

Memorandum to the City of Markham Committee of Adjustment

November 1, 2019

File: A/95/19
Address: 168 Old Kennedy Rd
Agent: KLM Planning Partners Inc. (Billy Tung)
Hearing Date: Wednesday November 13, 2019

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

The Applicant is requesting relief from the requirements of By-law 177-96, as amended, as it relates to a proposed stacked townhouse development. A sketch depicting the location of the requested variances on the proposed site plan has been prepared by the Applicant and is attached as Appendix "B".

- 1) **Amending By-law 2009-105, Section 7.369.3(b):**
a minimum required yard from the south lot line of 8.5 metres, whereas the by-law requires 11.45 metres;
- 2) **Amending By-law 2009-105, Section 7.369.3(b):**
a minimum required yard from the south lot line within 30 metres of the easterly lot line (Old Kennedy Road) of 1.50 metres, whereas the by-law requires 9 metres;
- 3) **Amending By-law 2009-105, Section 7.369.4(a)(i):**
a maximum of sixty-four (64) dwelling units within 87 metres of the easterly lot line (Old Kennedy Road), whereas the maximum is twenty-eight (28) dwelling units;
- 4) **Amending By-law 2009-105, Section 7.369.4(a)(ii):**
dwelling units within the ground floor of buildings beyond 30 metres of the easterly lot line (Old Kennedy Road), whereas dwelling units are not permitted within the ground floor of any building within 87 metres of easterly lot line (Old Kennedy Road);
- 5) **Amending By-law 2009-105, Section 7.369.5(d):**
a minimum of 7 parking spaces for non-residential uses, whereas the minimum number of parking spaces for non-residential uses within 87 metres of the easterly lot line (Old Kennedy Road) is 37 parking spaces;
- 6) **Parent By-law 177-96, Section 6.9.1(b):**
zero (0) loading spaces; whereas the by-law requires one loading space for a combination of non-residential uses with a net floor area of between 300 and 1,860 square metres;

7) Parking By-law 28-97, Section 6.1.4:

tandem parking spaces, whereas the by-law only permits tandem parking spaces on lots with buildings containing no more than four (4) Dwelling Units, and Condominium Townhouse Dwellings with parking provided at grade and accessed via private road;

8) Amending By-law 2009-105, Section 7.369.3(f):

For buildings beyond 30 metres of the easterly lot line (Old Kennedy Road), mechanical penthouses containing no living space shall not be considered a storey, whereas a mechanical penthouse containing a floor and a ceiling are considered a storey.

BACKGROUND

Property Description

The subject lands are situated on the west side of Old Kenney Road, south of Aldergrove Drive and are municipally known as 168 Old Kennedy Road. The subject lands are vacant and have approximately 53 metres of frontage along Old Kennedy Road with an area of approximately 0.59 ha (1.46 ac).

Subject lands were intended to be developed with a mixed-use building

The subject lands once formed a contiguous development parcel with the lands immediately to the west, which have been developed with stacked townhouses and a public park internal to the site. At the time of approval (2009), the subject lands were envisioned to be developed with a three-storey, mixed-use building consisting of 28 residential units with grade related retail/commercial units fronting Old Kennedy Road (the "original proposed development"). The subject lands were subsequently sold to the current property owner who proposes to develop the subject lands with a stacked townhouse built form, as described below.

Proposal

The proposed development is the subject of a formal Site Plan Approval application currently under review by City staff (File SC 18 172987) and consists of the following (referred as the "proposed development"):

- a) a total of 64 residential units consisting of the following:
 - i) 16 stacked townhouse units including eight live/work at-grade units having a "work" space fronting Old Kennedy Road
 - ii) 48 stacked and back-to-back townhouse dwelling units internal to the site
- b) a proposed north-south private (condominium) road separating the live-work stacked townhouses and the back-to-back stacked townhouses
- c) one level of underground parking consisting of 125 spaces
- d) 23 surface visitor parking spaces

Official Plan and Zoning

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

The 2014 Official Plan designates the subject lands “Mixed Use Mid Rise” (front portion of the site along Old Kennedy Road) and “Residential Mid Rise” (remainder of the site). Both designations permit the proposed stacked townhouses.

Section 9.15.3.3 of the 2014 Official Plan states that until an updated Secondary Plan is approved for the Milliken Centre lands, the provisions of the Official Plan (Revised 1987), as amended, and Main Street Milliken Secondary (OPA 144), as amended, shall apply to the lands.

Main Street Milliken Secondary Plan (OPA 144)

The subject lands are further designated “Community Amenity-Main Street” (front portion along Old Kennedy Road) and “Urban Residential Medium Density” (remainder of the site) in the Main Street Milliken Secondary Plan. The “Community Amenity-Main Street” designation permits mixed-use buildings with a range of small to moderate scale retail, personal services and business uses, but not residential uses on the ground floor of buildings facing Old Kennedy Road. The “Urban Residential Medium Density” designation permits the proposed development.

Zoning By-Law 177-96, as amended

The subject lands are zoned “Community Amenity One*369” (CA1*369) by By-law 177-96, as amended, which permits multiple-unit residential buildings and a range of commercial uses. When the subject lands were zoned in 2009 for the original proposed development, the site-specific Zoning By-law Amendment (referred to as “Amending By-law 2009-105”) was tailored to accommodate it. The proposed variances result from the current proposed development.

Applicant’s Stated Reason for Not Complying with Zoning

According to the information provided by the Applicant, the reason for not complying with Zoning is “the site-specific by-law was drafted considering a different development proposal – minor variances are required to reflect the updated development scheme, which has been revised with consideration for proposed developments in the context.”

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 City’s Building Department through their Site Plan Approval circulation process and met with City Staff to confirm the variances required to facilitate the proposed development.

COMMENTS

Requested Variances

The proposed variances include relief to site-specific development standards pertaining to the following:

- a) minimum required yards
- b) dwelling unit provisions

- c) parking and loading
- d) mechanical penthouse height

a) Minimum Required Yards

Variances 1 and 2 pertain to the stacked back-to-back townhouses and to the live/work units fronting Old Kennedy Road respectively. The proposed reduction of the minimum required yard from the south lot line from 11.45 metres to 8.5 metres provides adequate building separation distance to the proposed townhouses on adjacent lands to the south and accommodates sufficient space for landscape, a pedestrian walkway, unit entrances and private amenity spaces. The proposed reduced minimum yard setback from the south lot line within 30 metres of the easterly lot line from 9 metres to 1.50 metres provides adequate separation distance from the southernmost live-work unit on the subject lands and the northernmost live-work unit on the lands to the south and assists in creating a continuous and pedestrian-oriented building frontage along Old Kennedy Road.

b) Dwelling Unit Provisions

Variances 3 and 4 pertain to the number of dwelling units and permission for ground related dwelling units. Amending By-law 2009-105 facilitated the original proposed development. The Applicant's revised proposed development maintains both the Secondary Plan and Zoning By-law intent of non-residential uses on the ground floor via the live-work at-grade units fronting Old Kennedy Road. The requested variances facilitate a non-residential ground level interface with Old Kennedy Road, while accommodating additional dwelling units internal to the subject lands.

c) Parking and Loading

Variances 5, 6 and 7 pertain to non-residential parking, provisions for no loading spaces and permissions for tandem parking spaces. The proposed non-residential parking supply takes into consideration the limited floor area dedicated to the "work" component of the live-work units (53 m² of net floor area per unit for a total of 424 m²), considers the nature of live-work arrangements where small office, retail or personal service uses would generally be operated by the residential occupant, and makes efficient use of share parking with residential visitor parking. The Applicant proposes a total of 23 surface visitor parking space to be shared between residential visitors and non-residential visitors (16 required residential visitor parking spaces and 7 non-residential visitor parking spaces), as supported by a Parking Justification Memo that has been reviewed by the City's Transportation Planning Staff.

Amending By-law 2009-105 identifies only a minimum number of required parking spaces, not a specified parking ratio. Therefore, staff recommend a condition of approval to include a parking ratio of 1.25 parking spaces per dwelling unit and 0.25 visitor parking spaces per unit. To mitigate future parking problems on the subject lands, staff further recommend an additional condition of approval that prohibits restaurants and childcare centres, which have higher parking demands, as uses on the subject lands (refer to Appendix "A").

The general provisions of Parent By-law 177-96, as amended, requires one loading space for the proposed development. Staff opines that the proposed eight live/work at-grade units are limited in size and will service small office, personal service and retail uses that would not carry substantial inventory resulting in the need for a dedicated loading space.

The Applicant's proposal to permit ten tandem parking spaces within the underground parking garage (which exceed the required parking supply for the proposed development), would permit some of the dwelling units to have two parking spaces and would assist in ensuring potential parking needs are accommodated on site.

d) Mechanical Penthouse Height

The proposed back-to-back stacked townhouse blocks include accesses to private rooftop amenity areas via enclosed roof top mechanical penthouses that are stepped back from the street line. The lowest level of each townhouse block is partially below grade, which resembles a walk-up basement condition. Staff have no objections to the proposed variance to exclude mechanical penthouses containing a floor and a ceiling from building height, as the built form would visually be three-and-a-half storeys from the street level.

The Four Tests

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

The proposed variances are minor in nature and represent minimal deviations from Amending By-law 2009-105. Staff opines that the variances are desirable and facilitate a proposed development that respects its surrounding context by providing a similar built form and massing to those existing and proposed on adjacent lands to the south and west. Staff further opines that the proposed variances meet the intent of both the Zoning By-law and the Official Plan, as the uses are permitted and the objective of providing for grade-related non-residential uses along Old Kennedy Road is maintained.

PUBLIC INPUT SUMMARY

No written submissions were received as of November 1, 2019. 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:



Sabrina Bordone, Senior Planner, Central District

REVIEWED BY:



Stephen Lue, Development Manager, Central District

File Path: Amanda\File\ 19 135210 \Documents\District Team Comments Memo

Appendices:

Appendix "A": Conditions of Approval

Appendix "B": Minor Variance Sketch (168 Old Kennedy Road)

