

# Memorandum to the City of Markham Committee of Adjustment

August 31, 2018

**File:** A/97/18  
**Address:** 219 The Meadows Avenue, Markham  
**Applicant:** Jeremy & Andrea Archer  
**Agent:** In Roads Consultants (Ida Evangelista)  
**Hearing Date:** Wednesday September 12, 2018

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

The applicant is requesting relief from the following requirements of By-law 177-96 R2\*190\*465, as amended:

- a) **Section 6.3.1.7 a):** a maximum lot coverage of 19.35 percent, whereas the By-law permits a maximum lot coverage of 15 percent on lots with frontages greater than 9.75 m;
- b) **Section 7.190.2 c) ii):** a minimum side yard setback of 0.049 m (east), whereas the By-law requires a minimum side yard setback of 0.3 m;
- c) **Parking By-law 28-97 Section 6.1.2 (b):** a minimum parking space length of 5.38 m, whereas the By-law requires a minimum parking space length of 5.8 m;

as they relate to a proposed addition to a detached garage.

## BACKGROUND

### Property Description

The 343.31 m<sup>2</sup> (3695.35 ft<sup>2</sup>) subject property is located on the south side of The Meadows Avenue, north of Highway 7 and west of Donald Cousens Parkway. The property is located within the Cornell Community, a new residential neighbourhood comprised of two-storey dwellings. There is an existing two storey detached dwelling with a detached rear attached garage on the property, which according to assessment records was constructed in 2013.

### Proposal

The applicant is proposing to construct a secondary dwelling unit above the existing garage, which would also extend over the carport area.

### Official Plan and Zoning

Official Plan 2014 (partially approved on Nov 24/17, and further updated on April 9/18)

The subject property is designated "Residential – Low Rise", which provides for low rise housing forms including single detached dwellings. Infill development is required to meet the general intent of the 2014 Official Plan with respect to height, massing and setbacks to ensure that the development is appropriate for the site and also generally consistent with the zoning requirements for adjacent properties and properties along the same street. Regard must also be had for retention of existing trees and vegetation, as well as the width of proposed garages and driveways. Planning staff have had regard for the infill development criteria in the preparation of the comments provided below.

### Zoning By-Law 177-96

The subject property is zoned R2\*190\*465 'Residential Two' under By-law 177-96, as amended, which permits a range of dwelling types and accessory dwelling units. Exception 190 permits an accessory dwelling unit as an additional use and stipulates zone standards. Exception 465 is a provision that applies to porch encroachments and is not applicable to the request. The proposed development does not comply with the by-law with respect to maximum lot coverage and minimum side yard setback.

### **Applicant's Stated Reason(s) for Not Complying with Zoning**

The applicant has not provided a reason as to why they cannot comply with the Zoning by-law.

### **Zoning Preliminary Review Undertaken**

The applicant has completed a Zoning Preliminary Review (ZPR) 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.

### **Increase in Maximum Lot Coverage**

The applicant is requesting relief for a maximum lot coverage of 19.35 percent, whereas the By-law permits a maximum floor area ratio of 15 percent. The by-law requirement permits a dwelling unit to be no more than 51.49 m<sup>2</sup> (554.30 ft<sup>2</sup>) in area. The variance will facilitate the construction of an accessory dwelling unit with an area of approximately 66.43 m<sup>2</sup> (715.05 ft<sup>2</sup>). This represents an increase of approximately 14.94 m<sup>2</sup> (160.81 ft<sup>2</sup>). The proposed lot coverage includes a second storey dwelling unit above the existing garage, which projects over a proposed carport. As per the submitted plans, the additional 19.04 m<sup>2</sup> (205 ft<sup>2</sup>) of the floor area creates a carport space for vehicle parking.

Given that the carport is unenclosed, Staff are of the opinion that the proposed increase in lot coverage will not significantly add to the scale and massing of the dwelling and, that the resultant accessory dwelling unit is generally consistent with the development trend in the community where *coachhouses* are often a feature within the rear lanes.

### **Reduced Side Yard Setback**

The applicant is requesting a minimum side yard setback of 0.16 ft (0.049 m) for the east portion of the proposed addition, whereas the by-law requires a minimum side yard setback of 9.84 ft (0.3 m) from the side lot line.

The applicant is requesting relief to facilitate the construction of a carport. The requested variance applies only to the easterly portion of the proposed addition. The property line to the east of the building abuts a padmount transformer which results in an irregular property line. The north portion of the proposed addition maintains over 16 ft (4.8 m) from the adjacent garage while the south portion of the proposed addition (abutting the padmount transformer) maintains over 20 ft (6 m) from the adjacent garage. The request only applies to a portion of the proposed car port

and not the main dwelling. Engineering staff have reviewed the application and have no concern with the proposed development impacting drainage. Given the unique configuration of the property line and considering the distance separation between the proposed development and the adjacent garage, Staff have no concerns with the requested variance.

**Reduction of Required Parking Space**

The applicant is proposing a minimum parking space length of 5.38 m (17.65 ft), whereas the By-law requires a minimum parking space length of 5.8 m (19.02 ft) within the existing garage. This is a reduction of approximately 0.42 m (1.37 ft). Staff note that the reduction in the length to one of the required parking spaces within the garage is attributed to the addition of a staircase within the garage which will be used to access the proposed accessory dwelling.

The applicant has submitted drawings demonstrating that there is still sufficient space in the garage to accommodate two parked cars if the variance were approved. With the addition of a new parking pad, the property will have three parking spaces to accommodate the dwelling and the coach house, two of which will comply with the By-law.

**PUBLIC INPUT SUMMARY**

As of August 31, 2018 the City received 7 letters expressing support for the 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.

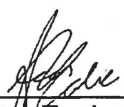
**CONCLUSION**

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the Planning Act. Staff recommend that the Committee consider public input in reaching a decision.

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

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

PREPARED BY:

  
\_\_\_\_\_  
Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:


  
\_\_\_\_\_  
Sally Campbell, Development Manager, East District  
File Path: Amanda\File\ 18 240297 \Documents\District Team Comments Memo

**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/97/18**

1. That the carport remain unenclosed;
2. That the variances apply only to the proposed development as long as it remains;
3. 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 dated August 22, 2018, 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.
4. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City's Streetscape Manual, including street trees, in accordance with the City's Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Director of Planning and Urban Design or their designate.
5. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the City, 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/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan.
6. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, 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 designate;
7. That the side yard setback variance only apply to the proposed car port and not the main building.

