

# Memorandum to the City of Markham Committee of Adjustment

May 7, 2025

**File:** A/030/25  
**Address:** 49 Cachet Parkway, Markham  
**Agent:** North Office Architects (Lang Cheng)  
**Hearing Date:** Wednesday, May 14, 2025

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

The Applicant is requesting relief from the following requirements of the “Residential Estate” (RES-ES) Zone under By-law 2024-19, as amended, to permit:

- a) **By-law 2024-19, Section 4.8.1(b)**: a maximum gross floor area of 216.5 square metres per accessory building (pool cabana), whereas the by-law permits a maximum gross floor area per accessory building of 60 square metres if the lot area is 4,000 square metres or greater; and
- b) **By-law 2024-19, Section 5.3.3(a)**: a two-level double arced horseshoe driveway in the front yard, whereas the by-law permits one horseshoe driveway for a lot with lot frontage greater than 16.8 metres;

as it relates to the renovation and addition to the two-storey dwelling with a proposed basement garage and ancillary pool house.

## BACKGROUND

### Property Description

The 4,244.40 m<sup>2</sup> (45,686.34 ft<sup>2</sup>) subject lands is located on the north side of Cachet Parkway, generally south of Major Mackenzie Drive East and west of Warden Avenue (the “Subject Lands”). The property is located within an established residential neighbourhood comprised of two-storey estate homes. The surrounding area does include lots undergoing a transition with newer dwellings being developed as infill developments.

There is an existing two-storey detached dwelling on the property, which according to assessment records was constructed in 2015. Mature vegetation exists on the property including mature trees in the front yard.

### Proposal

The Applicant is proposing to construct a 216.26 m<sup>2</sup> pool house and a basement garage that is accessed by a secondary horseshoe driveway as detailed further in the comment section below (the “Proposed Development”).

### Official Plan and Zoning

Official Plan 2014 (partially approved on November 24, 2017, and updated on April 9, 2018)

The Official Plan designates the Subject Lands as “Residential Estate”, which permits low-rise housing forms including single detached dwellings on large lots some with a private sewage disposal system. Infill development is required to meet the general intent and purpose of the Official Plan with respect to height, massing, and setbacks to ensure that the development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties, and properties along the street, while accommodating a diversity of building styles. Regard shall also be had for the retention of existing trees and vegetation, as well as the proposed width of garages and driveways. Planning Staff have had regard for the requirements of the infill development criteria in the preparation of the comments provided below.

#### Zoning By-Law 2024-19

The Subject Lands are zoned “Residential – Estate” (RES-ES) under By-law 2024-19, as amended, which permits one single detached dwelling per lot.

#### **Zoning Preliminary Review (ZPR) Undertaken**

The Applicant has completed a Zoning Preliminary Review (ZPR) on March 10, 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 Gross Floor Area (GFA) for Accessory Buildings or Structures**

