

# Memorandum to the City of Markham Committee of Adjustment

August 01, 2023

**File:** A/114/22  
**Address:** 67 Babcombe Drive, Thornhill  
**Applicant:** Contempo Studio (Marin Zabzuni)  
**Hearing Date:** Wednesday, August 16, 2023

The following comments are provided on behalf of the West Team. The applicant is requesting relief from the following “Third Density Special Residential – (SR3)” zone requirements under By-law 1767, as amended, as they relate to a proposed two-storey detached dwelling. The variances requested are to permit:

- a) **By-law 100-90, Section 1.2(i):**  
a building height of 8.54 meters (22.01 feet), whereas the By-law permits a maximum flat roof building height of 8.0 meters (26.24 feet);
- b) **By-law 100-90, Section 1.2(iii):**  
a maximum building depth of 21.36 metres (70.07 feet), whereas the By-law permits a maximum building depth of 16.8 metres (55.12 feet);
- c) **By-law 1767, Section 9(i):**  
a south side yard roof encroachment of 98 inches (2.48 metres), whereas the By-law permits a maximum encroachment of no more than 18 inches (0.45 metres) into the required side yard setback;
- d) **By-law 1767, Section 12 (iv)(a):**  
a minimum front yard setback of 33.4 feet (10.18 metres), whereas the By-law requires that the front yard setback of a dwelling to be erected between two existing dwellings shall comply with the corresponding yards of the two existing dwellings being 42.7 feet (13.01 metres);
- e) **By-law 1767, Section 18(ii)(b):**  
a lot coverage of 36.2 percent, whereas the By-law requires a maximum lot coverage of 33 1/3 percent; and
- f) **By-law 100-90, Section 1.2 (vi):**  
a floor area ratio of 49.4 percent, whereas the By-law permits a maximum floor area ratio of 47 percent.

## BACKGROUND

### Property Description

The 1,392.98 m<sup>2</sup> (14,993.91 ft<sup>2</sup>) subject property is located on the west side of Babcombe Drive, north of Steeles Avenue East and east of Bayview Avenue. There is an existing 205.27 m<sup>2</sup> (2,209.50 ft<sup>2</sup>) one-storey detached dwelling on the subject property with mature vegetation located in the side and rear yards. The surrounding area is undergoing a transition with newer dwellings being developed as infill developments.

### Proposal

The applicant is proposing to construct a two-storey detached dwelling with an integral garage with an approximate gross floor area of 688.59 m<sup>2</sup> (7,412 ft<sup>2</sup>).

## **Official Plan and Zoning**

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

The Official Plan designates the subject property “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. These criteria are established to ensure that infill development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street, while accommodating a diversity of building styles. In considering applications for development approval in a “Residential Low Rise” area, which includes variances, development is required to meet the general intent of these development criteria. Regard shall also be had for the retention of existing trees and vegetation.

### Zoning By-Law 1767

The subject property is zoned “Third Density Special Residential– (SR3)” under By-law 1767, as amended, which permits one single detached dwelling per lot.

### Residential Infill Zoning By-law 100-90

The subject property is also subject to the Residential Infill Zoning By-law 100-90. The intent of this By-law is to ensure the built form of new residential construction will maintain the character of existing neighbourhoods. It specifies development standards for building depth, garage projection, garage width, net floor area ratio, height, yard setbacks and number of storeys. The proposed development does not comply with the infill By-law requirements with respect to building height, building depth, and floor area ratio.

### **Zoning Preliminary Review (ZPR) Undertaken**

The owner has completed a Zoning Preliminary Review (ZPR) on May 18, 2023 to confirm the variances required for the proposed development.

### **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.

### **Increases Maximum Floor Area Ratio Variance**

The applicant is requesting relief to permit a floor area ratio of 49.4 percent, whereas a maximum floor area ratio of 47 percent is permitted. The variance will facilitate the construction of a two-storey detached dwelling with a floor area of 688.59 m<sup>2</sup> (7,412 ft<sup>2</sup>), whereas the By-law a maximum floor area of 654.96 m<sup>2</sup> (7,050 ft<sup>2</sup>) is permitted. This represents an increase of approximately 33.63 m<sup>2</sup> (361.99 ft<sup>2</sup>).

Floor Area Ratio is a measure of the interior square footage of the dwelling as a percentage of the net lot area however; it is not a definitive measure of the mass of the

dwelling, since it does not include “open to below” areas that may exist within the dwelling (e.g. two-storey foyers, atriums and/or stairs).

The proposed increase in floor area represents a relatively minor deviation from the By-law requirement and is in keeping with the intended scale of residential infill developments for this neighbourhood. Staff are satisfied that the requested floor area ratio will not result in an overdevelopment of the site, and are of the opinion that the variance is generally consistent with what the By-law permits.

#### **Increased Maximum Lot Coverage Variance**

The applicant is requesting relief for a maximum lot coverage of 36.2 percent, whereas a maximum floor area ratio of 33 1/3 percent is permitted. The proposed lot coverage includes the accessory building in the rear which adds approximately 36.77 m<sup>2</sup> (395.78 ft<sup>2</sup>) to the overall building area. Excluding the accessory building, the detached dwelling a lot coverage of 32.84 percent and would comply with the by-law requirement. Given that the main dwelling is below the by-law requirement, staff are of the opinion that the proposed increase in lot coverage will not significantly add to the scale and massing of the dwelling and the resultant dwelling is generally consistent with what the by-law permits.

#### **Increased Maximum Building Depth Variance**

The applicant is requesting relief to permit a maximum building depth of 21.36 m (70.07 ft.), whereas a maximum building depth of 16.8 m (55.11 ft.) is permitted. This represents an increase of approximately 4.56 m (14.96 ft.).

Building depth is measured based on the shortest distance between two lines, both parallel to the front lot line, one passing through the point on the dwelling which is the nearest and the other through the point on the dwelling which is the farthest from the front lot line. This variance is being requested to facilitate a building footprint that is irregular in shape. Staff note that approximately 0.76 m (2.49 ft.) of the proposed increased depth is attributed to the front covered porch and 2.3 m (7.54 ft.) for the projection of the rear covered deck. The main component of the building, excluding the aforementioned projections has a depth of 18.3 m (60.03 ft.). As adequate amenity space is being provided in the rear yard, staff are of the opinion that the variance meets the general intent and purpose of the Zoning By-law.

#### **Increase in Maximum Building Height**

The applicant is requesting relief to permit a maximum building height of 8.54 m (28.01 ft.), whereas a maximum building height of 8.0 m (26.24 ft.) for a flat roof is permitted. This represents an increase of 0.54 m (1.77 ft.).

The By-law calculates building height using the vertical distance of building or structure measured between the level of the crown of the street and highest point of the roof surface. It should be noted that the proposed grade of the front of the house is approximately 0.4 m (1.31ft) above the crown of road. Staff considers the proposed increase in height to be consistent and compatible with existing infill development along Balcombe Drive. Staff further note the existing trees on the property will provide screening to mitigate any visual impacts to the streetscape or neighbouring properties.

Consequently, staff are of the opinion the proposed building height will not adversely impact the character of the neighbourhood and is appropriate for the subject property.

### **Reduced Front Yard Setback Variance**

The applicant is requesting relief from the Zoning By-law to permit a minimum front yard setback of 33.4 ft. (10.18 m), whereas the By-law requires that the front yard setback of a dwelling to be erected between two existing dwellings shall comply with the corresponding yards of the two existing dwellings being 42.7 feet (13.01 m). Given that the main front wall of the building is generally consistent with the established front yard setback pattern on the street or rear yard setback pattern, staff have does not anticipate any adverse impacts as a result of the requested variance and therefore have no concerns.

### **Increased Maximum Eaves Encroachment Variance**

The applicant is requesting a maximum eaves encroachment of 98 in (2.48 m) into the south side yard, whereas a maximum eaves encroachment of no more than 18 in (0.45 m) is permitted. This represents an increase of 79.92 in (2.03 m). Staff are of the opinion that since the requested variance maintains the permitted side yard setback, it will not add to the overall massing of the building. Staff are of the opinion that the requested variance is appropriate for the development of the site.

### **Metrolinx Requirements**

The subject property is located within 300 m of Metrolinx's Bala Subdivision which carries Metrolinx's Stouffville GO Train service. Metrolinx provided comments on this application on June 23, 2022 (Appendix "C"), requiring that an environmental easement is provided in accordance with Section 3.9 of the Federation of Canadian Municipalities and Railway Associate of Canada's Guidelines for New Development in Proximity to Railway Operations. The environmental easement provides clear notification to those who may acquire an interest in the subject property and reduces the potential for future land use conflicts. The environmental easement shall be registered on title of the subject property.

Staff recommend that the proposed development is subject to the associated condition of approval provided in Appendix "A".

