

Memorandum to the City of Markham Committee of Adjustment

January 15, 2020

File: A/30/19
Address: 122 Chloe Crescent, Markham
Applicant: Ainkaran Manoranjitham
Agent: Varatha Design Associates
Hearing Date: Wednesday January 22nd, 2019

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

The applicant is requesting relief from the following requirements of the 'Fourth Density – Semi-Detached Residential' (RSD4) zone in By-law 90-81, as amended, as it relates to an existing basement apartment and associated walkout stairs.

- a) **Section 5.2.1:**
a secondary dwelling unit, whereas the By-law permits no more than one single detached dwelling on one lot; and
- b) **Section 4.6(a):**
a maximum projection of 0.70 m into the side yard, whereas the By-law permits an uncovered platform or step to project a distance of not more than 0.45 m into any required.

COMMENTS

In a Memorandum dated September 4, 2019 (see Appendix 'B') staff indicated that there was no objection to permitting a secondary suite. Staff requested deferral to address Engineering Department comments to confirm there would be no impact to abutting properties by altering an existing drainage swale in the west side yard. This related to the requested side yard projection variance for stairs accessing the basement unit. The Committee of Adjustment deferred the application at the September 11th hearing. The applicant submitted a Grading Plan on December 9th, 2019. The Engineering Department has reviewed this Grading Plan and advises they have no further concerns. Staff do not object to the approval of the variance to permit the existing secondary dwelling unit and projection of 0.70 m into the side yard.

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. 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 "C" for conditions to be attached to any approval of this application.

PREPARED BY:



Aqsa Malik, Planner, East District

REVIEWED BY:

A handwritten signature in blue ink, appearing to read "Stephen Corr". The signature is fluid and cursive, with the first name "Stephen" written in a larger, more prominent script than the last name "Corr".

Stephen Corr, Senior Planner, East District

File Path: Amanda\File\ 19 115610 \Documents\District Team Comments Memo

APPENDIX "A"
December 9th, 2019

SITE STATISTICS:

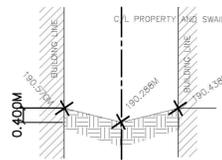
SITE ADDRESS: 122 CHLOE CRESCENT
MARKHAM, ONTARIO
LEGAL DESCRIPTION:
LDT AREA 13345.65 square ft (310.93 SQ.M)

BASEMENT SECOND UNIT AREA 803.9 square ft (74.7 SM)

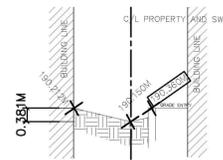
EXISTING GRADE ELEVATIONS X

NEW ELEVATIONS X

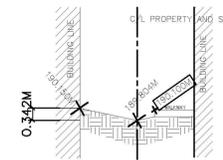
ENGINEER'S NOTE:
CALCULATION FROM SURVEY DRAWING SHOWS THAT GRADE SLOPES AWAY FROM THE BUILDING AT ALL LOCATIONS ON THE PERIMETER.



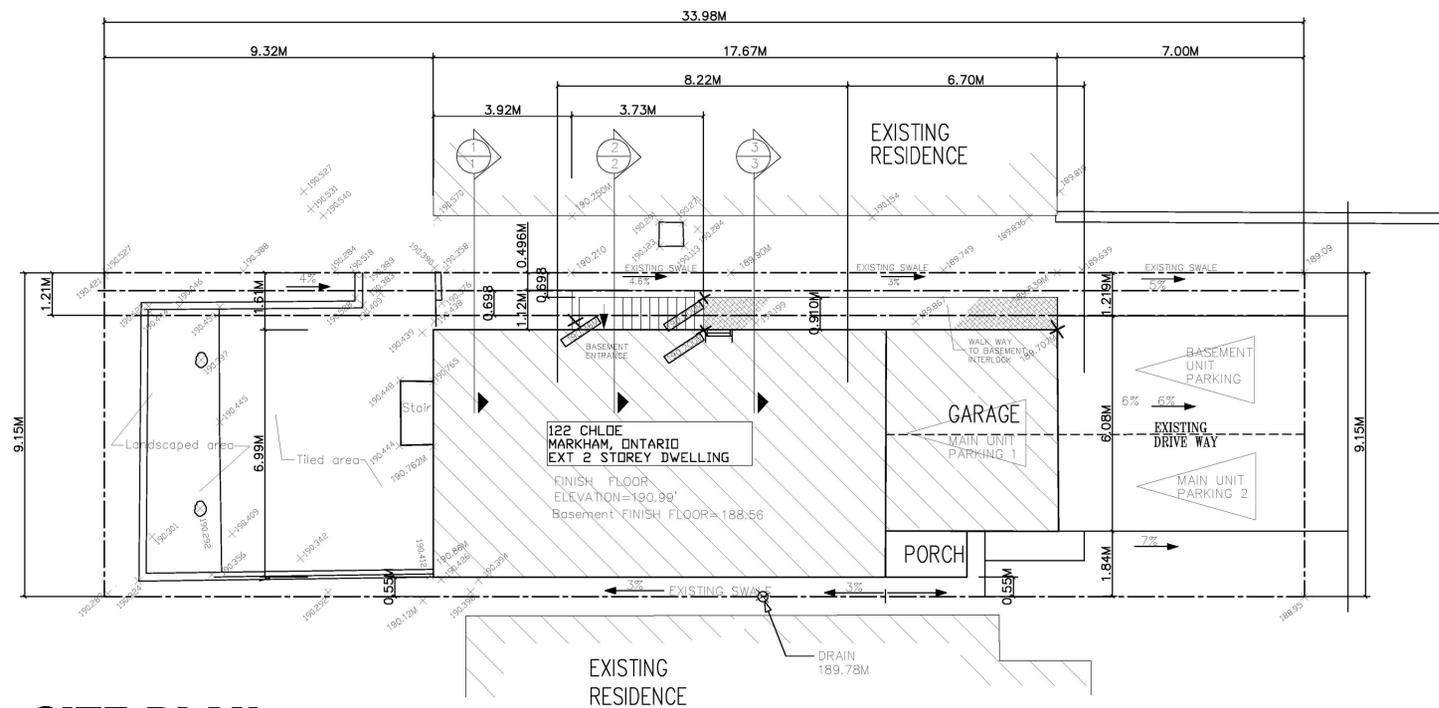
SECTION 1-1
SCALE: 1:100



SECTION 2-2
SCALE: 1:100



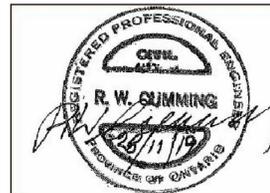
SECTION 3-3
SCALE: 1:100



SITE PLAN

SCALE: 1 = 100

CHLOE CRESCENT



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER

QUALIFICATION INFORMATION:
K. KRANAGAVARATHA (B.C.L.N) 26147
K. Kranagavaratha
REGISTRATION INFORMATION:
VARATHA DESIGN ASSOCIATES (B.C.L.N) 33937

DRAWING TITLE: SITE PLAN-GRADING

PROJECT: SIDE DOOR TO EXISTING DWELLING AND BASEMENT SECOND SUITE
122 CHLOE CRES.
MARKHAM, ONTARIO

OWNER: AINKARAN MANORANJITHAM

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INLARS/VOLUMS ARE ISSUED TO THE CLIENT'S ON THE UNDERSTANDING THAT NO CHANGES ARE TO BE MADE TO THE CONTRACT DOCUMENTS WITHOUT WRITTEN CONSENT OF THE DESIGNER.