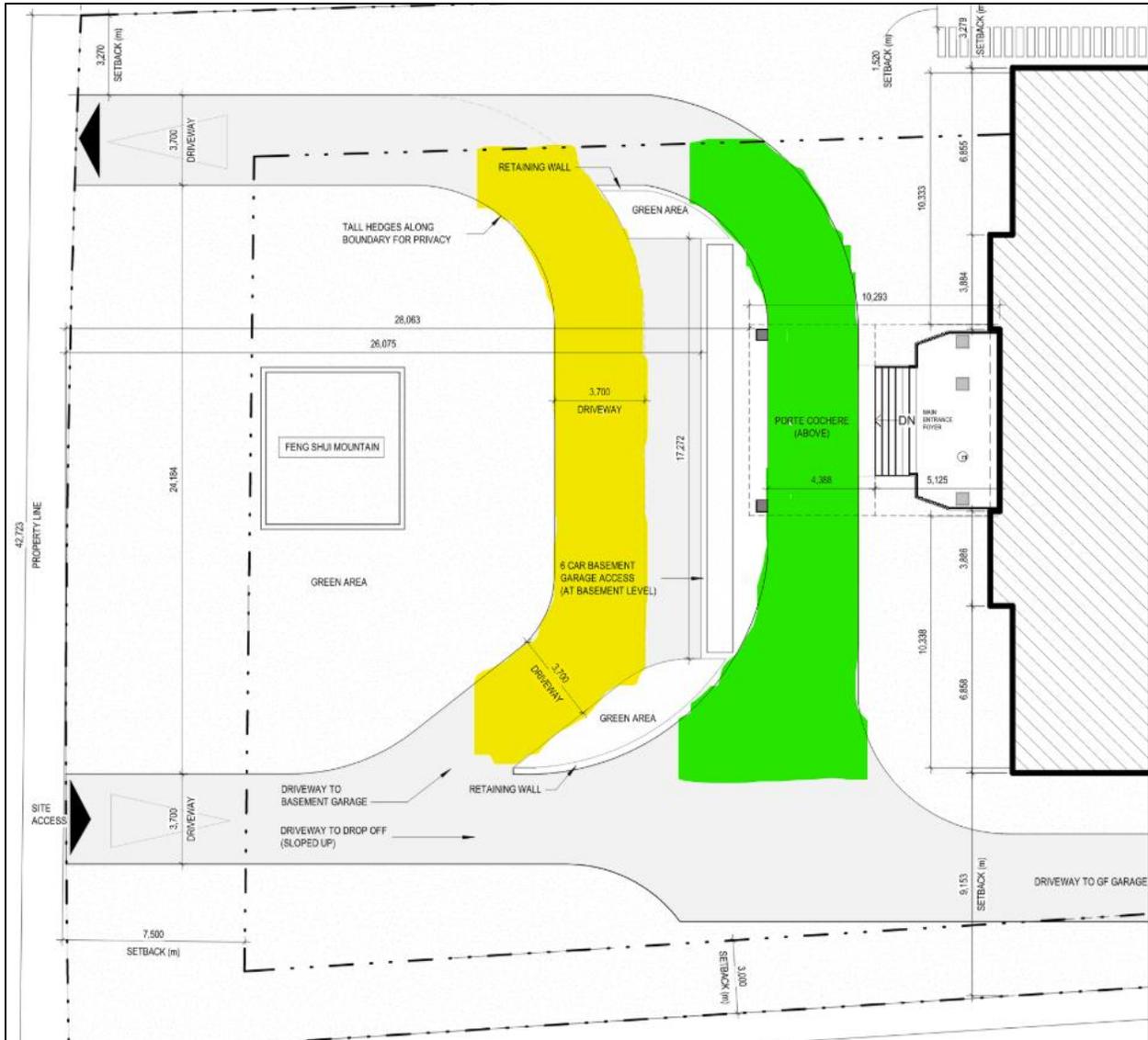
The Applicant is requesting relief for a maximum GFA of 216.26 m<sup>2</sup> (2,327.80 ft<sup>2</sup>) for a pool house, whereas the By-law permits a maximum GFA of 60 m<sup>2</sup> (645.84 ft<sup>2</sup>) if the lot area is 4,000 m<sup>2</sup> (43,055.64 ft<sup>2</sup>) or greater.

Staff note that the proposed accessory building is entirely attributed to a one-storey pool house. As the proposed accessory building is not used for human habitation, Staff considers the proposed building to be part of the rear yard amenity space. Furthermore, given the size of the Subject Lands, the distance from the adjacent homes, and that all setback and coverage requirements are being met, Staff are of the opinion that the variance is minor and will have minimal impact on surrounding properties.

#### **Increase in Horseshoe Driveways**

The Applicant is requesting relief to permit a double arced horseshoe driveway in the front yard, whereas the By-law permits one horseshoe driveway for a lot with a lot frontage greater than 16.8 m (55.12 ft).

The Applicant is proposing a horseshoe driveway with two arcs; one that leads to the main entrance of the dwelling at grade (highlighted in green in Figure 1 below) and one that leads to a proposed below grade basement garage (highlighted in yellow in Figure 1 below).



**Figure 1 – Proposed Double Arced Horseshoe Driveway**

Staff note that a horseshoe driveway with a single arc is permitted on the Subject Lands. This is noteworthy, as the By-law did not contemplate alternate horseshoe driveway configurations, resulting in the need for this variance. Staff further note that although there are two arced portions of the horseshoe driveways, they both utilize the same driveway entrances. Given that the driveway maintains two access points, the proposed driveway configuration can be interpreted as maintaining the intent of the By-law. Furthermore, the additional hard landscaping from the additional arc does not trigger any additional landscape variances. The proposed driveway configuration will

also facilitate additional indoor parking on site resulting in less cars parked in the driveway and less impact on the streetscape.