### **PUBLIC INPUT SUMMARY**

No written submissions were received as of August 14, 2023. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

### **CONCLUSION**

Planning Staff have reviewed the application with respect to Section 45(1) of The *Planning Act*, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the *Planning Act* and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please refer to Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



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Brashanthe Manoharan, Planner II, East District

REVIEWED BY:



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

**APPENDIX “A”**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/114/22**

1. The variances apply only to the proposed development for as long as it remains.
2. That the variances apply only to the proposed development, in substantial conformity with the plans attached as Appendix “B” to this Staff Report, 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 the Owner satisfies the requirements of Metrolinx, financial or otherwise, as indicated in their letter to the Secretary-Treasurer, attached as Appendix “C” to this Staff Report, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of Metrolinx.
4. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City’s Streetscape Manual (2009), as amended, to be reviewed and approved by the Director of Planning and Urban Design, or their 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 their designate.
5. That tree replacements be provided and/or tree replacement fees be paid to the Director of Planning and Urban Design, or their designate, if required, in accordance with the Tree Assessment and Preservation Plan, 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 their designate.
6. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site, including street trees, in accordance with the City’s Streetscape Manual (2009), as amended, and inspected by the Tree Preservation Technician, or their 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 their designate.

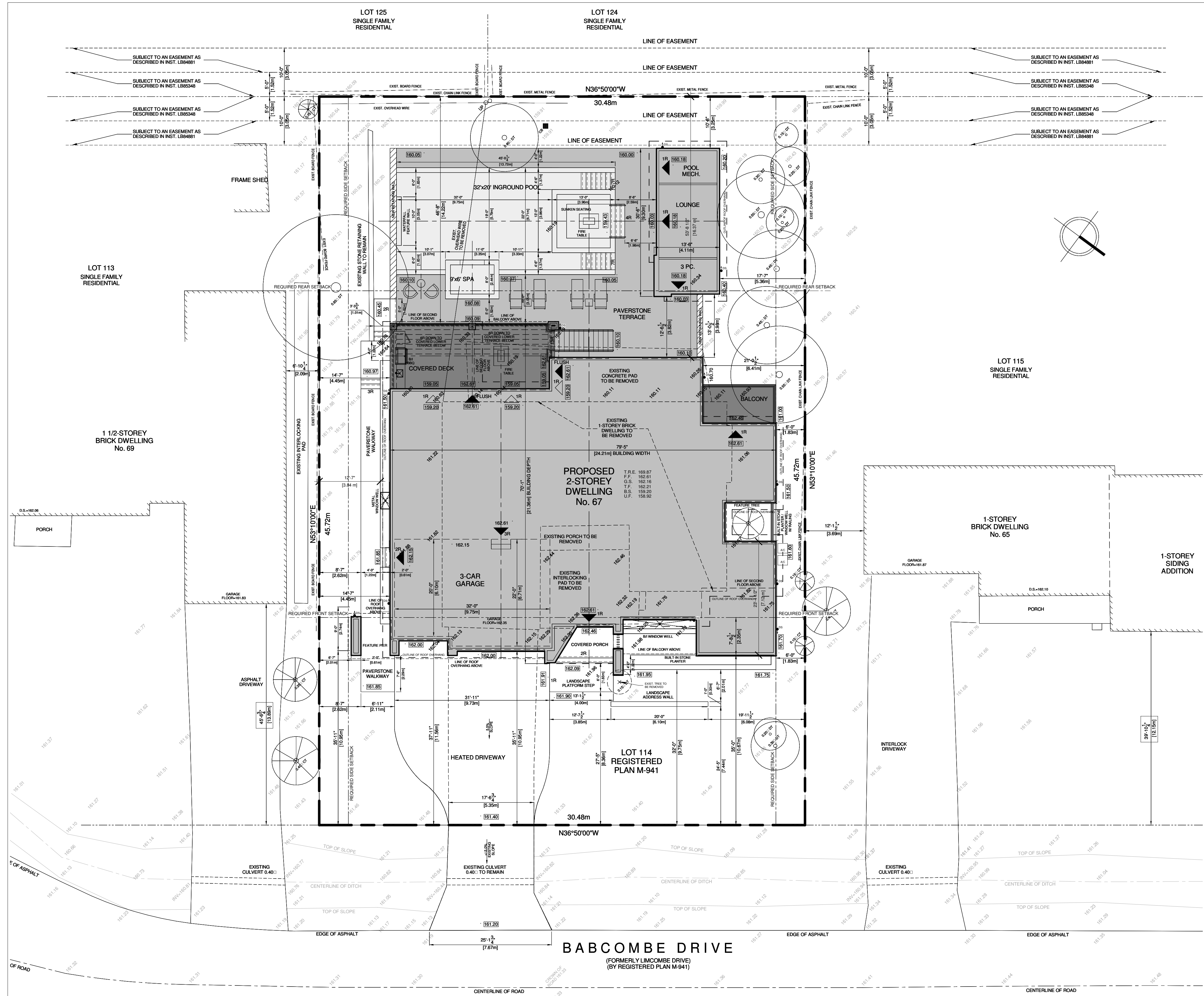
CONDITIONS PREPARED BY:



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Brashanthe Manoharan, Planner II, East District

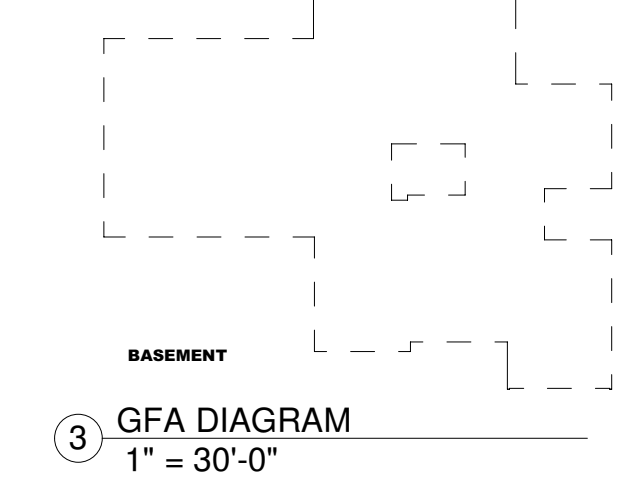
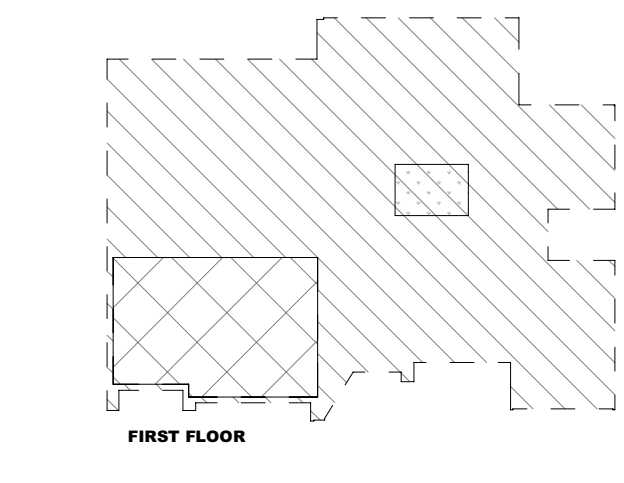
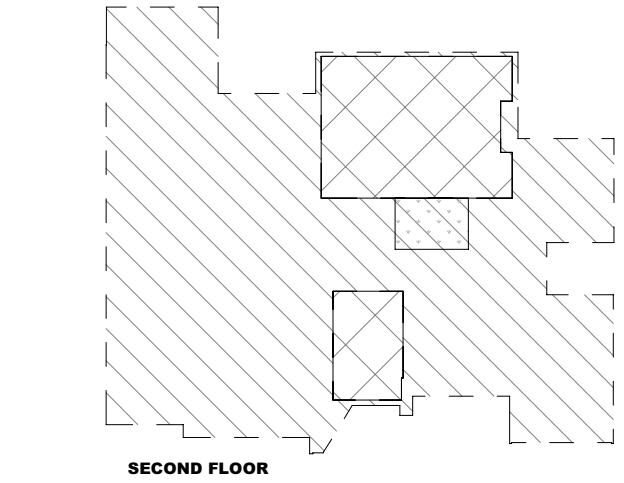




