

Memorandum to the City of Markham Committee of Adjustment

November 16, 2018

File: A/159/18
Address: 23 Morgan Ave, Thornhill
Applicant: Mr. Jaffer Mustafa Liyakatali
Agent: Mr. Aleksandar Markovic
Hearing Date: Wednesday November 28, 2018

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

The applicant is requesting relief from the following requirements of By-law 2237, R4, as amended:

a) In-fill By-law 101-90, Sec. 1.2 (vii):

a maximum floor area ratio of 54 percent; whereas the By-law permits maximum floor area ratio of 50 percent; as it relates to a proposed residential dwelling.

BACKGROUND

Property Description

The 603.9 m² (6,500.31 ft²) subject property is located on the south side of Morgan Avenue between Yonge Street and Dudley Avenue. The property is located within a residential neighbourhood comprised of a mix of one and two-storey detached dwellings. There is an existing one-storey detached 87.33 m² (940 ft²) dwelling on the property, which according to assessment records was constructed in 1910. The area is undergoing a gradual transition towards larger two-storey detached dwellings being developed as infill developments.

Proposal

The applicant is proposing to construct a new two-storey detached 603.9 m² (6500.31 ft²) dwelling with a rear yard deck.

Official Plan and Zoning

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

The subject property is designated "Residential – Low Rise", which provides for low rise housing forms including single detached dwellings. Infill development is required to meet the general intent of the 2014 Official Plan with respect to height, massing and setbacks to ensure that the development is appropriate for the site and also generally consistent with the zoning requirements for adjacent properties and properties along the same street. Regard must also be had for retention of existing trees and vegetation, as well as the width of proposed garages and driveways. Planning staff have had regard for the infill development criteria in the preparation of the comments provided below.

Zoning By-Law 2237

The subject property is zoned R4 'Fourth Density Single Family Residential' in By-law 2237, as amended, which permits a single detached dwelling.

Residential Infill Zoning By-law 101-90

The subject property is also subject to the Residential Infill Zoning By-law 101-90. 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 maximum floor area ratio.

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, "requirement for max floor area ratio – (50%) - 31850.00 sq.ft. By-law, zoning, 2237 amendment by-law 101-90 (proposed max. floor area ratio (54%) – 3440.00 sq.ft.)."

Zoning Preliminary Review Undertaken

The applicant has completed a Zoning Preliminary Review (ZPR) to confirm the initial variances required for the proposed development. The applicant submitted revised drawings on November 13th, 2018. The applicant has not conducted a Zoning Preliminary Review for the revised drawings. Consequently it is the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

COMMENTS

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

Increase in Maximum Floor Area Ratio

The applicant is requesting relief to permit a floor area ratio of 54 percent, whereas the By-law permits a maximum floor area ratio of 50 percent. The variance will facilitate the construction of a two-storey detached dwelling with a floor area of 319.6 m² (3,440 ft²), whereas the By-law permits a dwelling with a maximum floor area of 295.9 m² (3,185 ft²). This represents an increase of approximately 23.7 m² (255 ft²), which is an increase of approximately eight (8) percent.

Floor Area Ratio is a measure of the interior square footage of the dwelling as a percentage of the net lot area. 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). Other than the space associated with the stairs, there is no open to below area space on the second floor which is excluded from the gross floor area calculation under the by-law.

The proposed gross floor area is also consistent with the recent infill development trend on the street, including a couple of nearby infill homes that have obtained minor variance approval for similar increases in floor area ratio of up to 54.08 percent.

PUBLIC INPUT SUMMARY

No written submissions were received as of November 16, 2018. 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 "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:



David Miller, Development Manager, West District
File Path: Amanda\File\ 18 254143 \Documents\District Team Comments Memo

APPENDIX "A"

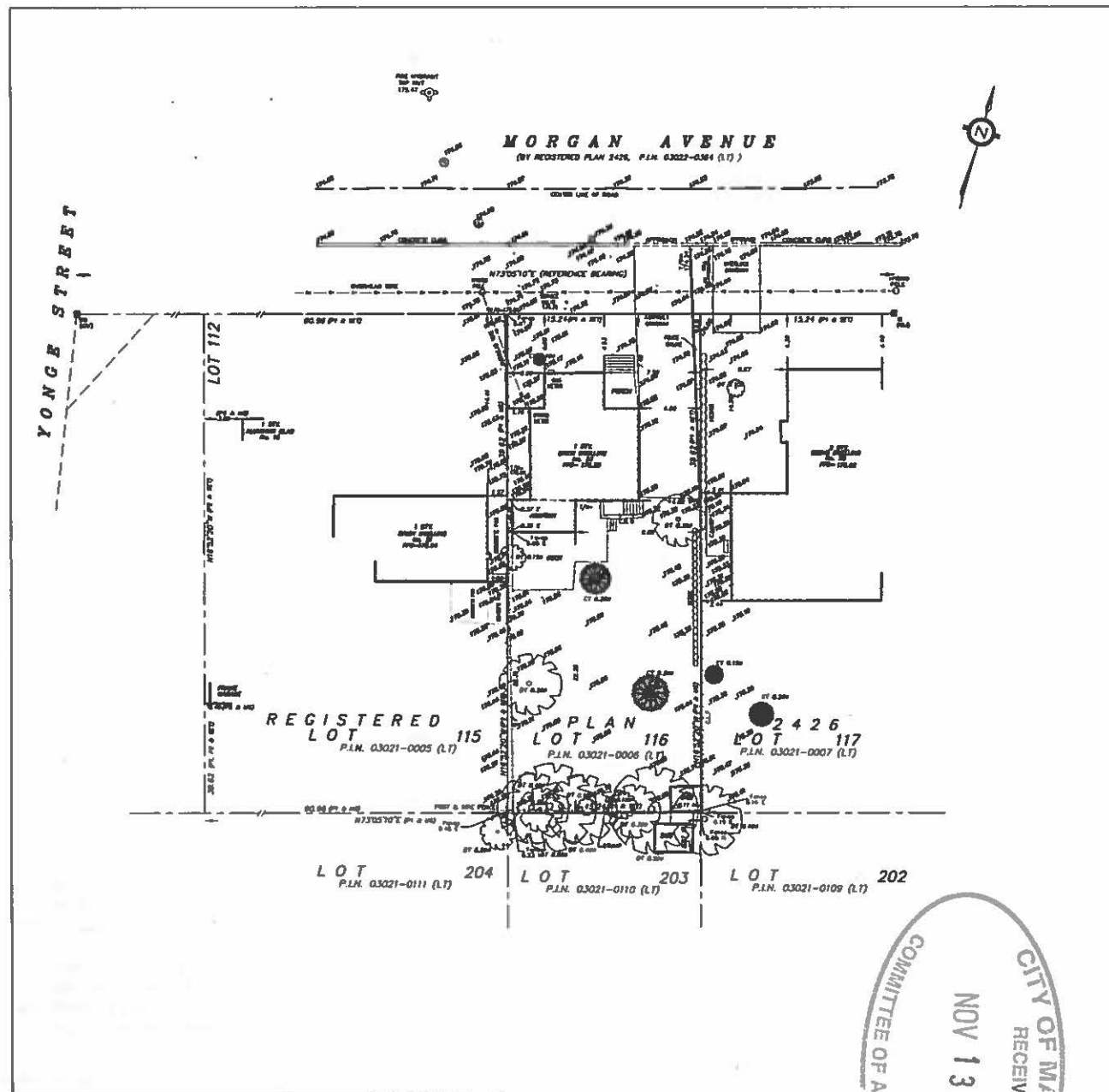
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/159/18

