

Memorandum to the City of Markham Committee of Adjustment

July 23, 2025

File: A/035/25
Address: 7 Coxworth Avenue, Markham
Agent: Dinh Design (Bach Dinh)
Hearing Date: Wednesday, July 30, 2025

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

The applicant is requesting relief from the following requirements of “Residential – Established Neighbourhood Low Rise (RES-ENLR)” Zone in By-law 2024-19, as amended, to permit:

a) By-law 2024-19, Section 4.8.8(f):

stairs and landing with a minimum interior side yard setback of 0.66 metres, whereas the by-law requires a minimum interior side yard setback of 1.20 metres;

as it relates to the addition of a proposed below grade walkout stair to an existing residential dwelling.

BACKGROUND

Property Description

The 460 m² (4955 ft²) subject property is located on the east side of Coxworth Avenue, south of Denison Street and west of Markham Road, facing Parkland Public School and Elson Park. The property is located within an established residential neighbourhood comprised of two-storey detached dwellings of similar lot sizes. There is an existing two-storey detached dwelling on the property, which according to assessment records was constructed in 1988. The property features mature vegetation, including two large trees in the front yard along the western property lines.

Proposal

The applicant is proposing to construct walk-up stairs and a landing in the northern side yard to provide separate access to an additional unit in the basement (refer to Appendix “C” – Plans). A variance is required to reduce the interior side yard setback to accommodate the proposed access.

Provincial Policies

More Homes, More Choice Act, 2019

The *More Homes, More Choice Act, 2019*, S.O. 2019, c. 9 – (Bill 108), received Royal Assent on June 6, 2019 and portions were proclaimed on September 3, 2019. The proclaimed portions of Bill 108 amended the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to require Official Plans to contain policies providing for two residential units in detached, semi-detached and rowhouse (townhouse) dwellings, as well as permitting a residential unit in ancillary structures to a detached, semi-detached, or rowhouse dwelling. Under this legislation, “second suites” or “secondary suites” are now referred to as “additional residential units”, and the terms are used synonymously in this memorandum.

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24/17, and updated on July 17/24)

The Official Plan designates the subject property “Residential Low Rise”, which provides for low rise housing forms including single detached dwellings. Section 4.1.2.6 of the Official Plan contains policies to support further diversification of the housing stock and rental housing tenure by permitting secondary suites within existing and new single detached, semi-detached and rowhouse dwellings in accordance with Section 3.5.22 of the Regional Official Plan and subject to appropriate zoning, development criteria, and standards. The proposed development will help support access to the additional dwelling unit which contributes to the diversification of the housing stock and rental housing tenure.

Zoning By-Law 2024-19

The subject property is zoned ‘RES-ENLR – Residential Established Neighbourhood Low Rise’ under By-law 2024-19, as amended, which permits Detached dwellings. The proposed development does not comply with the minimum side yard setback requirement.

Zoning Preliminary Review (ZPR) Not Undertaken

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. However, the applicant has received comments from Building Standards through their permit process (24.198099HP) to confirm the variances required for the proposed development.

COMMENTS

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

- 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.

Unobstructed Path of Travel Variance

The applicant is requesting stairs and landing with a minimum interior side yard setback of 0.66 metres, whereas the by-law requires a minimum interior side yard setback of 1.20 metres. The existing northern side yard setback of the dwelling is 1.82 metres and the southern side yard ranges from 1.21 metres to 1.82 metres. The requested reduction is to accommodate the stairs and landing for access to the basement dwelling through the northern side yard. Staff are satisfied that the proposed variance does not present any concerns with respect to fire emergency accessibility. The variance facilitates an additional access point to the basement dwelling via the southern side yard and main dwelling entrance. This arrangement ensures that emergency services retain adequate and reliable access to all areas of the residence.

PUBLIC INPUT SUMMARY

No written submissions were received as of July 23, 2025. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request for side yard encroachment meets the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please refer to Appendix "A" for conditions to be attached to any approval of this application.

APPENDICES

Appendix "A" – Conditions

Appendix "B" – Aerial Photo

Appendix "C" – Plans

PREPARED BY:



Michelle Chen, Development Technician, Planning and Urban Design Department

REVIEWED BY:



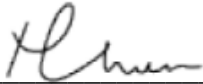
Carlson Tsang, Senior Planner, East District

APPENDIX "A"

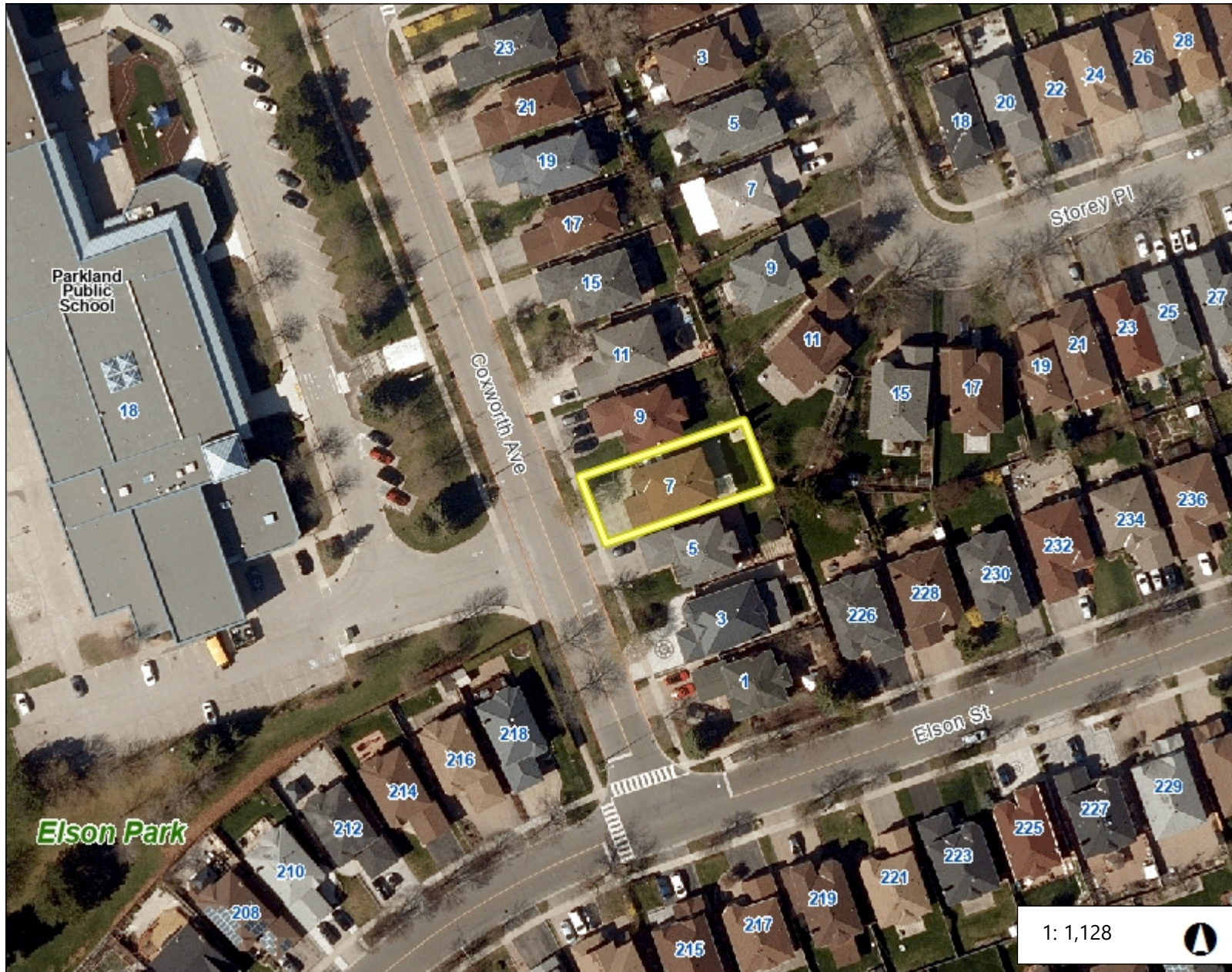
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/035/25

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 C' to this Staff Report and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction.

