



# Committee of Adjustment Agenda

## COMMITTEE OF ADJUSTMENT AGENDA

Wednesday, March 05, 2025

7:00pm  
Virtual Meeting

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. APPROVAL OF PREVIOUS MINUTES
4. PREVIOUS BUSINESS:
  - 4.1 A/032/24

**Owner Name: Martin Ting Yiu Ng**  
**Agent Name: HJ Architects Inc. (Joanne Ying)**  
**60 Chant Crescent, Markham**  
**PLAN M1440 LOT 36**

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

- a) **By-law 2024-19, Section 6.3.2c):**  
a maximum second storey building coverage of 24 percent, whereas the by-law permits a maximum second storey building coverage of 20 percent;
- b) **By-law 2024-19, Section 6.3.2e):**  
a maximum distance of 16.3 metres from the established building line for the second storey, whereas the by-law permits a maximum distance of 14.5 metres from the established building line;
- c) **By-law 2024-19, Section 6.3.2J):**  
a maximum outside wall height of 7.4 metres, whereas the by-law permits a maximum outside wall height of 7 metres; and
- d) **By-law 2024-19, Section 6.3.2K):**  
a maximum of three storeys for a detached dwelling, whereas the by-law permits a maximum of two storeys for a detached dwelling;

as it relates to a proposed two-storey residential dwelling.

**(Central District, Ward 3)**



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## 4.2 B/029/24

**Agent Name: Malone Given Parsons Ltd. (Rohan Sovig)**  
**3985-3997 Highway 7 East, Markham**  
**PLAN 65M4294 BLK 2**

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 66.04 metres and an approximate lot area of 7478.7 square metres (Parts 6, 7, 8, 9, 10);
- b) **retain** a parcel of land with an approximate lot frontage of 90.42 metres and an approximate lot area of 12,053.8 square metres (Part 5);
- c) **establish an easement** for the purpose of vehicular and pedestrian access over Part 10 in favour of the retained lands (Part 5), and the adjacent lands to the west, being Parts 1, 2, 12, and 13;

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

This application is related to Consent Application **B/002/25**, which is being reviewed concurrently.

**(Central District, Ward 3)**

## 5. NEW BUSINESS

### 5.1 B/002/25

**Agent Name: Malone Given Parsons Ltd. (Rohan Sovig)**  
**3985-3397 Highway 7 East, Markham**  
**PLAN 65M4294 BLK 2**

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 14.12 metres and an approximate lot area of 507.7 square metres (Parts 3, 4 and 11) to be consolidated with the adjacent lands to the east, severed under application B/029/24, being Parts 6, 7, 8, 9, and 10;



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- b) retain** a parcel of land with an approximate lot frontage of 84.02 metres and an approximate lot area of 17,854.4 square metres (Parts 1, 2, 12, and 13);
- c) establish an easement** for the purpose of vehicular and pedestrian access over Parts 12 and 13 in favour of Parts 3, 4, 11, and the adjacent lands to the east, being Parts 5, 6, 7, 8, 9, and 10;

The purpose of this application is to sever a portion of the Subject Lands to be consolidated with the adjacent lands to the east and to establish easements to facilitate the creation of one (1) new lot for a high-density residential development.

This application is related to Consent Application **B/029/24**, which is being reviewed concurrently.

## (Central District, Ward 3)

### 5.2 B/032/24

**Agent Name: The Remington Group (Joseph Pavia)**  
**190 Enterprise Boulevard, Markham**  
**CON 5 PT LOT 8 RP 65R37421 PARTS 1 TO 3**

The applicant is requesting provisional consent to:

- a) sever and convey** a parcel of land (Part 2) having an approximate area of 1,284.2 m<sup>2</sup>, to be added to the adjacent lands to the west, being Parts 18, 19, 20, 24 (save and except Part 3), 27 to 30 inclusive, Plan 65R-37421, known municipally as 170 Enterprise Boulevard;
- b) retain** a parcel of land (Part 1), having a frontage of approximately 62.29 m, and a lot area of approximately 2,834 m<sup>2</sup>;
- c) establish an easement** over the conveyed lands (Part 2) for the purposes of access and maintenance of services, utilities and building; support; emergency egress; construction; improvement; access and maintenance of thermal energy 'MDE' services; access, ingress and egress over above grade garage ramps, drive aisles and walkways; access through and removal of knock out panels in favour of the retained land (Part 1);
- d) establish an easement** over the retained lands (Part 1) for the purposes of access and maintenance of services, utilities and building; support; emergency egress; construction; improvements; access, ingress and egress over surface driveways, walkways, ramps, drive aisles, stairwell and corridors, in favour of the conveyed lands (Part 2).