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and dated November 13, 2018 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. 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 City, and that the Secretary-Treasurer receive written confirmation from Tree Preservation Technician or Director of Operations that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan;
4. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City's Streetscape Manual, including street trees, in accordance with the City's Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Tree Preservation Technician or Director of Operations;
5. That tree replacements be provided and/or tree replacement fees be paid to the City 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 Tree Preservation Technician or Director of Operations;
6. That the proposed building elevations/addition be designed and constructed in conformity with the requirements of Markham's Bird Friendly Guidelines 2014, and that architectural plans be submitted to the City demonstrating compliance, to the satisfaction of the Director of Planning and Urban Design or their designate.

CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects



TOPOGRAPHIC PLAN OF
LOT 116
 REGISTERED PLAN No.2426
 CITY OF MARKHAM

SCALE & NOTES

BARICH GRENKIE SURVEYING LTD.
 DIVISION OF GEOMATICS
 COPYRIGHT 2018

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

ELEVATION NOTE
 ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM
 (CGVD-1985 LEV93) AND ARE DERIVED FROM CITY OF TORONTO BENCHMARK
 No. 1500000000 HAVING AN ELEVATION OF 104.608 m.

BEARING NOTE
 BEARINGS ARE ASTROGNOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT
 OF MORGAN AVENUE AS SHOWN ON PLAN 648-0066 HAVING A BEARING OF
 N77°05'07" E.

- LEGEND
- B DDNOTES SURVEY MONUMENT FOUND
 - Q DDNOTES SURVEY MONUMENT PLANTED
 - SB DDNOTES IRON BAR
 - SB DDNOTES STANDARD IRON BAR
 - PK DDNOTES SURVEYORS NAIL SET IN WASHER
 - CU DDNOTES CRUSH LIMEHORN
 - BEA DDNOTES A.T. MALARON, O.L.S.
 - RP DDNOTES REGISTERED PLAN No. 2
 - P1 DDNOTES SITE AND GRADING PLAN BY S.A. JACOBS, O.L.S.
DATED JUNE 2, 2017
 - P2 DDNOTES PLAN 648-0275
 - P3 DDNOTES PLAN BY E. BARICH, O.L.S.
DATED DEC. 21, 1981
 - P4 DDNOTES PLAN 638-1252
 - P5 DDNOTES SURVEYOR'S REAL PROPERTY REPORT BY
BARICH GRENKIE SURVEYING LTD.
DATED FEBRUARY 26, 2004
 - P6 DDNOTES BUILDING LOCATION SURVEY BY A.T. MALARON, O.L.S.
DATED AUGUST 12, 1988
INSTRUMENT No. A874944
 - D1 DDNOTES MARKER
 - MB DDNOTES MARKER
 - CB DDNOTES CATCHBASIN
 - LS DDNOTES LIGHT STANDARD
 - TC DDNOTES TOP OF CURB ELEVATION
 - BC DDNOTES BOTTOM OF CURB ELEVATION
 - OU DDNOTES OVERHEAD UTILITY CABLES
 - DT DDNOTES DECIDUOUS TREE
 - CT DDNOTES CONIFEROUS TREE
 - LS DDNOTES LIGHT STANDARD
 - FF DDNOTES FINISHED FLOOR ELEVATION
 - GF DDNOTES GARAGE FLOOR ELEVATION
 - HW DDNOTES HIGHT ELEVATION
 - HY DDNOTES FIRE HYDRANT

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
 ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON APRIL 03, 2018.

APRIL 20, 2018

GUDDO V. COUSOU
 ONTARIO LAND SURVEYOR

Barich Grenkie
 Surveying Ltd.
 201 HWY No. 1 (E. of HWY 7) - SCARBOROUGH, ON

DWN BY: MVL/MJ

CHK BY: GVC

JOB No. 18-0003

COMMITTEE OF ADJUSTMENT
 NOV 13 2018
 CITY OF MARKHAM
 RECEIVED

APPENDIX B



Aleksandar V. MIHOVICK
 Architect
 14000 Highway 7, Unit 10, Richmond Hill, Ontario L4B 3N2
 Tel: (905) 709-1111
 Fax: (905) 709-1112
 Email: amihovick@amihovick.com

THE DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR TO THE PERFORMANCE OF ANY CONTRACTOR OR SUBCONTRACTOR. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR TO THE PERFORMANCE OF ANY CONTRACTOR OR SUBCONTRACTOR.