NO	REVISION/ISSUED TO	BY	DATE
3	ISSUED FOR COA ENG. DEPT.	K.V.	NOV28/2019
2	ISSUED FOR COA ENG. DEPT.	K.V.	NOV5/2019
1	ISSUED FOR COA ENG. DEPT.	K.V.	OCT.10/2019

VARATHA DESIGN ASSOCIATES
Architectural & Engineering Services
Varatha Ken
Architectural Designer
TEL: (416) 284 7945
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TORONTO Ont. email: kvaratha@tda.com

SCALE: 1 = 100
CAD FILE :
JOB No.: 19149

DATE: NOV.5/2019
DWG NO: A1 OF 8

DRAWN BY: K.V.

CHECKED BY: K.V. DATE OF PRINT: NOV.28/2019

Memorandum to the City of Markham Committee of Adjustment

September 4, 2019

File: A/30/19
Address: 122 Chloe Crescent, Markham
Applicant: Ainkaran Manoranjitham
Agent: Varatha Design Associates
Hearing Date: Wednesday September 11th, 2019

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

The applicant is requesting relief from the following requirements of the 'Fourth Density – Semi-Detached Residential' (RSD4) zone in By-law 90-81, as amended, as it relates to an existing basement apartment and associated walkout stairs.

- a) **Section 5.2.1:**
a secondary dwelling unit, whereas the By-law permits no more than one single detached dwelling on one lot; and
- b) **Section 4.6(a):**
a maximum projection of 0.70 m into the side yard, whereas the By-law permits an uncovered platform or step to project a distance of not more than 0.45 m into any required.

BACKGROUND

Property Description

The 234.02 m² (2,519 ft²) subject property is located on the south side of Chloe Crescent, which is south of Denison Street and east of Featherstone Avenue. The property is located within a residential neighbourhood comprised of two-storey detached and semi-detached dwellings. There is an existing two-storey semi-detached dwelling on the property, which according to assessment records was constructed in 1987. The existing dwelling has a two-car garage and driveway. Note, the subject dwelling is considered a semi-detached dwelling as its foundation wall is attached to an adjacent dwellings foundation wall. This configuration is permitted in accordance with the applicable 90-81 Zoning By-law and is a common characteristic of the community. The dwelling however visually looks like at detached dwelling above grade.

Proposal

The applicant is requesting permission for a secondary suite in the basement of the existing dwelling as shown in Appendix A. The proposed secondary suite would have direct and separate access at the west side of the house, which is accessed via stairs and a door to the basement level. No other changes are being proposed to the exterior of the dwelling or the property.

Provincial Policies

Strong Communities through Affordable Housing Act - Province of Ontario

In 2011, the Strong Communities through Affordable Housing Act amended various sections of the Ontario Planning Act to facilitate the creation of second units by:

- Requiring municipalities to establish Official Plan policies and Zoning By-law provisions allowing secondary units in detached, semi-detached and row houses, as well as in ancillary structures
- Providing authority for the Minister of Municipal Affairs and Housing to make regulations authorizing the use of, and prescribing standards for, second units.

Under the *Strong Communities through Affordable Housing Act*, 'Second Units' also known as secondary suites are defined as "self-contained residential units with kitchen and bathroom facilities within dwellings or within structures accessory to dwellings."

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

The 2014 Official Plan designates the subject property "Residential Low Rise", which provides for low rise housing forms including town house dwellings. The definition of a "Secondary Suite" in the 2014 Official Plan is "a second residential unit in a detached house, semi-detached house or row house that consists of one or more rooms designed, occupied or intended for use, including occupancy, by one or more persons as an independent and separate residence in which a facility for cooking, sleeping facilities and sanitary facilities are provided for the exclusive use of such person or persons."

Section 8.13.8 states that it is the policy of Council that in considering an application to amend the zoning by-law to permit the establishment of a secondary suite where provided for in the 2014 Official Plan, that Council shall be satisfied that an appropriate set of development standards are provided for in the zoning by-law including:

- a) The building type in which the secondary suite is contained;
- b) The percentage of the floor area of the building type devoted to the secondary suite;
- c) The number of dwelling units permitted on the same lot;
- d) The size of the secondary suite;
- e) The applicable parking standards; and
- f) The external appearance of the main dwelling.

As part of the City initiated zoning by-law consolidation project, Council recently considered the issue of second suites within the City. On May 29th, 2018, Council voted not to permit second suites as of right in any single detached, semi-detached, or townhouse dwelling.

Zoning By-Law 90-81

The subject property is zoned 'Fourth Density – Semi Detached Residential' (RSD4) under By-law 90-81, as amended, which permits a semi-detached dwelling. Section 6.5 of the By-law only permits one dwelling on a lot, and the applicant has therefore submitted a variance to permit the existing secondary suite within the dwelling. The applicant is also requesting a variance to permit the existing walkout to project 0.70 m into the side yard which relates to the existing stairs to access the basement suite.

Applicant's Stated Reason(s) for Not Complying with Zoning

According to the information provided by the applicant, the reason for not complying with Zoning is, "*basement apt existing need to have a separate entrances and obc min width of exterior steps to maintain*".

Zoning Preliminary Review (ZPR) Not Undertaken

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. However the applicant has received comments from the Building Department through the building permit review process to confirm the variances required for the existing 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.

Secondary Suites

Engineering staff confirmed that the existing sanitary sewer system has adequate capacity to accommodate the secondary suite and the Fire and Emergency Services Department has no objections provided the secondary suite is registered with the City and complies with Building and Fire Codes. Should this application be approved, the applicant will be required to obtain a building permit, which ensures the secondary suite will be in compliance with Building Code and Fire Code regulations.

The City of Markham is committed to promoting affordable and shared housing opportunities. Secondary suites help the City increase the availability of affordable housing forms and provide support to achieve its affordable housing target required by the Province. Planning staff are of the opinion that the application meets the criteria under Section 8.13.8 of the 2014 Official Plan for the establishment of a secondary suite and therefore have no objections.

Increase in Maximum Projection

The applicant is requesting a maximum projection of 0.70 m (2.3 ft) into the west side yard, whereas the by-law permits an uncovered platform or step to project a distance of not more than 0.45 m (1.47 ft) into any required yard, which is an increase of 0.25 m (0.82 ft). As noted this variance relates to existing stairs accessing the accessory basement suite. The setback between the existing stairs and west lot line is 0.5 m (1.64 ft). The Engineering Department has reviewed the application and are concerned that the 0.5 m (1.64 ft) setback between the existing stairs alters an existing drainage swale, which could impact the abutting property to the west by altering overland stormwater flow. It is recommended that the Applicant submit Grading and Elevation Plans to demonstrate that the existing drainage swale will not be impacted by the stairs, to the satisfaction of the Director of Engineering. Staff are of the opinion that this application should be deferred *Sine Die* until this information is provided.

PUBLIC INPUT SUMMARY

No written submissions were received as of September 4th, 2019. Any additional information or comments received after the writing of this report will be provided to the Committee of Adjustment by the Secretary-Treasurer at the meeting.

CONCLUSION

Based on the discussion above, staff do not object to the approval of the variance to permit the existing secondary dwelling unit. There are concerns however that the reduced setback between the existing stairs and west lot line could impact the abutting property by altering an existing drainage swale. Staff recommend the application be deferred *Sine Die* so that Elevation and Grading plans can be submitted to demonstrate that the existing swale will not be impacted, to the satisfaction of the Director of Engineering or his designate.

