



Committee of Adjustment Agenda

COMMITTEE OF ADJUSTMENT AGENDA

Wednesday, February 05, 2025

7:00pm
Virtual Meeting

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. APPROVAL OF PREVIOUS MINUTES
4. PREVIOUS BUSINESS:

None

5. NEW BUSINESS

5.1 B/017/24

Agent Name: JKO Planning Services Inc. (Jim Kotsopoulos)
32 Kirk Drive, Thornhill
PLAN 4184 LOT 35

The owner is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 15.24 metres and an approximate lot area of 696.77 square metres (Part 1); and
- b) **retain** a parcel of land with an approximate lot frontage of 15.24 metres and an approximate lot area of 696.77 metres (Part 2).

The purpose of this application is to sever the subject lands to facilitate the creation of one new residential lot.

The application is associated with Zoning By-law Amendment Application PLAN 2024 161084 000 00.

(West District, Ward 1)



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5.2 B/029/24

Agent Name: Malone Given Parsons Ltd. (Rohan Sovig)
3985 Highway 7, Markham
PLAN 65M4294 BLK 2

The owner is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 80 metres and an approximate lot area of 7,949.6 square metres (Part 3, 4, 6, and 9);
- b) **retain** a parcel of land with an approximate lot frontage of 174.43 metres and an approximate lot area of 29,908.2 square metres (Parts 1, 2, and 5).

The purpose of this application is to sever the Subject Lands to facilitate the creation of one (1) new lot for a high-density residential development.

(Central District, Ward 3)

5.3 B/036/24

Agent Name: Goldberg Group (Adam Layton)
28 Main Street, Unionville
CON 5 PT LOT 9 65R36917 PARTS 5, 6 AND 7

The owner is requesting provisional consent to:

- a) **establish an easement** over Parts 1 and 9 (East Parcel) in favour of 34 Main Street, Unionville for the purposes of loading, vehicular and pedestrian access from Bill Crothers Drive;
- b) **establish an easement** over Part 1 (West Parcel) in favour of 34 Main Street, Unionville for the purposes of loading, vehicular and pedestrian access from Bill Crothers Drive.

This application is related to Consent Application B/037/24.

(Central District, Ward 3)



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5.4 B/037/24

Agent Name: Amica Unionville Inc. (Annalisa Longo)
34 Main Street, Unionville
CON 5 PT LOT 9 RP 65R32741 PARTS 2 3 AND 6 TO 9

The owner is requesting provisional consent to:

- a) **establish an easement** over Parts 2, 3, 4, 5, 6, and 7 in favour of 28 Main Street, Unionville for the purposes of garbage truck, moving truck, and pedestrian access from Bill Crothers Drive and Main Street.

This application is related to Consent Application B/036/24.

5.5 A/192/22

Agent Name: Bousfields Inc. (Kate Cooper)
7323 Highway 7, Markham
CON 9 PT LOTS 9 AND 10 RP 65R25950 PT PARTS 1 AND 2 RP 65R32267
PARTS 4 AND 5 PT PART 3

The applicant is requesting relief from the requirements of By-law 177-96, as amended, to permit:

- a) **By-law 177-96, Section 7.348.1:**
a Multiple Dwelling use, whereas the by-law does not permit this use;
- b) **By-law 177-96, Section 7.348.2 d):**
a 0.2 metre setback from the streetline, whereas the by-law requires a 3.0 metre setback from a streetline other than the Highway 7 streetline;
- c) **By-law 177-96, Section 7.349.2 d):**
a minimum setback from the south limit of the CA1*349*350 zone of 11.9 metres, whereas the by-law requires a minimum setback of 12 metres;
- d) **By-law 177-96, Section 7.349.2 e):**
a minimum setback from the streetline of 0.2 metres, whereas the by-law requires a minimum setback from the streetline 3 metres; and
- e) **By-law 177-96, Section 7.349.3 b):**
the ground floor of a residential building to have a maximum of 100 percent residential use, whereas the by-law permits a maximum of 35 percent residential use for the ground floor;



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as it relates to a proposed stacked townhouse development.

(East District, Ward 5)

5.6 A/146/24

**Agent Name: Gregory Design Group (Shane Gregory)
28 Hawkridge Avenue, Markham
PLAN 4065 LOT 32**

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit:

- a) **By-law 2024-19, Section 6.3.2.2(i):**
a minimum combined side yard setback of 3.91 metres, whereas the by-law requires a minimum combined side yard setback of 5.34 metres;

as it relates to a single storey garage addition.

