

Memorandum to the City of Markham Committee of Adjustment

February 5, 2025

File: B/029/24
Address: 3985 – 3997 Highway 7 East, Markham
Agent: Malone Given Parsons Ltd. (Rohan Sovig)
Hearing Date: Wednesday, February 5, 2025

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

B/029/24

The applicant 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)

as it relates to the creation of one new lot for a future high-density residential development.

COMMENTS

As it relates to the proposed request for provisional consent, Staff have identified that the proposed severance will result in easements required to be established for the purpose of maintaining vehicular and pedestrian access to the severed lands, and for the use of the severed parking lot to be accessed from the retail plaza. The notice did not identify the required easements. Subsequently, Staff recommend the application be deferred sine die by the Committee of Adjustment to allow the notice of hearing to capture the additional requests for provisional consent in accordance with the notification requirements of the *Planning Act*. The Applicant has since provided an updated Draft Reference Plan identifying each easement so that a revised notice can be circulated for the next Committee of Adjustment meeting.

PREPARED BY:



Elizabeth Martelluzzi, RPP MCIP
Senior Planner, Central District

REVIEWED BY:



Melissa Leung, RPP MCIP
Senior Planner, Central District