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.

PREPARED BY:



Aqsa Malik, Planner, East District

REVIEWED BY:



Stephen Corr, Senior Planner, East District

File Path: Amanda\File\ 19 115610 \Documents\District Team Comments Memo

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: Oct 1, 1987

 W. JOHN BURCK D.L.S.

PLAN 65R-11113
 RECEIVED AND DEPOSITED
 DATE: 9 October, 1987
 Ass't Dep 'Lois A. Yak'
 LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION

PARTS 1, 2, 3 AND 4: ALL OF PARCEL 37-1, SECTION 65M-2525.
 PARTS 5, 6, 7 AND 8: ALL OF PARCEL 36-1, SECTION 65M-2525.
 PARTS 9, 10, 11 AND 12: ALL OF PARCEL 35-1, SECTION 65M-2525.
 PARTS 13, 14, 15 AND 16: ALL OF PARCEL 34-1, SECTION 65M-2525.

PARCEL STREETS -1, SECTION 65M-2525
CHLOE CRESCENT
 (BY PLAN 65M-2525)

PLAN OF SURVEY OF
LOTS 34, 35, 36 AND 37
 PLAN 65M-2525
 TOWN OF MARKHAM
 REGIONAL MUNICIPALITY OF YORK

SCALE 1:250


ANTON KIKAS LIMITED
 ONTARIO LAND SURVEYORS
 1987

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF CHLOE CRESCENT AS SHOWN ON PLAN 65M-2525 HAVING A BEARING OF N 79° 24' 42" W

- Ø DENOTES SURVEY MONUMENT PLANTED
- ⊕ DENOTES SURVEY MONUMENT FOUND
- ⊙ DENOTES SURVEY MONUMENT FOUND
- ⊖ DENOTES IRON BAR
- ⊗ DENOTES WIRELESS
- CL DENOTES CONCRETE LINK
- (SCH) DENOTES SCHAEFFER & REINTHALER D.L.S.
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- (P&S) DENOTES PLAN 65M-2525 AND SET
- (P&M) DENOTES PLAN 65M-2525 AND MEASURED

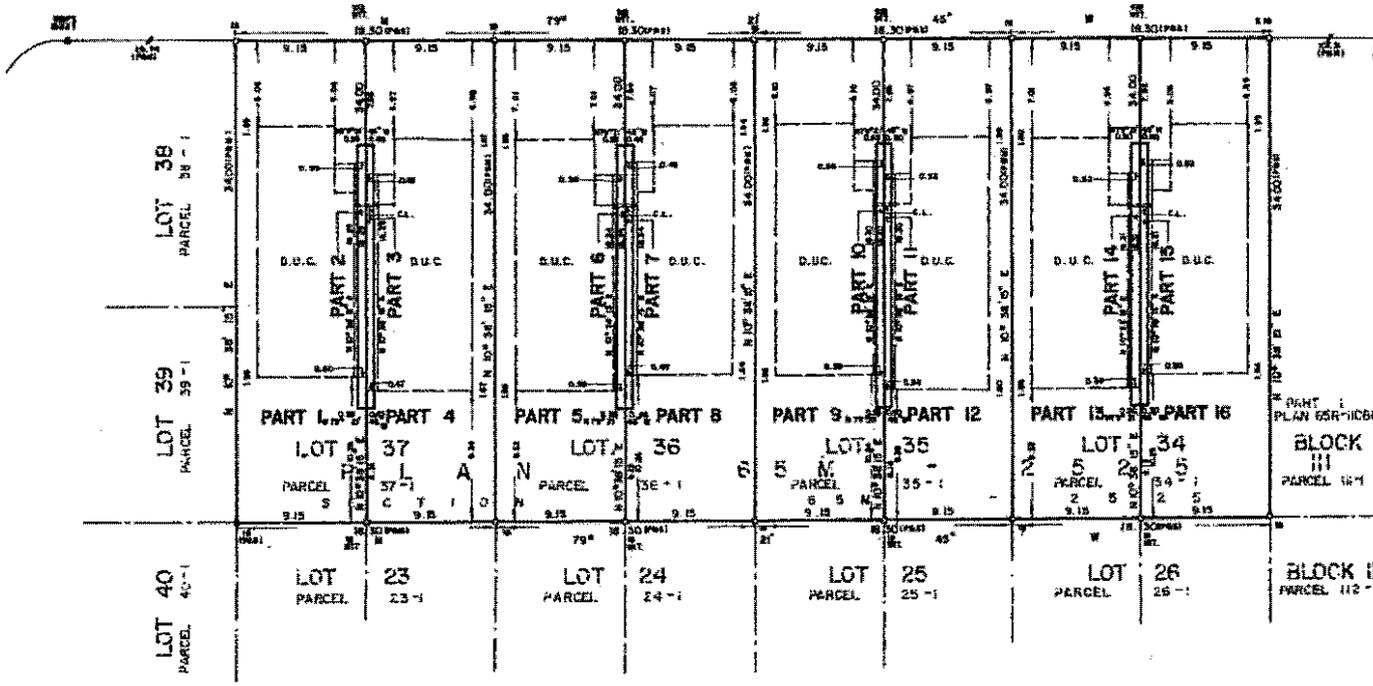
THIS SHOWN HEREON ARE TAKEN TO CONCRETE FOUNDATION.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER;
 2. THE SURVEY WAS COMPLETED ON THE 28th DAY OF Sept, 1987.

DATE: Oct 1, 1987.

 W. JOHN BURCK ONTARIO LAND SURVEYOR



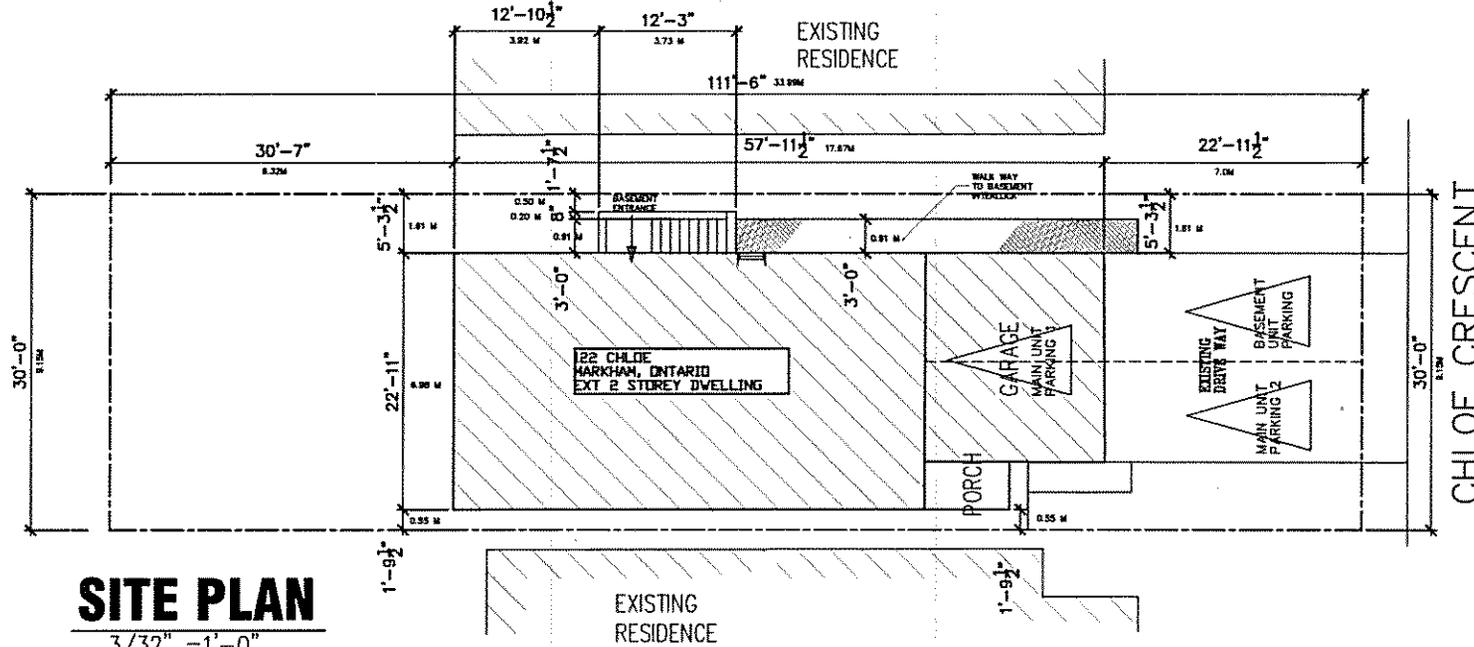
AK Anton Kikas Limited
 Consulting Engineers
 Ontario Land Surveyors - Planners
 88 West Beaver Creek, Toronto, Ont. M2B 1P7-0A08

