

COMMITTEE OF ADJUSTMENT STAFF REPORT

DATE: December 4, 2020

FROM: Sean Lapenna, Planner, Planning and Development Services

RE: Minor Variance Application
152 William Graham Drive
Plan 65M4433 LOT 63
File: MV-2020-24

1. APPLICATION

The applicant is requesting the following relief from the Town's Comprehensive Zoning By-law 6000-17, as amended, to permit a reduced rear yard setback for a newly proposed one-storey addition:

- a) Section 24.408.2.2 allows a minimum rear yard of 7.0 metres for additions. The applicant is proposing a one-storey sunroom addition with a rear yard setback of 4.5 metres.

2. BACKGROUND

Subject Property and Area Context

The subject lands are municipally known as 152 William Graham Drive and are located on the west side of William Graham Drive just south of St. John's Sideroad East and west of Leslie Street. As per the application form submitted, the subject lands have a lot area of approximately 560 m² (6,028 ft²) and a frontage of approximately 10.9 m (36 ft). The property contains an existing two-storey single-detached dwelling as well as an existing 6.50 m² (70 ft²) accessory building in the north-west corner of the rear yard.

The subject property is located within an established residential neighbourhood. Surrounding land uses include low-density residential in the form of single-detached dwellings to the north, west and south with environmentally protected lands located to the east.

Proposal

The reduced rear side yard setback variance is being requested to accommodate a proposed one-storey sunroom addition, to be located in the rear yard of the subject lands, at the south-west corner of the existing two-storey single-detached dwelling.

The applicant originally requested a rear yard setback of 3.92 m (13.0 ft) but worked with staff to revise the proposal to increase the setback to 4.5 m (15.0 ft).

According to the updated plans submitted, the one-storey addition has a gross floor area of approximately 19.77 m² (213 ft²) and includes a proposed deck with four steps providing access from grade. The addition is proposed to be constructed 0.98 m (3.21 ft) above grade. The height of the proposed addition from grade is approximately 4.172 m (14.0 ft).

Official Plan

The subject property is designated 'Urban Residential 1' by the Town of Aurora Official Plan. Single detached dwellings are permitted in this designation.

Zoning

The subject lands are zoned R3 (408) (Detached Third Density Residential Exception Zone) by the Town of Aurora Zoning By-law #6000-17, as amended, and one detached dwelling per lot is permitted.

Preliminary Zoning Review

An updated Preliminary Zoning Review (PZR) was completed by the Building Division on December 4, 2020. The PZR identified the required variance and no other non-compliance was identified.

3. REVIEW & COMMENTS

The minor variance application was circulated to Town divisions and applicable external agencies for review and comment. The following is a list of those who were circulated and the comments provided:

Planning Division

a) The proposed variance meets the general intent of the Official Plan

The subject property is designated 'Urban Residential 1' by the Town of Aurora Official Plan. It is the intent of the Urban Residential 1 designation to promote well-designed, low density housing in appropriate locations throughout the community.

The proposed addition is in keeping with the surrounding context and character of the existing neighbourhood.

As such, staff are of the opinion that this variance meets the general intent of the Official Plan.

b) The proposed variance meets the general intent of the Zoning By-law

The purpose of setback requirements in the Zoning By-law is to ensure that adequate separation is provided between buildings on abutting properties. When reviewing a setback requested for a reduced setback, staff are also mindful of any potential negative impacts to neighbouring properties from a privacy standpoint in regards to their rear yard amenity space.

The property located south of the subject lands at 156 William Graham Drive contains a two-storey single-detached dwelling and the proposed addition will be constructed next to the mutual side property line. Staff do not anticipate any impacts as an interior side yard setback of 1.26 m (4.13 ft) – 1.46 m (4.79 ft) will be provided on the subject lands, in addition to the existing side yard setback for the adjacent property to the south. Staff also note that the portion of the addition facing the south interior property line does not include windows which will help to maintain privacy.

The property adjacent to the subject lands to the west (406 Hartwell Way) contains a two-storey single-detached dwelling. Although the addition would be constructed closer to the rear yard property line than what the by-law allows, staff are of the opinion that the new requested variance of 4.5 m (15.0 ft) will not result in any conflicts as it relates to building separation nor will it impact the enjoyment of the rear yard amenity areas with either of the adjacent neighbouring properties as both the side and rear yard setbacks provided are sufficient.

Planning Staff are of the opinion that the proposed minor variance maintains the general intent and purpose of the Zoning By-law.

c) The variance is considered desirable for the appropriate development or use of the land

The proposed addition is located in the rear yard of the property and has been designed in a manner where it will not be visible from the streetscape. As noted previously, the minimum

side yard setback requirements are still being met and when considering the building setbacks of abutting properties, staff do not anticipate any impacts. The applicant has worked with staff to revise the rear yard setback originally requested resulting in an increased setback of 4.5 m (15.0 ft) from the rear yard property line which is sufficient in the opinion of staff.

Based on the above, staff are of the opinion that the proposed sunroom addition and requested variance is compatible with the surrounding area and represents appropriate development of the property.

d) The variance is considered minor in nature

Through the review of this application, staff also advise that all other applicable by-law requirements are still being met. This would include all other setbacks, building height and lot coverage requirements. As such, no other variances have been requested.

Staff are of the opinion that the proposed rear yard setback of 4.5 m (15.0 ft) provides adequate amenity space within the rear yard. Given the existing building location of the dwellings on the subject and adjacent properties, staff are of the opinion that the rear yard setback proposed is sufficient to accommodate the proposed modest building addition.

As such, the subject variance is considered by staff to be minor in nature.

Department and Agency Comments

Department / Agency	Comments Provided
Engineering Services	We have reviewed the above noted variance application and have no concern with its approval.
Building Division	Preliminary Zoning Review conducted. No comments provided specifically on the application at the time of writing this report.
Operational Services - Parks Division	We have reviewed the documentation for the property and have no formal comments regarding the above noted application.
Accessibility Advisor	Reviewed the application and has no objection.
Legal Services	Reviewed the application and has no objection.
Traffic Analyst	Reviewed the application and has no objection.
Central York Fire Services	No comments received at the time of writing of this report.
Lake Simcoe Region Conservation Authority	Based upon our review of the submitted information in support of the application, it is determined that the proposal is generally consistent and in conformity with the natural heritage and natural hazard policies of the applicable Provincial and Regional plans. As such, we recommend that

	<p>any approval of this application for consent be subject to the following conditions:</p> <p>a. That the Owner shall pay all development fees to the LSRCA in accordance with the approved Fees Policy under the <i>Conservation Authorities Act</i> (Note: Under the 2019 LSRCA Fee Policy, this amount is \$500.00).</p> <p>b. That the Owner shall obtain a permit under Ontario Regulation 179/06 prior to the proposed development and site alteration taking place.</p>
The Regional Municipality of York	The Regional Municipality of York has completed its review of Minor Variance MV-2020-24 for the property located at 152 William Graham Drive and has no comment.
Hydro One	We are in receipt of Application MV-2020-23 and MV-2020-24 dated November 13, 2020. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. <u>Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.</u>
Alectra Utilities	<p>We have reviewed the proposed Variance application and have no objections to its approval, subject to the following comments:</p> <p>Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.</p> <p>All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.</p> <p>In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.</p>

	In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work
--	---

Public Correspondence

Written submissions were not received at the time of writing of this report. Should any written submissions be received after the writing of this report, the Secretary Treasurer will provide the submission(s) to Committee members at the meeting.

4. CONCLUSION

Planning staff have reviewed the application with respect to the Section 45(1) of the Planning Act, R.S.O, 1990, c.P.13, as amended, and recommend approval subject to conditions of approval. Please refer to Appendix 'A' for recommended conditions of approval for the requested variance.

5. ATTACHMENTS

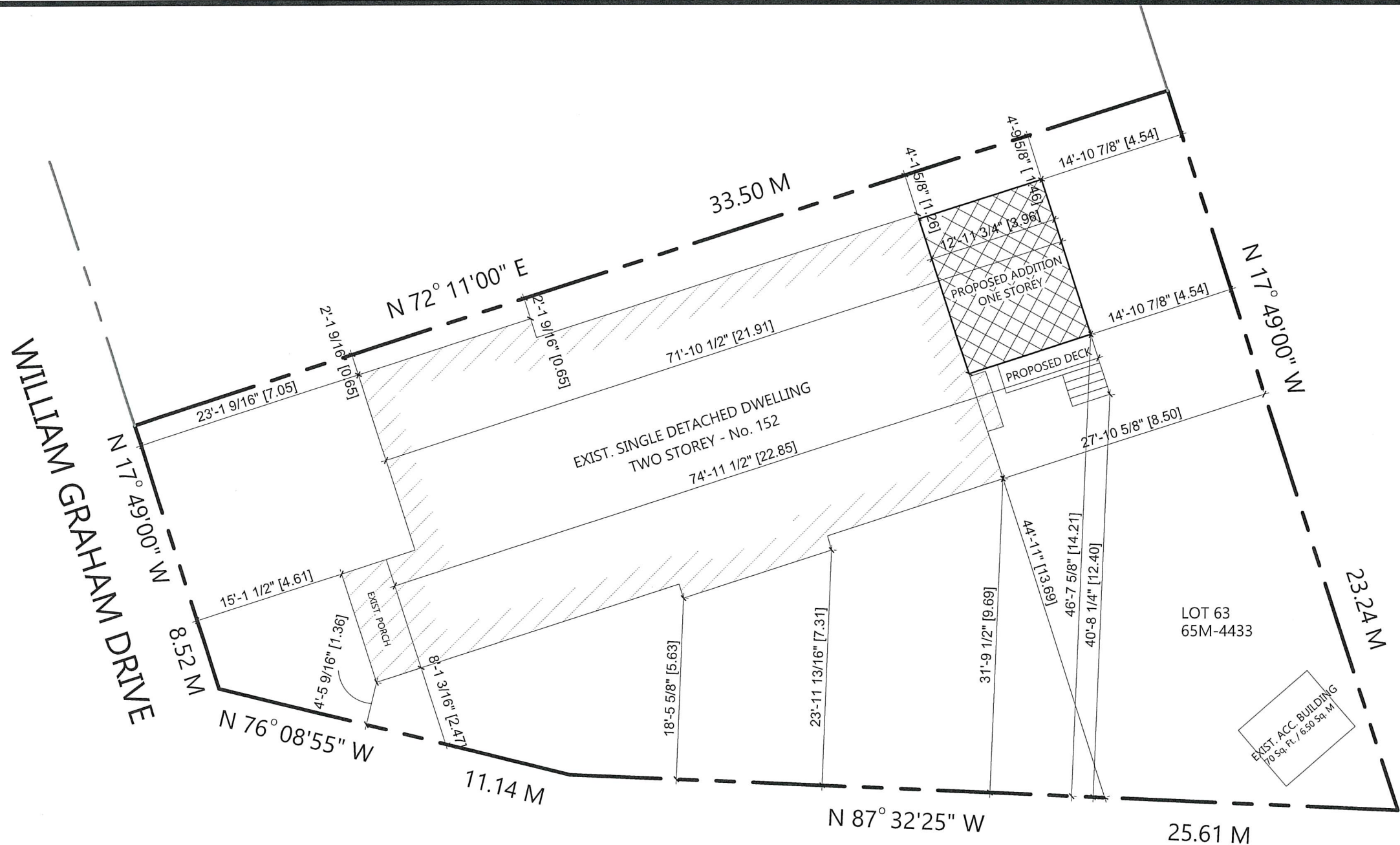
Appendix 'A' – Recommended Conditions of Approval