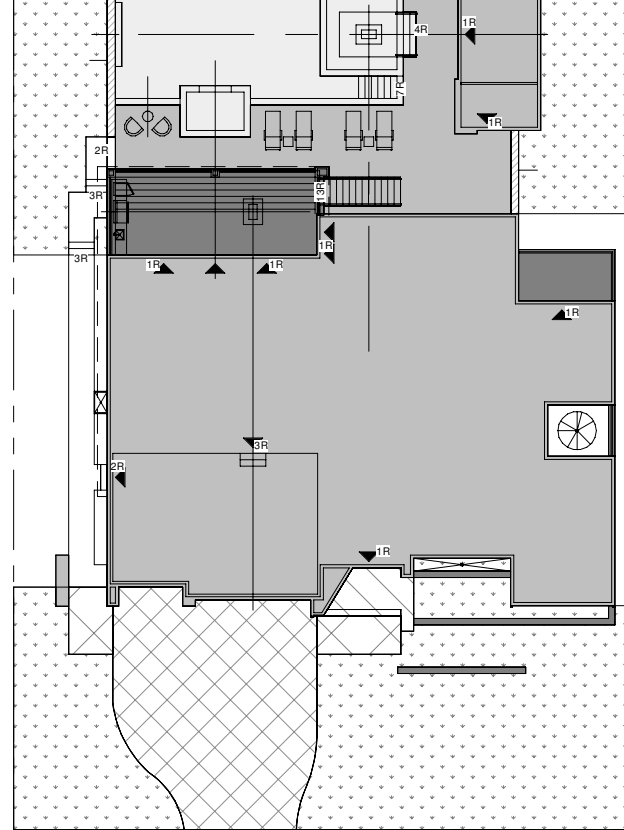
1 SITE PLAN  
 3/32" = 1'-0"

INFORMATION TAKEN FROM:  
 SURVEYOR'S REAL PROPERTY REPORT  
 PLAN OF SURVEY  
 LOT 114  
 REGISTERED PLAN M-941  
 CITY OF MARKHAM, REGIONAL  
 MUNICIPALITY OF YORK  
 PREPARED BY: ALTIMAP LAND SURVEYORS INC.  
 DATED: SEPTEMBER 10, 2021

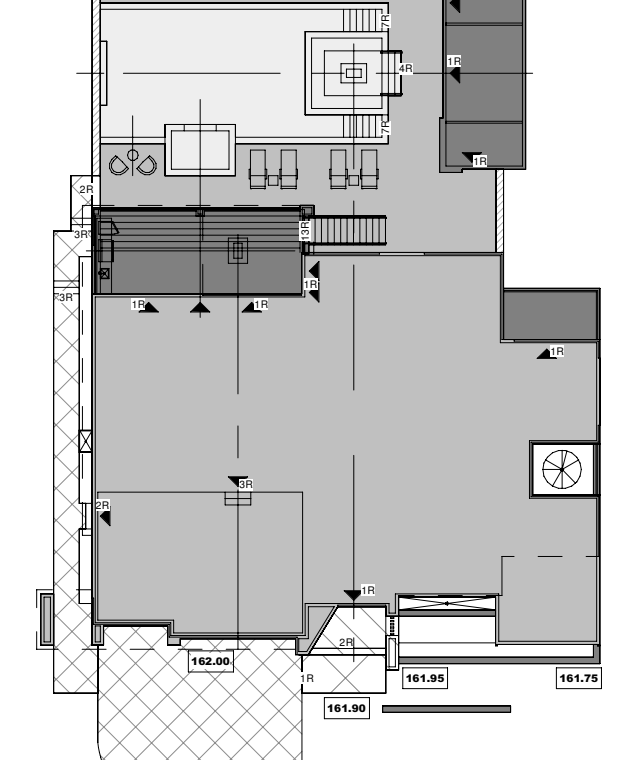
2 COVERAGE DIAGRAM  
 1" = 30'-0"



3 GFA DIAGRAM  
 1" = 30'-0"



4 LANDSCAPE DIAGRAM  
 1" = 30'-0"



5 AVERAGE GRADE DIAGRAM  
 1" = 30'-0"



PROJECT STATISTICS			
Address:	67 Babcombe Drive, Thornhill, ON		
Municipality:	York (Markham)		
Legal Lot Description:	Lot 114, Registered Plan M-941		
Date:	6-14-2023		
Zoning Designation:	SR3		
Lot Area:	15,000.00 sq. ft. 1,393.55 m <sup>2</sup> 0.14 ha		
Lot Frontage:	100.00 ft 30.48 m		
Lot Depth:	150.00 ft 45.72 m		
GROSS FLOOR AREA (FSI)			
Max FSI	47.00%		
Max GFA	49.53%		
First Floor	3,379.86 sq. ft. 314.01 m <sup>2</sup>		
Second Floor	3,279.86 sq. ft. 304.69 m <sup>2</sup>		
GFA Sub-Total	6,659.72 sq. ft. 618.70 m <sup>2</sup>		
Attached Garage	769.93 sq. ft. 71.53 m <sup>2</sup>		
GFA Total	7,429.65 sq. ft. 690.23 m <sup>2</sup>		
LOT COVERAGE			
House Footprint +	4,394.14 sq. ft. 408.23 m <sup>2</sup>		
Front Porch	78.57 sq. ft. 7.30 m <sup>2</sup>		
Rear Covered Deck	224.17 sq. ft. 20.83 m <sup>2</sup>		
Front Balcony	108.40 sq. ft. 10.07 m <sup>2</sup>		
Rear Balcony	120.33 sq. ft. 11.18 m <sup>2</sup>		
Main Building Coverage Subtotal	4,925.61 sq. ft. 457.60 m <sup>2</sup>		
Accessory Structure Coverage Subtotal	395.79 sq. ft. 36.77 m <sup>2</sup>		
Total Coverage	5,321.40 sq. ft. 494.37 m <sup>2</sup>		
Building Depth	70.08 ft 21.36 m		
ESTABLISHED GRADE CALCULATION			
Grade Point	Val Length (m)	Product	
@ Front Garage Wall	162.00	10.31	1,670.22
@ Front Porch	161.90	4.31	697.79
@ Front Planter Left Side	161.95	4.79	775.74
@ Front Planter Right Side	161.75	4.79	774.78
Total	647.60	24.20	3,918.53
Total Product / Total Wall Length =	Est. Grade =	161.92	
BUILDING HEIGHT			
Height From Established Grade	Permitted	Proposed	
Max Top of Pitch Roof	N/A ft	N/A m	
Max Top of Parapet	26.08 ft	7.95 m	
Max Top of Flat Roof	26.25 ft	8.00 m	
Height From Crown of Road	Permitted	Proposed	
Max Top of Pitch Roof	9.80 m	N/A ft	
Max Top of Parapet	8.00 m	28.02 ft	
Max Top of Flat Roof	8.00 m	28.18 ft	
FRONT YARD SETBACK CALCULATION			
Left Side	Right Side	Permitted	
13.90 m	12.15 m	13.02 m	
45.57 ft	39.86 ft	42.72 ft	
SETBACKS			
Min Front (North-East)	13.92 m	35.00 ft	
Min Left (South-East)	1.83 m	6.00 ft	
Min Right (North-West)	1.83 m	6.00 ft	
Min Rear (South-West)	12.19 m	46.66 ft	
Combined Side Yard	6.10 m	20.00 ft	
Deck (0.6-m high) Side	0.60 m	0.00 ft	
Deck (0.6-m high) Rear	3.00 m	0.00 ft	
Deck (>1m high) Side	1.83 m	6.00 ft	
Deck (>1m high) Rear	3.00 m	46.66 ft	
FRONT YARD LANDSCAPING			
Permitted	Proposed		
Total Front Yard Area	3,535.42 sq. ft. 328.45 m <sup>2</sup>		
Walkway	148.54 sq. ft. 13.80 m <sup>2</sup>		
Planting Wall	20.00 sq. ft. 1.86 m <sup>2</sup>		
Total Front Yard Landscaping Area	2,405.32 sq. ft. 224.46 m <sup>2</sup>		
Less Hardscaping	189.38 m <sup>2</sup> 2,216.04 m <sup>2</sup>		
Total Front Yard Softscaping Area	40.00% 2,285.32 sq. ft. 212.60 m <sup>2</sup>		
GARAGE & DRIVEWAY			
Permitted	Proposed		
Garage Entry Width	3.00 m 9.84 ft		
Garage Projection	2.10 m 6.89 ft		
Max Driveway Width	10.23 m 33.56 ft		
ENCROACHMENTS			
Permitted	Proposed		
Eaves	0.46 m 1.51 ft		
Chimney	0.46 m 1.51 ft		
Architectural Feature	0.46 m 1.51 ft		
Covered Platform	0.46 m 1.51 ft		
ACCESSORY STRUCTURES			
Permitted	Proposed		
Max Coverage	395.79 sq. ft. 36.77 m <sup>2</sup>		
Max Height	11.00 m 36.09 m		
Min Side Setback	17.50 m 57.07 m		
Min Rear Setback	10.67 m 35.01 m		

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This drawing is not to be scaled.

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1. Issued for: \_\_\_\_\_ Date: \_\_\_\_\_

2. \_\_\_\_\_

**contempostudio**  
 1140 The Queensway, Toronto, Ontario M8Z 1P7  
 info@contempostudio.ca w. contempostudio.ca  
 t. (416) 770-0071 f. (416) 642-1691

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

QUALIFICATION INFORMATION  
 Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI 45250  
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
 Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.

