

Memorandum to the City of Markham Committee of Adjustment

April 1, 2026

File: A/147/25
Address: 48 Evergreen Crescent, Thornhill
Applicant: Renoasis Inc. (Scott Campbell)
Hearing Date: Wednesday, April 8, 2026

The following comments are provided on behalf of the West 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 sunroom addition to an existing two-storey residential dwelling, to permit:

- a) **By-law 2024-19, Section 6.3.2.2 I):**
a minimum combined interior side yard setback on both sides of 3.06 metres, whereas the by-law requires a minimum combined interior side yard setback on both sides of 5.12 metres;
- b) **By-law 2024-19, Section 6.3.2.2 d):**
a maximum lot coverage of 36.3 percent, whereas the by-law permits a maximum lot coverage of 35 percent; and
- c) **By-law 2024-19, Section 6.3.2.2 c):**
a maximum main building coverage of 36.3 percent, whereas the by-law permits a maximum main building coverage of 30 percent.

BACKGROUND

Property Description

The 632.8 m² (6811.4 ft²) subject property is located on the north side of Sycamore Drive, east of Evergreen Crescent and abuts to the south of Huntington Park. The property is located within an established residential neighbourhood comprised of two-storey detached dwellings. Mature vegetation exists across the property including 5 trees at different stages of growth.

There is an existing two-storey detached dwelling on the property, which according to assessment records was constructed in 1981. An existing sunroom is located at the rear yard of the dwelling.

Proposal

The applicant is proposing to construct an additional glass sunroom extension to the north of the dwelling.

Application History

The City originally received a Minor Variance application in November 2025. Following initial Planning Staff concerns and subsequent deferral by the Committee of Adjustment at the [January 21st, 2026](#) meeting regarding overdevelopment and cumulative building mass, the applicant submitted revised plans and a Tree Assessment and Preservation Plan (TAPP) to mitigate impacts on the mature canopy. The variances noted above reflect the final, confirmed requests from the applicant, including corrections to previously unconfirmed figures and a notable reduction in scale from the initial proposal.

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. The Official Plan also contains criteria for the establishment of secondary suites in Section 8.2.3.1a which states all development must respect the physical character of established neighbourhoods including heritage conservation districts. While the subject property is not located within a defined Infill Area boundary, the proposal constitutes residential infill as it involves the intensification of an existing lot within an established neighbourhood.

Zoning By-Law 2024-19

The subject property is zoned RES-ENLR under By-law 2024-19, as amended, which permits Detached Dwellings, 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 June 5, 2025 to confirm the initial variances required for the proposed development. The applicant has not conducted a Zoning Preliminary Review for the revised drawings. Consequently, it is the Applicant’s responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

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.

Reduced Side Yard Setback Variance

The applicant is requesting to permit a minimum combined interior side yard setback on both sides of 3.06 metres, whereas the By-law requires a minimum combined interior side yard setback of 5.12 metres. Staff note that the initial variance request before Committee incorrectly identified a proposed setback of 3.67 metres where the proposed plans identified a setback of 3.06 metres. As such, the setback of 3.06 metres as originally proposed by the applicant remains unchanged, and the revised variance request is technical in nature to recognize the correct setback variance required. Although the requested setback remains 3.06 metres, the applicant has refined the proposal to further mitigate the impact of the one-storey sunroom addition.

The intent of the side yard setback is to ensure a consistent spatial rhythm and distinct separation between neighbouring built forms. To address previous concerns, the applicant has revised the building footprint by reducing the length of the longest facing building line and retracting the structure's projection toward the front of the property. This modification

will significantly reduce the perceived massing impacts from the streetscape and minimizes the building's physical footprint adjacent to the existing natural canopy.

Consequently, Staff are of the opinion that the updated request represents a compatible development within the existing neighbourhood character, is minor in nature, and will maintain the general intent and purpose of the Zoning By-law and Official Plan.

Increase in Maximum Lot Coverage and Building Coverage Variances

The applicant is requesting relief for a maximum lot coverage of 36.3 percent and a maximum main building coverage of 36.3 percent, whereas the By-law permits a maximum lot coverage of 35 percent and a maximum main building coverage of 30 percent. The above-noted variances reflect updated requests from the original proposal of 39.6 percent and 39 percent, respectively.

The intent of these requirements is to regulate the visual bulk and scale of the dwelling, ensuring a compatible balance between built form and open space. This balance preserves sufficient soft landscaping and permeable surfaces for natural drainage, which is a critical factor given the subject property's location within a flood zone. Through the reduction of the building footprint, the applicant has addressed Staff's initial concerns regarding overdevelopment. The updated request for 36.3 percent coverage will provide a more appropriate building-to-lot relationship and will reduce the perceived massing from the streetscape. Furthermore, the applicant has provided a Tree Assessment and Preservation Plan (TAPP) confirming the use of helical pile foundations to mitigate the development impacts on the existing canopy.

