

Memorandum to the City of Markham Committee of Adjustment

June 04, 2025

File: A/047/25
Address: 16 Honeybourne Crescent, Markham
Applicant: Paar Design Inc. (Nikol Paar)
Hearing Date: Wednesday, June 11, 2025

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

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

- a) **By-law 2024-19, Section 6.3.2.2 (e):**
a maximum second storey distance from the established building line of 16.43 metres, whereas the by-law permits a maximum second storey distance from the established building line of 14.5 metres;
- b) **By-law 2024-19, Section 6.3.2.2 (g):**
a minimum rear yard setback of 6.71 metres, whereas the by-law requires a minimum rear yard setback of 7.5 metres;
- c) **By-law 2024-19, Section 6.3.2.2 (c):**
a maximum second storey main building coverage of 22.99 percent, whereas the by-law permits a maximum second storey main building coverage of 20 percent;
- d) **By-law 2024-19, Section 6.2.1 (b):**
a maximum projection of a roof with a pitch less than 25 degrees of 3 metres from the permitted outside wall height, whereas the by-law permits a maximum projection of a roof with a pitch of less than 25 degrees of 1 metre from the permitted outside wall height;

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

BACKGROUND

Property Description

The 976.34 m² (10,509.23 ft²) subject property is located on the west side of Honeybourne Crescent, west of Galsworthy Drive and north of Highway 7 East. The property is located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. The surrounding area is undergoing a transition with newer dwellings being developed as infill developments. Mature vegetation exists across the property.

There is an existing single detached dwelling on the property, which according to assessment records was constructed in 1958.

Proposal

The applicant is proposing to demolish the existing dwelling and to construct a two-storey singled detached dwelling with a gross floor area of 486.70 m² (5,238.79 ft²).

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24/17, and updated on April 9/18)

The Official Plan designates the subject property “Residential Low Rise”, which provides for low rise housing forms including single detached dwellings. Section 8.2.3.5 of the 2014 Official Plan outlines development criteria for the “Residential Low Rise” designation to ensure infill development respects and reflects the existing pattern and character of the surrounding neighborhood. These criteria include policies with respect to height, massing, setbacks, and protection of existing vegetation.

Zoning By-Law 2024-19

The subject property is zoned RES-ENLR under By-law 2024-19, as amended, which permits Detached Dwelling, Home Child Care, Home Occupation, and Shared Housing – Small Scale.

Applicant’s Stated Reason(s) for Not Complying with Zoning

According to the information provided by the applicant, the reason for not complying with Zoning is, *“This is this family's first custom built home. They are trying to make it the maximum enjoyment for all family members. They require relief to build their dream home. This is a minor variance with several large homes in the area who have also had COA approved. The mass/scale of the building is not an issue as the house is pushed back from the front. It is appropriate character to the rest of the houses in the neighborhood. The general intent of the bylaw is being maintained as this house is for a single family who just wants to enjoy their new home. The official plan remains and no changes are being proposed.”*

Zoning Preliminary Review (ZPR) Undertaken

The applicant has completed a Zoning Preliminary Review (ZPR) to confirm the initial variances required for the proposed development. The applicant submitted revised drawings on May 1, 2025. The applicant has not conducted a Zoning Preliminary Review for the revised drawings. Consequently, it is the owner’s responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

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 Distance from Established Building Line

The Applicant is requesting relief to permit a maximum building distance from the established building line of 16.43m (53.90 ft) for the second storey, whereas the By-Law permits a maximum building distance from the established building line of 14.5 m (47.57

ft) for the second storey. This represents an increase of 1.93 m (6.33 ft). The intent of regulating the maximum distance is to maintain a uniform streetscape by ensuring consistent building alignment in addition to the building depth and massing in relation to neighboring dwellings. Staff note that the subject lands is a pie-shaped lot and therefore, the proposed increases in maximum building distance will not disrupt the established building line along the streetscape and maintains a scale that is considered appropriate for the neighborhood. Staff have no concerns for this proposed variance.

Reduced Rear Yard

The applicant is requesting a minimum rear yard of 6.71 m (22.01 ft), whereas the By-Law requires a minimum of 7.5m (24.60 ft). This represents a reduction of 0.79 m (2.59 ft).