Project Name and Address
PROPOSED 2 STOREY DWELLING
 23 MORGAN AVENUE
 THORNHILL, MARIHAM, ON

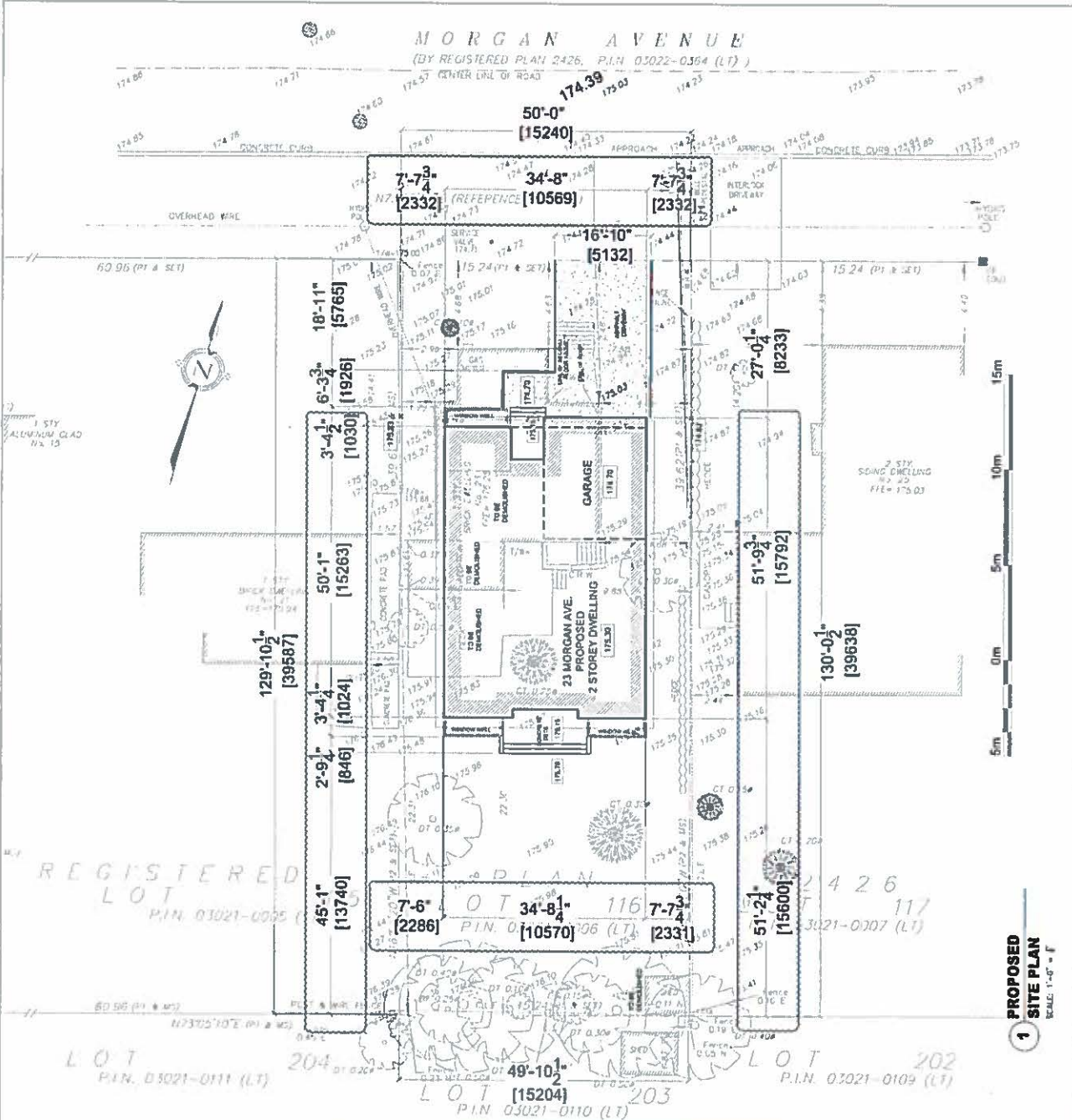
Client
Jaffar Mustafa
 Ljykhali

Drawing Title
SURVEY / SITE PLAN

Scale
 1" = 10' @ 1/8"