DRAWN BY: J.J. JOB NO: 87-40-21
 CHECKED BY: J.E.

SITE STATISTICS:

SITE ADDRESS: 122 CHLOE CRESCENT
 MARKHAM, ONTARIO
 LEGAL DESCRIPTION:
 LOT AREA 6345.65 square Ft SQ.FT. (310.93 SQ.M)

BASEMENT SECOND UNIT AREA 803.9 square Ft (74.7 SQ.M)



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

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C TO BE A DESIGNER

QUALIFICATION INFORMATION:
 KRISHNAGAVARATHA (P.E.C.M.) 26747

REGISTRATION INFORMATION:
 VARATHA DESIGN ASSOCIATES (B.C.L.M.) 33937

DRAWING TITLE: SITE PLAN

PROJECT: SIDE DOOR TO EXISTING DWELLING AND BASEMENT SECOND SUITE
 122 CHLOE CRES.
 MARKHAM, ONTARIO

OWNER: ANKARAN MANORANJITHAM

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NOTICES/LETTERS ARE ISSUED TO THE CLIENTS ON THE UNDERSTANDING THAT NO CHANGES ARE TO BE MADE TO THE CONTRACT DOCUMENTS WITHOUT WRITTEN CONSENT OF THE DESIGNER.

1	BUILDING PERMIT	K.V.	Mar. 19/2019
NO.	REVISION/ISSUED TO	BY	DATE

VARATHA DESIGN ASSOCIATES
 Architectural & Engineering Services
 Varatha Ken
 Architectural Designer

TORONTO Ont. TEL: (416) 294 7948
 CELL: (416) 725 2041
 email: k.varatha@hotmail.com

SCALE: 3/32" = 1'-0" CAD FILE: JOB No.: 19149

DATE: Mar. 1/2019 DWG NO: 8 OF

DRAWN BY: K.V. A1

CHECKED BY: K.V. DATE OF PRINT: Mar. 19/2019

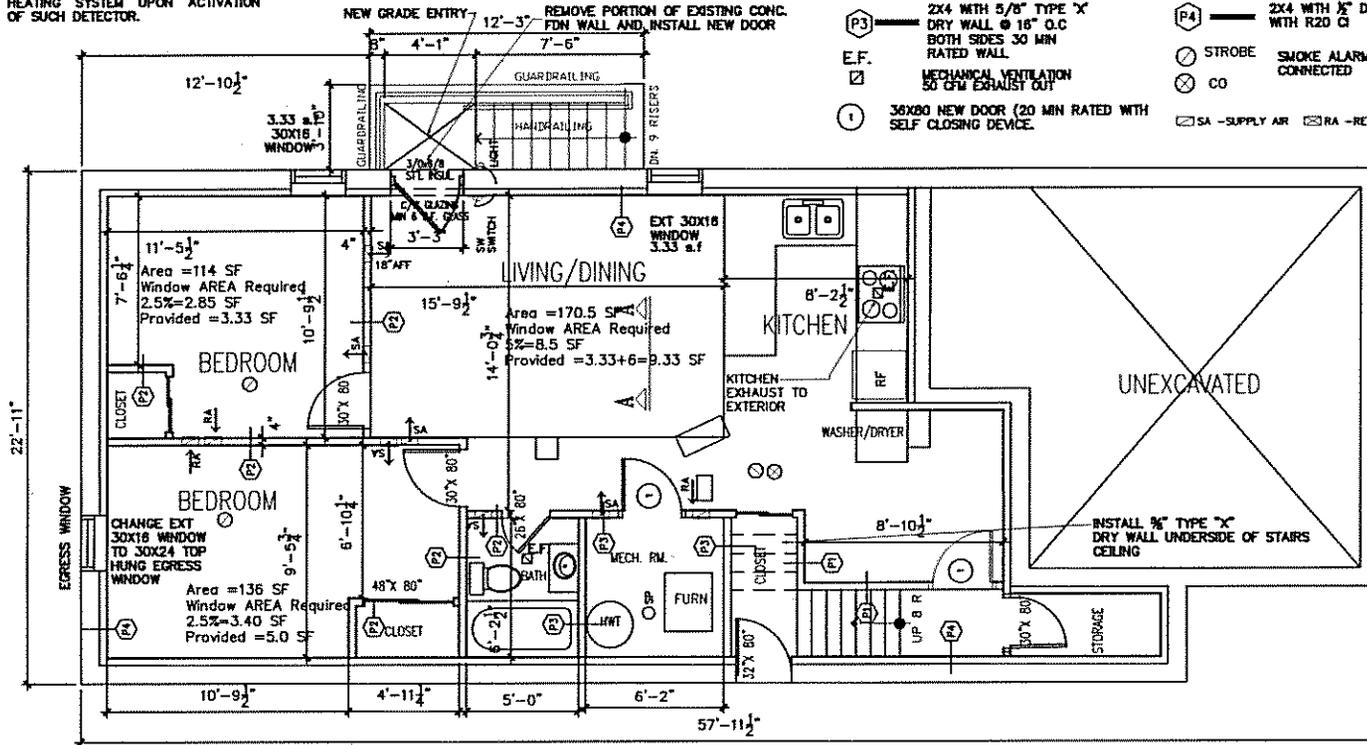
NOTES:
 1. DOORWAY SIZE SHALL CONFIRM TO O.B.C 9.8.3
 2. A SMOKE DETECTOR SHALL BE INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM WHICH SHOULD BE TURN OFF THE FUEL SUPPLY AND ELEC. POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTOR.

SMOKE ALARM
 -SHALL HAVE A VISUAL SIGNALING COMPONENT INTEGRATED INTO THE SMOKE ALARM
 -SHALL HAVE A BATTERY BACKUP

EXISTING 1/2" DRYWALL CEILING TO REMAIN AS IT IS.