Appendix 'B' – Site Plan

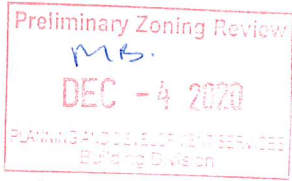
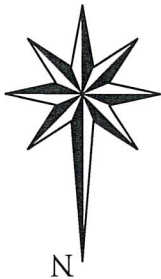
Appendix 'A' – Recommended Condition of Approval

The following conditions are required to be satisfied should application MV-2020-24 be approved by the Committee of Adjustment:

1. That the variance only applies to the subject property, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report which are dated October 17th, 2020 and PZR stamped December 4, 2020, with respect to the location of the addition, to the satisfaction of the Director of Planning and Development Services or designate.
2. That the Owner shall pay all development fees to the LSRCA in accordance with the approved Fees Policy under the *Conservation Authorities Act* (Note: Under the 2019 LSRCA Fee Policy, this amount is \$500.00).
3. That the Owner shall obtain a permit under Ontario Regulation 179/06 prior to the proposed development and site alteration taking place.



SITE STATISTICS - R3 (408)		
	REQUIRED / PERMITTED	PROVIDED
LOT AREA	300 Sq. M	560.10 Sq. M
LOT COVERAGE	N/A	EXIST. DWELLING = 1815.50 Sq. Ft. / 168.67 Sq. M ADDITION = 212.85 Sq. Ft. / 19.77 Sq. M ACC. BUILDING = 70.0 Sq. Ft. / 6.50 Sq. M TOTAL = 2098.35 Sq. Ft. / 194.94 Sq. M (34.81 %)
FRONT YARD SETBACK	4.50 (MAIN BUILDING) 6.0 M (GARAGE)	4.61 M (MAIN BUILDING - EXIST.) 7.05 (GARAGE - EXIST.)
SIDE YARD SETBACK	0.6 M & 1.2 M	0.65 M & 1.36 M (EXIST.)
REAR YARD SETBACK	7.0 M	4.54 M
HEIGHT	11.0 M	+/- 10.75 M (EXIST.) 4.3 M (ADDITION)



SITE PLAN

General Notes

1. All construction shall comply with Ontario Building Code 2012, its subsequent revisions and authorities having jurisdiction. New specific materials and products have to be authorized by agencies like: Canadian Construction Materials Centre C.C.M.C. or Building Materials Evaluation Commission B.M.E.C.Manufacturer's items, materials and construction must comply with requirements of Canada Mortgage and Housing Corporation C.M.H.C.

2. All lumber shall be No. 1 and 2, or better.

3. All plywood shall be stamped exterior grade.

4. Joists spanning more than 2100 mm are to have bridging at least every 2100 mm O.C.

5. Contractor shall be responsible for verifying the locations of all existing above or below grade utilities and services. Applicable utilities shall be given required notice prior to any digging for stake out.

6. Electrical facilities shall comply with O.B.C. 9.34. All electrical work shall be performed by a licensed electrician.

7. Smoke Alarm installed at all levels, and in each bedroom.

8. Carbon Monoxide Alarms installed at all levels adjacent to sleeping areas.

9. Handrails shall be provided at all exterior stairs with more than three risers at height of 3'-0".

10. Exterior guards shall be 3'-6" high. Guards shall be designed to prevent climbing and be provided around every surface with difference in elevation of more than 2'-0". Guards shall be anchored to the deck to resist uniformly distributed top rail load of 0.5 KN/m horizontal as well as 1KN/m applied at any point. O.B.C. 9.8.8.2.

No.	Revision/Issue	Date

Firm Name and Address

CM1 Design

6456 Main Street, Stouffville
Ontario, L4A 5Z4
(416) 795-3620

Project Name and Address

YU

152 GRAHAM DRIVE
AURORA, ONTARIO
L4G 7C4

Project	20-015	Sheet
Date	10.17.2020	SP1
Scale	1:150	

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

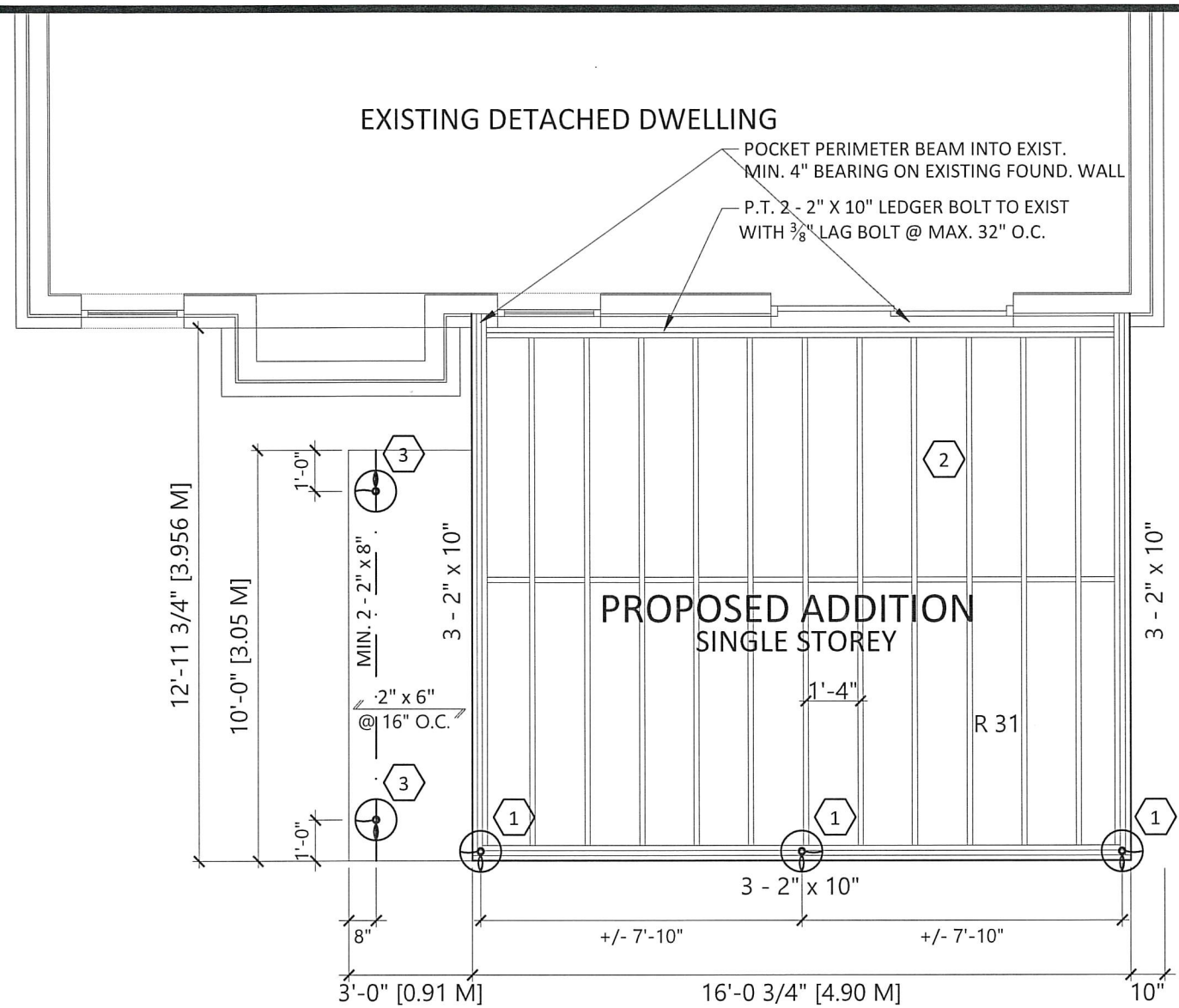
NAME

SIGNATURE

BCIN

CRISTIN MILLER

38262



1

TECHNO POST FOUNDATION
TECHNO METAL POST (AS PER ENGINEERED DRAWINGS INCLUDED)
HELICAL PILE FOUNDATION SYSTEM -CCMC APPROVED
MODEL #P2 - 2 3/8" DIA. POST
MINIMUM 4'-0" BELOW GRADE ON UNDISTURBED GROUND
MINIMUM 6" ABOVE GRADE - TYPICAL
HELIX TO BE DETERMINED AT TIME OF INSTALLATION

INSTALLATION
INSTALLATION TO BE UNDERTAKEN IN SUCH A MANNER SO AS TO PREVENT
DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTY AND UTILITIES.
GRADE TO REMAIN THE SAME.