Staff are of the opinion that the revised footprint will continue to provide a balance of open space and represents a desirable development of the land. As the proposal meets the general intent and purpose of the Official Plan and Zoning By-law, Staff support the application subject to the Residential Infill, Grading, and Servicing (RGS) application being deemed satisfactory by Engineering Staff to ensure hydrological conformity and appropriate site grading.

PUBLIC INPUT SUMMARY

No written submissions were received as of April 1, 2026. 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 variances meet the four tests of the Planning Act and have no objection. Staff recommend 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 "C" for conditions to be attached to any approval of this application.

PREPARED BY:



Michelle Chen, Development Technician, Planning and Urban Design Department

REVIEWED BY:



Rick Cefaratti, MCIP, RPP, Acting- Development Manager, West District

APPENCIES

Appendix "A" – Aerial Photo

Appendix "B" – Plans

Appendix "C" – A/147/25 Conditions of Approval



Legend

Parcel

1: 500



25.4 0 12.70 25.4 Meters

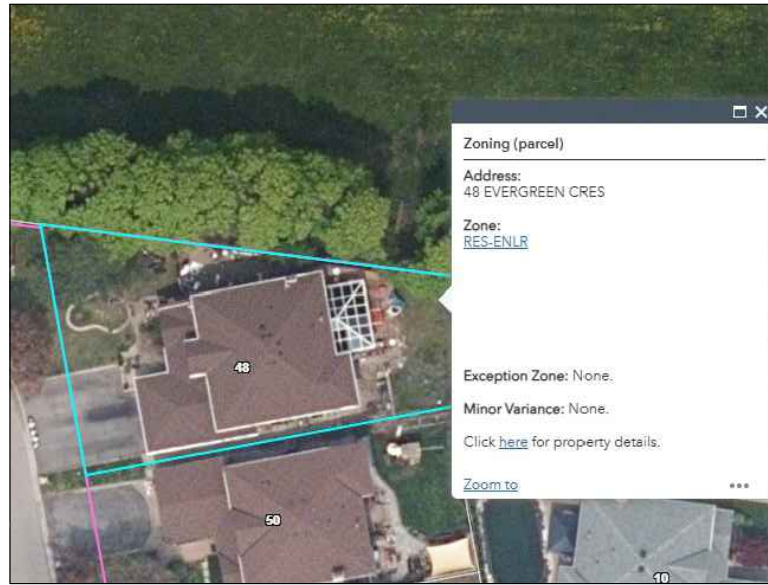


DIMENSIONS ARE DERIVED FROM PREVIOUS LAND SURVEY BY IVAN B. WALLACE, ONTARIO LAND SURVEYOR DATED MARCH 27, 2013

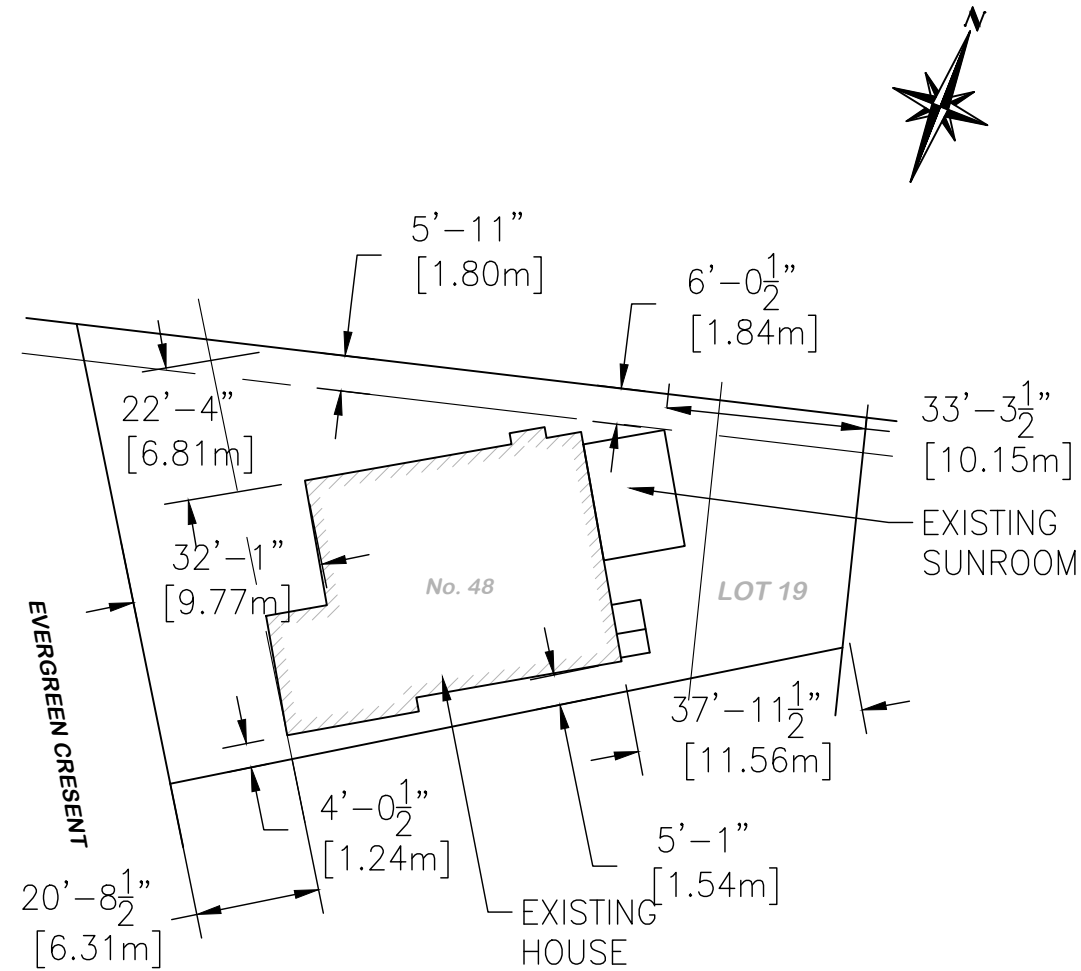
Appendix B

File: 25.141395.000.00.MNV

Date: 4/1/2026
MM/DD/YY



ZONING MAP



1 EXISTING SITE PLAN
SP1 1/32" = 1'-0"



3766 COUNTY ROAD 27,
BRADFORD, ON, L3Z 2A5
TEL: 905-726-4349

DRAWING:	EXISTING SITE PLAN		REVISIONS		SHEET: SP1	
PROJECT:	MACDONALD - RESIDENCE - MODEL 400		MM/DD/YY	REMARKS		
PROJECT #:	2544		1	05/30/25		ISSUED FOR ZONING PRELIMINARY REVIEW
