

Memorandum to the City of Markham Committee of Adjustment

October 16, 2025

File: A/118/25
Address: 29 Alanadale Avenue, Markham
Agent: In Roads Consultants (Ida Evangelista)
Hearing Date: Wednesday, October 29, 2025

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

The applicant is requesting relief from the following requirements of By-law 2024-19, RES-ENLR, as amended, as it relates to a proposed two-storey residential dwelling. The requested variances are to permit:

a) By-law 2024-19, Section 6.3.2.2 c):

a maximum main building coverage of 25.41 percent for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent for the second storey; and

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

a walkout stair to encroach a maximum of 3.07 metres into the rear yard, whereas the by-law permits a walkout stair to encroach a maximum of 2 metres into the rear yard

BACKGROUND

Property Description

The 618.27 m² (6,655 ft²) subject property is located on the east side of Alanadale Avenue, west of Galsworthy Drive, and north of Highway 7 East. The property is located within the established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. The surrounding area is undergoing a transition with newer dwellings being developed as infill developments. Mature vegetation exists across the property.

There is an existing single detached dwelling on the property, which according to assessment records was constructed in 1963. The subject property is not within the Markham Village Heritage Conservation District nor subject to any Natural Heritage buffers or TRCA regulated areas.

Proposal

The applicant is proposing to construct a two-storey detached dwelling with a total gross floor area of 516.69 m² (5,552 ft²).

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 8.2.3.5 of the 2015 Official Plan outlines development criteria for the “Residential Low Rise” designation to ensure infill development respects and reflects the existing pattern and character of the surrounding neighborhood. These criteria include policies with respect to height, massing, setbacks, and protection of existing vegetation.

Zoning By-Law 2024-19

The subject property is zoned Residential – Established Neighborhood Low Rise (RES-ENLR) under By-Law 2024-19, as amended, which permits a Detached Dwelling, Home Child Care, Home Occupation, and Shared Housing-Small Scale.

Zoning Preliminary Review (ZPR) Undertaken

The owner has completed a Zoning Preliminary Review (ZPR) on July 30, 2025 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 Main Building Coverage (Second Storey)

The applicant is requesting relief to permit a second storey main building coverage of 25.41% of the lot area, whereas the By-Law permits a maximum of 20% for any storey above the first storey. This equates to a total second-storey coverage of approximately 157.06 m² (1,690.58 ft²). This represents an increase of approximately 33.41 m² (359.55 ft²).

The proposed second storey coverage is less than the first storey, which reduces the visual massing of the proposed dwelling. Furthermore, Staff are of the opinion that sufficient articulation of the building has been maintained to further mitigate potential impacts associated with the increased second-storey coverage.

The building layout meets all other zoning provisions such as setbacks and exterior wall height that establish the prescribed building envelope, which ensures the proposed dwelling will be in keeping with the intended scale of residential infill developments for the neighbourhood. The proposed gross floor area is also consistent with the recent infill development trend. Staff opine that the requested variance is appropriate and will not negatively impact the immediate surrounding area.

Increase in Walkout Stair Rear Yard Encroachment

The applicant is requesting relief to permit a walkout stair to encroach a maximum of 3.07 m (10.07 ft) into rear yard, whereas the By-Law permits a walkout stair to encroach a maximum of 2 m (6.56 ft) into the rear yard.

The walkout stairs are 3.96 m (12.99 ft) in width, and the minimum rear yard setback has been maintained. Staff are of the opinion that adequate rear yard amenity space is preserved despite the increased encroachment. Staff opine that the variance is minor in nature and not anticipated to result in any adverse impacts to adjacent properties and consequently, have no objections to the requested variance.

PUBLIC INPUT SUMMARY

No written submissions were received as of October 24, 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 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.

