

# Memorandum to the City of Markham Committee of Adjustment

December 10, 2020

**File:** A/048/20  
**Address:** 220 Cachet Woods Court Markham  
**Applicant:** 10057428 CANADA CORP.  
**Agent:** Corbett Land Strategies Inc. (Nick Wood)  
**Hearing Date:** December 16, 2020

Further to our previous comments provided to the Committee of Adjustment for the meetings on July 9, 2020, September 2, 2020, and December 2, 2020, the following additional comments are provided on behalf of the West Team:

The applicant is requesting relief from the requirements of By-law 165-80, as amended to permit:

- b) **Section 6.4.3 (a):**  
A maximum allowable floor area ratio of 140 percent, whereas the By-law permits a maximum of 70 percent;
- j) **Section 4.7.1 (b):**  
A minimum landscaped strip of 1.5 m (4.92 ft.) along Cachet Woods Court, whereas the By-law requires a minimum landscape strip of 3.0 m (26.01 ft.);

The requested variances relate to a proposed 5-storey office building on the subject property.

## COMMENTS

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

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

### Reduced Landscape Strip Variance

As noted Staff's previous comments for the Committee Adjustment meeting on December 2, 2020, an additional variance is required to permit a reduced landscape strip of 1.5 m (4.92 ft.) along Cachet Woods, whereas a minimum landscape strip of 6.0 m (19.68 ft.) is required. Staff previously commented that we had no issue with the requested variance provided that proper notification of the variance was provided under the Planning Act. Consequently, Staff are of the opinion that the variance meets the above noted four tests of the Planning Act and can be supported.

### Revised Floor Area Ratio Variance

The applicant amended the floor area ratio variance at the December 2, 2020 Committee of Adjustment hearing and is now requesting relief from the requirements of the zoning by-law to permit a maximum floor area ratio of 140 %, whereas a maximum of

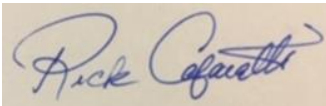
70% is permitted. This represents an increased floor area ratio of 100%. Staff previously supported a variance to permit a maximum floor area ratio of 137% on the basis that the massing and design of office buildings and lot sizes within Markham's employment areas are diverse in order to meet the needs of the landowner while ensuring that development standards and criteria support consistent, high quality building and site design.

The applicant has further indicated that the actual GFA of the proposed office building is 16,282.16 m<sup>2</sup> (175,259.71 ft<sup>2</sup>) and results in a floor area ratio of 138.66%, whereas the proposed GFA was previously identified as 16,096.6 m<sup>2</sup> (173,262.3 ft<sup>2</sup>) and resulted in a floor area ratio of 137%. The applicant has further indicated the proposed increased floor area ratio of 140% will provide an additional buffer should any discrepancies in floor area calculation arise at the building permit review stage.

Staff are of the opinion that the Committee should satisfy themselves as to the appropriateness of the proposed floor area ratio to 140%.

Please see Appendix "A" of the previous Staff comments for the December 2, 2020 Committee of Adjustment hearing for applicable conditions to be attached to any approval of the amended application.

PREPARED BY:

A handwritten signature in blue ink, reading "Rick Cefaratti", on a light-colored rectangular background.

Rick Cefaratti, MCIP, RPP, Senior Planner, West District

REVIEWED BY:

A handwritten signature in blue ink, reading "Stephen Kitagawa", on a light-colored rectangular background.

Stephen Kitagawa, Acting Manager, West District

# Memorandum to the City of Markham Committee of Adjustment

November 25, 2020

**File:** A/048/20  
**Address:** 220 Cachet Woods Court Markham  
**Applicant:** 10057428 CANADA CORP.  
**Agent:** Corbett Land Strategies Inc. (Nick Wood)  
**Hearing Date:** December 2, 2020

Further to our previous comments provided to the Committee of Adjustment for the meetings on July 9, 2020 and September 2, 2020, the following additional comments are provided on behalf of the West Team:

The applicant is requesting relief from the requirements of By-law 165-80, as amended to permit:

- a) **Section 6.4.1 (d)(iii):**  
A maximum gross floor area for an accessory retail store of 278 m<sup>2</sup> (2,992.36 ft<sup>2</sup>), whereas the By-law permits a maximum of 100 m<sup>2</sup> (1,076.39 ft<sup>2</sup>);
- b) **Section 6.4.3 (a):**  
A maximum allowable floor area ratio of 137 percent, whereas the By-law permits a maximum of 70 percent;
- c) **Section 4.6.2 (d)(i):**  
A minimum front yard setback of 3.0 m (9.84 ft.), whereas the By-law requires a minimum front yard setback of 12.0 m (39.37 ft.);
- d) **Section 5.2 (d)(iii):**  
A minimum north interior side yard setback of 3.0 m (9.84 ft.), whereas the By-law requires a minimum interior side yard of 7.93 m (26.01 ft.);
- e) **Section 5.2 (d)(iii):**  
A minimum south interior side yard setback of 6.0 m (19.68 ft.), whereas the By-law requires a minimum interior side yard of 7.93 m (26.01 ft.);
- f) **Section 5.2. (d)(v):** a yard encroachment (north) of 1.5 m (4.92 ft.), whereas the By-law permits a maximum encroachment of 0.45 m (1.47 ft.);
- g) **Section 5.2 (d)(v):**  
A yard encroachment (south) of 2.0 m (6.56 ft.), whereas the By-law permits a maximum encroachment of 0.45 m (1.47 ft.);
- h) **Section 5.2 (d)(v):**  
A yard encroachment (front) of 1.5 m (4.92 ft.), whereas the By-law permits a maximum encroachment of 0.45 m (1.47 ft.);
- i) **Parking By-law 28-97, Section 3.0:**  
A minimum of parking 344 spaces, whereas the By-law requires a minimum of 427 spaces;

The requested variances relate to a proposed 5-storey office building on the subject property.

## **BACKGROUND**

### **Property Description**

The 1.24 hectare (3.06 acre) subject property is located on the west side of Cachet Woods Court, north of 16<sup>th</sup> Avenue. The subject property abuts the Highway 404 right-of-way, which is located to the west and is currently undeveloped. Located to the north is a woodlot. A portion of this woodlot will be removed to facilitate a planned mid-block flyover of Highway 404, which will cross Cachet Woods Court from Markland Street in the City of Markham to Leslie Street in the City of Richmond Hill. It will require a re-alignment of Cachet Woods Court and will result in a 0.06 hectare (0.16 acre) reduction to the land area of the subject property. Located to the south is a recently constructed 3 (three) storey office building (Howland Green Business Centre). To the east, across Cachet Woods Court is undeveloped tableland valley corridor. Located to the west is Highway 404.

### Application deferred sine die

Application A/048/20 was deferred sine die by the Committee of Adjustment at their meetings on July 9, 2020 and September 2, 2020 to provide an opportunity to confirm the accuracy of the requested variances, and additional time for the applicant's Transportation consultant to provide Transportation Planning staff with an appropriate justification for the proposed reduction in parking.