Appendix "C": Plans

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/95/19

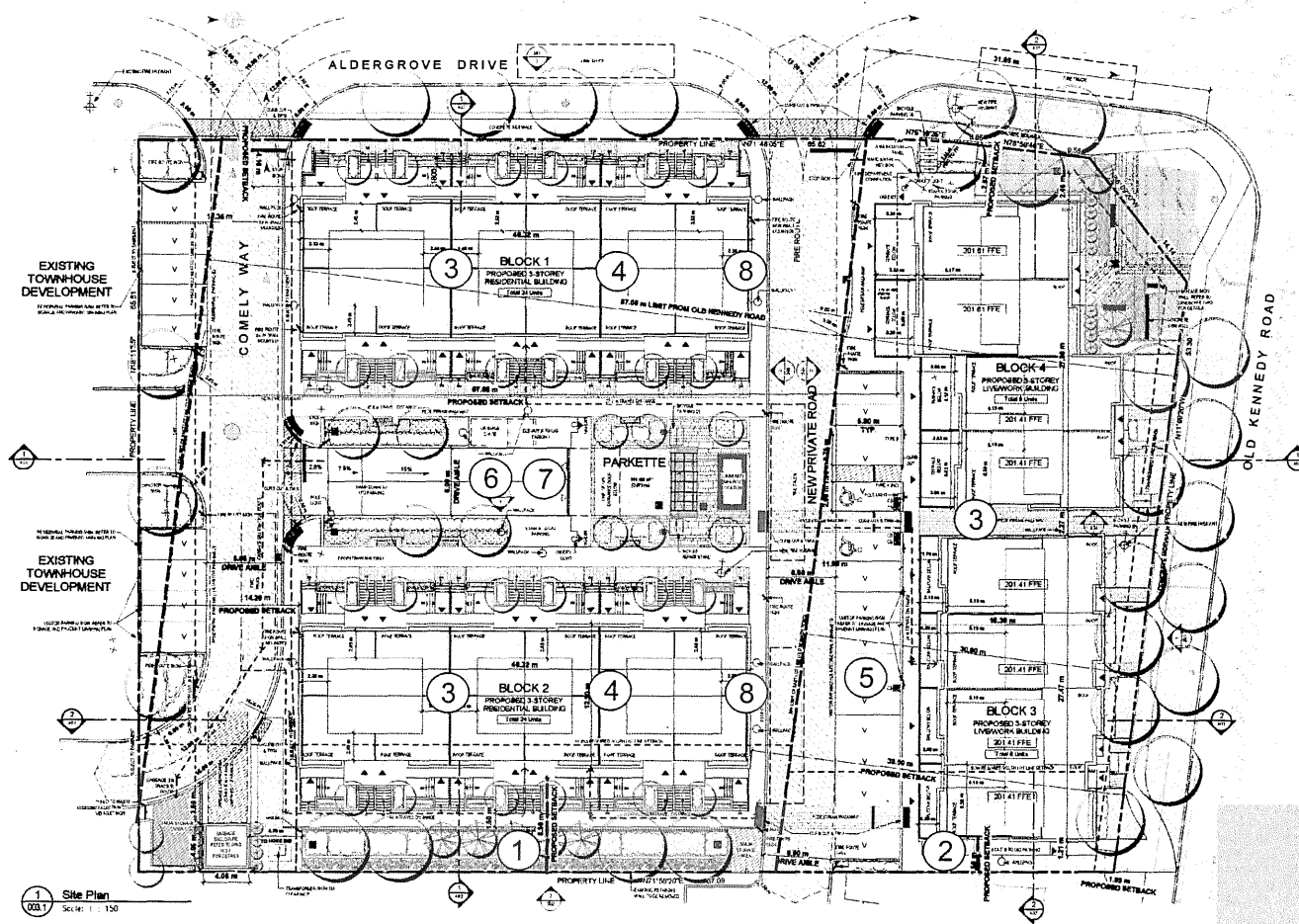
1. The variances apply only to the proposed development as long as it remains.
2. That the variances apply only to the subject development, in substantial conformity with the plans attached as Appendix "C" to this Staff Report and received by the City of Markham on September 19, 2019 and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled.
3. That notwithstanding Section 7.369.5 b) and c) of Amending By-law 2009-105 (Parent By-law 177-96, as amended), parking for multiple dwellings within 95 metres of the easterly lot line shall be provided at a rate of 1.25 parking spaces per dwelling unit and 0.25 visitor parking spaces per unit.
4. That notwithstanding Section 7.369.1 g) and m) of Amending By-law 2009-105 (Parent By-law 177-96, as amended), Child Care Centre and Restaurants uses shall not be permitted.

CONDITIONS PREPARED BY:



Sabrina Bordone, Senior Planner, Central District

Minor Variance Sketch (168 Old Kennedy Road)



- ① To permit a minimum required yard from the south lot line of 8.50 metres, whereas the by-law requires 11.45.
- ② To permit a minimum required yard from the south lot line within 30 metres of the easterly lot line (Old Kennedy Road) of 1.50 metres, whereas the by-law requires 9 metres.
- ③ To permit a maximum of sixty-four (64) dwelling units within 87 metres of the easterly lot line (Old Kennedy Road), whereas the maximum is twenty-eight (28).
- ④ To permit dwelling units within the ground floor of buildings beyond 30 metres of the easterly lot line; whereas dwelling units are not permitted within the ground floor of any building within 87m of (Old Kennedy Road) the easterly lot line.
- ⑤ To require a minimum of 7 parking spaces for non-residential uses; whereas the minimum number of parking spaces for non-residential uses within 87 metres of the easterly lot line (Old Kennedy Road) is 37 parking spaces.
- ⑥ To permit 0 loading spaces; whereas the by-law requires one loading space for a combination of non-residential uses with a net floor area of between 300 and 1,860 square metres.
- ⑦ To permit tandem parking spaces, whereas the by-law only permits tandem parking spaces on lots with buildings containing no more than four (4) Dwelling Units, and Condominium Townhouse Dwellings with parking provided at grade and accessed via private road.
- ⑧ For buildings beyond 30 metres of the easterly lot line, mechanical penthouses containing no living space shall not be considered a storey; whereas a mechanical penthouse containing a floor and a ceiling are considered a storey.

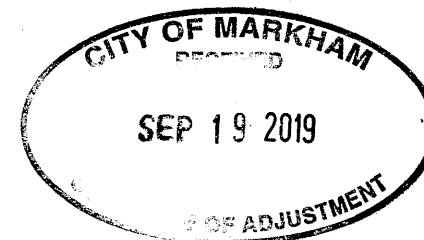


168 RESIDENCES

LIVE/WORK TOWNHOUSE DEVELOPMENT

168 OLD KENNEDY ROAD, MARKHAM, ONTARIO

SITE PLAN APPROVAL RESUBMISSION



ARCHITECTURAL DRAWINGS

- 000 Cover Sheet
- 001 Project Statistics
- 001.1 Key Plan & OBC Matrix
- 002 Site Survey
- 002.1 Site Survey
- 002.2 Site Survey
- 002.3 Site Survey
- 003 Context Plan
- 003.1 Site Plan
- 003.2 Site Plan - Average Grade
- 003.3 Site Details
- 003.4 Site Details
- 003.5 Grade Calculation (OBC) - (Established Grade)
- 100 P1 Level Floor Plan
- 101 Basement Level Floor Plan
- 102 Level 1 Floor Plan
- 103 Level 2 Floor Plan
- 104 Level 3 Floor Plan
- 105 Level 4 Floor Plan
- 201 Stacked Townhouse Floor Plans
- 202 Stacked Townhouse Floor Plans
- 203 Stacked Townhouse Floor Plans
- 204 Live/Work Townhouse Floor Plans
- 205 Live/Work Townhouse Floor Plans
- 301 Street Elevations
- 302 Street Elevations
- 303 Park Elevations
- 304 Park Elevations
- 401 Sections
- 402 Sections
- 501 Site Perspectives
- 502 Site Perspectives



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1000 SHEPPARD AVE. WEST SUITE 200
VICTORIA, BC
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NO.	DATE	REVISIONS	CHECK	SET
01	01/XX/2018			

03	12/09/2019	REVISION	VARIANCE
02	15/09/2019	1/24	1/24
01	02/04/2018	1/24	1/24

NO.	DATE	ISSUED FOR

Project No.	168-2018-001
Project Name	168 Old Kennedy Road

Client	S. Hui, L. Bai & S. Kumaran
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CLIENT
S. Hui, L. Bai & S. Kumaran

PROJECT ADDRESS
168 Old Kennedy Road, Markham,
Ontario

AMANDA FILE NO. 06-18-17001

DRAWINGS
Cover Sheet

PROJECT NUMBER
17090

DATE
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SCALE
PLOTTED DATE
12/09/2019 3:08:24 PM

NO.	DATE	REVISIONS
01	01/XXX/2018	CHECK SET

03	12/09/2019	MINOR VARIANCE
02	10/01/2019	25 SUBMISSION
01	02/07/2018	SFA
NO.	DATE	ISSUED FOR

Author	Architect	Engineer
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CLIENT
S.Hui, L.Bai & S.Kumaran

PROJECT ADDRESS
188 Old Kennedy Road, Markham, Ontario

AMANDA FREHE **AC 18-12700**

DRAWING
Key Plan & CBC Matrix

PROJECT NUMBER
17090

DATE
12/09/2019 3:50:29 PM

SCALE
As Indicated

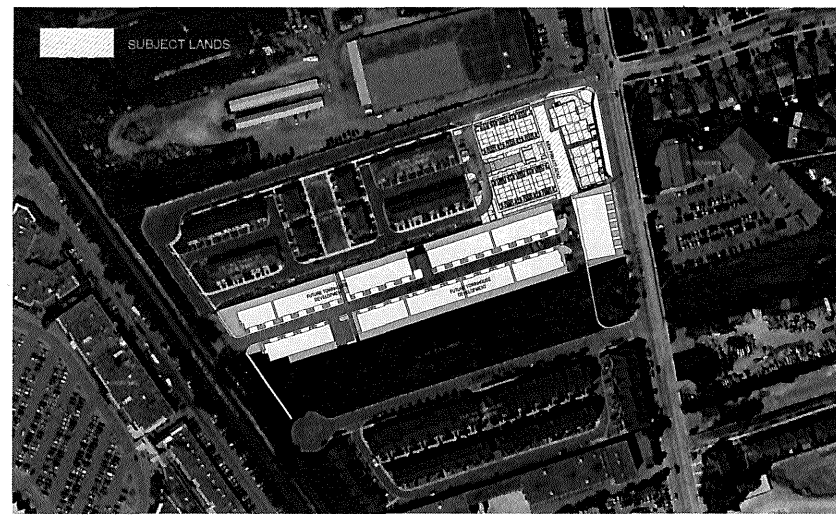
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O.B.C. MATRIX STACKED TOWNS - BLOCK 1

ONTARIO BUILDING CODE DATA MATRIX, PART 3 and/or 9									
ONESPACE UNLIMITED Contractor of practice #005 1880 Steeles Ave. Suite 300 Markham, Ontario L3R 9V8 Tel: (416)-580-1100 Fax: (416)-580-1101 email: info@onespaceunlimited.com									
NAME OF PROJECT 188 OLD KENNEDY TOWNHOMES DEVELOPMENT									
LOCATION 188 OLD KENNEDY ROAD, MARKHAM, ONTARIO									
The following is a partial number of the tables in the Ontario Building Code									
Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9	CBC Reference							
		Reference to the National and Ontario codes for the information of the Engineer							
1	Project Description	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Part 11	<input type="checkbox"/> Part 3	<input type="checkbox"/> Part 9				
2	Major Groupings	<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Alteration						
3	Building Area (sq. ft.)	Existing	New	188,337	Total	188,337	1,412 [M]	1,412 [M]	
4	Ground Area	Existing	New	1,412 [M]	Total	1,412 [M]	1,412 [M]	1,412 [M]	
5	Number of Storeys	Below Grade	1	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
6	Number of Structural Floor Areas	1	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
7	Building Classification, Group 2, Part 9	1	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
8	Specialty System Proposed	<input checked="" type="checkbox"/> Extra Building	<input type="checkbox"/> Selected Components	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
9	Staircase required	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
10	Fire Alarm required	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
11	Water Service/Supply in Adequate	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
12	High Building	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
13	Combustion Restrictions	<input checked="" type="checkbox"/> Combustible permitted	<input type="checkbox"/> Non-combustible permitted	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
14	Actual Construction	<input checked="" type="checkbox"/> Combustible	<input type="checkbox"/> Non-combustible	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
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O.B.C. MATRIX STACKED TOWNS - BLOCK 2