CONTEMPO STUDIO 46972  
 FIRM NAME BCIN

2 STOREY DETACHED WELLING  
 AT  
 67 BABCOMBE DR  
 THORNHILL, ON

SITE PLAN

Project number: 2022-41  
 Rev. no.: As indicated  
 Scale: 2023-06-14 4:55:33 PM  
 Date: C.C.  
 Drawn by: M.Z.  
 Approved by: \_\_\_\_\_

Drawing number: A1





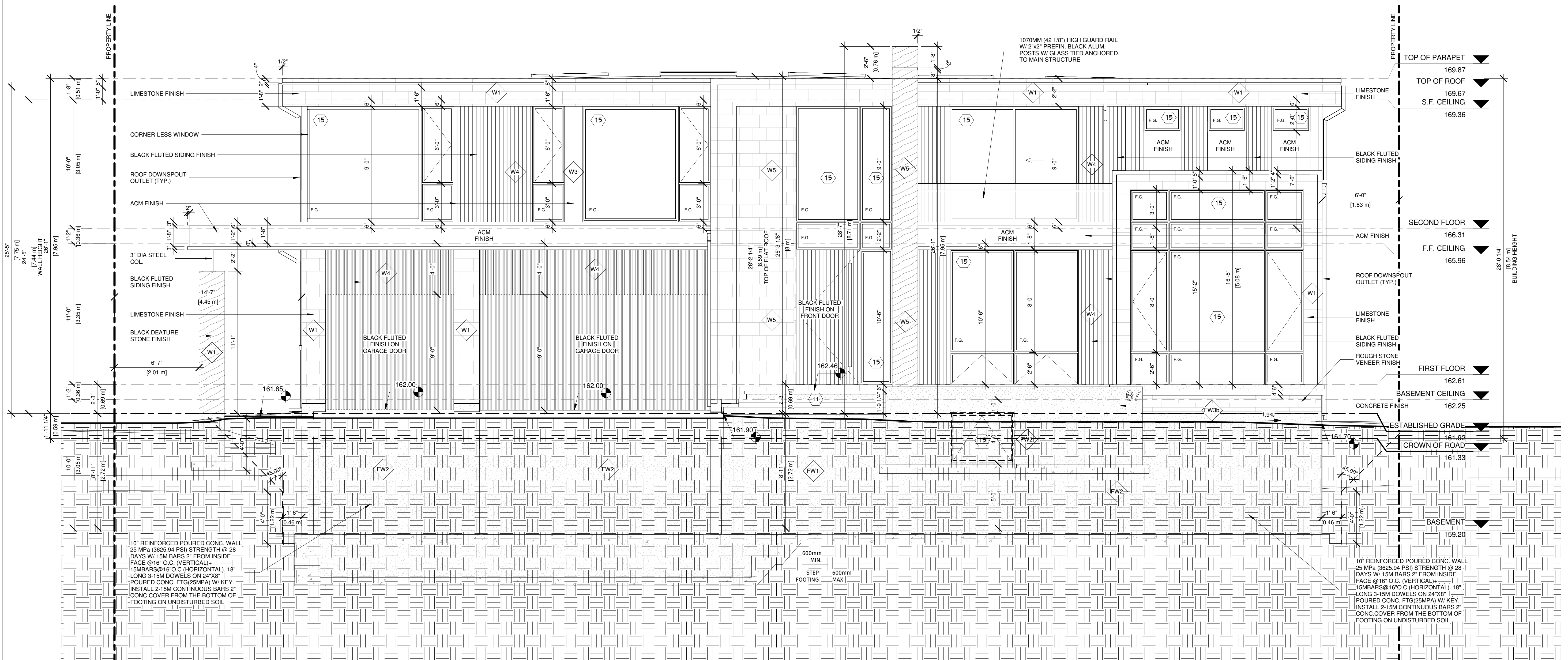












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MARIN ZABZUNI *[Signature]* 45250  
 NAME SIGNATURE BCIN

**REGISTRATION INFORMATION**  
 Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.

CONTEMPO STUDIO 46972  
 FIRM NAME BCIN

2 STOREY DETACHED WELLING  
 AT  
 67 BABCOMBE DR  
 THORNHILL, ON

FRONT ELEVATION

Project number: 2022-41  
 Rev. no.:  
 Scale: 1/4" = 1'-0"  
 Date: 2023-06-14 4:55:49 PM  
 Drawn by: C.C.  
 Approved by: M.Z.

Drawing number: **A6**

① North-East, Front Elevation  
 1/4" = 1'-0"



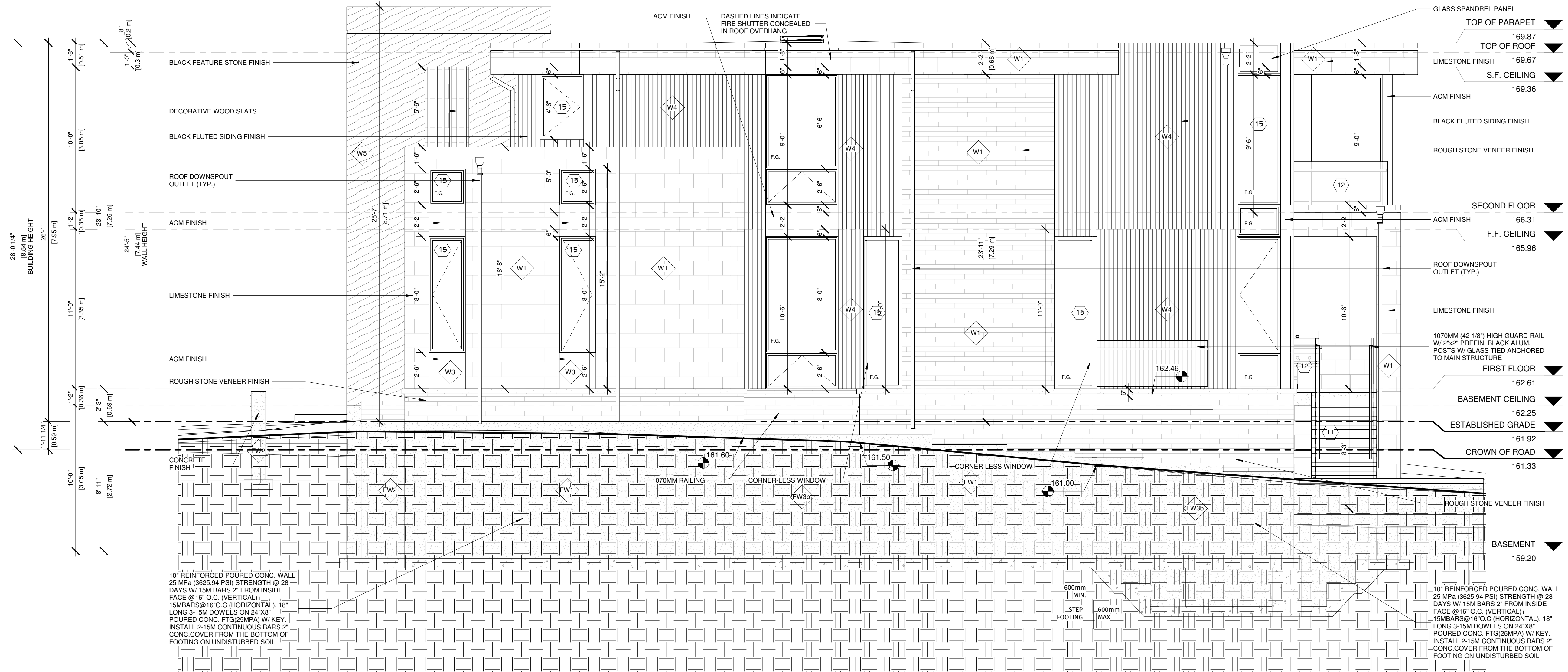
RIGHT ELEVATION - SPLIT FACE CALCULATION METHOD - WALL AREA #2  
 LIMITING DISTANCE (LD) = 6.41m  
 WALL AREA #2 OF EXPOSED BUILDING FACE = 428.30 SF (39.79m²)  
 TABLE 9.10.15.4 (WITH TOTAL WALL AREA = 1676.89 SF (155.79m²), LD = 6.41m) EXTRAPOLATED MAX ALLOWED PERCENTAGE OF UPO = 20.85%  
 ALLOWABLE UPO AREA: 428.30 SF @ 20.85% = 89.28 SF  
 PROPOSED UPO AREA (WALL AREA #2) = 84.50 SF (GLAZING AREAS ONLY)  
 (24.72 SF UNDER THE MAX ALLOWED)

RIGHT ELEVATION - SPLIT FACE CALCULATION METHOD - WALL AREA #4  
 LIMITING DISTANCE (LD) = 20.79m  
 WALL AREA #4 OF EXPOSED BUILDING FACE = 67.92 SF (6.31m²)  
 TABLE 9.10.15.4 (WITH TOTAL WALL AREA = 1676.89 SF (155.79m²), LD = 20.79m) EXTRAPOLATED MAX ALLOWED PERCENTAGE OF UPO = 100.00%  
 ALLOWABLE UPO AREA: 67.92 SF @ 100.00% = 67.92 SF  
 PROPOSED UPO AREA (WALL AREA #4) = 43.22 SF (GLAZING AREAS ONLY)  
 (24.70 SF UNDER THE MAX ALLOWED)