CONDITIONS PREPARED BY:

  
\_\_\_\_\_  
Aqsa Malik, Planner, Zoning and Special Projects



**PROPOSED COACH HOUSE  
RENOVATIONS  
219 THE MEADOWS AVENUE  
MARKHAM ONTARIO**

**SITE STATISTICS**

LEVELS	EXISTING	PROPOSED	REMARKS
<b>EXISTING HOUSE</b>	SQ. M.	SQ. M.	
GROUND FLOOR AREA	99.64	0.00	ENTRY PORCH: 7.61 SQ.M
SECOND FLOOR AREA	96.58	0.00	REAR PORCH: 4.40 SQ.M BALCONY 2ND FL.: 4.40 SQ.M
<b>TOTAL (GFA)</b>	<b>196.22</b>	<b>0.00</b>	
<b>GARAGE AREA</b>	<b>40.30 (GARAGE)</b>	<b>20.04 + 5.03 = 25.07 (CARPORT &amp; MECH.)</b>	
<b>SECOND LEVEL (COACH HOUSE)</b>	<b>NA</b>	<b>65.37</b>	
<b>TOTAL (GFA)</b>		<b>65.37 SQ.M (COACH HOUSE)</b>	
<b>LOT AREA : 343.41 SQ. METERS EXISTING</b>			
<b>LOT FRONTAGE: 10.95 METERS EXISTING</b>			
<b>HOUSE GROSS SQUARE AREA: 196.22 SQ.M</b>			
<b>COACH HOUSE GROSS SQUARE AREA: 2ND FLOOR 65.37 + GROUND FLOOR MECH SPACE 5.03 = 70.40 SQ.M</b>			
<b>LOT COVERAGE: HOUSE (111.65SQ.M (32.51%) + COACH HOUSE 65.37 SQ.M (19.03%) = TOTAL 51.54%</b>			
<b>GARAGE - COACH HOUSE SETBACKS</b>	<b>EXISTING METERS</b>	<b>PROPOSED METERS</b>	<b>REMARKS</b>
SETBACK: NORTH	24.73	24.73	
SETBACK: SOUTH	0.60	0.60	
SETBACK: EAST	3.18	0.05	
SETBACK: WEST	0.00	0.00	

**LIST OF DRAWINGS**

A-1	COVER SHEET & INFO
A-2	SITE PLAN
A-3	GARAGE PLAN
A-4	SECOND FLOOR PLAN (COACH HOUSE)
A-5	ROOF PLAN
A-6	SOUTH ELEVATION
A-7	NORTH ELEVATION
A-8	WEST ELEVATION
A-9	EAST ELEVATION
A-10	CROSS SECTION



**TYPICAL NOTES**

**EXTERIOR STAIRS**

7 7/8" MAX. RISE HEIGHT  
8 1/4" MIN RUN  
9 1/4" TREAD MIN.  
1" MIN. NOSING

**HANDRAIL**

HANDRAILS ARE REQUIRED WHERE STEPS HAVE MORE THAN THREE RISERS.  
HANDRAIL HEIGHT 31" - 38"

**FOUNDATION WALLS**

THICKNESS OF FOUNDATION WALLS IS DEPENDENT UPON HEIGHT OF FINISH GRADE ABOVE BASEMENT FLOOR.

UNIT MASONRY THICKNESS 8" - MAX. HEIGHT 3'-11"  
UNIT MASONRY THICKNESS 10" - MAX. HEIGHT 5'-11"  
UNIT MASONRY THICKNESS 12" - MAX. HEIGHT 7'-3"

**CONCRETE**

MIN. CONCRETE STRENGTH SHALL BE 32 MPA, W/ 5% TO 8% AIR ENTRAINMENT  
CONCRETE SLAB THICKNESS 4" UP TO 6'-8" SPAN  
CONCRETE SLAB THICKNESS 5" UP TO 8'-4" SPAN  
CONCRETE SLAB THICKNESS 7" UP TO 10'-0" SPAN

PROVIDE MIN 1 3/4" CLEAR CONCRETE COVER TO THE FIRST LAYER OF REINFORCING BARS

**GUARDS**

GUARDS ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 610mm (2'-0") ABOVE GRADE & ON BOTH SIDES OF STAIRS CONTAINING MORE THAN 6 RISERS.  
MIN. 31" HIGH FOR STAIRS MIN. 35" HIGH FOR PORCHES UP TO 5'-11" ABOVE GRADE.  
MINIMUM 42" HIGH FOR GREATER HEIGHTS

Contractor must check and verify the existing site conditions including all dimensions and report any discrepancies to Consultant before proceeding with any work of the job site.  
Do Not Scale The Drawings.  
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**MARCOS LIMITED B.C.**  
714513 1ST LINE EHS  
Markham, Ontario L3W 5T6  
Tel: 519-941-5304  
Cell: 416-804-7695  
marcos13@gmail.com

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.  
Qualification Information:  
Manual Marcos Registration Information:  
Marcos Limited Building Design Consultants BCN 21770 BCN 31208