CONDITIONS PREPARED BY:



Michelle Chen, Development Technician, Planning and Urban Design Department



Legend

Subject Lands

1: 1,128



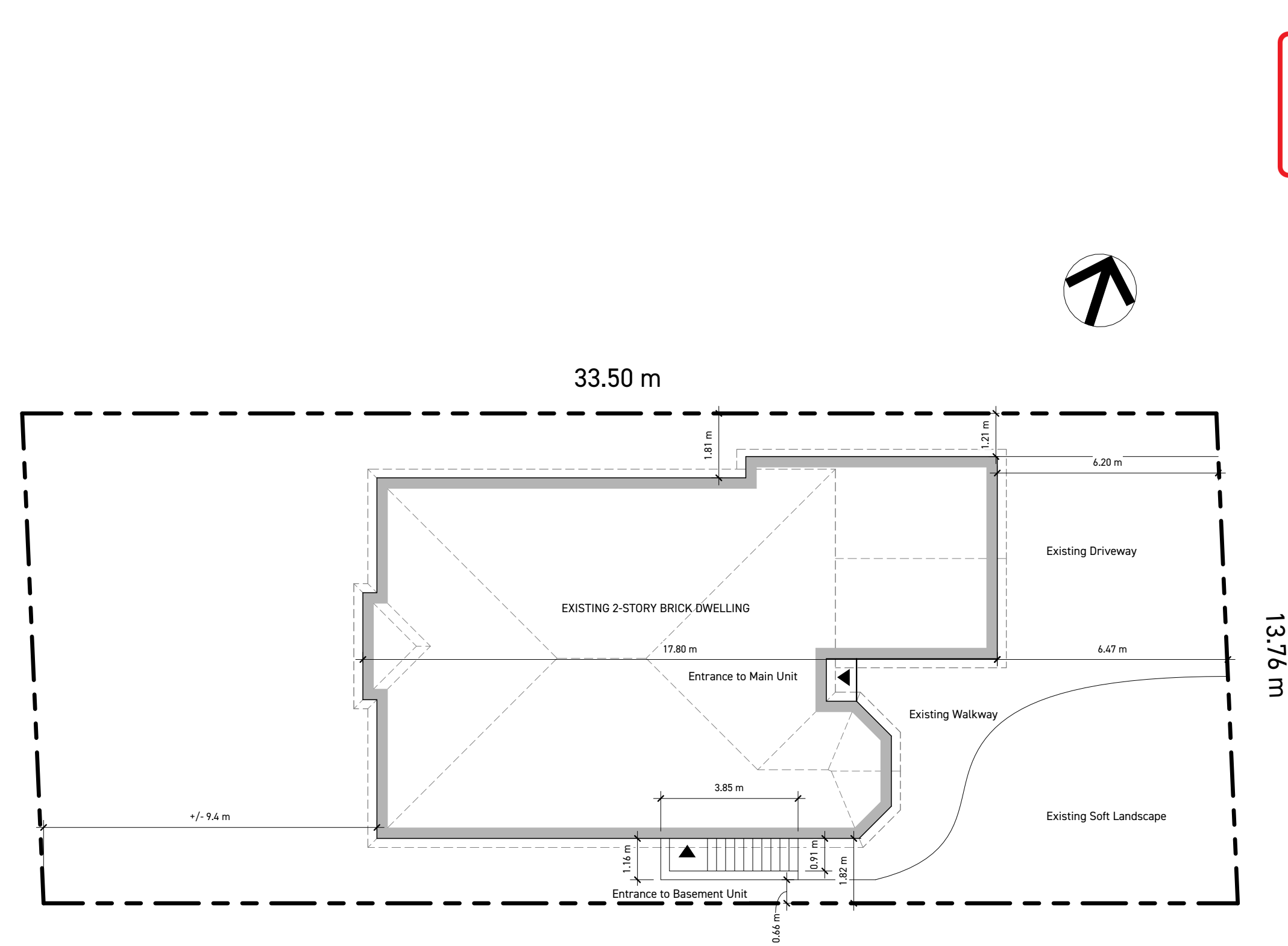
Notes

57.3 0 28.65 57.3 Meters

ARCHITECTURAL ABBREVIATIONS	
*	= SPECIAL EXCEPTION (TAKE NOTE)
&	= AND
A.C.	= AIR CONDITIONING
ARCH	= ARCHITECTURAL
BK	= BLOCKING
CL	= CENTER LINE
CMU	= CONCRETE MASONRY UNIT
DIA.	= DIAMETER
DN	= DOWN
EA	= EACH
EXT	= EXTERIOR
FB	= FLOOR BEAM
F	= FOOTING TYPE
F.D.	= FLOOR DRAIN
FJ	= FLOOR JOIST
F.M.	= FLUSH MOUNT
FURN.	= FURNACE
GWB	= GYPSUM WALL BOARD
HWT	= HOT WATER TANK
ICF	= INSULATED CONCRETE FORM
INT	= INTERIOR
LSL	= LAMINATED STRAND LUMBER
LVL	= LAMINATED VENEER LUMBER
MAX.	= MAXIMUM
MECH	= MECHANICAL
MIN.	= MINIMUM
PLFA	= POINT LOAD FROM ABOVE
PWDR	= POWDER ROOM
R	= RISER (S)
RIM	= RIM JOIST
REC	= RECREATION
REQ'D	= REQ'D
RM	= ROOM
R.O.	= ROUGH OPENING
SFTG	= STEP FOOTING
SFW	= STEP FOUNDATION WALL
S.D.	= SMOKE DETECTOR
SPF	= SPRUCE PINE FIR
TBD	= TO BE DETERMINED
TYP.	= TYPICAL
T/O	= TOP OF
T.M.	= TOP MOUNT
U/S	= UNDER SIDE
W.C.	= WINE CHILLER
W.I.C.	= WALK-IN CLOSET
w/	= WITH

DRAWINGS LIST	
NUMBER	DRAWING NAME
A000	SITE PLAN
A001	NOTES
A101	EXISTING BASEMENT
A102	EXISTING GROUND FLOOR
A103	EXISTING SECOND FLOOR
A201	PROPOSED BASEMENT
A301	ELEVATION
A401	STAIR DETAILS
A402	STAIR DETAILS
A403	GUARD DETAIL