RIGHT ELEVATION - SPLIT FACE CALCULATION METHOD - WALL AREA #3  
 LIMITING DISTANCE (LD) = 15.72m  
 WALL AREA #3 OF EXPOSED BUILDING FACE = 45.59 SF (4.23m²)  
 TABLE 9.10.15.4 (WITH TOTAL WALL AREA = 1676.89 SF (155.79m²), LD = 15.72m) EXTRAPOLATED MAX ALLOWED PERCENTAGE OF UPO = 89.41%  
 ALLOWABLE UPO AREA: 45.59 SF @ 89.41% = 40.68 SF  
 PROPOSED UPO AREA (WALL AREA #3) = 0 SF (GLAZING AREAS ONLY)

RIGHT ELEVATION - SPLIT FACE CALCULATION METHOD - WALL AREA #1  
 LIMITING DISTANCE (LD) = 1.83m  
 WALL AREA #1 OF EXPOSED BUILDING FACE = 1,135.17 SF (105.46m²)  
 TABLE 9.10.15.4 (WITH TOTAL WALL AREA = 1676.89 SF (155.79m²), LD = 1.83m) EXTRAPOLATED MAX ALLOWED PERCENTAGE OF UPO = 7.96%  
 ALLOWABLE UPO AREA: 1,135.17 SF @ 7.96% = 90.35 SF  
 PROPOSED UPO AREA (WALL AREA #1) = 85.00 SF (GLAZING AREAS ONLY)  
 (1.55 SF UNDER THE MAX ALLOWED)

**RIGHT ELEVATION UNPROTECTED AREA CALCS.**  
 3/32" = 1'-0"



10" REINFORCED POURED CONC. WALL 25 MPa (3625.94 PSI) STRENGTH @ 28 DAYS W/ 15M BARS 2" FROM INSIDE FACE @ 16" O.C. (VERTICAL), 15MBARS@16" O.C. (HORIZONTAL), 18" LONG 3-15M DOWELS ON 24"X8" POURED CONC. FTG.(25MPa) W/ KEY. INSTALL 2-15M CONTINUOUS BARS 2" CONC. COVER FROM THE BOTTOM OF FOOTING ON UNDISTURBED SOIL.

10" REINFORCED POURED CONC. WALL 25 MPa (3625.94 PSI) STRENGTH @ 28 DAYS W/ 15M BARS 2" FROM INSIDE FACE @ 16" O.C. (VERTICAL), 15MBARS@16" O.C. (HORIZONTAL), 18" LONG 3-15M DOWELS ON 24"X8" POURED CONC. FTG.(25MPa) W/ KEY. INSTALL 2-15M CONTINUOUS BARS 2" CONC. COVER FROM THE BOTTOM OF FOOTING ON UNDISTURBED SOIL.

This drawing, as an instrument of service, is provided by and is the property of Contempo Studio. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Contempo Studio of any variations from the supplied information.  
 This drawing is not to be scaled.  
 The designer is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "for construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.  
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No.	Issued for:	Date
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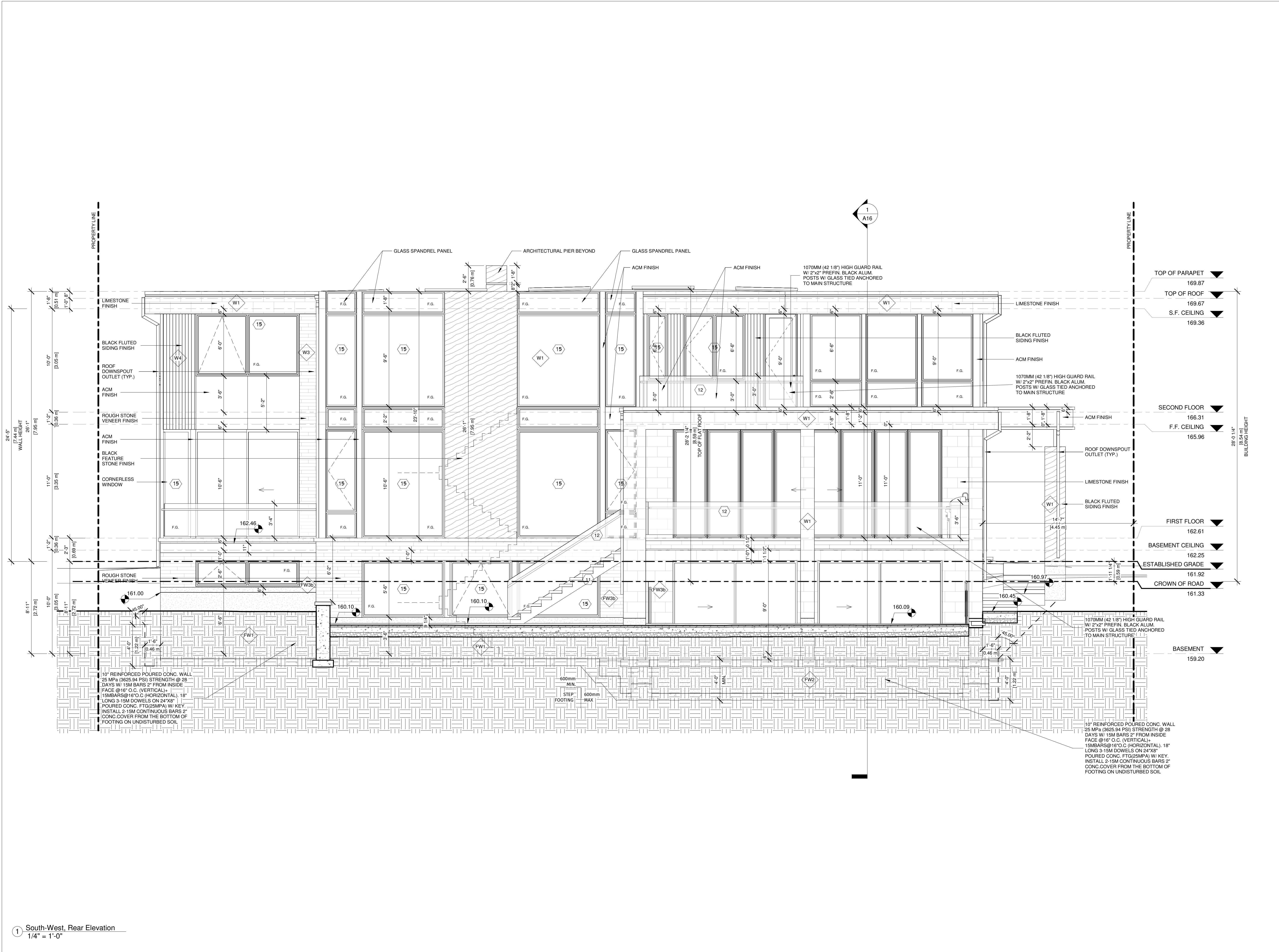
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:  
**QUALIFICATION INFORMATION**  
 Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.  
 MARIN ZABZUNI 45250  
 NAME SIGNATURE BCIN  
**REGISTRATION INFORMATION**  
 Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.  
 CONTEMPO STUDIO 46972  
 FIRM NAME BCIN

2 STOREY DETACHED WELLING  
 AT  
 67 BABCOMBE DR  
 THORNHILL, ON  
 RIGHT ELEVATION

Project number: 2022-41  
 Rev. no.:  
 Scale: As indicated  
 Date: 2023-06-14 4:55:49 PM  
 Drawn by: C.C.  
 Approved by: M.Z.

Drawing number: **A7**

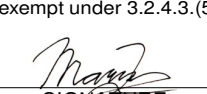




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 NAME SIGNATURE BCIN  
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 CONTEMPO STUDIO 46972  
 FIRM NAME BCIN