### **Proposal**

The applicant is requesting relief from the provisions of the by-law to facilitate the development of a 5 storey office building for the headquarters of a telecommunications provider (IRISTEL), which includes underground parking and an accessory retail component with access provided from within the building. The proposed gross floor area for the office building is approximately 16,096.6 m<sup>2</sup> (173,262.4 ft<sup>2</sup>) (See Appendix 'B'). Staff are currently reviewing a site plan application for the proposed office building under file SPC 20 112635. Staff note that the IRISTEL proposal was endorsed in principle by the Development Services Committee at their meeting on November 23, 2020. In addition, site plan approval authority was delegated to the Director of Planning and Urban Design.

### **Official Plan and Zoning**

#### 2014 Official Plan

The subject property is designated "Business Park Employment" under the 2014 Official Plan (as partially approved on November 24, 2017 and updated by the LPAT on April 9, 2018). Business Park Employment lands are planned to be developed for prestige industrial and office development with good visibility and access to adjoining 400 series highways (404). The range of uses provided for within this designation include manufacturing, processing, warehousing, and office uses. This designation also provides for ancillary uses such retail, service and restaurant uses, provided that the combined gross floor area devoted to such ancillary uses are limited to a maximum of 15 percent of the total gross floor area of the building and, access to the premises is integrated within the building.

#### Zoning By-law

The subject property is zoned "M.C. 70% - SELECT INDUSTRIAL AND LIMITED COMMERCIAL" under By-law 165-80, as amended by By-law 48-93. Permitted uses under this zone category include warehousing of goods and materials, assembly,

manufacturing, repair and servicing, banks, financial institutions, as well as professional and business offices. The Zoning By-law also permits accessory retail stores and personal service shops to serve the occupants of an office building, subject to the following:

- access being provided only from the interior lobby of a building;
- no outdoor signs to advertise the accessory use; and,
- the floor area devoted to such uses not exceeding the lesser of either 5 % of the gross floor area or 100 m<sup>2</sup>.

### **Zoning Preliminary Review Undertaken**

In addition to the Building Department's Zoning review through the associated site plan application, a separate Zoning Preliminary Review (ZPR 19 136071) has been undertaken to confirm the required variances.

### **COMMENTS**

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

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

#### Increased Gross Floor Area for Retail Sales Gross Variance

The applicant is requesting relief from the requirements of the zoning by-law to permit accessory retail sales on the property to have a maximum gross floor area of 278 m<sup>2</sup> (2,992.36 ft<sup>2</sup>), whereas the By-law permits a maximum of 100 m<sup>2</sup> (1,076.39 ft<sup>2</sup>). This represents an increase in gross floor area devoted to accessory retail sales of 178 m<sup>2</sup> (1,916 ft<sup>2</sup>). Staff are of the opinion that the proposed variance is desirable for the appropriate development of the site and meets the general intent of the Official Plan, as the proposed accessory retail space represents only 1.5% of the overall gross floor area of the proposed building.

#### Increased Floor Area Ratio Variance

The applicant is requesting relief from the requirements of the zoning by-law to permit an increased floor area ratio of 137%, whereas a maximum of 70% is permitted. This represents an increased floor area ratio of approximately 97%. However, when staff are determining whether a variance should be considered "minor in nature", it is not always based simply on the numeric value of variance requested. The proposed development, context and surrounding area is all taken in to consideration when determining whether the requested variance is considered 'minor'. Staff note that the massing and design of office buildings within Markham's employment areas are diverse in order to meet the needs of the landowner while ensuring that development standards and criteria support consistent, high quality building and site design. Staff are of the opinion that requested variance is desirable for the appropriate development of a high quality office building on the subject lands.

#### Reduced Front Yard and Interior Side Yard Variances Side Yard Setback Variances

The applicant is requesting relief from the requirements of the zoning by-law to permit a reduced minimum front yard setback of 3.0 m (9.84 ft.), a reduced minimum north interior side yard setback of 3.0 m (9.84 ft.), and a reduced minimum south interior side

yard setback of 6.0 m (19.68 ft.). Staff do not anticipate any adverse impacts as a result of the proposed reduced front yard and interior side yard setback variances.

#### Front Yard, North Yard and South Yard Encroachment Variances

The applicant is requesting relief from the requirements of the zoning by-law to permit a north yard encroachment of 1.5 m (4.92 ft.), a south side yard encroachment of 2.0 m (6.56 ft.), and a front yard encroachment of 1.5 m (4.92 ft.), whereas a maximum encroachment of 0.45 m (1.47 ft.) is permitted. These variances relate to proposed architectural features including a metal trellis to accentuate the overall design of the office building, and to support landscaping materials proposed to cover the front wall of the office building. Staff do not anticipate any adverse impacts as a result of the proposed encroachments into the north, south and front yards.

#### Reduced Parking Variance

The applicant is requesting relief from the requirements of the zoning by-law to permit a minimum of parking 344 spaces, whereas the By-law requires a minimum of 427 spaces. Transportation Planning Staff has indicated that based on their review of revised information provided by the applicant's Transportation Consultant (Lea Consulting Ltd.), the requested parking reduction can be supported. Consequently, Staff have no objections to the requested variance subject to the implementation of Transportation Demand Management (TDM) measures to reduce auto dependence and encourage mode share options such as transit and cycling by providing bicycle racks, and repair stations, carpool parking and signage as well as Smart Commute Membership and Implementation. The TDM requirements will be secured in the associated site plan agreement through a TDM-Letter of Credit (LC) amount.

#### Additional Variance required for Reduced Landscape Strip

Staff note that an additional variance to Zoning By-law 165-80, as amended, was identified through the above-noted ZPR process as follows:

- j) **Section 4.7.1 (b):** to permit a minimum landscape strip along Cachet Woods of 1.5 m (4.92 ft.), whereas the By-law requires a minimum of 6.0 m (19.68 ft.);

The proposed reduced landscape strip relates to the location of the proposed five (5) storey office building to create a strong street edge along Cachet Woods Court. It also facilitates the re-alignment of Cachet Woods Court to accommodate the above-noted mid-block flyover of Highway 404. Staff are of the opinion that the requested variance is minor in nature. Staff recommends that the variance application be amended to include the additional variance to permit a reduced landscape strip of 1.5 m (4.92 ft.) adjacent to Cachet Woods Court.

Although staff have no issues with the requested variance in principle, this variance was not included in the latest public notice. Consequently, staff recommend that the variance for a reduced landscape strip be deferred to the December 16, 2020 Committee of Adjustment Hearing, so that proper notification of the variance is provided.

#### **PUBLIC INPUT SUMMARY**

One written submission was received as of November 25, 2020, requesting to be kept informed on the status of the variance application. 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.