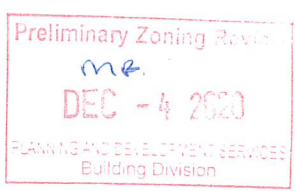
2

FLOOR FRAMING
SUBFLOOR LEVEL TO BE 1 STEP (MAXIMUM 7 7/8" DOWN FROM EXISTING DWELLING)
3/8" T&G PLYWOOD SUBFLOOR SCREWED DOWN
PRESSURE TREATED (P.T.) 2 - 2" x 10" LEDGER BOLT TO EXISTING WITH 3/8" LAG BOLTS @ MAX. 32" O.C.
MIN. R 31 SPRAYFOAM INSULATION AND 6 MIL CONTINUOUS VAPOUR BARRIER
P.T. 3 - 2" x 10" PERIMETER BEAM POCKET INTO EXIST. MIN 4" BEARING ON FOUNDATION WALL.
SPF # 2, 2" x 10" JOISTS @ 16" O.C. WITH BRIDGING @ MIDSPAN
MIN. 1/2" P.T. PLYWOOD BENEATH

3

TECHNO POST FOUNDATION - DECK
TECHNO METAL POST (AS PER ENGINEERED DRAWINGS INCLUDED)
HELICAL PILE FOUNDATION SYSTEM -CCMC APPROVED
MODEL #P1 - 1 7/8" DIA. POST
MINIMUM 4'-0" BELOW GRADE ON UNDISTURBED GROUND
MINIMUM 6" ABOVE GRADE - TYPICAL
HELIX TO BE DETERMINED AT TIME OF INSTALLATION

INSTALLATION
INSTALLATION TO BE UNDERTAKEN IN SUCH A MANNER SO AS TO PREVENT
DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTY AND UTILITIES.
GRADE TO REMAIN THE SAME.



FOUNDATION & FRAMING PLAN

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

NAME CRISTIN MILLER SIGNATURE *Cristin Miller* BCIN 38262

General Notes

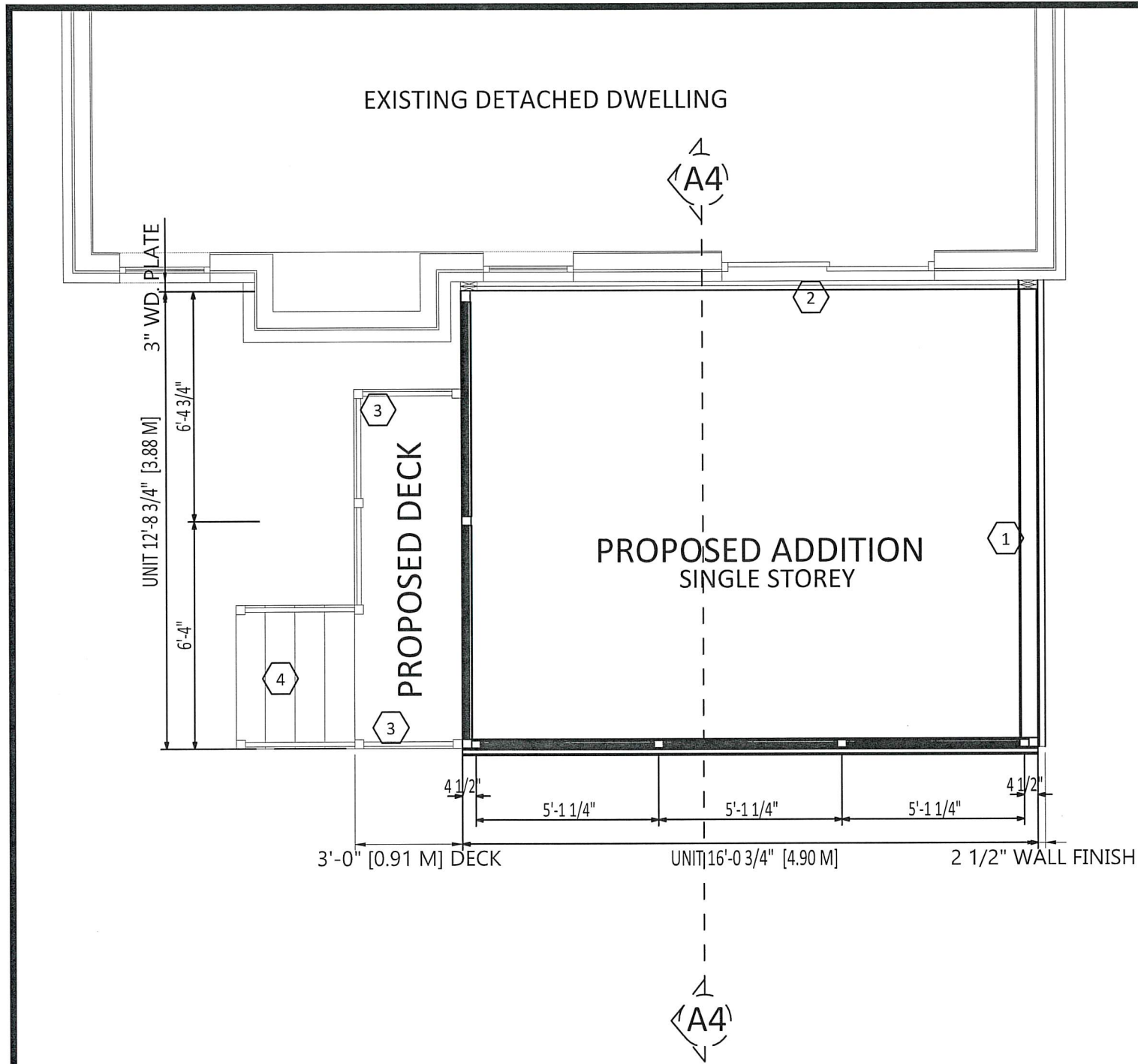
- All construction shall comply with Ontario Building Code 2012, its subsequent revisions and authorities having jurisdiction. New specific materials and products have to be authorized by agencies like: Canadian Construction Materials Centre C.C.M.C. or Building Materials Evaluation Commission B.M.E.C. Manufacturer's items, materials and construction must comply with requirements of Canada Mortgage and Housing Corporation C.M.H.C.
- All lumber shall be No. 1 and 2, or better.
- All plywood shall be stamped exterior grade.
- Joists spanning more than 2100 mm are to have bridging at least every 2100 mm O.C.
- Contractor shall be responsible for verifying the locations of all existing above or below grade utilities and services. Applicable utilities shall be given required notice prior to any digging for stake out.
- Electrical facilities shall comply with O.B.C. 9.34. All electrical work shall be performed by a licensed electrician.
- Smoke Alarm installed at all levels, and in each bedroom.
- Carbon Monoxide Alarms installed at all levels adjacent to sleeping areas.
- Handrails shall be provided at all exterior stairs with more than three risers at height of 3'-0".
- Exterior guards shall be 3'-6" high. Guards shall be designed to prevent climbing and be provided around every surface with difference in elevation of more than 2'-0". Guards shall be anchored to the deck to resist uniformly distributed top rail load of 0.5 KN/m horizontal as well as 1KN/m applied at any point. O.B.C. 9.8.8.2.

No.	Revision/Issue	Date

Firm Name and Address
CM Design
6456 Main Street, Stouffville
Ontario, L4A 5Z4
(416) 795-3620

Project Name and Address
YU
152 GRAHAM DRIVE
AURORA, ONTARIO
L4G 7C4

Project 20-015	Sheet A1
Date 10.17.2020	
Scale 1/4" = 1'-0"	



1. **WALL CONSTRUCTION**
STUCCO FINISH TO MATCH EXISTING AS CLOSE AS POSSIBLE
SELF FURRING WIRE MESH AND OUTSIDE CORNER BEADS AS NECESSARY
METAL LATHE AND SCRATCH COAT, BROWN COAT AND FINISH COAT
(OR IN PLACE OF BROWN COAT 5/1 1-1/2" SM INS FIBER TAPE AND 2 COATS EXTERIOR STUCCO)
3/4" EXTERIOR PLYWOOD SHEATHING
DOUBLE TOP PLATE, SOLE BOTTOM PLATE
2" x 6" WOOD STUDS @ 16" O.C.
R 24 SPRAYFOAM INSULATION & 6 MIL CONTINUOUS VAPOUR BARRIER
1/2" DRYWALL INTERIOR FINISH
2. **WOOD PLATE**
NEW 2 - 2" x 10" WOOD PLATE AT SUNROOM RIDGE
ON MINIMUM 2" x 6" POST EACH END.
BOLT TO EXISTING FOR LATERAL SUPPORT - 3/8" LAG BOLT @ 32" O.C.
3. **GUARDS**
WOOD GUARDS TO BE INSTALLED AT DECK EDGE AND STAIRS
GUARD HEIGHT TO BE MINIMUM 36" WITH MAX. 4" BETWEEN PICKETS
NO MEMBER OR ATTACHMENT BETWEEN 5 1/2" AND 36"
SHALL FACILITATE CLIMBING
4. **STAIRS**
INSTALL NEW PRESSURE TREATED (P.T.) WOOD STAIRS
2" x 12" P.T. STRINGERS, STAIR SURFACE TO BE 2 - 2" x 6" P.T. TREADS
WITH OPEN RISERS.
TO COMPLY WITH OBC SECTION 9.8

General Notes		
1. All construction shall comply with Ontario Building Code 2012, its subsequent revisions and authorities having jurisdiction. New specific materials and products have to be authorized by agencies like: Canadian Construction Materials Centre C.C.M.C. or Building Materials Evaluation Commission B.M.E.C. Manufacturer's items, materials and construction must comply with requirements of Canada Mortgage and Housing Corporation C.M.H.C.		
2. All lumber shall be No. 1 and 2, or better.		
3. All plywood shall be stamped exterior grade.		
4. Joists spanning more than 2100 mm are to have bridging at least every 2100 mm O.C.		
5. Contractor shall be responsible for verifying the locations of all existing above or below grade utilities and services. Applicable utilities shall be given required notice prior to any digging for stake out.		
6. Electrical facilities shall comply with O.B.C. 9.34. All electrical work shall be performed by a licensed electrician.		
7. Smoke Alarm installed at all levels, and in each bedroom.		
8. Carbon Monoxide Alarms installed at all levels adjacent to sleeping areas.		
9. Handrails shall be provided at all exterior stairs with more than three risers at height of 3'-0".		
10. Exterior guards shall be 3'-6" high. Guards shall be designed to prevent climbing and be provided around every surface with difference in elevation of more than 2'-0". Guards shall be anchored to the deck to resist uniformly distributed top rail load of 0.5 KN/m horizontal as well as 1KN/m applied at any point. O.B.C. 9.8.8.2.		
No.	Revision/Issue	Date

