

Memorandum to the City of Markham Committee of Adjustment

January 21, 2025

File: B/036/24 & B/037/24
Address: 28 Main Street & 34 Main Street, Unionville
Applicant: Goldberg Group (Adam Layton) & Amica Unionville Inc. (Annalisa Longo)
Hearing Date: Wednesday, February 5, 2025

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

The Applicant is requesting provisional consent to:

B/036/24 – 28 Main Street

- 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.

B/037/24 – 34 Main Street

- 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.

BACKGROUND

Property Description

The lands subject to the applications are comprised of contiguous parcels located at the northwest corner of Main Street Unionville and Enterprise Boulevard and are municipally known as 28 Main Street [OnePiece Ideal (MS) Developments Inc.] and 34 Main Street (Amica Unionville Inc.) (the “Subject Lands”). Bill Crothers Drive bisects both properties into east and west parcels (refer to Appendix A – Aerial Photo).

28 Main Street is approximately 2.06 ha (5.08 ac) in size and has frontage along both Main Street and Enterprise Boulevard. The westerly portion of the site is occupied by a 6,311 m² (67,933 ft²) woodlot, while the remainder of the site is vacant.

34 Main Street is approximately 1.2 ha (3.1 ac) in size. Two 9-storey seniors’ residence is located on the easterly parcel adjacent to Bill Crothers Drive. The west parcel is occupied by a small surface parking lot

Application History

The Committee of Adjustment (the “COA”) previously granted provisional consent for the proposed easements on March 27, 2019 (refer to Appendix B – B/04/19 & B/05/19

Notice of Decisions). However, the conditions of approval associated with these applications were unfulfilled within one year of the approval dates. Therefore, in accordance with Section 53(43) of the *Planning Act*, the applications have lapsed, resulting in the need for new applications to be brought to the COA for consideration and approval.

It should be noted that 28 Main Street has existing zoning approval for a high density, mixed-use, development with building heights of 29 and 33 stories and a total of 673 residential units. There are currently ongoing Official Plan Amendment (PLAN 19 142690), Zoning By-law Amendment (PLAN 19 142690), and Site Plan Control (SPC 15 119946) applications to permit increased height and density on the site beyond what was previously approved. On March 10, 2023, the OLT issued an order (OLT-22-002218) approving the applications in principle subject to several pre-requisite matters including the registration of the easements and finalization of the planning instruments.

Proposal

The purpose of the subject consent applications is to create easements to facilitate the development and construction of shared driveways for vehicular and pedestrian access, building maintenance and fire routes to be shared between two Subject Lands (refer to the Shared Driveway Breakdowns in Appendices “C” and “D”). These applications remain relatively unchanged from the previous approvals.

Discussion

Staff have reviewed the application and comments provided in the previous Staff Report dated March 18, 2019 remain generally applicable (refer to Appendix “E” – 2019 Staff Report). Staff continue to have no objections to the applications and recommend that the revised conditions in Appendix “F” and “G” be imposed.

Toronto Region Conservation Authority (TRCA)

The Subject Lands are located within TRCA’s Regulated Area, as they are partially within the Regional Storm Floodplain associated with the Rouge River. As the subject consent applications are for the purposes of establishing easements, and not for the creation of new lots, development, or site alteration, the TRCA has no objection to the approval of consent applications B/036/24 and B/037/24 subject to the provision of its planning application review services fee identified in Appendix “H”.

PUBLIC INPUT SUMMARY

No written submissions were received as of January 30, 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

In concluding that the proposal is appropriate, Staff have had regard for the criteria in Section 51(24) of the *Planning Act* and have no objection to the consent applications.

Please refer to Appendix “F” and “G” for conditions to be attached to any approval of the application applications.

PREPARED BY:



Brendan Chiu, Planner I, Central District

REVIEWED BY:



Melissa Leung, RPP MCIP, Senior Planner, Central District

Appendices

Appendix A – Aerial Photo

Appendix B – Notice of Decision for B/04/19 & B/05/19

Appendix C – Shared Driveway Breakdown East

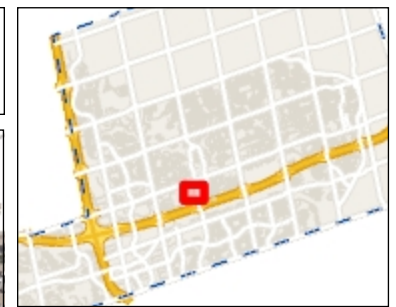
Appendix D – Shared Driveway Breakdown West

Appendix E – 2019 Staff Report

Appendix F – Conditions of Approval B/036/24

Appendix G – Conditions of Approval B/037/24

Appendix H – TRCA memorandum dated January 28, 2025



Legend

-  28 Main Street OnePiece Ideal Lands
-  34 Main Street Amica Lands

1: 4,514



229.3 0 114.66 229.3 Meters

Notes



Appendix B

File: 24.200477.000.00.CSNT

Date: 1/31/2025
MM/DD/YYYY

March 28, 2019

Bousfields Inc. (David Huynh)
3 Church Street, Suite 200
Toronto, Ontario, M5E 1M2

Dear Sir/Madam,

RE: *Onepiece Ideal (MS) Developments Inc.*
28 Main Street, Unionville
CON 5 PT LOT 9 65R36917 PARTS 5, 6 AND 7
B/05/19

Attached please find a copy of the Committee of Adjustment resolution regarding the above, from the meeting of Wednesday, March 27, 2019.