Drawing Title  
**COVER SHEET**

Project  
**COACH HOUSE ADDITION**

219 THE MEADOWS AVENUE  
MARKHAM ONTARIO

Drawing by  
**T.M.**

Checked by  
**M.M.**

AS SHOWN

1803-608

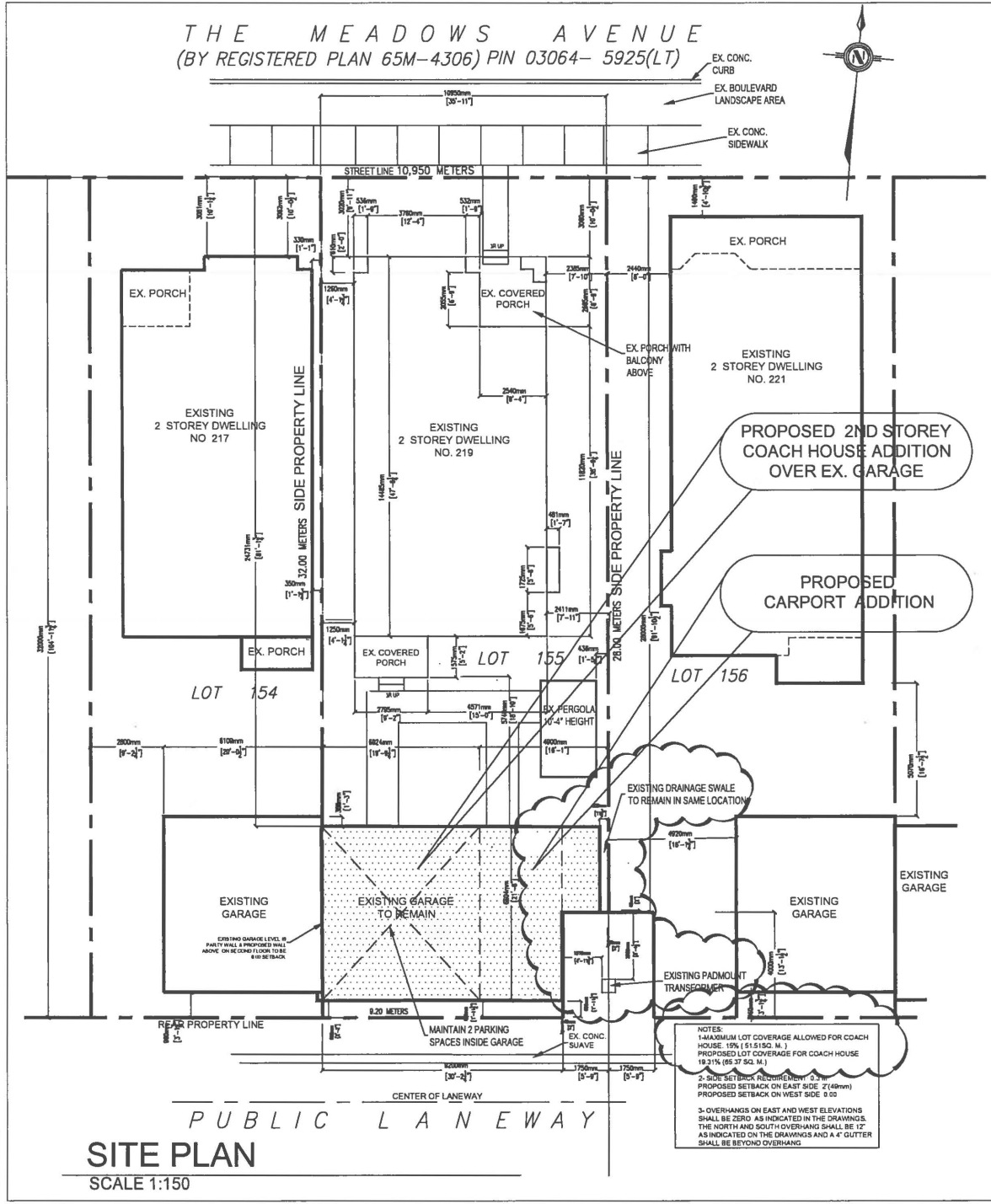
1 OF 10

Plot Date  
**FEBRUARY 12, 2018**

Revised  
**AUGUST 7, 2018**

Drawing No.  
**A-1**

INFORMATION TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT  
 PART 1 PLAN OF LOTS 152, 153, 154, 155, 156 AND 157 REGISTERED PLAN 65M-4306  
 CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK  
 PREPARED BY: SALNA SURVEYING CO. OLS  
 SIGNED BY: ROBERT SALNA DATED: NOVEMBER 7, 2012



**SITE PLAN**  
 SCALE 1:150

NOTES:  
 1- MAXIMUM LOT COVERAGE ALLOWED FOR COACH HOUSE: 15% (51.51 SQ. M.)  
 PROPOSED LOT COVERAGE FOR COACH HOUSE: 19.31% (65.27 SQ. M.)  
 2- SIDE SETBACK REQUIREMENT: 0.9M  
 PROPOSED SETBACK ON EAST SIDE: 2'(480mm)  
 PROPOSED SETBACK ON WEST SIDE: 0.00  
 3- OVERHANGS ON EAST AND WEST ELEVATIONS SHALL BE ZERO AS INDICATED IN THE DRAWINGS. THE NORTH AND SOUTH OVERHANG SHALL BE 12" AS INDICATED ON THE DRAWINGS AND A 4" GUTTER SHALL BE BEYOND OVERHANG.

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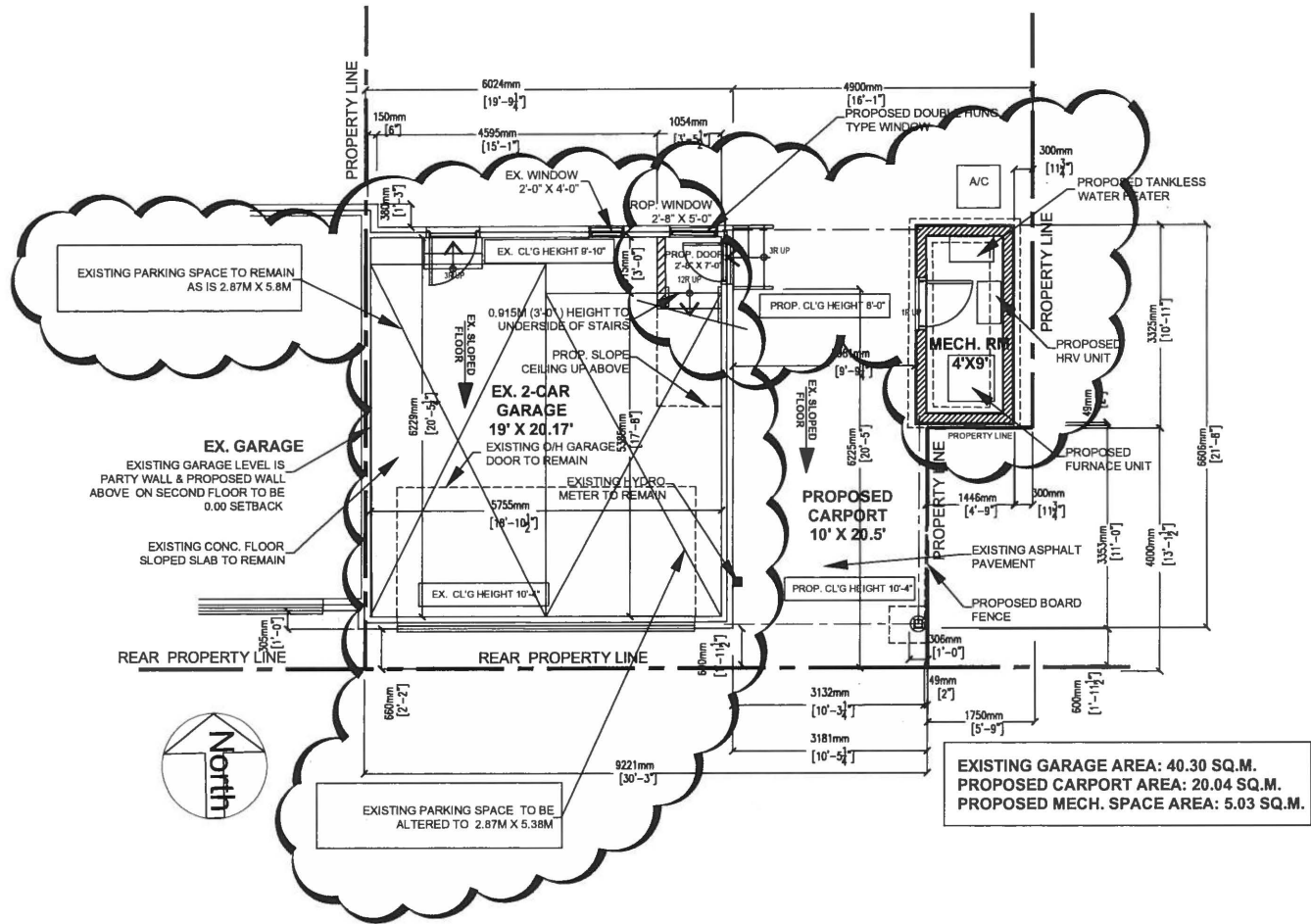
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 manymarcos13@gmail.com