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The purpose of these applications is to transfer ownership and establish easements to facilitate the integration of a new above grade parking garage at 190 Enterprise Boulevard with the existing above-grade parking garage at 170 Enterprise Boulevard. This will create logical separation between the hotel and new K2 residential condominium parking spaces.

The existing condominium (YRSCC 1359) residential parking spaces will remain unchanged.

## (Central District, Ward 3)

### 5.3 B/033/24

**Agent Name: The Remington Group (Joseph Pavia)**  
**170 Enterprise Boulevard, Markham**  
**CON 5 PT LOT 8 RP 65R37421 PARTS 18 - 20, 24, 27 - 30**

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land having an area of 2,246.5 m<sup>2</sup> (Part 3), to be added to the adjacent lands to the east (Part 1);
- b) **retain** a parcel of land having a frontage of 34.38 m, and a lot area of 1746.5 m<sup>2</sup> (Parts 18, 19, 20, 24 (save and except Part 3), 27-30 inclusive, Plan 65R-37421);
- c) **establish an easement** over the conveyed lands (Part 3) for the purposes of access and maintenance of services, utilities and building; support; emergency egress; construction; improvements; access, ingress and egress over surface driveways, walkways, ramps, drive aisles, stairwells and corridors in favour of the retained lands (Parts 18, 19, 20, 24 (Save and Except Part 3), 27 to 30 inclusive, Plan 65R-37421);
- d) **establish easements** over Parts 18, 19, 20, 24 (Save and Except Part 3, 27 to 30 inclusive, Plan 65R-37421), for the purposes of access and maintenance of services, utilities and building; support; emergency egress; construction; improvement; access and maintenance of thermal energy 'MDE' services; access, ingress and egress over above grade garage ramps, drive aisles and walkways; access through and removal of knock out panels in favour of the conveyed lands (Part 3).

The purpose of these applications is to transfer ownership and establish easements to facilitate the integration of a new above grade parking garage at 190 Enterprise Boulevard with the existing above-grade parking garage at 170 Enterprise Boulevard.



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This will create logical separation between the hotel and new K2 residential condominium parking spaces.

The existing condominium (YRSCC 1359) residential parking spaces will remain unchanged.

## (Central District, Ward 3)

### 5.4 B/034/24

**Agent Name: Bousfields Inc. (Ashley Paton)**  
**Highway 48, Markham**  
**CON 7 PT LOT 31**

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 54.3 metres and an approximate lot area of 3,212.4 square metres (Parts 2 to 6); and
- b) **retain** a parcel of land with an approximate lot frontage of 38.326 metres and an approximate lot area of 33,236.9 square metres (Part 1 and remainder of PIN 03726-0061).

The purpose of this application is to sever the subject lands to facilitate the transfer of ownership of the proposed public 'Street A'.

The application is associated with Ministry Zoning Order (O.Reg. 172/20) and conditionally approved Plan of Subdivision application PLAN 20 134853 000 00.

## (East District, Ward 6)

### 5.5 A/145/24

**Agent Name: MGL & Co. Inc. (Maggie Low)**  
**57 Montrose Crescent, Markham**  
**PLAN 65M2273 LOT 25**

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(E):**  
a maximum distance of 20.90 metres for the first-storey measured from the established building line, whereas the By-law permits a maximum distance of 19.5 metres for the first-storey measured from the established building line;



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b) **By-law 2024-19, Section 6.3.2.2(G):**

a minimum rear yard setback of 6.55 metres, whereas the By-law requires a minimum rear yard setback of 7.5 metres;

as it relates to a rear sunroom addition.

**(Central District, Ward 2)**

**5.6 A/140/24**

**Agent Name: Renor and Associates Inc. (Imran Khan)  
3 Treeline Court, Markham  
PLAN 65M3453 LOT 34 RP 65R36305 PT 1**

The applicant is requesting relief from the requirements of By-law 90-81, as amended, to permit:

a) **By-law 90-81, Section 6.1.2(b):**

a minimum rear yard setback of 3.36 metres, whereas the by-law requires a minimum rear yard setback of 7.5 metres;

as it relates to a proposed second storey addition to an existing garage.

**(East District, Ward 7)**

**6. ADJOURNMENT:**

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