Firm Name and Address

CM1
Design
6456 Main Street, Stouffville
Ontario, L4A 5Z4
(416) 795-3620

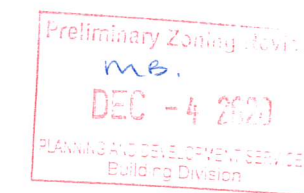
Project Name and Address

YU
152 GRAHAM DRIVE
AURORA, ONTARIO
L4G 7C4

Project 20-015	Sheet A2
Date 10.17.2020	
Scale 1/4" = 1'-0"	

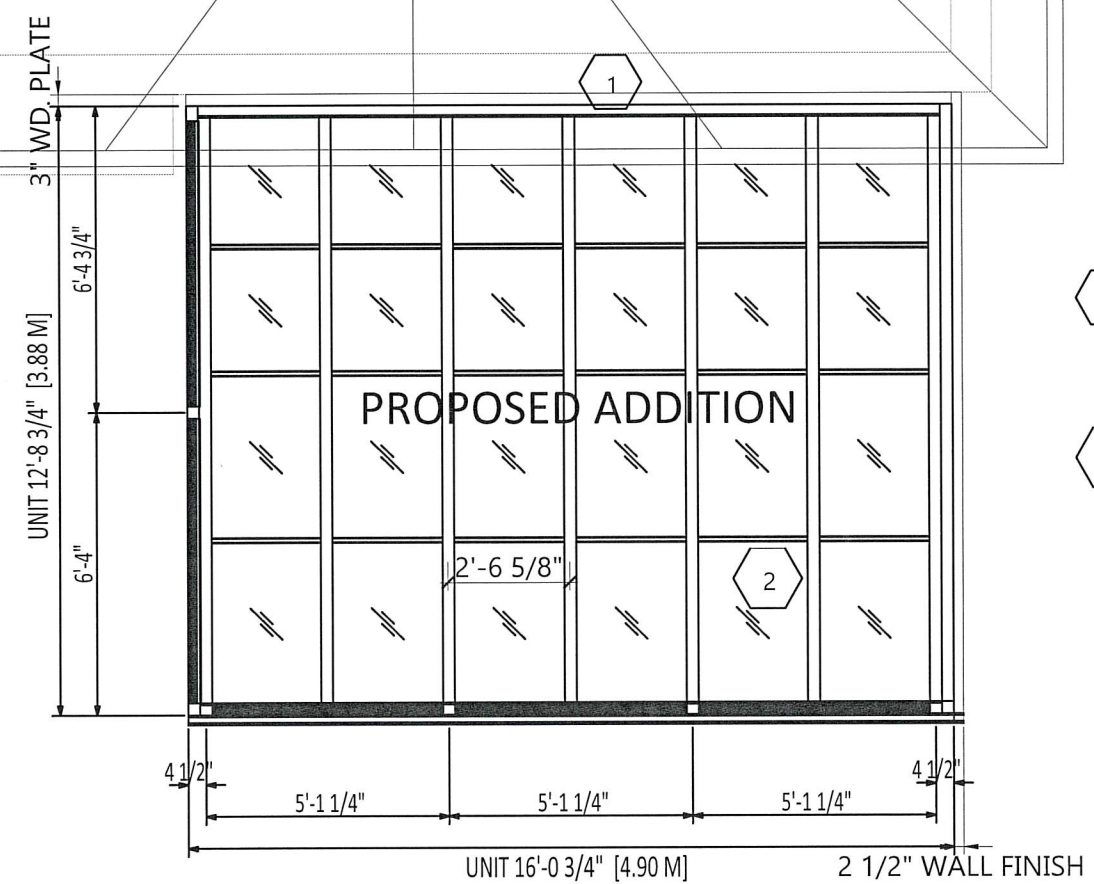
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME SIGNATURE BCIN
CRISTIN MILLER *Cristin Miller* 38262



FLOOR PLAN

EXISTING ROOF AT SECOND STOREY
TO REMAIN UNALTERED



1

FLASHING

ALUM. FLASHINGS & SILICONE SEALANT AT RIDGE
MIN. 0.48 mm THICK ALUM COATED FLASHING

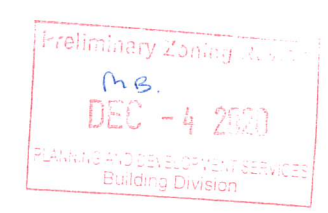
2

ROOF GLAZING

CODE 78 HIGH PERFORMANCE GLAZING
TO BE CONSERVAGLASS + 16mm (MC-16)
MULTI-COAT GLASS (MC-1)
EASY-CLEAN EXTERIOR COATING TECHNOLOGY
ARGON FILLED
82 % OF THE SUN'S RADIANT HEAT WILL BE REFLECTED
LOW VISIBLE REFLECTIVITY
IT HAS AN R4.0 INSULATION VALUE
STAINLESS STEEL WARM EDGE SPACERS FOR LESS CONDUCTIVITY
DUAL SEAL SILICONE
FULLY TEMPERED DOUBLE INSULATED SAFETY GLASS
INSIDE LIGHT TO BE LAMINATED WITH PVB INTERLAYER
SHALL CONFORM WITH CAN/CGSB-12.20-M,
CAN/CGSB-12.20-M89,
AND O.B.C. DIV. B. 9.7.3.2., & 4.3.6.1

DESIGN LOADS

SNOW LOAD= ### PSF
DEAD LOAD= 7.00 PSF



ROOF PLAN

General Notes

1. All construction shall comply with Ontario Building Code 2012, its subsequent revisions and authorities having jurisdiction. New specific materials and products have to be authorized by agencies like: Canadian Construction Materials Centre C.C.M.C. or Building Materials Evaluation Commission B.M.E.C. Manufacturer's items, materials and construction must comply with requirements of Canada Mortgage and Housing Corporation C.M.H.C.
2. All lumber shall be No. 1 and 2, or better.
3. All plywood shall be stamped exterior grade.
4. Joists spanning more than 2100 mm are to have bridging at least every 2100 mm O.C.
5. Contractor shall be responsible for verifying the locations of all existing above or below grade utilities and services. Applicable utilities shall be given required notice prior to any digging for stake out.
6. Electrical facilities shall comply with O.B.C. 9.34. All electrical work shall be performed by a licensed electrician.
7. Smoke Alarm installed at all levels, and in each bedroom.
8. Carbon Monoxide Alarms installed at all levels adjacent to sleeping areas.
9. Handrails shall be provided at all exterior stairs with more than three risers at height of 3'-0".
10. Exterior guards shall be 3'-6" high. Guards shall be designed to prevent climbing and be provided around every surface with difference in elevation of more than 2'-0". Guards shall be anchored to the deck to resist uniformly distributed top rail load of 0.5 KN/m horizontal as well as 1KN/m applied at any point. O.B.C. 9.8.8.2.

No.	Revision/Issue	Date

Firm Name and Address
CM1
Design
6456 Main Street, Stouffville
Ontario, L4A 5Z4
(416) 795-3620

Project Name and Address
YU
152 GRAHAM DRIVE
AURORA, ONTARIO
L4G 7C4

Project 20-015	Sheet A3
Date 10.17.2020	
Scale 1/4" = 1'-0"	

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

NAME SIGNATURE BCIN
CRISTIN MILLER *Cristin Miller* **38262**



EXPOSING BUILDING FACE
LIMITING DISTANCE
ALLOWABLE OPENINGS
TOTAL PROPOSED OPENINGS

639.33 SF [59.4 SM]
4.54 M @ 28 %
179.01 SF
161.25 SF

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

NAME SIGNATURE BCIN
CRISTIN MILLER *Cristin Miller* 38262

REAR (WEST) ELEVATION

General Notes

- All construction shall comply with Ontario Building Code 2012, its subsequent revisions and authorities having jurisdiction. New specific materials and products have to be authorized by agencies like: Canadian Construction Materials Centre C.C.M.C. or Building Materials Evaluation Commission B.M.E.C. Manufacturer's items, materials and construction must comply with requirements of Canada Mortgage and Housing Corporation C.M.H.C.
- All lumber shall be No. 1 and 2, or better.
- All plywood shall be stamped exterior grade.
- Joists spanning more than 2100 mm are to have bridging at least every 2100 mm O.C.
- Contractor shall be responsible for verifying the locations of all existing above or below grade utilities and services. Applicable utilities shall be given required notice prior to any digging for stake out.
- Electrical facilities shall comply with O.B.C. 9.34. All electrical work shall be performed by a licensed electrician.
- Smoke Alarm installed at all levels, and in each bedroom.
- Carbon Monoxide Alarms installed at all levels adjacent to sleeping areas.
- Handrails shall be provided at all exterior stairs with more than three risers at height of 3'-0".
- Exterior guards shall be 3'-6" high. Guards shall be designed to prevent climbing and be provided around every surface with difference in elevation of more than 2'-0". Guards shall be anchored to the deck to resist uniformly distributed top rail load of 0.5 KN/m horizontal as well as 1KN/m applied at any point. O.B.C. 9.8.8.2.

