

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 m² (2,992.36 ft²), whereas the By-law permits a maximum of 100 m² (1,076.39 ft²);
- 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 16th 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 m² (173,262.4 ft²) (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 m².

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 m² (2,992.36 ft²), whereas the By-law permits a maximum of 100 m² (1,076.39 ft²). This represents an increase in gross floor area devoted to accessory retail sales of 178 m² (1,916 ft²). 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 on a light-colored rectangular background. The signature reads "Rick Cefaratti" in a cursive script.

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

REVIEWED BY:

A handwritten signature in blue ink on a light-colored rectangular background. The signature reads "Stephen Kitagawa" in a cursive script.

Stephen Kitagawa, Acting Manager, West District

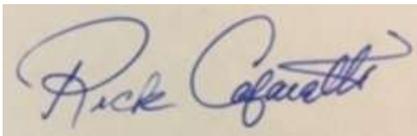
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APPENDIX "A"

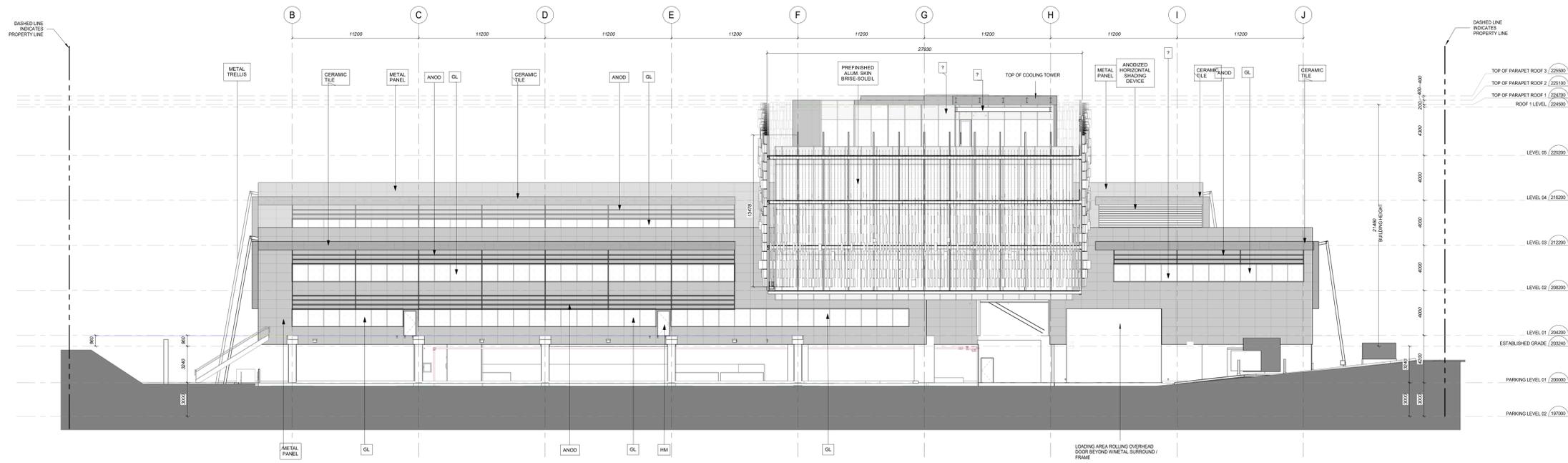
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/048/20

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 m²;
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.

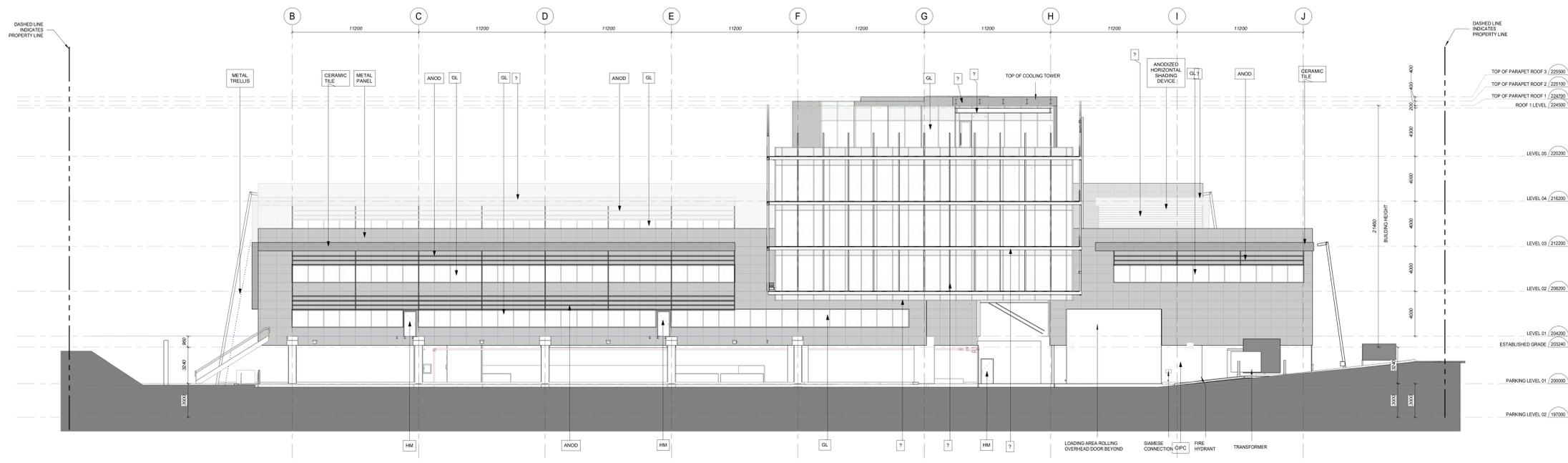
PREPARED BY:

A handwritten signature in blue ink on a light-colored background. The signature is cursive and reads "Rick Cefaratti".

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



1 BUILDING ELEVATION (SOUTH)
1:150



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

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REVISIONS	No.	Date	Description

B 2020-08-07 SPA RESUBMISSION
A 2020-06-30 ISSUED FOR 100% DESIGN DEVELOPMENT

No. Date Description

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

CLIENT:
10057428 CANADA CORP.

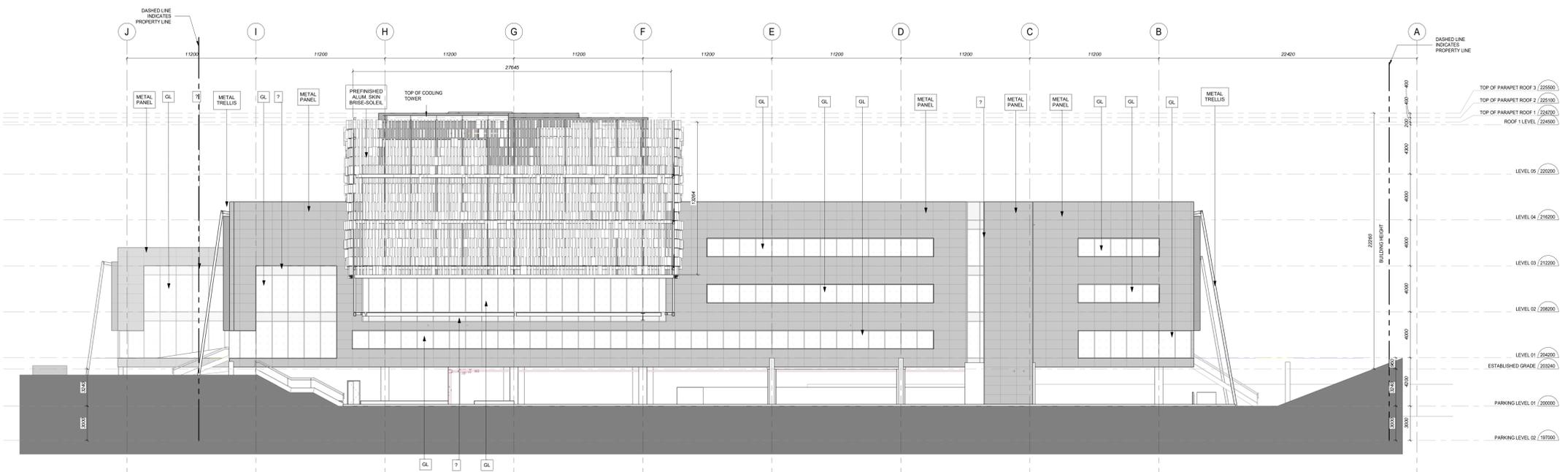
CONSULTANT:
ZAS ARCHITECTS INC.
517 Wellington St. W., Suite 404
Toronto, Ontario
Canada, M5V 1S1
T 416.979.9834
www.zas.com