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.  
 Qualification Information:  
 Manuel Morcos  
 Registration Information:  
 Marcos Limited  
 Building Design Consultants  
 BCN 21770  
 BCN 31208

Drawing Title  
**SITE PLAN**  
 Project  
**COACH HOUSE ADDITION**  
 219 THE MEADOWS AVENUE  
 MARKHAM ONTARIO

Drawn by  
**T.M.**  
 Checked by  
**M.M.**  
 Scale  
**AS SHOWN**  
 Project No.  
**1803-608**  
 Sheet No.  
**2 OF 10**

Plot Date  
**FEBRUARY 12, 2018**  
 Revised  
**AUGUST 7, 2018**  
 Drawing No.  
**A-2**



**GARAGE PLAN**  
 SCALE 1:75

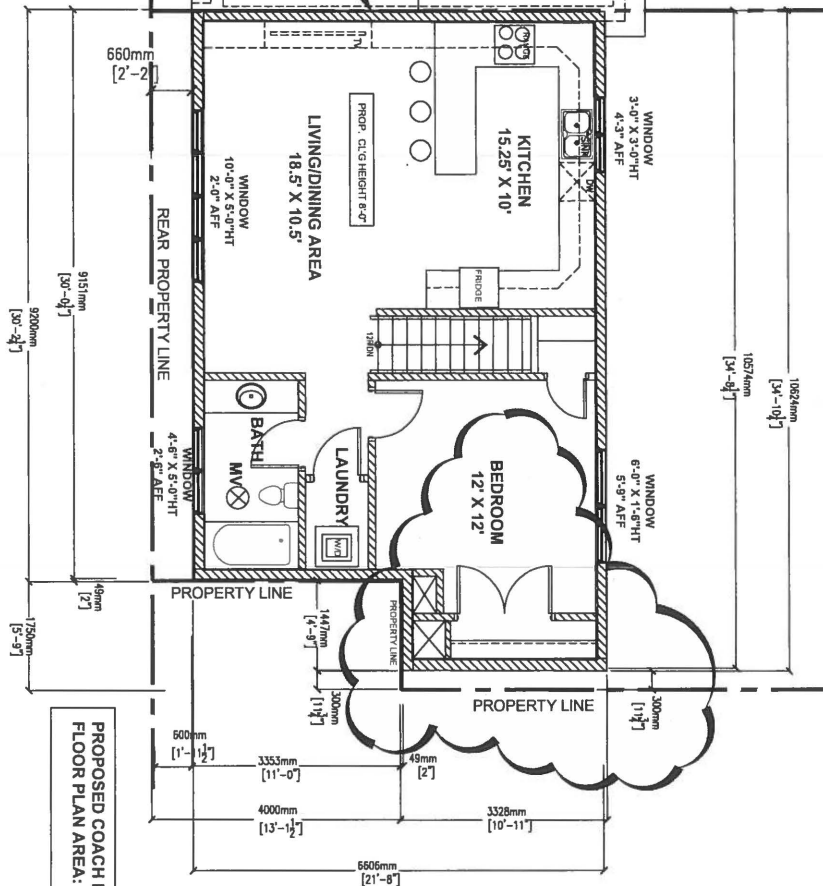
Confirms that the Client has approved the design and that the Client is responsible for the design and has the authority to sign the drawings. The Client is responsible for the design and has the authority to sign the drawings. The Client is responsible for the design and has the authority to sign the drawings.	Drawn by <b>T.M.</b>	Plot Date <b>MARCH 2, 2018</b>
	Checked by <b>M.M.</b>	Revised <b>AUGUST 7, 2018</b>
Drawing Title <b>GARAGE PLAN</b>	Scale <b>AS SHOWN</b>	Drawing No. <b>A-3</b>
Project <b>COACH HOUSE ADDITION</b>	Project No. <b>1803-608</b>	
<b>219 THE MEADOWS AVENUE          MARKHAM ONTARIO</b>	Sheet No. <b>3 OF 10</b>	
The undersigned has prepared and takes responsibility for this design, and has the authority to sign the drawings. The Client is responsible for the design and has the authority to sign the drawings. The Client is responsible for the design and has the authority to sign the drawings.	BCN 21770 BCN 2128	
<b>MARCOS LIMITED          B.D.C.</b> 714513 1ST LINE ERS Markham, Ontario L3R 9V6 Tel: 905-941-5504 www.marcoslimited.com		



EXISTING GARAGE LEVEL IS PARTY WALL & PROPOSED WALL ABOVE ON SECOND FLOOR TO BE 0.00 SETBACK

EXISTING ROOF

PROPERTY LINE



PROPOSED COACH HOUSE FLOOR PLAN AREA: 65.37 SQ.M.