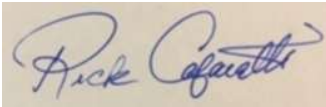
## **CONCLUSION**

Based on the discussion above, staff are of the opinion that the requested variances meet the four tests of the Planning Act. Staff have no objections to the approval of the minor variance application. However, staff recommend that the variance to permit a reduced landscape strip from 6.0 m to 1.5 m adjacent to Cachet Woods Court, be deferred to December 16, 2020 so that proper notification of this variance can be provided. Staff further 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:

A handwritten signature in blue ink that reads "Rick Cefaratti". The signature is written in a cursive style with a large, stylized 'R'.

Rick Cefaratti, MCIP, RPP, Senior Planner, West District

REVIEWED BY:

A handwritten signature in black ink that reads "Stephen Kitagawa". The signature is written in a cursive style with a large, stylized 'S'.

Stephen Kitagawa, Acting Manager, West District

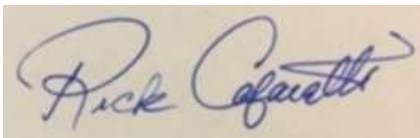
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## **APPENDIX “A”**

### **CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/048/20**

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as ‘Appendix B’ to this Staff Report, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
3. That the maximum gross floor area for an accessory retail store shall be limited to 278 m<sup>2</sup>;
4. The applicant shall demonstrate to the satisfaction of the Director of Engineering or designate, that Transportation Demand Management Measures (TDM) measures are proposed for the subject site through the associated site plan application to reduce auto dependence and encourage the mode share of non-auto modes such as transit and cycling, by including the following measures:
  - Bike racks
  - Bike repair station
  - Carpool parking and signage
  - Smart Commute Membership and Implementation
5. That the applicant provides a payment of all of the required minor variance application fees; and, that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design or their designate.

PREPARED BY:

A handwritten signature in blue ink, reading "Rick Cefaratti", is shown on a light-colored rectangular background.

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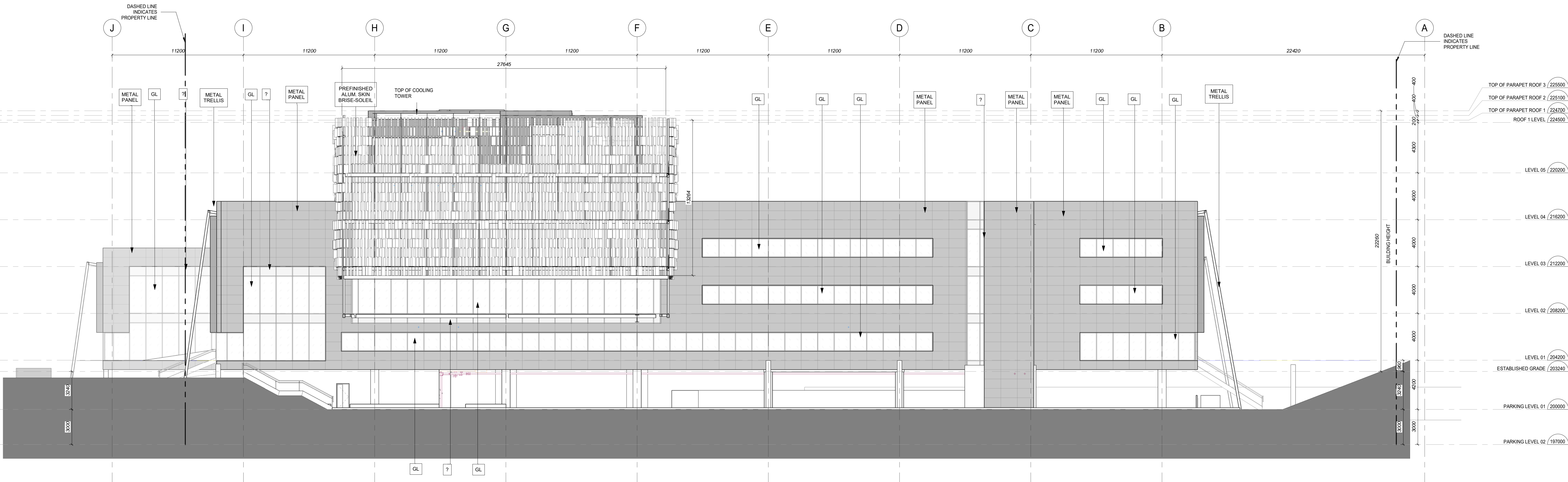
Rick Cefaratti, MCIP, RPP, Senior Planner, West District