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

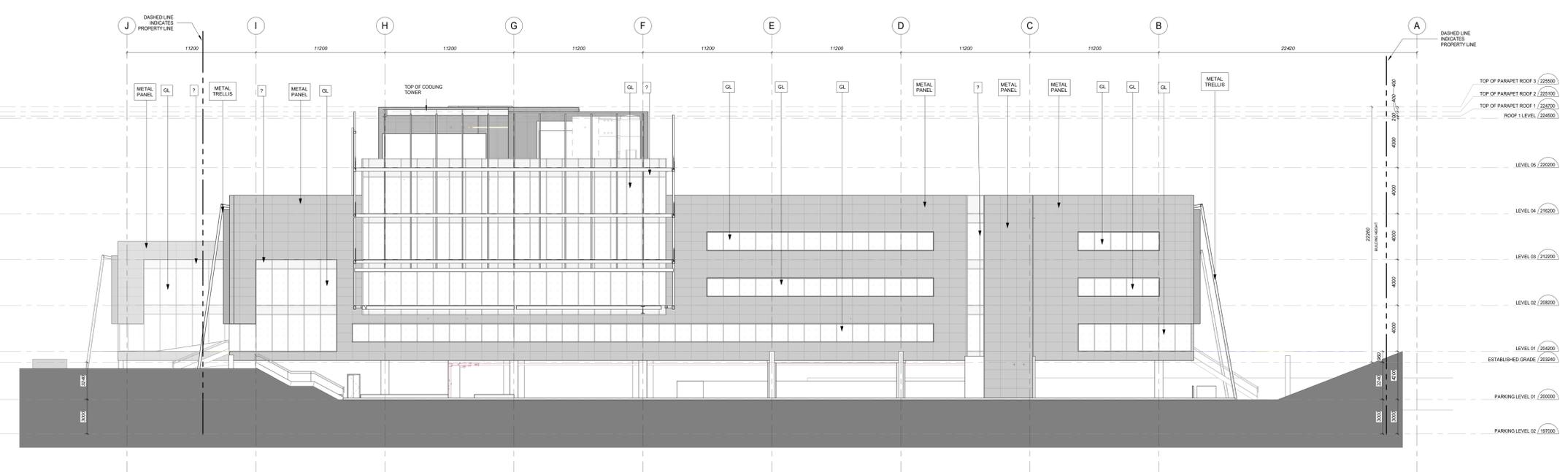
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PROJECT NO.:
19-046

SHEET NUMBER:
A404
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Material Tags		
TAG / ABBREVIATION		MATERIAL
A		
ACF		ARCHITECTURAL CONCRETE FINISH
ACP		ACoustical CEILING PANEL
ACP*		ACoustical PERFORATED PANELS
ACT		ACoustIC CEILING TILE
ALCP		ALUMINUM COMPOSITE PANEL - WHITE
ALUM		ALUMINUM
ALUM (B)		ALUMINUM (BLACK)
ALUM (G)		ALUMINUM (GREY)
ALUM (S)		ALUMINUM (SILVER)
ALUM (W)		ALUMINUM (WHITE)
B		BRICK COURSE
BT		BTU INDEX
BPG		BACK PAINTED GLASS
C		
CBU		CEMENTITIOUS BACKER UNIT
CH		CHROME
CHBD		CHALK BOARD
CPC		CAST IN PLACE CONCRETE
CMT		CERAMIC Mosaic TILE
CMU		CONCRETE MASONRY UNIT
CO		COPPER
CP		CEMENT PANEL
CPT		CASSETT
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
FRM		FLOOR MAT
FRG		FIRE RATED GLASS
FRP		FIBRE REINFORCED PLASTIC PANEL
FWC		FABRIC WALL COVERING
G		
GB		GYPsum CEILING BOARD
GCP		GLAZED COATING PAINT
GD		GLAZED GLASS
GL		GLASS
GP		GRANITE POLISHED
GR		GRANITE (ROUGH)
GRB		GRANITE
GWB		GYPsum BOARD
GS		GRAVEL
GRV		GRAVEL
GS		GRANITE
GSP		GYPsum BOARD
GWB		GYPsum BOARD
GWG		GEORGIAN WIRED GLASS
GYP		GYPsum
H		
HDF		HIGH DENSITY FIBREBOARD
HF		HARDWOOD FLOORING
HM		HOLLOW METAL
HRG		HEAT RESISTANT GLASS
I		
IQU		INSULATED GLASS UNIT
IMP		INSULATED METAL PANEL
IS (C)		INSULATION (CELLULOSE)
IS (R)		INSULATION (ROCK)
IS (S)		INSULATION (SEMI-RIGID)
IS (W)		INSULATION (WOOD)
IPAV		INTERLOCKING PAVERS