PREPARED BY:



Aaron Chau, Planner I, East District

REVIEWED BY:



Stacia Muradali, Development Manager, East District

File Path: Amanda\File\ 25 135036 \Documents\District Team Comments Memo

APPENDICIES

Appendix "A" – A/118/25 Conditions of Approval

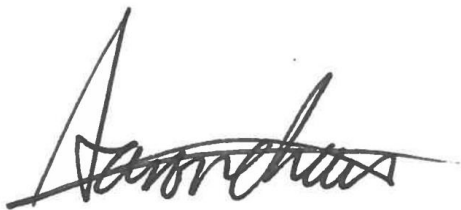
Appendix "B" – Drawings

APPENDIX “A”

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/118/25

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 B’ 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;
3. Submission of a Tree Assessment and Preservation Plan, prepared by a Qualified Tree Expert in accordance with the City’s Tree Assessment and Preservation Plan (TAPP) Requirements (2024) as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from the Tree Preservation By-law Administrator 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.
4. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site, neighbouring properties, and street trees, in accordance with the City’s Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Tree Preservation By-law Administrator.
5. If required as per Tree Preservation review, tree securities and/or tree fees be paid to the City and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation By-law Administrator.

CONDITIONS PREPARED BY:

A handwritten signature in black ink, appearing to read 'Aaron Chau', is written over a horizontal line.

Aaron Chau, Planner I, East District

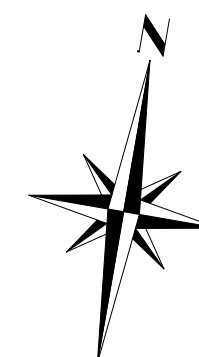
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10/24/2025

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Date: 10/24/2025

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SUBJECT TO AN EASEMENT IN FAVOR OF BELL CANADA AS SET OUT IN INST. No. VM66888

SUBJECT TO AN EASEMENT IN FAVOR OF BELL CANADA AS SET OUT IN INST. No. VM68997

Lot Area		618.27 m ²		
Lot Coverage (Incl. Covered Porch/Deck)		208.71 m ²	%33.76	
<u>Main Building Lot Coverage</u>				
First Floor		181.67 m ²	%29.38	
Second Floor		157.06 m ²	%25.40	
Combined Main Building Coverage (Incl. Garage & Open Floors, Excl. Basement)		342.70 m ²		
Gross Floor Area (Excl. garage & open floor areas)	GROUND FLOOR	SECOND FLOOR	BASEMENT	GARAGE
	1,548 ft ² / 143.84 m ²	1,673 Ft ² / 155.40 m ²	1,946 ft ² / 180.75 m ²	385 ft ² / 36.70 m ²

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AUGUST 13, 2025

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PROJECT TITLE/ADDRESS:

29 ALANDALE AVE
MARKHAM, ON

DATE:

JUN 2025

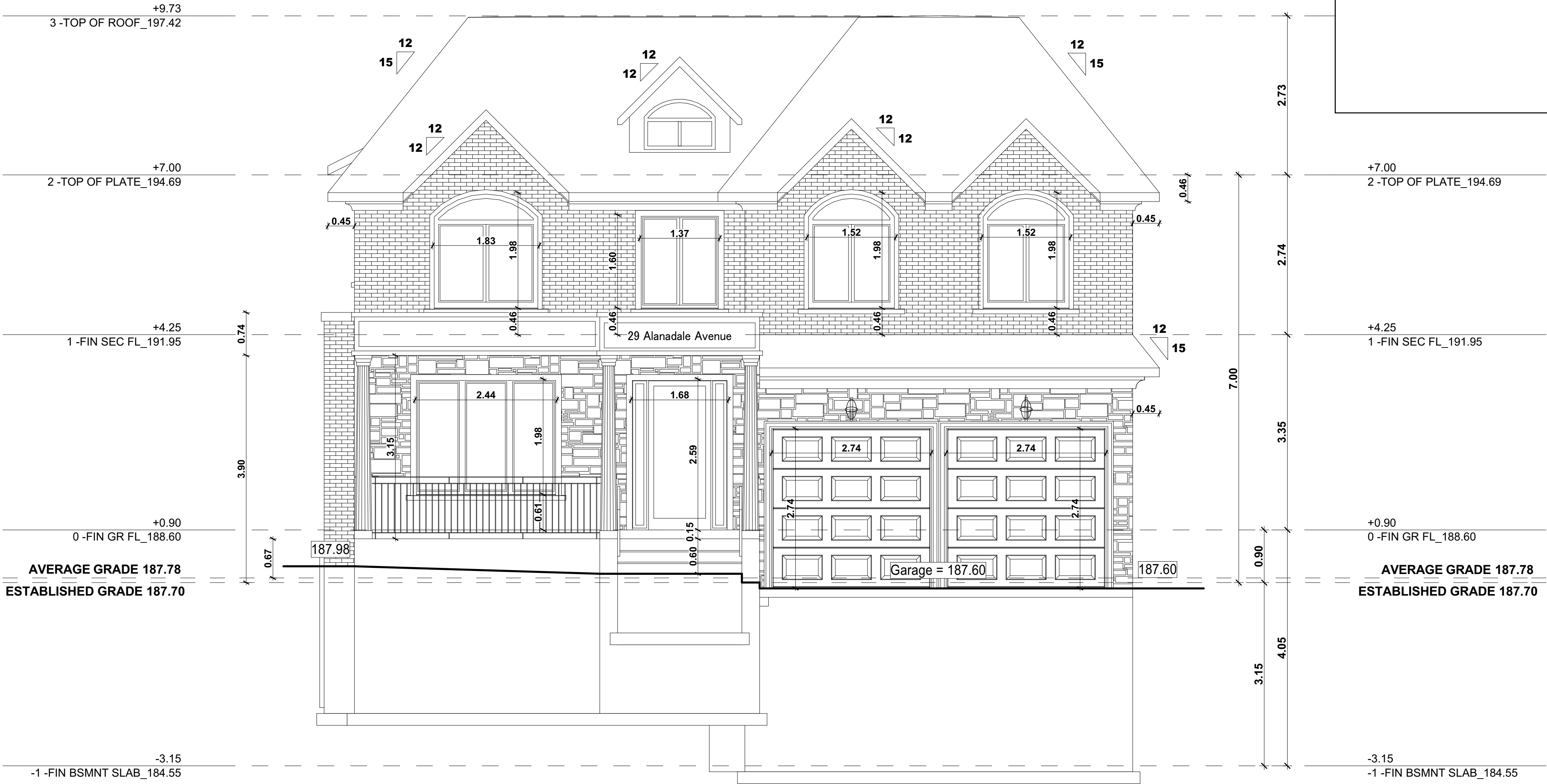
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Appendix B