ONTARIO BUILDING CODE DATA MATRIX, PART 3 and/or 9									
ONESPACE UNLIMITED Contractor of practice #005 1880 Steeles Ave. Suite 300 Markham, Ontario L3R 9V8 Tel: (416)-580-1100 Fax: (416)-580-1101 email: info@onespaceunlimited.com									
NAME OF PROJECT 188 KENNEDY TOWNHOMES DEVELOPMENT									
LOCATION 188 OLD KENNEDY ROAD, MARKHAM, ONTARIO									
The replicate of practice number of the table is not valid as BCEN									
Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9					CBC Reference			
1	Project Description	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Part 11	<input type="checkbox"/> Part 3	<input type="checkbox"/> Part 9	Reference to the table is not valid as BCEN			
2	Major Groupings	<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Alteration						
3	Building Area (sq. ft.)	Existing	New	188,337	Total	188,337	1,412 [M]	1,412 [M]	
4	Ground Area	Existing	New	1,412 [M]	Total	1,412 [M]	1,412 [M]	1,412 [M]	
5	Number of Storeys	Below Grade	1	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
6	Number of Structural Floor Areas	1	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
7	Building Classification, Group 2, Part 9	1	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
8	Specialty System Proposed	<input checked="" type="checkbox"/> Extra Building	<input type="checkbox"/> Selected Components	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
9	Staircase required	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
10	Fire Alarm required	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
11	Water Service/Supply in Adequate	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
12	High Building	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
13	Combustion Restrictions	<input checked="" type="checkbox"/> Combustible permitted	<input type="checkbox"/> Non-combustible permitted	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
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15	Maximum Allowable Area	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	



Key Plan

Scale: 1 : 1500

O.B.C. MATRIX LIVE/WORK TOWNS - BLOCK 3

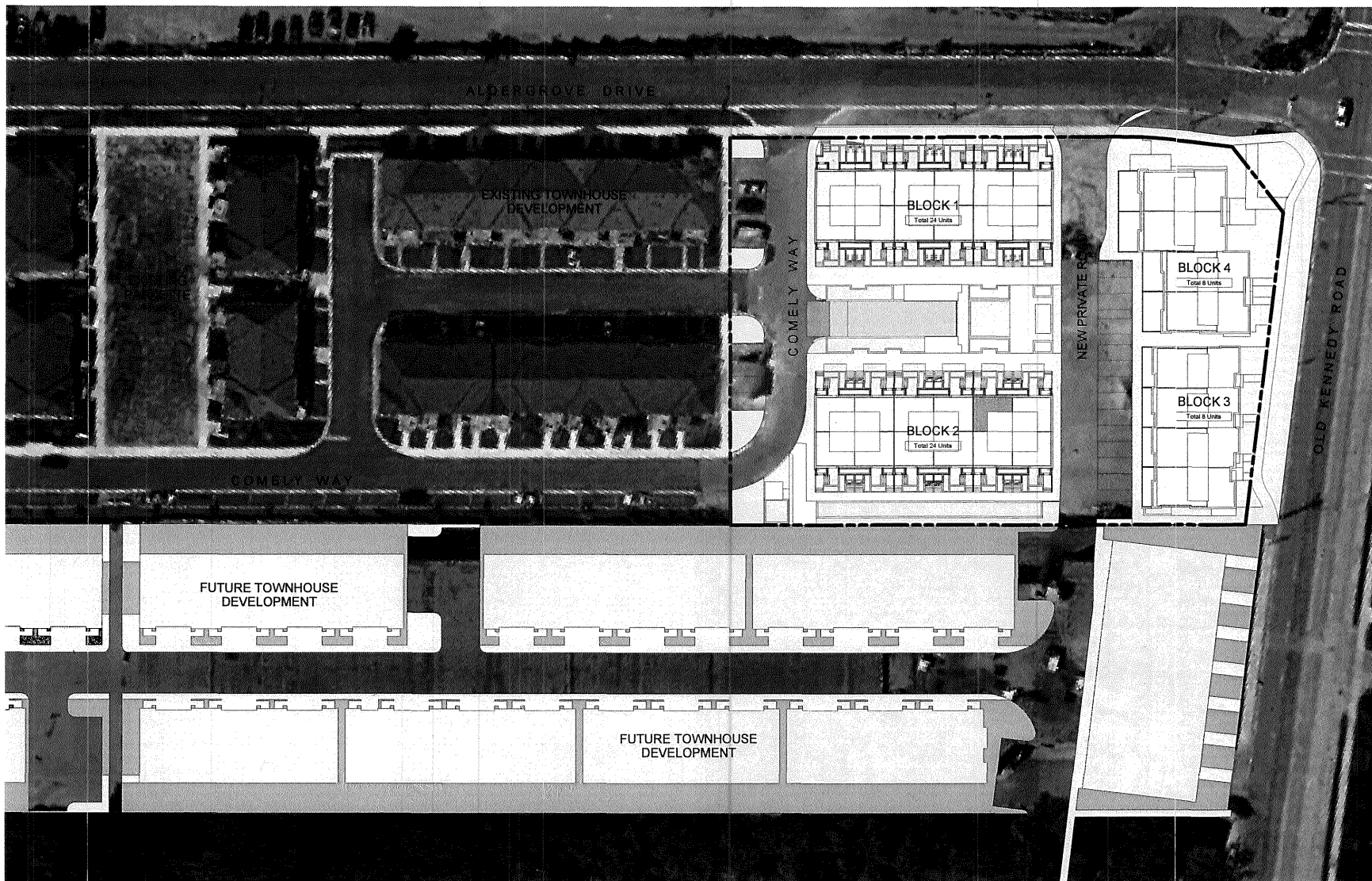
ONTARIO BUILDING CODE DATA MATRIX, PART 3 and/or 9									
ONESPACE UNLIMITED Contractor of practice #005 1880 Steeles Ave. Suite 300 Markham, Ontario L3R 9V8 Tel: (416)-580-1100 Fax: (416)-580-1101 email: info@onespaceunlimited.com									
NAME OF PROJECT 188 KENNEDY TOWNHOMES DEVELOPMENT									
LOCATION 188 OLD KENNEDY ROAD, MARKHAM, ONTARIO									
The Architect must obtain this permission from the Council of the City of Markham before the building is constructed. The building is not subject to the Ontario Building Code.									
Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9				CBC Reference				
1	Project Description	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Part 11	<input type="checkbox"/> Part 3	<input type="checkbox"/> Part 9				
2	Major Groupings	<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Alteration						
3	Building Area (sq. ft.)	Existing	New	188,337	Total	376,674	1,412 [M]	1,412 [M]	
4	Ground Area	Existing	New	1,412 [M]	Total	1,412 [M]	1,412 [M]	1,412 [M]	
5	Number of Storeys Above Grade	Below Grade			1	1,412 [M]	1,412 [M]	1,412 [M]	
6	Number of Structural Floor Areas	1			1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
7	Building Classification, Group 2, Part 9	1			1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
8	Specialty System Proposed	<input checked="" type="checkbox"/> Extra Building			1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
9	Staircase required	<input checked="" type="checkbox"/> Selected Components			1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
10	Fire Alarm required	<input checked="" type="checkbox"/> Water Service/Supply in Adequate			1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
11	High Building	<input checked="" type="checkbox"/> Combustible permitted			1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
12	Combustion Restrictions	<input checked="" type="checkbox"/> Non-combustible permitted			1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
13	Actual Construction	<input checked="" type="checkbox"/> Non-combustible			1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
14	Maximum Allowable Area	1,412 [M]			1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	

O.B.C. MATRIX LIVE/WORK TOWNS - BLOCK 4

ONTARIO BUILDING CODE DATA MATRIX, PART 3 and/or 9									
<p>ONESPACE UNLIMITED Contractor of practice #005 1880 Steeles Ave. Suite 300 Markham, Ontario L3R 9V8 Tel: (416)-580-1100 Fax: (416)-580-1101 email: info@onespaceunlimited.com</p> <p>NAME OF PROJECT 188 KENNEDY TOWNHOMES DEVELOPMENT</p> <p>LOCATION 188 OLD KENNEDY ROAD, MARKHAM, ONTARIO</p>					<p>The building number, the nearest street name and the nearest intersection are used to identify the building and its location. The building number and the nearest street name are used to identify the building and its location.</p>				
Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9				CBC Reference				
1	Project Description	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Part 11	<input type="checkbox"/> Part 3	<input type="checkbox"/> Part 9				
2	Major Groupings	<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Alteration						
3	Building Area (sq. ft.)	Existing	New	235,155	Total	235,155	1,412 [M]	1,412 [M]	
4	Ground Area	Existing	New	1,412 [M]	Total	1,412 [M]	1,412 [M]	1,412 [M]	
5	Number of Storeys	Below Grade	1,412 [M] x 1,412 [M] x 1,412 [M]						
6	Number of Structural Floor Areas	1	1,412 [M] x 1,412 [M] x 1,412 [M]						
7	Building Classification, Group 2, Part 9	1	1,412 [M] x 1,412 [M] x 1,412 [M]						
8	Specialty System Proposed	<input checked="" type="checkbox"/> Extra Building	<input type="checkbox"/> Selected Components	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
9	Staircase required	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
10	Fire Alarm required	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
11	Water Service/Supply in Adequate	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
12	High Building	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
13	Combustion Restrictions	<input checked="" type="checkbox"/> Combustible permitted	<input type="checkbox"/> Non-combustible permitted	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
14	Actual Construction	<input checked="" type="checkbox"/> Combustible	<input type="checkbox"/> Non-combustible	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
15	Maximum Allowable Area	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	

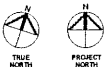
O.B.C. MATRIX PARKING GARAGE

ONTARIO BUILDING CODE DATA MATRIX, PART 3 and/or 9									
ONESPACE UNLIMITED Contractor of practice #005 1880 Steeles Ave. Suite 300 Markham, Ontario L3R 9V8 Tel: (416)-580-1100 Fax: (416)-580-1101 email: info@onespaceunlimited.com									
NAME OF PROJECT 188 KENNEDY TOWNHOMES DEVELOPMENT									
LOCATION 188 OLD KENNEDY ROAD, MARKHAM, ONTARIO									
The Architect must ensure that the necessary information is provided to the Building Code Officer and the Building Code Officer must ensure that the necessary information is provided to the Building Code Officer.									
Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9			CBC Reference					
1	Project Description	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Part 11	<input type="checkbox"/> Part 3	<input type="checkbox"/> Part 9				
2	Major Groupings	<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Alteration						
3	Building Area (sq. ft.)	Existing	New	188,337	Total	188,337	1,412 [M]	1,412 [M]	
4	Ground Area	Existing	New	1,412 [M]	Total	1,412 [M]	1,412 [M]	1,412 [M]	
5	Number of Storeys	Below Grade	1	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
6	Number of Structural Floor Areas	1	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
7	Building Classification, Group 2, Part 9	1	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
8	Specialty System Proposed	<input checked="" type="checkbox"/> Extra Building	<input type="checkbox"/> Selected Components	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
9	Staircase required	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
10	Fire Alarm required	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
11	Water Service/Supply in Adequate	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
12	High Building	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
13	Combustion Restrictions	<input checked="" type="checkbox"/> Combustible permitted	<input type="checkbox"/> Non-combustible permitted	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
14	Actual Construction	<input checked="" type="checkbox"/> Combustible	<input type="checkbox"/> Non-combustible	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	
15	Maximum Allowable Area	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	1,412 [M]	