IPF		IRRADIATION PROTECTIVE FILM
ISP		INSULATED SANDWICH PANEL
L		
LG		LAMINATED GLASS
LND		LINEN
LN		LINEN
M		
MAR		MARBLE
MBO		MARKER BOARD
MD		METAL DECK
MDP		MEDIUM DENSITY BOARD
MP		METAL PANEL
MSP		MIRROR
MSL		METAL STUD LAYER
MT		MARBLE TILE
MTL		METAL TILE
MWP		MEMBRANE (WATERPROOF)
MTL (W)		METAL (WHITE)
MTL (G)		METAL (GREY)
O		
OG		OBSCURE GLASS (PROTECTED)
P		
PAV		PAVERS
PBD		PARTICULAR BOARD
PT		PAINT
PC		PRECAST CONCRETE
PCP		PRECAST CONCRETE INSULATED PANEL
PCF		PRECAST CONCRETE PANEL
PCT		PORCELAIN CERAMIC TILE
PFC		POLYURETHANE FLOOR COVERING
PL		PLATE GLASS
PLAM		PLASTER
PLY		PLYWOOD
PLV		PLYWOOD SHEATHING
PCC		POLISHED CONCRETE
PPT		PORCELAIN PAVEMENT TILE
PFT		POLYURETHANE FLOORING
PVC		POLY VINYL CHLORIDE
PCFAY		PRECAST CONCRETE PAVERS
PLA		PLASTIC
Q		
QT		QUARRY TILE
R		
RBL		RUBBLE STONE
RM		ROOF MEMBRANE
RU		RUBBER
RWT		ROOFING FELT
ROT		ROOF TILE
ROS		ROOF SLATE
S		
SA		SAND
SABK		SOUND ABSORBING BLOCK
SAF		SEAMLESS ATHLETIC FLOORING
SCI		SOLAR CONTROL INSULATED GLASS
SOT		STRUCTURAL GLAZED TILE
SIL		SILICONE
SM		SPECIALIZED METAL
SMRL		STRUCTURAL METAL STUD LAYER
SS		STAINLESS STEEL
SSCT		SOLID SURFACE COUNTERTOP
ST		STEEL
STJ		STEEL JOIST
STD		STONE
SV		SHEET VINYL
T		
TER		TERRAZZO
TFC		TEMPERED FLAT GLASS
TG		TEMPERED GLASS
TARD		THERMO
TSCI		TINTED SOLAR CONTROL INSULATED GLASS
V		
VBL		VAPOR BARRIER
VCT		VINYL COMPOSITE TILE
VSF		VINYL SHEET FLOORING
VT		VINYL TILE
VWC		VINYL WALL COVERING
W		
WD		WOOD
WDP		WOOD PANEL
WPE		WOOD PANEL EXTERIOR
WM		WIRE MESH
WD (B)		WOOD (BIRCH)
Z		
ZC		ZINC