Development Engineering has reviewed the application and have no issue with the proposed variance as it does not affect adjacent properties or the public right-of-way. Staff are of the opinion that the requested variance will not have a marked impact to adjacent properties and is minor in nature.

### **PUBLIC INPUT SUMMARY**

No written submissions were received as of May 7, 2024. 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 objections. 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 “C” for conditions to be attached to any approval of this application.

PREPARED BY:



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Brendan Chiu, Planner I, Central District

REVIEWED BY:



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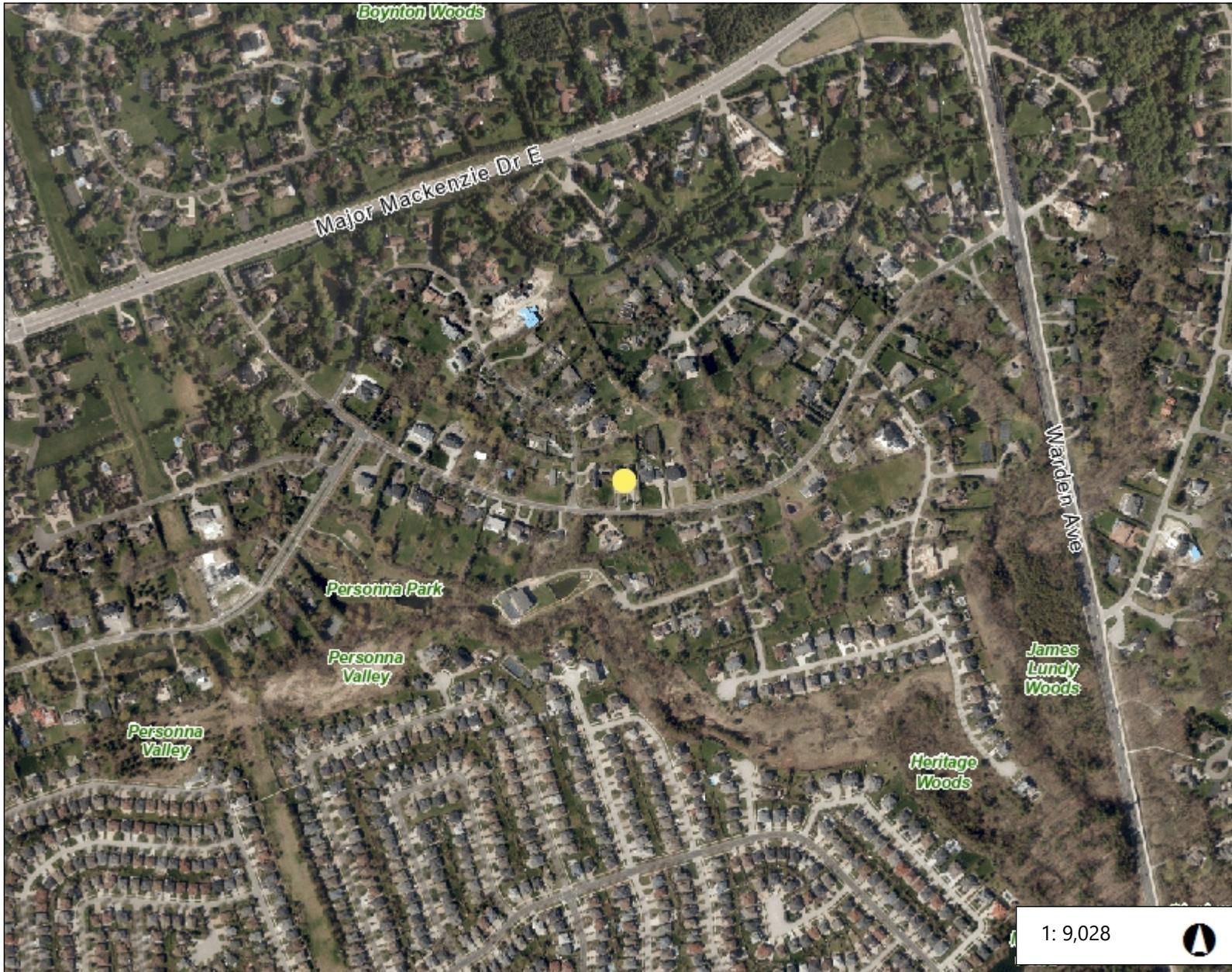
Melissa Leung, Senior Planner, RPP MCIP, Central District