DRAWINGS STANDARD	
	NEW CONSTRUCTION
	EXISTING CONSTRUCTION
	EXISTING TO BE DEMOLISHED
	EXISTING OPENING TO BE FILLED



1 SITE PLAN
A000 3/32" = 1'-0"

PROPOSED BASEMENT SECOND UNIT

7 COXWORTH AVE, MARKHAM, ON L3S 3B9

Appendix C

File:

25-11545-000-0000

Date:

7/24/2025

MM/DD/YYYY

AVENUE

COXWORTH



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 BE A DESIGNER		
QUALIFICATION INFORMATION:		
THANH LONG NGUYEN		114399
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION:		
ARCHON ARCHITECTURAL SERVICES		121647
FIRM NAME		FIRM BCIN
DATE	Apr-07-2025	

Issued	No.	Description	Date

Project Address
7
Coxworth Ave,
Markham, ON

Sheet title:
SITE PLAN

Drawn By	Checked By
B.D	B.D
Scale:	Date:
As indicated	Apr-07-2025
Sheet Number	

A000

GENERAL CONSTRUCTION NOTES

All Code References Are Referenced From Part 9 Of The 2012 O.B.C.

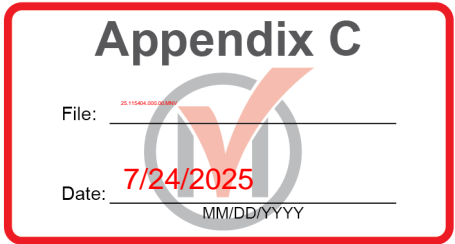
1	WEEPER TILE
	100 Mm (4") Dia. Weeper Tile W/ 150 Mm (6 ") Min. Crushed Granular.
2	POURED CONCRETE BASEMENT SLAB
	100 Mm (4") 25 Mpa (3600 Psi) Poured Concrete Slab C/W 6 Mil. Poly. Vapour Barrier Over 2" Rigid Insulation On 150 Mm (6 ") Crushed Granular Fill.
3	POURED CONCRETE GARAGE SLAB
	100 Mm (4") 32 Mpa (4640 Psi) Poured Concrete Slab W/ 5-8% Air Entrainment On 100mm (4") Coarse Granular Fill W/ Compacted Sub-Base Or Compacted Native Fill. Slope To Front Of Garage Min. 1%.
4	COLD STORAGE PORCH SLAB- FOR A MAX. 2500 MM (8'-3") PORCH DEPTH
	130 Mm (5") 32 Mpa (4640 Psi) Concrete Slab w/ 5-8% Air Entrainment. Reinforce W/ 10m Bars @ 200mm (8") O.C. Each Way In Bottom Thirđ Of Slab, 610mm x 610mm (24" x24") Dowels @ 600mm (24") O.C. Anchored In Perimeter Foundation Walls. Slope Slab Min. 1% From Door.
5	SILL PLATE
	38mm x 89mm (2" x 4") Sill Plate w/ 13mm (1/2") Dia. 200mm (8") Long Anchor Bolts Embedded Min. 100mm (4") Into Concrete Foundation Wall @ 750mm (2'-6") O.C. Provide Caulking Or 25mm (1") Min. Mineral Wool B/W Sill Plate And Top Of Concrete Foundation Wall. Use Non-Shrink Grout To Level Sill Plate Where Required.
6	WOOD IN CONTACT WITH CONCRETE
	Wood Framing Members That Are Not Pressure Treated And In Contact With Concrete That Is Less Than 150 Mm (6") Above Grade Or Concrete Slab Shall Be Protected With 6 Mil. Polyethylene Film Or 45 Lb (No. 50) Roll Roofing Dampproofing Between Wood And Concrete.
7	BEAM BEARING
	Provide Beam Pocket Or 200mm X 250mm (8 " X 10") Poured Concrete Nib Wall. Min. Bearing To Be 150mm (6 ") U.N.O.
8	FOUNDATION WALL REDUCTION
	Where The Top Of A Foundation Wall Is Reduced In Thickness To Permit The Installation Of Floor Joists, The Reduced Section Shall Be Not More Than 350mm (14 ") And Not Less Than 90mm (3-1/2 ") Thick.
9	EXPOSED FLOOR TO EXTERIOR
	Provide Rsi 5.46 (R31) Insulation, 6 Mil. Poly. Vapour Barrier And Cont. Tyvek Air Barrier w/ Pref. Soffit.
10	FLOOR CONSTRUCTION
	Provide 3/4" Stabledge Subfloor Sheathing Screwed And Glued To Floor Joists. All Floor In Residential Occupancies To Be Finished And Or Water Resistant As Per 9.30.1.1 And 9.30.1.2. Refer To 9.30.6 For Ceramic Tile Application. Provide 38mm x 38mm (2"x2") Cross Bracing Or Solid Blocking @ 2100mm (6'-11 ") O.C. Max. All Joists To Be Strapped w/ 19mm x 64mm (1"x3") @ 2100mm (6'-11") O.C. Unless A Panel Type Ceiling Finish Is Applied.
11	EXTERIOR/INTERIOR STAIRS
	At Least One Stair Between Each Floor Level Within A Dwelling Unit, And Exterior Stairs And Required Exit Stairs Serving A Single Dwelling Unit, Shall Have A Width Of Not Less Than 860mm (2'-0"). Minimum Height Over Stairs And Landing Within Dwelling Units Shall Be 1950mm (6'-5"). The Vertical Height Between Any Landings Shall Not Exceed 3700 Mm (12'-2").
	Max. Rise: 200mm (7-7/8") Min. Rise: 125mm (4-7/8") Max. Run: 355mm (14") Min. Run: 255m (10") Max. Tread: 355mm (14") Min. Tread: 255 (10")
	Angled Stairs Shall Have An Average Run Of Not Less Than 200mm (7-7/8 ") And A Min. Run Of 150mm (5-7/8").
12	PRECAST STEPS
	Precast Concrete Step Not More Than 2 Risers Shall Be Installed On Grade.
13	EXTERIOR/INTERIOR GUARDS
	Interior Guards: 900mm (2'-11 ") Min. Exterior Guards: 900mm (2'-11") Min. For A Grade Difference Less Than 1800 Mm (6'-0"). 1070mm (3'-6") Min. For A Grade Difference More Than 1800 Mm (6'-0")
	Handrails At Landing To Have A Min. Height Of 900mm (2'-11 "). Handrails At Stairs To Have A Min. Height Of 800mm (2'-7"). Min. One Handrail Shall Be Provided With Stairs Having A Width Less Than 1100mm (3'-7"). Two Handrails Shall Be Provided With Stairs Having A Width Greater Than 1100mm (3'-7"). Gc To Review All Railing Requirements Before Installing.