Sheet No.
A-1

Project No.
18-03



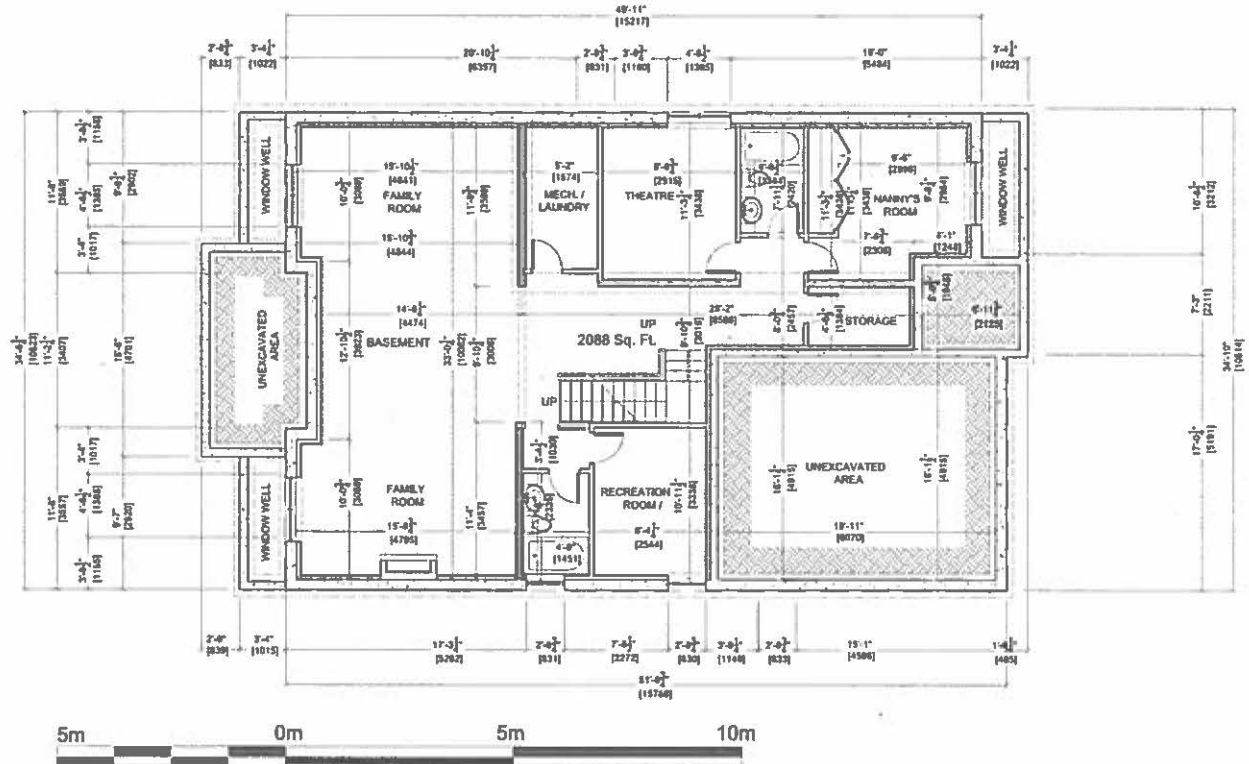
1 PROPOSED
 SITE PLAN
 SCALE: 1" = 10' - 1"

DRAWINGS LIST

- A-1 SURVEY PLAN / SITE PLAN
- A-2 BASEMENT PLAN
- A-3 GROUND FLOOR PLAN
- A-4 SECOND FLOOR PLAN
- A-5 ROOF PLAN
- A-6 ELEVATIONS
- A-7 ELEVATIONS
- A-8 SECTIONS

| SITE DATA | | BLT. | WT | % |
|---|--------|------------|----------|--------|
| LOT AREA | 58631 | 662.68 | | 100% |
| UNL. LOT AREA | 52818 | 586.64 | | |
| ZONE R4 | | | | |
| SET BACKS | | REGISTERED | PROPOSED | |
| M | FT. | M | FT. | M |
| FRONT | 8.21 | 27.00 | 27.00 | 8.23 |
| REAR | 7.82 | 25.00 | 25.00 | 11.68 |
| SIDE | 1.60 | 5.00 | 7.67 | 2.53 |
| SIDE | 1.60 | 5.00 | 7.67 | 2.53 |
| MAX HEIGHT | 6.68 | 24.37 | 24.37 | 6.68 |
| MAX LENGTH | 18.80 | 64.17 | 51.87 | 15.78 |
| MAX WIDTH | 15.34 | 50.00 | 50.00 | 15.34 |
| MAX AREA | 50.04 | 170.00 | 170.00 | 62.19 |
| MAX LOT COVERAGE | 28.17% | 218.86 | 170.00 | 28.3% |
| MAX FLOOR AREA RATIO | 50.04 | 170.00 | 170.00 | 64.7% |
| BUILDING INFORMATION | | | | |
| BASEMENT | | | | 128.00 |
| GROUND FLOOR AREA - GARAGE | | | | 128.00 |
| GROUND FLOOR AREA | | | | 128.00 |
| TOTAL FLOOR AREA | | | | 256.00 |
| * REVISIONS / UPDATES | | | | |
| DRIVEWAY / LANDSCAPE AREA | | | | |
| FRONT YARD | | | | 144.68 |
| DRIVEWAY | | | | 47.14 |
| LANDSCAPE AREA | | | | 87.18 |
| SOFT LANDSCAPE AREA | | | | 73.19 |
| CALCULATED AREA IN INSIDE PROPERTY LINE | | | | |

OCTOBER / 2018.
 ISSUED FOR COMMITTEE OF ADJUSTMENT
 OCTOBER / 2018



1 PROPOSED BASEMENT FLOOR
SCALE: 1" = 8'

AW
ALEKSANDAR V. MARKOVIC
Architect
11405 W. 2nd St., North York, Ontario, M2H 1S9
Telephone: (416) 491-2070 Fax: (416) 491-2112

THIS DRAWING MUST BE READ IN THE CONTEXT OF ALL OTHER DRAWINGS WHICH CONSTITUTE THE CONSTRUCTION DOCUMENT.
THIS DRAWING HAS BEEN PREPARED FOR A SPECIFIC PURPOSE, USE FOR ANY OTHER PURPOSE IS NOT PERMITTED.
THIS DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE DESIGNER.
ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ANY COMMENCEMENT OF INSTALLATION OF COMMERCIAL OR INDUSTRIAL WORK.
ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER FOR CLARIFICATION.
DO NOT SCALE THE DRAWING.

Revised: _____
CHECKED FOR CORRECT REVIEW _____
DATE FOR PRINT: 04/20/04

The contractor shall be responsible for the design and construction of the foundation and retaining walls in the basement.