2 STOREY DETACHED WELLING  
 AT  
 67 BABCOMBE DR  
 THORNHILL, ON

REAR ELEVATION

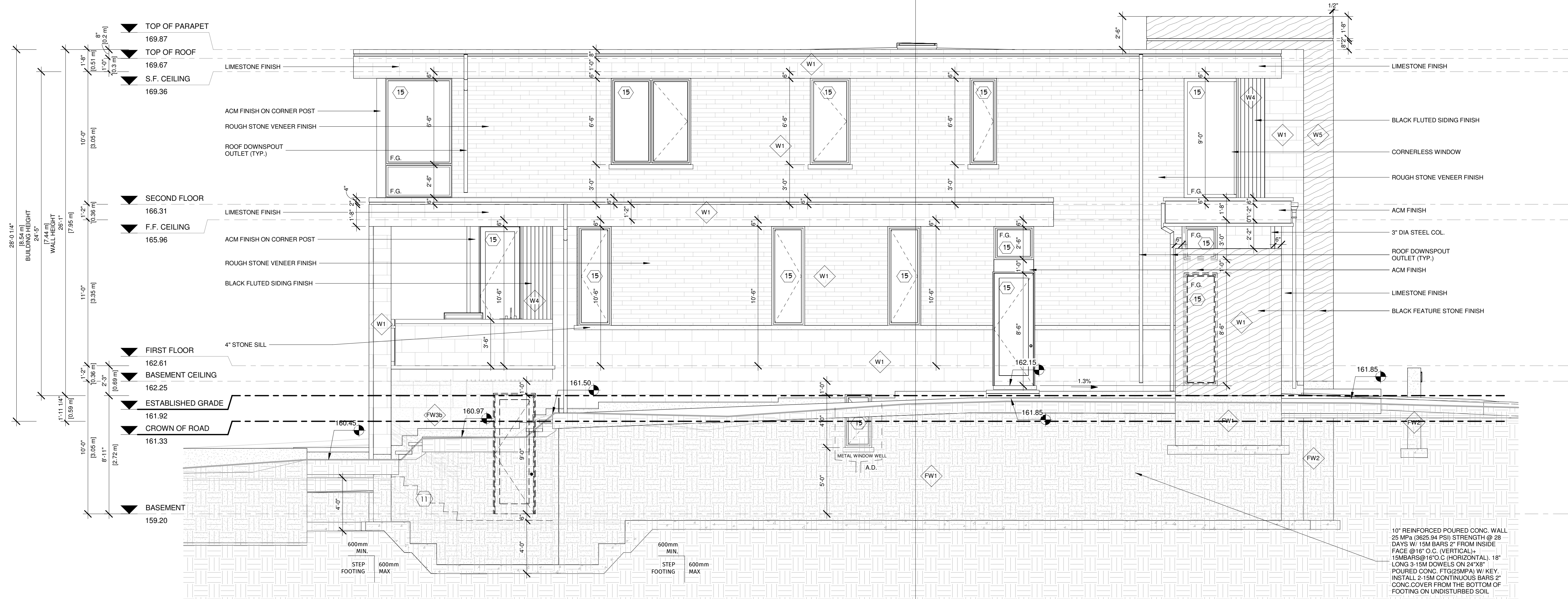
Project number: 2022-41  
 Rev. no.:  
 Scale: 1/4" = 1'-0"  
 Date: 2023-06-14 4:55:50 PM  
 Drawn by: C.C.  
 Approved by: M.Z.

Drawing number: **A8**

① South-West, Rear Elevation  
 1/4" = 1'-0"



**WALL AREA**  
 UNPROTECTED OPENING CALCULATION AS  
 PER S.10.15.4  
 EXPOSING BUILDING FACE AREA 146.00m<sup>2</sup>  
 LIMITED DISTANCE 4.45m @ 13.58%  
 MAX. ALLOWABLE GLASS OPENING 19.82m<sup>2</sup>  
 TOTAL GLASS OPENING PROVIDE 18.86m<sup>2</sup>



10" REINFORCED POURED CONC. WALL  
 25 MPa (3625.84 PSI) STRENGTH @ 28  
 DAYS W/ 15M BARS 2" FROM INSIDE  
 FACE @ 16" O.C. (VERTICAL),  
 15MBARS@16" O.C. (HORIZONTAL), 18"  
 LONG 3-15M DOWELS ON 24" X 2"  
 POURED CONC. FTG(25MPa) W/ KEY.  
 INSTALL 2-15M CONTINUOUS BARS 2"  
 CONC COVER FROM THE BOTTOM OF  
 FOOTING ON UNDISTURBED SOIL.

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 CONTEMPO STUDIO 46972 BCIN  
 FIRM NAME

2 STOREY DETACHED WELLING  
 AT  
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 THORNHILL, ON

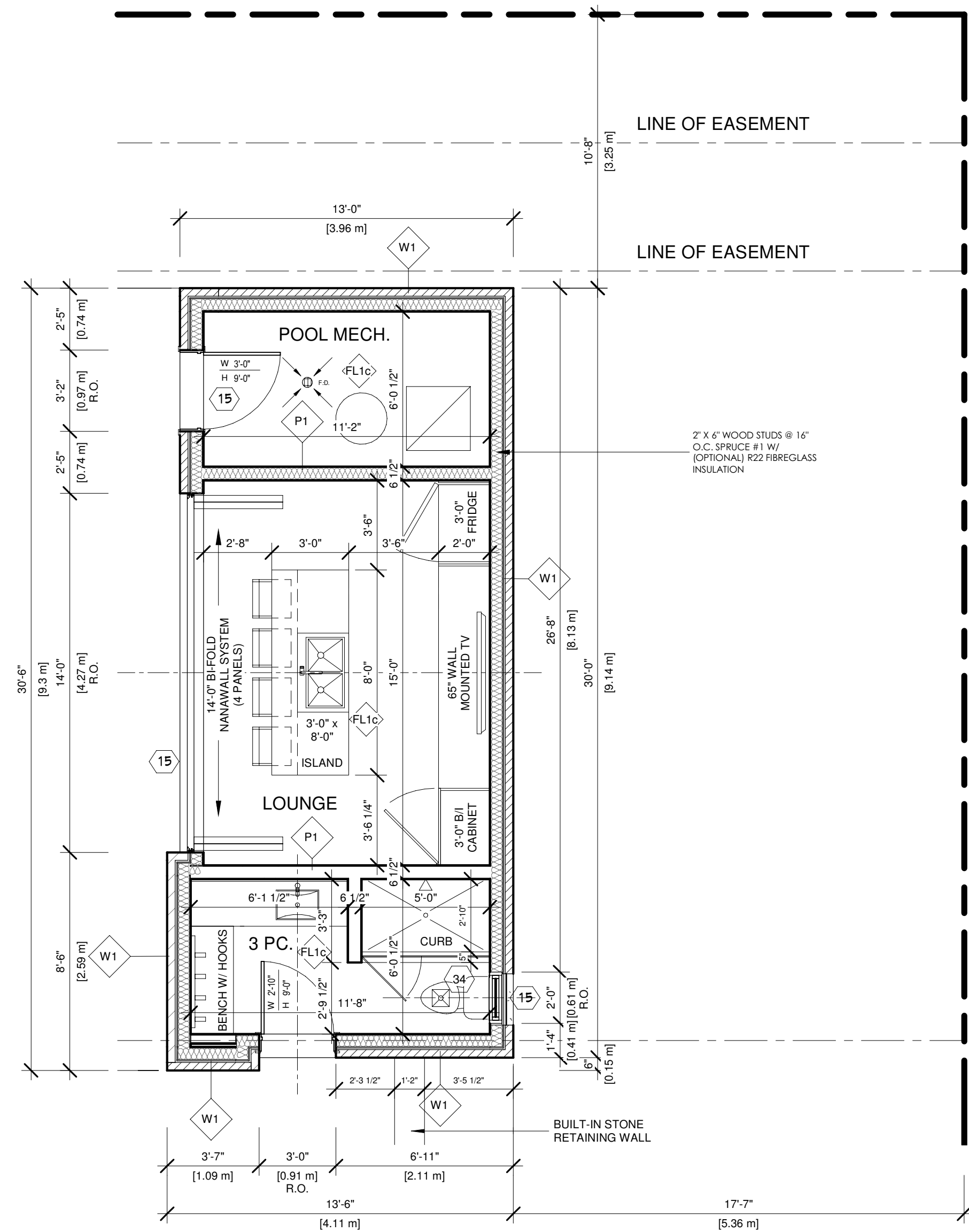
LEFT ELEVATION

Project number: 2022-41  
 Rev. no.:  
 Scale: 1/4" = 1'-0"  
 Date: 2023-06-14 4:55:51 PM  
 Drawn by: C.C.  
 Approved by: M.Z.