Yours truly,

Justin Leung, MES (PI), ACST (A) MCIP RPP
Secretary-Treasurer
Committee of Adjustment

Attachments

cc Richard Kendall, Central District
Tori Tsang, Zoning and Compliance
Sabrina Bordone
Building Inspection
Onepiece Ideal (MS) Developments Inc. (Attn: Jiajia Zhao) (Adam Liu)

File copy



COMMITTEE OF ADJUSTMENT

Appendix B

File: 24.200477.000.00.CSNT

Date: 1/31/2025
MM/DD/YYYY

NOTICE OF DECISION

I hereby certify that the attached is a true copy of the decision of the Committee of Adjustment in the matter of Application No. B/05/19 which was **approved** at a hearing held on Wednesday, March 27, 2019. A written appeal of this decision must be received **no later than Wednesday, April 17, 2019. After this date the decision becomes final and binding and cannot be appealed.**

Appeals to the Local Planning Appeal Tribunal must be served personally or sent by registered mail to the Secretary Treasurer, Committee of Adjustment, accompanied by a cheque in the amount of **\$300.00**, payable to the **Minister of Finance**, and must give reasons for the appeal. When filing an appeal to the Local Planning Appeal Tribunal, please note there will be an additional City of Markham administration fee of \$224.00, which must be paid at the time of the appeal submission to the Committee of Adjustment. **The reasons for the appeal must be provided, or the Local Planning Appeal Tribunal may not consider the appeal to be valid. Please note that a letter of objection filed prior to the hearing date is not considered an official notice of appeal.**

Only individuals, corporations and public bodies may appeal decisions in respect to variance or consent applications to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Signed on March 08, 2019.

Justin Leung, MES (PI), ACST (A) MCIP RPP
Secretary-Treasurer
Committee of Adjustment



Appendix B

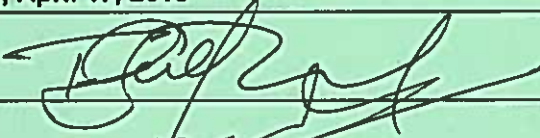

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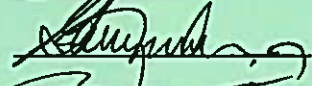

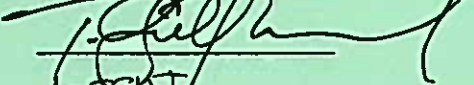
Committee of Adjustment Resolution

File Number: B/05/19
 Hearing Date: Wednesday March 27, 2019
 Owner(s): Onepiece Ideal (MS) Developments Inc. (Attn: Jiajia Zhao) (Adam Liu)
 Agent: Bousfields Inc. (David Huynh)
 Property Address: 28 Main St Unionville
 Legal Description: CON 5 PT LOT 9 65R36917 PARTS 5, 6 AND 7
 Zoning: By-law 2004-196, as amended,
 Official Plan: Commercial
 Ward: 3

Last Date of Appeal: Wednesday, April 17, 2019

Moved by Tom Gutfreund 
 Seconded by Arun Prasad 

Concurrence:

- Arun Prasad 
- Gary Muller 
- Jeannie Reingold 
- Tom Gutfreund 
- Gregory Knight ABSENT

THAT Application No. B/05/19, submitted by Onepiece Ideal (MS) Developments Inc. (Attn: Jiajia Zhao) (Adam Liu) owner(s) of 28 Main St, CON 5 PT LOT 9 65R36917 PARTS 5, 6 AND 7, requesting provisional consent to: a) establish easements on the subject property to facilitate shared driveways for vehicular and pedestrian access, building maintenance, and fire routes in favour of the lands to the north (34 Main Street). This application is related to consent application B/04/19.

The consent request be **approved** subject to the following conditions:

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the consent for easement applied for under Files B/05/19, in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act.
3. Submission to the Secretary-Treasurer of seven white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.

Appendix B

File: 24.200477.000.00.CSNT

Date: 1/31/2025

4. That the Applicant satisfies the requirements of the Toronto and Region Conservation Authority, financial or otherwise, as indicated in their letter to the Secretary-Treasurer attached as Appendix C to this Staff Report, to the satisfaction of the Toronto and Region Conservation Authority and the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Toronto and Region Conservation Authority.

5. Fulfillment of all of the above conditions within one (1) year of the date that notice of the decision was given under Section 50(17) or 50(24) of the Planning Act, R.S.O. 1990, c.P.13.

Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been taken into consideration by the Committee of Adjustment in its Decision on this matter.

Resolution Carried

NOTE TO OWNERS/AGENTS: As noted in Section 53 of the Planning Act, R.S.O. 1990, as revised, all conditions of approval must be met no later than one year from the giving of the Notice of Approval. A certificate pursuant to Section 53 of the Planning Act cannot be given until **ALL** conditions have been fulfilled.



Appendix B

File: 24.200477.000.00.CSNT

Date: 1/31/2025
MM/DD/YYYY

March 28, 2019

Bousfields Inc. (David Huynh)
3 Church Street, Suite 200
Toronto, Ontario, M5E 1M2

Dear Sir/Madam,

**RE: Amica Unionville Inc.
34 Main Street, Unionville
CON 5 PT LOT 9
B/04/19**

Attached please find a copy of the Committee of Adjustment resolution regarding the above, from the meeting of Wednesday, March 27, 2019.

Yours truly,

Justin Leung, MES (PI), ACST (A) MCIP RPP
Secretary-Treasurer
Committee of Adjustment

Attachments

cc Richard Kendall, Central District
Tori Tsang, Zoning and Compliance
Sabrina Bordone
Building Inspection
Amica Unionville Inc. (Kathryn Randle)

File copy



COMMITTEE OF ADJUSTMENT

Appendix B

File: 24.200477.000.00.CSNT

Date: 1/31/2025
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Signed on March 08, 2019.