No.	Revision/Issue	Date

Firm Name and Address

CM1
Design
6456 Main Street, Stouffville
Ontario, L4A 5Z4
(416) 795-3620

Project Name and Address

YU
152 GRAHAM DRIVE
AURORA, ONTARIO
L4G 7C4

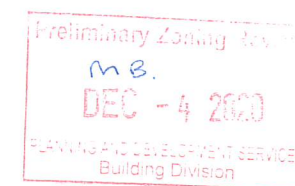
Project
20-015

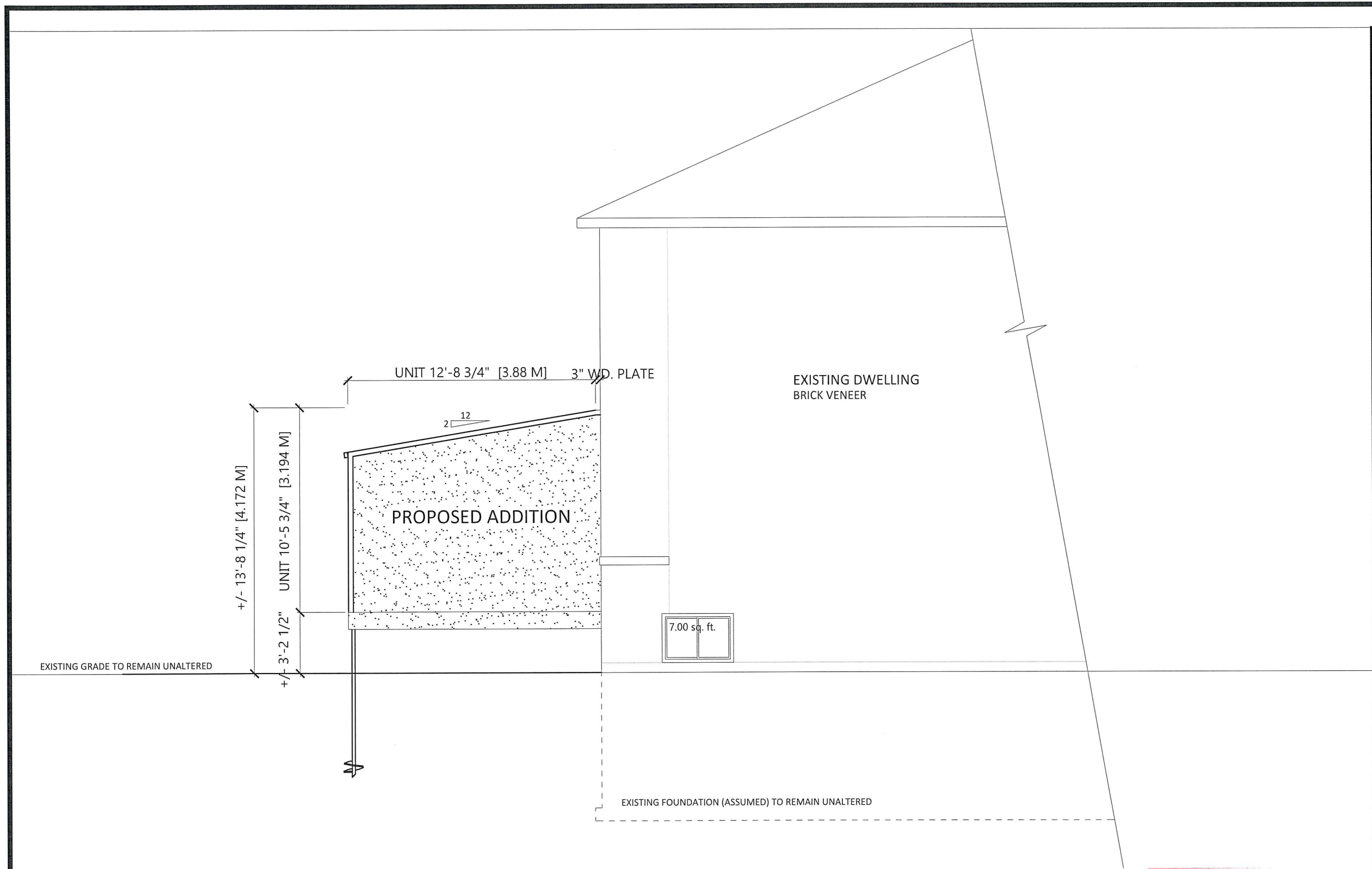
Date
10.17.2020

Scale
1/4" = 1'-0"

Sheet

A5





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

NAME: CRISTIN MILLER SIGNATURE: *Cristin Miller* BCIN: 38262

NO NEW OPENINGS PROPOSED

LEFT (SOUTH) ELEVATION

Preliminary Zoning Review
MB.
DEC - 4 2020
PLANNING AND DEVELOPMENT SERVICES
Building Division

General Notes

- All construction shall comply with Ontario Building Code 2012, its subsequent revisions and authorities having jurisdiction. New specific materials and products have to be authorized by agencies like: Canadian Construction Materials Centre C.C.M.C. or Building Materials Evaluation Commission B.M.E.C. Manufacturer's items, materials and construction must comply with requirements of Canada Mortgage and Housing Corporation C.M.H.C.
- All lumber shall be No. 1 and 2, or better.
- All plywood shall be stamped exterior grade.
- Joists spanning more than 2100 mm are to have bridging at least every 2100 mm O.C.
- Contractor shall be responsible for verifying the locations of all existing above or below grade utilities and services. Applicable utilities shall be given required notice prior to any digging for stake out.
- Electrical facilities shall comply with O.B.C. 9.34. All electrical work shall be performed by a licensed electrician.
- Smoke Alarm installed at all levels, and in each bedroom.
- Carbon Monoxide Alarms installed at all levels adjacent to sleeping areas.
- Handrails shall be provided at all exterior stairs with more than three risers at height of 3'-0".
- Exterior guards shall be 3'-6" high. Guards shall be designed to prevent climbing and be provided around every surface with difference in elevation of more than 2'-0". Guards shall be anchored to the deck to resist uniformly distributed top rail load of 0.5 kN/m horizontal as well as 1 kN/m applied at any point. O.B.C. 9.8.8.2.

No.	Revision/Issue	Date

Firm Name and Address

CM1
Design
6456 Main Street, Stouffville
Ontario, L4A 5Z4
(416) 795-3620

Project Name and Address

YU
152 GRAHAM DRIVE
AURORA, ONTARIO
L4G 7C4

Project 20-015	Sheet A6
Date 10.17.2020	
Scale 1/8" = 1'-0"	



General Notes

1. All construction shall comply with Ontario Building Code 2012, its subsequent revisions and authorities having jurisdiction. New specific materials and products have to be authorized by agencies like: Canadian Construction Materials Centre C.C.M.C. or Building Materials Evaluation Commission B.M.E.C. Manufacturer's items, materials and construction must comply with requirements of Canada Mortgage and Housing Corporation C.M.H.C.
2. All lumber shall be No. 1 and 2, or better.
3. All plywood shall be stamped exterior grade.
4. Joists spanning more than 2100 mm are to have bridging at least every 2100 mm O.C.
5. Contractor shall be responsible for verifying the locations of all existing above or below grade utilities and services. Applicable utilities shall be given required notice prior to any digging for stake out.
6. Electrical facilities shall comply with O.B.C. 9.34. All electrical work shall be performed by a licensed electrician.
7. Smoke Alarm installed at all levels, and in each bedroom.
8. Carbon Monoxide Alarms installed at all levels adjacent to sleeping areas.
9. Handrails shall be provided at all exterior stairs with more than three risers at height of 3'-0".
10. Exterior guards shall be 3'-6" high. Guards shall be designed to prevent climbing and be provided around every surface with difference in elevation of more than 2'-0". Guards shall be anchored to the deck to resist uniformly distributed top rail load of 0.5 KN/m horizontal as well as 1KN/m applied at any point. O.B.C. 9.8.8.2.

No.	Revision/Issue	Date

Firm Name and Address

CM1
Design
6456 Main Street, Stouffville
Ontario, L4A 5Z4
(416) 795-3620

Project Name and Address

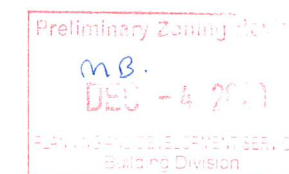
YU
152 GRAHAM DRIVE
AURORA, ONTARIO
L4G 7C4

Project 20-015	Sheet A7
Date 10.17.2020	
Scale 1/8" = 1'-0"	