COACH HOUSE FLOOR PLAN (SECOND FLOOR PLAN)  
SCALE 1:75

Contractor Must Check And Verify the existing site conditions including all dimensions and report any discrepancies to Consultants before proceeding with any work at the job site. Do Not Scale The Drawings. All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And/Or Designer And Must Be Returned Upon Request. Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission. This Drawing Is Not To Be Used For Construction Until Signed By The Architect and/Or Designer.

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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 design the work shown on the attached documents.  
Qualification Information:  
Manual Marcos Registration Information:  
Marcos Limited Building Design Consultants BCN 31208

Drawing Title  
**SECOND FLOOR PLAN FOR COACH HOUSE**  
Project  
**COACH HOUSE ADDITION**  
219 THE MEADOWS AVENUE  
MARKHAM ONTARIO

Drawn by T.M.  
Checked by M.M.  
Scale AS SHOWN  
Project No. 1803-608  
Sheet No. 4 OF 10

Plot Date  
MARCH 2, 2018  
Revised  
AUGUST 7, 2018  
Drawing No.

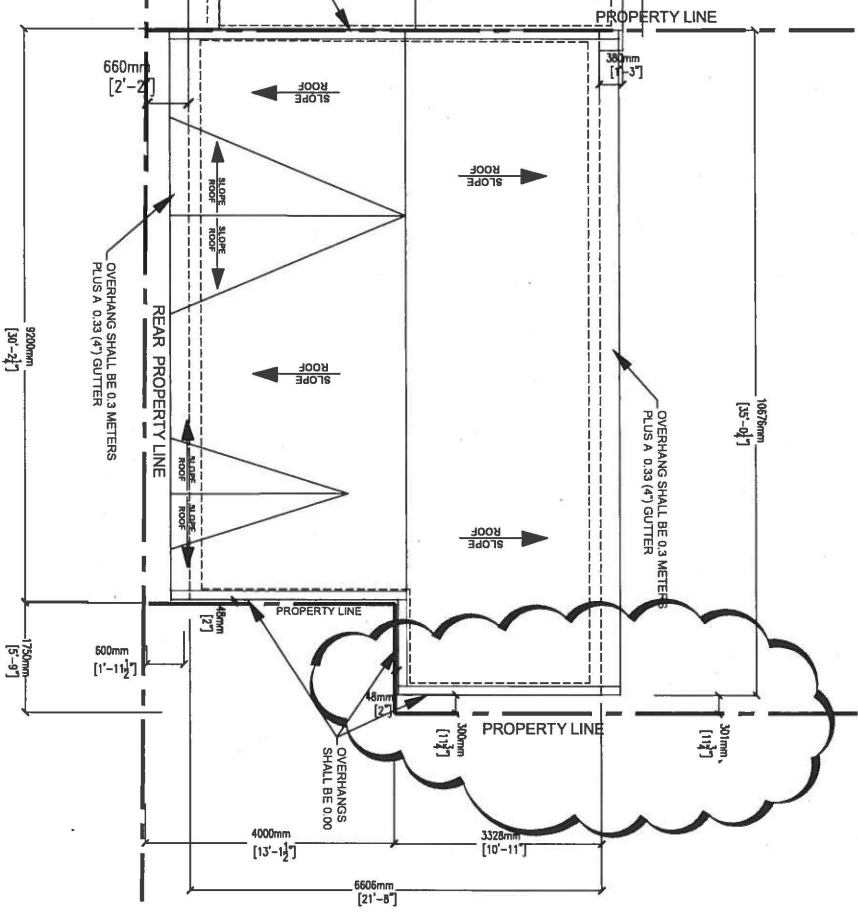
**A-4**

NOTES:  
 OVERHANGS ON EAST AND WEST ELEVATIONS SHALL BE ZERO AS INDICATED IN THE DRAWINGS. THE NORTH AND SOUTH OVERHANG SHALL BE 12" AS INDICATED ON THE DRAWINGS AND A 4" GUTTER SHALL BE BEYOND OVERHANG

EXISTING GARAGE LEVEL IS PARTY WALL & PROPOSED WALL ABOVE ON SECOND FLOOR TO BE 0.00 SETBACK & OVERHANGS SHALL BE 0.00



**ROOF PLAN**  
 SCALE 1:75



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 Cell: 416-804-7585  
 mannymarcos13@gmail.com

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario building Code to design the work shown on the attached documents.  
 Qualification Information:  
 Manuel Marcus BCN 21770  
 Registration Information:  
 Marcus Limited BCN 31209  
 Building Design Consultants



Drawing Title  
**ROOF PLAN**

Project  
**COACH HOUSE ADDITION**

219 THE MEADOWS AVENUE  
 MARKHAM ONTARIO

Drawn by  
 T.M.

Checked by  
 M.M.