14	TWO STOREY VOLUME SPACES
	Provide 2-38mm X140mm (2-2" x 6") Spruce No. 2 Continuous Studs @ 300mm (1'-0") O.C. For Brick And 400mm (1'-4") O.C. For Siding C/W 9.6mm (3/8") Exterior Grade Plywood Sheathing. Provide Solid Wood Blocking Between Wood Studs @ 1220mm (4'-0 ") O.C. Vertically.
	For Horizontal Distances Not Exceeding 2900mm (9'-6"), Provide 38mm x 140mm (2" x 6") Wood Studs @ 400mm (1'-4") O.C. C/W 3-38mm x 184mm (3-2" X 8") Cont. Header At Ground Floor Ceiling Level Toe Nailed & Glued At Top Plates, Bottom Plates And Headers.
15	INTERIOR GARAGE PARTITION
	13mm (1/2") Gypsum Wall Board On Interior Partition And Ceiling Between House And Garage. Provide Rsi 3.34 (R22) In Walls And Rsi 5.46 (R31) In Ceiling. Tape, Seal And Structurally Support All Joints In Order To Be Gas Tight. Opt. Foam Filled
16	INTERIOR GARAGE MAN DOOR
	Door And Frame To Be Gas-Proofed. Door To Be Equipped W/ Self Closing Device And Weatherstripping.
17	DRYER EXHAUST
	Capped Dryer Exhaust Vented To Exterior. Ducts Shall Conform To Part 6 Of The O.B.C.
18	MECHANICAL EXHAUST FAN
	Mechanical Exhaust Fan Vented To Exterior To Provide At Least One Air Change Per Hour. Provide Duct Screen As Per 9.32.3.12.
19	DIRECT VENT FURNACE TERMINAL
	Direct Vent Furnace Terminal Min. 900 Mm (2'-11 ") From A Gas Regulator, Min. 300mm (1'-0") Above Finished Grade, Away From All Openings And Away From Exhaust And Intake Vents. Hrv Intake To Be Min. 1830mm (6'-0 ") From All Exhaust Terminals. Refer To Local Gas Utilization Code.
20	DIRECT VENT GAS FIREPLACE
	Direct Vent Gas Fireplace Vent To Be A Min. Of 300mm (1'-0 ") Above Finished Grade, Away From All Openings And Away From Exhaust And Intake Vents. Refer To Local Gas Utilization Code. Fireplace To Comply With Can/Ulc-S610-M "Factory Built Fireplaces" Installed With Exhaust As Per Manufacturer's Specifications.
21	ATTIC ACCESS HATCH
	500mm X 700mm (1'-8" X 2'-4") Attic Access Hatch W/ Weatherstripping And Rsi 10.56 (R60) Rigid Insulation Backing.
22	EXPOSING BUILDING FACE
	Exterior Walls To Have A Fire Resistance Rating Of Not Less Than 45 Min Where Limiting Distances Are Less Than 1200mm (3'-11 "). Where The Limiting Distance Is Less Than 600mm (1'-11"), The Exposing Building Face Shall Be Clad In Non-Combustible Material. Install Min 15.9mm Type X Gypsum Board Inside. Supersedes All Wall Schedule And Notations
23	STUD WALL REINFORCEMENT
	Provide Wood Blocking Reinforcement To Stud Walls For Future Grab Bar Installation In Main Bathroom As Per Obc 9.5.2.3. Grab Bar To Be 840mm - 920mm (2'-9 " - 3'-0") A.F.F. Behind Toilet And 840mm (2'-9 ") A.F.F. On The Wall Opposite To The Entrance To The Bathtub Or Shower.
24	CONSTRUCTION JOINT
	Provide One Row Of 10m Dowels Spaced 16" O.C. Vertically. Set Dowels 8" In 5/8" Drilled Holes Filled With Epoxy Resin In Existing Foundation Wall. Allow For 16 " Dowel Projection Into Proposed Wall. Waterproof And Seal Joint On Exterior Face Of Concrete Foundation Wall.
25	ROOF CONSTRUCTION
	210 (10.25kg/Sq. M.) 40 Year Old Asphalt Shingles, 13mm (1/2 ") Plywood Sheathing With "H" Clips On Approved Pre-Engineered Wood Trusses Or Conventional Framing As Per Plan. Provide Approved Eaves Protection Extending 900mm (3'-0 ") From Edge Of Roof And Min. 300mm (1'-0") Beyond Inner Face Of Exterior Wall. Provide 38mm X 89mm (2 " X 4") Truss Bracing @ 1830mm (6'-0") O.C. @ Bottom Chord. Provide Double Ice And Water Shield In All Double Valley Locations
26	ROOF INSULATION
	Rsi 10.56 (R60) [Rsi 5.46 (R31) For Ceiling Without Attic Space] Roof Insulation And Approved 6 Mil Poly. Vapour Barrier, 16mm (5/8 ") Interior Drywall Finish Or Approved Equal. Solid Fill W/ 2 Lbs Closed Celt @ Vaulted Ceiling Location (Unvented)
27	STEP FOOTINGS
	Poured Concrete Step Footings To Have A Min. Horizontal Step Of 600mm (1'-11 5/8 "). Vertical Step To Have Max. 600mm (1'-11 5/8) Step On Firm Soil.