1 BUILDING ELEVATION (NORTH)
1:150



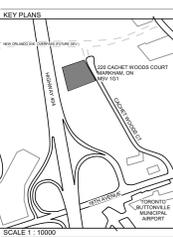
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B 2020-08-07 SPA RESUBMISSION
A 2020-06-30 ISSUED FOR 100% DESIGN DEVELOPMENT

No. Date Description

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 1S1
T 416.979.9634
www.zas.com

JOB CAPTAIN: PROJ. MANAGER:

SHEET TITLE:
EXTERIOR ELEVATIONS

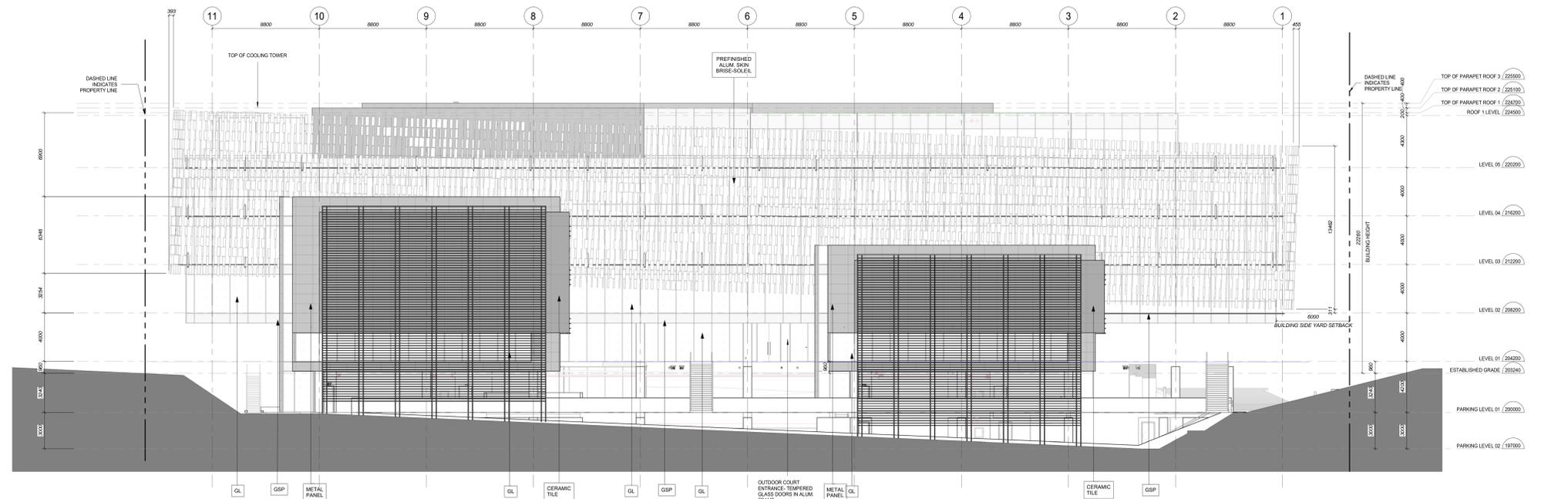
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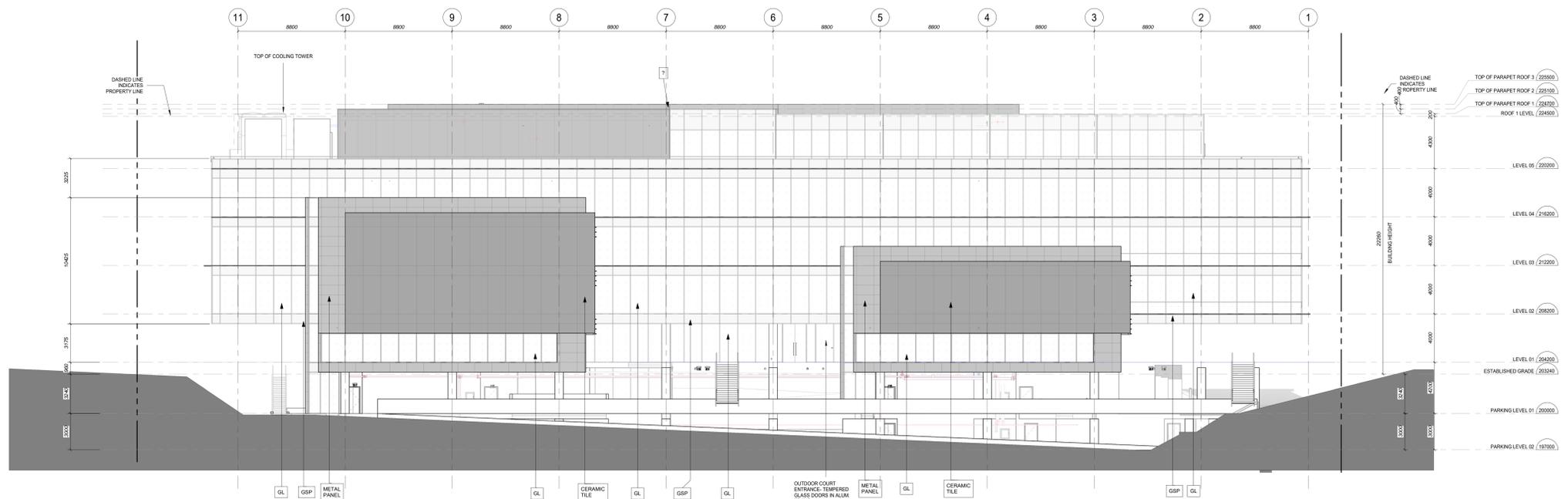
SHEET NUMBER:
A403

