and stamped by the City of Markham on July 13, 2022, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
8. That variances g) and h) apply only to Lot 10 as shown in the Draft Reference Plan attached as 'Appendix B' of this Staff Report, in substantial conformity with the plans attached as 'Appendix I' to this Staff Report and stamped by the City of Markham on July 13, 2022, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
9. That variance i) apply only to Lot 12 as shown in the Draft Reference Plan attached as 'Appendix B' of this Staff Report, in substantial conformity with the plans attached as 'Appendix J' to this Staff Report and stamped by the City of Markham on July 13, 2022, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
10. That variance j) apply only to Lot 13 as shown in the Draft Reference Plan attached as 'Appendix B' of this Staff Report, in substantial conformity with the plans attached as 'Appendix K' to this Staff Report and stamped by the City of Markham on July 13, 2022, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
11. That a minimum of 7.2% of the lot coverage for Lot 8 be occupied by a rear one-storey contiguous portion of the dwelling;
12. That a minimum of 9.8% of the lot coverage for Lot 10 be occupied by a rear one-storey contiguous portion of the dwelling;
13. That the Applicant satisfies the financial requirements for a minor variance application and sign fee, to the satisfaction of the Director of Planning and Urban Design or designate, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design or designate.

CONDITIONS PREPARED BY:

A handwritten signature in black ink, appearing to read 'Melissa Leung', written over a horizontal line.

Melissa Leung, Planner II, Central District