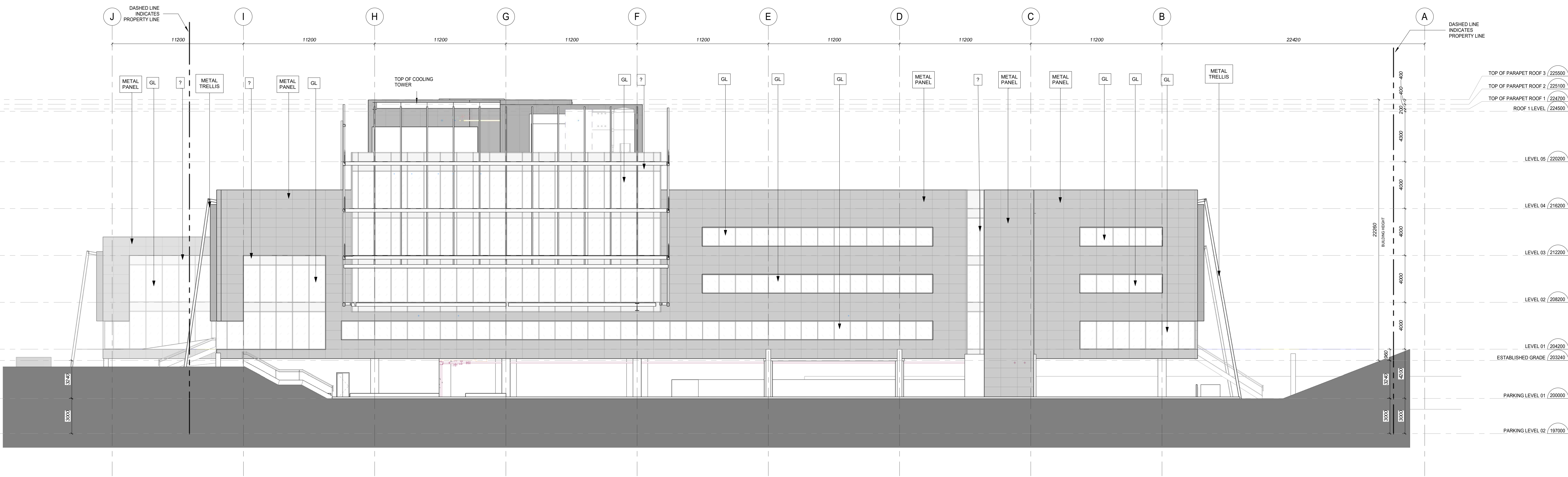




Material Tags	
TAG / ABBREVIATION	MATERIAL
A	ARCHITECTURAL CONCRETE FINISH
ACF	ACOUSTICAL CEILING PANEL
ACPP	ACOUSTICAL PERFORATED PANELS
ACT	ACOUSTIC CEILING TILE
ALCP	ALUMINUM COMPOSITE PANEL - WHITE DELIGHT GREY
ALUM	ALUMINUM
ARBLK	ARCHITECTURAL BLOCK
ASPH	ASPHALT
AWP	ARCHITECTURAL WALL PANEL
ANOD	ANODIZED ALUMINUM
ALUM (B)	ALUMINUM (BLACK)
B	BRICK COURSE
BIT	BITUMINOUS
BPG	BACK PAINTED GLASS
C	CEMENTITIOUS BACKER UNIT
CHR	CHROME
CHBD	CHALK BOARD
CMC	CAST IN PLACE CONCRETE
CMT	CERAMIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
CO	COPPER
CP	CEMENT PANEL
CHRT	CHART
CT	CERAMIC TILE - DARK GREY
CTB	CERAMIC TILE BASE
CER	CERAMIC
D	DRAINAGE BOARD SHEATHING
DBS	
E	EARTH (SOIL)
EXP AGG	EXPOSED AGGREGATE
EPX	EPOXY FINISH
F	FLOAT GLASS
FLRM	FLOOR MAT
FRG	FIRE RATED GLASS
FRP	FIBRE REINFORCED PLASTIC PANEL
FVC	FABRIC WALL COVERING
G	GYP
GB	GYP
GCP	GLAZED COATING PAINT
GED	GEOTEKLE
GL	GLASS
GP	GRANITE (POLISHED)
GR	GRANITE (ROUGH)
GRB	GYP
GRS	GRASS
GRV	GRAVEL
GS	GALVANIZED STEEL
GSP	GLASS SPANDREL
GWB	GYP
GWG	GEORGIAN WIRE GLASS
GYP	GYP
H	HIGH DENSITY FIBREBOARD
HDF	HARDWOOD FLOORING
HM	HOLLOW METAL
HRG	HEAT RESISTANT GLASS
I	INSULATED GLASS UNIT
IMP	INSULATED METAL PANEL
IS (C)	INSULATION (CELLULOSE)
IS (R)	INSULATION (RIGID)
IS (SR)	INSULATION (SEMI-RIGID)
IS (PP)	INSULATION (POORFOOL)
IPAV	INTERLOCKING PAVERS
IRE	INTERLOCKING PAVERS
IP	INSULATED SANDWICH PANEL
L	LAMINATED GLASS
LE	LINOLEUM
LN	LINEN
M	MARBLE
MBO	MARBLE BOARD
MD	METAL DECK
MEF	MEDIUM DENSITY BOARD
MP	METAL PANEL
MOR	MARBLE
MSL	METAL STUD LAYER
MT	MARBLE TILE
MTL	METAL
MWP	MEMBRANE (WATERPROOF)
MTL (W)	METAL (WHITE)
MTL (G)	METAL (GREY)
O	OBSCURE GLASS (FROSTED)
P	PAVERS
PB	PARTICLEBOARD
PC	PRECAST CONCRETE
PCP	PRECAST CONCRETE INSULATED PANEL
PCT	PRECAST CONCRETE PANEL
PCT	PORCELAIN CERAMIC TILE
PFC	POLYURETHANE FLOOR COVERING
PL	PLATE GLASS
PLAM	PLASTIC LAMINATE
PLG	PLASTER
PLY	PLYWOOD
PLYB	PLYWOOD SHEATHING
PCC	POLISHED CONCRETE
PPT	PORCELAIN PAVEMENT TILE
PPT	POLYURETHANE FLOOR COVERING
PVC	POLYURETHANE FLOOR COVERING
PCP	PRECAST CONCRETE PAVERS
PLA	PLASTIC
Q	QUARRY TILE
QT	
R	RUBBLE STONE
RBL	RUBBLE STONE
RM	ROOT BARRIER MEMBRANE
RU	RUBBER
RUT	RUBBER TILE
ROF	ROOFING FELT
ROT	ROOF TILE
ROS	ROOF SLATE
S	SAND
SAK	SOUND ABSORBING BLOCK
SAF	SEAMLESS ATHLETIC FLOORING
SCI	SOLAR CONTROL INSULATED GLASS
SGT	STRUCTURAL GLAZED TILE
SL	SILICONE
SM	SPECIALIZED METAL
SMBL	STRUCTURAL METAL STUD LAYER
SS	STAINLESS STEEL
SBCT	SOLID SURFACE COUNTERTOP
ST	STEEL
STJ	STEEL JOIST
STD	STONE
SV	SHEET VINYL
T	TERRAZZO
TR	TEMPERED FLOAT GLASS
TG	TEMPERED GLASS
THORD	THORD
TSCI	TINTED SOLAR CONTROL INSULATED GLASS
V	VINYL
VBL	VAPOR BARRIER
VCT	VINYL COMPOSITE TILE
VSB	VINYL SHEET FLOORING
VT	VINYL TILE
VVC	VINYL WALL COVERING
W	WOOD
WOP	WOOD PANEL
WOP	WOOD PANEL EXTERIOR
WM	WIRE MESH
WOB (B)	WOOD (BIRCH)
Z	ZINC



1 BUILDING ELEVATION (NORTH)  
1 : 150



2 BUILDING ELEVATION (NORTH) - No Screen  
1 : 150

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION.

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REVISIONS	No.	Date	Description
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B	2020-08-07	SPA REVISION/ISSUE
A	2020-08-30	ISSUED FOR 100% DESIGN DEVELOPMENT

No.	Date	Description
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ISSUES  
PROJECT NAME  
**CACHET WOODS  
CORPORATE OFFICE**  
220 CACHET WOODS COURT  
MARKHAM, ON  
L6C 0Z8

CLIENT:  
**10057428 CANADA CORP.**

CONSULTANT:  
**ZAS**  
ARCHITECTS INC.  
517 Wellington St. W., Suite 404  
Toronto, Ontario  
Canada M5V 1G1  
T 416.978.9834  
www.zas.com