PROJECT ADDRESS:	48 EVERGREEN CRES. THORNHILL, ON		2	10/08/25		ISSUED FOR ZONING PRELIMINARY REVIEW #2
CLIENT:	JAMES MACDONALD		3	10/31/25		ISSUED FOR MINOR VARIANCE APPLICATION
			4			
			5			

ZONING REVIEW

CURRENT ZONING	RES-ENLR
CURRENT USE	RESIDENTIAL LOW RISE

ZONING PROVISIONS (BY-LAW 2024-19)

YARD REQUIREMENTS	EXISTING	REQUIRED (SEE NOTE A)	PROPOSED
MINIMUM FRONT YARD SETBACK:	6.31 METERS	6.30 METERS	6.31 METERS
MINIMUM SIDE YARD SETBACK IS:	1.84 METERS	1.80 METERS	1.80 METERS
MINIMUM REAR YARD SETBACK IS:	8.51 METERS	7.50 METERS	8.51 METERS

ADDRESS NOT WITHIN TRCA JURISDICTION

ADDRESS NOT WITHIN LSRCA JURISDICTION

ADDRESS NOT WITHIN OAK RIDGES MORAINES JURISDICTION

NOTE "A" - SITE NOTES - REQUIRED:

- PROPERTY FRONT YARD SETBACK = 6.30m (DERIVED FROM - REVIEW COMMENTS LIST DATE: 6/23/2025 - NOTE: ONLY ONE NEIGHBOURING LOT TO THE SOUTH WITH AN EXISTING 6.30 METRES SETBACK. THEREFORE, THE MINIMUM FRONT YARD SETBACK/ESTABLISHED BUILDING LINE IS 6.30 METRES)
- MINIMUM INTERIOR SIDE YARD = 1.80m (DERIVED FROM - BY-LAW 2024-19 SECTION 6.3.2.2 i - 1.80 METRES PROVIDED MINIMUM COMBINED INTERIOR SIDE YARDS ON BOTH SIDES ARE THE GREATER OF 4.0 METRES, OR 25% OF THE LOT WIDTH)
- MINIMUM REAR YARD SETBACK - 7.50m (DERIVED FROM BY-LAW 2024-19 SECTION 6.3.2.2 g - 7.50 METRES)

LOT DATA INFORMATION	
EXISTING LOT	6848 SQ. FT. (636.5 SQ. M)
EXISTING BUILDING AND EX. SUNROOM (1961 SQ FT + 241.1 SQ FT)	2202.1 SQ. FT. (204.5 SQ. M)
COVERAGE OF EXISTING BUILDING AND EXISTING SUNROOM	32.2%
NEW SCREEN ROOM	287.0 SQ. FT. (26.6 SQ. M.)
LOT COVERAGE OF BUILDINGS AND NEW ROOM	36.3%
MAXIMUM ALLOWABLE LOT COVERAGE = 35%	2397 SQ .FT. (222.7 SQ. M)

