

Memorandum to the City of Markham Committee of Adjustment

September 29, 2022

File: A/086/22
Address: 21 Emerson Hill Drive, Markham
Applicant: Jatin Amin
Agent: GPF Design Services Inc. (Gabe Faraone)
Hearing Date: Wednesday, October 5, 2022

The following comments are provided on behalf of the Central District team.

The Applicant is requesting relief from the following “Eighth Density – Single Detached Residential (R8)” zone requirements under By-law 134-79, as amended, as it relates to a proposed rear covered deck. The variances requested are to permit:

a) Section 7.2 (b):

a minimum rear yard setback of 6.05 metres (19'-10”), whereas the By-law requires a minimum rear yard setback of 7.50 metres (24'-7”); and

b) Section 7.2 (c):

a maximum lot coverage of 41.50 percent (228.73 m² or 2,462 ft²) including a rear covered porch, whereas the By-law permits a maximum lot coverage of 33.33 percent.

BACKGROUND

Property Description

The 552 m² (5,942 ft²) subject lands are located on the south side of Emerson Hill Drive, and are generally located east of Central Park Drive and north of Paddock Lane (refer to Appendix “A” – Aerial Photo). The subject lands are located within an established residential neighbourhood comprised primarily of two-storey detached dwellings.

The existing 190.77 m² (2,053.4 ft²) two-storey detached dwelling was constructed in 1987, according to assessment records. Mature vegetation exists on the subject lands, including one large mature tree in the front yard.

Proposal

The Applicant is proposing to construct an approximate 38.04 m² (409.5 ft²) covered deck above grade with access via stairs located to the rear of the existing two-storey detached dwelling (refer to Appendix “B” – Plans).

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 lands “Residential Low Rise”, which permits 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 the above noted development

criteria. Regard shall also be had for the retention and enhancement of existing trees and vegetation. Planning staff have had regard for the requirements of the infill development criteria in the preparation of the comments provided below.

Zoning By-Law 134-79, as amended

The subject lands are zoned “Eighth Density – Single Detached Residential (R8)” zone requirements under By-law 134-79, as amended, which permits a single family detached dwelling.

The proposed development does not comply with the Zoning By-law requirements with respect to minimum rear yard setback and maximum lot coverage.

Zoning Preliminary Review (ZPR) Not Undertaken

The Applicant has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. However, the Applicant has received comments from the building department through their permit process (HP 22 114229) 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 (the “Committee”):

- 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; and
- d) The general intent and purpose of the Official Plan must be maintained.

Reduction in Rear Yard Setback

The Applicant is requesting relief to permit a minimum rear yard setback of 6.05 metres (19'-10"), whereas the By-law requires a minimum rear yard setback of 7.50 metres (24'-7"). This represents a reduction of approximately 1.45 metres (4'-9"). The variance is attributed to the location of the proposed rear covered deck above grade on an irregular shape lot.

Staff are of the opinion that the proposed rear yard setback is minor in nature, and staff have no concern with the requested variance.

Increase in Maximum Lot Coverage

The Applicant is requesting relief for a maximum lot coverage of 41.50 percent (228.73 m² or 2,462 ft²), whereas the By-law permits a maximum lot coverage of 33.33 percent. The proposed lot coverage includes the rear covered deck above grade with access via stairs which adds approximately 38.04 m² (409.5 ft²) to the overall building area. This represents an approximately 24 percent (38.04 m² or 409.5 ft²) increase over the permitted building footprint.

Staff are of the opinion that the proposed increase in lot coverage is minor in nature, and that the proposed development will not significantly add to the scale and massing off the dwelling.

PUBLIC INPUT SUMMARY

No written submissions were received as of September 27, 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. In reaching a decision, staff recommend that the Committee consider public input, and the subsequent conditions of approval. The onus is ultimately on the Applicant to demonstrate how they satisfy the tests of the *Planning Act* required for the granting of minor variances.

APPENDICES

Appendix "A" – Aerial Photo

Appendix "B" – Plans

Appendix "C" – A/086/22 Conditions of Approval

PREPARED BY:

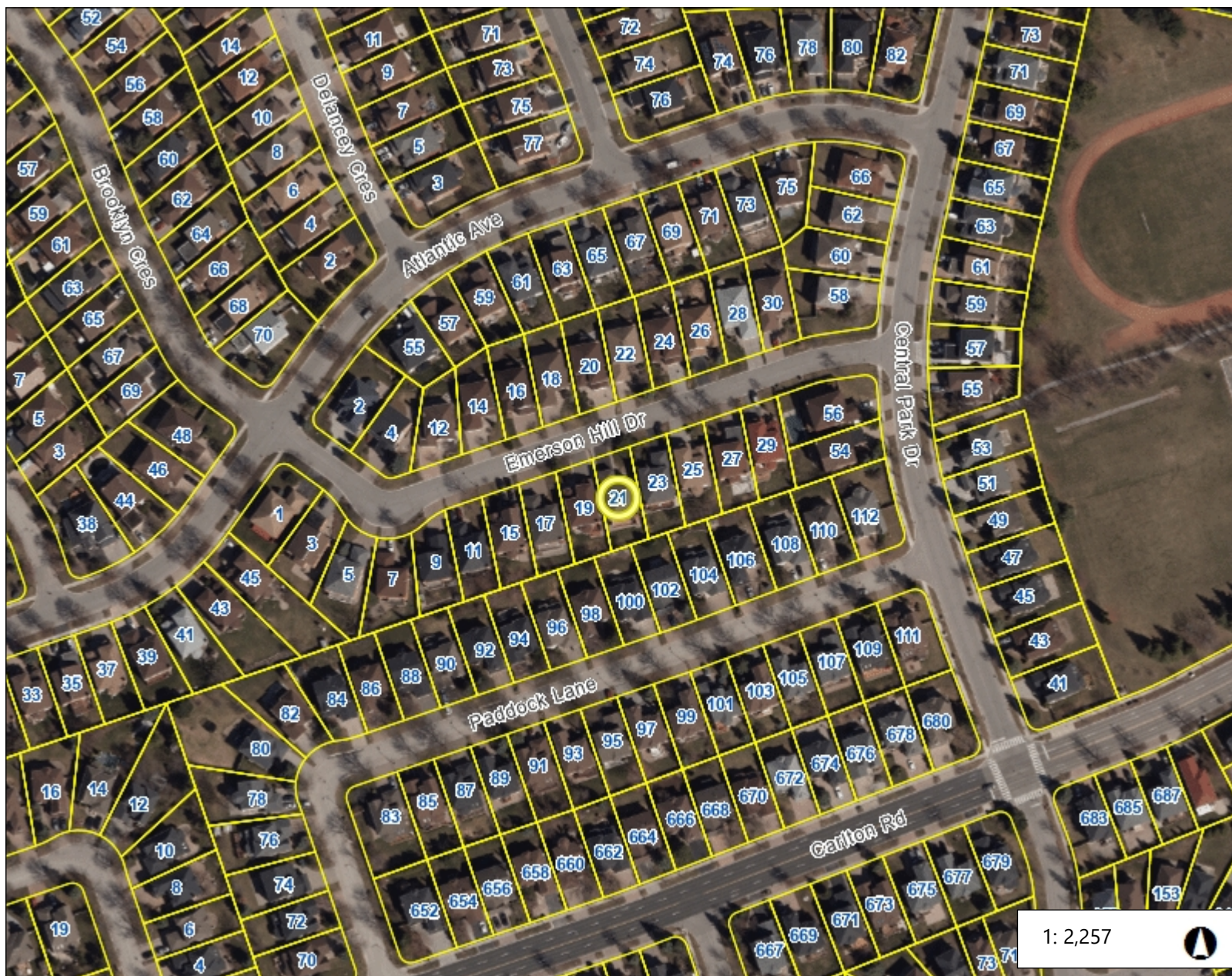


Hussnain Mohammad, Development Technician, Zoning and Special Projects

REVIEWED BY:



Deanna Schlosser, MCIP RPP, Senior Planner, Central District



Legend

 Subject Lands

1: 2,257



114.7 0 57.33 114.7 Meters

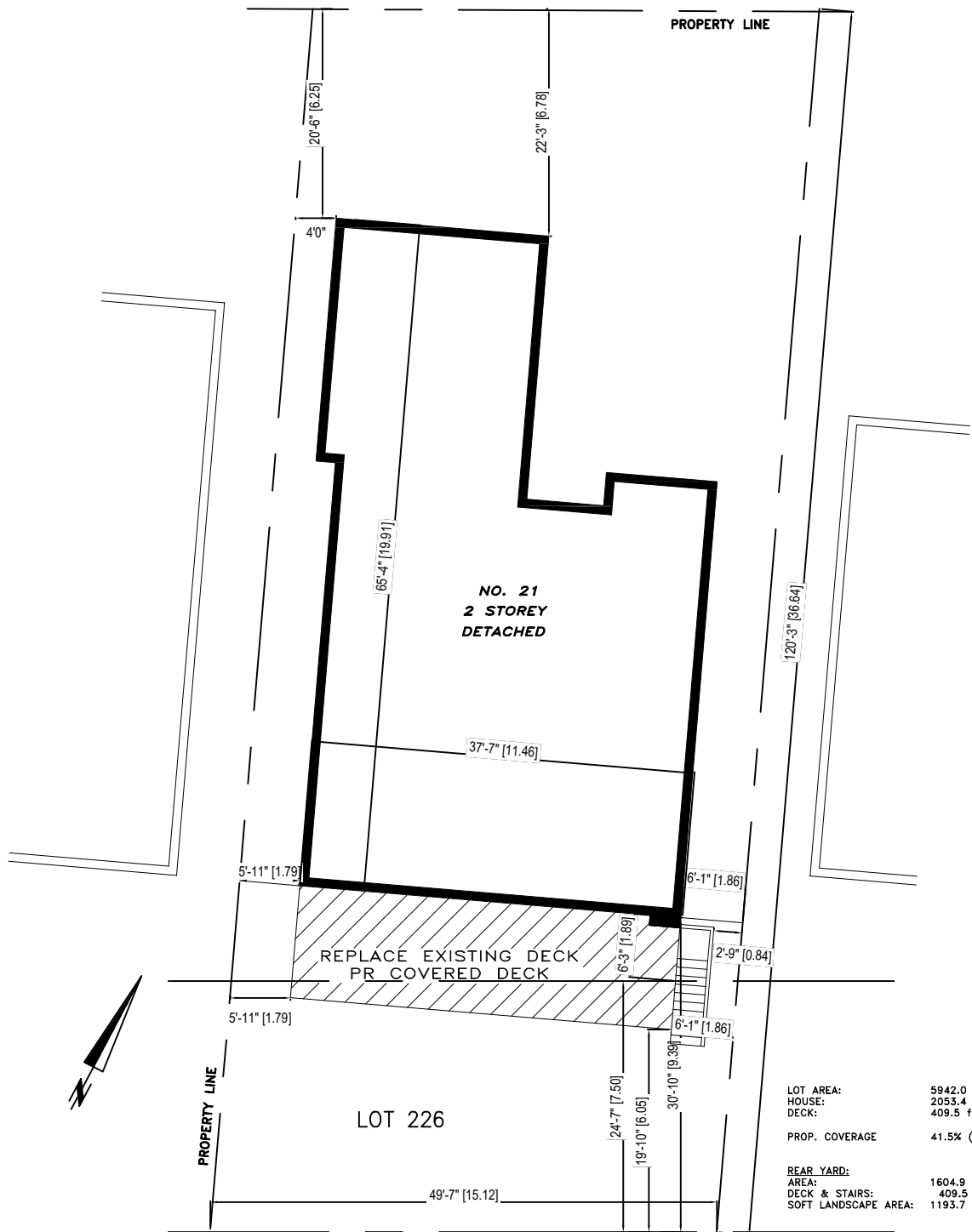
NAD_1983_UTM_Zone_17N
© City of Markham

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

INFORMATION ON THIS SITE PLAN
HAS BEEN TAKEN
FROM THE LEGAL SURVEY
CREATED BY:
ANTON KIKAS LTD.
ONTARIO LAND SURVEYORS- 1987

EMERSON HILL DR.



LOT AREA: 5942.0 ft.²
HOUSE: 2053.4 ft.²
DECK: 409.5 ft.²
PROP. COVERAGE 41.5% (33% allowed)
REAR YARD:
AREA: 1604.9 ft.²
DECK & STAIRS: 409.5 ft.²
SOFT LANDSCAPE AREA: 1193.7 ft.²

Appendix B

File: 22.120916.000.00.MNV

Date: 09/30/22
MM/DD/YY

GPF Design Services Inc.
2572, Eglinton Avenue West
Toronto, Ontario M6M 1T4
Tel. 416-656-0134
Fax 416-656-5343

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1.	ISSUED FOR PERMIT	2022.06.30	
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REVISIONS			