28	ROOF VENTILATION
	Roof Ventilation As Per 9.19.1. Vent Area Shall Be No Less Than 1/300 Of The Insulated Ceiling Area. Where The Roof Slope Is Less Than 1 In 6 Or In Roofs That Are Constructed With Roof Joists, The Unobstructed Vent Area Shall Be No Less Than 1/150 W/ No Less Than 25% Of The Required Openings Located At The Top Of Space And No Less Than 25% Located At The Bottom Of The Space. No Less Than 63mm Of Space Shall Be Provided Between Top Of Insulation And Underside Of Roof Sheathing. Full 60 Sq In Of Net Free Ventilating Area (Nfa) Per Vent.
29	SLAB THICKENING
	Slab Under Load Bearing Walls Supporting Stair Landings To Be Thickened To 12" With 16" Bottom And Angeled Max 45° To Horizontal Slab.
30	TRUSSES
	All Roof Trusses To Be Designed & Engineered By Manufacturer.
31	DOORS & WINDOWS (SEE O.B.C. 9.7.)
	Every Floor Level Containing A Bedroom & Not Served By An Exterior Door Shall Contain At Least 1 Window Having An Unobstructed Open Area Of 0.35m2/ (3.8ft2/) And No Dimension Less Than 380mm (15"), Which Is Openable From The Inside Without Tools. Max. Sill Height 1000mm (3'-3 3/8") For Fin. Floors Above Grade
	House Doors & Windows Within 2000mm (6'-7") From Grade Shall Be Constructed To Resist Forced Entry. Doors Shall Have A Deadbolt Lock
	The Principal Entry Door Shall Have Either A Door Viewer, Transparent Glazing Or A Sidelight
	U-Value 1.8 For Windows & Sliding Glass Doors Or To Conform To Sb-12 Subsection 2.1. Of The O.B.C.
32	DOORS (SEE O.B.C. 9.7.)
	Main Entry Door To Be Openable From Inside W/Out Key
	Exterior Doors To Have A Thermal Resistance Of Rsi 0.7 (R4) Or W/ Storm Door Sliding Doors To Have A Thermal Resistance Of Rsi 0.3 (R1.7). Max. U-Value 1.8 For Sidelights & Sliding Glass Doors Or To Conform To Sb-12 Subsection 2.1. Of The O.B.C.
	Doors To Be Resistant To Forced Entry As In Conformance To Subsection 9.7.5.2.
	Glass In Side Lights Greater Than 500mm (19 3/4") Storm Doors In Sliding Patio Door & In Shower Doors To Be Of Safety Glass. Door Structure Shall Have A Max. Glass Area Conforming To Subsection 9.6.1.3. Of The O.B.C.
	Swing-Type Or Folding Doors Within Dwelling Units Shall Conform To Size Requirements Of Subsection 9.5.11. Of The O.B.C.
33	SMOKE ALARM (REFER O.B.C. 9.10.19.)
	Smoke Alarms Conforming to Can/Ulc-S531, "Smoke Alarms", Shall Be Installed in Each Dwelling Unit and In Each Sleeping Room Not Within a Dwelling Unit (9.10.19.1.).
	The Sound Patterns of Smoke Alarms Shall Meet the Temporal Pattern of Alarm Signals or Be a Combination of Temporal Pattern and Voice Relay (9.10.19.2.).
	Smoke Alarms Installed Shall Be Installed So That There Is At Least One Smoke Alarm Installed on Each Storey, Including Basements. They Shall Be Installed in Each Sleeping Room, And in A Location Between the Sleeping Rooms and The Remainder of The Storey, A Smoke Alarm Shall Be Installed in The Hallway.
	Where More Than One Smoke Alarm Is Required In A Dwelling Unit, The Smoke Alarms Shall Be Wired So That the Activation of One Alarm Will Cause All Alarms Within the Dwelling Unit to Sound (9.10.19.5.).
	Smoke Alarm Shall Have a Visual Component as Required By OBC 9.10.19.1.(2).
34	CARBON MONOXIDE ALARMS (REFER TO O.B.C. 9.33.4.)
	Where A Fuel Burning Appliance Is Installed in a Suite of a Residential Occupancy, a Carbon Monoxide Alarm Shall Be Installed Adjacent to Each Sleeping Area in The Suite. An Alarm Shall Be Installed Adjacent to Each Sleeping Area in Every Suite of Residential Occupancy That Is Adjacent to The Service Room or Storage Garage.
	Install Alarms at Manufacturer's Recommended Height, Or in The Absence of Specific, On or Near the Ceiling. A Carbon Monoxide Alarm Shall Be Permanently Connected to An Electrical Circuit and Shall Have No Disconnect Switch Between the Over Current Device and The Carbon Monoxide Alarm. All Carbon Monoxide Alarms Are to Be Interconnected So That Its Activation Will Activate All Alarms Within the Suite.
	Alarms Shall Be Equipped So That It Is Audible Within Bedrooms When the Intervening Doors Are Closed and Conform To Can/Csa-6.19, "Residential Carbon Monoxide Alarming Devices", Or Ul 2034, "Single and Multiple Station Carbon Monoxide Alarms".
35	ATTIC ACCESS HATCH (See O.B.C. 9.19.2.1.) Attic Hatch to Be Min. 545x588mm (22"x24") W/ Insulation & Weather Stripping

STRUCTURAL ELEMENTS		
WOOD LINTEL	METRIC	IMPERIAL
WL1 WL2 WL3 WL4	2 - 38 x 140 2 - 38 x 184 2 - 38 x 235 2 - 38 x 286	2 - 2" x 6" 2 - 2" x 8" 2 - 2" x 10" 2 - 2" x 12"
STEEL LINTELS	METRIC	IMPERIAL
L1 L2 L3 L4 L5 L6	90 x 90 x 6 100 x 90 x 6 125 x 90 x 10 150 x 90 x 10 150 x 100 x 13 180 x 100 x 13	3 ½" x 3 ½" x ¼" 4" x 3 ½" x ¼" 4 7/8" x 3 ½" x 3/8" 5 7/8" x 3 ½" x 3/8" 5 7/8" x 4" x ½" 7 1/8" x 4" x ½"

- NOTES:**
- Drawings Are to Be Read Not Scaled.
 - No Work to Proceed Prior To Obtaining Building Permit.
 - Design and Construction of This Building Shall Comply With Ontario Building Code, As Amended.
 - Drawings Are Not Intended for Permit or Construction Unless Signed by Designer or Engineer.
 - Contractor Will Check and Verify All Dimensions & All Conditions On the Job Before Proceeding with Work.
 - Report All Discoveries or Errors, Omissions Or Discrepancies To the Designer as Applicable Prior To Placement Or Erection of Materials.
 - Use Only the Latest Revised Drawings or Those That Are Marked Issued for Construction.
 - All Area Calculations Are Approximate.
 - Reproduction of The Documents Provided Is Prohibited Without Consent of The Designer.
 - The Drawings and Documents Are the Exclusive Property Of the Designer.



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 BE A DESIGNER

QUALIFICATION INFORMATION:

THANH LONG NGUYEN

114399

NAME

SIGNATURE

BCIN

REGISTRATION INFORMATION:

ARCHON ARCHITECTURAL SERVICES

121647

FIRM NAME

FIRM BCIN

DATE

Apr-07-2025

ISSUED		
No.	Description	Date

Project Address

7

Coxworth Ave,
Markham, ON

Sheet title:

NOTES

Drawn By	Checked By
B.D	B.D
Scale:	Date:
12" = 1'-0"	Apr-07-2025
Sheet Number	
A001	