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

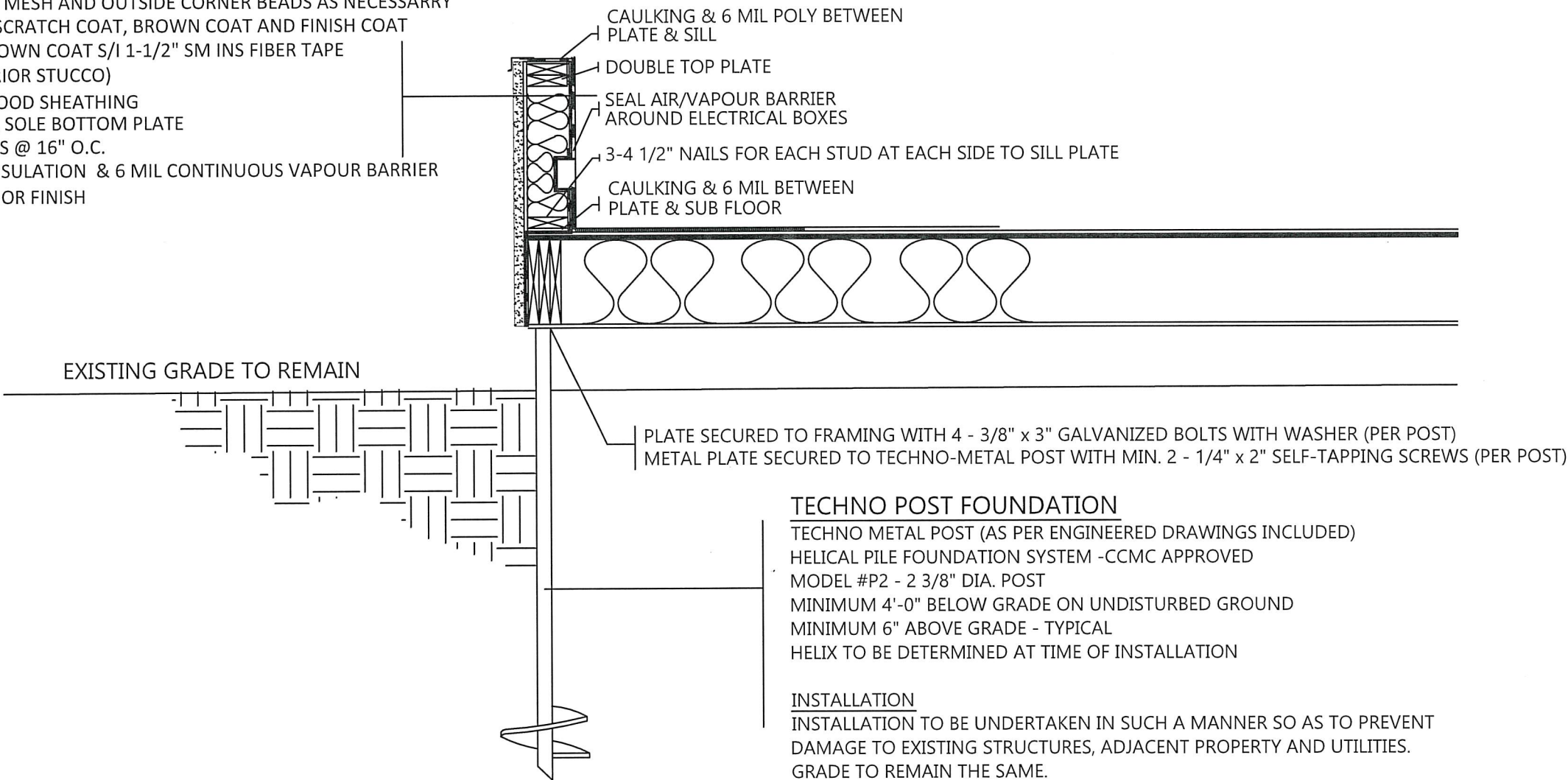
NAME SIGNATURE BCIN
CRISTIN MILLER *Cristin Miller* 38262

RIGHT (NORTH) ELEVATION



FRAMED WALL

STUCCO FINISH TO MATCH EXISTING AS CLOSE AS POSSIBLE
SELF FURRING WIRE MESH AND OUTSIDE CORNER BEADS AS NECESSARRY
METAL LATHE AND SCRATCH COAT, BROWN COAT AND FINISH COAT
(OR IN PLACE OF BROWN COAT S/I 1-1/2" SM INS FIBER TAPE
AND 2 COATS EXTERIOR STUCCO)
3/4" EXTERIOR PLYWOOD SHEATHING
DOUBLE TOP PLATE, SOLE BOTTOM PLATE
2" x 6" WOOD STUDS @ 16" O.C.
R 24 SPRAYFOAM INSULATION & 6 MIL CONTINUOUS VAPOUR BARRIER
1/2" DRYWALL INTERIOR FINISH



TECHNO POST FOUNDATION

TECHNO METAL POST (AS PER ENGINEERED DRAWINGS INCLUDED)
HELICAL PILE FOUNDATION SYSTEM -CCMC APPROVED
MODEL #P2 - 2 3/8" DIA. POST
MINIMUM 4'-0" BELOW GRADE ON UNDISTURBED GROUND
MINIMUM 6" ABOVE GRADE - TYPICAL
HELIX TO BE DETERMINED AT TIME OF INSTALLATION

INSTALLATION

INSTALLATION TO BE UNDERTAKEN IN SUCH A MANNER SO AS TO PREVENT
DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTY AND UTILITIES.
GRADE TO REMAIN THE SAME.

General Notes

1. All construction shall comply with Ontario Building Code 2012, its subsequent revisions and authorities having jurisdiction. New specific materials and products have to be authorized by agencies like: Canadian Construction Materials Centre C.C.M.C. or Building Materials Evaluation Commission B.M.E.C.Manufacturer's items, materials and construction must comply with requirements of Canada Mortgage and Housing Corporation C.M.H.C.
2. All lumber shall be No. 1 and 2, or better.
3. All plywood shall be stamped exterior grade.
4. Joists spanning more than 2100 mm are to have bridging at least every 2100 mm O.C.
5. Contractor shall be responsible for verifying the locations of all existing above or below grade utilities and services. Applicable utilities shall be given required notice prior to any digging for stake out.
6. Electrical facilities shall comply with O.B.C. 9.34. All electrical work shall be performed by a licensed electrician.
7. Smoke Alarm installed at all levels, and in each bedroom.
8. Carbon Monoxide Alarms installed at all levels adjacent to sleeping areas.
9. Handrails shall be provided at all exterior stairs with more than three risers at height of 3'-0".
10. Exterior guards shall be 3'-6" high. Guards shall be designed to prevent climbing and be provided around every surface with difference in elevation of more than 2'-0". Guards shall be anchored to the deck to resist uniformly distributed top rail load of 0.5 KN/m horizontal as well as 1KN/m applied at any point. O.B.C. 9.8.8.2.

No.	Revision/Issue	Date

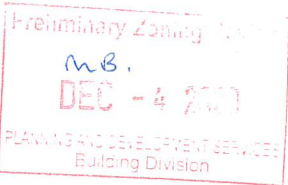
Firm Name and Address

CM1
Design
6456 Main Street, Stouffville
Ontario, L4A 5Z4
(416) 795-3620

Project Name and Address

YU
152 GRAHAM DRIVE
AURORA, ONTARIO
L4G 7C4

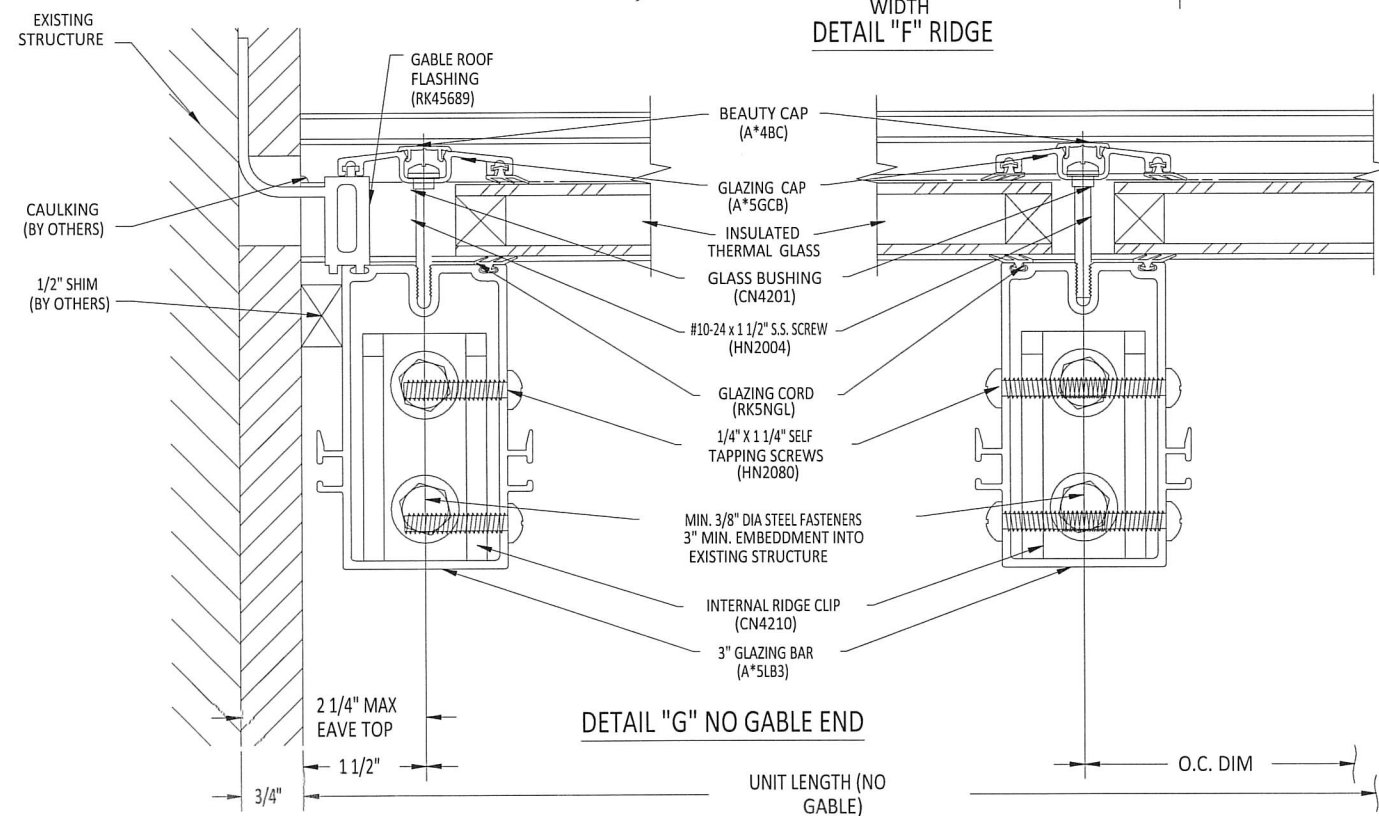
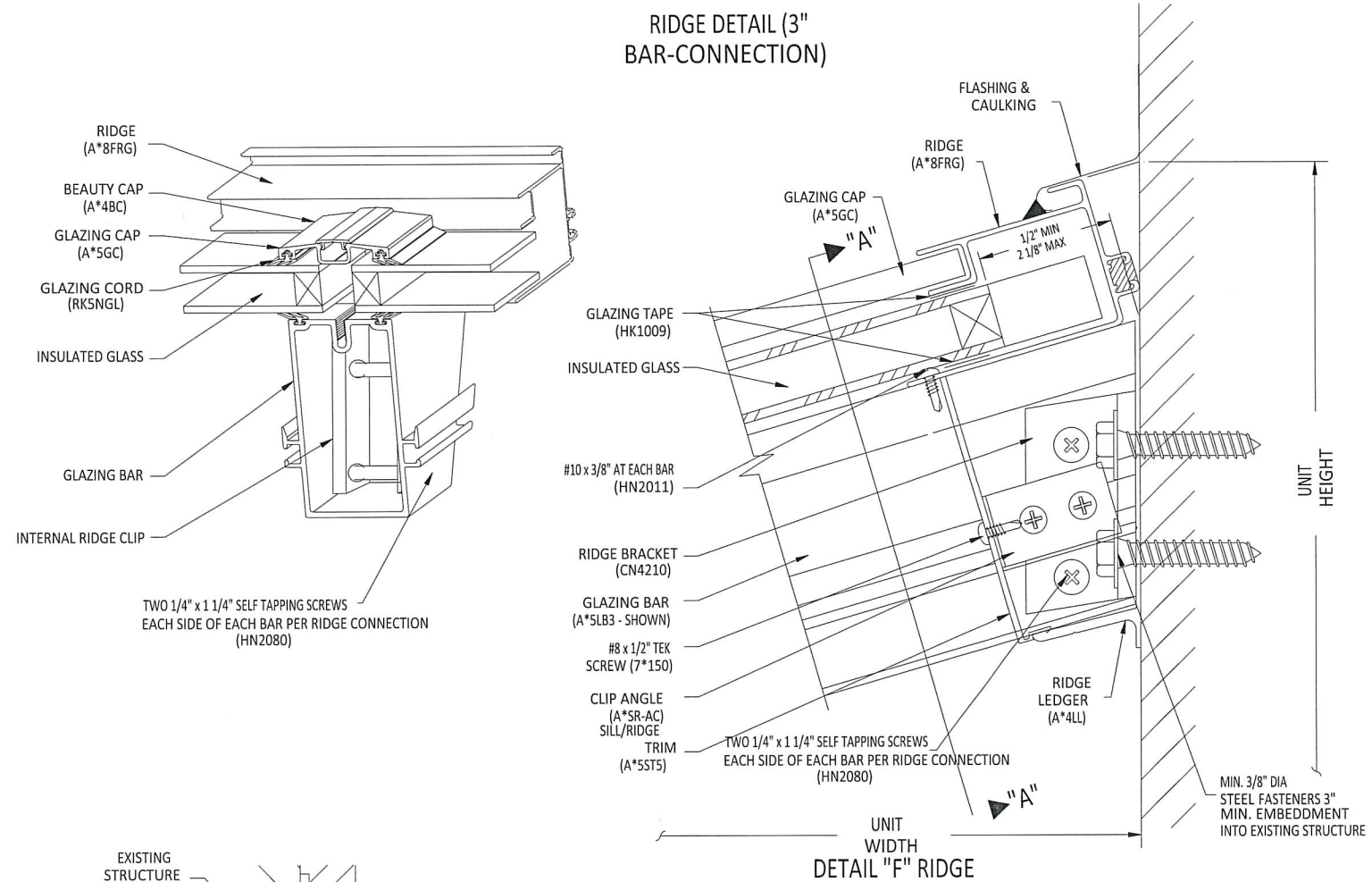
Project 20-015	Sheet A8
Date 10.17.2020	
Scale N.T.S.	