### **APPENDICES**

Appendix “A” – Aerial Context Photo

Appendix “B” – Plans

Appendix “C” – Conditions for A/030/25



Legend

- Subject Lands  
49 Cachet Parkway

1: 9,028



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Notes

SITE STATISTICS	
ADDRESS:	49 CACHET PARKWAY, ON
ZONING:	RRE
LOT AREA	248.30 m <sup>2</sup>
LOT FRONTAGE	42.7 m
AVERAGE GRADE	N/A
HEIGHT TO MID-POINT	N/A
HEIGHT TO HIGHEST RIDGE	10.5 m
HEIGHT TO EAVE	7.5 m
GFA-INFILL RESIDENTIAL	
GROUND FLOOR (BUILDING A)	599.00 m <sup>2</sup>
SECOND FLOOR (BUILDING A)	583.46 m <sup>2</sup>
GROUND FLOOR (BUILDING B)	93.50 m <sup>2</sup>
SECOND FLOOR (BUILDING B)	77.50 m <sup>2</sup>
POOL HOUSE	216.26 m <sup>2</sup>
<b>TOTAL GFA INFILL RESIDENTIAL</b>	<b>1,569.72 m<sup>2</sup></b>
LOT COVERAGE	
DWELLING FOOTPRINT	599.00 m <sup>2</sup>
DWELLING FOOTPRINT B	93.50 m <sup>2</sup>
POOL HOUSE	216.26 m <sup>2</sup>
<b>TOTAL LOT COVERAGE</b>	<b>908.76 m<sup>2</sup></b>
	<b>21.40 %</b>
LANDSCAPED SOFT AREA	
FRONT YARD AREA	1617.28 m <sup>2</sup>
FRONT YARD HARD SURFACE AREA	794.11 m <sup>2</sup>
<b>TOTAL LANDSCAPED SOFT AREA</b>	<b>823.17 m<sup>2</sup></b>
	<b>50.89 %</b>
REAR YARD AREA	1631.4 m <sup>2</sup>
REAR YARD HARD SURFACE AREA	710.55 m <sup>2</sup>
<b>TOTAL LANDSCAPED SOFT AREA</b>	<b>920.85 m<sup>2</sup></b>
	<b>56.45 %</b>

# Appendix B

File: 25.114705.000.00.MNV

Date: 5/7/2025  
MM/DD/YYYY



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North Office Architects Inc.

## 49 CACHET PARKWAY

49 Cachet Parkway, Markham, ON L6C 1C5

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**North Office Architects Inc.**  
1090 Don Mills Rd, Suite 400A, Toronto, ON M3C 3R6  
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MECHANICAL