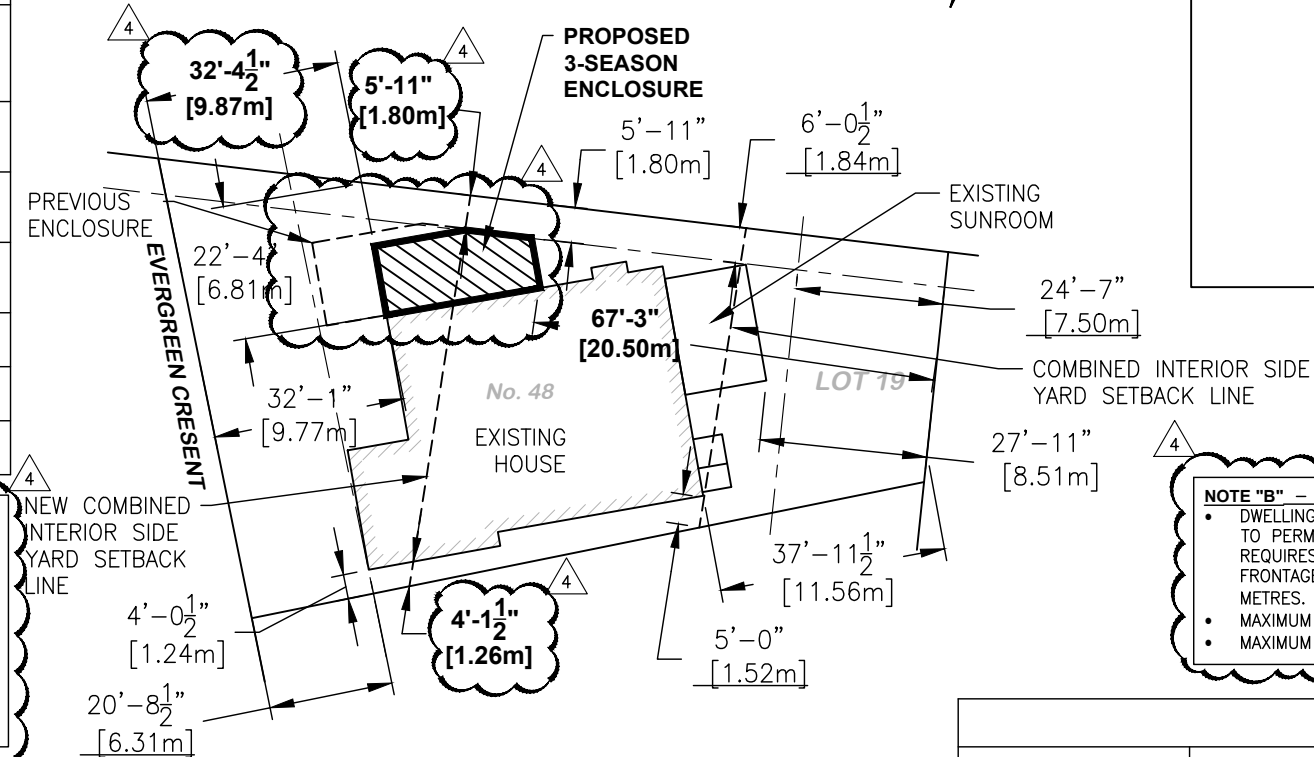
DIMENSIONS ARE DERIVED FROM PREVIOUS LAND SURVEY BY IVAN B. WALLACE, ONTARIO LAND SURVEYOR DATED MARCH 27, 2013

PROPOSAL #2 - TO THE CITY OF MARKHAM, COMMITTEE OF ADJUSTMENT - FEB. 12, 2026

Appendix B

File: 25.141395.000.00.MNV

Date: 4/1/2026 MM/DD/YY



NOTE "B" - ZONE REVIEW EXIST.:

- DWELLINGS COMBINED INTERIOR SIDE YARDS ON BOTH SIDES - 1.84m + 1.52m = 3.36m TO PERMIT A COMBINED INTERIOR SIDE YARD ON BOTH SIDES OF 3.06 METRES; WHEREAS, THE BY-LAW REQUIRES COMBINED INTERIOR SIDE YARDS ON BOTH SIDES OF 5.12 METRES BEING 25% OF THE LOT FRONTAGE. NOTE: THE EXISTING DWELLING COMBINED INTERIOR SIDE YARDS ON BOTH SIDES IS 3.36 METRES. (DERIVED FROM - REVIEW COMMENTS LIST DATE: 10/16/2025)
- MAXIMUM LOT COVERAGE - EX. BUILDING + EX. SUNROOM = 2202.1 / 6848 = 32.2%
- MAXIMUM MAIN BUILDING COVERAGE - EX. BUILDING + EX. SUNROOM = 2202.1 / 6848 = 32.2%