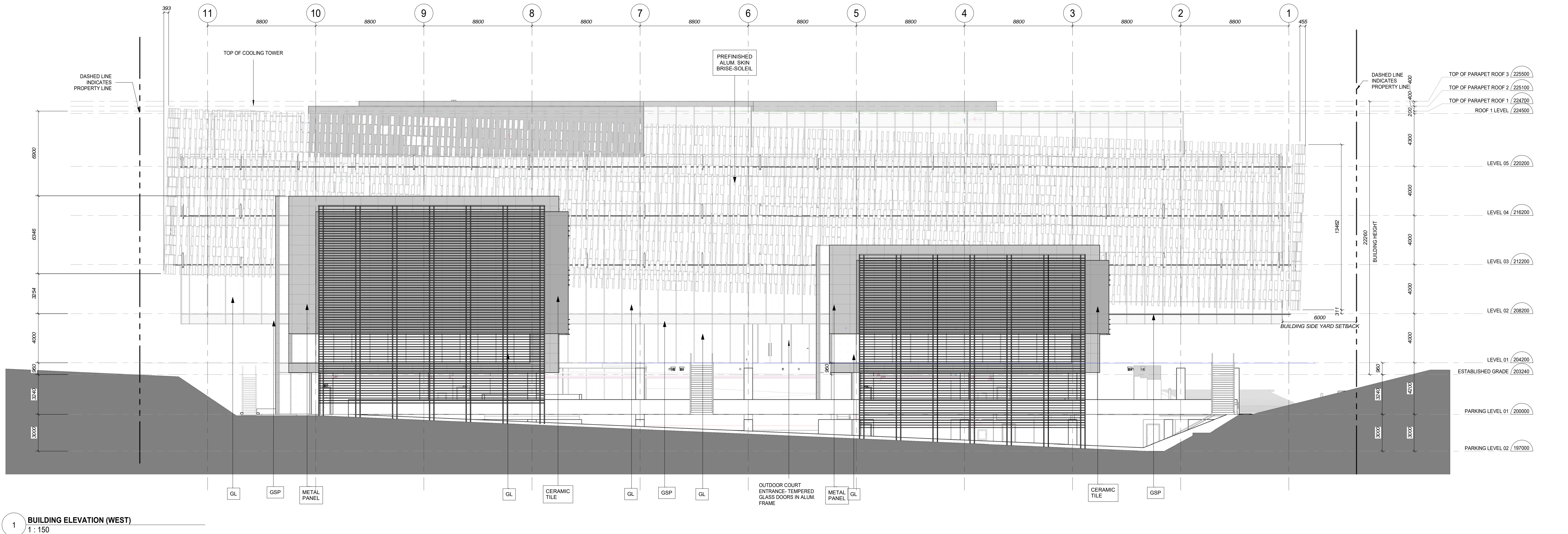
JOB CAPTAIN: PROJ. MANAGER:  
SHEET TITLE:  
**EXTERIOR ELEVATIONS**

SCALE: <b>1 : 150</b> ON SHEET SIZE A(11 x 17 1/2") (914 x 1219mm)	PROJECT NO.: <b>19-046</b>
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SHEET NUMBER:  
**A403**  
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Material Tags		
TAG / ABBREVIATION	MATERIAL	
A		
ACF	ARCHITECTURAL CONCRETE FINISH	
ACP	ACOUSTICAL CEILING PANEL	
ACPP	ACOUSTICAL PERFORATED PANELS	
ACT	ACOUSTIC CEILING TILE	
ALCP	ALUMINUM COMPOSITE PANEL - WHITE	
ALG	ALUMINUM GREY	
ALUM	ALUMINUM	
ARBLK	ARCHITECTURAL BLOCK	
ASPH	ASPHALT	
AWP	ARCHITECTURAL WALL PANEL	
ANOD	ANODIZED ALUMINUM	
ALUM (B)	ALUMINUM (BLACK)	
B		
BC	BRICK COURSE	
BIT	BITUMINOUS	
BPG	BACK PAINTED GLASS	
C		
CBU	CEMENTITIOUS BACKER UNIT	
CHR	CHROME	
CHBD	CHALK BOARD	
CMT	CAST IN PLACE CONCRETE	
CMT	CERAMIC MOSAIC TILE	
CMU	CONCRETE MASONRY UNIT	
CO	COPPER	
CP	CEMENT PANEL	
CAF	CAFFEY	
CT	CERAMIC TILE - DARK GREY	
CTB	CERAMIC TILE BASE	
CER	CERAMIC	
D		
DBS	DRAINAGE BOARD SHEATHING	
E		
EA	EARTH (SOIL)	
EXP AGG	EXPOSED AGGREGATE	
EPX	EPOXY FINISH	
F		
FG	FLOAT GLASS	
FLRM	FLOOR MAT	
FRG	FIRE RATED GLASS	
FRP	FIBRE REINFORCED PLASTIC PANEL	
FWC	FABRIC WALL COVERING	
G		
GB	GYPSUM CEILING BOARD	
GCP	GLAZED COATING PAINT	
GED	GEOTEXTILE	
GL	GLASS	
GP	GRANITE (POLISHED)	
GR	GRANITE (ROUGH)	
GRB	GYPSUM ROOF BOARD	
GRS	GRAVEL	
GS	GALVANIZED STEEL	
GSP	GLASS SPANDREL	
GWB	GYPSUM WALL BOARD	
GWG	GEORGIAN WIRE GLASS	
GYP	GYPSUM	
H		
HDF	HIGH DENSITY FIBREBOARD	
HF	HARDWOOD FLOORING	
HLM	HOLLOW METAL	
HRG	HEAT RESISTANT GLASS	
I		
IGL	INSULATED GLASS UNIT	
IMP	INSULATED METAL PANEL	
IS (C)	INSULATION (CELLULOSE)	
IS (R)	INSULATION (ROCK)	
IS (SR)	INSULATION (SEMI-RIGID)	
IR (IRV)	INTERLOCKING PAVING	
IPAV	INTERLOCKING PAVING	
IR	IRON WOOD PANELS	
IP	INSULATED SANDWICH PANEL	
L		
LG	LAMINATED GLASS	
LND	LINOLEUM	
LN	LINEN	
M		
MAR	MARBLE	
MBO	MARKER BOARD	
MD	METAL DECK	
MDP	MEDIUM DENSITY BOARD	
MP	METAL PANEL	
MR	MARBLE	
MSL	METAL STUD LAYER	
MT	MARBLE TILE	
MTL	METAL	
MWP	MEMBRANE (WATERPROOF)	
MTL (W)	METAL (WHITE)	
MTL (G)	METAL (GREY)	
O		
OG	OBSCURE GLASS (FROSTED)	
P		
PAV	PAVERS	
PBD	PARTICLEBOARD	
PT	PAINT	
PC	PRECAST CONCRETE	
ICP	PRECAST CONCRETE INSULATED PANEL	
PCP	PRECAST CONCRETE PANEL	
PCT	POLYURETHANE FLOOR COVERING	
PFC	POLYURETHANE FLOOR COVERING	
PL	PLATE GLASS	
PLAM	PLASTIC LAMINATE	
PLAS	PLASTER	
PLY	PLYWOOD	
PLYB	PLYWOOD SHEATHING	
PCC	POLISHED CONCRETE	
PPT	POLISHED CONCRETE	
PPT	POLISHED CONCRETE	
PVC	POLYVINYL CHLORIDE	
PCAV	PRECAST CONCRETE PAVING	
PLA	PLASTIC	
Q		
QT	QUARRY TILE	
R		
RBL	RUBBLE STONE	
RM	ROOF BARRIER MEMBRANE	
RU	RUBBER	
RUT	RUBBER TILE	
ROP	ROOFING FELT	
ROT	ROOF TILE	
ROS	ROOF SLATE	
S		
SA	SAND	
SABK	SOUND ABSORBING BLOCK	
SAF	SEAMLESS ATHLETIC FLOORING	
SCI	SOLAR CONTROL INSULATED GLASS	
SGT	STRUCTURAL GLAZED TILE	
SL	SILICONE	
SM	SPECIALIZED METAL	
SMSL	STRUCTURAL METAL STUD LAYER	
SS	STAINLESS STEEL	
SSCT	SOLID SURFACE COUNTERTOP	
ST	STEEL	
STJ	STEEL JOIST	
STD	STONE	
SV	SHEET VINYL	
T		
TER	TERRAZZO	
TIG	TEMPERED FLOAT GLASS	
TG	TEMPERED GLASS	
TORD	TINTED SOLAR CONTROL INSULATED GLASS	
TSCI	TINTED SOLAR CONTROL INSULATED GLASS	
V		
VBL	VINYL	
VCT	VAPOR BARRIER	
VCT	VINYL COMPOSITE TILE	
VSF	VINYL SHEET FLOORING	
VT	VINYL TILE	
VVC	VINYL WALL COVERING	
W		
WO	WOOD	
WOP	WOOD PANEL	
WOPR	WOOD PANEL EXTERIOR	
WWS	WIRE MESH	
WO (B)	WOOD (BIRCH)	
Z		
Z	ZINC	