Justin Leung, MES (PI), ACST (A) MCIP RPP
Secretary-Treasurer
Committee of Adjustment



Appendix B

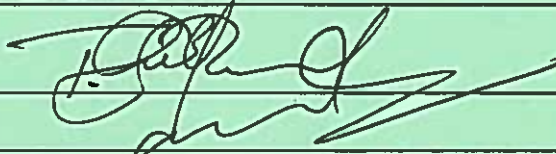
File: 24.200477.000.00.CSNT

Date: 1/31/2025
MM/DD/YYYY

Committee of Adjustment Resolution

File Number: B/04/19
 Hearing Date: Wednesday March 27, 2019
 Owner(s): Amica Unionville Inc. (Kathryn Randle)
 Agent: Bousfields Inc. (David Huynh)
 Property Address: 34 Main St Unionville
 Legal Description: CON 5 PT LOT 9
 Zoning: By-law 2004-196, as amended,
 Official Plan: Commercial
 Ward: 3

Last Date of Appeal: Wednesday, April 17, 2019

Moved by Tom Gutfreund 
 Seconded by Arun Prasad

Concurrence:

- Arun Prasad 
- Gary Muller 
- Jeannie Reingold 
- Tom Gutfreund 
- Gregory Knight ABSENT

THAT Application No. B/04/19, submitted by Amica Unionville Inc. (Kathryn Randle) owner(s) of 34 Main St, CON 5 PT LOT 9, requesting provisional consent to: a) establish easements on the subject property to facilitate shared driveways for vehicular and pedestrian access, building maintenance, and fire routes in favour of the lands to the immediate south (28 Main Street). This application is related to consent application B/05/19.

The consent request be **approved** subject to the following conditions:

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the consent for easement applied for under Files B/04/19, in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act.
3. Submission to the Secretary-Treasurer of seven white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.

Appendix B

4. That the Applicant satisfies the requirements of the Toronto and Region Conservation Authority, attached as Appendix "C" to this Staff Report, to the satisfaction of the Toronto and Region Conservation Authority and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of Toronto and Region Conservation Authority.

File: 24.200477.000.00.CSNT

Date: 1/31/2025

MM/DD/YYYY

5. Fulfillment of all of the above conditions within one (1) year of the date that notice of the decision was given under Section 50(17) or 50(24) of the Planning Act, R.S.O. 1990, c.P.13.

Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been taken into consideration by the Committee of Adjustment in its Decision on this matter.

Resolution Carried

NOTE TO OWNERS/AGENTS: As noted in Section 53 of the Planning Act, R.S.O. 1990, as revised, all conditions of approval must be met no later than one year from the giving of the Notice of Approval. A certificate pursuant to Section 53 of the Planning Act cannot be given until **ALL** conditions have been fulfilled.

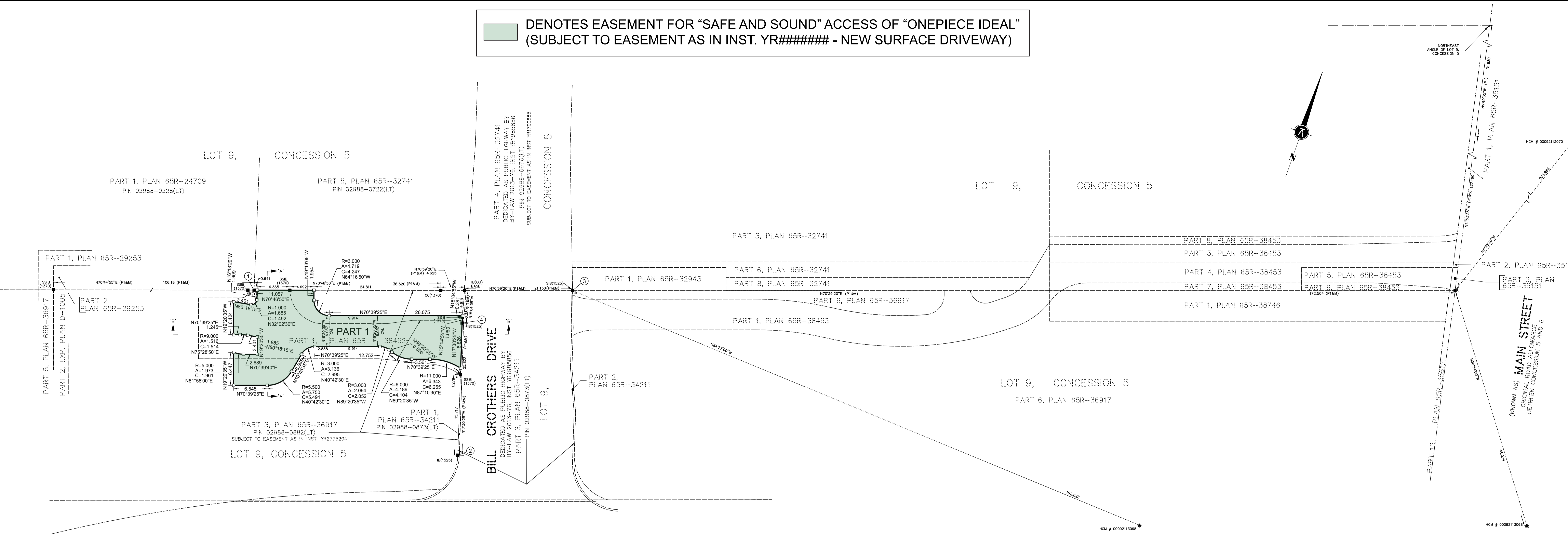
■ DENOTES EASEMENT FOR "SAFE AND SOUND" ACCESS OF "ONEPIECE IDEAL" (SUBJECT TO EASEMENT AS IN INST. YR##### - NEW SURFACE DRIVEWAY)

Appendix D

File: **24.200477.000.00.CSNT**

Date: **1/30/2025**

MM/DD/YYYY



SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA (m ²)
1	PART OF LOT 9	5	PART OF 02988-0882 (LT)	445.5

PART 1 IS SUBJECT TO EASEMENT AS IN YR2775204

STRATA PLAN OF SURVEY OF
**PART OF LOT 9
 CONCESSION 5**
 (GEOGRAPHIC TOWNSHIP OF MARKHAM)
 NOW IN THE
CITY OF MARKHAM
 REGIONAL MUNICIPALITY OF YORK

SCALE 1:300

KRCMAR SURVEYORS LTD. 2023

THE INTENDED PLOT SIZE OF THIS PLAN IS 1195mm IN WIDTH BY 590mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
 BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 00092113068 AND No. 00092113070, AND ARE REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE. (NAD 83 ORIGINAL).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999804.