AS SHOWN

Project No.  
 1803-608

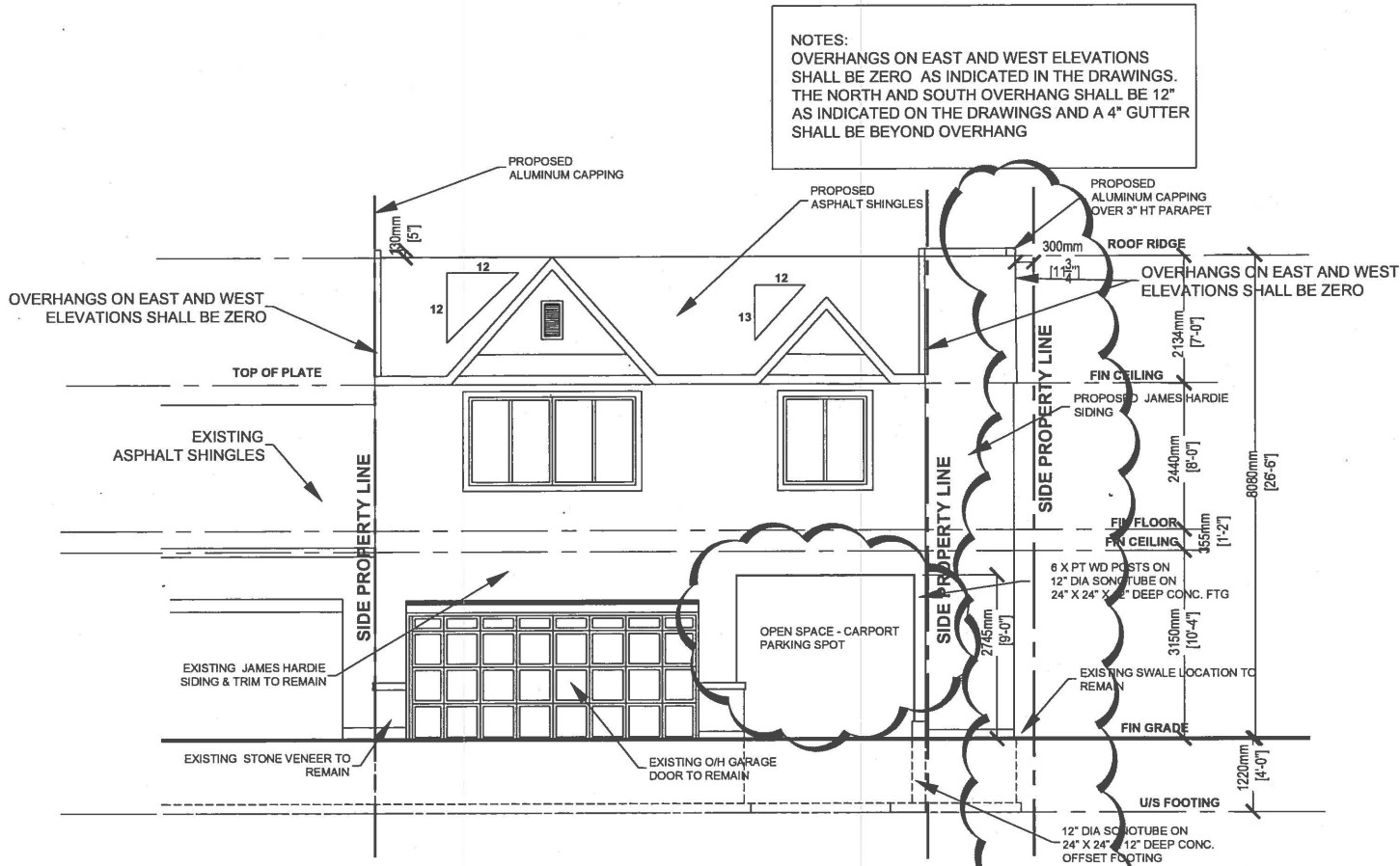
Scale  
 5 OF 10

Sheet No.

Plot Date  
**FEBRUARY 12, 2018**


Revised  
**AUGUST 7, 2018**

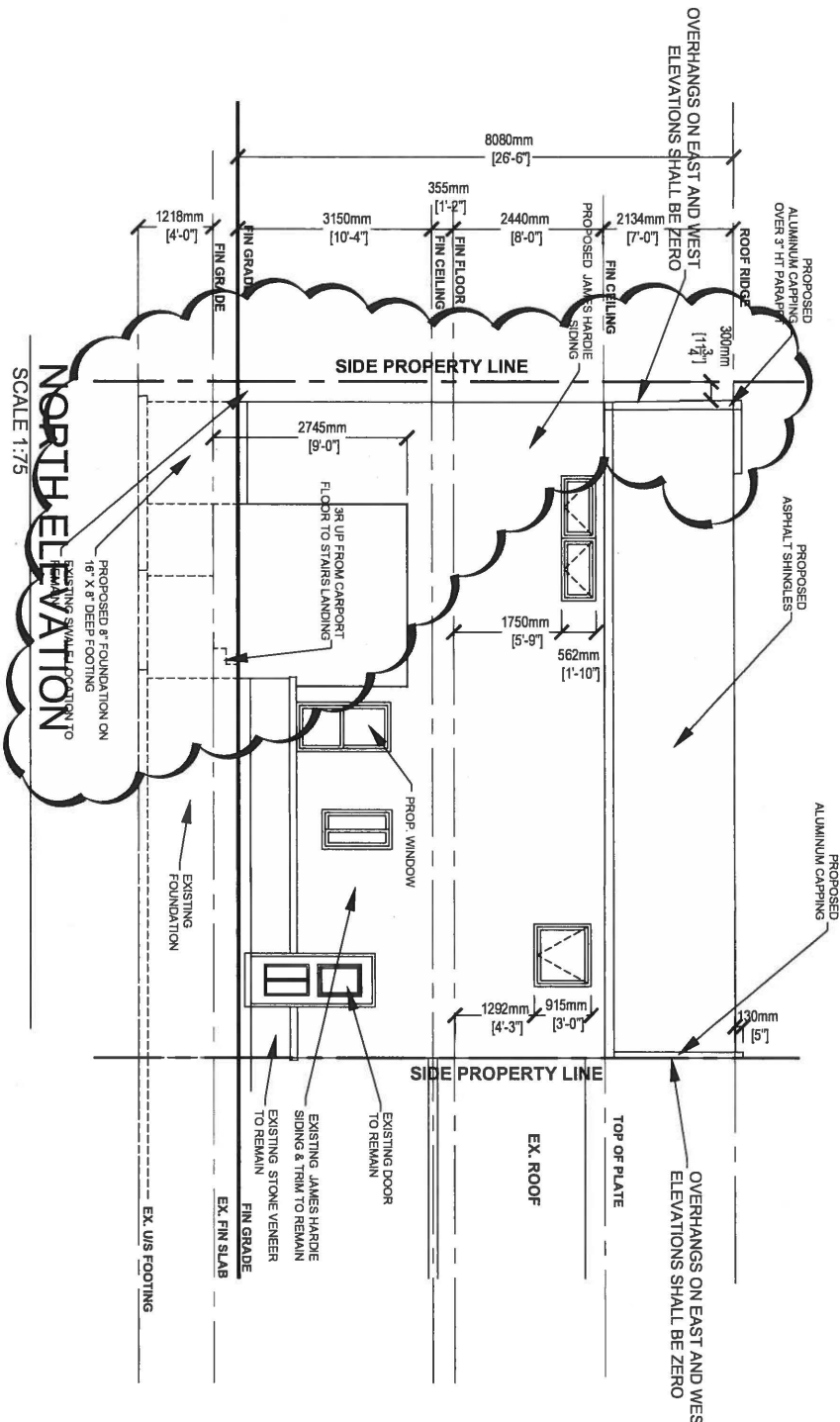
Drawing No.  
**A-5**



**SOUTH ELEVATION**  
SCALE 1:75

NOTES:  
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Drawing Title <b>SOUTH ELEVATION</b>	Drawn by <b>T.M.</b>	Plot Date <b>FEBRUARY 12, 2018</b>
	Checked by <b>M.M.</b>	Revised <b>AUGUST 7, 2018</b>
Project <b>COACH HOUSE ADDITION</b>	Scale <b>AS SHOWN</b>	Drawing No. <b>A-6</b>
Address <b>219 THE MEADOWS AVENUE MARKHAM ONTARIO</b>	Project No. <b>1803-608</b>	Sheet No. <b>6 OF 10</b>
The undersigned has reviewed and takes responsibility for this design, and sees the project set out in the Ontario Building Code as shown on the drawings. The drawings are the documents of record.		
<b>MARCOS LIMITED</b> B.D.C. 714513 1ST LINE EHS Mississauga, ON L4W 5T6 Tel: 905-884-5506 marcos@marcos158@gmail.com	Bath: 21770 Room: 31208	
Contract Documents, Specifications and Details shall be used in conjunction with the drawings. All drawings shall be prepared and checked by a professional engineer or architect. This drawing is not to be used for construction without the approval of the engineer or architect.		