LEGEND:

- (P1) ADD 1 LAYER 5/8" TYPE "X" TO EXISTING WALL 2X4 WITH 1/2" DRYWALL BOTHSIDE
- (P2) 2X4 WITH 1/2" DRY WALL BOTH SIDES
- (P3) 2X4 WITH 5/8" TYPE "X" DRY WALL @ 16" O.C BOTH SIDES 30 MIN RATED WALL
- (P4) 2X4 WITH 1/2" DRY WALL WITH R20 CI
- E.F. MECHANICAL VENTILATION 50 CFM EXHAUST OUT
- (S) 36X80 NEW DOOR (20 MIN RATED WITH SELF CLOSING DEVICE)
- (S) STROBE SMOKE ALARM INTER CONNECTED
- (C) CO
- (SA) -SUPPLY AIR (RA) -RETURN AIR



BASEMENT FLOOR PLAN

scale: 3/16" = 1'-0"



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER

QUALIFICATION INFORMATION:
 KRISHNAGAVARATHAN (B.C.E.M.) 25617

Krishna

REGISTRATION INFORMATION:
 VARATHA DESIGN ASSOCIATES (B.C.E.M.) 33637

DRAWING TITLE: BASEMENT FLOOR PLAN

PROJECT: SIDE DOOR TO EXISTING DWELLING AND BASEMENT SECOND SUITE 122 CHLOE CRES. MARKHAM, ONTARIO

OWNER: ANIKARAN MANORANJATHAM

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MYLARS/VOLUMES ARE ISSUED TO THE CLIENTS ON THE UNDERSTANDING THAT NO CHANGES ARE TO BE MADE TO THE CONTRACT DOCUMENTS WITHOUT WRITTEN CONSENT OF THE DESIGNER.

1	BUILDING PERMIT	K.V.	Mar. 19/2019
NO	REVISION ASSIGNED TO	BY	DATE

VARATHA DESIGN ASSOCIATES
 Architectural & Engineering Services
 Varatharaj Ken
 Architectural Designer
 TEL: (416) 725 7945
 CELL: (416) 725 2041
 email: avaratharaj@tda.com

TORONTO ONT.

SCALE:	CAD FILE	JOB No.:
3/16" = 1'-0"		19149
DATE:	Mar. 1/2019	DWG NO. OF
		A2 8
DRAWN BY:	K.V.	
CHECKED BY:	K.V.	DATE OF PRINT
		Mar 19/2019

HANDRAIL W/2" CLEARANCE FROM WALL

NUMBER OF RISERS IS TO BE CONFIRMED ON SITE GC TO COORD.

DRAIN DISCHARGES INTO SUMP PIT OR STORM SEWER

8" TH POURED CONC. FDN WALL
4" RIGID INSULATION

CUT OPENING OF 38" FOR A NEW EXTERIOR 36" WIDE TYPE DOOR

EXIST. BASEM.

4" DIA WEERING TILE

FLOOR PLAN

1/4" = 1'-0"

POURED CONCRETE SLAB & STEPS 32 MPa W/5%8% AIR ENTRAINMENT

EXISTING FOUNDATION WALL

NEW OPENING

REMOVE PORTION OF EXISTING CONC. FDN WALL AND UPPER STRUCTURE AS REQUIRED FOR NEW STEEL DOOR AND FRAME

TEMP. STEEL 10M @ 24" E/C

EXIST. BASEM.

FDN PLAN

1/4" = 1'-0"

POURED CONCRETE SLAB & STEPS 32 MPa W/5%8% AIR ENTRAINMENT

EXISTING FOUNDATION WALL

THE NEW CONCRETE TO EXISTING W/2-10M ROD 8" LONG, 4" INTG WALL EVERY 16" VERTICALLY



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER

QUALIFICATION INFORMATION:
KONAGAVARATHA (REG. NO.) 28547

REGISTRATION INFORMATION:
VARATHA DESIGN ASSOCIATES (B.C.L.M.) 33837

DRAWING TITLE:	GRADE ENTRY PLANS
PROJECT:	SIDE DOOR TO EXISTING DWELLING AND BASEMENT SECOND SUITE 122 CHLOE CRES. MARRHAM, ONTARIO
OWNER:	ADIRAKARAN MANORANLATHAM

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DRAWINGS NOT TO BE DEALT

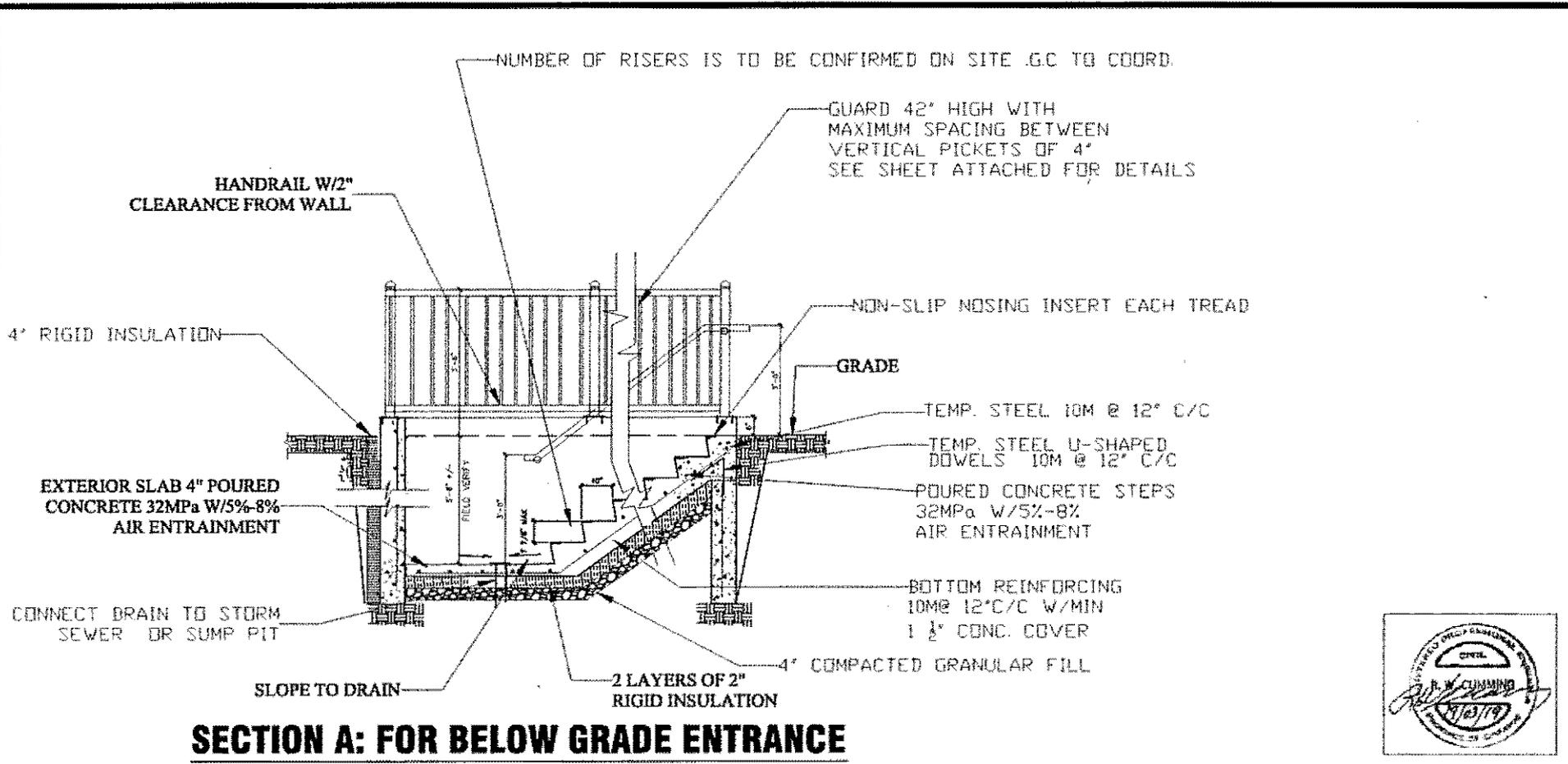
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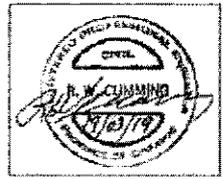
1	BUILDING PERMIT	K.V.	Mar-19/2019
NO	REVISION/ISSUED TO	BY	DATE