ELEVATION
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO THE CITY OF MARKHAM BENCHMARK No. M-20-008, HAVING AN ELEVATION OF 175.272 METRES.

NOTES
 GEODETIC ELEVATIONS SHOWN ON SECTIONS HAVE BEEN DERIVED FROM ENGINEERING DRAWING BY MASSONSONG ASSOCIATES, FILE:16813_SGR-EASEMENT.DWG (SGR-1) (RECEIVED AUGUST 23, 2023).

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- HCM DENOTES HORIZONTAL CONTROL MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CB DENOTES CUT CROSS
- (M) DENOTES MEASURED
- (S) DENOTES SET
- (NT) DENOTES NON-TANGENTIAL
- (F.G.) DENOTES FINAL GRADE
- (HP) DENOTES HIGH POINT
- (OU) DENOTES ORIGIN UNKNOWN
- (WT) DENOTES WITNESS
- (1370) DENOTES KRCMAR SURVEYORS LTD.
- (1525) DENOTES R. AVIS SURVEYING INC., O.L.S.
- (Y) DENOTES YATES & YATES LIMITED, O.L.S.
- (P1) DENOTES PLAN 65R-36917
- (P13) DENOTES PLAN 65R-38452
- (P14) DENOTES PLAN 65R-38453
- (P15) DENOTES PLAN 65R-38746

⊕ DENOTES A VERTICAL PLANE CONTROLLED BY BEARING AND DISTANCE
 ⊗ DENOTES A HORIZONTAL PLANE CONTROLLED BY GEODETIC ELEVATION
 ⊙ DENOTES A SLOPING PLANE CONTROLLED BY GEODETIC ELEVATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE ____ DAY OF _____, 2023

DATE _____, 2023 WALDEMAR GOLINSKI
 ONTARIO LAND SURVEYOR

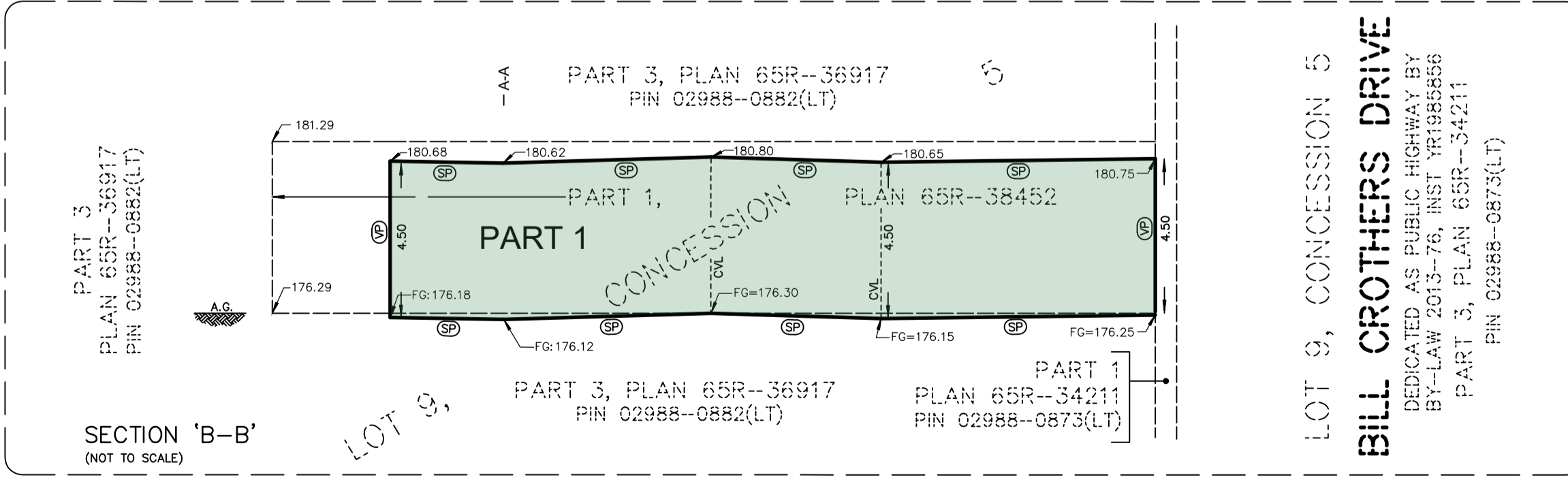
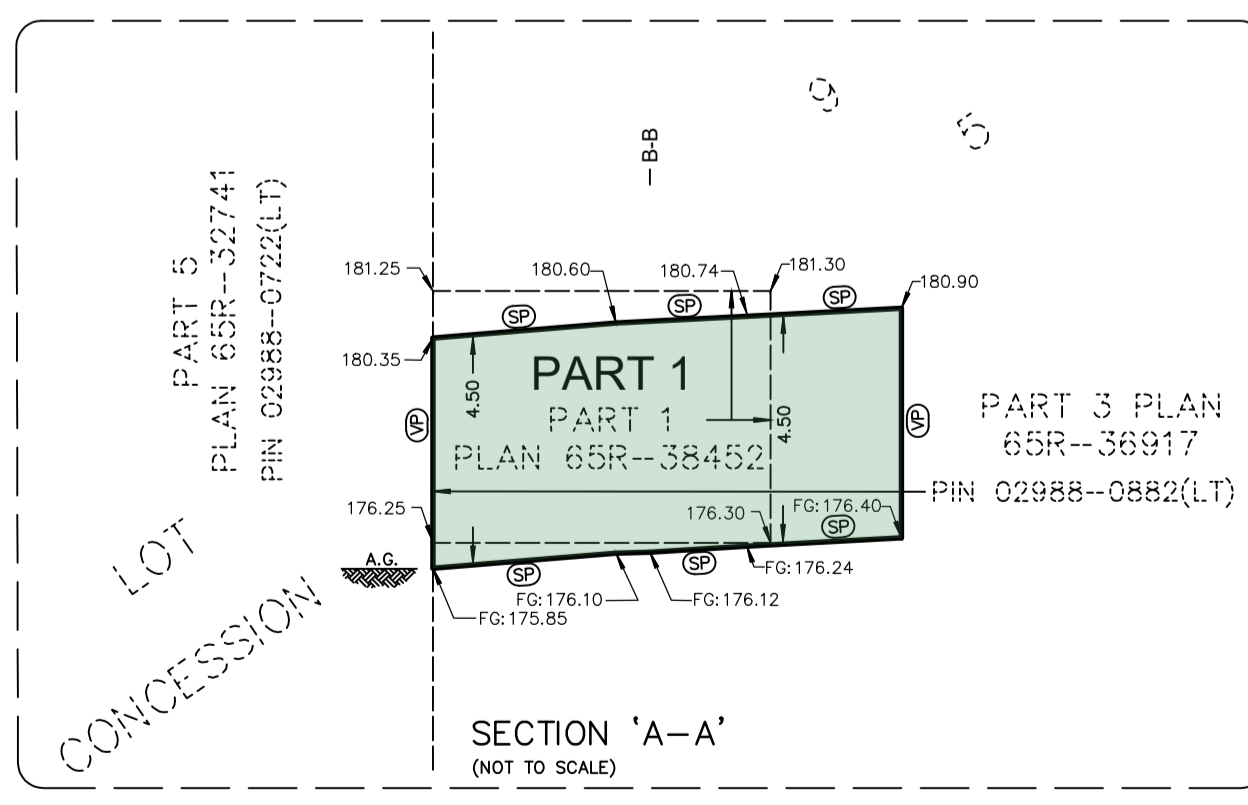
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER _____