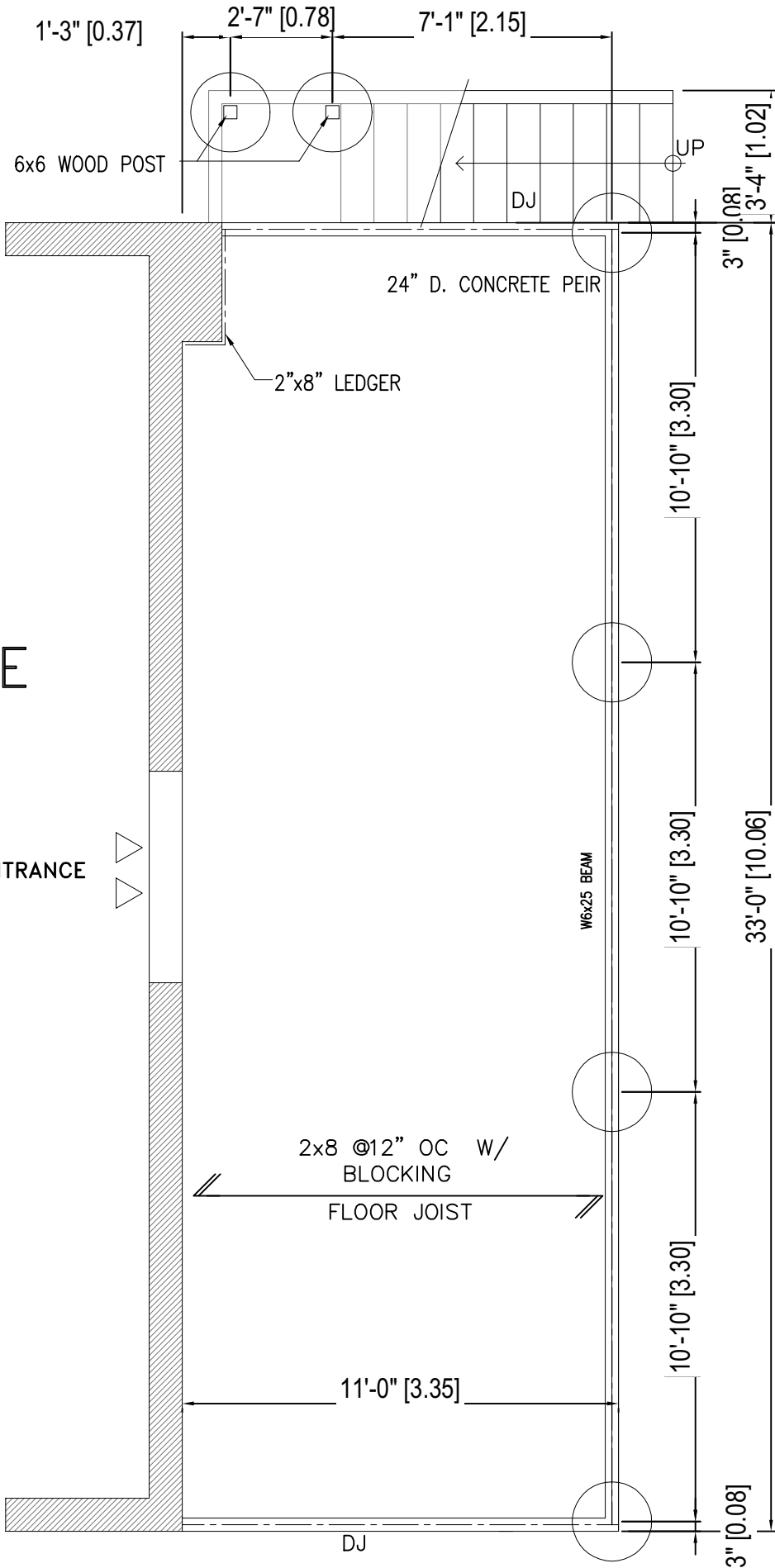
CLIENT:
PROJECT:
21 Emerson Hill Drive,
Unionville, Ontario



SHEET TITLE:	SITEPLAN
SCALE:	1/16"=1'-0"
A0	

HOUSE

ENTRANCE



Appendix B

File: 22.120916.000.00.MNV

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REVISIONS			

CLIENT: _____

PROJECT: _____

21 Emerson Hill Drive,
Unionville, Ontario



SHEET TITLE: LOWER LEVEL

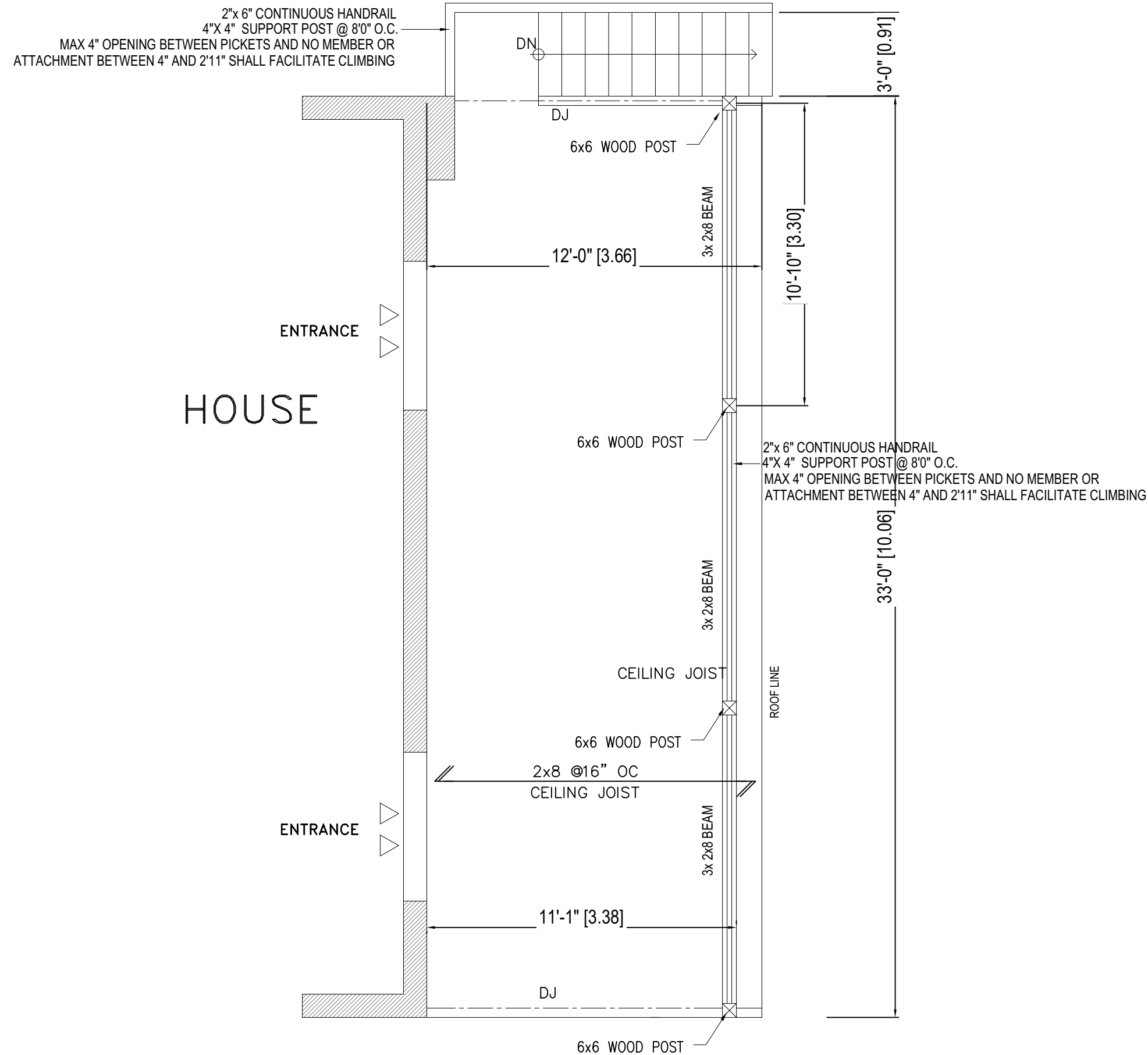
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A1