The requested variance only applies to the proposed 1-storey sunroom in the rear of the building which does not extend across the entire width of the main building. The majority of the rear yard maintains a minimum depth of 7.5 m (24.60 ft), which complies with the requirements of the By-Law and still provides adequate amenity space. As such, staff support the request for a reduced rear yard, provided it only applies to the 1-storey sunroom portion of the building as it is minor in nature and will have minimal impact.

Increase in Main Building Coverage (Second Storey)

The applicant is requesting a second storey main building coverage of 22.99% of the lot area, whereas the By-Law permits a maximum of 20% for any storey above the first storey. This equates to a total second-storey coverage of 224.45 m² (2,416.01 ft²).

The building layout otherwise complies with most key zoning provisions – such as side yard setbacks, lot coverage and height. This ensures the proposed dwelling will remain in keeping with the intended scale and character of residential infill developments in the neighborhood. The proposed gross floor area is also consistent with the evolving infill development pattern in the area.

Furthermore, the proposed second-storey coverage is less than the first-storey coverage and incorporates sufficient architectural articulation to reduce the visual impact of the massing of the building. Staff have no objections to the proposed variance as it is minor in nature.

Increase in Roof Projection

The applicant is requesting a roof with a pitch of less than 25 degrees to project 3m (9.80 ft) above the permitted outside wall height, whereas the by-law permits a maximum of 1m (3.28 ft).

While the proposed projection exceeds the permitted height, the overall roof structure is modest in scale and well-integrated with the architectural design of the dwelling. The additional height is confined to the roof form only and does not result in any negative impacts.

The design maintains appropriate proportions and articulation, helping to mitigate the visual impact of the increased height. The proposal preserves the intended massing and scale of the neighbourhood, and remains consistent with the evolving built form character in the neighborhood.

PUBLIC INPUT SUMMARY

No written submissions were received as of June 4, 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.

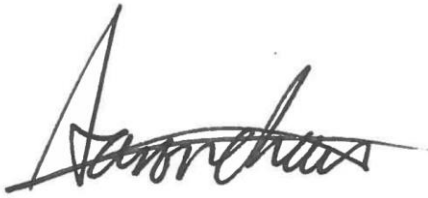
CONCLUSION

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 objection. 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 "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Aaron Chau, Planner I, East District

REVIEWED BY:



Stacia Muradali, Development Manager, East District

File Path: Amanda\File\ 25 117482 \Documents\District Team Comments Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/047/25

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and received by the City of Markham on May 26, 2025 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;
3. The reduced rear yard depth only applies to the proposed rear 1-storey sunroom portion of the building.

CONDITIONS PREPARED BY:

A handwritten signature in black ink, appearing to read 'Aaron Chau', is written over a horizontal line.