ZONING REVIEW EXAMINATION

BY-LAW 2024-19	EXISTING (SEE NOTE B)	REQUIRED	PROPOSAL #1	PROPOSAL #2 (SEE NOTE C)
SECTION 6.3.2.2 i) DWELLINGS COMBINED INTERIOR SIDE YARDS ON BOTH SIDES	3.36	5.12M	3.06m	3.06m
SECTION 6.3.2.2 d) MAXIMUM LOT COVERAGE	32.2%	35%	39.6%	36.3%
SECTION 6.3.2.2 c) MAXIMUM MAIN BUILDING COVERAGE	32.2%	30%	39.0%	36.3%

NOTE "C" - ZONE REVIEW PROPOSED #2:

- DWELLINGS COMBINED INTERIOR SIDE YARDS ON BOTH SIDES - 1.80m + 1.26m = 3.06m
- MAXIMUM LOT COVERAGE - (EX. BUILDING + EX. SUNROOM) + NEW SUNROOM = (2202.1) + 287.0 / 6848 = 36.3%
- MAXIMUM MAIN BUILDING COVERAGE - (EX. BUILDING + EX. SUNROOM) + NEW SUNROOM = (2202.1) + 287.0 / 6848 = 36.3%



1 PROPOSED SITE PLAN
SP2 1/32" = 1'-0"



3766 COUNTY ROAD 27,
BRADFORD, ON, L3Z 2A5
TEL: 905-726-4349

DRAWING:	PROPOSED SITE PLAN - PROPOSAL #2
PROJECT:	MACDONALD - RESIDENCE - MODEL 400
PROJECT #:	2544
PROJECT ADDRESS:	48 EVERGREEN CRES. THORNHILL, ON
CLIENT:	JAMES MACDONALD

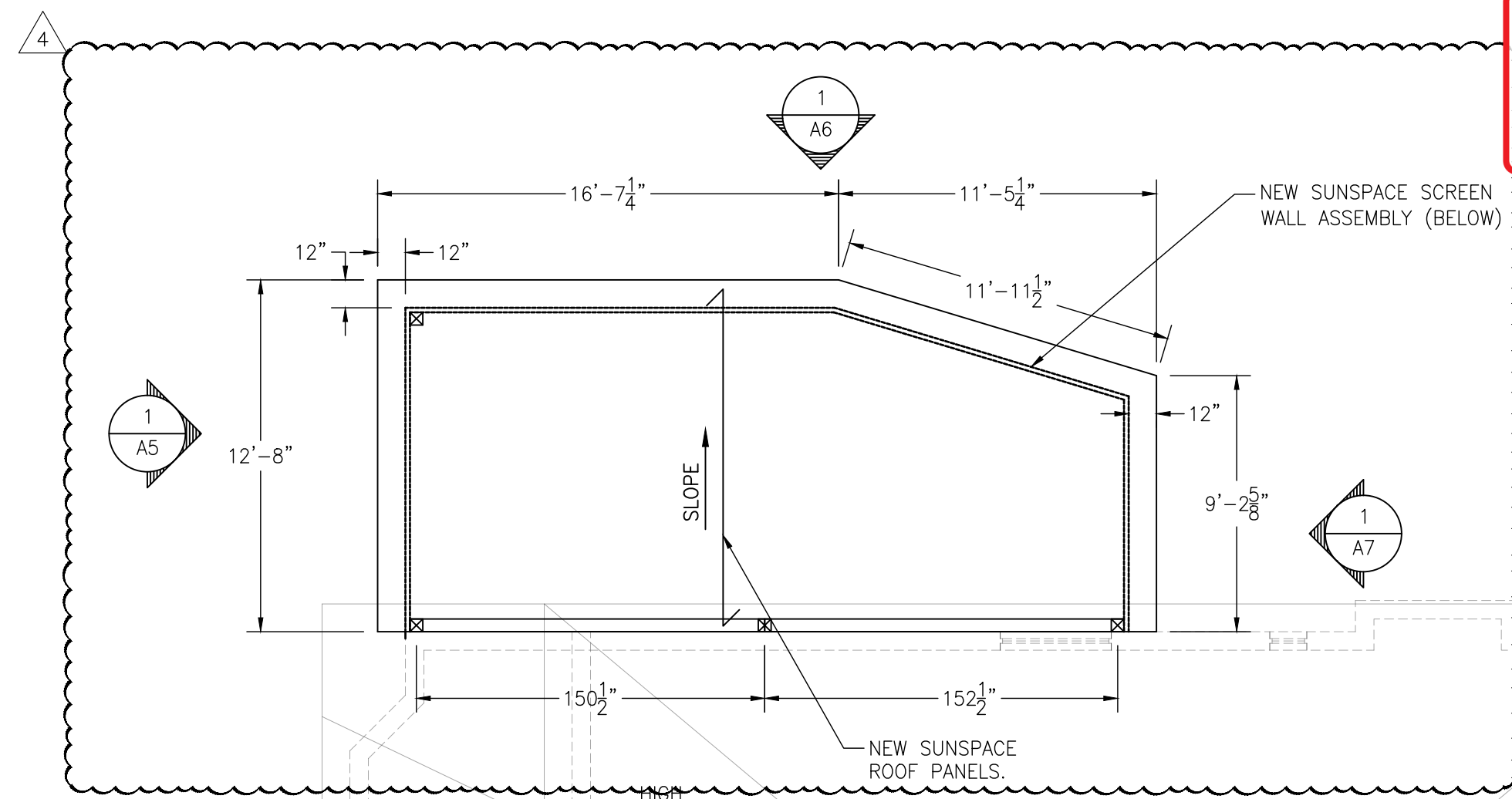
REVISIONS		
MM/DD/YY	REMARKS	
1 05/30/25	ISSUED FOR ZONING PRELIMINARY REVIEW	
2 10/08/25	ISSUED FOR ZONING PRELIMINARY REVIEW #2	
3 10/31/25	ISSUED FOR MINOR VARIANCE APPLICATION	
4 02/12/26	MINOR VARIANCE APPLICATION #2	
5		