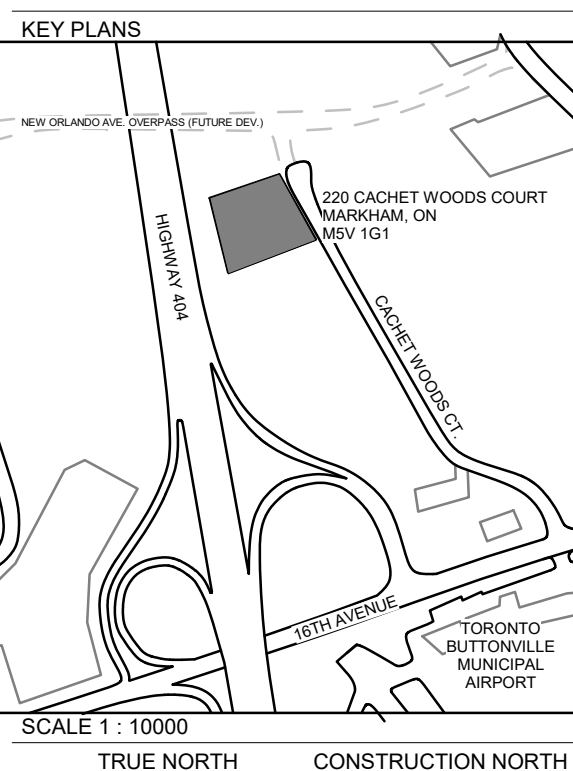


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DO NOT SCALE DRAWINGS.



REVISIONS	No.	Date	Description
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E	2020-08-07	SPA REBURNISHING
D	2020-06-30	ISSUED FOR 100% DESIGN DEVELOPMENT
C	2020-04-20	ISSUED FOR SITE PLAN APPROVAL
B	2020-03-19	ISSUED FOR MINOR VARIANCE APPLICATION
A	2020-02-10	ISSUED FOR INFORMAL ZONING REVIEW

ISSUES  
PROJECT NAME  
CACHET WOODS  
CORPORATE OFFICE  
220 CACHET WOODS COURT  
MARKHAM, ON  
L6C 0Z8

CLIENT:  
10057428 CANADA CORP.

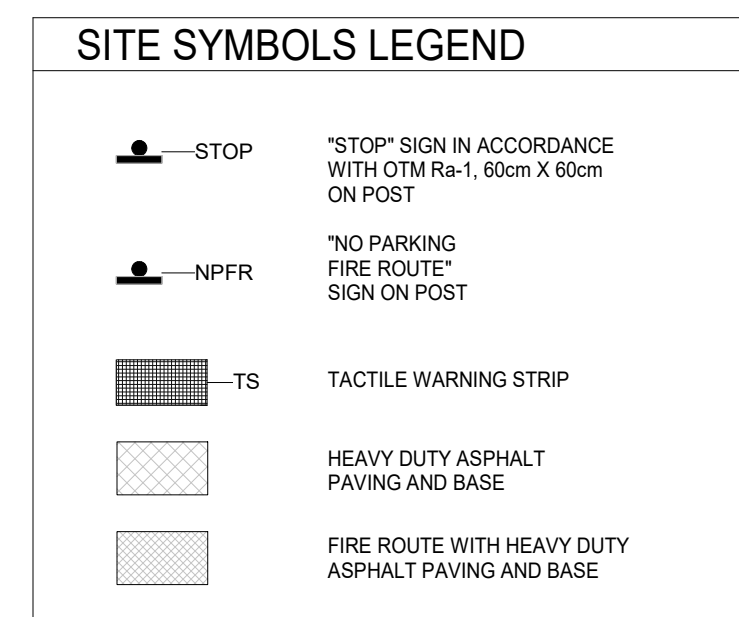
CONSULTANT:  
**ZAS**  
ARCHITECTS INC.  
517 Wellington St. W., Suite 404  
Toronto, Ontario  
Canada M5V 1G1  
T 416.978.9834  
www.zas.com