BASEWALL DETAIL

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

NAME SIGNATURE BCIN
CRISTIN MILLER *Cristin Miller* 38262



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

NAME CRISTIN MILLER SIGNATURE *Cristin Miller* BCIN 38262

General Notes		
<ol style="list-style-type: none"> All construction shall comply with Ontario Building Code 2012, its subsequent revisions and authorities having jurisdiction. New specific materials and products have to be authorized by agencies like: Canadian Construction Materials Centre C.C.M.C. or Building Materials Evaluation Commission B.M.E.C. Manufacturer's items, materials and construction must comply with requirements of Canada Mortgage and Housing Corporation C.M.H.C. All lumber shall be No. 1 and 2, or better. All plywood shall be stamped exterior grade. Joists spanning more than 2100 mm are to have bridging at least every 2100 mm O.C. Contractor shall be responsible for verifying the locations of all existing above or below grade utilities and services. Applicable utilities shall be given required notice prior to any digging for stake out. Electrical facilities shall comply with O.B.C. 9.34. All electrical work shall be performed by a licensed electrician. Smoke Alarm installed at all levels, and in each bedroom. Carbon Monoxide Alarms installed at all levels adjacent to sleeping areas. Handrails shall be provided at all exterior stairs with more than three risers at height of 3'-0". Exterior guards shall be 3'-6" high. Guards shall be designed to prevent climbing and be provided around every surface with difference in elevation of more than 2'-0". Guards shall be anchored to the deck to resist uniformly distributed top rail load of 0.5 kN/m horizontal as well as 1 kN/m applied at any point. O.B.C. 9.8.8.2. 		
No.	Revision/Issue	Date

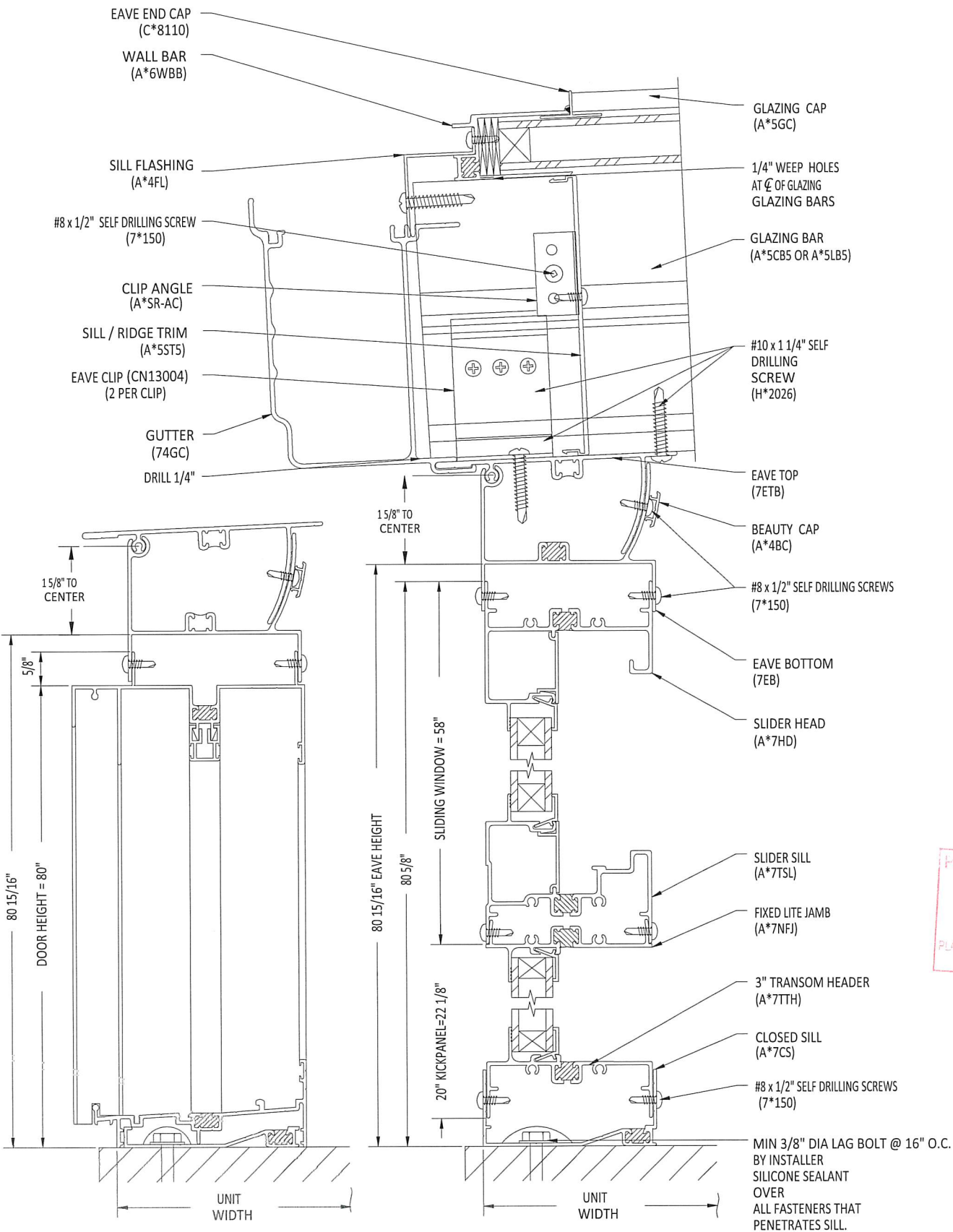
Firm Name and Address
CM1
 Design
 6456 Main Street, Stouffville
 Ontario, L4A 5Z4
 (416) 795-3620

Project Name and Address
 YU
 152 GRAHAM DRIVE
 AURORA, ONTARIO
 L4G 7C4

Project 20-015	Sheet A9
Date 10.17.2020	
Scale N.T.S.	

Preliminary Zoning Map
 m.b.
 DEC - 4 2020
 PLANNING AND DEVELOPMENT SERVICES
 Building Division

FRONT WALL DETAIL (5" GLAZING BAR)



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

NAME SIGNATURE BCIN
CRISTIN MILLER *Cristin Miller* 38262

General Notes

1. All construction shall comply with Ontario Building Code 2012, its subsequent revisions and authorities having jurisdiction. New specific materials and products have to be authorized by agencies like: Canadian Construction Materials Centre C.C.M.C. or Building Materials Evaluation Commission B.M.E.C. Manufacturer's items, materials and construction must comply with requirements of Canada Mortgage and Housing Corporation C.M.H.C.
2. All lumber shall be No. 1 and 2, or better.
3. All plywood shall be stamped exterior grade.
4. Joists spanning more than 2100 mm are to have bridging at least every 2100 mm O.C.
5. Contractor shall be responsible for verifying the locations of all existing above or below grade utilities and services. Applicable utilities shall be given required notice prior to any digging for stake out.
6. Electrical facilities shall comply with O.B.C. 9.34. All electrical work shall be performed by a licensed electrician.
7. Smoke Alarm installed at all levels, and in each bedroom.
8. Carbon Monoxide Alarms installed at all levels adjacent to sleeping areas.
9. Handrails shall be provided at all exterior stairs with more than three risers at height of 3'-0".
10. Exterior guards shall be 3'-6" high. Guards shall be designed to prevent climbing and be provided around every surface with difference in elevation of more than 2'-0". Guards shall be anchored to the deck to resist uniformly distributed top rail load of 0.5 KN/m horizontal as well as 1KN/m applied at any point. O.B.C. 9.8.8.2.