Appendix B

File: 22.120916.000.00.MNV

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REVISIONS			

CLIENT:

PROJECT:

21 Emerson Hill Drive,
Unionville, Ontario

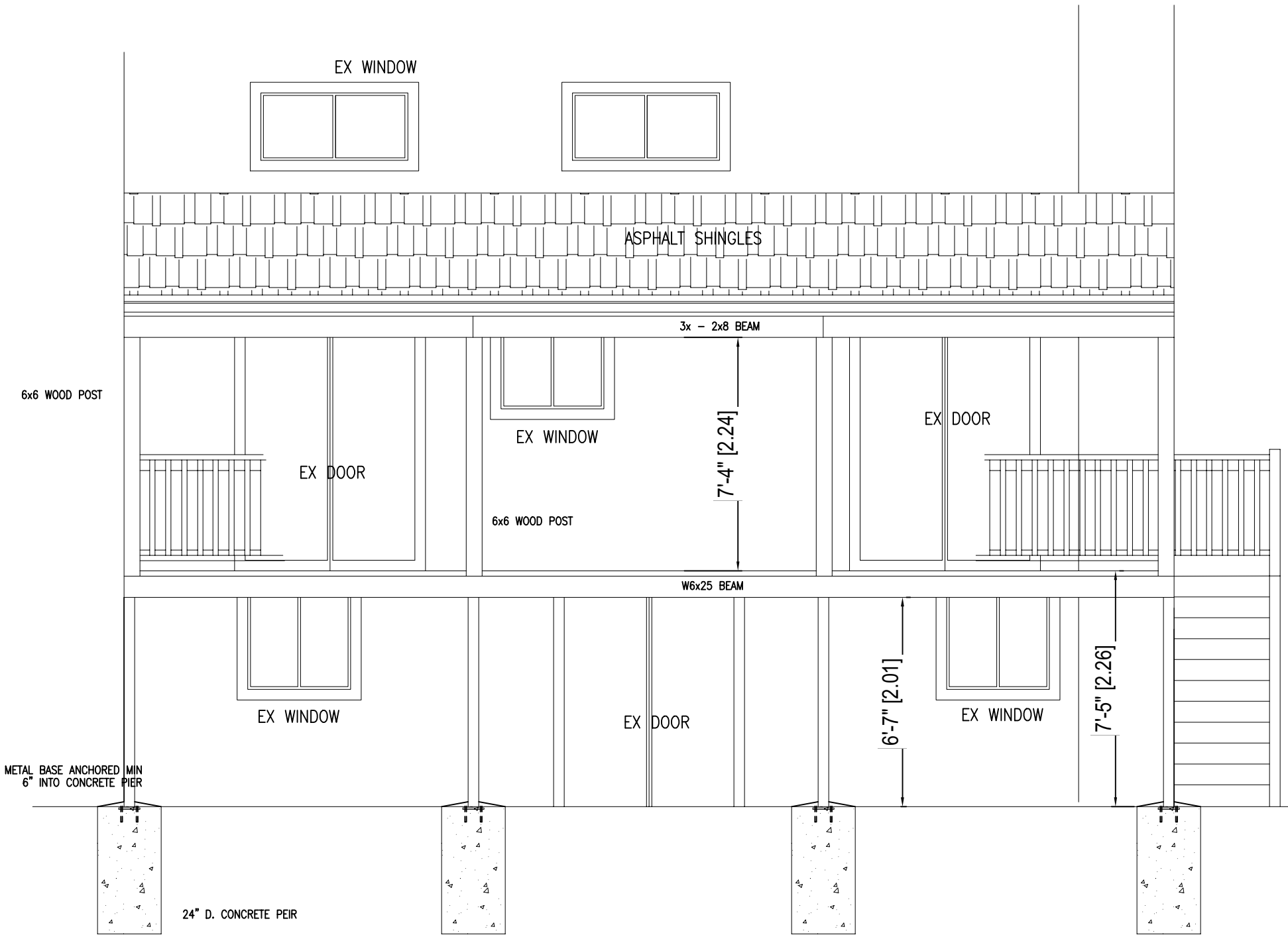


SHEET TITLE:	DECK
SCALE:	1/4"=1'-0"
A2	

Appendix B

File: 22.120916.000.00.MNV

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REVISIONS			

CLIENT:
PROJECT:
21 Emerson Hill Drive,
Unionville, Ontario

SHEET TITLE: SOUTH ELEVATION
SCALE: 1/4"=1'-0"
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MM/DD/YY

Date: 09/30/22
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No.	Description	Date	By