Aaron Chau, Planner I, East District

Appendix B

File: 25-11462-00000

Date: 6/5/2025
MM/DD/YYYY



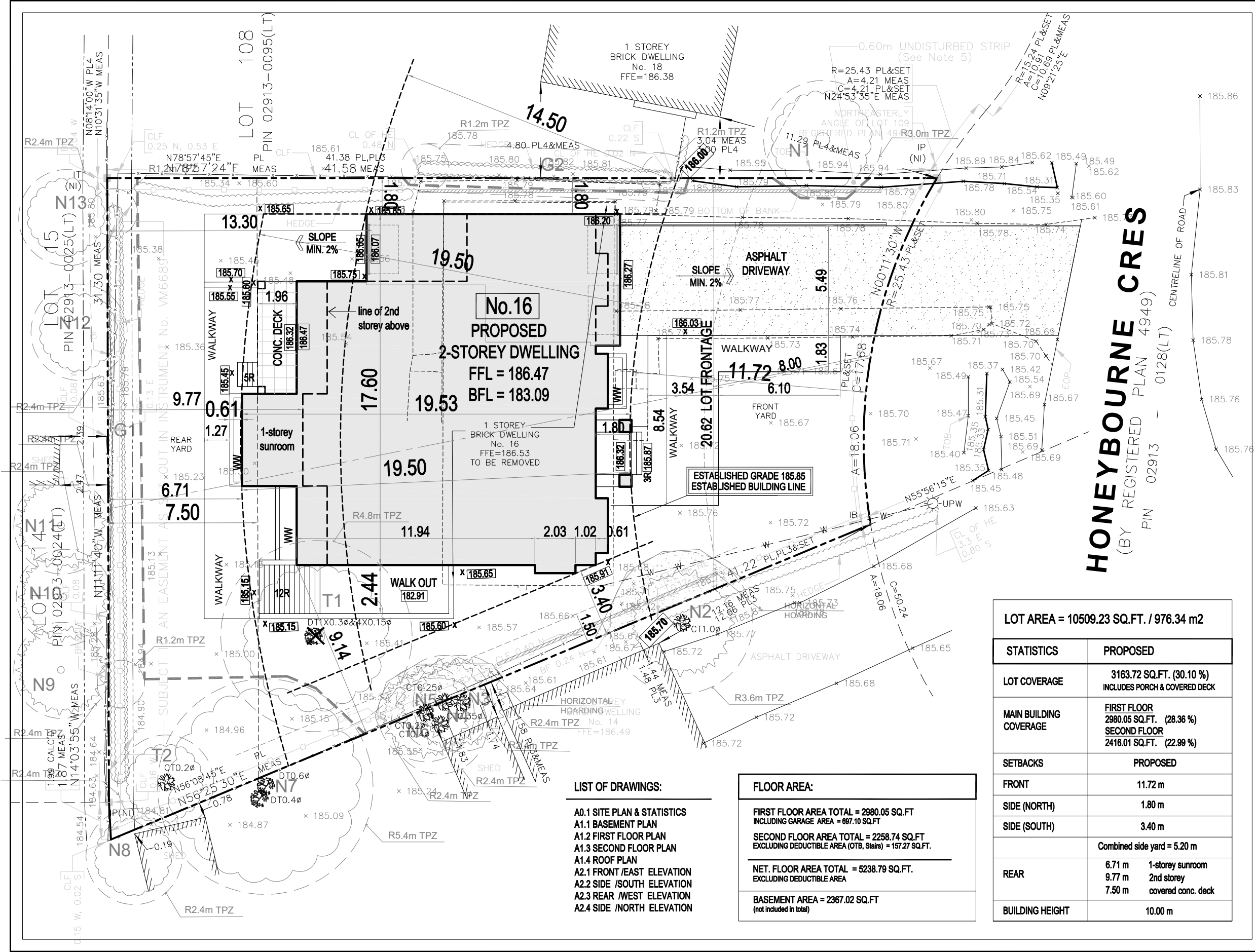
LOT AREA = 10509.23 SQ.FT. / 976.34 m2	
STATISTICS	PROPOSED
LOT COVERAGE	3163.72 SQ.FT. (30.10 %) INCLUDES PORCH & COVERED DECK
MAIN BUILDING COVERAGE	FIRST FLOOR 2980.05 SQ.FT. (28.36 %) SECOND FLOOR 2416.01 SQ.FT. (22.99 %)
SETBACKS	PROPOSED
FRONT	11.72 m
SIDE (NORTH)	1.80 m
SIDE (SOUTH)	3.40 m
	Combined side yard = 5.20 m
REAR	6.71 m 1-storey sunroom 9.77 m 2nd storey 7.50 m covered conc. deck
BUILDING HEIGHT	10.00 m

LIST OF DRAWINGS:

- A0.1 SITE PLAN & STATISTICS
A1.1 BASEMENT PLAN
A1.2 FIRST FLOOR PLAN
A1.3 SECOND FLOOR PLAN
A1.4 ROOF PLAN
A2.1 FRONT /EAST ELEVATION
A2.2 SIDE /SOUTH ELEVATION
A2.3 REAR /WEST ELEVATION
A2.4 SIDE /NORTH ELEVATION

FLOOR AREA:

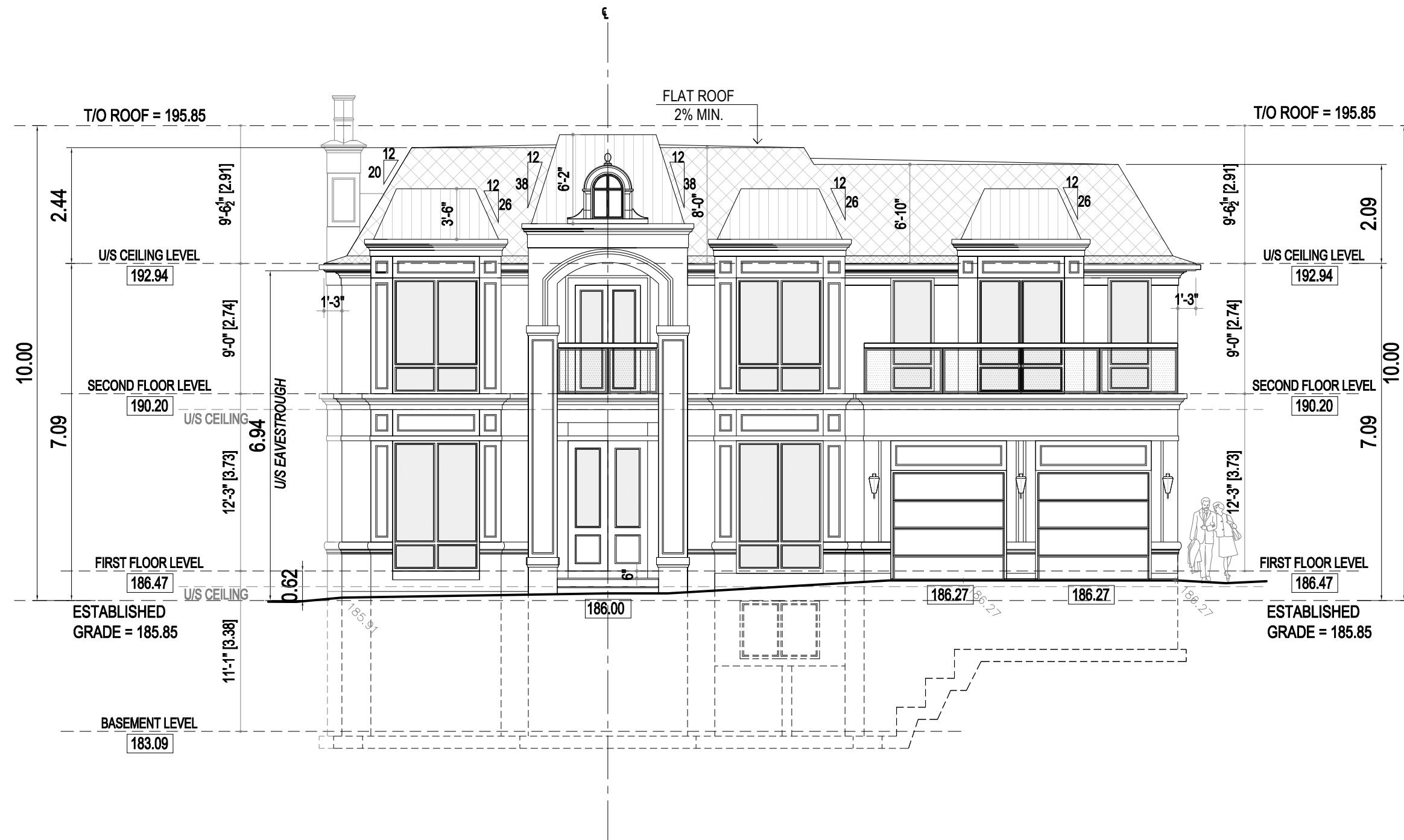
FIRST FLOOR AREA TOTAL = 2980.05 SQ.FT
INCLUDING GARAGE AREA = 897.10 SQ.FT
SECOND FLOOR AREA TOTAL = 2258.74 SQ.FT
EXCLUDING DEDUCTIBLE AREA (OTB, Stairs) = 157.27 SQ.FT.
NET. FLOOR AREA TOTAL = 5238.79 SQ.FT.
EXCLUDING DEDUCTIBLE AREA
BASEMENT AREA = 2367.02 SQ.FT
(not included in total)






MARK	DATE	DESCRIPTION		
1.	2025-03-27	ISSUED FOR ZONING REVIEW		
2.	2025-04-16	RE-ISSUED FOR ZONING REVIEW		
3.	2025-04-29	ISSUED FOR COA		
4.	2025-05-23	RE-ISSUED FOR COA		
DESIGN			PROJECT :	
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer. Qualification Information Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code Zoran Paar 24546 BCIN / BCDN Registration Information Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code PAAR Architecture and Interior Design Inc. 31765 BCIN / BCDN Firm Name			No. 16 HONEYBOURNE CRES 2-STOREY DWELLING City of Markham DWG : SITE PLAN & STATISTICS	
			scale 1/16"=1'-0"	A0.1