Approved by: _____
Professional Engineer (P.E.) of the Province of Ontario
Name: _____
Number: _____

Client: _____
NO. _____ DATE _____
REVISION: _____
1. _____

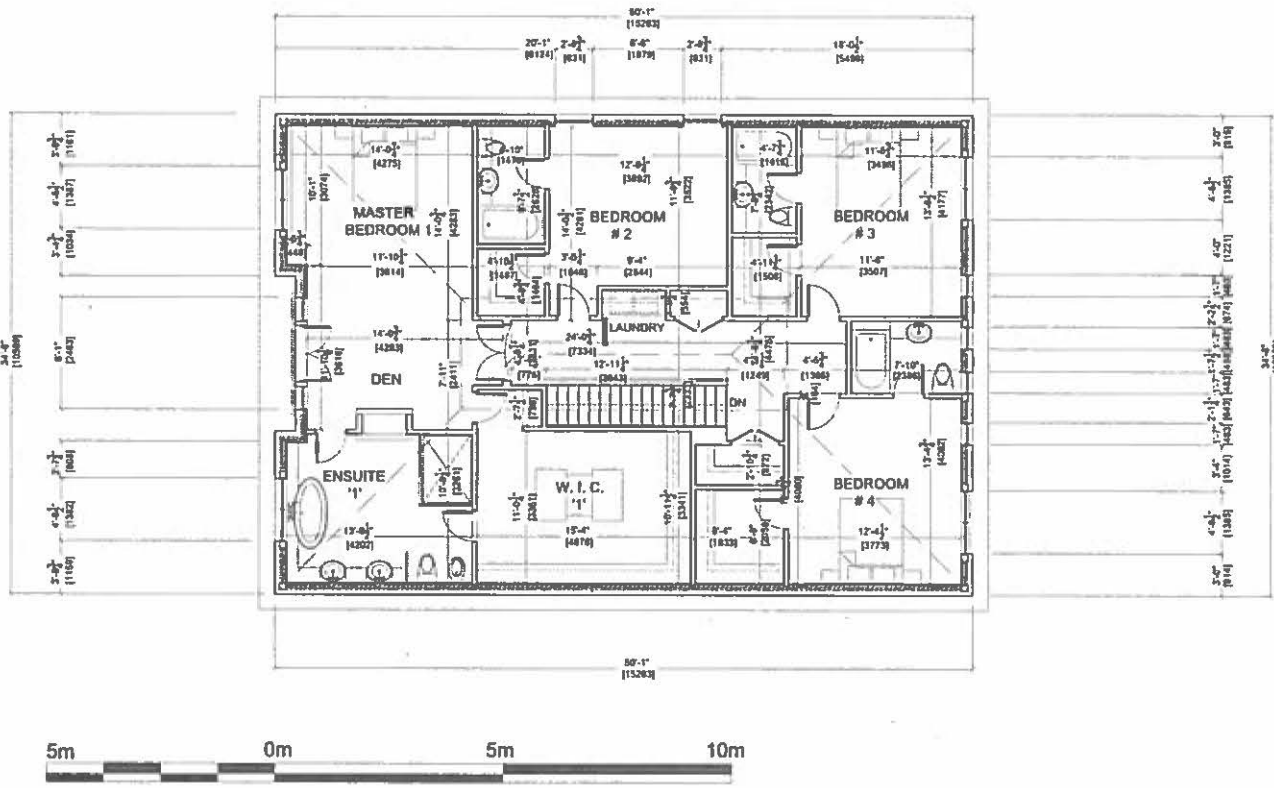
Client: **Jaffer Mustafa Lyakatali**
Project Name and Address: _____

PROPOSED 2 STOREY DWELLING

23 MORGAN AVENUE
THOROLD, ONTARIO, ON

Drawing Title: **BASEMENT PLAN**

Drawn by: _____
A.M.
Scale: _____
1" = 8'
Drawing/Sheet No.: _____
A-2
Page 1 No.: _____
18-03



3 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

AM
ALEKSANDAR V. MARKOVIC

Architectural Services
 1 Valley Road, North York, Ontario M2H 1P9
 Telephone: (416) 491-7470 Fax: (416) 497-8812

THIS DRAWING MUST BE READ IN THE CONTEXT OF ALL OTHER DRAWINGS SPECIFIC TO THE PROJECT. THIS DRAWING IS DEVELOPED FOR A SPECIFIC PURPOSE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO FABRICATION. INSTALLATION OF COMMERCIAL MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE REPORTED TO THE ARCHITECT FOR CLARIFICATION. DO NOT SCALE THE DRAWING.

18-03
 ISSUED FOR PERMIT REVIEW
 04/17/2014

I, the undersigned, being a duly qualified Architect, certify that I am the author of the above drawing and that I am a duly registered Architect in the Province of Ontario, Canada.

Professional Seal: *[Signature]*
 Architect: Aleksandar V. Markovic
 License No.: 10000
 Date: 04/17/2014

Revised
 NO. 01/01/2014 DATE
 01/01/2014 01/01/2014 01/01/2014

Client
Jeffer Mustafa
Ljyakstall
 Project Name and Address
PROPOSED 2 STOREY DWELLING
23 MORGAN AVENUE
THORNHILL, MARKHAM, ON
 Drawing Title

SECOND FLOOR PLAN

Checked by
A.M.
 Scale
1'-0" = 1/4"
 Drawing/Sheet No.
A-4
 Project No.

18-03



ALEKSIJANAR V. MURKOVIC
 Architect
 11000 17th Ave. S.W.
 Suite 100
 Golden, CO 80401
 Phone: 303.440.1111
 Fax: 303.440.1112

THIS DRAWING IS MADE IN THE COURSE OF PROFESSIONAL SERVICE AND IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC PURPOSES AND FOR ANY OTHER PURPOSES IS VOID. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.