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Material Tags	
TAG / ABBREVIATION	MATERIAL
A	
ACF	ARCHITECTURAL CONCRETE FINISH
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ACP*	ACoustical PERFORATED PANELS
ACT	ACoustical CEILING TILE
ALCP	ALUMINUM COMPOSITE PANEL - WHITE DELIGHT GREY
ALUM	ALUMINUM
ALUM(B)	ALUMINUM (BLACK)
ASB	ARCHITECTURAL BLOCK
ASPH	ASPHALT
AWP	ARCHITECTURAL WALL PANEL
AWD	ANODIZED ALUMINUM
AWD(B)	ALUMINUM (BLACK)
B	
BC	BRICK COURSE
BT	BTU INDEX
BPG	BACK PAINTED GLASS
C	
CBU	CEMENTITIOUS BACKER UNIT
CHM	CHROME
CHDB	CHALK BOARD
CM	CAST IN PLACE CONCRETE
CMT	CERAMIC Mosaic TILE
CMU	CONCRETE MASONRY UNIT
CO	CORNER
CP	CEMENT PANEL
CAF	CASSETTE
CT	CERAMIC TILE - DARK GREY
CTB	CERAMIC TILE BASE
CR	CERAMIC
D	
DBS	DRAINAGE BOARD SHEATHING
E	
EA	EARTH (SOIL)
EXP AGG	EXPOSED AGGREGATE
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GD	GLAZED TILE
GL	GLASS
GP	GRANITE POLISHES
GR	GRANITE (ROUGH)
GRB	GRANITE
GRR	GYPsum ROOF BOARD
GRS	GRASS
GRV	GRAVEL
GS	GAULANDED STEEL
GSP	GLASS SPANDREL
GWB	GYPsum WALL BOARD
GWG	GEORGIAN WROD GLASS
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IS (RSI)	INSULATION (ROCKWOOL)
IPAV	INTERLOCKING PAVERS
IPF	IRRADIATION PROOF FILM
ISP	INSULATED SANDWICH PANEL
L	
LG	LAMINATED GLASS
LIND	LINOLEUM
LN	LINEN
M	
MAR	MARBLE
MBO	MARKER BOARD
MD	METAL DECK
MDP	MEDIUM DENSITY BOARD
MP	METAL PANEL
MSP	MIRROR
MSL	METAL STUD LAYER
MT	MARBLE TILE
MTL	METAL
MWP	MEMBRANE (WATERPROOF)
MIL (W)	METAL (WHITE)
MIL (G)	METAL (GREY)
O	
OG	OBSCURE GLASS (PROTECTED)
P	
PAV	PAVERS
PBD	PARTICLE BOARD
PT	PAINT
PC	PRECAST CONCRETE
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PCP	PRECAST CONCRETE PANEL
PCT	PORCELAIN CERAMIC TILE
PCF	POLYURETHANE FLOOR COVERING
PG	PLATE GLASS
PLM	PLASTIC LAMINATE
PLAS	PLASTER
PLY	PLYWOOD
PLYB	PLYWOOD SHEATHING
PCC	POLISHED CONCRETE
PPT	PORCELAIN PAVEMENT TILE
PPT	POLYURETHANE TILE
PVC	POLYURETHANE TILE
PVC	POLYURETHANE TILE
PCP/AV	PRECAST CONCRETE PAVERS
PLA	PLASTIC
Q	
QT	QUARRY TILE
R	
RL	RUBBLE STONE
RM	ROOF BARRIER MEMBRANE
RU	RUBBER
RUT	RUBBER TILE
ROF	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
SMRL	STRUCTURAL METAL STUD LAYER
SS	STAINLESS STEEL
SSCT	SOLID SURFACE COUNTERTOP
ST	STEEL
STJ	STEEL JOIST
STD	STONE
SV	SHEET VINYL
T	
TER	TERRAZZO
TG	TEMPERED FLAT GLASS
TG	TEMPERED GLASS
TGRD	THERMOCLAD
TSCI	TINTED SOLAR CONTROL INSULATED GLASS
V	
VBL	VAPOR BARRIER
VCT	VINYL COMPOSITE TILE
VSF	VINYL SHEET FLOORING
VT	VINYL TILE
VWC	VINYL WALL COVERING
W	
WD	WOOD
WDP	WOOD PANEL
WPE	WOOD PANEL EXTERIOR
WM	WIRE MESH
WD (B)	WOOD (BIRCH)
Z	
Z	ZINC



1 BUILDING ELEVATION (WEST)
1:150



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

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DO NOT SCALE DRAWINGS.



REVISIONS	No.	Date	Description

REVISIONS	No.	Date	Description
E	2020-08-07		SPA RESUBMISSION
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

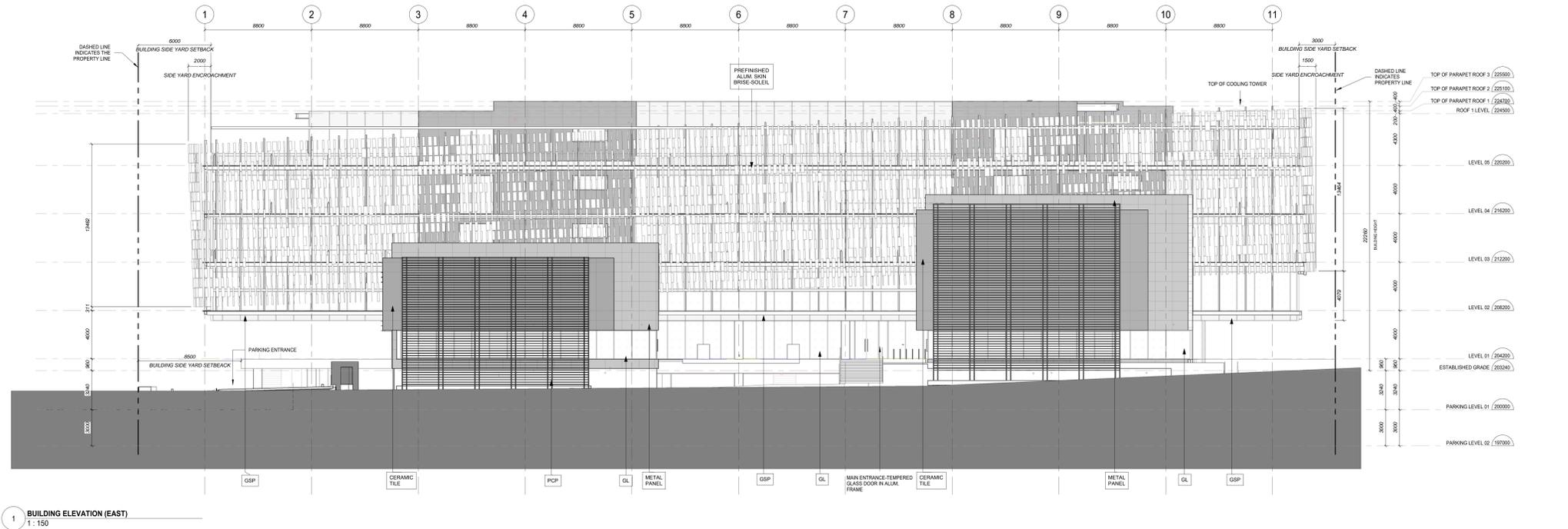
ISSUES
PROJECT NAME: CACHET WOODS CORPORATE OFFICE
220 CACHET WOODS COURT
MARKHAM, ON
L6C 0Z8
CLIENT: 10057428 CANADA CORP.