No.	Revision/Issue	Date

Firm Name and Address

CM1
Design
6456 Main Street, Stouffville
Ontario, L4A 5Z4
(416) 795-3620

Project Name and Address

YU
152 GRAHAM DRIVE
AURORA, ONTARIO
L4G 7C4

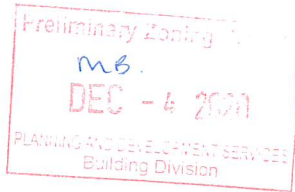
Project
20-015

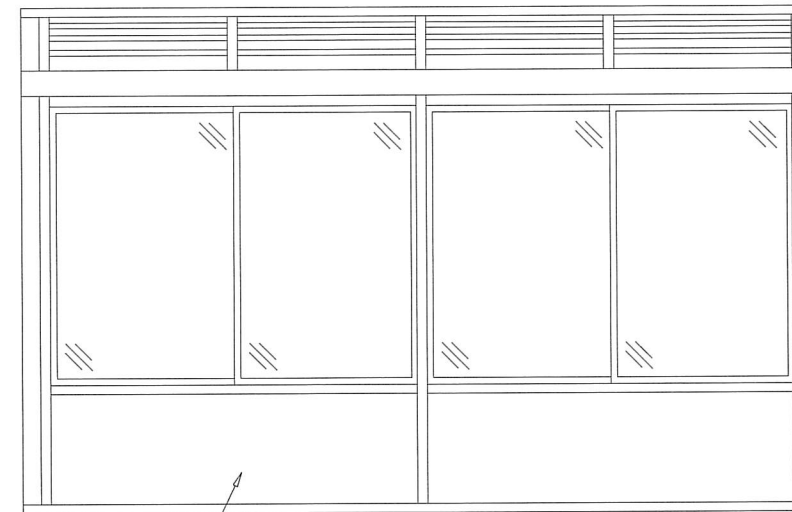
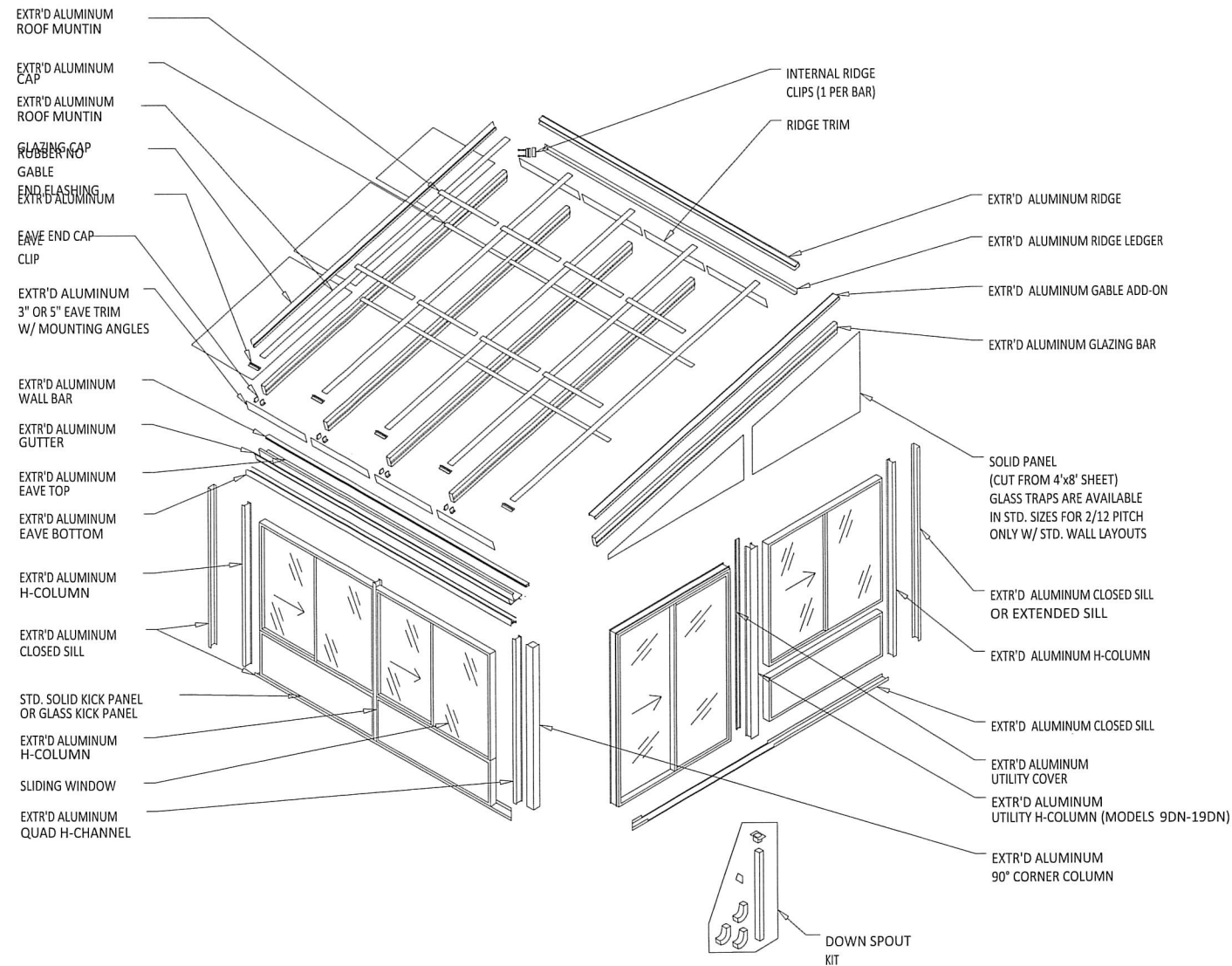
Date
10.17.2020

Scale
1/8" = 1'-0"

Sheet

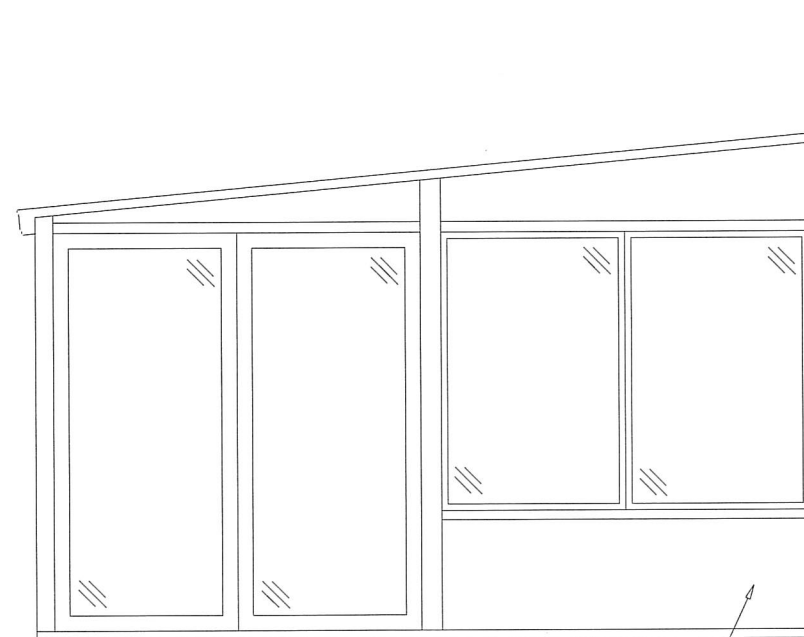
A10





GLASS OR
SOLID
KICK PANEL

FRONT
ELEVATION

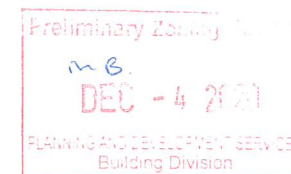


GLASS OR
SOLID
KICK PANEL

GABLE
ELEVATION

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

NAME SIGNATURE BCIN
CRISTIN MILLER *Cristin Miller* 38262



General Notes

- All construction shall comply with Ontario Building Code 2012, its subsequent revisions and authorities having jurisdiction. New specific materials and products have to be authorized by agencies like: Canadian Construction Materials Centre C.C.M.C. or Building Materials Evaluation Commission B.M.E.C. Manufacturer's items, materials and construction must comply with requirements of Canada Mortgage and Housing Corporation C.M.H.C.
- All lumber shall be No. 1 and 2, or better.
- All plywood shall be stamped exterior grade.
- Joists spanning more than 2100 mm are to have bridging at least every 2100 mm O.C.
- Contractor shall be responsible for verifying the locations of all existing above or below grade utilities and services. Applicable utilities shall be given required notice prior to any digging for stake out.
- Electrical facilities shall comply with O.B.C. 9.34. All electrical work shall be performed by a licensed electrician.
- Smoke Alarm installed at all levels, and in each bedroom.
- Carbon Monoxide Alarms installed at all levels adjacent to sleeping areas.
- Handrails shall be provided at all exterior stairs with more than three risers at height of 3'-0".
- Exterior guards shall be 3'-6" high. Guards shall be designed to prevent climbing and be provided around every surface with difference in elevation of more than 2'-0". Guards shall be anchored to the deck to resist uniformly distributed top rail load of 0.5 kN/m horizontal as well as 1 kN/m applied at any point. O.B.C. 9.8.8.2.

No.	Revision/Issue	Date

Firm Name and Address

CM Design
6456 Main Street, Stouffville
Ontario, L4A 5Z4
(416) 795-3620

Project Name and Address

YU
152 GRAHAM DRIVE
AURORA, ONTARIO
L4G 7C4

Project 20-015	Sheet A11
Date 10.17.2020	
Scale 1/8" = 1'-0"	