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NO.	DATE	REVISIONS
01	01/XX/2018	CHECK SET



03	12/09/2015	MINOR VARIANCE
02	10/01/2014	SEALED FOR SUBMISSION
01	07/04/2014	SPA

NO.	DATE	ISSUED FOR



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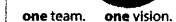
PROJECT ADDRESS
168 Old Kennedy Road, Markham,
Ontario

AKA DA FILE NO: SC 18-17282

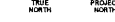
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Context Plan

PROJECT NUMBER	DATE
17090	12/08/2018 3:50:38 PM
SCALE	PLOTTED DATE
As Indicated	12/08/2018 3:50:38 PM



NO	DATE	REVISIO
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Review Staff: **Legal Services (LAW)** **Yes**



IN ACCORDANCE WITH THE ONTARIO BUILDING CODE IN EFFECT AT THE TIME

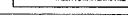
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SYMBOL LEGEND



EXISTING
TOWNHOUSE
DEVELOPMENT

1 Site Plan
003.1 Scale: 1 : 150



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Hui, L. Bai & S. Kumaran

MANDA FILE NO: SC 18-172087

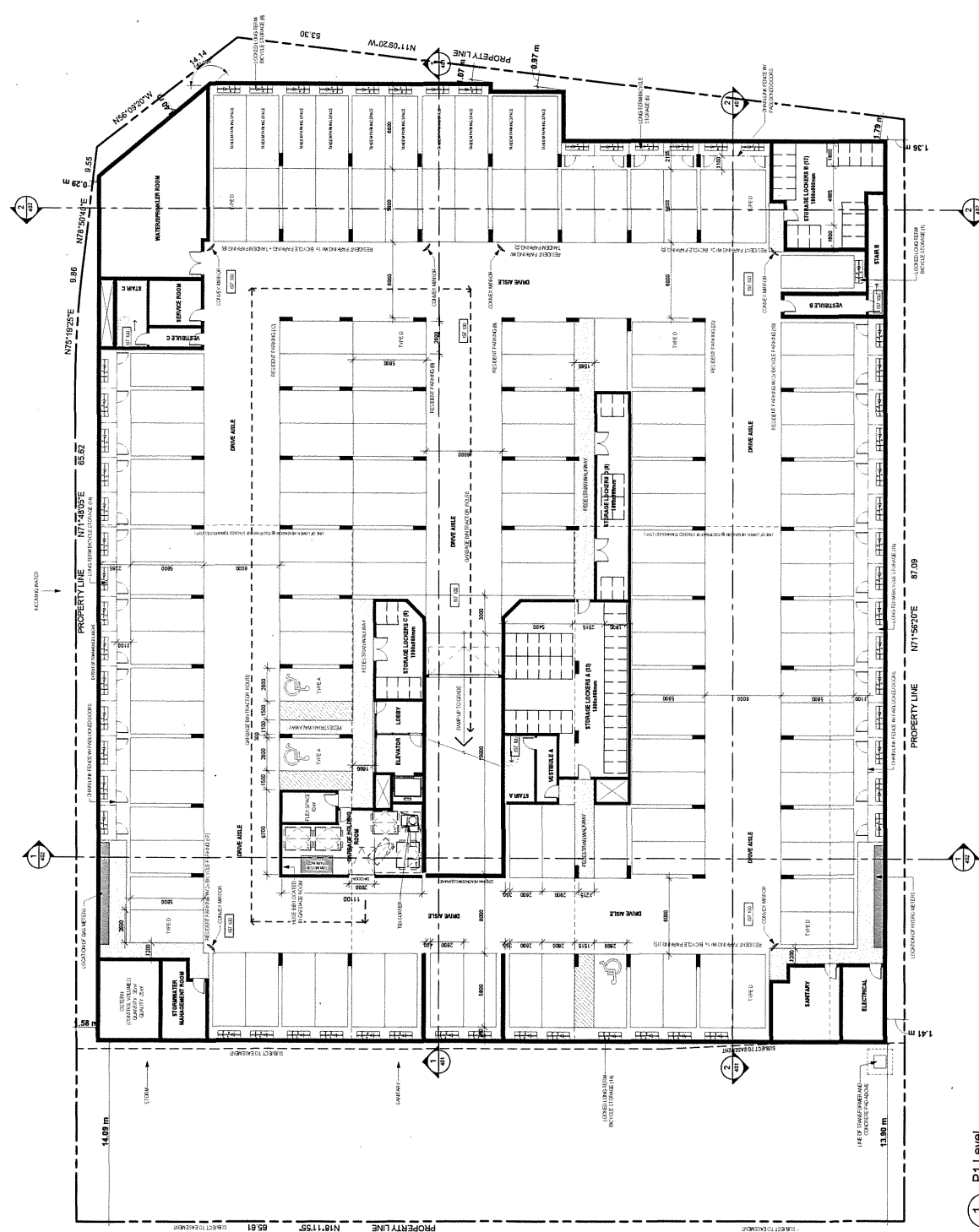
11 Level Floor Plan

PROJECT NUMBER	DATE
7090	12/09/2018 3:50:48 PM
SCALE	PLOTTED DATE
indicated	12/09/2018 3:50:48 PM

100

RANGES OF VALUES OF USGS	MINIMUM VALUES OF FRONT END CATEGORIES		MINIMUM VALUES OF REAR END CATEGORIES		MINIMUM VALUES OF INTERMEDIATE RANGE ROOM	MINIMUM VALUES OF PASSAGE ROOM
	HAZ HA	HAZ HA	HAZ HA	HAZ HA		
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7 to 12	3	3	3	3	4	4
13 to 18	4	4	4	4	5	5
19 to 24	5	5	5	5	6	6
25 to 30	6	6	6	6	7	7
31 to 36	7	7	7	7	8	8
37 to 42	8	8	8	8	9	9
43 to 48	9	9	9	9	10	10
49 to 54	10	10	10	10	11	11
55 to 60	11	11	11	11	12	12
61 to 66	12	12	12	12	13	13
67 to 72	13	13	13	13	14	14
73 to 78	14	14	14	14	15	15
79 to 84	15	15	15	15	16	16
85 to 90	16	16	16	16	17	17
91 to 96	17	17	17	17	18	18
97 to 102	18	18	18	18	19	19
103 to 108	19	19	19	19	20	20
109 to 114	20	20	20	20	21	21
115 to 120	21	21	21	21	22	22
121 to 126	22	22	22	22	23	23
127 to 132	23	23	23	23	24	24
133 to 138	24	24	24	24	25	25
139 to 144	25	25	25	25	26	26
145 to 150	26	26	26	26	27	27
151 to 156	27	27	27	27	28	28
157 to 162	28	28	28	28	29	29
163 to 168	29	29	29	29	30	30
169 to 174	30	30	30	30	31	31
175 to 180	31	31	31	31	32	32
181 to 186	32	32	32	32	33	33
187 to 192	33	33	33	33	34	34
193 to 198	34	34	34	34	35	35
199 to 204	35	35	35	35	36	36
205 to 210	36	36	36	36	37	37
211 to 216	37	37	37	37	38	38
217 to 222	38	38	38	38	39	39
223 to 228	39	39	39	39	40	40
229 to 234	40	40	40	40	41	41
235 to 240	41	41	41	41	42	42
241 to 246	42	42	42	42	43	43
247 to 252	43	43	43	43	44	44
253 to 258	44	44	44	44	45	45
259 to 264	45	45	45	45	46	46
265 to 270	46	46	46	46	47	47
271 to 276	47	47	47	47	48	48
277 to 282	48	48	48	48	49	49
283 to 288	49	49	49	49	50	50
289 to 294	50	50	50	50	51	51
295 to 300	51	51	51	51	52	52
301 to 306	52	52	52	52	53	53
307 to 312	53	53	53	53	54	54
313 to 318	54	54	54	54	55	55
319 to 324	55	55	55	55	56	56
325 to 330	56	56	56	56	57	57
331 to 336	57	57	57	57	58	58
337 to 342	58	58	58	58	59	59
343 to 348	59	59	59	59	60	60

<u>GARBAGE ROOM</u>	
WASTE ROOM SIZE:	55m²
UNITS SERVED:	54
RECYCLING:	3-4 yd
GARBAGE:	2-4 yd
ORGANIC:	2-4 yd
FLEX SPACE:	10m²



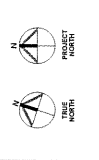
1
100
P1 Level
Scale: 1 : 150

Scale: 1 : 150

ALDERGROVE DRIVE (DEDICATED BY REGISTERED PLAN 65M 4289)
 SUBJECT TO EASEMENT AS SET OUT IN INSTRUMENT NO'S YR1604831 AND YR1610522

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 1000 Lakeshore Blvd. W. Suite 100
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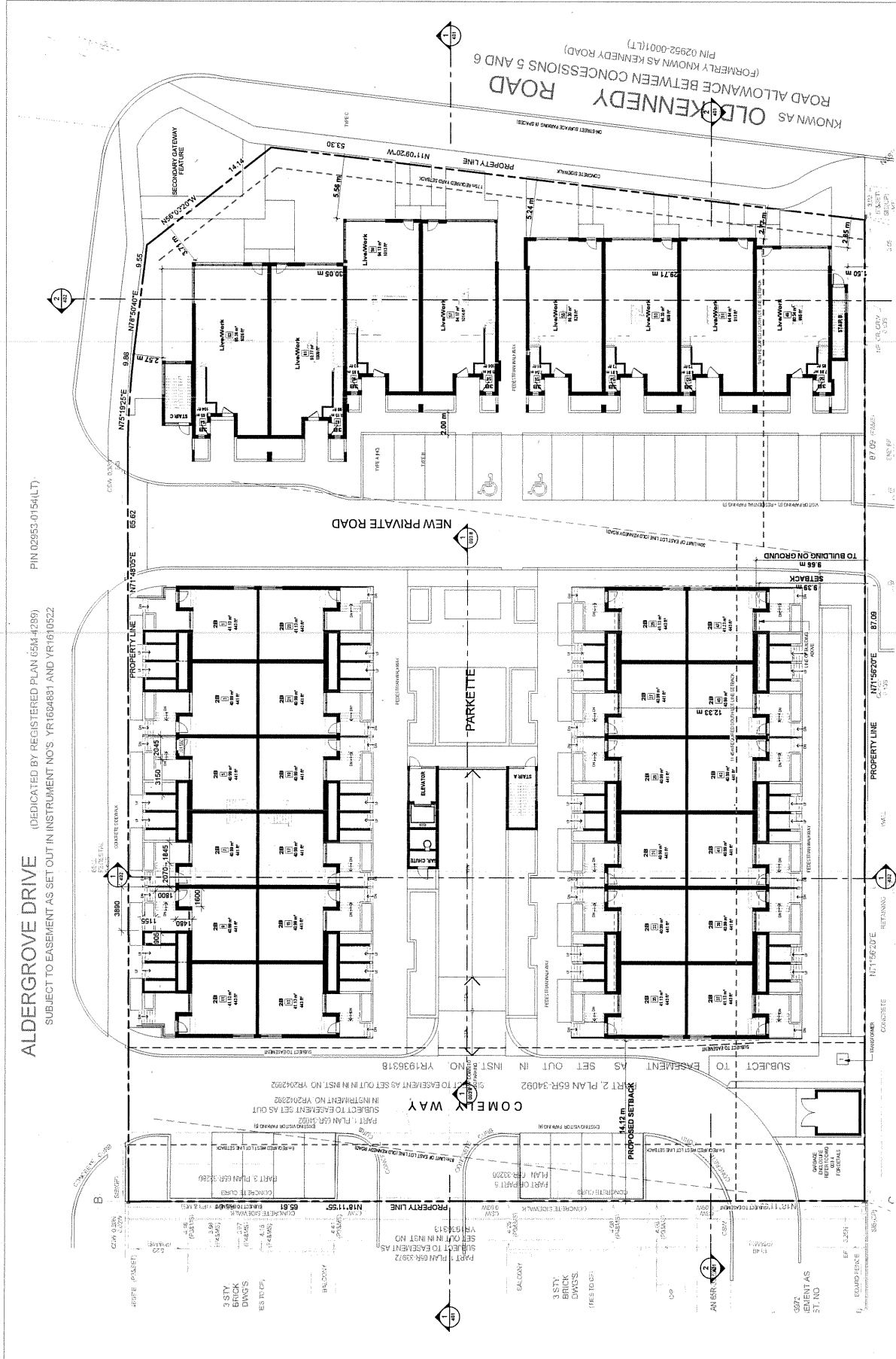
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01	07/07/2017	CHECK SET
02	07/07/2017	REVISED FOR
03	12/07/2019	MAJOR VARIANCE
04	12/07/2019	REVISED FOR
05	07/07/2018	S/A