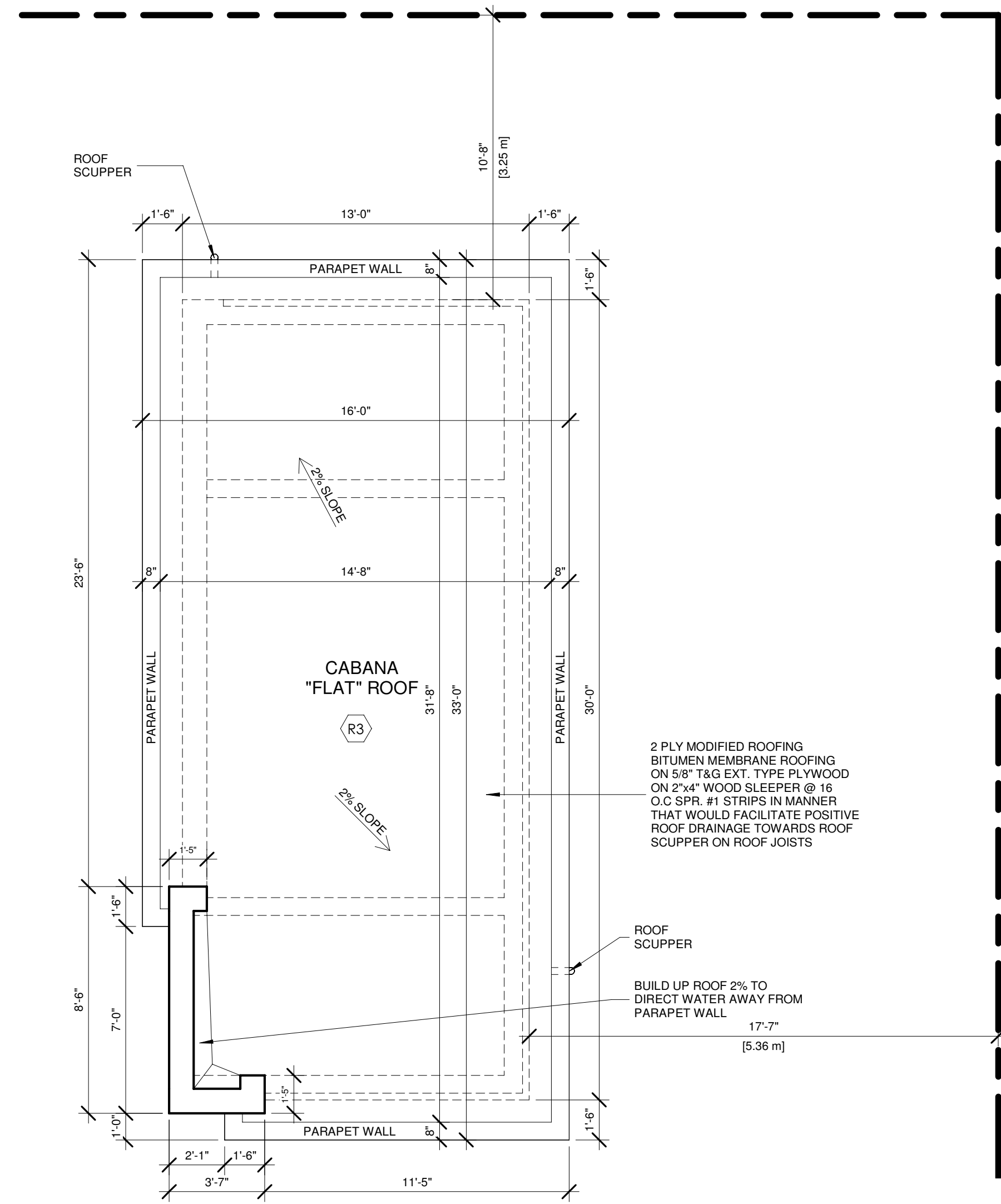
Drawing number: **A9**

1 South-East, Left Elevation  
 1/4" = 1'-0"





1 CABANA FLOOR  
1/4" = 1'-0"



2 CABANA ROOF  
1/4" = 1'-0"

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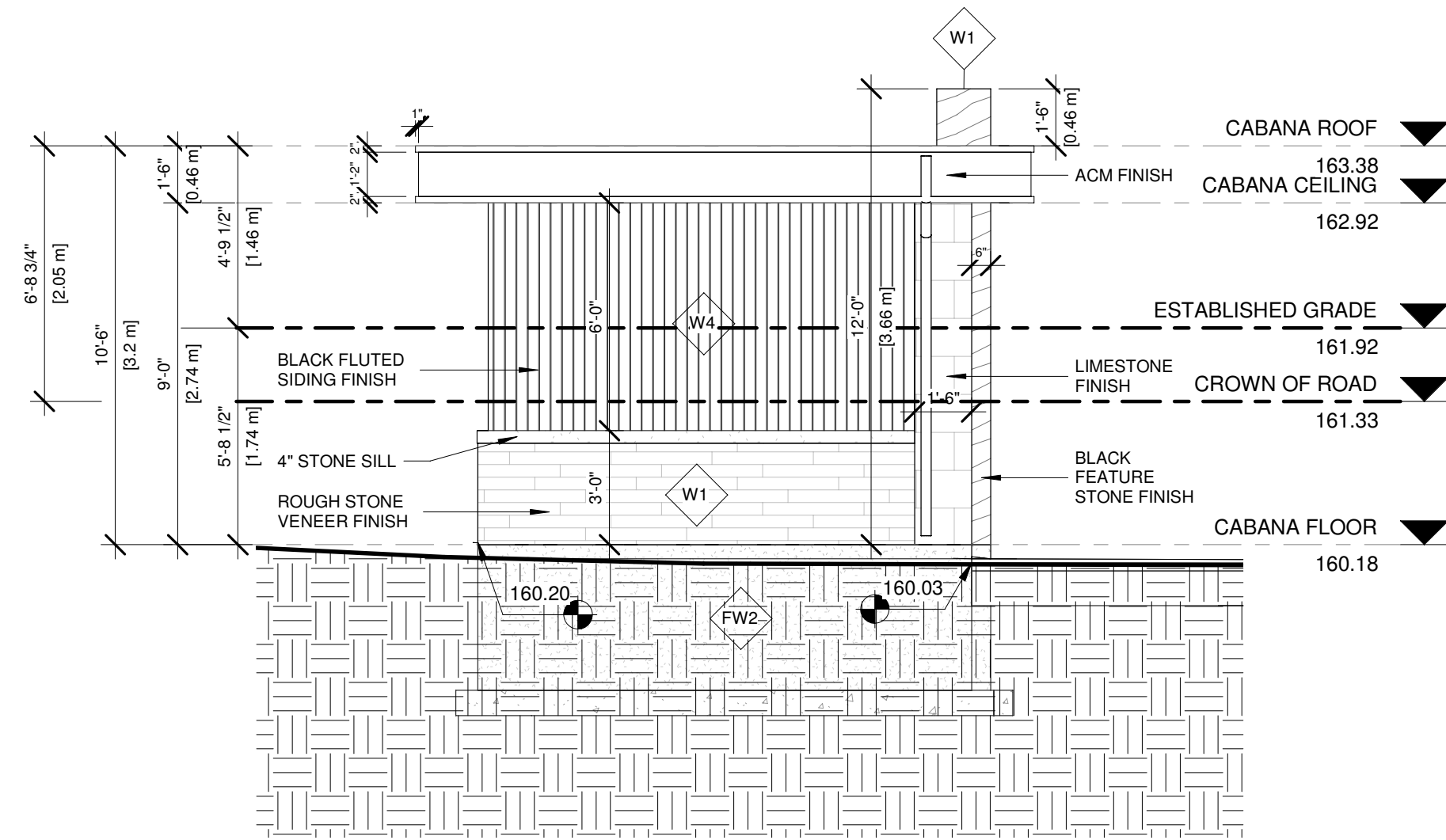
QUALIFICATION INFORMATION		
Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.		
MARIN ZABZUNI		45250
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.		
CONTEMPO STUDIO		46972
FIRM NAME		BCIN

2 STOREY DETACHED WELLING  
AT  
67 BABCOMBE DR  
THORNHILL, ON

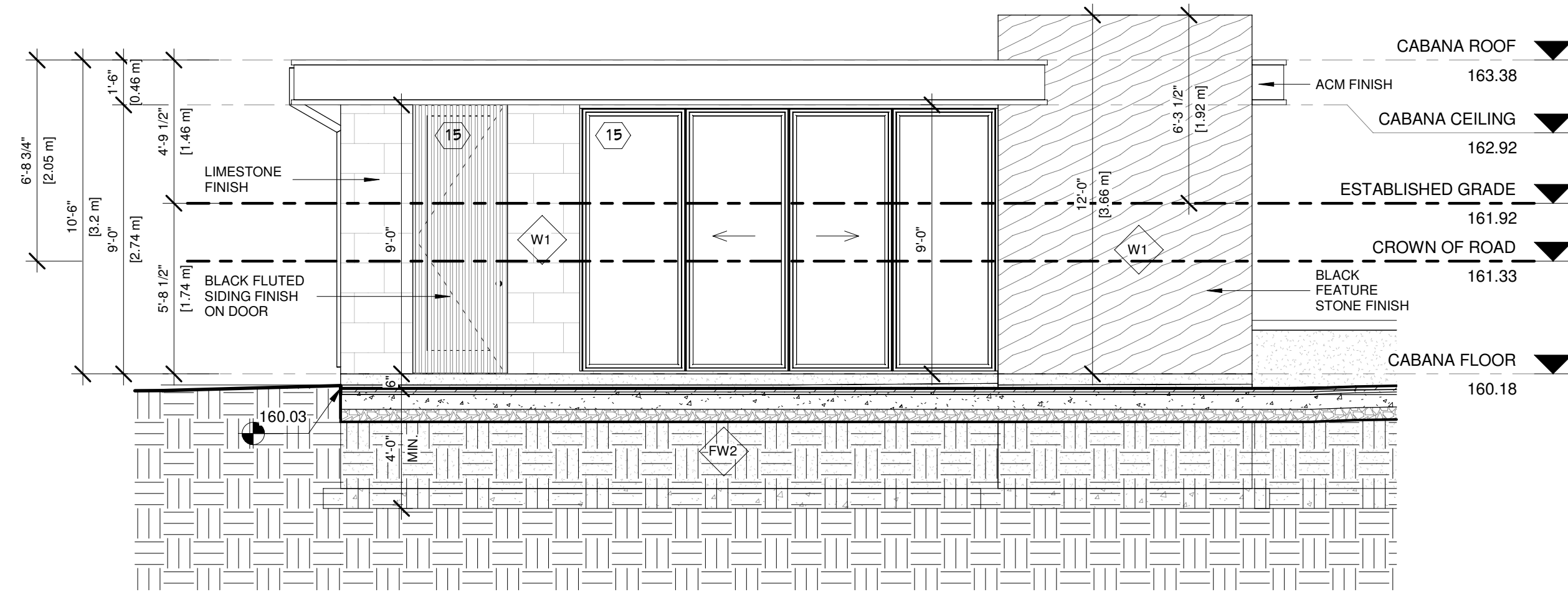
CABANA PLANS

Project number:	2022-41
Rev. no.:	
Scale:	1/4" = 1'-0"
Date:	2023-06-14 4:55:52 PM
Drawn by:	C.C.
Approved by:	M.Z.