VARATHA DESIGN ASSOCIATES Architectural & Engineering Services Varathu Ken Architectural Designer REG. (1988) 284 2848 CELL: (416) 733 2041 EMAIL: varathu@outlook.com			
SCALE: 1/4" = 1'-0"	CAD FILE	JOB NO. 18149	
DATE: Mar. 1/2019		DWG NO. OF A3 8	
DRAWN BY: K.V.			
CHECKED BY: K.V.			DATE OF PRINT: Mar. 19/2019



SECTION A: FOR BELOW GRADE ENTRANCE

SCALE: 3/8" = 1'-0"



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER

QUALIFICATION INFORMATION:
KORNAGAVARATHA (P.Eng.) 28147

REGISTRATION INFORMATION:
 VARATHA DESIGN ASSOCIATES (P.L.L.) 33837

DRAWING FILE: GRADE ENTRY SECTION

PROJECT: SIDE DOOR TO EXISTING DWELLING AND BASEMENT SECOND SUITE
 122 CHLOE CREE'S MARKHAM, ONTARIO

OWNER: ANIKARAN MANORATHAN

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WARRANTIES ARE ISSUED TO THE CLIENTS ON THE UNDERSTANDING THAT NO CHANGES ARE TO BE MADE TO THE CONTRACT DOCUMENTS WITHOUT WRITTEN CONSENT OF THE DESIGNER.

3	BUILDING PERMIT	K.V.	Mar. 19/2019
105	REVISION/ISSUED TO	BY	DATE

VARATHA DESIGN ASSOCIATES Architecture & Engineering Services			
Yorltha Ken Architectural Designer TEL: (416) 254-7545 CELL: (416) 325-2041 email: kven@varathadesign.com			
SCALE: 3/8" = 1'-0"	CAD FILE	JOB NO. 19149	
DATE: Mar. 1/2019	DWG NO. A4	OF 8	
DRAWN BY: K.V.			
CHECKED BY: K.V.		DATE OF PRINT: Mar. 19/2019	

PROVIDE STEEL ANGLE LINTEL
 SIZE: 1-3 1/2" x 3 1/2" x 1/2"
 LINTEL SHALL HAVE MIN. 6"
 OF BEARING @ END SUPPORTS
 AS PER OBC 19.20.5.2

3-2" x 10" WD. BEAM

36" x 80" STEEL INSUL. DOOR

EXIST. BASEM.

4" TH POURED CONCRETE SLAB
 32 MPa W/5% TO 8%
 AIR ENTRAINMENT

TIE NEW CONCRETE TO EXISTING
 W/1-10M ROD 8" LONG, 4" INTO
 WALL 16" VERTICALLY

TEMP STEEL 10M @ 12"C/C

CONNECT DRAIN TO STORM SEWER
 OR SUMP PIT

EXTERIOR LIGHT CONNECTED BY
 A WALL SWITCH INSIDE BASEMENT

HANDRAIL W/2"
 CLEARANCE FROM WALL

GUARD 42" HIGH WITH
 MAXIMUM SPACING BETWEEN
 VERTICAL PICKETS OF 4"

*Contractor shall obtain guards specifically Ontario Building Code compliant.

TEMP. STEEL 10M @ 12" C/C

8" TH POURED CONC. FDN WALL

4" RIGID INSULATION

EXTERIOR SLAB 4" POURED
 CONCRETE 32MPa W/5%-8%
 AIR ENTRAINMENT

2 LAYERS OF 2"
 RIGID INSULATION

SECTION B: FOR BELOW GRADE ENTRANCE

SCALE: 3/8" = 1'-0"

GENERAL NOTES:

1. WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE (OBC) AND LOCAL REGULATIONS
2. MATERIAL SHALL BE AS FOLLOWS :
 -CONCRETE-32 MPa WITH 5% TO 8% AIR.
 -REINFORCING CSA G30.18-GRADE 400
 -TIMBER -SAPRO CSA40 (41) S-P-F
 -STEEL -A500-CSA C 402.1
 -INSULATION- DOW STYROFOAM SM OR EQUIVALENT
3. FOOTINGS SHALL BEAR ON SOIL CAPABLE OF SUSTAINING AN ALLOWABLE BEARING PRESSURE OF 2000 PSF
4. DOOR TO HAVE ITS OWN DEDICATED CIRCUIT
4. LIGHT TO HAVE ITS OWN DEDICATED CIRCUIT



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C TO BE A DESIGNER

QUALIFICATION INFORMATION:
 (000)NAGAVARADHA (P.ENG.) 20147
 REGISTRATION INFORMATION:
 VARADHA DESIGN ASSOCIATES (O.C.L.A.) 33037

DRAWING TITLE: GRADE ENTRY SECTION
 PROJECT: SIDE DOOR TO EXISTING DWELLING AND BASEMENT SECOND SIXTE 122 CHLOE CRES. MARKHAM, ONTARIO

OWNER: ANIKARAN MAHOPALATHIAM

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 DRAWINGS NOT TO BE SCALED
 CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES OR ERRORS BEFORE COMMENCING ANY PART OF THE WORK

THE DESIGNER HAS NOT BE RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUBCONTRACTORS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 VARIATIONS/CHANGES ARE ISSUED TO THE CLIENTS ON THE UNDERSTANDING THAT NO CHANGES ARE TO BE MADE TO THE CONTRACT DOCUMENTS WITHOUT WRITTEN CONSENT OF THE DESIGNER.

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT	K.V	Mar 19/2019
NO.	REVISION/ISSUED TO	BY	DATE

VARADHA DESIGN ASSOCIATES
 Architectural & Engineering Services
 1400 Steeles East
 Scarborough, Ontario
 M1S 1T7
 TEL: (416) 224-1845
 FAX: (416) 224-1844
 email: varadhad@varadhad.com

SCALE: 3/16" = 1'-0"	CAD FILE	JOB No. 19142
DATE: Mar 1/2019	DWG NO. A5	OF 8
DRAWN BY: K.V	CHECKED BY: K.V	DATE OF PRINT: Mar. 19/2019

ALLOWABLE UNPROTECTED OPENINGS

TOTAL WALL AREA = 1095.73 S.F.
 LIMITING DISTANCE = 5.83 FT.
 ALLOWABLE OPENINGS = 76.65 S.F.
 ACTUAL OPENINGS = 45.06 S.F.