PROJECT NO.	YR1604831
CLIENT	S. Hui, L. Bai & S. Kumaran
PROJECT ADDRESS	168 Old Kennedy Road, Markham, Ontario
DRAWING	Basement Level Floor Plan
DATE	12/07/2019
SCALE	1/8" = 1'-0"
PLOTTED DATE	12/07/2019
AS SHOWN	12/07/2019



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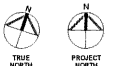
1 Basement Level
 Scale: 1" = 150'



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NO.	DATE	REVISIONS
G1	01/XXX/2018	CHECK SET



NO.	DATE	ISSUED FOR
03	12/08/2019	MINOR VARIANCE
02	15/01/2019	SFA
01	02/04/2018	SFA

DESIGNED BY: [Signature] DATE: [Blank]



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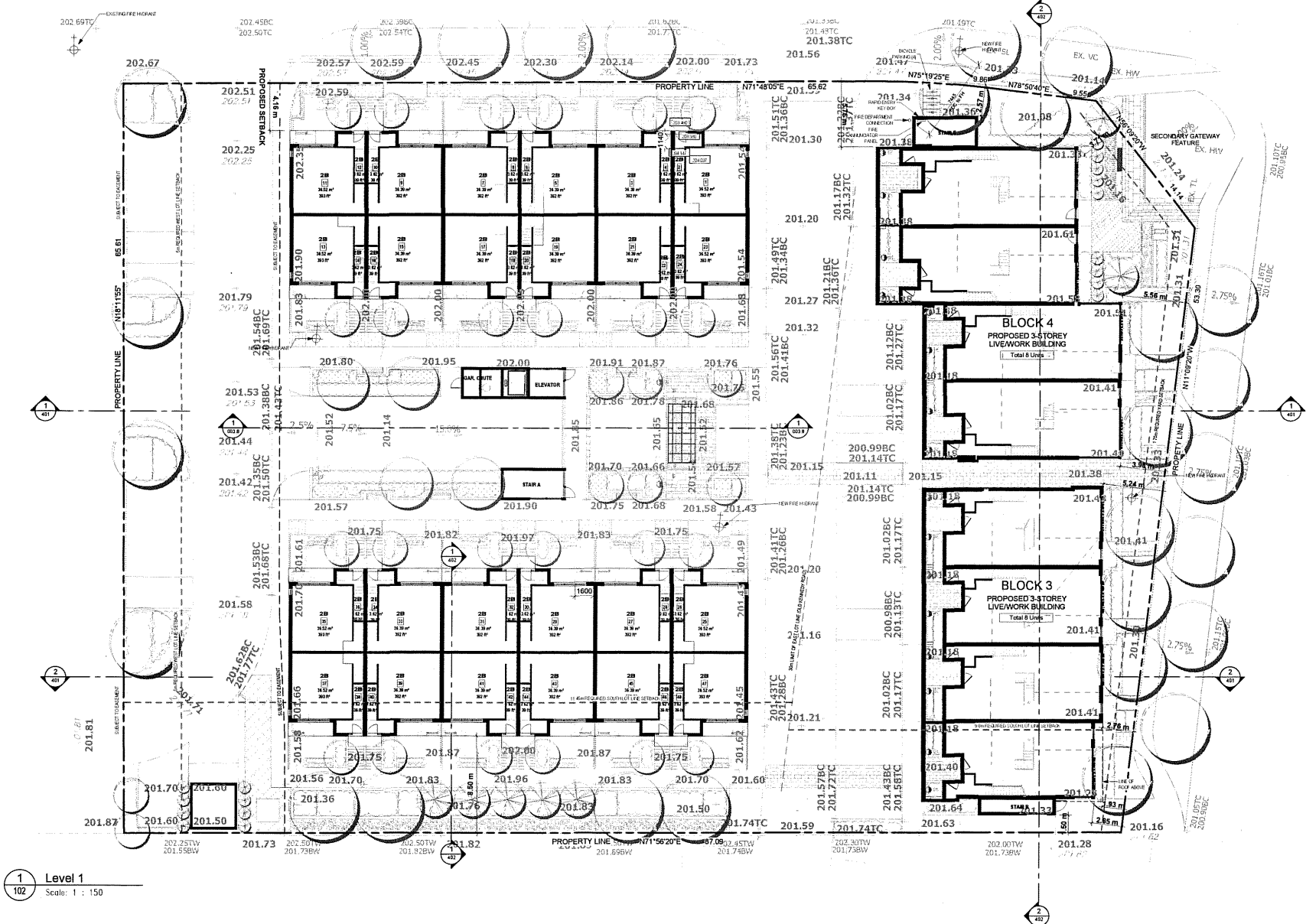
CLIENT
S. Hui, L. Bai & S. Kumaran

PROJECT ADDRESS
168 Old Kennedy Road, Markham,
Ontario

AMANDA FILE NO: 2018-127802

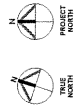
DRAWING
Level 1 Floor Plan

PROJECT NUMBER	DATE
17090	12/08/2019 3:50:53 PM
SCALE	PLOTTED DATE
As indicated	12/08/2019 3:50:53 PM



1 Level 1
Scale: 1 : 150

REV	DATE	DESCRIPTION	CHECKED	DATE
01	07/22/2018	01		
02	07/22/2018	02		
03	07/22/2018	03		
04	07/22/2018	04		
05	07/22/2018	05		
06	07/22/2018	06		
07	07/22/2018	07		
08	07/22/2018	08		
09	07/22/2018	09		
10	07/22/2018	10		



REV	DATE	DESCRIPTION	CHECKED	DATE
01	07/22/2018	01		
02	07/22/2018	02		
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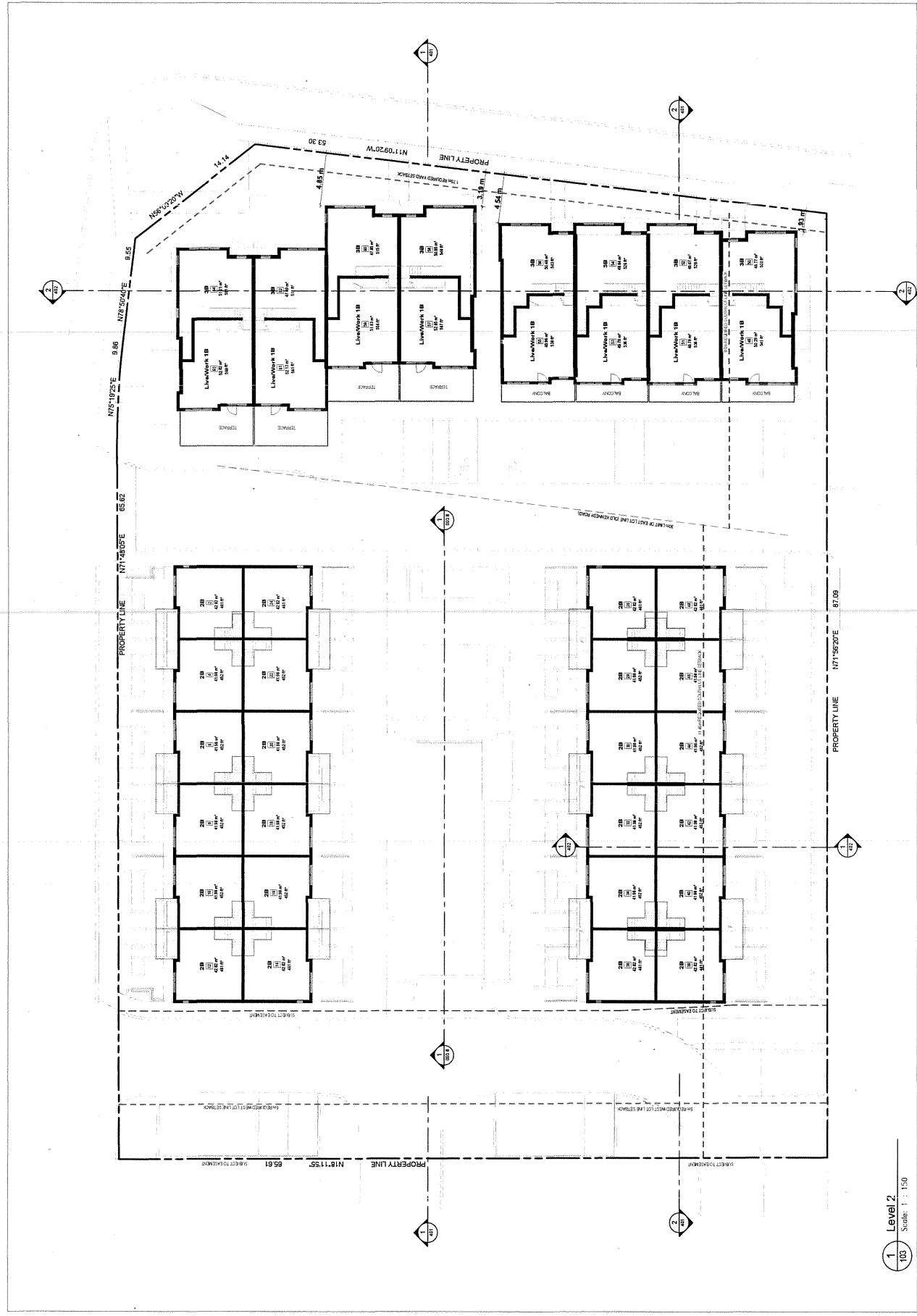
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CLIENT
S. Hu, L. Bai & S. Korman

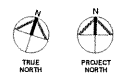
PROJECT ADDRESS
168 ON Kennedy Road, Markham,
Ontario

DRAWING
AMANDA LEE M. SC. B. L. 2302
Level 2 Floor Plan

PROJECT NUMBER	DATE
17000	1/26/2018 10:58 PM
SCALE	PLOTTED DATE
As Noted	1/26/2018 10:58 PM



NO	DATE	REVISIONS
01	01/XXX/2018	CHECK SET



03	12/09/2019	MINOR VARIANCE
02	15/01/2019	RE SUBMISSION
01	02/04/2018	1st

NO	DATE	ISSUED FOR

Project: 17090
Client: S.Hui, L.Bai & S.Kumaran



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EFFECT AT THE TIME.