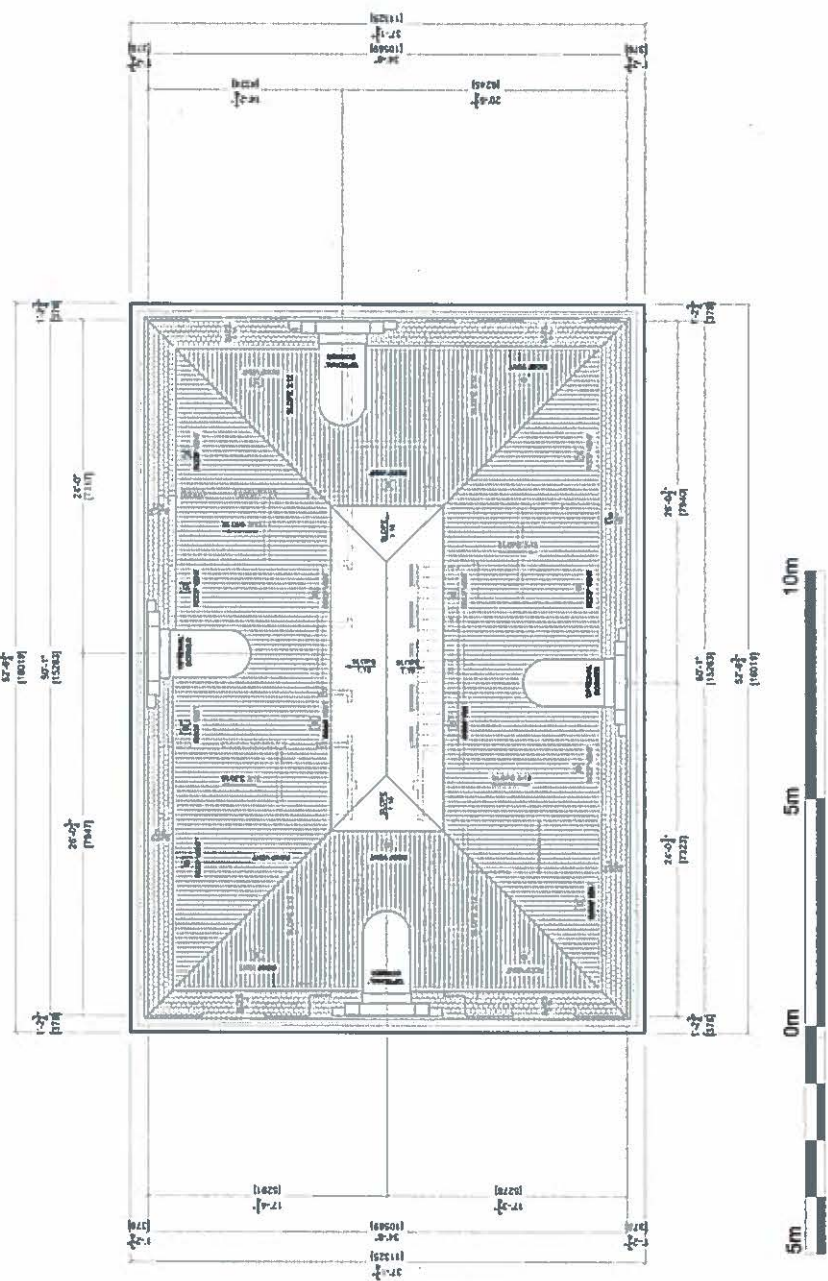
Scale: 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"

Project Name: 2 STOREY DWELLING
 21400 17th Ave S.W.
 Golden, CO 80401

Client: Jaffer Mustafa Lyakitali
 Project Name: 2 STOREY DWELLING
 21400 17th Ave S.W.
 Golden, CO 80401

Scale: 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"

Project No: A-5
 Date: 18-03



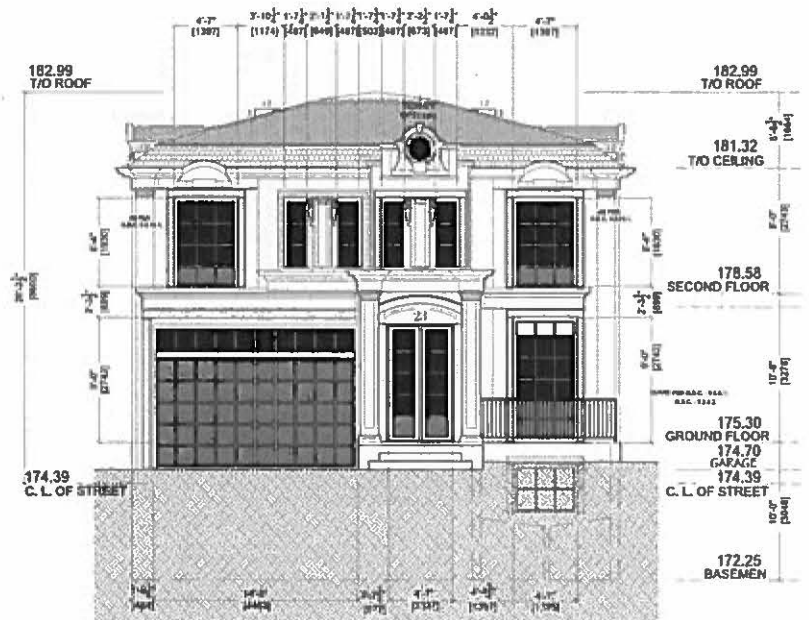
4 PROPOSED ROOF PLAN
 18-03-07

AM
ALEKSANDAR V. MARKOVIC
 An Architect Registered in Ontario
 1 Valley Road, North York, Ontario M2H 1Y9
 Telephone: (416) 491-1234 Fax: (416) 491-1235