CONSULTANT:
ZAS
ARCHITECTS INC.
517 Wellington St. W., Suite 404
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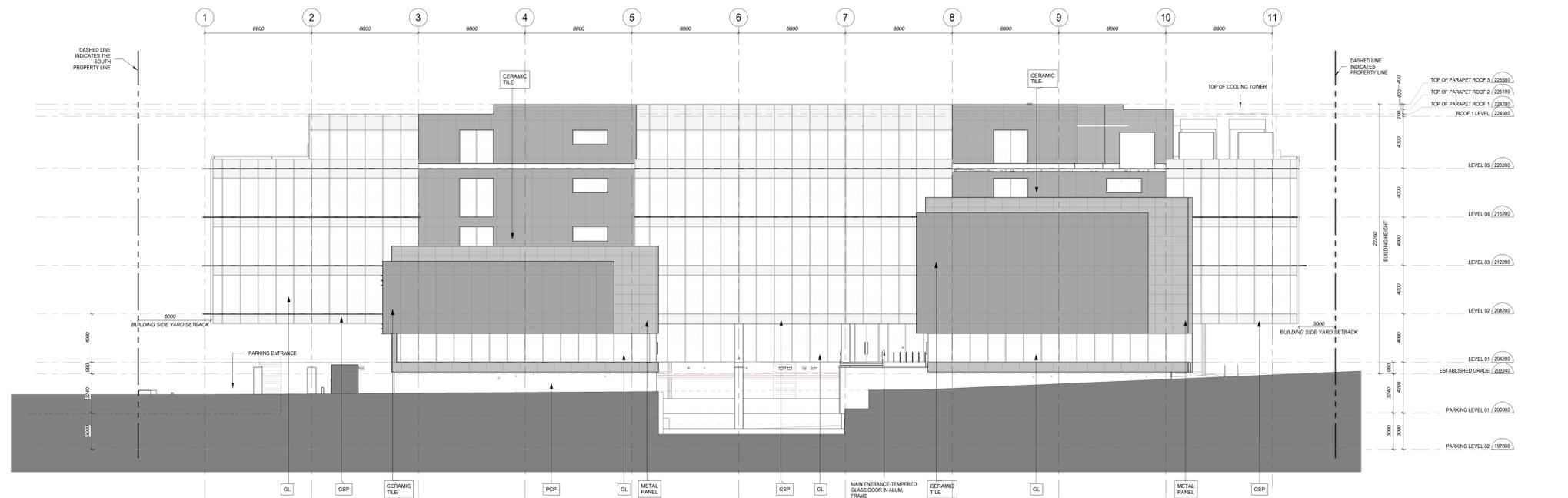
JOB CAPTAIN: PROJ. MANAGER:
SHEET TITLE: EXTERIOR ELEVATIONS