ELECTRICAL

STRUCTURAL

3 2025-03-27 COA  
2 2025-03-03 ZPR RFI 01  
1 2024-11-22 ZONING PRELIMINARY REVIEW

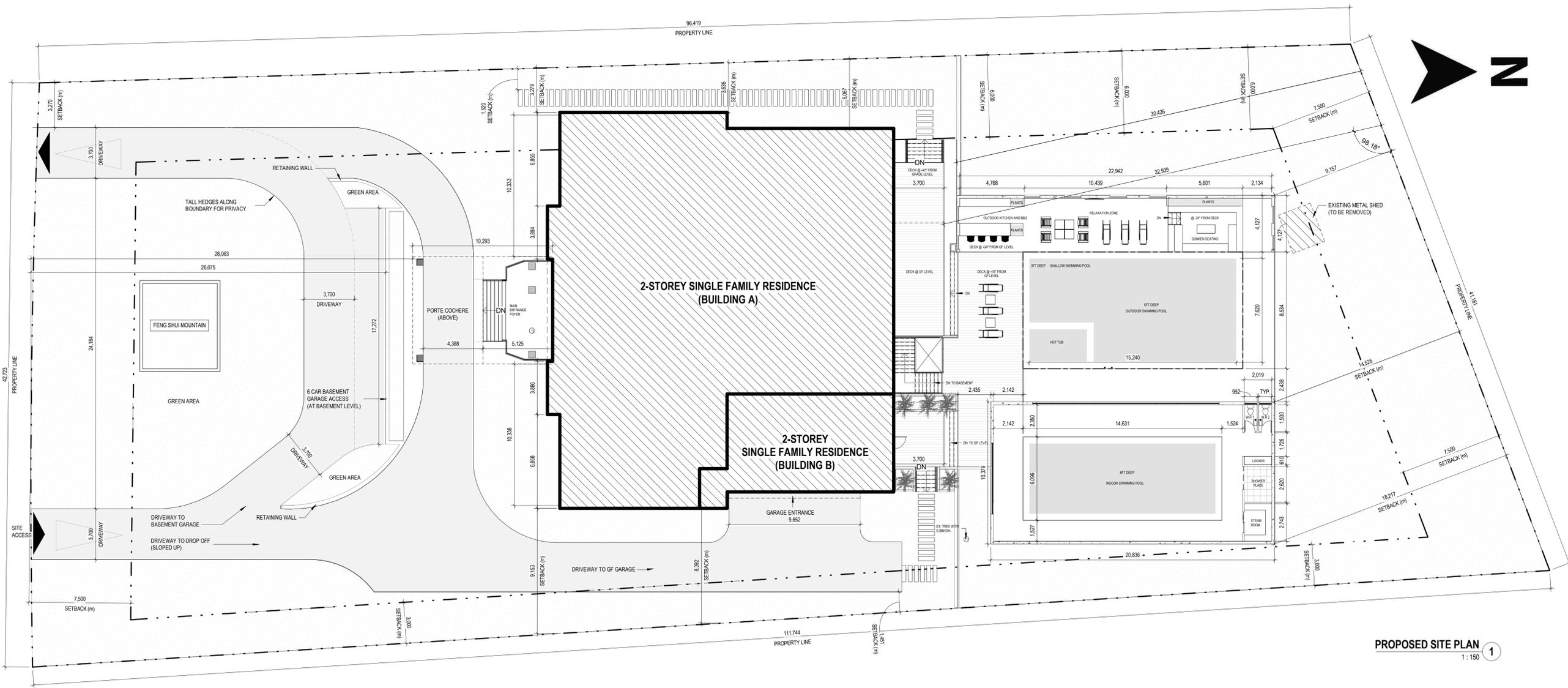
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## PROPOSED SITE PLAN

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PROPOSED SITE PLAN 1  
1:150

# Appendix B

File: 25.114705.000.00.MNV

Date: 5/7/2025  
MM/DD/YYYY



PROPOSED ELEVATION - NORTH  
3/16" = 1'-0" 2



PROPOSED ELEVATION - SOUTH  
3/16" = 1'-0" 1



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REV. NO.	DATE	ISSUED FOR:
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2	2025-03-03	ZPR RFI 01
1	2024-11-22	ZONING PRELIMINARY REVIEW



SEAL

## PROPOSED ELEVATIONS

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2213	3/16" = 1'-0" ARCH D
PROJ NO	SCALE FORMAT

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# Appendix B

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## 49 CACHET PARKWAY

49 Cachet Parkway, Markham, ON L6C 1C5

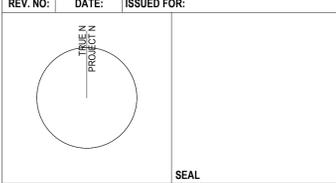
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REV. NO.	DATE	ISSUED FOR:
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2	2025-03-03	ZPR RFI 01
1	2024-11-22	ZONING PRELIMINARY REVIEW