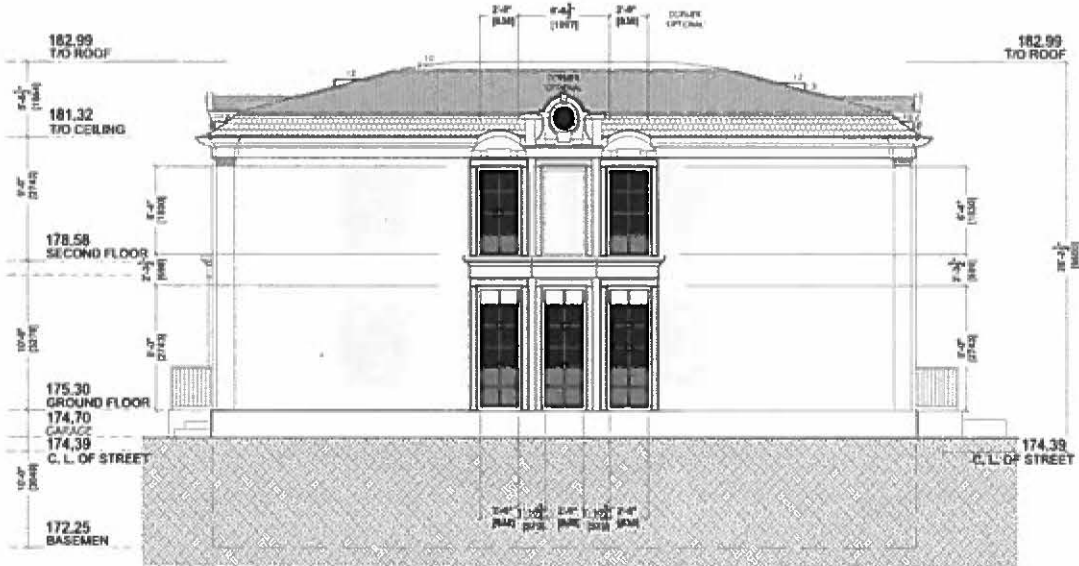
THIS DRAWING MUST BE READ IN THE CONTEXT OF ALL OTHER DOCUMENTS WHICH CONSTITUTE THE CONTRACT DOCUMENTS. THIS DRAWING WAS DEVELOPED FOR A SPECIFIC PURPOSE AND FOR ANY OTHER PURPOSE IS NOT INTENDED. THIS DRAWING SHALL NOT BE REPRODUCED OR COPIED OR IN PART WITHOUT WRITTEN CONSENT OF THE DESIGNER. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO FABRICATION/INSTALLATION OF CONSTRUCTION WITH WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER FOR CLARIFICATION. DO NOT SCALE THE DRAWINGS.

Issued For Construction
 Issued For Permit
 The undersigned has reviewed the above information and is satisfied that the same complies with the requirements of the Ontario Building Code as a condition of the approval of the drawings.
 Approved on behalf of the Municipality of Markham
 Approved on behalf of the Applicant
 Date of Approval
 Date of Issuance

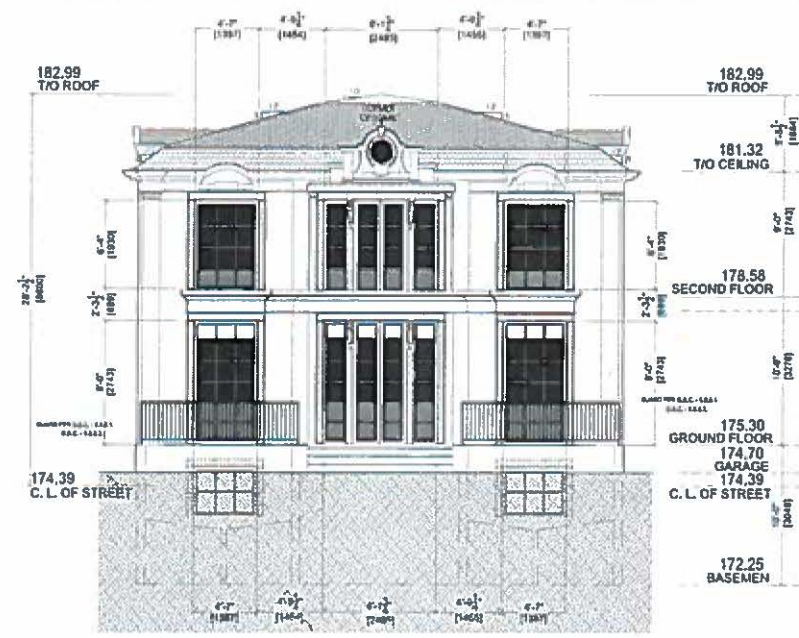
Reviewed by
 Jaffer Mustafa
 Ljajakalali
 Project Name and Address
 PROPOSED 2 STOREY DWELLING
 23 MORGAN AVENUE
 THORNBELL, MARKHAM, ON
 Drawing Title
 PROPOSED NORTH,
 WEST ELEVATIONS
 Drawn by
 A.M.
 Scale
 AS NOTED
 Drawing/Sheet No.
 A-6
 Project No.
 18-03



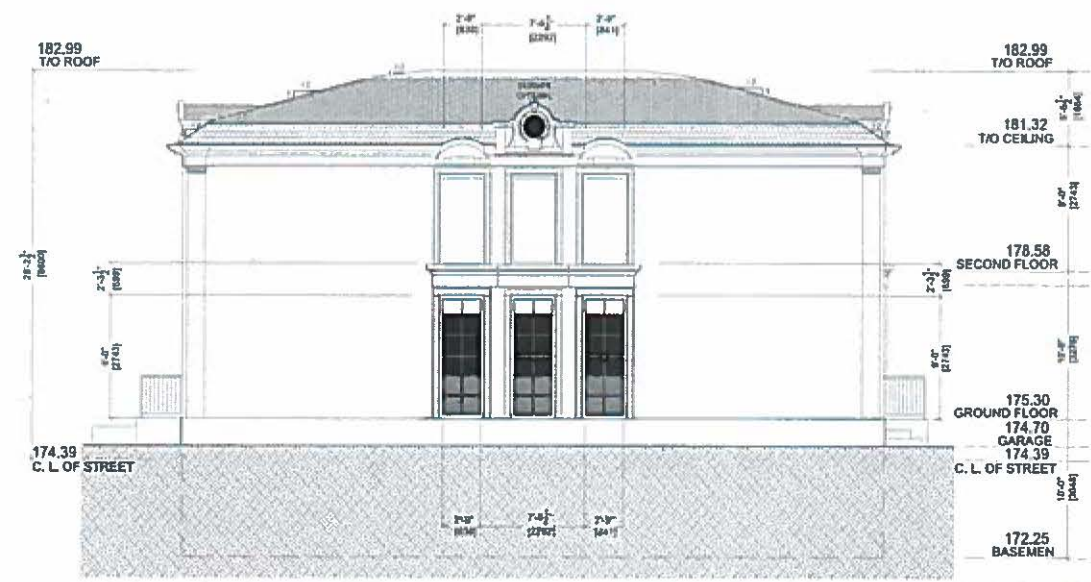
1 PROPOSED FRONT, NORTH ELEVATION
 SCALE: 1/8" = 1'