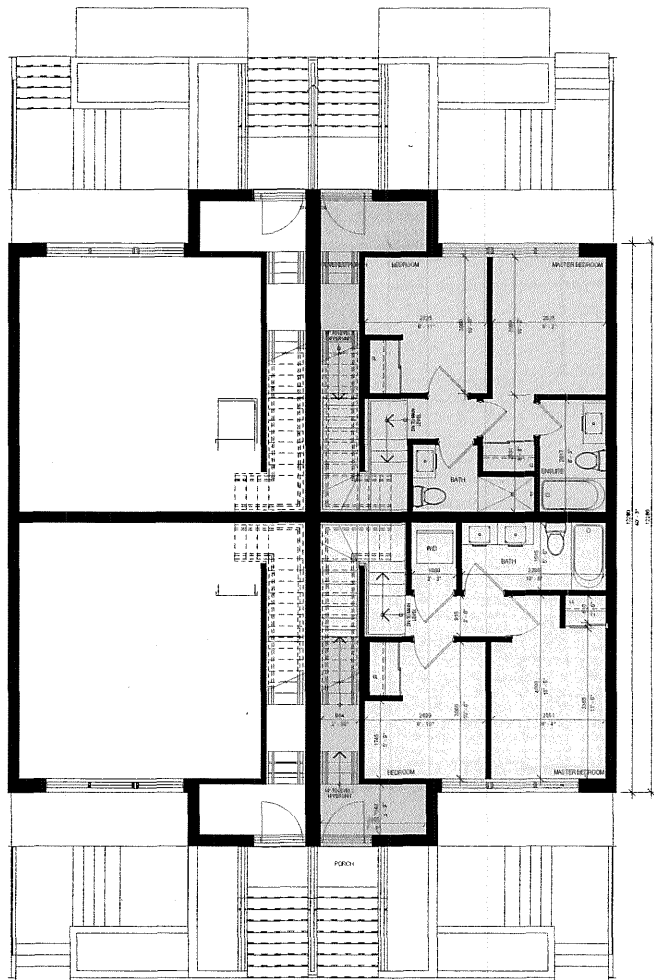
CLIENT
S.Hui, L.Bai & S.Kumaran

PROJECT ADDRESS
168 Old Kennedy Road, Markham,
Ontario

AMANDA FILE NO: SC-18-172887

DRAWING
Level 3 Floor Plan

PROJECT NUMBER	DATE
17090	12/09/2019 3:50:58 PM
SCALE	PLOTTED DATE
As indicated	12/09/2019 3:50:58 PM



Stacked Townhouse Level 1
Scale: 1 : 50



Stacked Townhouse Basement
Scale: 1 : 50

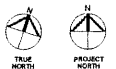
AREA LEGEND

- OPTION A - LOWER UNIT (2B)
- OPTION B - LOWER UNIT (2B)
- OPTION C - LOWER UNIT (2B)
- OPTION A - UPPER UNIT (2B)
- OPTION B - UPPER UNIT (2B)



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NO.	DATE	REVISIONS
01	01/11/2018	CHECK SET



NO.	DATE	REVISIONS
03	12/09/2019	MINOR VARIANCE
02	15/01/2019	STA SUBMISSION
01	02/04/2018	SFA

NO.	DATE	ISSUED FOR

Project No. 1380 LESLIE AVE. WEST, SUITE 100
Vancouver, British Columbia



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CLIENT
S. Hui, L. Bai & S. Kumaran

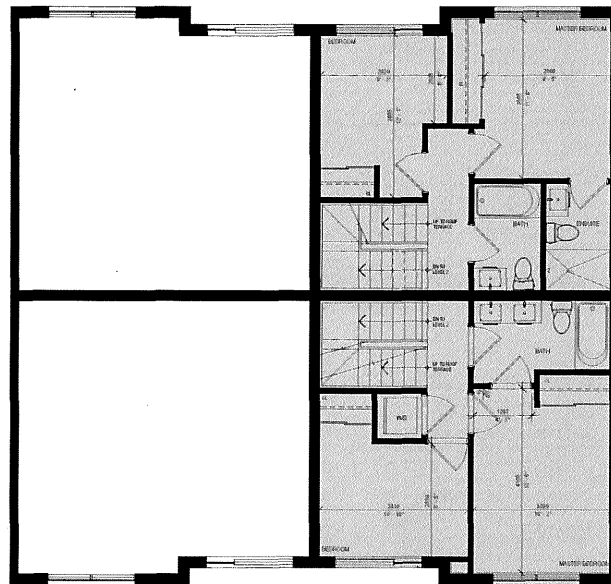
PROJECT ADDRESS
168 Old Kennedy Road, Markham,
Ontario

AMANDA FILE NO: 2018-17262

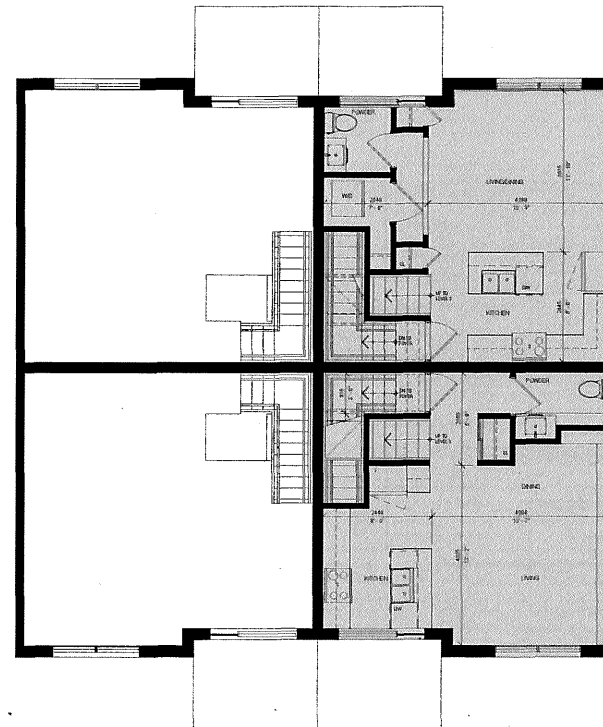
DRAWING

Stacked Townhouse Floor Plans

PROJECT NUMBER	DATE
17000	13/06/2019 3:51:02 PM
SCALE	PLOTTED DATE
As indicated	13/06/2019 3:51:02 PM



Stacked Townhouse Level 3
Scale: 1 : 50



Stacked Townhouse Level 2
Scale: 1 : 50

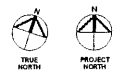
AREA LEGEND

- OPTION A - LOWER UNIT (2B)
- OPTION B - LOWER UNIT (2B)
- OPTION C - LOWER UNIT (2B)
- OPTION A - UPPER UNIT (2B)
- OPTION B - UPPER UNIT (2B)



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01	01/XXX/2018	CHECK SET



NO.	DATE	ISSUED FOR
03	12/09/2018	MINOR VARIANCE
02	15/01/2019	AS SUBMISSION
01	02/07/2018	SPA

Project No. 17090
Project Name: Stacked Townhouse



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CLIENT
S. Hui, L. Bai & S. Kumaran

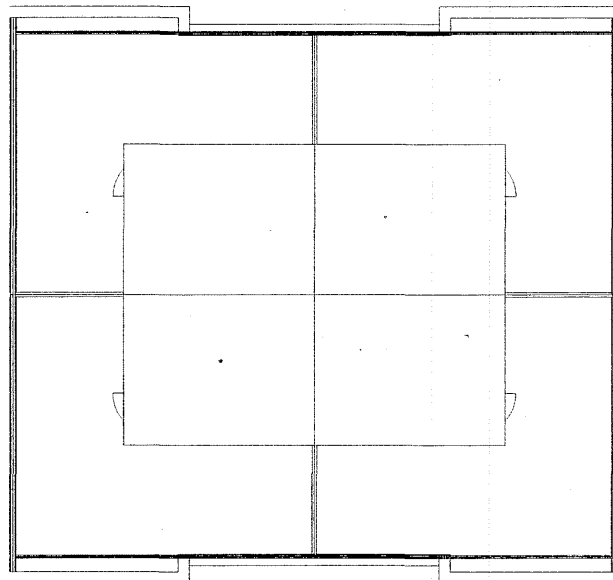
PROJECT ADDRESS
168 Old Kennedy Road, Markham,
Ontario

AMANDA FILE NO: SC-18-17090

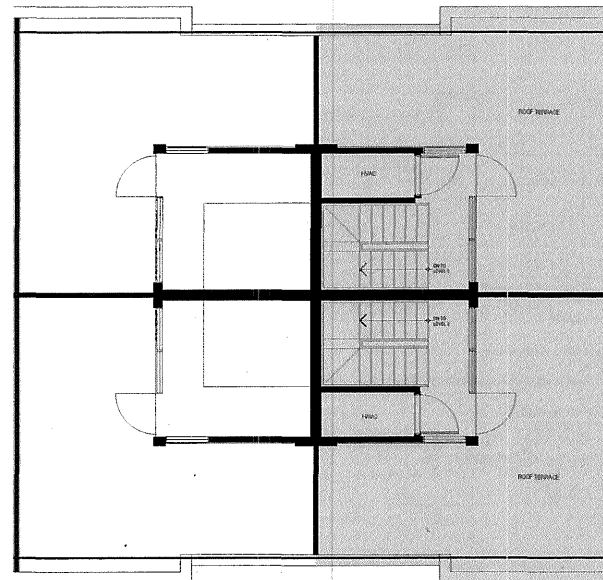
DRAWING

Stacked Townhouse Floor Plans

PROJECT NUMBER	DATE
17090	12/06/2018 3:51:54 PM
SCALE	PLOTTED DATE
As Indicated	12/06/2018 3:51:54 PM



Stacked Townhouse Roof Plan
Scale: 1 : 50



Stacked Townhouse Level 4
Scale: 1 : 50

AREA LEGEND

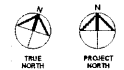
- OPTION A - LOWER UNIT (2B)
- OPTION B - LOWER UNIT (2B)
- OPTION C - LOWER UNIT (2B)
- OPTION A - UPPER UNIT (2B)
- OPTION B - UPPER UNIT (2B)



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NO	DATE	REVISIONS
01	01/XX/2018	CHECK SET



NO	DATE	ISSUED FOR
03	12/09/2019	MINOR VARIANCE
02	15/01/2019	PERMITS
01	02/09/2018	SFA

NO	DATE	ISSUED FOR
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Scale: 1:50
Author: [Name]
Checked: [Name]
Drawn: [Name]
Date: [Date]



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CLIENT
S.Hil, L.Bal & S.Kumaran

PROJECT ADDRESS
188 Old Kennedy Road, Markham,
Ontario

AMANDA FILE NO: SC-18-17262

DRAWING
Stacked Townhouse Floor Plans

PROJECT NUMBER	DATE
17090	12/09/2019 3:51:00 PM
SCALE	PLOTTED DATE
As Indicated	12/09/2019 3:51:00 PM

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416-494-4444
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NO	DATE	REVISIONS
01	01/XXX/2018	CHECK SET

NO	DATE	REVISIONS
03	12/08/2019	MINOR VARIANCE
02	15/01/2019	FOR SUBMISSION
01	10/24/2018	S.A.