SCALE: 1:150
ON SHEET SIZE A4(11 x 17.5in)
PROJECT NO.: 19-046
SHEET NUMBER: A402
ZAS ARCHITECTS INC. 2018-0

Material Tags	
TAG / ABBREVIATION	MATERIAL
A	
ACF	ARCHITECTURAL CONCRETE FINISH
ACP	ACOUSTICAL CEILING PANEL
ACPF	ACOUSTICAL PERFORATED PANELS
ACT	ACOUSTIC CEILING TILE
ALCP	ALUMINUM COMPOSITE PANEL - WHITE DELIGHT GREY
ALUM	ALUMINUM
ALUM(B)	ALUMINUM (BLACK)
ALUM(BL)	ALUMINUM (BLACK)
ALUM(BR)	ALUMINUM (BRUSHED)
ALUM(S)	ALUMINUM (SILVER)
B	
BC	BRICK COURSE
BT	BTU INDEX
BPG	BACK PAINTED GLASS
C	
CBU	CEMENTITIOUS BACKER UNIT
CH	CHROME
CHB	CHALK BOARD
CCP	CAST IN PLACE CONCRETE
CMT	CERAMIC Mosaic TILE
CMU	CONCRETE MASONRY UNIT
CO	COPPER
CP	CEMENT PANEL
CSPT	CARBON STEEL
CT	CERAMIC TILE - DARK GREY
CB	CERAMIC TILE BASE
CR	CERAMIC
D	
DBS	DRAINAGE BOARD SHEATHING
E	
EA	EARTH (SOIL)
EXP AGG	EXPOSED AGGREGATE
EPX	EPOXY FINISH
F	
FG	FLOOR GLASS
FRM	FLOOR MAT
FRG	FIRE RATED GLASS
FRP	FIBRE REINFORCED PLASTIC PANEL
FWC	FABRIC WALL COVERING
G	
GB	GYPSEUM CEILING BOARD
GCP	GLAZED COATING PAINT
GD	GLASS TILE
GL	GLASS
GP	GRANITE POLISHES
GR	GRANITE (ROUGH)
GRB	GRANITE
GRS	GYPSEUM ROOF BOARD
GS	GRAVEL
GSS	GALVANIZED STEEL
GSP	GLASS SPANDREL
GWB	GYPSEUM BOARD
GWG	GEORGIAN WROD GLASS
GYP	GYPSEUM
H	
HDF	HIGH DENSITY FIBREBOARD
HF	HARDWOOD FLOORING
HLM	HOLLOW METAL
HRG	HEAT RESISTANT GLASS
I	
IGU	INSULATED GLASS UNIT
IMP	INSULATED METAL PANEL
INS (C)	INSULATION (CELLULOSE)
INS (R)	INSULATION (ROCK)
INS (SR)	INSULATION (SEM-RIGID)
INS (SR)	INSULATION (SEM-RIGID)
INS (SR)	INSULATION (SEM-RIGID)
IPAV	INTERLOCKING PAVERS
IFE	IRRADIATION RESISTANT PANEL
IS	INSULATED SANDWICH PANEL
L	
LG	LAMINATED GLASS
LINO	LINOLEUM
LN	LINEN
M	
MAR	MARBLE
MBO	MARKER BOARD
MD	METAL DECK
MDP	MEDIUM DENSITY BOARD
MP	METAL PANEL
MSP	MIRROR
MSL	METAL STUD LAYER
MT	MARBLE TILE
MTL	METAL
MWP	MEMBRANE (WATERPROOF)
MTL (W)	METAL (WHITE)
MTL (G)	METAL (GREY)
O	
OG	OBSCURE GLASS (PROTECTED)
P	
PAV	PAVERS
PBC	PARTICULAR BOARD
PT	PAINT
PC	PRECAST CONCRETE
PCIP	PRECAST CONCRETE INSULATED PANEL
PCP	PRECAST CONCRETE PANEL
PCT	PORCELAIN CERAMIC TILE
PFC	POLYURETHANE FLOOR COVERING
PLAM	PLATE GLASS
PLA	PLASTIC LAMINATE
PLY	PLYWOOD
PYS	PLYWOOD SHEATHING
PCC	POLISHED CONCRETE
PPT	PORCELAIN PAVEMENT TILE
PRT	POLYURETHANE TILE
PVC	POLY VINYL CHLORIDE
PCAV	PRECAST CONCRETE PAVERS
PLA	PLASTIC
Q	
QT	QUARRY TILE
R	
RS	RUBBLE STONE
RM	ROOF BARRIER MEMBRANE
RU	RUBBER
RUT	RUBBER TILE
ROF	ROOFING FELT
ROT	ROOF TILE
ROS	ROOF SLATE
S	
SA	SAND
SABK	SOUND ABSORBING BLOCK
SAP	SEAMLESS ATHLETIC FLOORING
SCI	SOLAR CONTROL INSULATED GLASS
SOT	STRUCTURAL GLAZED TILE
SL	SILICONE
SM	SPECIALIZED METAL
SMR	STRUCTURAL METAL STUD LAYER
SS	STAINLESS STEEL
SSCT	SOLID SURFACE COUNTERTOP
ST	STEEL
STJ	STEEL JOIST
STD	STONE
SV	SHEET VINYL
T	
TER	TERRAZZO
TRG	TEMPERED FLOAT GLASS
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VNL	VINYL
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W	
WP	WOOD PANEL
WPE	WOOD PANEL EXTERIOR
WM	WIRE MESH
WD (B)	WOOD (BIRCH)
Z	
ZNC	ZINC



1 BUILDING ELEVATION (EAST)
1 : 150



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

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REVISIONS	No.	Date	Description

No.	Date	Description
F	2020-08-07	SPA RESUBMISSION
E	2020-07-08	ISSUED FOR MINOR VARIANCE APPLICATION
D	2020-06-30	ISSUED FOR 10% 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.
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 1S1 T 416.979.9634 www.zas.com

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

SCALE: 1 : 150 ON SHEET SIZE A(1) - E (914 x 1219mm)	PROJECT NO.: 19-046
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SHEET NUMBER: **A401**
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