2 PROPOSED SIDE, WEST ELEVATION
 SCALE: 1/8" = 1'



3 PROPOSED REAR, SOUTH ELEVATION
SCALE: 1/4" = 1'



4 PROPOSED SIDE, EAST ELEVATION
SCALE: 1/4" = 1'

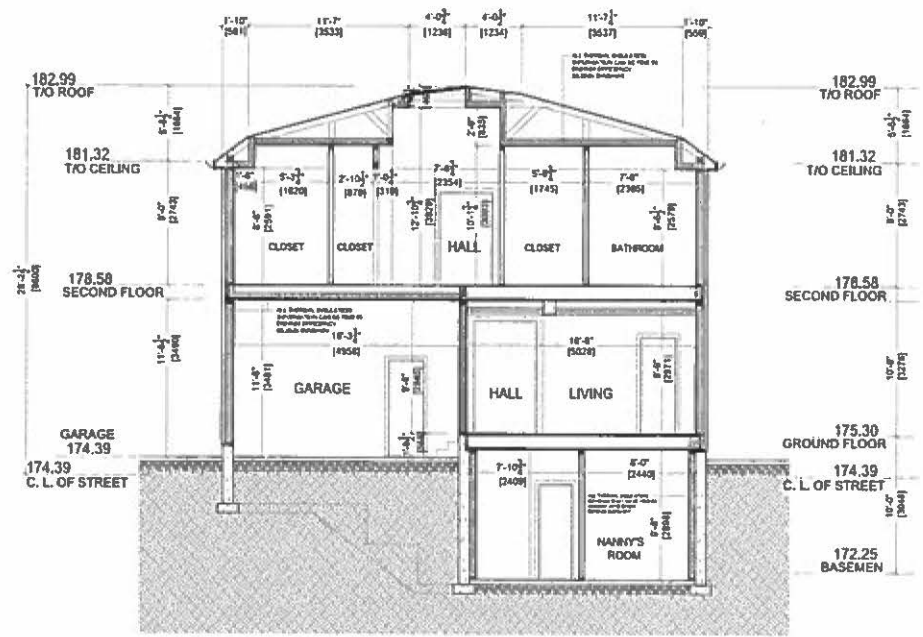
A.M.
ALEKXANDAR V. MARKOVIC
An Incorporated Engineer

1 Talbot Street, North York, Ontario M2N 1B9
Telephone: 416-461-1400 Fax: 416-461-1410

THIS DRAWING MUST BE READ IN THE CONTEXT OF ALL OTHER DRAWINGS WHICH CONSTITUTE THE CONTRACT DOCUMENT. THIS DRAWING HAS BEEN DEVELOPED FOR A SPECIFIC PURPOSE. USE FOR ANY OTHER PURPOSE IS NOT PERMITTED. THIS DRAWING SHALL NOT BE REPRODUCED OR SCALE OR IN PART WITHOUT WRITTEN CONSENT OF THE DESIGNER. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO FABRICATION, INSTALLATION OR COMMENCING WITH WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER FOR CLARIFICATION. DO NOT SCALE THE DRAWING.

Client: _____
Would be owner or user: _____
Project Name: _____
Date: _____
This document has been prepared and issued by the Designer and shall be the responsibility of the client. It is not to be used for any other purpose without the written consent of the Designer.
Approved on behalf of the Designer: _____
Signature: _____
Date: _____
Professional Engineer: _____
Registration No.: _____

Client: _____
Would be owner or user: _____
Project Name and Address: _____
PROPOSED 2 STOREY DWELLING
23 MORGAN AVENUE
THORNHILL, MARCH 2018 ON
Drawing Title: _____
PROPOSED SOUTH, EAST ELEVATIONS
Client: _____
A.M.
Scale: _____
AS NOTED
Drawing/Sheet No.: _____
A-7
Project No.: _____
18-03



1 SECTION 1-1
1/4" = 1'-0"

AM
ALEKSANDAR V. MARKOVIC

Architect License: 00000000
11 Kallie, South Rd., South East, Ontario M1S 1B7
Tel: (416) 467-1111 Fax: (416) 467-1172

THIS DRAWING MUST BE READ IN THE CONTEXT OF ALL OTHER DRAWINGS WHICH GOVERN THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING WAS DEVELOPED FOR A SPECIFIC PURPOSE AND FOR ANY OTHER PURPOSE IS NOT PERMITTED. THIS DRAWING SHALL NOT BE REPRODUCED OR COPIED OR IN PART WITHOUT WRITTEN CONSENT OF THE ARCHITECT. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO FABRICATION, INSTALLATION OR COMMENCING WORK THEREON. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT FOR CLARIFICATION. DO NOT SCALE THE DRAWING.

Issued by: _____
Scale for drawing: 1/4" = 1'-0"

DESIGN FOR PERMIT: MAY 17, 2016
I have prepared this approved 2 storey dwelling for the Client and I warrant that the drawings and specifications are in accordance with the Ontario Building Code and all applicable laws and regulations.
Signature: _____
Aleksandar V. Markovic
Professional Name: _____

Client: _____
Name: _____
Address: _____

Client: Jaffer Mustafa
Liyakatali
Project Name and Address: _____

PROPOSED 2 STOREY DWELLING
23 MORDAH AVENUE
THORNHILL, MARKHAM, ON
Drawing Title: _____
SECTIONS, DETAILS

Client: _____
A.M.
Scale: AS NOTED
Drawing Sheet No: _____

A-8
Project No: _____
18-03