SHEET:
SP2

Appendix B

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MM/DD/YY



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A4

PROPOSED ROOF PLAN / ROOF FRAMING PLAN
3/16" = 1'-0"



3766 COUNTY ROAD 27,
BRADFORD, ON, L3Z 2A5
TEL: 905-726-4349

DRAWING:	ROOF PLAN	
PROJECT:	MACDONALD - RESIDENCE - MODEL 400	
PROJECT #:	2544	
PROJECT ADDRESS:	48 EVERGREEN CRES. THORNHILL, ON	
CLIENT:	JAMES MACDONALD	

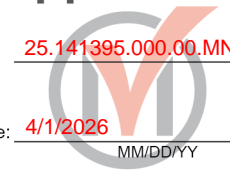
REVISIONS		
	MM/DD/YY	REMARKS
1	05/30/25	ISSUED FOR ZONING PRELIMINARY REVIEW
2	10/08/25	ISSUED FOR ZONING PRELIMINARY REVIEW #2
3	10/31/25	ISSUED FOR MINOR VARIANCE APPLICATION
4	02/12/26	MINOR VARIANCE APPLICATION #2
5		

SHEET:
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Appendix B

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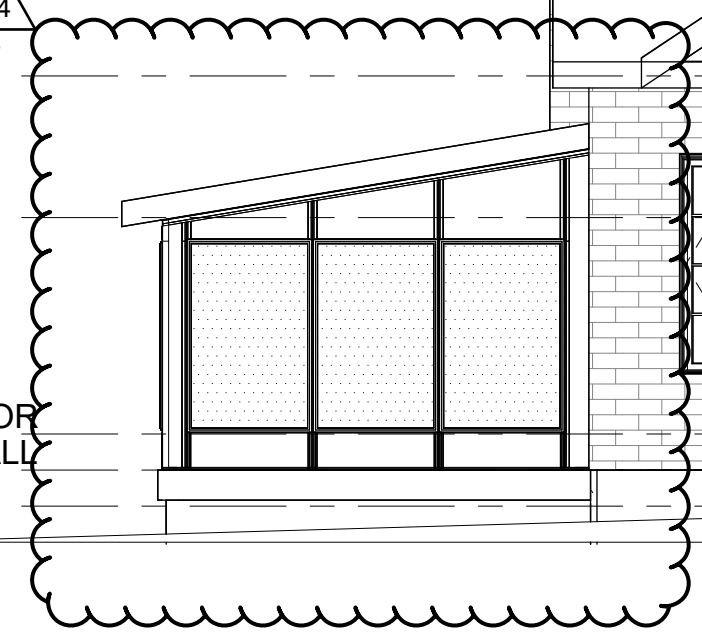
● B.O HIGH ROOF
20' - 2 5/8"

● B.O LOW ROOF
10' - 11 1/8"

● B.O SUNROOM
ROOF
7' - 0"

● T.O FIRST FLOOR
T.O SUNROOM LL
0' - 0" FLOOR
-1' - 0"

4



① WEST ELEVATION
3/16" = 1'-0"