REVISIONS

CLIENT: _____

PROJECT: _____

21 Emerson Hill Drive,
Unionville, Ontario

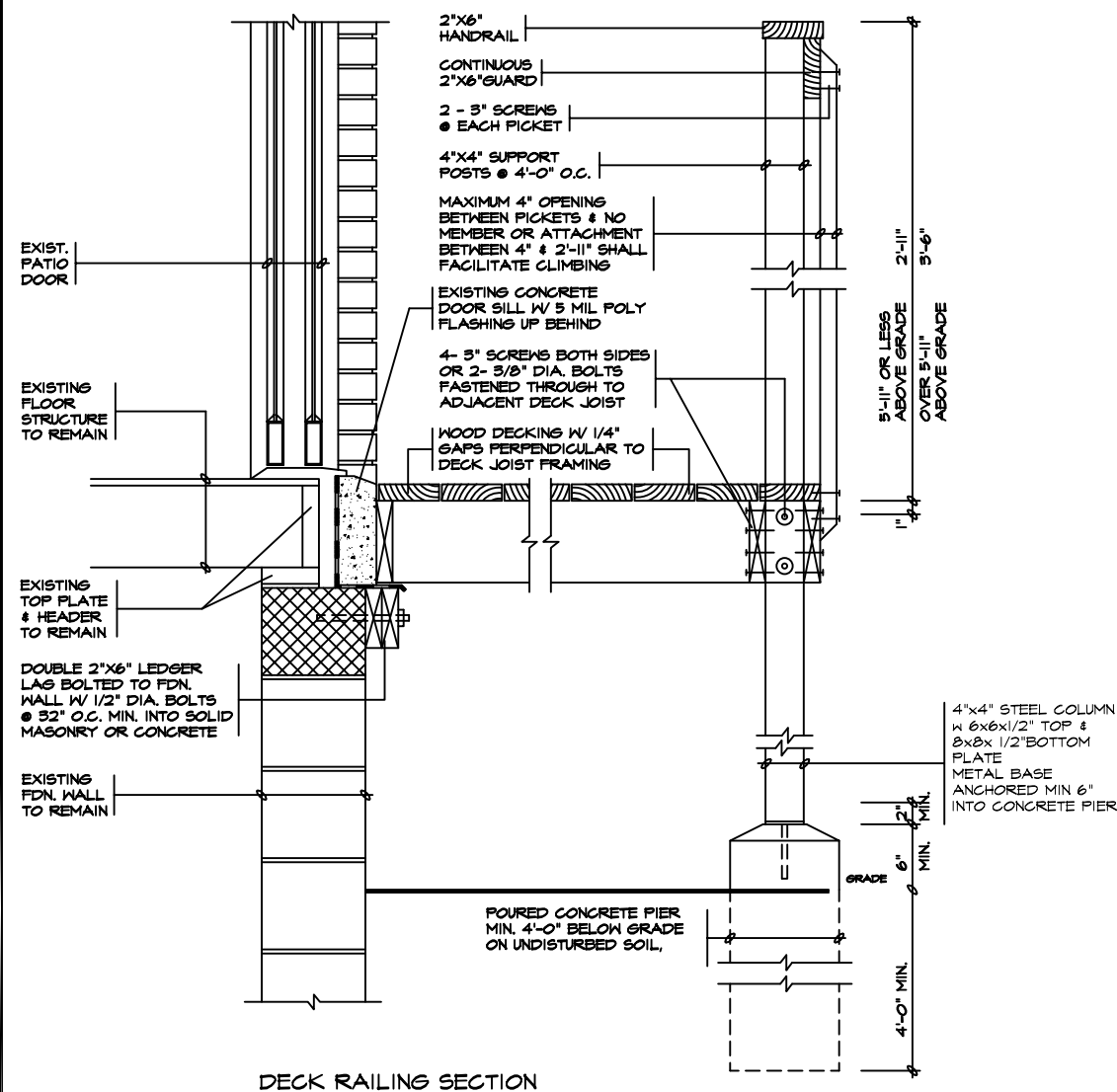
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SCALE:	$\frac{1}{4}" = 1'-0"$	A4

Appendix B

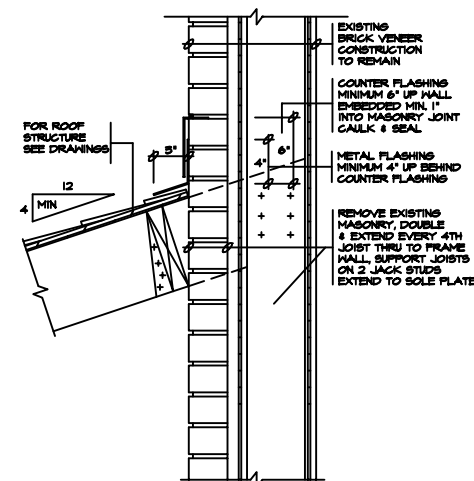
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Date: 09/30/22

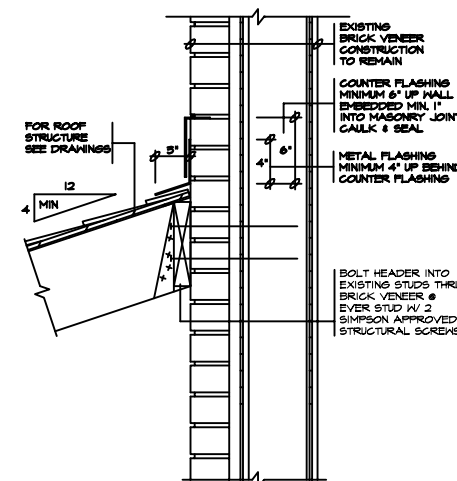
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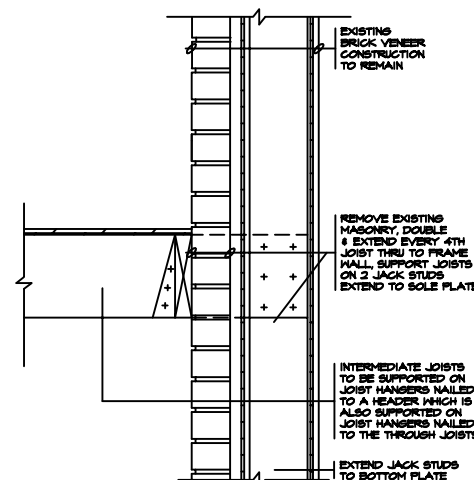
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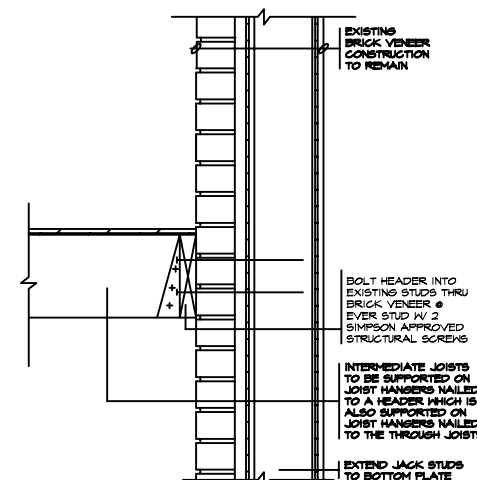
ROOF @ BRICK VENEER WALL



ROOF @ BRICK VENEER WALL



DECK @ BRICK VENEER WALL



DECK @ BRICK VENEER WALL



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1.	ISSUED FOR PERMIT	2022.06.30	
No.	Description	Date	By
REVISIONS			

CLIENT:

PROJECT:

21 Emerson Hill Drive,
Unionville, Ontario

SHEET TITLE:	DETAILS
SCALE:	NTS
A5	

CONSTRUCTION NOTES (Unless noted otherwise)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE KEPT AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12

1. ROOF CONSTRUCTION

No. 210 (10.25 kg/m²) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (900) FROM EDGE OF ROOF AND MIN. 12" (300) BEYOND INNER FACE OF EXTERIOR WALL. 2"x4"(38x89) TRUSS BRACING @ 6'-0" (1830) O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RVL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

2. SIDING WALL CONSTRUCTION (2"x6")

SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXTERIOR GRADE SHEATHING ON 2"x6" (38x140) SPRUCE STUDS @ 16" (400) O.C., R19 (RSI 3.34) MINIMUM BATT INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. WALL ASSEMBLY R22 (RSI 3.8) (GYPSUM SHEATHING, RIGID INSULATION, AND FIBREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - O.B.C. 9.23 & 12.3.2.1 & 12.3.3.3)

2A. SIDING WALL CONSTRUCTION (2"x6") [NON COMBUSTIBLE]

SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER, 1/2" (0) DENSGLASS GOLD EXTERIOR TYPE SHEATHING, ON 2"x6" (38x140) 16 Ga. STRUCTURAL STEEL STUDS @ 12" (300) O.C., R24 (RSI 4.23) INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 5/8" (15.8) TYPE "X" GYPSUM WALLBOARD INT. FINISH. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - O.B.C. 9.23 & 12.3.2.1 & 12.3.3.3)

2B. SIDING WALL @ GARAGE CONSTRUCTION (2"x4")

SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON 2"x4" (38x89) SPRUCE STUDS @ 16" (400) O.C., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - OBC 9.23)

2C. SIDING WALL CONSTRUCTION (2"x6") - CONTINUOUS INSULATION

SIDING AS PER ELEVATION SHEATHING PAPER, LAYERS TO OVERLAP EACH OTHER R5 (RSI 0.88) RIGID INSULATION, EXTERIOR GRADE SHEATHING ON 2"x6" (38x140) SPRUCE STUDS @ 16" (400) O.C., R19 (RSI 3.52) MINIMUM BATT. INSULATION IN CONTINUOUS CONTACT W/ SHEATHING & CONTINUOUS VAPOUR BARRIER, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. WALL ASSEMBLY R22 (RSI 3.8) (GYPSUM SHEATHING, RIGID INSULATION, AND FIBREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - O.B.C. 9.23 & 12.3.2.1 & 12.3.3.3)

3. BRICK VENEER WALL CONSTRUCTION (2"x6")

4" (90) FACE BRICK 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY. APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, 2"x6" (38x140) STUDS @ 16" (400) O.C., R24 (RSI 3.34) INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER. WALL ASSEMBLY R22 (RSI 3.80) AS PER O.B.C. 9.23 & 12.3.2.1 & 12.3.3.3.

3A. BRICK VENEER WALL CONSTRUCTION (2"x4")

4" (90) FACE BRICK 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY. APPROVED SHEATHING PAPER, R5 (RSI 0.9) EXT. RIGID INSUL. BD., 2"x4" (38x89) STUDS @ 16" (400) O.C. WITH APPROVED DIAGONAL WALL BRACING, R14 (RSI 2.46) INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER. WALL ASSEMBLY R22 (RSI 3.80) AS PER O.B.C. 9.23 & 12.3.2.1 & 12.3.3.3

3B. BRICK VENEER WALL @ GARAGE CONSTRUCTION (2"x4")

4" (100) BRICK VENEER TIED TO WOOD FRAMING MEMBERS W/ 7/8"x7"x0.03" 22x180x0.76 GALV. METAL TIES @ 16" (400) O.C. HORIZ. AND 24" (610) O.C. VERT., 1" (25) AIR SPACE, APPROVED AIR BARRIER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON 2"x4" SPRUCE STUDS @ 16" (400) O.C., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP 6" (150) MINIMUM BEHIND BUILDING PAPER.

3C. BRICK VENEER WALL (2"x6") - CONTINUOUS INSULATION

4" FACE BRICK, 1" AIR SPACE, 22 Ga. (0.76mm) THICK x 1" (22mm) WIDE GALVANIZED METAL TIES, INSTALLED W/ GALVANIZED SPIRAL NAILS OR SCREWS, 16" O.C. HORIZONTAL, 24" O.C. VERTICAL, SHEATHING PAPER W/ LAYERS TO OVERLAP EACH OTHER, R5 (RSI 0.88) RIGID INSULATION FOR EXTERIOR TYPE SHEATHING, 2"x6" WOOD STUDS @ 16" O.C. R19 (RSI 3.52) BATT INSULATION IN CONT. CONTACT W/ SHEATHING CONTINUOUS VAPOUR/AIR BARRIER, DOUBLE PLATE @ TOP, SOLE PLATE @ BOTTOM, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER. AS PER O.B.C. 9.23 & 12.3.2.1 & 12.3.3.3.

4. INTERIOR STUD PARTITIONS

FOR BEARING PARTITIONS 2"x4" (38x89) @ 16" (400) O.C. FOR 2 STOREYS AND 12" (300) O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 2"x4" (38x89) @ 24" (600) O.C. PROVIDE 2"x4" (38x89) BOTTOM PLATE AND 2"x4" (2/38x89) TOP PLATE, 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2"x6" (38x140) STUDS WHERE NOTED.

4A. EXTERIOR LOFT WALL CONSTRUCTION - NO CLADDING (2"x6")

3/8" (9.5) EXTERIOR TYPE SHEATHING, 2"x6" (38x140) STUDS @ 16" (400) O.C., R19 (RSI 3.34) INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. WALL ASSEMBLY CALC. AS PER O.B.C. 9.23 & 12.3.2.1 & 12.3.3.3

5. FOUNDATION WALL/FOOTINGS: -O.B.C. 9.15.4-

10" (200) CONC. BLK. FDTN. WITH BITUMINOUS DAMPROOFING AND OPT. DRAINAGE LAYER. DRAINAGE LAYER REQUIRED WHEN BASEMENT INSUL. EXTENDS 2'-11" (900) BELOW FIN. GRADE. MAXIMUM UNSUPPORTED HEIGHT 8'-2" (2500) WITH 4'-11" (1500) MAX. EARTH RETENTION FROM BASEMENT SLAB TO FIN. GRADE, ON CONC. FOOTING. JOIST SPANS GREATER THAN 16'-0" (4900) SHALL BE SIZED IN ACCORDANCE TO 9.15.3.4 (1) OF THE O.B.C. (PLEASE SEE A11 FOR TABLE). BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 1500 PSF OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY ENGINEERED FOOTINGS ARE REQUIRED.

# STOREYS SUPPORTED	W/ MASONRY VENEER	W/ WEAPINGS ONLY
1	16" WIDE x6" DEEP	20" WIDE x6" DEEP
2	20" WIDE x6" DEEP	20" WIDE x6" DEEP
3	26" WIDE x9" DEEP	

6. 4" (100) # WEEPING TILE 6" (150) CRUSHED STONE OVER AND AROUND WEEPING TILES.

7. BASEMENT SLAB -O.B.C. 9.13 -

3" (80) MIN. 25MPa (3600psi) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL, OR 20MPa (2900psi) CONC. WITH DAMPROOFING BELOW SLAB.

8. EXPOSED FLOOR TO EXTERIOR

PROVIDE R31 INSULATION, 6 mil POLY VAPOUR BARRIER AND CONTIN. AIR BARRIER, FINISHED SOFFIT.