MUNICIPAL ADDRESS: No. _____

DWG NAME: 16-078R08 PLOT INFO: 0801 03/Nov/2023 WORK ORDER NO: 34851

1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca

PLAN AVAILABLE AT www.ProtectYourBoundaries.ca



INTEGRATION DATA

6° UTM ZONE 17 COORDINATES
 NAD 83 (ORIGINAL) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)
 THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 249/70 FILED UNDER THE SURVEYORS ACT.

SPECIFIED CONTROL POINTS		
MONUMENT ID.	NORTHING	EASTING
HCM 00092113068	4 857 290.591	635 972.143
HCM 00092113070	4 857 531.705	635 920.197

REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 857 251.479	635 722.299
2	4 857 234.241	635 770.556
3	4 857 272.023	635 781.066
4	4 857 258.866	635 762.788

COORDINATE VALUES SHOWN ARE FOR COORDINATE INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

KRCMAR

Appendix E

File: 24.200477.000.00.CSNT

Date: 1/31/2025
MM/DD/YYYY

Memorandum to the City of Markham Committee of Adjustment
March 18, 2019

Files: B/04/19 & B/05/19
Address: 34 Main Street & 28 Main Street
Applicant: Amica Unionville Inc. & OnePiece Ideal (MS) Developments Inc.
Agent: David Huynh, Bousfields Inc.
Hearing Date: Wednesday March 27, 2019

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

B/04/19

- a) Establish easements on the subject property to facilitate shared driveways for vehicular and pedestrian access, building maintenance, and fire routes in favour of the lands to the immediate south (28 Main Street).

This application is related to consent application B/05/19.

B/05/19

- a) Establish easements on the subject property to facilitate shared driveways for vehicular and pedestrian access, building maintenance, and fire routes in favour of the lands to the north (34 Main Street).

This application is related to consent application B/04/19.

BACKGROUND

Property Description

The lands subject to the applications are comprised of contiguous parcels located at the northwest corner of Main Street Unionville and Enterprise Boulevard and are municipally known as 28 Main Street [OnePiece Ideal (MS) Developments Inc.] and 34 Main Street (Amica Unionville Inc.).

28 Main Street [OnePiece Ideal (MS) Developments Inc.] is approximately 2.06 ha (5.08 ac) in size and has frontage along both Main Street and Enterprise Boulevard. Bill Crothers Drive, which connects Bill Crothers Secondary School to Enterprise Boulevard, bisects the site into an east and west parcel. The westerly portion of the site is occupied by a 6,311 m² (67,933 ft²) woodlot, while the remainder of the site is vacant. This property has zoning approval for a high density, mixed-use, development with building heights of 29 and 33 stories and a total of 673 residential units.

Immediately to the north of 28 Main Street is 34 Main Street (Amica Unionville Inc.). The subject site is approximately 1.2 ha (3.1 ac) in size. Bill Crothers Drive also bisects the site into an east and west parcel. A 9-storey seniors residence (Phase 1 known as "Amica at Unionville") is located on a portion of the easterly parcel adjacent to Bill Crothers Drive, while the east end is currently used as an open space area and is the

Appendix E

File: 24.200477.000.00.CSNT

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subject of a site plan application that is currently being processed (Phase 2 - New Site) 120628). The west parcel is occupied by a small surface parking lot. It should be noted that the west parcel is owned by an entity known as "Safe and Sound Self Storage Inc."

Proposal

The purpose of the subject consent applications is to create easements to facilitate the development and construction of shared driveways for vehicular and pedestrian access, building maintenance and fire routes to be shared between the two sites.

As part of the Phase 1 approval for the 34 Main Street lands, the Applicant was required to provide easements in favour of the City for the future mutual accesses to Main Street Unionville South and Bill Crothers Drive. In anticipation of future development on the lands to the south, these easements were secured by the City in order to consolidate one driveway entrance off each street between the two development parcels. Through ongoing discussions, and the refinement of the proposed development at 28 Main Street, the two landowners have agreed on a reconfigured driveway for the east parcels, with shared access arrangements requiring easements, as outlined in Tables 1 a) and 1 b) below and illustrated in Figure 1. The reconfigured driveway provides for access from Bill Crothers Drive on the OnePiece Lands (requiring an easement in favour of Main Street Residence) and access from Main Street Unionville on the Main Street Residence Lands (requiring easements in favour of OnePiece).