JOB CAPTAIN: PROJ. MANAGER:  
SHEET TITLE:  
EXTERIOR ELEVATIONS

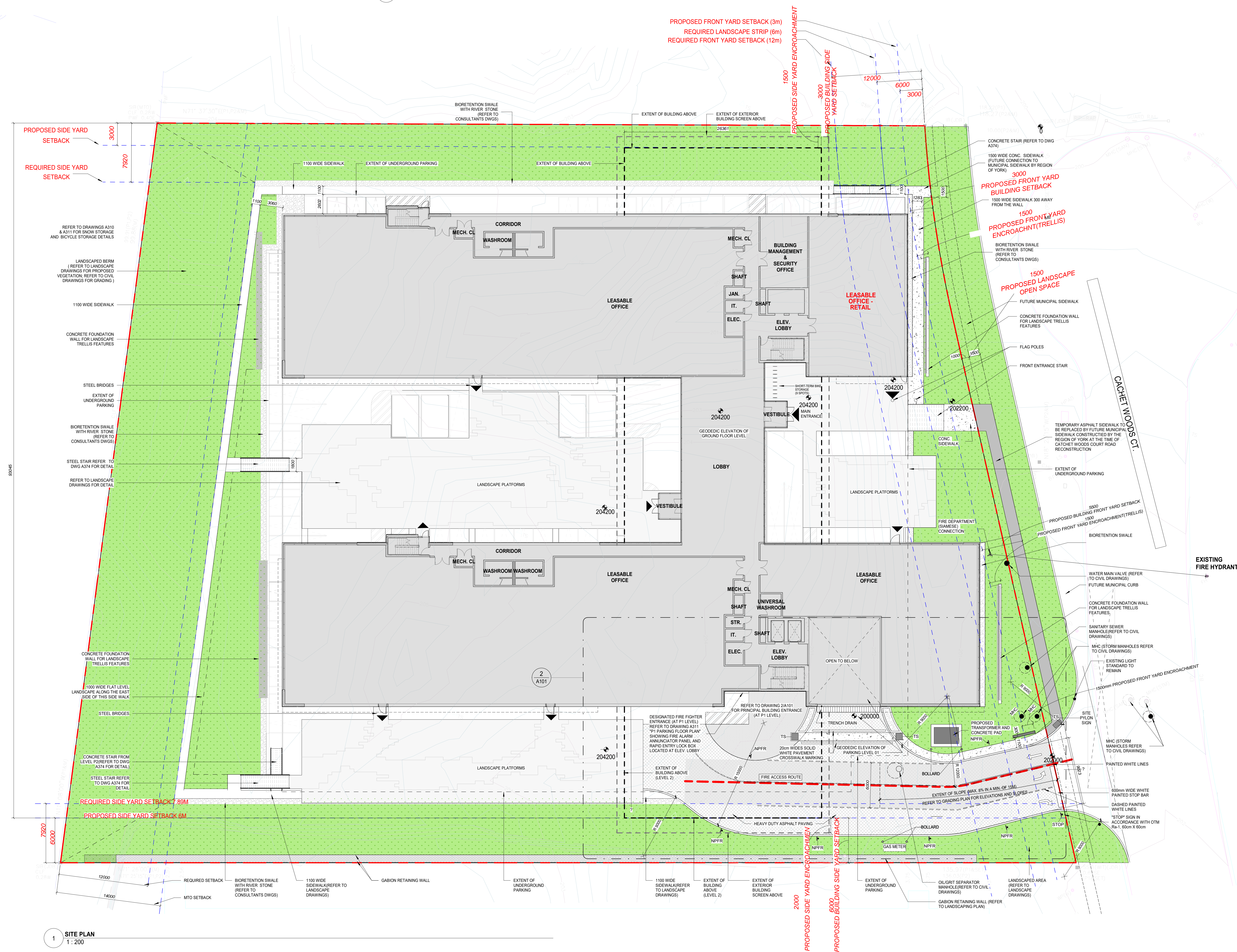
SCALE: 1 : 150 ON SHEET SIZE A400-E (914 x 1219mm)	PROJECT NO: 19-046
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SHEET NUMBER:  
A402





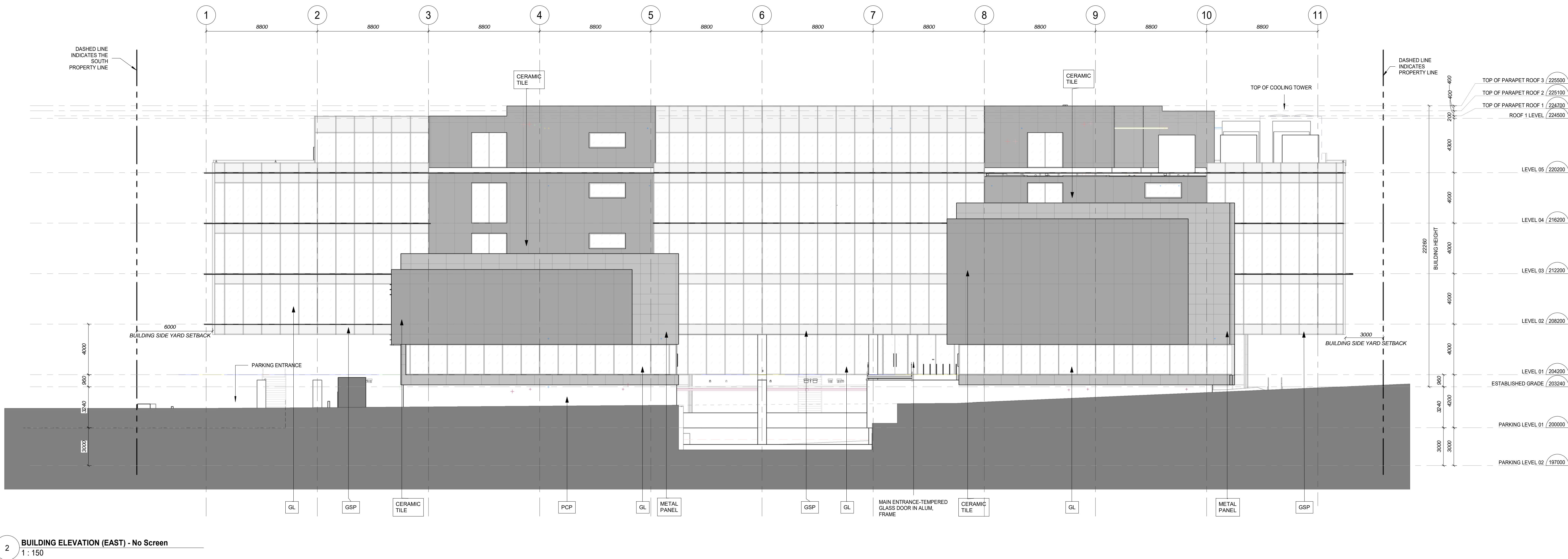
CACHET WOODS CORPORATE OFFICE - SITE STATISTICS			
	Floor Area (sq.m)	Parking	Notes
TOTAL SITE AREA	11,742.7		DOES NOT INCLUDE ROAD REALIGNMENT AREA OF 647 sq.m
PROPOSED LEASABLE OFFICE AREA	11,038.67	368	1 parking spot per 30 sq.m. of net area
PROPOSED RETAIL AREA	277.13	9.5	1 parking spot per 30 sq.m. of net area
PROPOSED SERVICE AREA	2,232.37	-	-
PROPOSED FLEXIBLE CIRCULATION AREA	635.38	21.2	1 parking spot per 30 sq.m. of net area
PROPOSED CORE CIRCULATION AREA	845.85	28.2	1 parking spot per 30 sq.m. of net area
NET FLOOR AREA	15,031.93	-	-
GROSS FLOOR AREA	16,091.98	-	-
FLOOR AREA RATIO	137%	-	-
LOT COVERAGE (incl. Building Overhangs)	5,108.8	-	-
TOTAL REQUIRED PARKING	-	427	5% of parking spots required to be accessible
TOTAL PROPOSED PARKING	-	344	17 parking spaces (5% of 344) to be accessible
LANDSCAPE AREA - TOTAL AREA	5563.4		
LANDSCAPE AREA - PERCENTAGE OF TOTAL AREA	45%		



