

Memorandum to the City of Markham Committee of Adjustment

October 27, 2025

File: A/115/25
Address: 28 Evaridge Drive, Markham
Applicant: YSH Engineering (YE HU)
Hearing Date: Wednesday, November 12, 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-LR4, as amended, as it relates to a proposed coach house dwelling, to permit:

- a) **By-law 2024-19, Section 4.9.12 (c):**
a minimum lot frontage of 9 metres, whereas the by-law requires a minimum lot frontage of 9.75 metres; and
- b) **By-law 2024-19, Section 4.9.12 (b):**
a coach house with a maximum gross floor area of 63.1 square metres, whereas the by-law permits a coach house with a maximum gross floor area of 60 square metres

BACKGROUND

Property Description

The 273.72 m² (2,946.30 ft²) subject property is located on the west side of Evaridge Drive, south of Bur Oak Avenue and east of Ninth Line. The property is located within an established residential neighbourhood of Upper Cornell comprised of a mix of two-storey detached, semi-detached and townhouse dwellings. Mature vegetation exists across the property.

There is an existing detached dwelling and garage on the property, which according to assessment records was constructed in 2005.

Proposal

The applicant is proposing to construct a coach house with a Gross Floor Area of 63.1 m² (679.20 ft²) above the existing detached laneway garage.

Provincial Policies

Provincial Policy Statement, 2020

Section 1.4.3 of the *Provincial Policy Statement, 2020*, requires planning authorities to provide for an appropriate range and mix of housing options and densities to meet the affordable housing needs of current and future residents. Amongst other means, this can be achieved by permitting and facilitating residential intensification, including additional residential units, and redevelopment by accommodating a significant supply and range of housing options through intensification and redevelopment while taking into account existing building stock.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan, 2019)

Section 2.1.4 (c) of the *Growth Plan, 2019* requires municipalities to provide a diverse range and mix of housing options including second units to support complete communities.

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 2014 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.

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.

Zoning By-Law 2024-19

The subject property is zoned Residential Low Rise Four (RES-LR4) under By-law 2024-19, as amended, which permits Detached, Semi-Detached and Coach house dwellings.

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.

Engineering Department Comment

On September 8, 2025, Engineering Staff has reviewed the application and provided comments indicating that the lot has a split drainage pattern. A minimum side yard width of 0.6m is required to accommodate the swale and proper surface drainage.

Permit Coach House Dwelling with a Reduced Minimum Lot Frontage

The applicant is requesting a variance to permit a coach house dwelling on a lot with a frontage of 9 m (29.53 ft), whereas the By-Law requires a lot frontage of 9.75 m (32 ft) for a coach house dwelling on a lot. Staff note that existing coach house dwellings on the same street and within the immediate surrounding area are situated on lots with similar or identical frontages. The proposed variance is therefore considered minor in nature and in keeping with the established character of the neighbourhood. Staff have no concerns with the requested variance.

Increase in Maximum Permitted Coach House Gross Floor Area

The applicant is requesting relief to permit a Coach House with a maximum Gross Floor Area of 63.1 m² (679.20 ft²), whereas the By-law permits a Coach House with a maximum Gross Floor Area of 60 m².

The intent of this provision is to ensure that Coach Houses maintain an appropriate scale and massing relative to the lot size and neighboring structures. Given that the subject property has a lot frontage smaller than the minimum frontage required by the By-law to permit a Coach House, Staff are of the opinion that maintaining a proportionate and compatible building scale is essential. The proposed increase size of the coach house will result in massing which is not appropriate nor desirable for the lot size and is not compatible with other coach houses on the lane which do not result in the structure being closer to the adjacent property. Staff are not in a position to support the request for a Coach House with an increased Gross Floor Area as it is not in keeping with the character of the neighborhood and does not maintain the intent of the By-Law.

PUBLIC INPUT SUMMARY

No written submissions were received as of November 5, 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 variance request a) meet the four tests of the Planning Act and have no objection. However, staff cannot support variance b) and the committee should consider public input in rendering a decision and should satisfy themselves whether the variance meets the four tests of the Planning Act.

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 133942 \Documents\District Team Comments Memo

APPENDICIES

Appendix "A" – A/115/25 Conditions of Approval

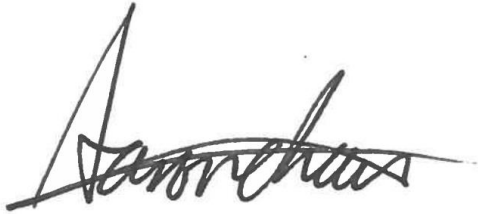
Appendix "B" – Drawings

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/115/25

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;

CONDITIONS PREPARED BY:

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

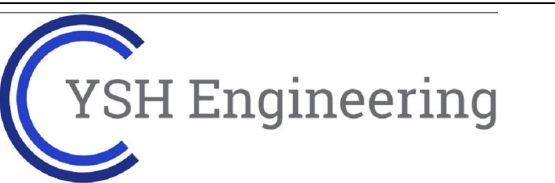
Aaron Chau, Planner I, East District

2.020.00 MMN

1/5/2025

MM/DD/YYYY

Date: 11/5/2025
MM/DD/YYYY

[illegible]EAST & WEST
ELEVATION

Project number	0001
Date	2025/04/19
Drawn by	Z.W
Checked by	Y.H

A03

Scale	1 : 50
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2,000.00 MMV

1/5/2025

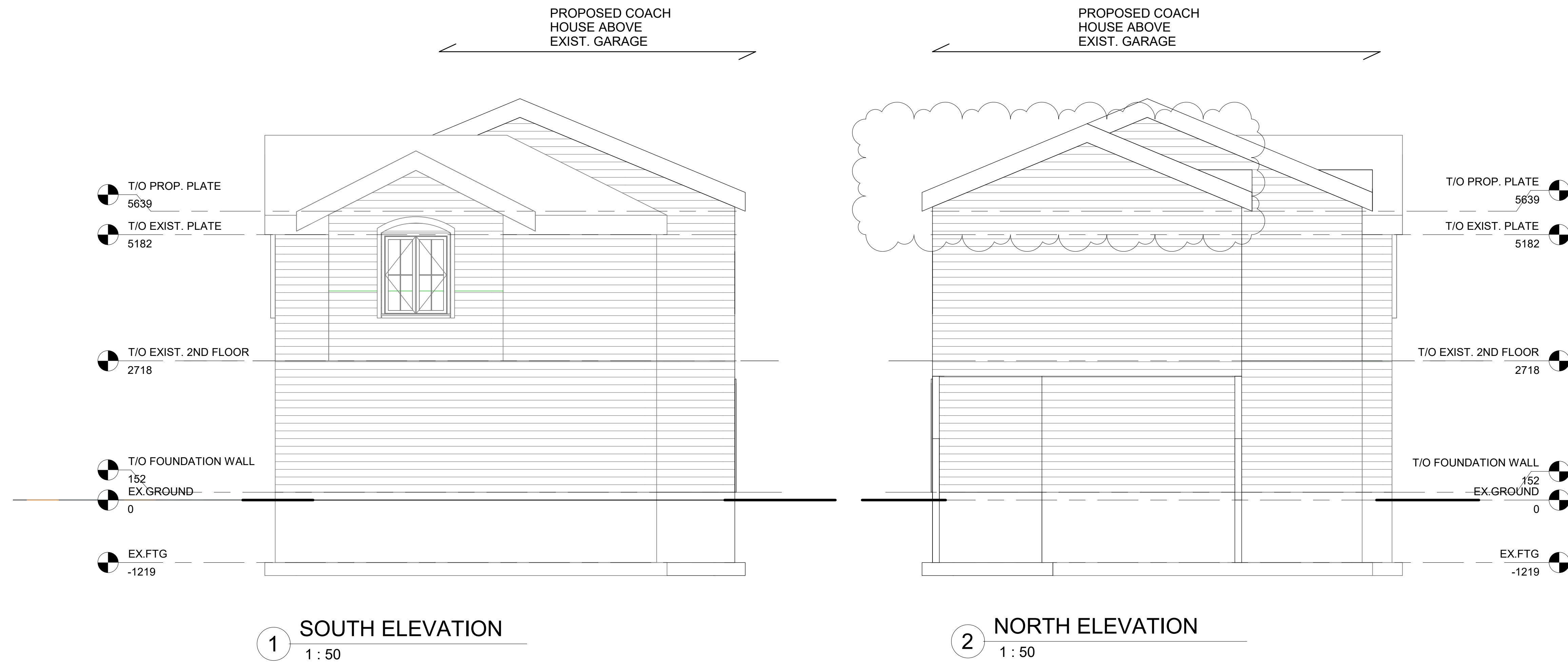
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Date: 11/5/2025
MM/DD/YYYY

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A04

2025/7/6 21:09:51





PROJECT ADDRESS	28 EVARIDGE DR. MARKHAM, ON
ZONING CATEGORY	RES LR4
LOT AREA (SQM)	268.77
BUILDING AREA (SQM)	127.44
LOT COVERAGE (%)	47.4
GROSS FLOOR AREA (SQM)	172.32(EXIST.)+62.91(PROPOSED)=235.23

	EXISTING	PROPOSED	BYLAW(COACH HOUSE)	REMARKS
BUILDING HEIGHT (m)	9.6±	7.6±	8.0	
MIN. FRONT SETBACK (m)	3.05	NO CHANGE	3.0	NO CHANGE
MIN. REAR SETBACK(m)	1.25	1.20	0.6	NO CHANGE
MIN. RIGHT SIDE SETBACK(m)	1.42	NO CHANGE	0.5(IF NO WINDOW)	
MIN. LEFT SIDE SETBACK(m)	N/A	N/A	N/A	NO CHANGE
DISTANCE BETWEEN GARAGE AND HOUSE	7.86	6.0	6.0	
COACH HOUSE MAX.GFA(SQM)	0	62.91	60	

File: 25.13242.000.00.MWV

Date: 11/5/2025

MM/DD/YYYY

28 EVARIDGE DR.
MARKHAM, ON

[illegible]

SITE PLAN

Project number	0001
Date	2025/04/19
Drawn by	Z.W
Checked by	Y.H

SP01

Scale	1 : 100
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