West of Bill Crothers Drive, one easement (for "Safe and Sound Self Storage Inc.") is proposed at the northeast corner of the west parcel on the OnePiece Lands, in order to facilitate the development and construction of a shared driveway providing vehicular access from Bill Crothers Drive to both development parcels (refer to Table 2, Figure2).

Table 1a): Proposed Easements in Favour of One Piece (MS) Developments Inc. (B/04/19) – refer to Figure 1: Shared Driveway East of Bill Crothers Drive

Parts	Description
Part 5, Part 6	Easement to grant "One Piece Ideal" access over "Amica Unionville Inc." (subject to easement in Gross as in inst. YR1700686 – Existing Surface Driveway and New Surface Driveway).
Part 2	Easement to grant "One Piece Ideal" access over "Amica Unionville Inc." (Not currently subject to easement – New Surface Driveway).
Part 4, Part 7	Easement to grant "One Piece Ideal" access over "Amica Unionville Inc." (Not currently subject to easement – Existing Surface Driveway and New Surface Driveway).
Part 3	Easement to grant "One Piece Ideal" access over "Amica Unionville Inc." (Subject to easements in Gross as in inst. YR1947237 – Existing Surface Driveway).
Part 8	Easement to grant "One Piece Ideal" access over existing Sidewalk (not currently subject to easement – Temporary easement until permanent sidewalk is in place).

Appendix E

File: 24.200477.000.00.CSNT

Date: 1/31/2025

Table 1b): Proposed Easement in Favour of Amica Unionville Inc. (B/05/19) – refer to Figure 1: Shared Driveway East of Bill Crothers Drive

Part 1	Easement for “Amica Unionville Inc.” to have access over “OnePiece Ideal” (subject to easement as in inst. YR2775204 – New Surface Driveway).
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Table 2: Proposed Easement in Favour of Safe & Sound Storage Inc. (B/05/19) – refer to Figure 2: Shared Driveway West of Bill Crothers Drive

Parts	Description
Part 1	Easement to grant “Safe & Sound Self Storage Inc.” access over “One Piece Ideal” (subject to easement as in inst. YR2775204 – New Surface Driveway).

COMMENTS

Official Plan and Zoning

34 Main Street

The subject lands are designated “Mixed Use High Rise” and “Greenway” in the 2014 Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018). The Markham Centre Secondary Plan (OPA 21) further designates the lands “Community Amenity Area – General”. The subject lands are zoned “Markham Centre Downtown Two” (MC-D2), “Markham Centre Downtown Two *8 (Hold 8)” [MC-D2*8(H8)], Markham Centre Downtown Two *9 (Hold 9) [MC-D2*9(H9)] and “Markham Centre Public Space Two” (MC-PS2) by By-law 2004-196, as amended.

28 Main Street

The subject lands are designated “Mixed Use High Rise” and “Greenway” in the 2014 Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018). The Markham Centre Secondary Plan (OPA 21) further designates the subject lands “Community Amenity Area-Major Urban Place”, “Open Space” and “Open Space - Environmentally Significant” by way of site specific amendment 219 (OPA 219). The subject lands are zoned “Markham Centre Downtown Two *28 (Hold) [MC-D2*28 (H)]”, Markham Centre Public Space One *29 (MC-PS1*29), “Markham Centre Public Space One (MC-PS1)” and “Markham Centre Public Space Two (MC-PS2)” by By-law 2004-196, as amended.

Discussion

It is the opinion of Planning Staff that the proposed easements are appropriate and consistent with discussions with Transportation Planning Staff, re: driveway location/alignment; allow for driveway entrances to be consolidated between the abutting development parcels east and west of Bill Crothers Drive (which maintains the City’s intent to have consolidated and shared accesses to Main Street Unionville and Bill Crothers Drive); and, provide for an enhanced synergy between the two development parcels.

Toronto and Region Conservation Authority

The subject lands are located within TRCA’s Regulated Area, as they are partially within the Regional Storm Floodplain associated with the Rouge River. As the subject consent

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applications are for the purposes of establishing easements, and development or site alteration is associated as part of the application issues and do not require a permit pursuant to Ontario Regulation 609/05, condition that the TRCA requests be imposed is the remittance of Services review fee, as outlined in Appendices "A" & "B".

Public Input Summary

No written submissions were received as of March 12, 2019. It is noted that additional information may be received after the writing of this report and the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

In concluding that the proposal is appropriate, staff have had regard for the criteria in Section 51 (24) of the Planning Act and have no objection to the consent applications.

Please see Appendices "A" & "B" for conditions to be attached to any approval of the applications.

PREPARED BY:



Sabrina Bordone, Senior Planner

REVIEWED BY:



Richard Kendall, Development Manager

File Path: Amanda\File\19 112743\Documents\District Team Comments Memo

Attachments

Appendix "A": Conditions of Approval B/04/19

Appendix "B": Conditions of Approval B/05/19

Appendix "C": Correspondence from Toronto and Region Conservation Authority dated February 22, 2019

Figure 1: Shared Driveway East of Bill Crothers Drive

Figure 2: Shared Driveway West of Bill Crothers Drive

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APPENDIX "A" CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/04/19

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the consent for easement applied for under Files B/04/19, in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act.
3. Submission to the Secretary-Treasurer of seven white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.
4. That the Applicant satisfies the requirements of the Toronto and Region Conservation Authority, financial or otherwise, as indicated in their letter to the Secretary-Treasurer attached as Appendix "C" to this Staff Report, to the satisfaction of the Toronto and Region Conservation Authority, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of Toronto and Region Conservation Authority.
5. Fulfillment of all of the above conditions within one (1) year of the date that notice of the decision was given under Section 50(17) or 50(24) of the Planning Act, R.S.O. 1990, c.P.13.