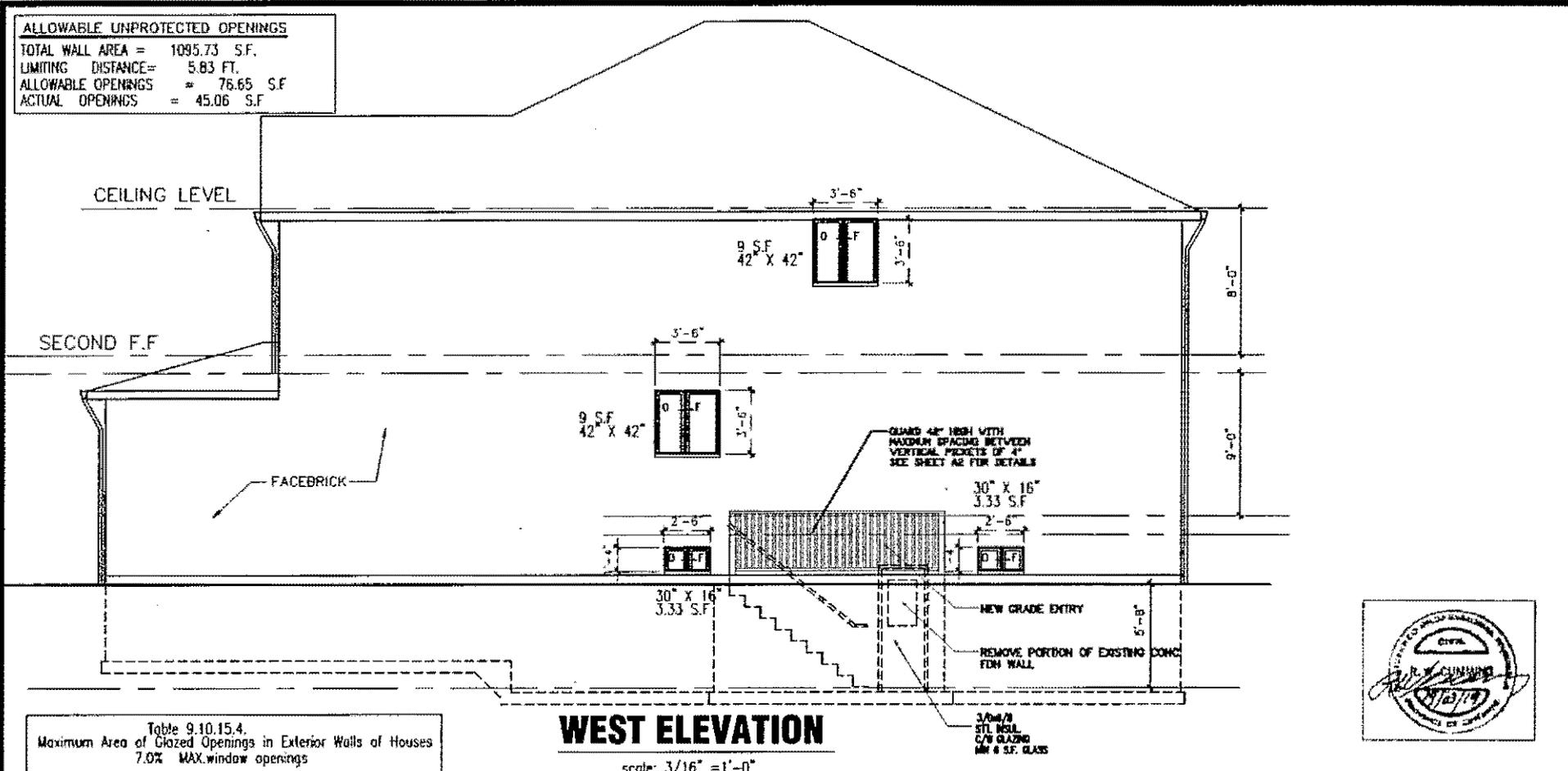


Table 9.10.15.4.
 Maximum Area of Glazed Openings in Exterior Walls of Houses
 7.0% MAX. window openings

WEST ELEVATION
 scale: 3/16" = 1'-0"

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER

QUALIFICATION INFORMATION:
 KUNJAGAVARATHA (R0001) 20167

REGISTRATION INFORMATION:
 VARATHA DESIGN ASSOCIATES (B.C.L.N.) 33637

DRAWING FILE: SIDE ELEVATION

PROJECT: SIDE DOOR TO EXISTING DWELLING AND BASEMENT SECOND FLATE 122 ORLOE CRE'S MARKHAM, ONTARIO

OWNER: ANIKARAN MAHOPANJITHAN

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DRAWINGS NOT TO BE SCALED

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES OR ERRORS BEFORE COMMENCING ANY PART OF THE WORK

THE DESIGNER HAS NOT BE RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUBCONTRACTORS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS

ANY LATE/DELAYS ARE ISSUED TO THE CLIENTS ON THE UNDERSTANDING THAT NO CHARGES ARE TO BE MADE TO THE CONTRACT DOCUMENTS WITHOUT WRITTEN CONSENT OF THE DESIGNER.

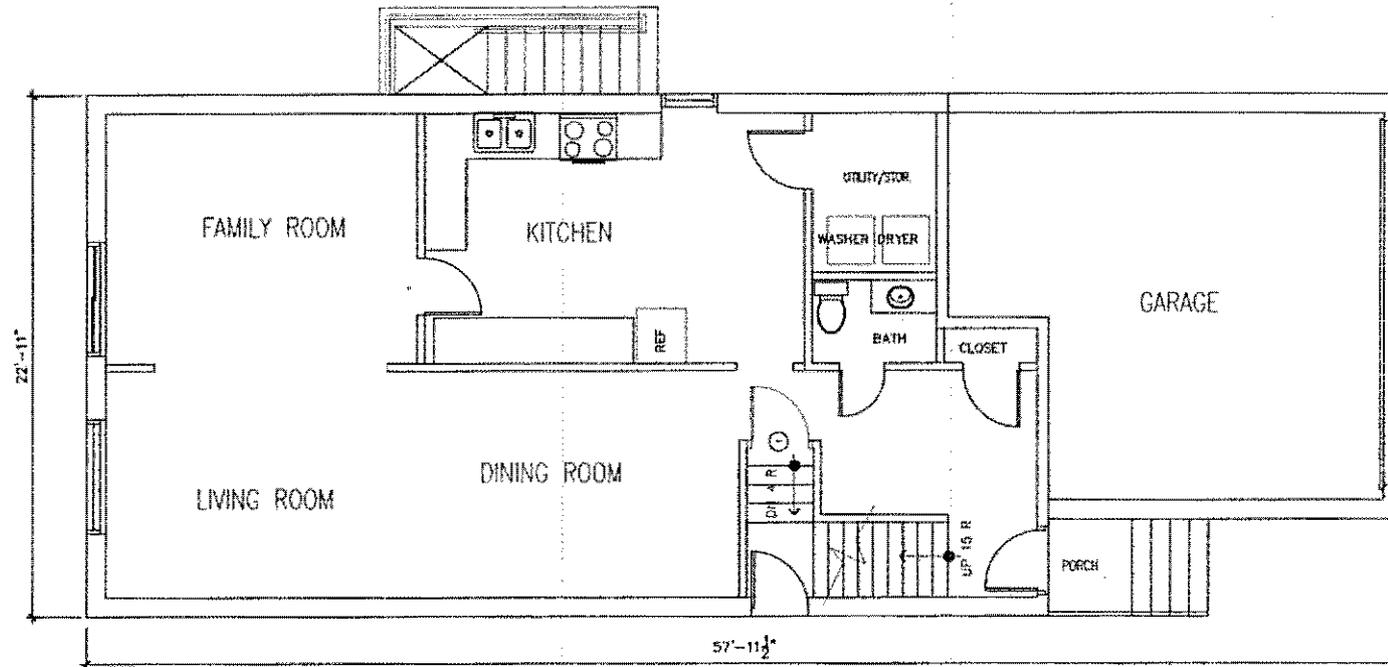
1	BUILDING PERMIT	K.V.	MAX. 18/2019
NO	REVISION ASSIGNED TO	BY	DATE