NOTES:  
 OVERHANGS ON EAST AND WEST ELEVATIONS SHALL BE ZERO AS INDICATED IN THE DRAWINGS. THE NORTH AND SOUTH OVERHANG SHALL BE 12" AS INDICATED ON THE DRAWINGS AND A 4" GUTTER SHALL BE BEYOND OVERHANG

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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 design the work shown on the attached documents.  
 Qualification Information:  
 Manuel Marcos  
 Registration Information:  
 Marcos Limited  
 Building Design Consultants BCN 31209

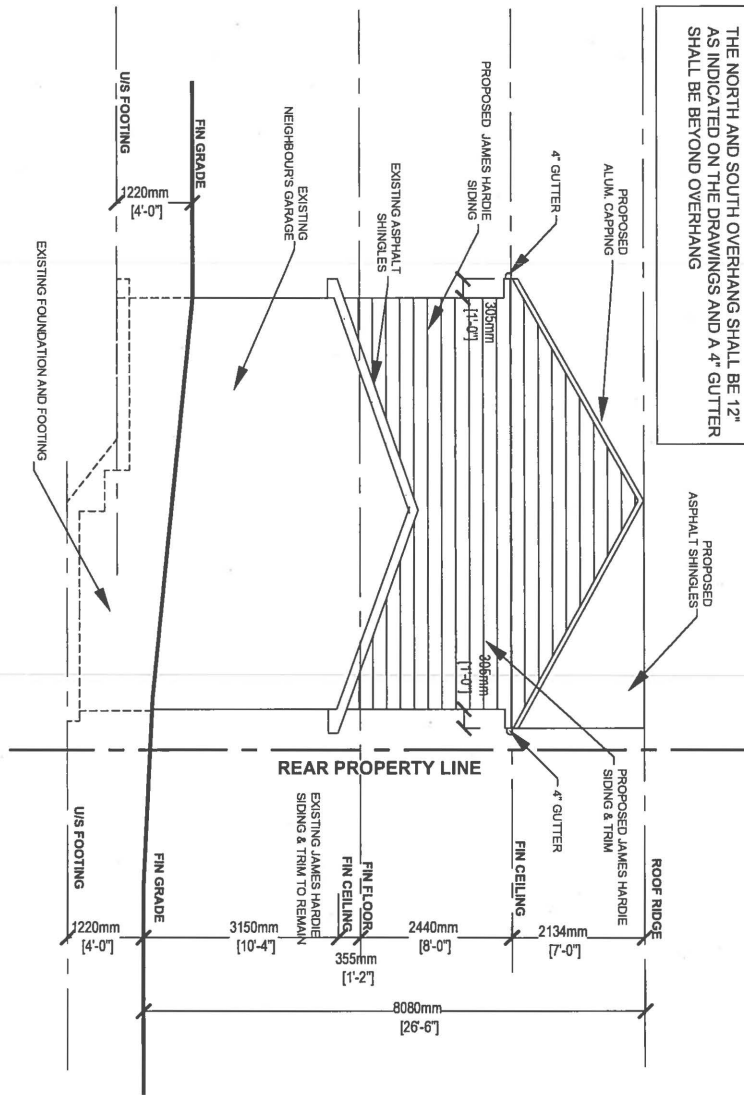
Drawing Title  
**NORTH ELEVATION**  
 Project  
**COACH HOUSE ADDITION**  
 219 THE MEADOWS AVENUE  
 MARKHAM ONTARIO

Drawn by  
**T.M.**  
 Checked by  
**M.M.**  
 AS SHOWN  
 Project No.  
**1803-608**  
 Sheet No.  
**7 OF 10**

Plot Date  
**FEBRUARY 12, 2018**  
 Revised  
**AUGUST 7, 2018**  
 Drawing No.  
**A-7**

# WEST ELEVATION

SCALE 1:75



NOTES:  
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Marcos Limited  
Building Design Consultants BCN 31209

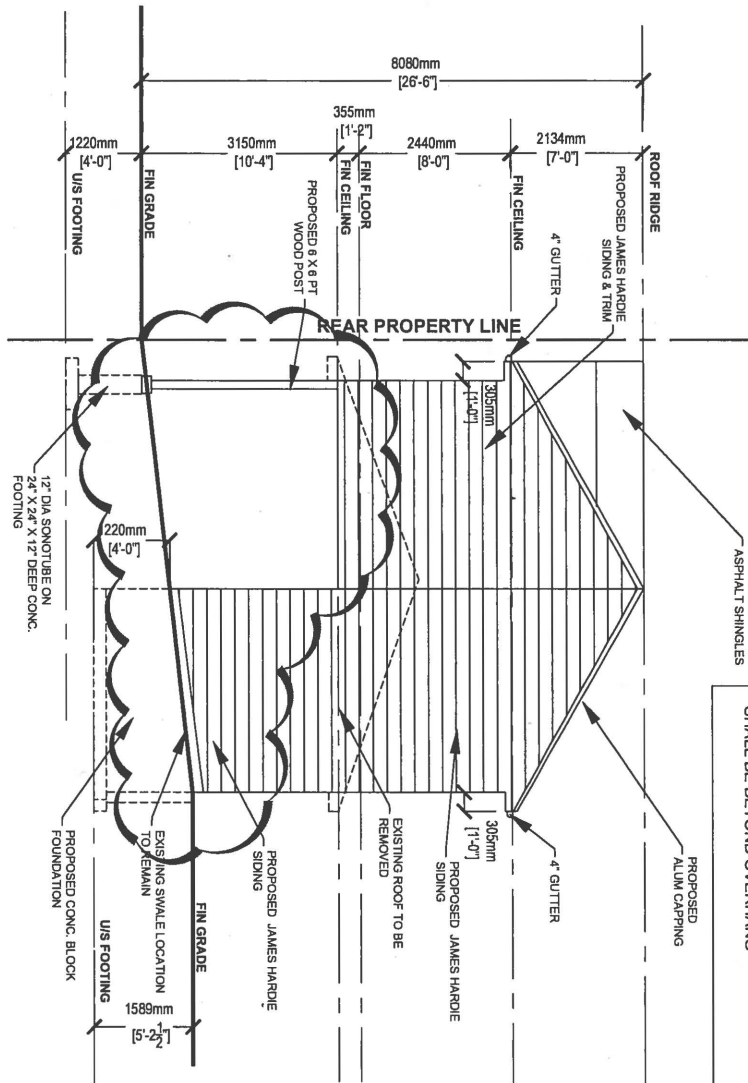
Drawing Title  
**WEST ELEVATION**  
Project  
**COACH HOUSE ADDITION**  
219 THE MEADOWS AVENUE  
MARKHAM ONTARIO