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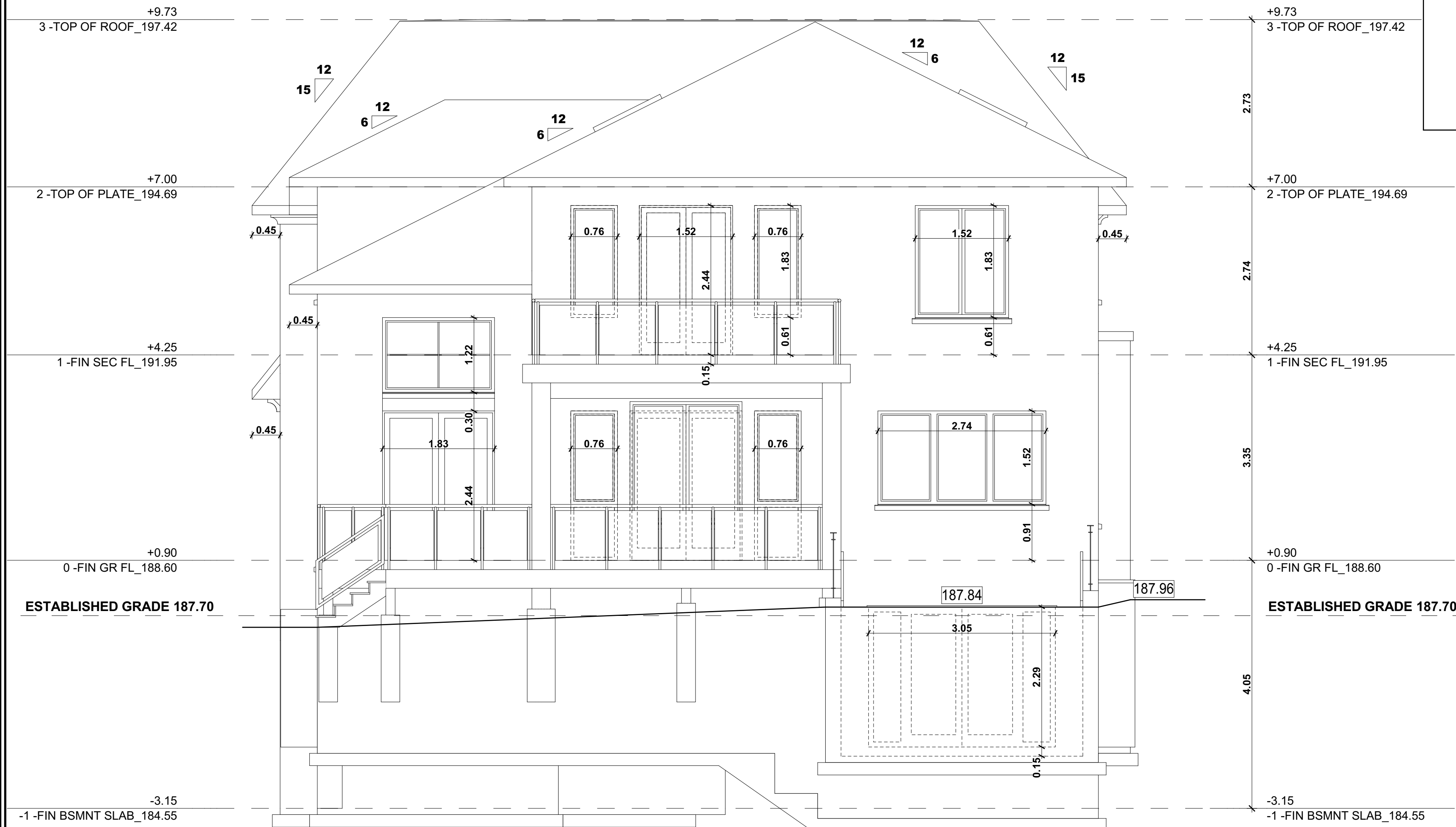


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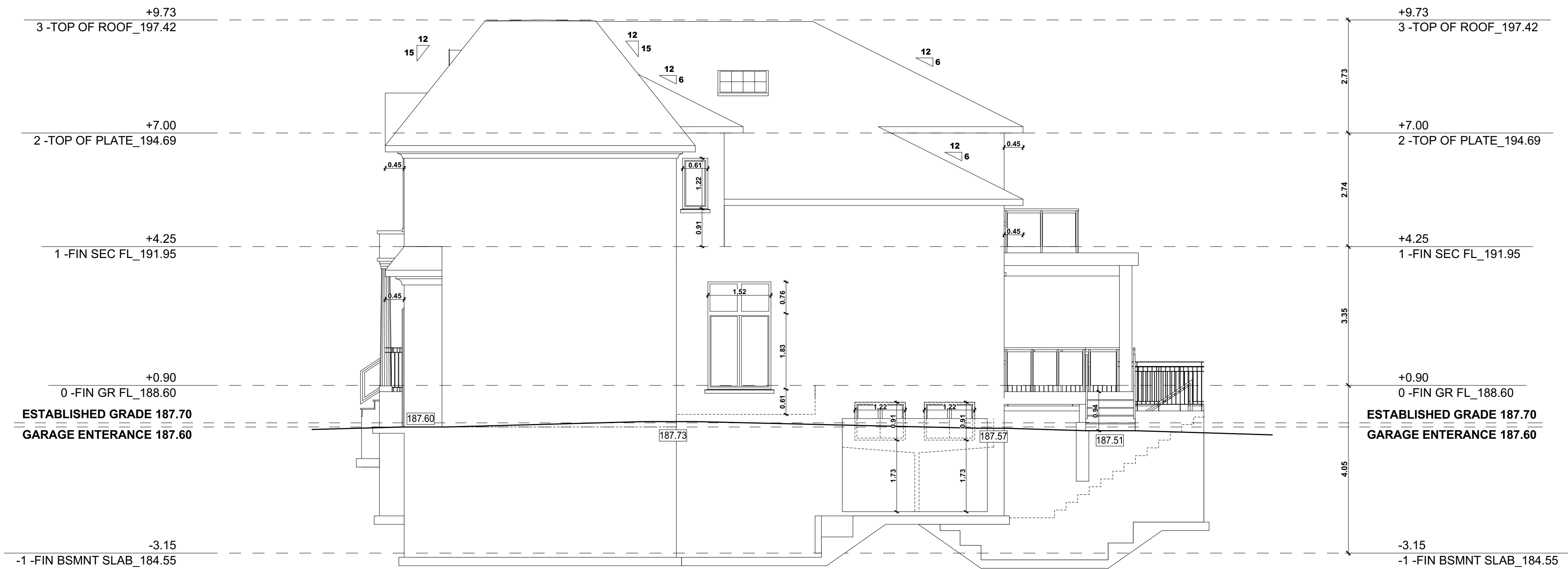
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Appendix B