VARATHA DESIGN ASSOCIATES
 Architectural & Engineering Services

Varatha Ken
 Architectural Designer
 TEL: (416) 281 7865
 CELL: (416) 725 2241
 email: k.varathad@varathad.com

FORWARD TO:

SCALE: 3/16" = 1'-0"	CAD FILE	JOB No. 19143
DATE: Mar 1/2019	DWG NO: A6	OF B
DRAWN BY: K.V.		
CHECKED BY: K.V.	DATE OF PRINT: Mar 15/2019	



EXISTING FIRST FLOOR PLAN

scale: 3/16" = 1'-0"



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER

QUALIFICATION INFORMATION:
 KENNAGAYARATHIA (P.L.S.N.) 28147
[Signature]
 REGISTRATION INFORMATION:
 VARATHA DESIGN ASSOCIATES (O.C.L.N.) 53837

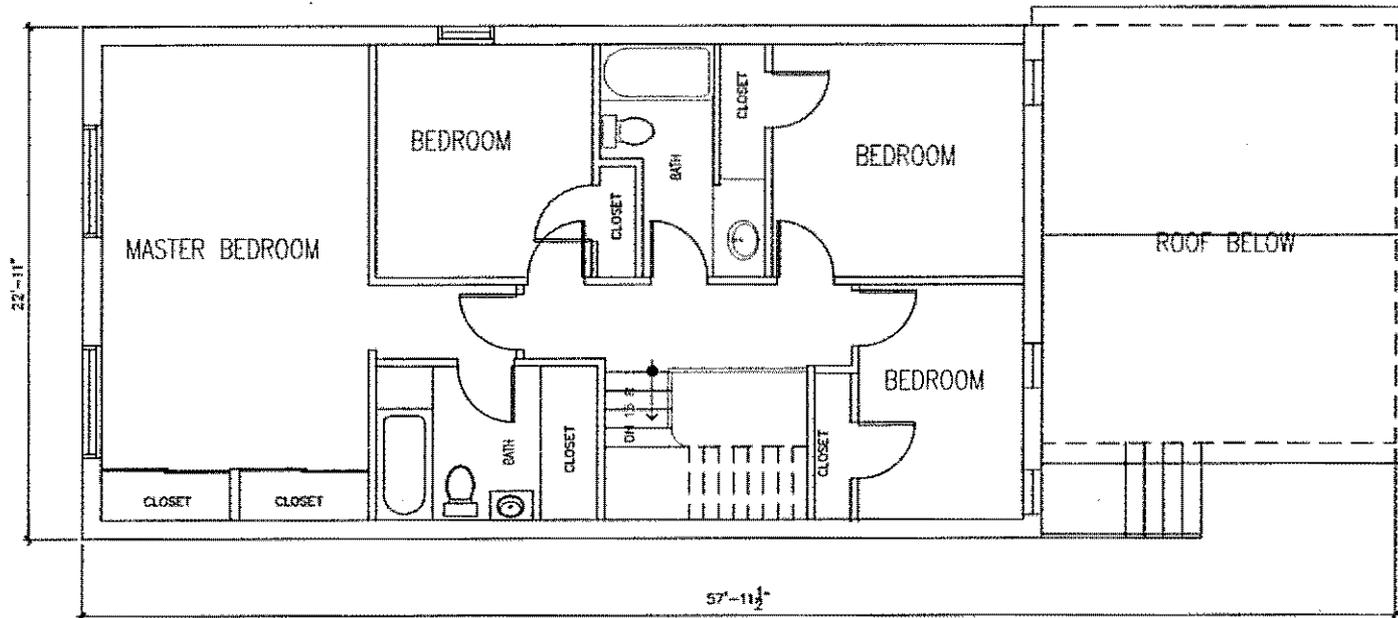
DRAWING TITLE: EXISTING FIRST FLOOR PLAN
 PROJECT: SIDE DOOR TO EXISTING DWELLING AND BASEMENT SECOND SLATE 122 CHLOE CRES. MARRHAM, ONTARIO
 OWNER: ANUKRAN MANDHANATHAM

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 CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES OR ERRORS BEFORE COMMENCING ANY PART OF THE WORK.

THE DESIGNER HAS NOT BE RETURNED TO CARRY OUT GENERAL REVIEW OF THE WORK, AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUBCONTRACTORS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. MILLARS/MELANS ARE ISSUED TO THE CLIENTS ON THE UNDERSTANDING THAT NO CHANGES ARE TO BE MADE TO THE CONTRACT DOCUMENTS WITHOUT WRITTEN CONSENT OF THE DESIGNER.

1	BUILDING PERMIT	P.V.	Mar. 19/2019
NO	REVISION/ISSUED TO	BY	DATE

VARATHA DESIGN ASSOCIATES Architectural & Engineering Services Varadha Kent Architectural Designer TORONTO, ONT. (416) 296-8944 TEL: (416) 735-2041 FAX: (416) 735-2041			
SCALE: 3/16" = 1'-0"	CAD FILE:	JOB No. 15149	
DATE: Mar 1/2019	DWG NO: A7	OF 8	
DRAWN BY: K.V.	CHECKED BY: K.V.	DATE OF PRINT: Mar 19/2019	



EXISTING SECOND FLOOR PLAN

scale: 3/16" = 1'-0"



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C TO BE A DESIGNER

QUALIFICATION INFORMATION:

KRMAGAVARATHA (P.E.N) 36147

REGISTRATION INFORMATION:

VARATHA DESIGN ASSOCIATES (S.C.L.N) 33937

DRAWING TITLE: EXISTING SECOND FLOOR PLAN

PROJECT: SIDE DOOR TO EXISTING DWELLING AND BASEMENT SECOND SUITE
122 CHLOE CRES.
MARKHAM, ONTARIO

OWNER: ANIKARAN MANIARATHAM

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THE DESIGNER HAS NOT BE RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUBCONTRACTORS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. MILEAGE/FEELINGS ARE ISSUED TO THE CLIENTS ON THE UNDERSTANDING THAT NO CHANGES ARE TO BE MADE TO THE CONTRACT DOCUMENTS WITHOUT WRITTEN CONSENT OF THE DESIGNER.

7	BUILDING PERMIT	K.V	Mar 19/2019
10	REVISION ASSUED TO	SF	DATE

VARATHA DESIGN ASSOCIATES
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SCALE: 3/16" = 1'-0" CAD FILE JOB No: 19143

DATE: Mar 17/2019 DWG NO: A8 OF 8

DRAWN BY: K.V

CHECKED BY: K.V DATE OF PRINT: Mar 19/2019

APPENDIX “C”

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/30/19

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as ‘Appendix A’ to this Staff Report and received by the City of Markham on December 9th, 2019, 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 submit, if required by the Chief Building Official, a third-party report prepared by an architect or professional engineer licensed in the Province of Ontario, to assess compliance of existing construction with the provisions of the Ontario Building Code, and in particular relating to the change of use from a dwelling containing a single suite to a dwelling containing more than one suite; and
4. That the Owner register the home as a two-unit house with the City of Markham Fire & Emergency Services Department, and satisfy any and all conditions for registration, to the satisfaction of the Fire Chief.

CONDITIONS PREPARED BY:

Aqsa Malik, Planner, East District