Issue 6 FOR

Project: 17090
Client: S.Hui, L.Bai & S.Kumaran



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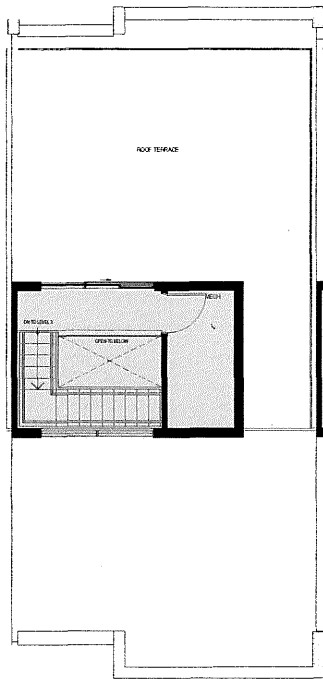
CLIENT
S.Hui, L.Bai & S.Kumaran

PROJECT ADDRESS
168 Ckt Kennedy Road, Markham,
Ontario

AMANDA PKE No. SC.18.172867

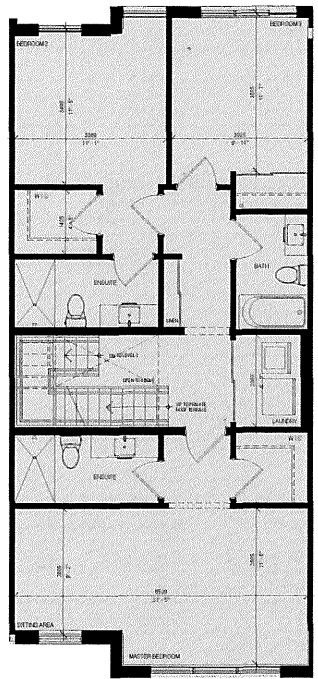
DRAWING
Live/Work Townhouse Floor
Plans

PROJECT NUMBER	DATE
17090	12/08/2019 3:51:07 PM
SCALE	PLOTTED DATE
As Issued	12/08/2019 3:51:07 PM



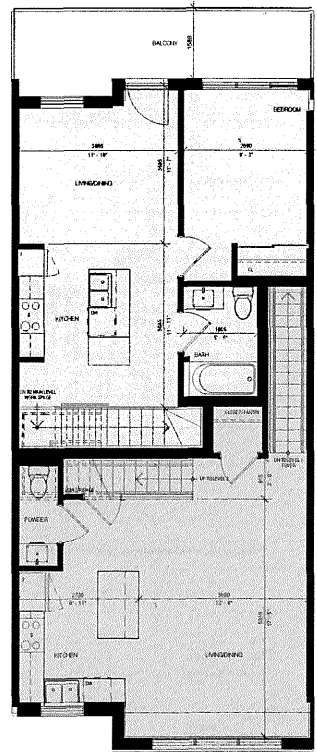
17.90 m² (192 sq. ft.)

Live/Work Townhouse Roof Plan - Units 49-56
Scale: 1 : 50



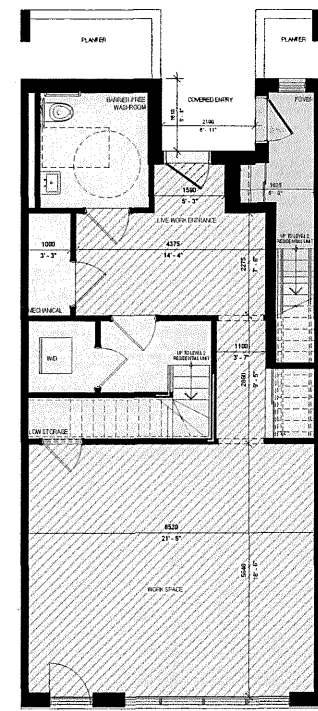
99.32 m² (1,069 sq. ft.)

Live/Work Townhouse Level 3 - Units 49-56
Scale: 1 : 50



48.74 m² (525 sq. ft.)
50.58 m² (544 sq. ft.)

Live/Work Townhouse Level 2 - Units 49-56
Scale: 1 : 50



6.81 m² (73 sq. ft.)
12.55 m² (135 sq. ft.)
71.77 m² (773 sq. ft.)
51.59 m² (555 sq. ft.)

Live/Work Townhouse Level 1 - Units 49-56
Scale: 1 : 50

TOTAL GFA UPPER RESIDENTIAL UNIT
172.77 m²
1,859 sq. ft. (varies)
(1,667 + 192 sq. ft. mech roof)
plus 408 sq. ft. roof terrace

TOTAL GFA LIVE/WORK TOWNHOUSE
134.90 m²
1,452 sq. ft. (varies)
plus 133 sq. ft. balcony

TOTAL NFA LIVE/WORK TOWNHOUSE
51.59 m²
555 sq. ft. (varies)

AREA LEGEND

- UPPER RESIDENTIAL UNIT (3B)
- LIVE/WORK TOWNHOUSE (1B)
- TOWNHOUSE WORK SPACE
- NON-RESIDENTIAL NET FLOOR AREA
AS DEFINED BY "3.46 FLOOR AREA, NET (2016-118)
"Floor Area, Net"

NO.	DATE	REVISIONS
01	31/03/2018	CHECK SET

NO.	DATE	REVISIONS
03	12/09/2019	MINOR VARIANCE
02	15/01/2019	2A
01	03/04/2018	SFA

NO.	DATE	REVISIONS

Project: 168 Kennedy Road, Markham, Ontario

Client: S. Hui, L. Bai & S. Kumaran

Project Address: 168 Old Kennedy Road, Markham, Ontario

Project Number: 168

Scale: 1:50

Plot Date: 12/09/2019

Plot Time: 1:51 PM

Plot User: S. Hui

Plot Title: Live/Work Townhouse Floor Plans

Plot Path: C:\Users\S.Hui\Documents\168\168.dwg

Plot Scale: 1:50

Plot Size: 11.00 x 17.00

Plot Area: 187.00

Plot Volume: 1.00

Plot Weight: 1.00

Plot Length: 1.00

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Plot Width: 1.00

Plot Depth: 1.00

Plot Height: 1.00

Plot Area: 187.00

Plot Volume: 1.00

Plot Weight: 1.00

Plot Length: 1.00

Plot Width: 1.00

Plot Depth: 1.00

Plot Height: 1.00

Plot Area: 187.00

Plot Volume: 1.00

Plot Weight: 1.00

Plot Length: 1.00

Plot Width: 1.00

Plot Depth: 1.00

Plot Height: 1.00

Plot Area: 187.00

Plot Volume: 1.00

Plot Weight: 1.00

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Plot Width: 1.00

Plot Depth: 1.00

Plot Height: 1.00

Plot Area: 187.00

Plot Volume: 1.00

Plot Weight: 1.00

Plot Length: 1.00

Plot Width: 1.00

Plot Depth: 1.00

Plot Height: 1.00

Plot Area: 187.00

Plot Volume: 1.00

Plot Weight: 1.00

Plot Length: 1.00

Plot Width: 1.00

Plot Depth: 1.00

Plot Height: 1.00

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Plot Volume: 1.00

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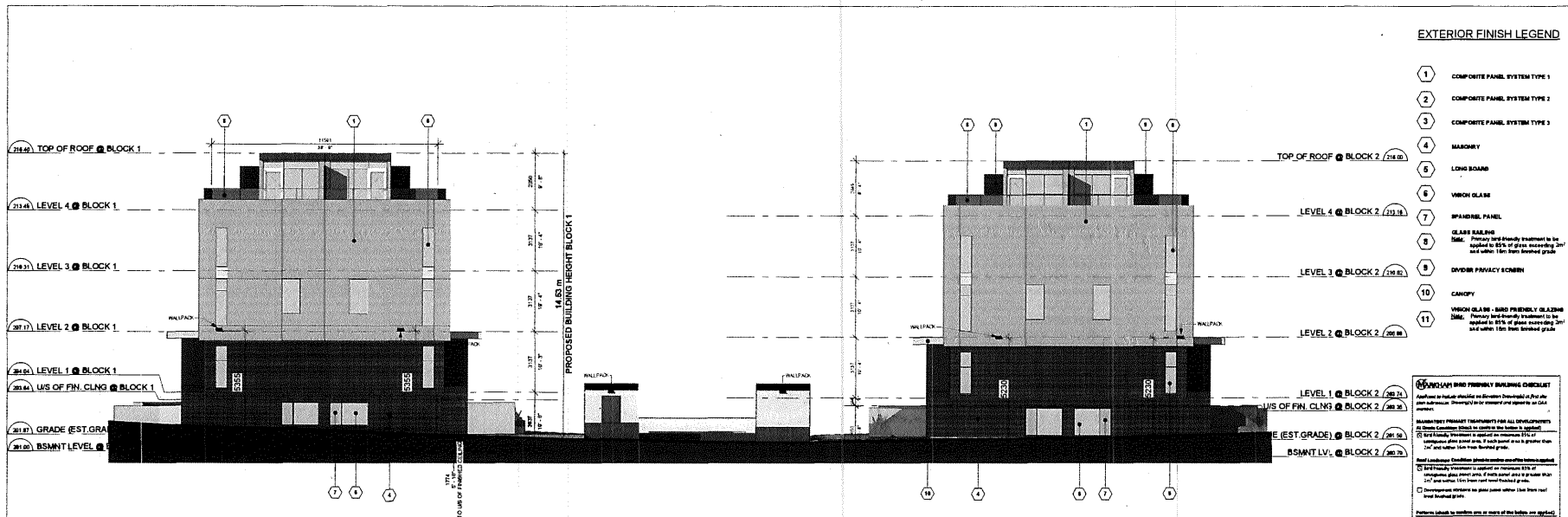
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Plot Weight: 1.00

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Plot Width: 1.00



2 West Elevation Stacked Townhouses - Block 1 & Block 2
Scale: 1 : 100



3 South Elevation - Block 2 & Block 3
Scale: 1 : 100

EXTERIOR FINISH LEGEND

- 1 COMPOSITE PANEL SYSTEM TYPE 1
- 2 COMPOSITE PANEL SYSTEM TYPE 2
- 3 COMPOSITE PANEL SYSTEM TYPE 3
- 4 MASONRY
- 5 LONG BOARD
- 6 VIRON GLASS
- 7 SPANDREL PANEL
- 8 GLASS RAILING
- 9 DIVIDER PRIVACY SCREEN
- 10 CANOPY
- 11 VIRON GLASS - BIRD FRIENDLY GLASS

MINIMUM BUILDING CHECKLIST
 Applies to exterior finish and is to be completed at the time of the final submission. The checklist is to be completed by the architect and the contractor.

MINIMUM BUILDING CHECKLIST
 1. Exterior finish shall be completed at the time of the final submission.
 2. Exterior finish shall be completed at the time of the final submission.
 3. Exterior finish shall be completed at the time of the final submission.
 4. Exterior finish shall be completed at the time of the final submission.
 5. Exterior finish shall be completed at the time of the final submission.
 6. Exterior finish shall be completed at the time of the final submission.
 7. Exterior finish shall be completed at the time of the final submission.
 8. Exterior finish shall be completed at the time of the final submission.
 9. Exterior finish shall be completed at the time of the final submission.
 10. Exterior finish shall be completed at the time of the final submission.
 11. Exterior finish shall be completed at the time of the final submission.