File: 25.10016.000.00000
Date: 10/24/2025
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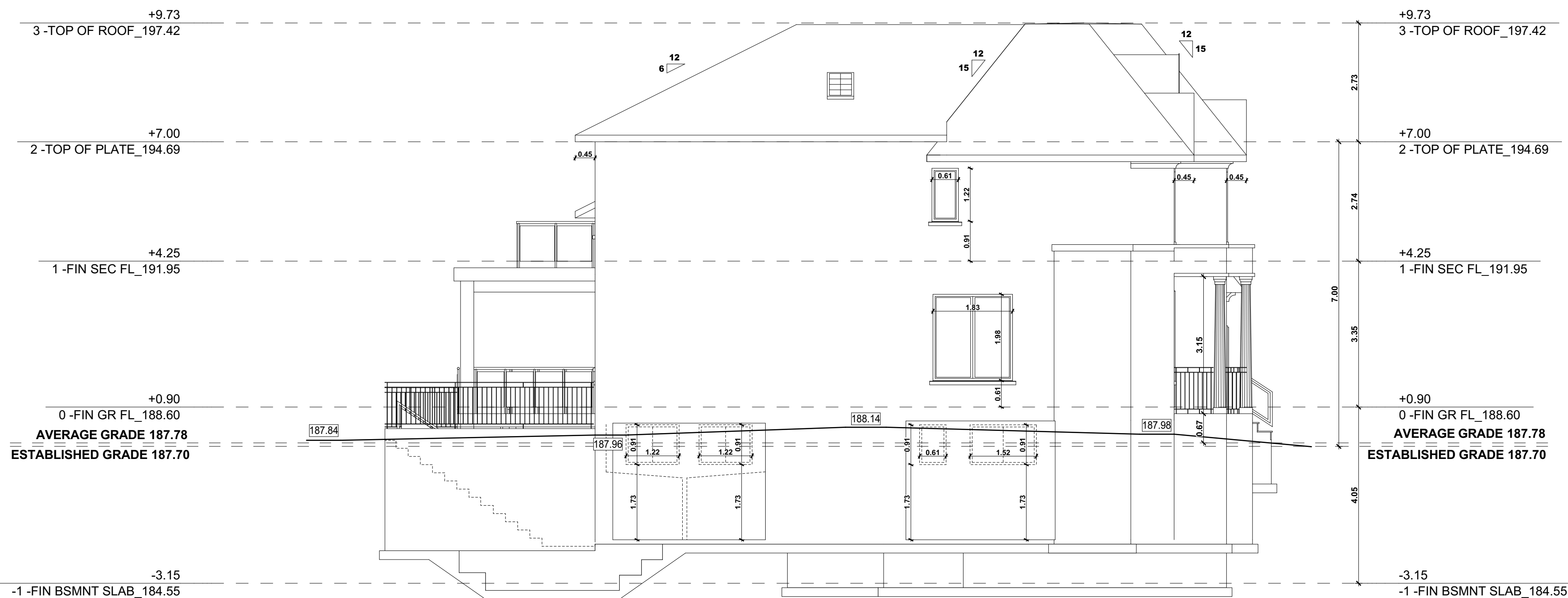


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Appendix B

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MARKHAM, ON

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