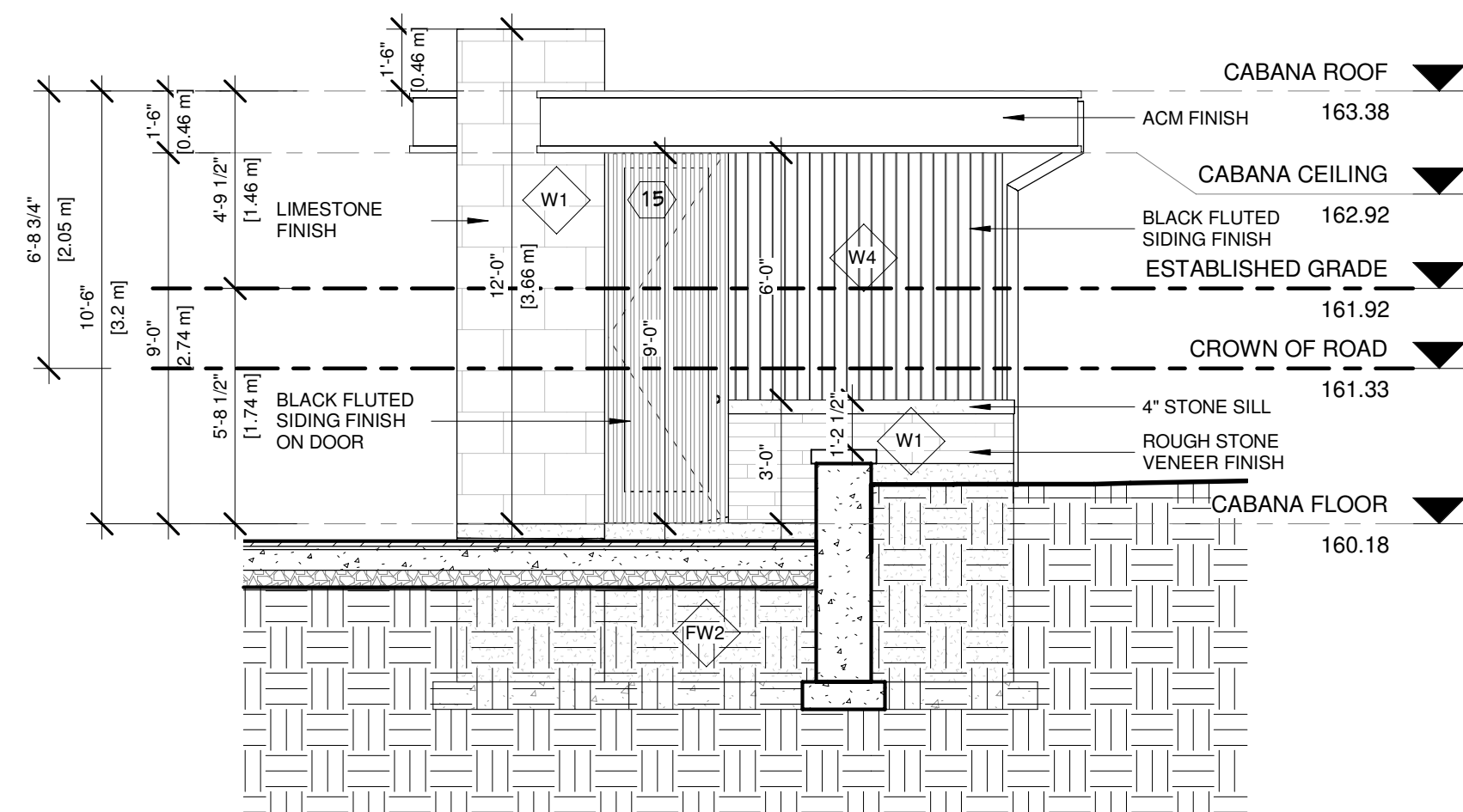
Drawing number: **A12**



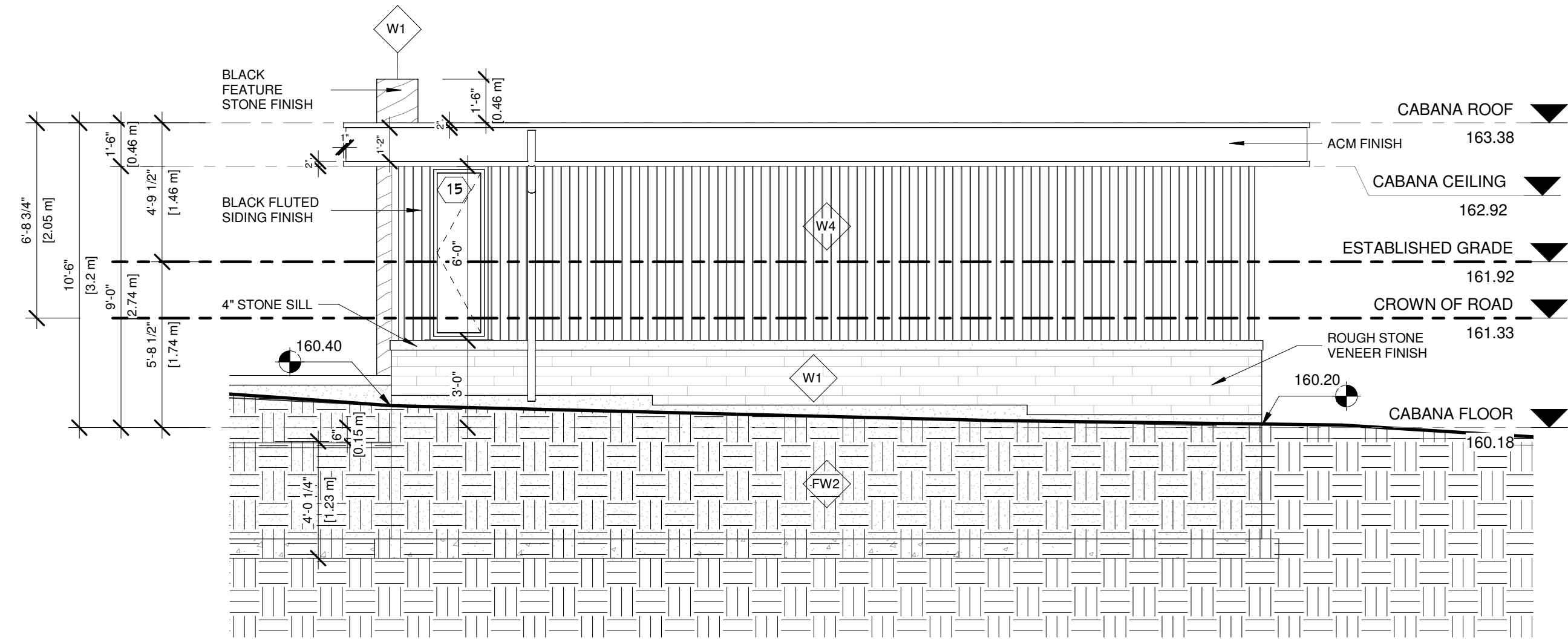
1 Cabana - South-West Elevation  
 1/4" = 1'-0"



2 Cabana - South-East Elevation  
 1/4" = 1'-0"



3 Cabana - North-East Elevation  
 1/4" = 1'-0"



4 Cabana - North-West Elevation  
 1/4" = 1'-0"

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CONTEMPO STUDIO 46972 BCIN  
 FIRM NAME

2 STOREY DETACHED WELLING

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CABANA ELEVATIONS

Project number: 2022-41  
 Rev. no.:  
 Scale: 1/4" = 1'-0"  
 Date: 2023-06-14 4:55:53 PM  
 Drawn by: C.C.  
 Approved by: M.Z.

Drawing number:

**A13**