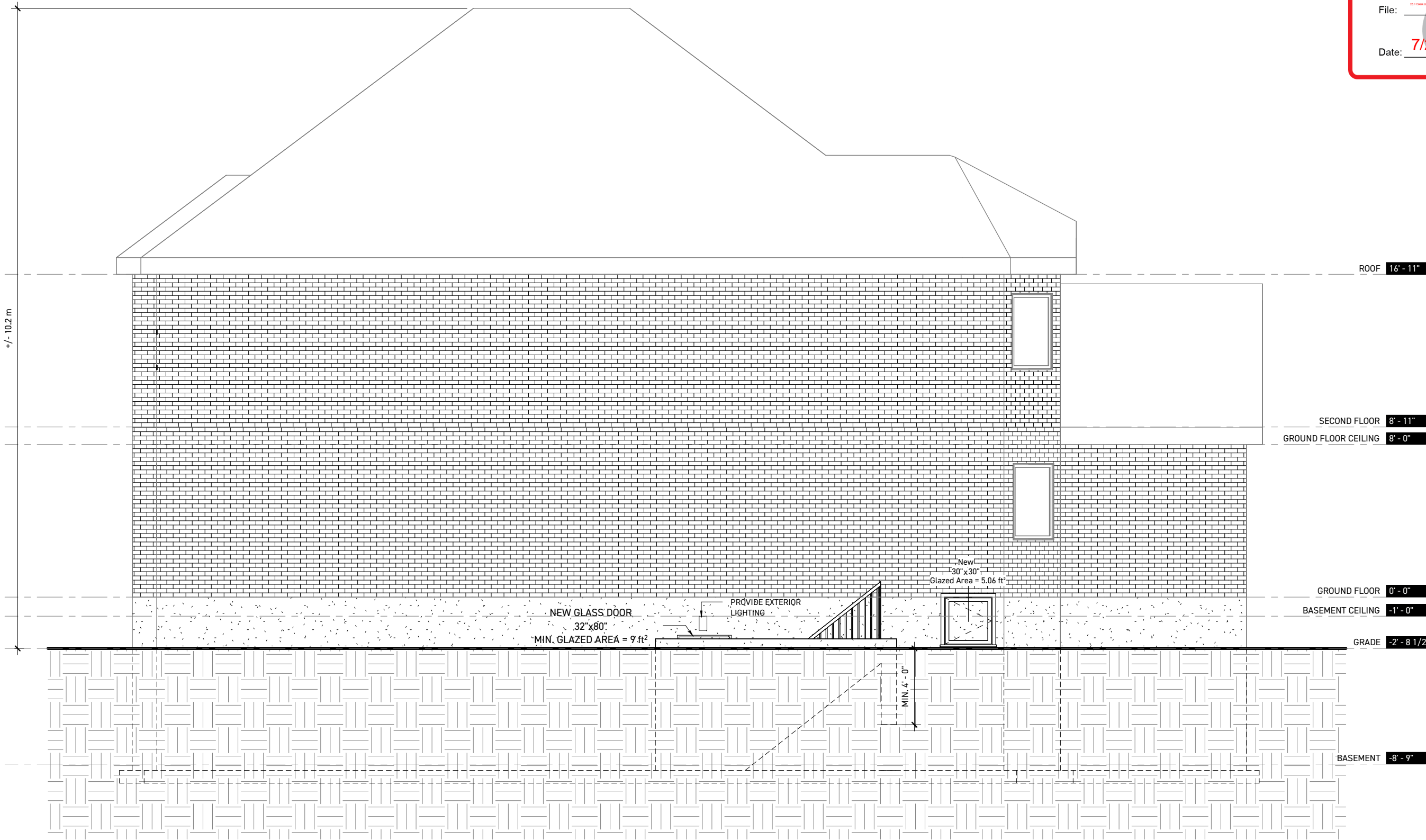
Appendix C

File:

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Date:

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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 BE A DESIGNER		
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THANH LONG NGUYEN		114399
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION:		
ARCHON ARCHITECTURAL SERVICES		121647
FIRM NAME		FIRM BCIN
DATE	Apr-07-2025	
Issued		
No.	Description	Date

Project Address
7
Coxworth Ave,
Markham, ON

Sheet title:
ELEVATION

Drawn By	Checked By
B.D	B.D
Scale:	Date:
3/16" = 1'-0"	Apr-07-2025
Sheet Number	

A301

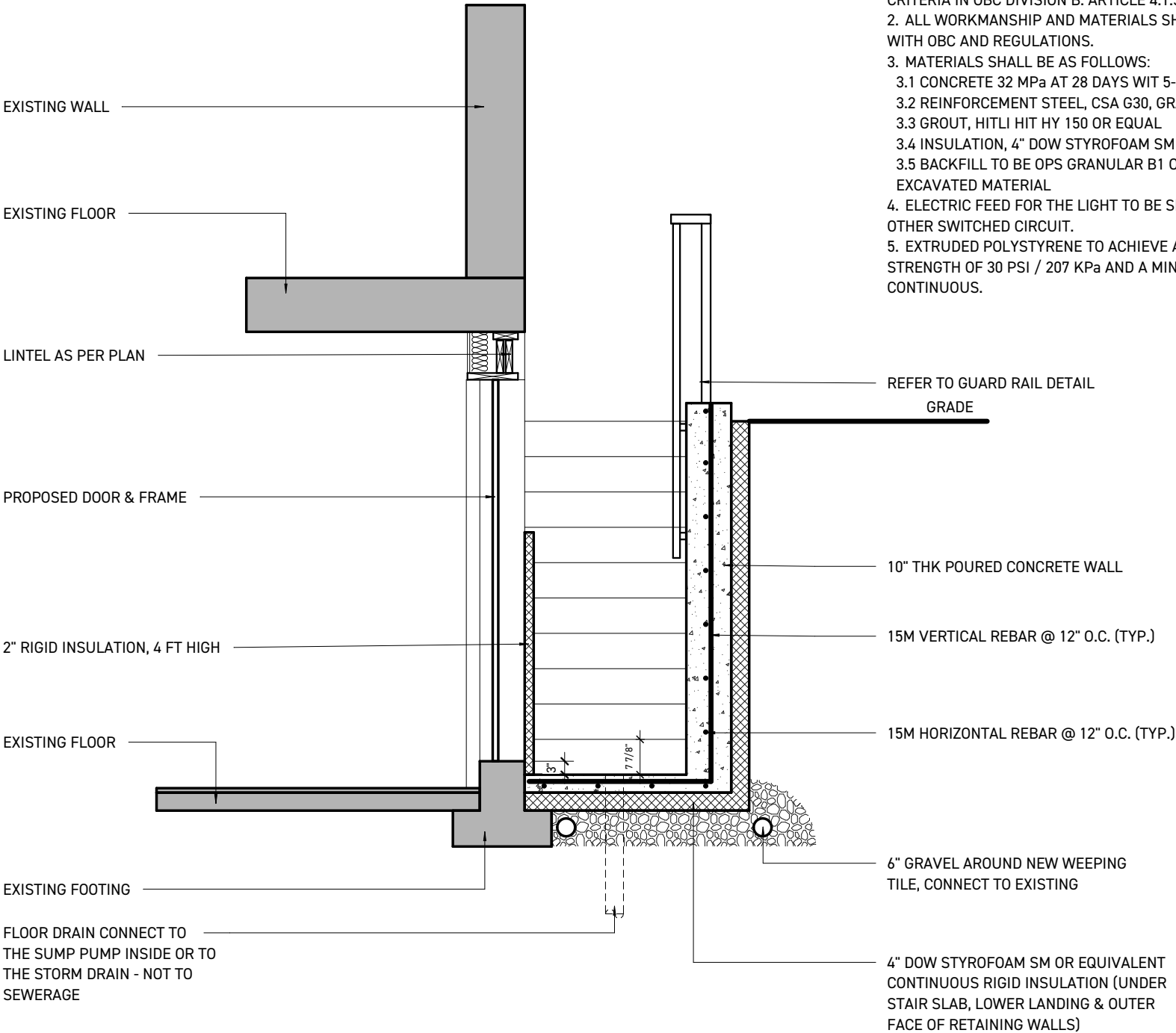
1 South
A301 3/16" = 1'-0"

Appendix C

File: 25-110454-000-000000

Date: 7/24/2025

MM/DD/YYYY



- NOTE:
10" THICK CONC. WALL, REFER PLAN FOR EXTENT OF CONC. WALL
- GENERAL NOTES:
1. THE CONSTRUCTION OF GUARDS SHALL CONFIRM TO THE LOADING CRITERIA IN OBC DIVISION B. ARTICLE 4.1.5.15 OR TO SUPP. STD SB-7.
 2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH OBC AND REGULATIONS.
 3. MATERIALS SHALL BE AS FOLLOWS:
 - 3.1 CONCRETE 32 MPa AT 28 DAYS WIT 5-8% AIR ENTRAINMENT
 - 3.2 REINFORCEMENT STEEL, CSA G30, GRADE 400
 - 3.3 GROUT, HITLI HIT HY 150 OR EQUAL
 - 3.4 INSULATION, 4" DOW STYROFOAM SM
 - 3.5 BACKFILL TO BE OPS GRANULAR B1 OR SUITABLE EXCAVATED MATERIAL
 4. ELECTRIC FEED FOR THE LIGHT TO BE SEPARATE FROM FROM ANY OTHER SWITCHED CIRCUIT.
 5. EXTRUDED POLYSTYRENE TO ACHIEVE A MIN. COMPRESSIVE STRENGTH OF 30 PSI / 207 KPa AND A MIN R-VALUE OF R20 CONTINUOUS.