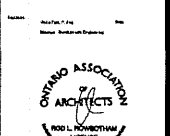


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01	07/20/2018	CHECK, SET

NO.	DATE	REVISIONS
02	12/03/2018	MINOR VARIANCE
03	15/01/2019	SEALED SUBMISSION
04	02/04/2019	SEALED

NO.	DATE	REVISIONS
05	02/04/2019	SEALED



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CLIENT
 S.Hui, L.Bai & S.Kumaran

PROJECT ADDRESS
 168 Old Kennedy Road, Markham, Ontario

AMANDA FILE NO: 2018-127287

DRAWING
 Street Elevations

PROJECT NUMBER
 17090

DATE
 12/06/2018 3:51:28 PM

SCALE
 1:100

PLOTTED DATE
 12/06/2018 3:51:28 PM



Signature _____
 Print & Title, P. Eng. _____
 Message Development Engineering _____

ONTARIO ASSOCIATION
 OF ARCHITECTS

ROD L. POWERS/THAM
LICENCE
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ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON

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S.Hui, L.Bai & S.Kumaran

PROJECT ADDRESS
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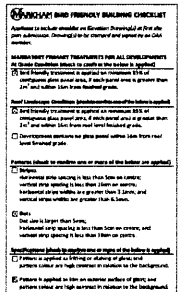
AMANDA FILE No: SC-18-172967

DRAWINGS

Park Elevations

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SCALE	PLOTTED DATE
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PROJECT NUMBER	DATE
17090	12/06/2018 3:51:44 PM
SCALE	PLOTTED DATE
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03	12/09/2018	MINOR VARIANCE
02	15/01/2019	PER
01	07/08/2018	PERMISSION

NO.	DATE	ISSUED FOR
03	12/09/2018	MINOR VARIANCE
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CLIENT
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PROJECT ADDRESS
168 ON Kennedy Road, Markham,
Ontario

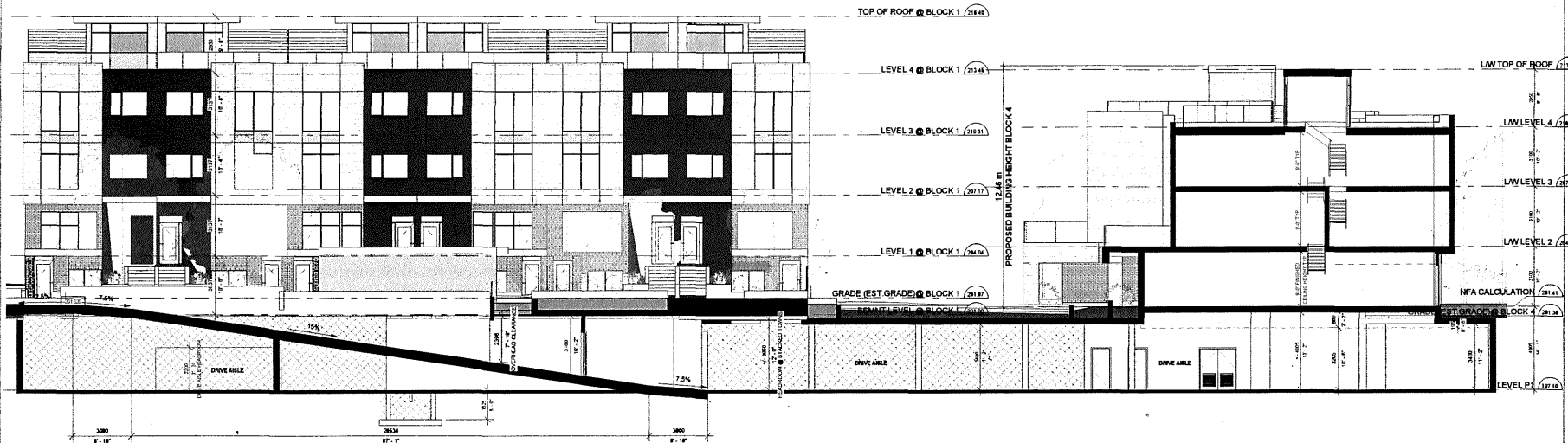
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SECTIONS

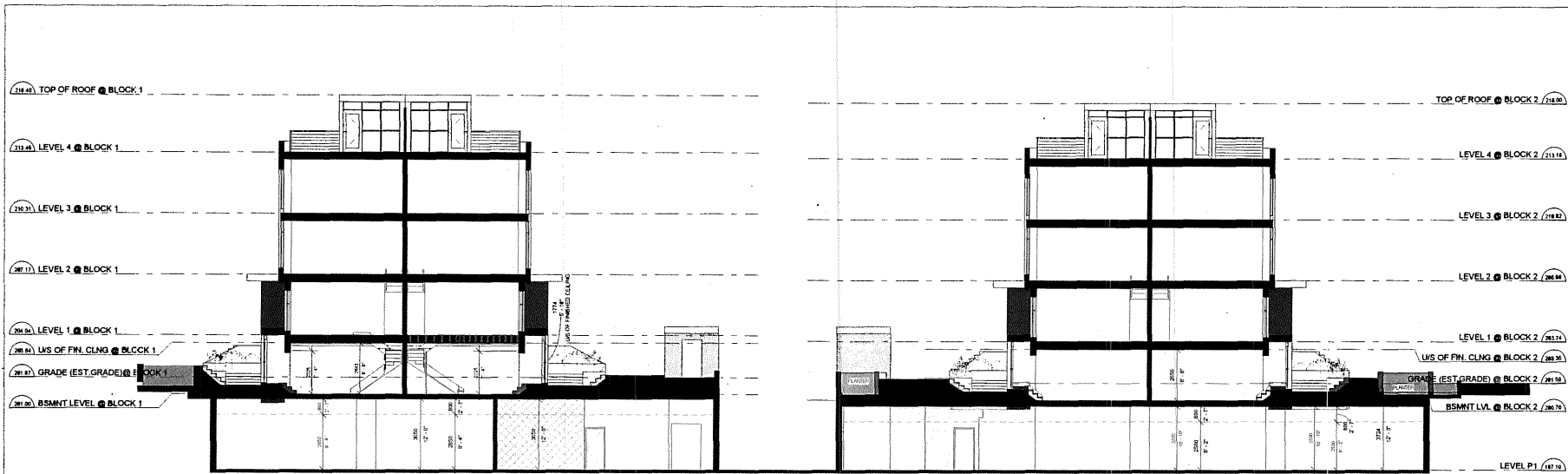
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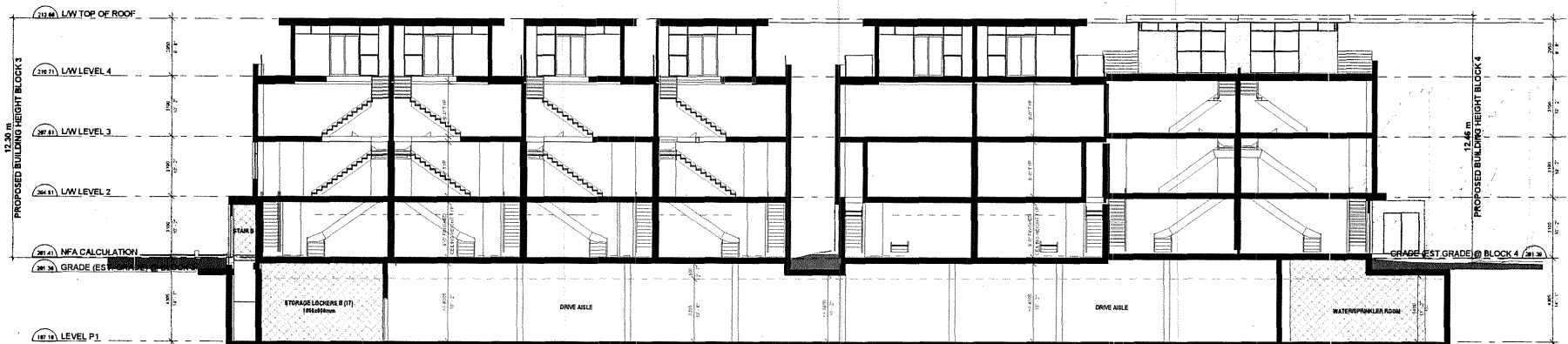
2 Site Section - East-West @ Park (Block 3 & Block 2)
401 Scale: 1 : 100



1 Site Section - West-East @ Park (Block 1 & Block 4)
401 Scale: 1 : 100



1 Site Section - North South (Block 1 & Block 2)
402 Scale: 1 : 100



2 Site Section - North-South (Block 3 & Block 4)
402 Scale: 1 : 100



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01	02/04/2018	SPA

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Author	Drawn	Check



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CLIENT
S.H.U. L.Bal & S.Kumar

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AMANDA FILE # 2018-17282

DRAWING
Sections

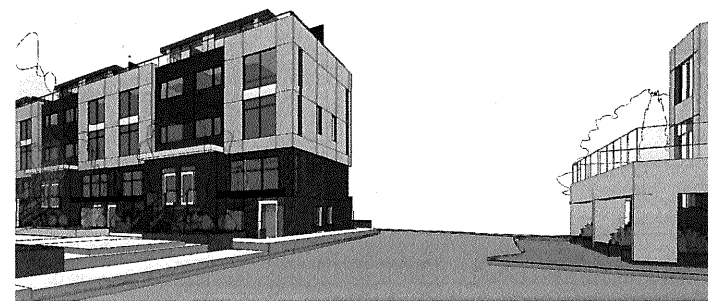
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SCALE	PLOTTED DATE
1 : 100	12/06/2019 3:51:50 PM



1 Exterior View 1 - from Secondary Gateway Feature
Scale:



2 Exterior View 2 - facing North-West
Scale:



3 Exterior View 3 - facing North-West @ Private Road
Scale:



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VANCOUVER, BC V6L 2K6
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01	02/04/2018	SPA

NO	DATE	ISSUED FOR

Author: J. King
Checked: J. King
Drawn: J. King
Date:



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CLIENT
S.Hel. L.Bai & S.Kumaran

PROJECT ADDRESS
168 Old Kennedy Road, Markham, Ontario

AMANDA FILE NO: 2018-12-28
DRAWING

Site Perspectives

PROJECT NUMBER	DATE
17090	12/07/2018 3:51:58 PM
SCALE	PLOTTED DATE
	12/07/2018 3:51:58 PM



1 Exterior View 4 - facing North-East @ Block 2 & 3
502 Scale:



2 Exterior View 5 - facing South-East @ U/G Parking Ramp Entrance
502 Scale:



3 Exterior View 6 - facing South-East @ Parkette
502 Scale:



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02	10/01/2019	REV SUBMISSION
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Project: 3000 Kennedy Road, Markham, Ontario
Client: S.Hui, L. Bai & S. Kumaran
Architect: onespace unlimited inc.



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AMANDA FILE NO: 30-16-17282

DRAWING
Site Perspectives

PROJECT NUMBER	DATE
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SCALE	PLOTTED DATE
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