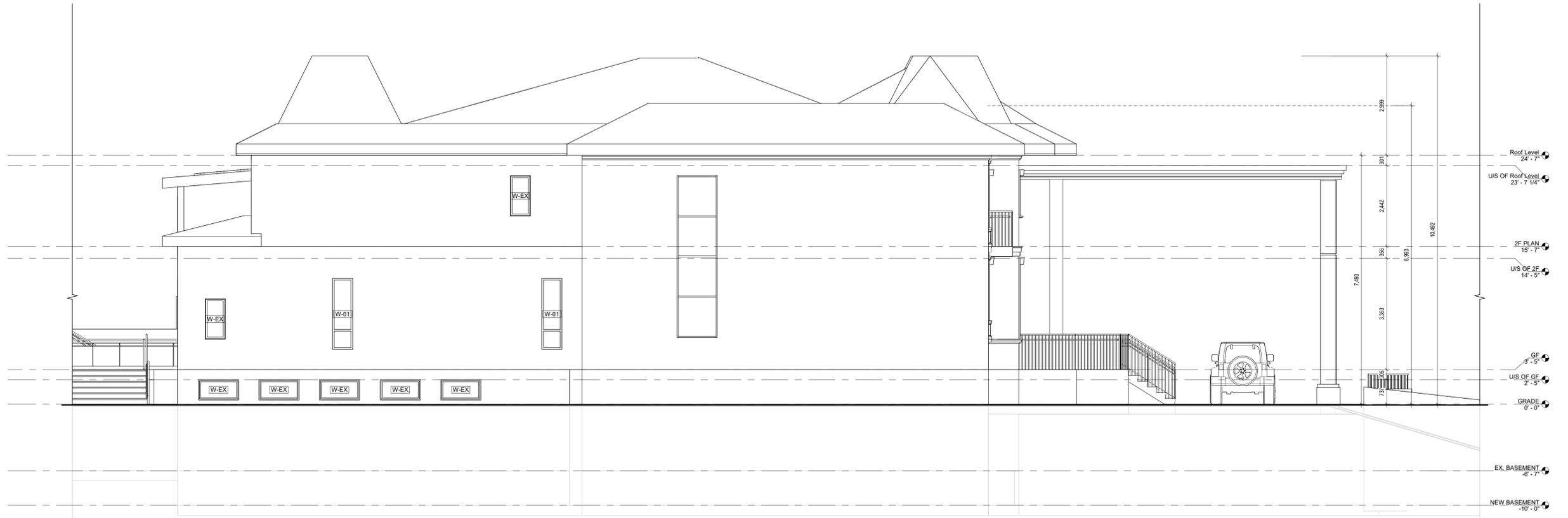
## PROPOSED ELEVATIONS

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PROPOSED ELEVATION - EAST  
3/16" = 1'-0" 2



PROPOSED ELEVATION - WEST  
3/16" = 1'-0" 1

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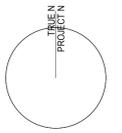
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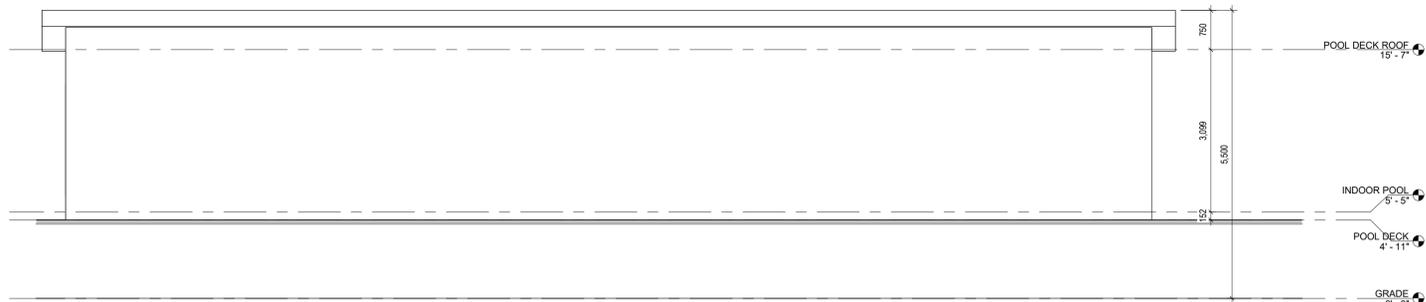


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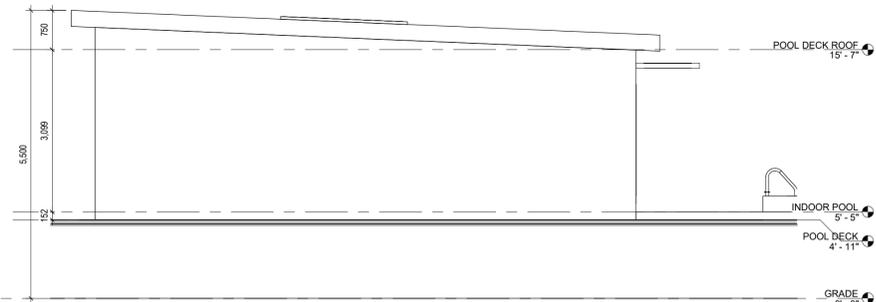
## PROPOSED INDOOR POOL DRAWINGS