3766, COUNTY ROAD 27,
BRADFORD, ON, L3Z 2A5
TEL: 905-726-4349

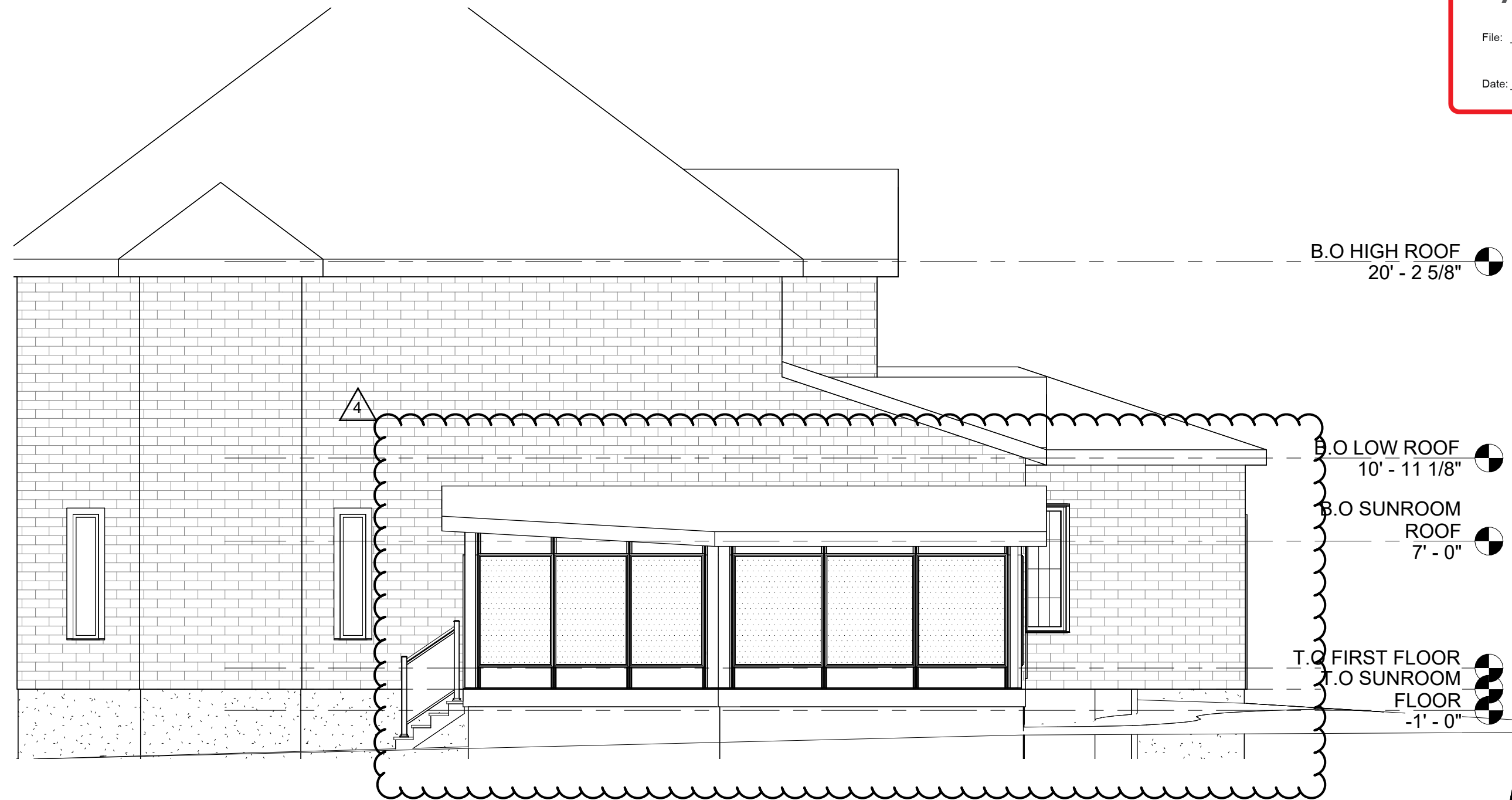
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PROJECT:	MACDONALD - RESIDENCE		MM/DD/YY	REMARKS	
PROJECT #:	2544		1	02/12/26	MINOR VARIANCE APPLICATION #2
PROJECT ADDRESS:	48 EVERGREEN CRES. THORNHILL, ON		2		
CLIENT:	JAMES MACDONALD		3		
			4		
			5		

A5

Appendix B

File: 25.141395.000.00.MNV

Date: 4/1/2026
MM/DD/YY



① NORTH ELEVATION
3/16" = 1'-0"