CONDITONS PREPARED BY:



Sabrina Bordone, Senior Planner

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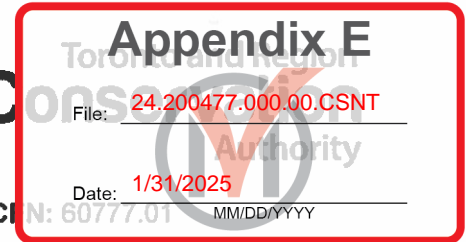
APPENDIX "B" CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/05/19

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the consent for easement applied for under Files B/05/19, in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act.
3. Submission to the Secretary-Treasurer of seven white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.
4. That the Applicant satisfies the requirements of the Toronto and Region Conservation Authority, financial or otherwise, as indicated in their letter to the Secretary-Treasurer attached as Appendix C to this Staff Report, to the satisfaction of the Toronto and Region Conservation Authority, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of Toronto and Region Conservation Authority.
5. Fulfillment of all of the above conditions within one (1) year of the date that notice of the decision was given under Section 50(17) or 50(24) of the Planning Act, R.S.O. 1990, c.P.13.

CONDITONS PREPARED BY:



Sabrina Bordone, Senior Planner



February 22, 2019

BY E-MAIL ONLY

Mr. Justin Leung
 Secretary-Treasurer
 Committee of Adjustment
 City of Markham
 101 Town Centre Boulevard
 Markham, ON
 L3R 9W3

Dear Mr. Leung:

**Re: Consent Application - B/04/19 & B/05/19
 28 & 34 Main Street Unionville, Markham, ON
 Owner: Amica Unionville Inc. & Onepiece Ideal (MS) Developments Inc.
 Agent: Bousfields Inc. (David Huynh)**

This letter will acknowledge receipt of the above noted application. Toronto and Region Conservation Authority (TRCA) staff have reviewed this application and provide the following comments.

PURPOSE OF THE APPLICATION

B/04/19

Requesting provisional consent to:

- a) Establish easements on the subject property to facilitate shared driveways for vehicular and pedestrian access, building maintenance and fire routes in favour of the lands to the immediate south (28 Main Street Unionville).

B/05/19

Requesting provisional consent to:

- a) Establish easements on the subject property to facilitate shared driveways for vehicular and pedestrian access, building maintenance and fire routes in favour of the lands to the north (34 Main Street Unionville).

APPLICABLE TRCA REGULATIONS AND POLICIES

Ontario Regulation 166/06 (as amended):

The subject properties are located within a TRCA Regulated Area of the Rouge River Watershed. In accordance with Ontario Regulation 166/06, as amended, (Development, Interference with Wetlands and Alteration to Shorelines and Watercourses), a permit is required from the TRCA prior to any of the following works taking place:

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- a. straightening, changing, diverting or interfering in any way with the existing of a river, creek, stream or watercourse, or for changing or interfering in any way with
- b. development, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

Development is defined as:

- i. the construction, reconstruction, erection or placing of a building or structure of any kind;
- ii. any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
- iii. site grading;
- iv. the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere.

Living City Policies for Planning and Development in the Watersheds of the TRCA (LCP)

The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a "Natural System" made up of water resources, natural features and areas, natural hazards, potential natural cover and/or buffers. The LCP recommends that development, infrastructure and site alteration not be permitted within the Natural System and that it be conveyed into public ownership for its long term protection and enhancement.

APPLICATION SPECIFIC COMMENTS

The subject properties are located within TRCA's Regulated Area, as they are partially within the Regional Storm Floodplain associated with the Rouge River. Based upon staff's review of the application to establish easements on 28 & 34 Main Street Unionville, no new lots, development or site alteration is associated as part of this application. On this basis, TRCA has no issues with the proposed consent application(s) and a permit pursuant to Ontario Regulation 166/06, as amended, is not required for this application.

Please note, TRCA has an interest in all future development (i.e. Site alteration, resurfacing etc.) on the above mentioned properties and all future applications must be circulated to TRCA for review and comment. Details with respect to permit submission requirements are available at our website (<https://trca.ca/planning-permits/apply-for-a-permit/>).

APPLICATION FEE

Please be advised, in addition to TRCA's Regulating responsibilities, TRCA has a role as a commenting agency for *Planning Act* applications circulated by member municipalities to assess whether a proposed development may be impacted by the TRCA. By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services.

This application is subject to a \$1,400.00 review fee (2018 TRCA Planning Fees Schedule – Consent/Severance/Land Division – Minor). The applicant is responsible for fee payment and should forward the fee to this office within 60 days of the issuance of this letter.

RECOMMENDATION

Based on the above, TRCA staff have **no objections** to the approval of the above noted application subject to the following condition:

- 1. The applicant remits the outstanding TRCA Planning Services review fee of \$1,400.00 within 60 days of the issuance of this letter.

Mr. Leung

- 3 -

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I trust these comments are of assistance. Should you have any questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Aidan Pereira
Planner I, Planning & Development
apereira@trca.on.ca
(416) 661 – 6600 ext. 5723

AP/as

APPENDIX “F”

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/036/24

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled;
2. Submission to the Secretary-Treasurer of the required transfers to effect the severances applied for under Files B/036/24, in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act;
3. Submission to the Secretary-Treasurer of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted;
4. That the Applicant satisfies the requirements of the Toronto Region Conservation Authority, financial or otherwise, as indicated in their letter to the Secretary-Treasurer attached as Appendix “H to this Staff Report, to the satisfaction of the Toronto and Region Conservation Authority, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of Toronto and Region Conservation Authority;
5. Fulfillment of all of the above conditions within two years of the date that notice of the decision was given under Section 53(17) or 53(24) of the *Planning Act, R.S.O. 1990, c.P.13, as amended*.

CONDITONS PREPARED BY:



Brendan Chiu, Planner I, Central District

APPENDIX “G”

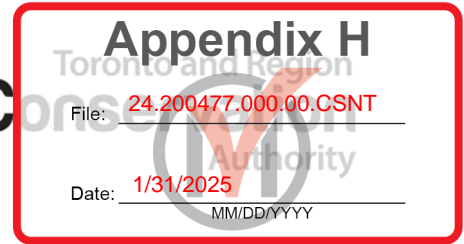
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/037/24

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled;
2. Submission to the Secretary-Treasurer of the required transfers to effect the severances applied for under Files B/037/24, in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act;
3. Submission to the Secretary-Treasurer of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted;
4. That the Applicant satisfies the requirements of the Toronto Region Conservation Authority, financial or otherwise, as indicated in their letter to the Secretary-Treasurer attached as Appendix “H” to this Staff Report, to the satisfaction of the Toronto and Region Conservation Authority, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of Toronto and Region Conservation Authority;
5. Fulfillment of all of the above conditions within two years of the date that notice of the decision was given under Section 53(17) or 53(24) of the *Planning Act, R.S.O. 1990, c.P.13, as amended*.