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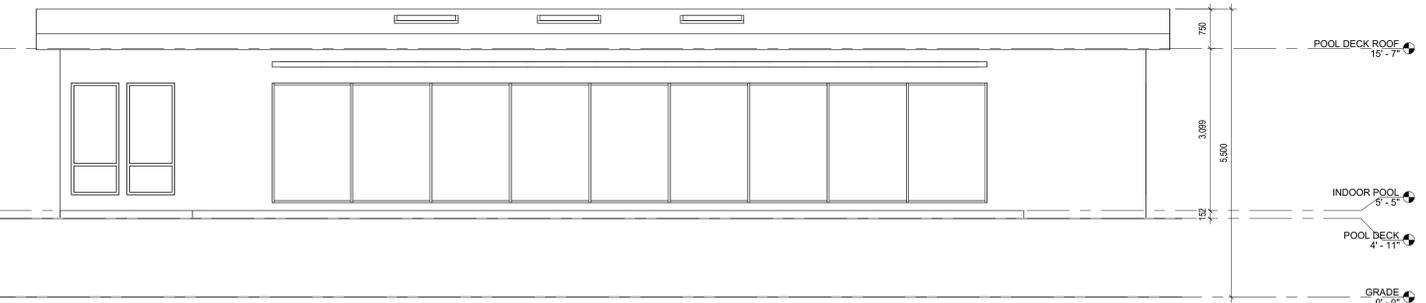
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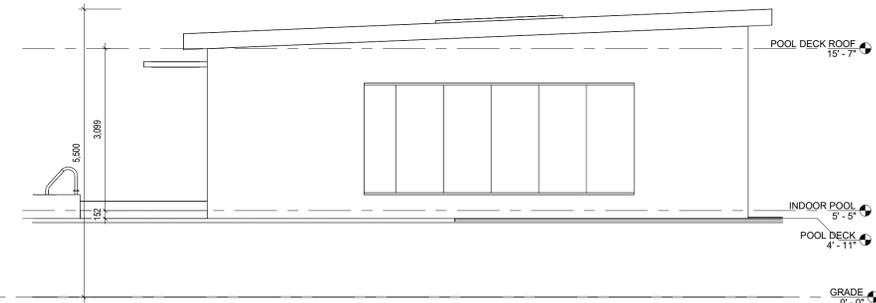
INDOOR POOL- EAST ELEVATION 6  
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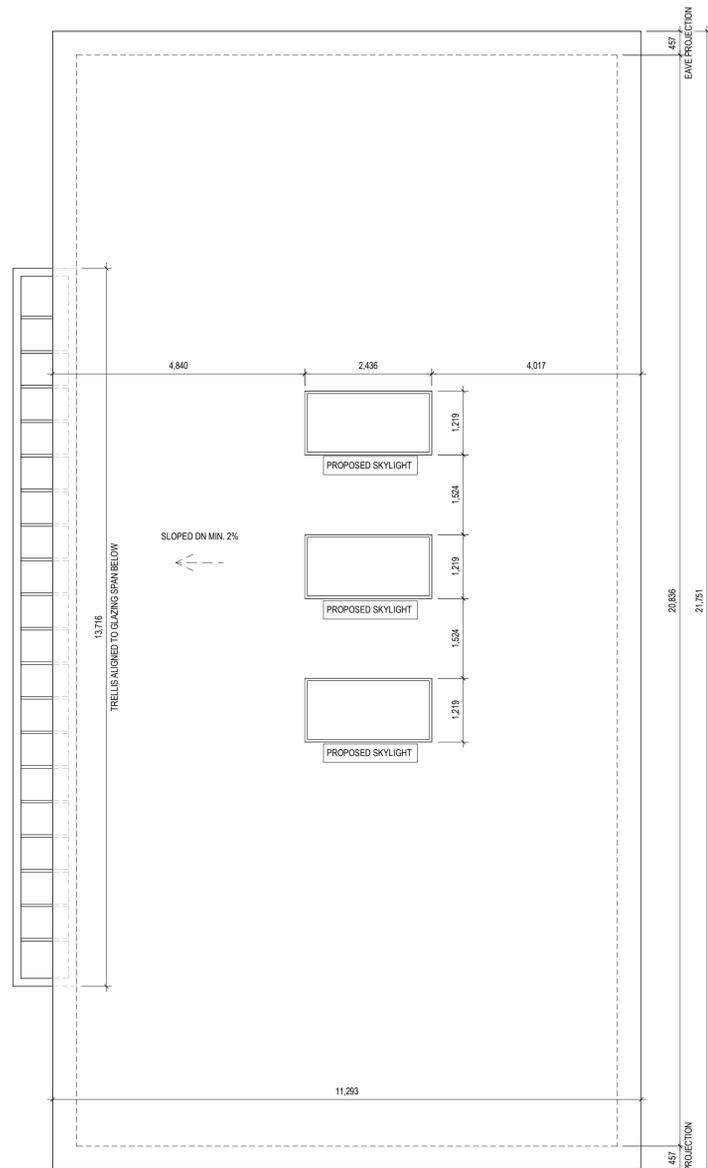
INDOOR POOL- NORTH ELEVATION 5  
3/16" = 1'-0"