9. R50 2LBS. SPRAY FOAM INSULATION, 1/2" DRYWALL [INT. SIDE]

10. ALL STAIRS/EXTERIOR STAIRS -O.B.C. 9.8-

MAX. RISE	= 7-7/8" (200)	RAIL @ LANDING	= 2'-10" (865)
MIN. RISE	= 4-7/8" (125)	RAIL @ STAIR	= 2'-10" (865)
MIN. RUN	= 10" (255)	MIN. STAIR WIDTH	= 2'-11" (900)
NOSING	= 1" (25)	FOR CURVED STAIRS	
MIN. HEADROOM	= 6'-5" (1950)	MIN. RUN	= 7-1/2" (190)

GUARDS/RAILINGS -O.B.C. 9.8-

FINISHED NON-CLIMBABLE GUARD/RAILING WITH 4" (100) O.C. MAXIMUM SPACING BETWEEN PICKETS. THE MINIMUM SPECIFIED HORIZONTAL LOAD APPLIED INWARD OR OUTWARD AT THE TOP OF EVERY REQUIRED SHALL BE:

- A UNIFORM LOAD OF 113 lb/ft OR A CONCENTRATED LOAD OF 225 lbs.
- A VERTICAL LOAD OF 168 lb/ft, WHICH NEED NOT ACT SIMULTANEOUSLY WITH THE HORIZONTAL LOAD.
- INDIVIDUAL ELEMENTS ARE TO BE DESIGNED FOR A CONCENTRATED LOAD OF 113 lbs AT ANY MOMENT.

GUARDS -O.B.C. 9.8.8-

INTERIOR GUARDS: 2'-11" (900) MIN. EXTERIOR GUARDS: 3'-6" (1070) MIN.

GLASS IN GUARDS -O.B.C. 9.8.8.7-

- glass in guards shall be,
- safety glass of the laminated or tempered type conforming to CAN/csgb-12.1-M, "Tempered or Laminated Safety glass", or
- wired glass conforming to CAN/csgb-12.11-M, "wired Safety glass".

2"x4" (38x89) SILL PLATE WITH 1/2" (12.7) # ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 7'-10" (2400) O.C., CALLIGRAPH OR GASKET BETWEEN PLATE AND TOP OF FOUND. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED. R12 (RSI 2.11) INSULATION BLANKET OR BATTS WITH 2"x4" (38x89) STUD WALL, 6 mil POLYETHYLENE VAPOUR BARRIER W/ R10 (RSI 1.76) RIGID INSULATION, DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. WALL ASSEMBLY R20 (RSI 3.52) NOTE: INSULATION TO EXTEND TO FULL HEIGHT OF FOUNDATION WALL TO UNDERSIDE OF SUBFLOOR TO TOP OF SLAB.

BEARING STUD PARTITION

2"x4" (38x89) STUDS @ 16" (400) O.C., 2"x4" (38x89) SILL PLATE ON DAMPROOFING MATERIAL, 1/2" (12.7) # ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) MIN. INTO CONC. @ 7'-10" (2400) O.C. 4" (100) HIGH CONC. CURB ON 14"x6" (350x150) CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

STEEL BASEMENT COLUMN

9'-10" MAX. SPAN BETWEEN COLUMNS. 3 1/2" (90)# SINGLE TUBE NON-ADJUSTABLE STEEL COL. CONFORMING TO CAN/CSGB-7.2M, WITH 6"x6"x3/8" (150x150x9.5) STL. PLATE TOP & BOTTOM. FIELD WELD BM/COL. CONNECTION. 34"x34"x16" (870x870x410) CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa MINIMUM AND AS PER SOILS REPORT.

STEEL BASEMENT COLUMN

3 1/2" (90)# x 0.188" (4.78) NON-ADJUSTABLE STEEL COL. WITH 6"x6"x3/8" (150x150x9.5) STL. PLATE TOP & BOTTOM. FIELD WELD BM/COL. CONNECTION. 42"x42"x18" (1070x1070x460) CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa MINIMUM AND AS PER SOILS REPORT.

STEEL COLUMN

3 1/2" (90)# x 0.188" (4.78) NON-ADJUSTABLE STEEL COL. TO BE ON 6"x6"x3/8" (150x150x9.5) STL. TOP PLATE & 6"x4"x3/8" (150x100x9.5) BOTTOM PLATE. BASE PLATE 4'-1/2"x10"x1/2" (120x250x12.7) WITH 2- 1/2" # x 12" LONG x 2" HOOK ANCHORS (2- 12.78x305x50). FIELD WELD COL. TO BASE PLATE AND BEAMS.

16. BEAM POCKET OR 8"x8" (200x200) POURED CONC. NIB WALLS. MIN. BEARING 3 1/2" (90).

17. 1"x3" (19x64) CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

GARAGE SLAB:

4" (100) 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRANULAR FILL SLOPE TO FRONT @ 1% MIN. SUB-BASE OR COMPACTED NATIVE FILL SLOPE TO FRONT @ 1% MIN.

1/2" (12.7) GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. R24 IN WALLS, R13 IN CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT.

DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING.

21. PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7-7/8" (200), MIN. TREAD 9-1/2" (235).

22. CAPPED DRYER EXHAUST VENT TO EXTERIOR. CONFORMING TO PART 6, OBC 9.32.1.5.(1).

23. WITH WEATHERSTRIPPING. R40 (RSI 7.00) RIGID INSUL. BACKING. OBC 9.19.2.1

24. BUILT-UP 2 PLY TORCH DOWN ON J" EXT. PLY. SHEATHING W/"H" CLIPS APPROVED EAVES PROTECTION TO EXTEND 2'-11" (900) FROM EDGE OF ROOF AND MIN. 12" (300) BEYOND INNER FACE OF EXTERIOR WALL ROOF DRAINED TO ROOF DRAINS OR SCUPPERS, BUILT IN ACCORDANCE TO SUBSECTION 9.26.11, O.B.C. REG. 332/12

25. LINEN CLOSET, 4 SHELVES MIN. 14" (350) DEEP.

26. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

27. STEEL BEARING PLATE FOR MASONRY WALLS

11"x11"x5/8" (280x280x15.9) STL. PLATE FOR STL. BEAMS AND 11"x11"x1/2" (280x280x12.7) STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2- 3/4" (2-19) x 8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT. OR

SOLID WOOD BEARING FOR WOOD STUD WALLS

SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH O.B.C. 9.17.4.2.(2).

6" x 6" WOOD POST ANCHORED TO 12" DIA. POURED CONC. PIER A MIN. OF 4'-0" BELOW GRADE W/MTL. SHOE & 1/2" BOLT ANCHORED MIN. 4" INTO PIER

28. STEP FOOTINGS: MIN. HORIZ. STEP = 23 5/8" (600). MAX. VERT. STEP = 23 5/8" (600).

30. MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL, REINFORCED WITH 6x6xW2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (4640psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.

31. DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS REGULATOR. MIN. 12" (305) ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 6'-0" (1830) FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

32. DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. 12" (305) FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

SUBFLOOR, JOIST STRAPPING AND BRIDGING

5/8" (15.9) T&G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE OBC 9.30.6. ALL JOISTS TO BE BRIDGED WITH 2"x2" (38x38) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2100) O.C. MAX. ALL JOIST TO BE STRAPPED WITH 1"x3" (19x64) @ 6'-11" (2100) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

EXPOSED BUILDING FACE -O.B.C. 9.10.14.4. & 9.10.15.4

EXPOSED BUILDING FACE WITH A LIMITING DISTANCE LESS THAN 3'-11" (1200) REQUIRING A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES AND CONFORMING TO O.B.C. 9.10.14.4. & 9.10.15.4. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

COLD CELLAR PORCH SLAB -O.B.C. 9.40

FOR MAX. 8'-2" (2500) PORCH DEPTH, 5" (125) 32 MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINFORCE WITH 10M BARS @ 8" (200) O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 2" (30mm) COVER. 24"x24" (610x610) 10M DOWELS @ 24" (600) O.C., ANCHORED IN PERIMETER FOUND. WALLS. SLOPE SLAB 1.0% FROM DOOR. PROVIDE (L7) LITELS OVER CELLAR DOOR.

37. THE FOUND. WALL SHALL NOT BE REDUCED TO LESS THAN 3-1/2" (90) THICK TO A MAX. DEPTH OF 24" (610) AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 8" (200) O.C. VERTICALLY AND 36" (915) O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

CONVENTIONAL ROOF FRAMING -O.B.C. 9.23

2"x6" (38x140) RAFTERS @ 16" (400) O.C., 2"x8" (38x184) JOIST BOARD, 2"x4" (38x89) COLLAR TIES AT MIDSPANS, CEILING JOISTS TO BE 2"x4" (38x89) @ 16" (400) O.C. FOR MAX. 9'-7" (2830) SPAN & 2"x6" (38x140) @ 16" (400) O.C. FOR MAX. SPAN 14'-7" (4450). RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES AND OR CONVENTIONAL FRAMING TO BE 2"x4" (38x89) @ 24" (600) O.C. UNLESS OTHERWISE SPECIFIED.

TWO STOREY VOLUME SPACES

- FOR WIND LOADS <= 0.5 kPa (q50): PROVIDE 2-2"x6" (2-38x140) SPR.#2 CONTINUOUS STUDS @ 12" (300) O.C. FOR BRICK AND 16" (400) O.C. FOR SIDING C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200) O.C. VERTICALLY. (O.B.C. 9.23.10.1)

- FOR WIND LOADS > 0.5 kPa (q50): PROVIDE 2-2"x6" (2-38x140) SPR.#2 CONTINUOUS STUDS @ 8" (200) O.C. FOR BRICK AND 12" (300) O.C. FOR SIDING C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200) O.C. VERTICALLY.

- FOR HORIZONTAL DISTANCES LESS THAN 9'-6" (2900) PROVIDE CONTINUOUS 2"x6" (38x140) STUDS @ 16" (400) O.C. WITH CONTINUOUS 2'-2"x6" (2-38x140) TOP PLATE + 1-2"x6" (1-38x140) BOTTOM PLATE & MINIMUM OF 3'-2"x8" (3-38x184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE-NAILLED & GLUED AT TOP, BOTTOM PLATES & HEADERS.

TYPICAL 1 HOUR FIRE RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

STUCCO WALL CONSTRUCTION (2"x6")

STUCCO CLADDING CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1" (25) MINIMUM EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED SHEATHING PAPER ON 1/2" (12.7) EXT. TYPE SHEATHING ON 2"x6" (38x140) SPRUCE STUDS @ 16" (400) O.C., R19 (RSI 3.34) BATT INSUL., APPROVED 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. WALL ASSEMBLY R22 (RSI 3.8) O.B.C. 12.3.2.1 & 12.3.3.3.

STUCCO WALL CONSTRUCTION (2"x4")

STUCCO CLADDING CONFORMING TO OBC REQUIREMENTS AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON R5 (RSI 0.9) 1" (25) MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED SHEATHING PAPER ON 1/2" (12.7) EXTERIOR TYPE SHEATHING ON 2"x4" (38x89) SPRUCE STUDS @ 16" (400) O.C., R14 (RSI 3.25) BATT INSULATION, APPROVED 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. WALL ASSEMBLY R22 (RSI 3.80) O.B.C. 12.3.2.1 & 12.3.3.3.

STEEL WALL @ GARAGE CONST. (2"x4")

STUCCO CLADDING CONFORMING TO OBC REQUIREMENTS AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1" (25) MINIMUM EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED SHEATHING PAPER ON 1/2" (12.7) EXTERIOR TYPE SHEATHING ON 2"x4" (38x89) SPRUCE STUDS @ 16" (400) O.C., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH.

FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING) 3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING) 4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING) - BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL - BARS TO HAVE MIN. 2" (50) CONC. COVER

- BARS TO EXTEND 2'-0" (600) BEYOND BOTH SIDES OF OPENING

STUD WALL REINFORCEMENT - OBC 9.5.2.3:

PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. 3.8.3.8.(1)(d) FOR WATER CLOSETS AND O.B.C. 3.8.3.13.(1)(f) FOR SHOWERS OR BATHTUBS.

LEGEND:

	F.D. FLOOR DRAIN
	HOSE BIB
	DOUBLE JOIST
	TRIPLE JOIST
	LAMINATED VENEER LUMBER
	SOLID BEARING FROM ABOVE
	POINT LOAD FROM ABOVE
	PRESSURE TREATED LUMBER
	GIRDER TRUSS BY ROOF TRUSS MANUF.
	FLAT ARCH
	MEDICINE CABINET
	CONCRETE BLOCK WALL
	DOUBLE VOLUME WALL. SEE NOTE ON PLANS

	CLASS 'B' VENT EXHAUST VENT DUPLEX OUTLET (12" HIGH)
	DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)
	WEATHERPROOF DUPLEX OUTLET
	HEAVY DUTY OUTLET
	CHANDELIER (CEILING MOUNTED)
	POT LIGHT
	LIGHT FIXTURE (CEILING MOUNTED)
	LIGHT FIXTURE (PULL CHAIN)
	LIGHT FIXTURE (WALL MOUNTED)
	SWITCH
	CABLE T.V. JACK
	TELEPHONE JACK

VAC CENTRAL VACUUM OUTLET

SOLID WOOD BEARING

S.M.A. SMOKE ALARM -O.B.C. 9.10.19-

PROVIDE ONE PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS.

CARBON MONOXIDE DETECTOR -O.B.C. 9.33.4-

** CHECK LOCAL BY-LAWS FOR REQUIREMENTS ** CARB

APPENDIX "C"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/086/22

1. The variances apply only to the proposed development as long as it remains; and
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as Appendix "B" - Plans 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.

CONDITIONS PREPARED BY:

A handwritten signature in black ink, appearing to read "Hussnain Mohammad". The signature is written in a cursive style with a large, stylized 'H' and 'M'.

Hussnain Mohammad, Development Technician, Zoning and Special Projects