CONDITONS PREPARED BY:



Brendan Chiu, Planner I, Central District



January 28, 2025

PAR-DPP-2025-00518 & PAR-DPP-2025-00533
Ex Ref: CFN 60777.01

VIA E-Plan

Brendan Chiu
Planner I, Central District
City of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

**Re: Consent Applications – B/036/24 & B/037/24
28 & 34 Main Street Unionville
Part Lot 9, Concession 5, Markham
Nearest Intersection: Main Street Unionville & Enterprise Boulevard
Applicant: Goldberg Group c/o Adam Layton & Rockport Group Inc c/o Annalisa Longo
Owner: Onepiece (MS) Developments Inc. & Amica Unionville Inc.**

Toronto and Region Conservation Authority (TRCA) staff provide the following comments in response to the referenced application, received by TRCA on January 16, 2025. A list of materials reviewed by TRCA staff has been included in Appendix A. We provide the following in accordance with TRCA’s commenting role under the Planning Act and regulatory role under the Conservation Authorities Act (CA Act). For additional information, please see [Ontario Regulation 686/21](#).

Purpose of the Application

TRCA staff understand that the purpose of each application is to facilitate the following:

B/036/24 – 28 Main Street, Unionville

To establish an easement over **Part 1 (East Parcel)** in favour of 34 Main Street, Unionville for the purposes of vehicular and pedestrian access, building maintenance, and fire routes. Additionally, the application looks to establish an easement over **Part 1 (West Parcel)** in favour of the adjacent property to the north, for the purposes of vehicular and pedestrian access, building maintenance, and fire routes.

B/037/24 – 34 Main Street, Unionville

To establish an easement over Parts 2,3,4,5,6, and 7, in favour of 28 Main Street, Unionville for the purpose of vehicular and pedestrian access, building maintenance, and fire.

It is staffs understanding that the above applications are related. As such, both applications have been reviewed together.

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Background

In 2019, TRCA reviewed Consent Applications B/04/19 and B/05/19 (TRCA File No. CFN 60777.01), having no objections to the consents requested at the time.

Since then, TRCA staff have been involved in reviewing the associated Official Plan and Zoning By-Law Amendment (Municipal File No. PLAN 19 142690) and a Site Plan Control application (Municipal File No. SPC 15 119946). TRCA recommended approval of these applications in 2022. Following the receipt of the OLT decision, TRCA staff are now reviewing the 9th submission of the Site Plan Control application SPC 15 119946.

TRCA Land Division Requirements

The subject lands contains a Regional Storm Floodplain associated with a tributary of the Rouge River watershed and its adjacent regulated allowance.

Section 5.2.2 (b) of the Provincial Planning Statement (PPS) requires that development be located outside of lands impacted by flooding hazards and/or erosion hazards. The PPS includes “the creation of new lots” within its definition of “development”. The requirements of the PPS are reflected in TRCA’s The Living City Policies which similarly direct development away from natural hazards.

Due to the presence of natural hazards, the issuance of a TRCA permit pursuant to the Conservation Authorities Act is required prior to any development or site alteration within the regulated portion of the property.

TRCA Review Fee

By copy of this letter, the applicant is advised that TRCA have implemented a fee schedule for its planning application review services in accordance with applicable provincial regulations. This Consent application is subject to a fee of \$1,590 (Consent - Minor). The applicant is responsible for fee payment within 60 days of the Committee’s hearing date. Please contact the Planner noted below for an electronic invoice to facilitate payment.

Recommendations

Based on the comments provided above, TRCA staff have **no objection** to the approval Consent Applications **B/036/24 & B/037/24** subject to the **conditions** identified in Appendix B.

Should you have any questions or comments, please contact the undersigned.

Regards,



Rameez Sadafal

Planner – York East Review Area

Development Planning and Permits | Development and Engineering Services

Telephone: (437) 880-2163

Email: rameez.sadafal@trca.ca

Attached: Appendix A: Materials Reviewed by TRCA
Appendix B: TRCA Conditions of Approval

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Appendix A: Materials Reviewed by TRCA

The following materials were received by TRCA on January 16, 2025:

B/036/24 – 28 Main Street, Unionville

- Cover Letter, prepared by Goldberg Group, dated December 30, 2024;
- Drawing No. A-SP1, Master Plan, prepared by Arsenault Architect Inc., dated December 20, 2024;
- Draft Reference Plan (East Parcel), prepared by KRCMAR, dated August 24, 2023;
- Draft Reference Plan (West Parcel), prepared by KRCMAR, dated November 3, 2023;
- Property Survey (East Parcel), prepared by KRCMAR, dated September 4, 2018;
- Property Survey (West Parcel), prepared by KRCMAR, dated February 21, 2018;
- Shared Driveway Breakdown (East Parcel), prepared KRCMAR, dated August 24, 2023;
- Shared Driveway Breakdown (West Parcel), prepared KRCMAR, dated November 3, 2023.

B/037/24 – 34 Main Street, Unionville

- Cover Letter, prepared by Rockport Group, dated December 31, 2024;
- Drawing No. A101a, Ultimate Driveway Plan, prepared by July 13, 2020;
- Shared Driveway Breakdown (East Parcel), prepared KRCMAR, dated August 24, 2023;
- Shared Driveway Breakdown (West Parcel), prepared KRCMAR, dated November 3, 2023.

Appendix B: TRCA Conditions of Approval

#	TRCA Conditions
1	The applicant submits the TRCA plan review fee of \$1,590 within 60 days of the committee hearing date.

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