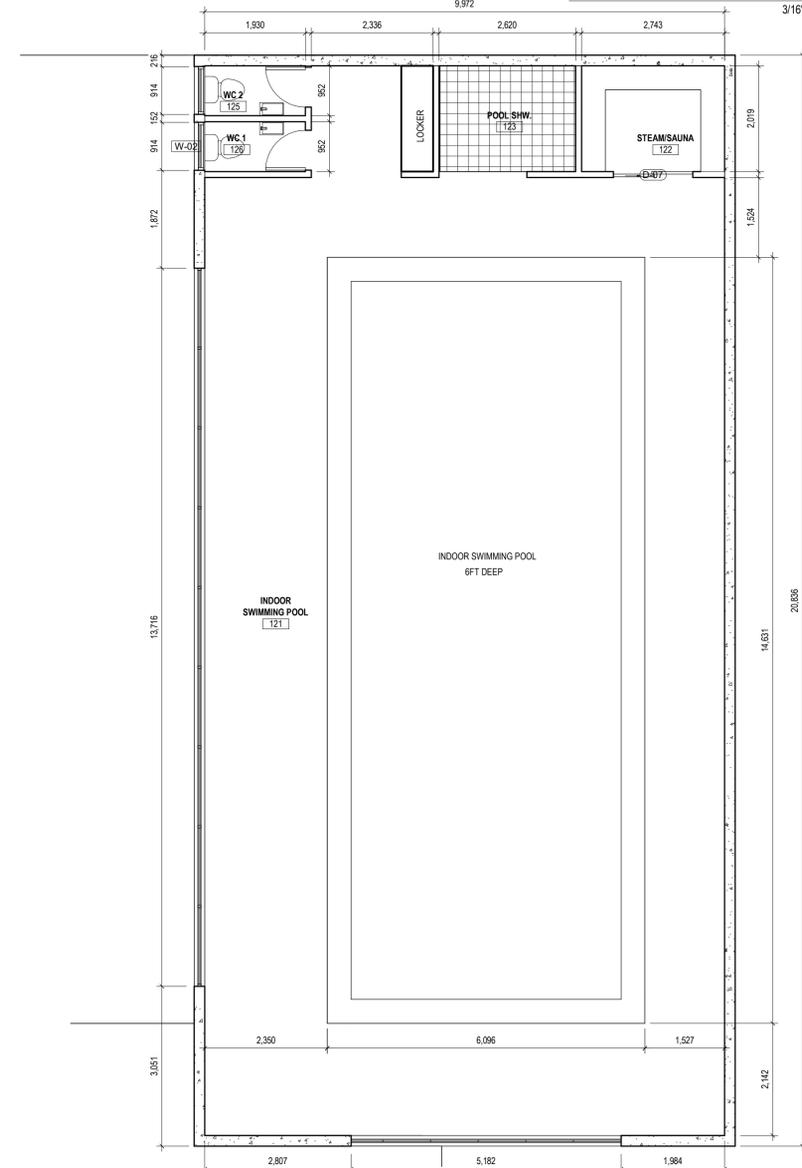
INDOOR POOL- WEST ELEVATION 4  
3/16" = 1'-0"



INDOOR POOL- SOUTH ELEVATION 3  
3/16" = 1'-0"



INDOOR POOL- ROOF PLAN 2  
3/16" = 1'-0"



INDOOR POOL- FLOOR PLAN 1  
3/16" = 1'-0"

**APPENDIX "C"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/030/25**

1. The variances apply only to the Proposed Development as long as it remains;
2. That the variances apply only to the Proposed 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:



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Brendan Chiu, Planner I, Planning and Urban Design Department