Drawn by T.M.  
Checked by M.M.  
AS SHOWN  
1803-608  
8 OF 10

Plot Date FEBRUARY 12, 2018  
Revised MAY 7, 2018  
Drawing No. A-8  
Sheet No.

# EAST ELEVATION

SCALE 1:75



**NOTES:**  
 OVERHANGS ON EAST AND WEST ELEVATIONS SHALL BE ZERO AS INDICATED IN THE DRAWINGS. THE NORTH AND SOUTH OVERHANG SHALL BE 12" AS INDICATED ON THE DRAWINGS AND A 4" GUTTER SHALL BE BEYOND OVERHANG

Contractor Must Check And Verify the building Site conditions including All Dimensions and report any discrepancies to Consultant before proceeding with any Work of the Job 5%  
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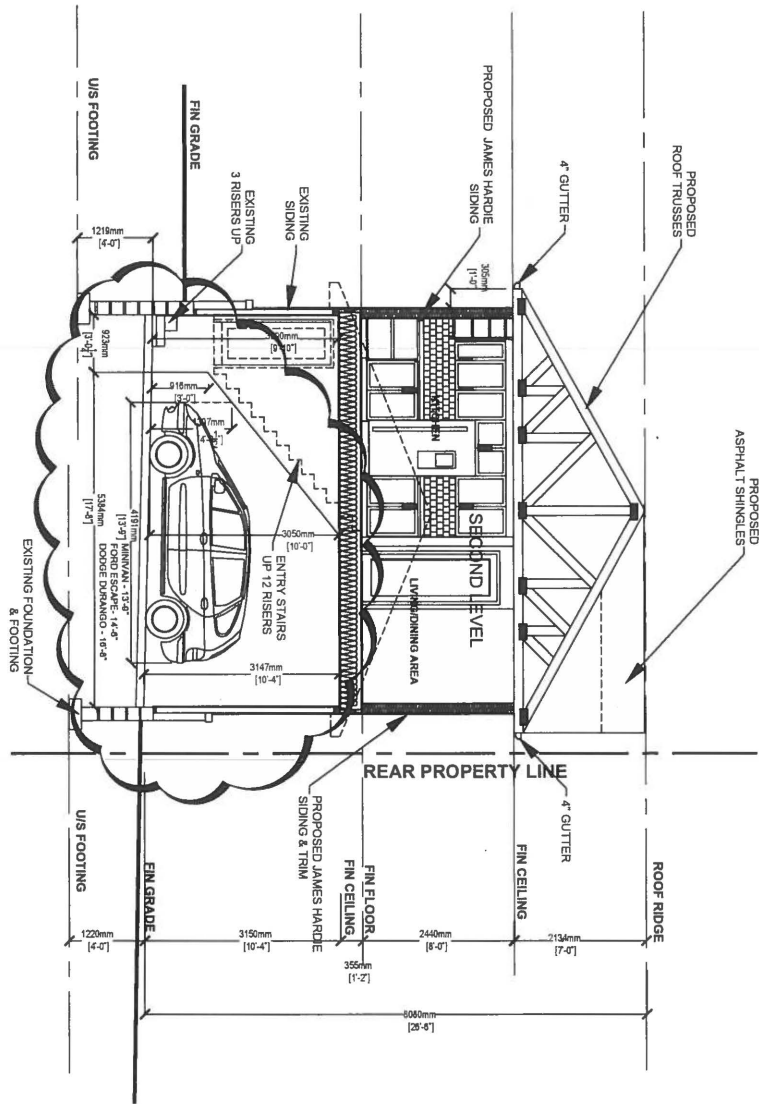
**MARCOS LIMITED B.D.C.**  
 714513 1ST LINE EHS  
 Mono, Ontario L9W 5T6  
 Tel: 519-941-8304  
 Cell: 416-804-7255  
 mannymarco13@gmail.com

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and made the requirements set out in the Ontario building Code to design the work shown on the attached documents.  
 Qualification Information:  
 Manuel Marcos BCN 21770  
 Registration Information:  
 Marcos Limited BCN 31209  
 Building Design Consultants

Drawing Title  
**EAST ELEVATION**  
 Project  
**COACH HOUSE ADDITION**  
 219 THE MEADOWS AVENUE  
 MARKHAM ONTARIO

Drawn by  
**T.M.**  
 Checked by  
**M.M.**  
 Scale  
**AS SHOWN**  
 Project No.  
**1803-608**  
 Sheet No.  
**9 OF 10**

Plot Date  
**FEBRUARY 12, 2018**  
 Revised  
**AUGUST 7, 2018**  
 Drawing No.  
**A-9**



**CROSS SECTION**  
SCALE 1:75

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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 design the work shown on the attached documents.  
Qualification Information:  
Manuel Marcos  
Registration Information:  
Manros Limited  
Building Design Consultants BCRN 31209

Drawing Title  
**CROSS SECTION**  
Project  
**COACH HOUSE ADDITION**  
219 THE MEADOWS AVENUE  
MARKHAM ONTARIO

Drawn by  
**T.M.**  
Checked by  
**M.M.**  
Scale  
**AS SHOWN**  
Project No.  
**1803-608**  
Sheet No.  
**10 OF 10**

Plot Date  
**FEBRUARY 12, 2018**  
Revised  
**AUGUST 3, 2018**  
Drawing No.  
**A-10**