(East District, Ward 4)

5.7 A/144/24

**Agent Name: Gregory Design Group (Shane Gregory)
32 Marlow Crescent, Markham
PLAN 65M2057 LOT 61R**

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit:

- a) **By-law 2024-19, Section 6.3.2.2 (G):**
a minimum rear yard setback of 6.07 metres, whereas the by-law requires a minimum rear yard setback of 7.5 metres;
- b) **By-law 2024-19, Section 6.3.2.2 (I)(xii):**
a minimum interior side yard setback of 1.12 metres, whereas the by-law requires a minimum interior side yard setback of 1.2 metres for a dwelling that was linked below grade on the date of the passing of this By-law;



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c) By-law 2024-19, Section 4.8.10:

a front porch with a minimum of only one side open, whereas the by-law requires a front porch to have a minimum of two sides that are open and unenclosed;

d) By-law 2024-19, Section 4.8.10.1 (a):

a minimum front porch depth of 1.2 metres, whereas the by-law requires a minimum front porch depth of 1.8 metres for a porch that serves main building access to the street;

e) By-law 2024-19, Section 6.3.2.2 (C):

a maximum main building coverage of 32.9 percent for the first storey, whereas the by-law permits a maximum main building coverage of 30 percent for the first storey; and

f) By-law 2024-19, Section 6.3.2.2 (C):

a maximum main building coverage of 24.1 percent for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent for the second storey;

as it relates to a second storey addition to a two-storey residential dwelling.

(Central District, Ward 3)

5.8 A/088/24

**Agent Name: Building Experts Canada Ltd. (Miaoyi Xue)
59 Lee Avenue, Markham
PLAN 2440 W PT LOT 32**

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit:

a) By-law 2024-19, Section 4.9.10 (g):

a garden home to be located no further than 51 metres from a lot line abutting a street, whereas the by-law permits a garden home to be located no further than 30 metres from a lot line abutting a street;

b) By-law 2024-19, Section 4.9.10 (d):

a gross floor area of 54.93 percent of the principal use dwelling unit (287.2 square metres) for a garden home, whereas the by-law permits a garden home that does not exceed the greater of 50 percent of the gross floor area



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(261.39 square metres) of the principal use dwelling unit on the same lot or 60 square metres;

as it relates to the proposed garden home.

(Central District, Ward 8)

5.9 A/110/24

**Agent Name: Hirman Architects Inc. (Mani Yeganegi)
94 Babcombe Drive, Thornhill
PLAN M1091 LOT 46**

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit:

- a) **By-law 2024-19, Section 5.3.6(a):**
a private garage intended to occupy a single motor vehicle to provide a minimum length of 5.89 metres, whereas the by-law requires a minimum length of 6.0 metres;
- b) **By-law 2024-19, Section 6.2.1(b):**
a roof projection of 1.82 metres above the maximum outside wall height, whereas the by-law permits a roof structure with a pitch of less than 25 degrees to project only a maximum of 1.0 metres above the maximum outside wall height;
- c) **By-law 2024-19, Section 6.3.2.2(c):**
a main building coverage of 35.9 percent (2,803 square feet) for the first storey and 35.9 percent (2,803 square feet) for the second storey, whereas the by-law permits a maximum main building coverage of 30 percent (2,342 square feet) of the lot area for the first storey and 20 percent (1,561 square feet) of the lot area for any storey above the first;
- d) **By-law 2024-19, Section 6.3.2.2(d):**
a lot coverage of 36.3 percent (2,836 square feet), whereas the by-law permits a maximum lot coverage of 35 percent (2,732 square feet);
- e) **By-law 2024-19, Section 6.3.2.2(e):**
a main building distance of 17.88 metres from the established building line for the second storey, whereas the by-law permits a maximum distance of 14.5 metres for any storey above the first from the established building line;



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f) **By-law 2024-19, Section 6.3.2.2(i):**

a combined interior side yard setback on both side of 3.66 metres, whereas the by-law requires a combined interior side yard setback on both sides of 4.57 metres; and

g) **By-law 2024-19, Special Standards (xiv):**

a combined main building coverage of 521 square metres, whereas the by-law permits a maximum combined main building coverage of 500 square metres;

as it relates to the construction of a new two-storey single-detached dwelling.

(West District, Ward 1)

6. ADJOURNMENT:

- 1. Next Meeting, February 19, 2025**
- 2. Adjournment**