ZAS ARCHITECTS INC. 2018



Material Tags		
TAG / ABBREVIATION	MATERIAL	
A		
ACF	ARCHITECTURAL CONCRETE FINISH	
ACP	ACOUSTICAL CEILING PANEL	
ACPP	ACOUSTICAL PERFORATED PANELS	
ACT	ACOUSTIC CEILING TILE	
ALCP	ALUMINUM COMPOSITE PANEL - WHITE GELTINT GREY	
ALUM	ALUMINUM	
ARBLK	ARCHITECTURAL BLOCK	
ASPH	ASPHALT	
AWP	ARCHITECTURAL WALL PANEL	
ANOD	ANODIZED ALUMINUM	
ALUM (B)	ALUMINUM (BLACK)	
B		
BC	BRICK COURSE	
BT	BITUMINOUS	
BPG	BACK PAINTED GLASS	
C		
CBU	CEMENTITIOUS BACKER UNIT	
CHR	CHROME	
CHBD	CHALK BOARD	
CNC	CAST IN PLACE CONCRETE	
CMT	CERAMIC MOSAIC TILE	
CMU	CONCRETE MASONRY UNIT	
CO	COPPER	
CP	CEMENT PANEL	
CAFET	CAFET	
CT	CERAMIC TILE - DARK GREY	
CTB	CERAMIC TILE BASE	
CER	CERAMIC	
D		
DBS	DRAINAGE BOARD SHEATHING	
E		
EA	EARTH (SOIL)	
EXP AGG	EXPOSED AGGREGATE	
EPX	EPOXY FINISH	
F		
FG	FLOOR GLASS	
FLRM	FLOOR MAT	
FRG	FIRE RATED GLASS	
FRP	FIBRE REINFORCED PLASTIC PANEL	
FVC	FABRIC WALL COVERING	
G		
GB	GYPSUM CEILING BOARD	
GCP	GLAZED COATING PAINT	
GED	GEOTEK TILE	
GL	GLASS	
GP	GRANITE (POLISHED)	
GR	GRANITE (ROUGH)	
GRB	GYPSUM ROOF BOARD	
GRS	GRAVEL	
GS	GALVANIZED STEEL	
GSP	GLASS SPANDREL	
GWB	GYPSUM WALL BOARD	
GWG	GEORGIAN WIRED GLASS	
GYP	GYPSUM	
H		
HDF	HIGH DENSITY FIBREBOARD	
HF	HARDWOOD FLOORING	
HLM	HOLLOW METAL	
HRG	HEAT RESISTANT GLASS	
I		
IQU	INSULATED GLASS UNIT	
IMP	INSULATED METAL PANEL	
IS (C)	INSULATION (CELLULOSE)	
IS (R)	INSULATION (ROCK)	
IS (SR)	INSULATION (SEMI-RIGID)	
IS (RIG)	INSULATION (RIGID)	
IPAV	INTERLOCKING PAVERS	
IRE	IRE WOOD PANELING	
ISP	INSULATED SANDWICH PANEL	
L		
LG	LAMINATED GLASS	
LIND	LINOLEUM	
LN	LINEN	
M		
MAR	MARBLE	
MBO	MARKER BOARD	
MD	METAL DECK	
MEF	MEDIUM DENSITY BOARD	
MP	METAL PANEL	
MOR	MOROR	
MSL	METAL STUD LAYER	
MT	MARBLE TILE	
MTL	METAL	
MWP	MEMBRANE (WATERPROOF)	
MTL (W)	METAL (WHITE)	
MTL (G)	METAL (GREY)	
O		
OG	OBSCURE GLASS (FROSTED)	
P		
PAV	PAVERS	
PBD	PARTICLEBOARD	
PT	PAINT	
PC	PRECAST CONCRETE	
PCP	PRECAST CONCRETE INSULATED PANEL	
PCF	PRECAST CONCRETE PANEL	
PCIT	POLYURETHANE FLOOR COVERING	
PG	PLATE GLASS	
PLAM	PLASTIC LAMINATE	
PLS	PLASTER	
PLY	PLYWOOD	
PLVS	PLYWOOD SHEATHING	
PCC	POLISHED CONCRETE	
PPT	PORCELAIN PAVEMENT TILE	
PVC	POLY VINYL CHLORIDE	
PCPVC	PRECAST CONCRETE PAVERS	
PLA	PLASTIC	
Q		
QT	QUARRY TILE	
R		
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VVC	VINYL WALL COVERING	
W		
WO	WOOD	
WOP	WOOD PANEL	
WOPR	WOOD PANEL EXTERIOR	
WM	WIRE MESH	
WO (B)	WOOD (BIRCH)	
Z		
Z	ZINC	

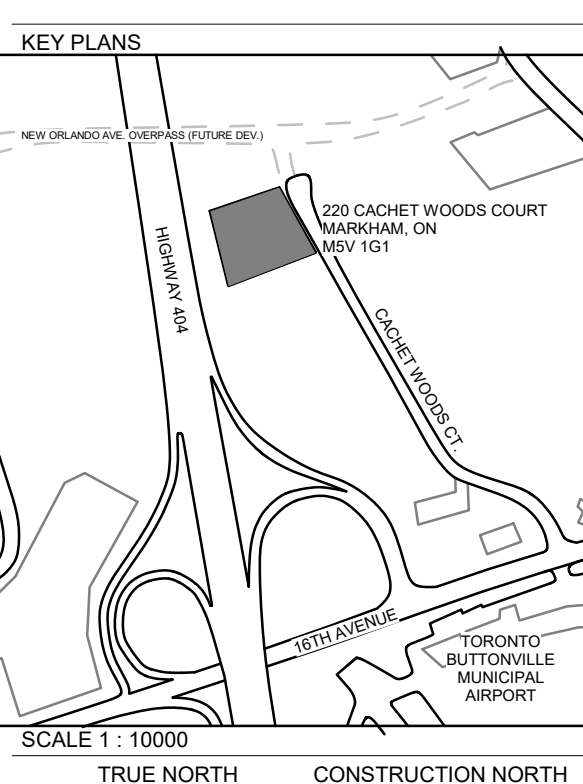


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REVISIONS  
No. Date Description

F 2020-08-07 SPA RESUBMISSION  
E 2020-07-08 ISSUED FOR MINOR VARIANCE APPLICATION  
D 2020-06-30 ISSUED FOR 50% DESIGN DEVELOPMENT  
C 2020-04-30 ISSUED FOR SITE PLAN APPROVAL  
B 2020-03-19 ISSUED FOR MINOR VARIANCE APPLICATION  
A 2020-02-10 ISSUED FOR INFORMAL ZONING REVIEW

No. Date Description

ISSUES

PROJECT NAME

CACHET WOODS CORPORATE OFFICE

220 CACHET WOODS COURT MARKHAM, ON L6C 0Z8

CLIENT:

10057428 CANADA CORP.

675 COCHRANE DRIVE EAST TOWER - 6TH FLOOR MARKHAM, ON L3R 0B8

CONSULTANT:

ZAS ARCHITECTS INC.

517 Wellington St. W., Suite 404 Toronto, Ontario Canada M5V 1G1 T 416.979.9834 www.zas.com

JOB CAPTAIN: PROJ. MANAGER:

SHEET TITLE:

EXTERIOR ELEVATIONS

SCALE:

1 : 150 ON SHEET SIZE A30 - E (914 x 1219mm)

PROJECT NO.:

19-046

SHEET NUMBER:

A401

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