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 BE A DESIGNER		
QUALIFICATION INFORMATION:		
THANH LONG NGUYEN		114399
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION:		
ARCHON ARCHITECTURAL SERVICES		121647
FIRM NAME		FIRM BCIN
DATE	Apr-07-2025	

Issued		
No.	Description	Date

Project Address

7

Coxworth Ave,
Markham, ON

Sheet Title:

STAIR DETAILS

Drawn By

Checked By

Author

Checker

Scale:

Date:

3/8" = 1'-0"

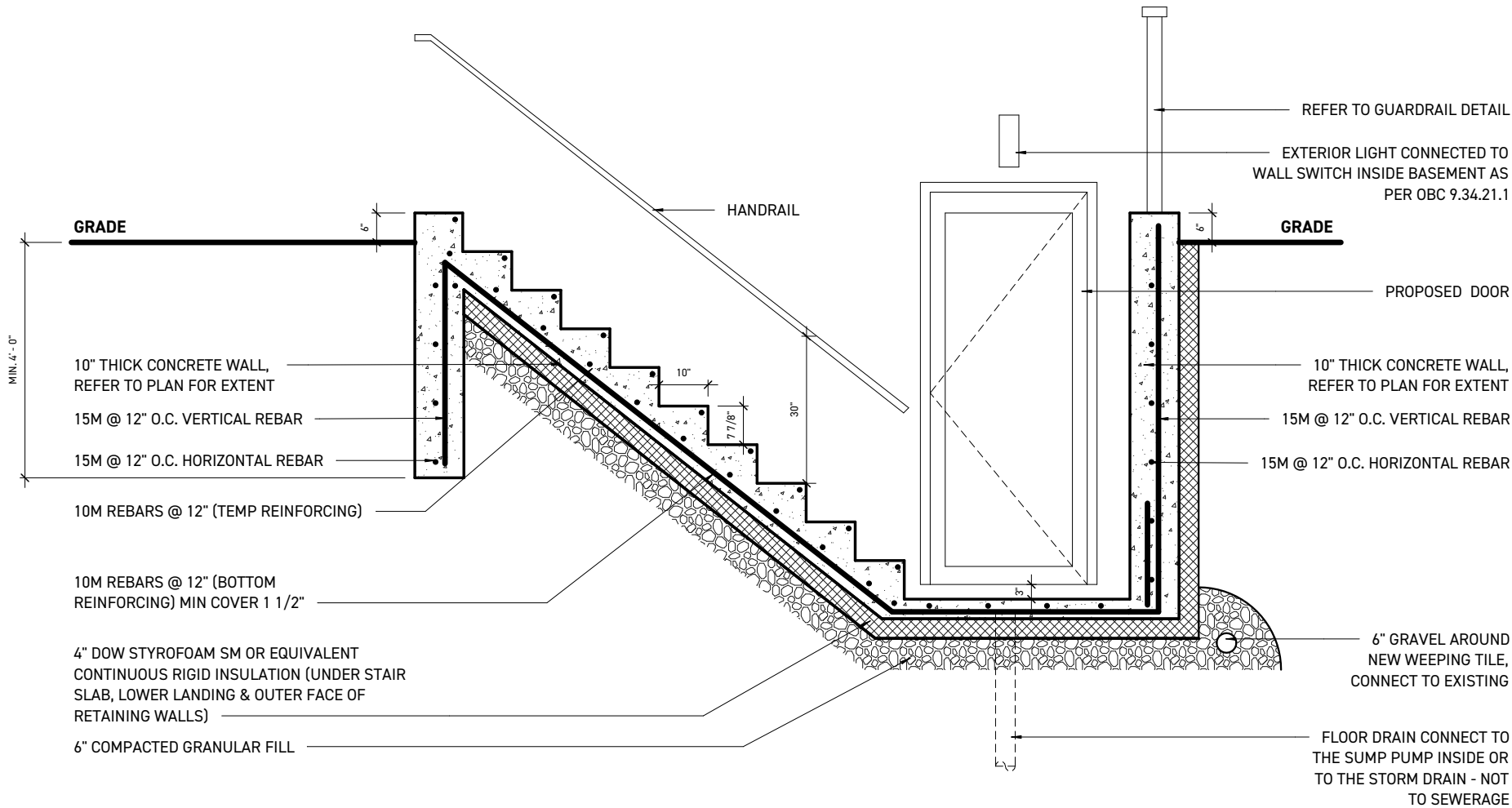
Apr-07-2025

Sheet Number

A401

1 WALKOUT STAIR - SECTION A

A401 3/8" = 1'-0"



GENERAL NOTES:-

- ALL WORK ACCORDING TO ONTARIO BUILDING CODE 2012 AND ZONING BY-LAWS
- ALL WORKING TO BE ACCORDING TO GOOD CONSTRUCTION PRACTICES
- ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH A MINIMUM BEARING CAPACITY OF 75 KPA
- WHERE THE FOUNDATIONS OF A BUILDING ARE TO BE CONSTRUCTED BELOW THE LEVEL OF THE FOOTINGS OF AN ADJACENT BUILDING AND WITHIN THE ANGLE OF REPOSE OF THE SOIL, OR THE UNDERPINNING EXCEEDS 1200mm OF LATERALLY UNSUPPORTED HEIGHT OR THE SOIL IS CLAY OR SILT, THE UNDERPINNING & RELATED CONSECUTION SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.
- EXCAVATION SHALL BE UNDERTAKEN IN A MANNER SO AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTIES, STRUCTURES, UTILITIES, ROADS & SIDEWALKS. CONTACT YOUR LOCAL UTILITIES PRIOR TO COMMENCING EXCAVATION.
- SHORE & BRACE WHERE NECESSARY TO ENSURE THE SAFETY & STABILITY OF THE EXISTING STRUCTURE DURING UNDERPINNING.
- BACKFILL TO BE OPS GRANULAR B1, OR SUITABLE EXCAVATED MATERIAL.
- GROUT TO HAVE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 1500 PSI