3766, COUNTY ROAD 27,
BRADFORD, ON, L3Z 2A5
TEL: 905-726-4349

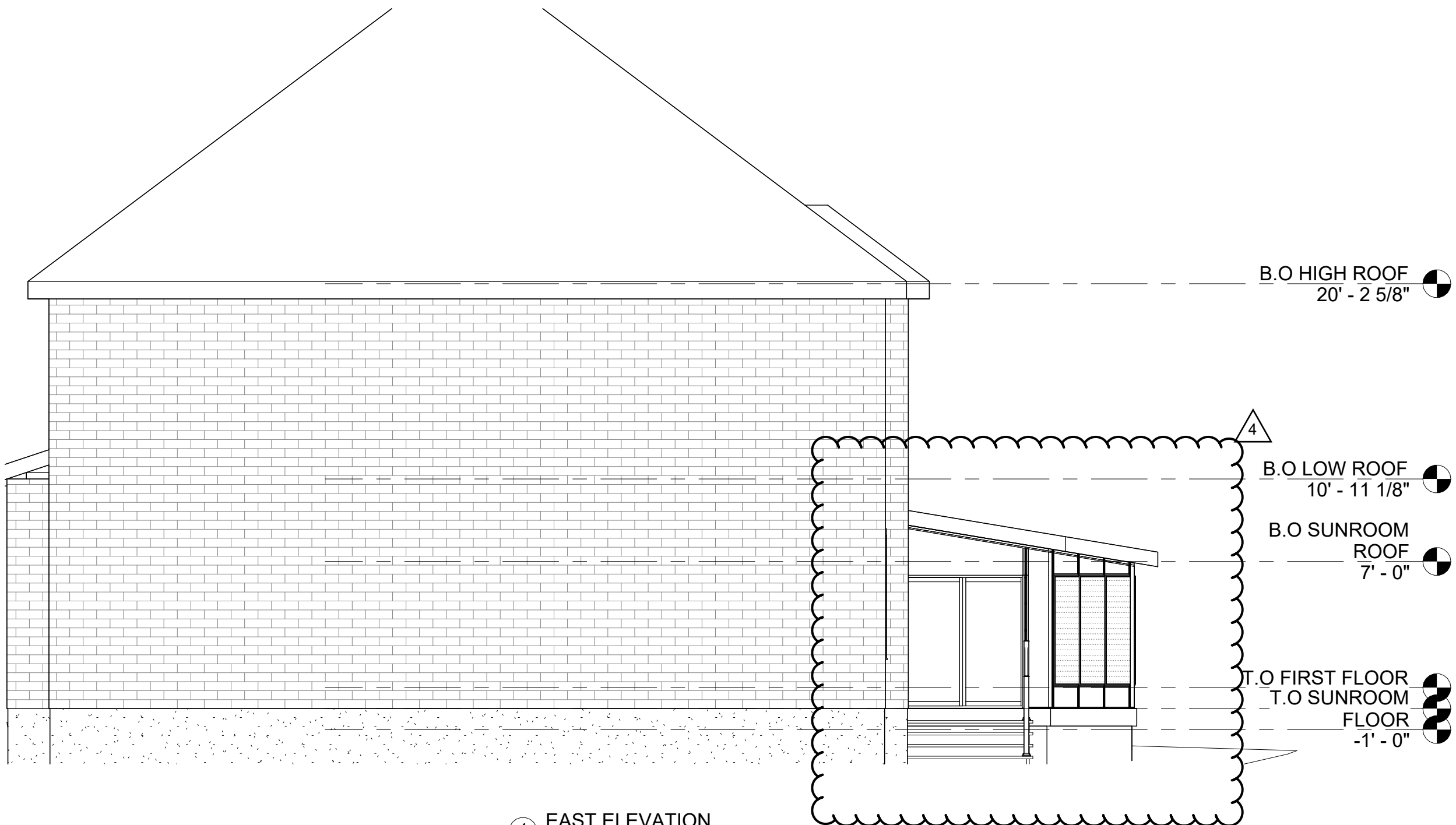
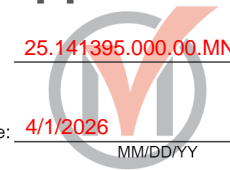
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PROJECT:	MACDONALD - RESIDENCE		MM/DD/YY	REMARKS	
PROJECT #:	2544		1	02/12/26	MINOR VARIANCE APPLICATION #2
PROJECT ADDRESS:	48 EVERGREEN CRES. THORNHILL, ON		2		
CLIENT:	JAMES MACDONALD		3		
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Appendix B

File: 25.141395.000.00.MNV

Date: 4/1/2026
MM/DD/YY



① EAST ELEVATION
3/16" = 1'-0"



3766, COUNTY ROAD 27,
BRADFORD, ON, L3Z 2A5
TEL: 905-726-4349

DRAWING:	EAST ELEVATION		REVISIONS		SHEET:
PROJECT:	MACDONALD - RESIDENCE		MM/DD/YY	REMARKS	
PROJECT #:	2544		1	02/12/26	MINOR VARIANCE APPLICATION #2
PROJECT ADDRESS:	48 EVERGREEN CRES. THORNHILL, ON		2		
CLIENT:	JAMES MACDONALD		3		
			4		
			5		

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APPENDIX “C”

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/147/25

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;
6. Submission of a detailed Siting, Lot Grading and Servicing Plan designed and stamped by a Professional Engineer/Ontario Land Surveyor/Landscape Architect satisfactory to the Director of Engineering, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Engineering or designate.

CONDITIONS PREPARED BY:



Michelle Chen, Development Technician, Planning and Urban Design Department