CONCRETE

- MINIMUM COMPRESSIVE STRENGTH OF CONCRETE 32MPa @ 28 DAYS W/5% TO 8% AIR ENTRAINMENT.
- MINIMUM YIELD STRENGTH OF STEEL 400MPa (60 KSI).
- EXTERIOR STAIRS
RISE 7 7/8" MAXIMUM 4 7/8" MINIMUM
RUN 10" MINIMUM 14" MAXIMUM
TREAD 10" MINIMUM 14" MAXIMUM
ADJUST STEP SIZE TO SUIT SITE
- INSULATION
4A MIN. RSI 2.11 (R12) INSULATION & VAPOR BARRIER ON THE INSIDE FACE OF THE EXPOSED FOUNDATION WALL.
4B PROVIDE 4" THICK RIGID STYROFOAM INSULATION UNDER THE STAIR SLAB AND LOWER LANDING AND OUTWARD FACE OF RETAINING WALLS.
4C STYROFOAM SM INSULATION MANUFACTURED BY DOW CHEMICALS CANADA W/ THE FOLLOWING PHYSICAL PROPERTIES:
THERMAL RESISTANCE PER INCH: R-VALUE 5.0
COMPRESSIVE STRENGTH : 30PSI, 210 KPa
- RETAINING WALL
10" POURED CONCRETE WALL W/NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 1200mm, UNLESS MENTIONED OTHERWISE.

PROVIDE 15M VERTICAL STEEL REINFORCEMENT @ 12" O.C. AND 15M DISTRIBUTION REINFORCEMENT @12" O.C. PROVIDE MINIMUM 3" CONCRETE COVER FOR MAIN REINFORCEMENT PLACED TOWARD EARTH SIDE
- GUARDS -
42" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11"
36" FOR LESSER HEIGHTS.
MAXIMUM 4" BETWEEN VERTICAL PICKETS
GUARDS SHALL BE DESIGNED TO NOT FACILITATE CLIMBING.
GUARD TO BE RATED AS OBC COMPLIANT.
GUARDS SHALL BE DESIGNED TO RESIST THE SPECIFIED LOADS PRESCRIBED IN TABLE 9.8.8.2.
- EXTERIOR DOOR
EXTERIOR TYPE DOOR (42MM INSULATED STEEL DOOR) SIZE 2'-8"x6'-8"(or 6'-6"), W/ DEADBOLT AS PER OBC 9.6.5 & 9.6.8 TO RESIST FORCED ENTRY. PROVIDE LINTEL AS FOLLOWS:
WOOD LINTEL: 2-2x8 SPF NO.1 OR NO.2
STEEL LINTEL: 1L 3-1/2"x3-1/2"x1/4" THICK ANGLE STEEL LINTELS WITH MINIMUM BEARING OF 150MM
- ELECTRIC FEED FOR THE LIGHT TO BE SEPARATE FROM ANY OTHER SWITCHED CIRCUIT.

Appendix C

File: 25-110454-000-00000

Date: 7/24/2025

MM/DD/YYYY



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 BE A DESIGNER		
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Author Checker

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3/8" = 1'-0" Apr-07-2025

Sheet Number

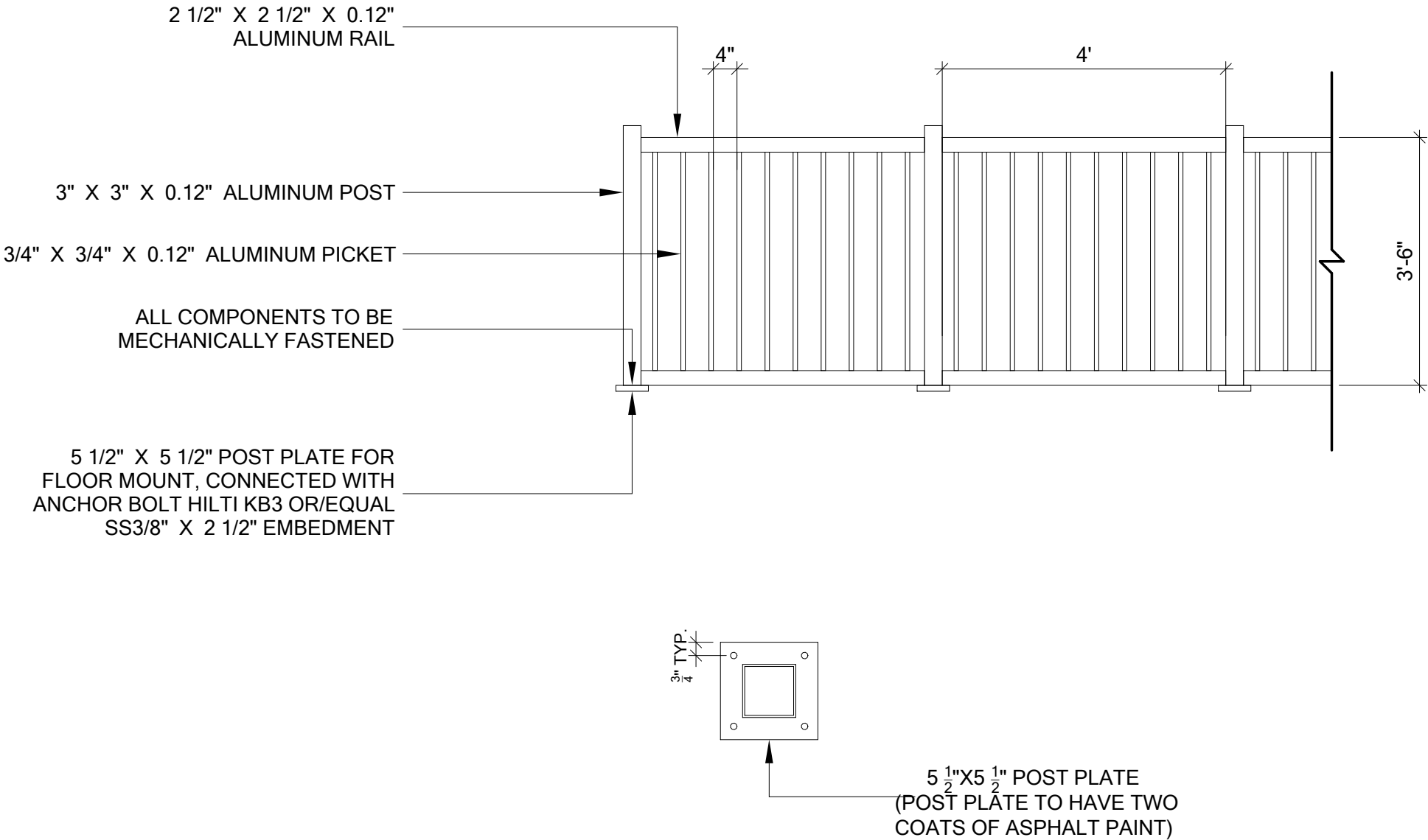
A402

Appendix C

File: 25-115454-000-000000

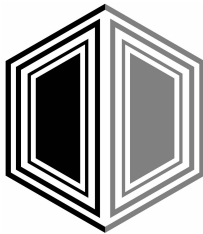
Date: 7/24/2025

MM/DD/YYYY




1 GUARD DETAIL

A403 1/2" = 1'-0"



DINH
DESIGN

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A403