5/2025
MM/DD/YYYY

Date: 6/5/2025
MM/DD/YYYY

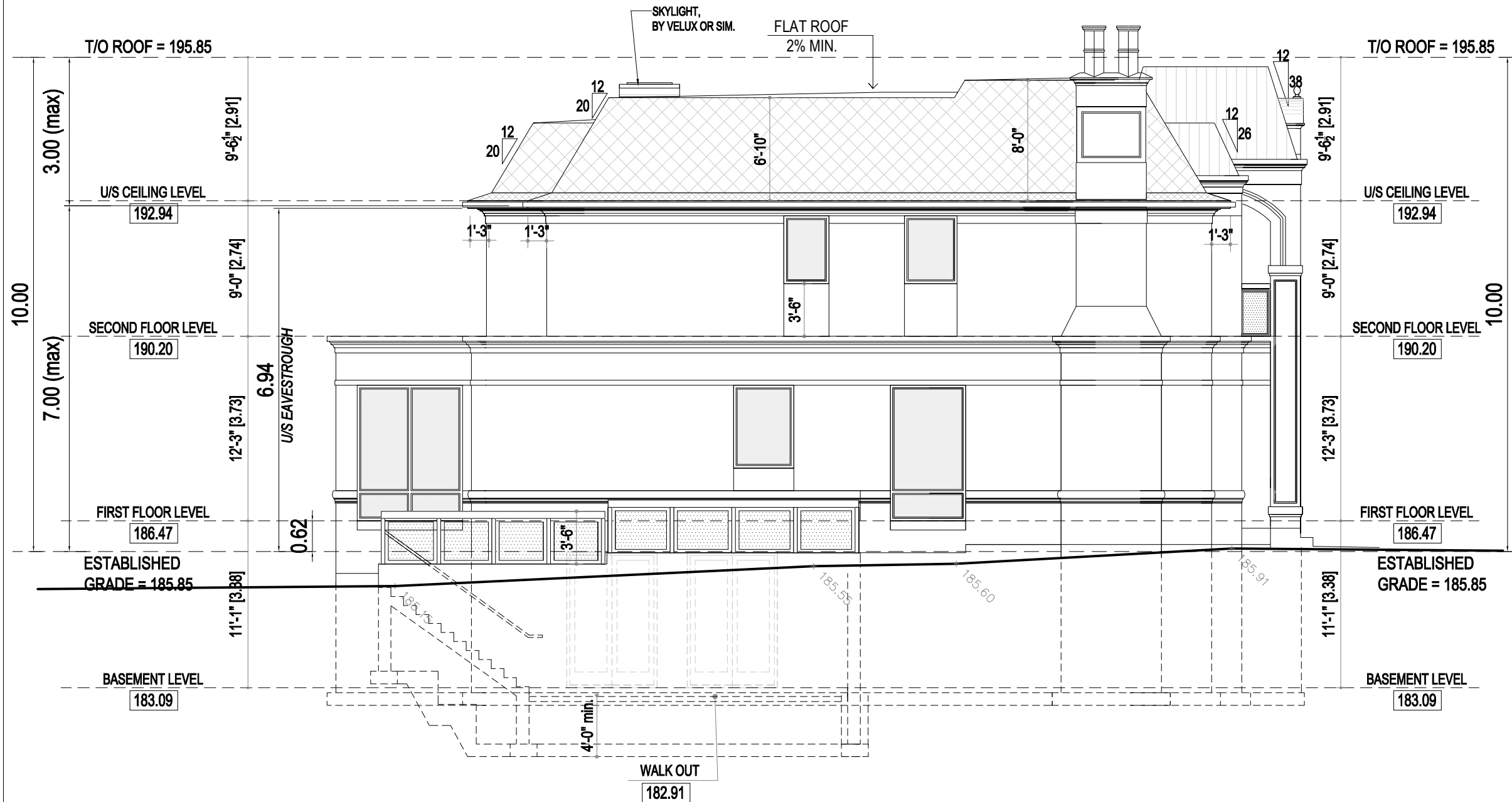





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<div style="display: flex; align-items: center;"> <div style="text-align: center;">  www.paar-design.com </div> <div style="margin-left: 20px;"> PAAR DESIGN INC. 22 BLUE FOREST DR. TORONTO ON. M3H 4V2 p. 416 630 2106 www.paar-design.com info.paar-design.com </div> </div>			<div style="display: flex; align-items: center; justify-content: center;"> <div style="text-align: center;"> scale 1/8"=1'-0" </div> <div style="margin-left: 20px;"> A2.1 </div> </div>

Appendix B

File: 25-117462-000-0000

Date: 6/5/2025
MM/DD/YYYY

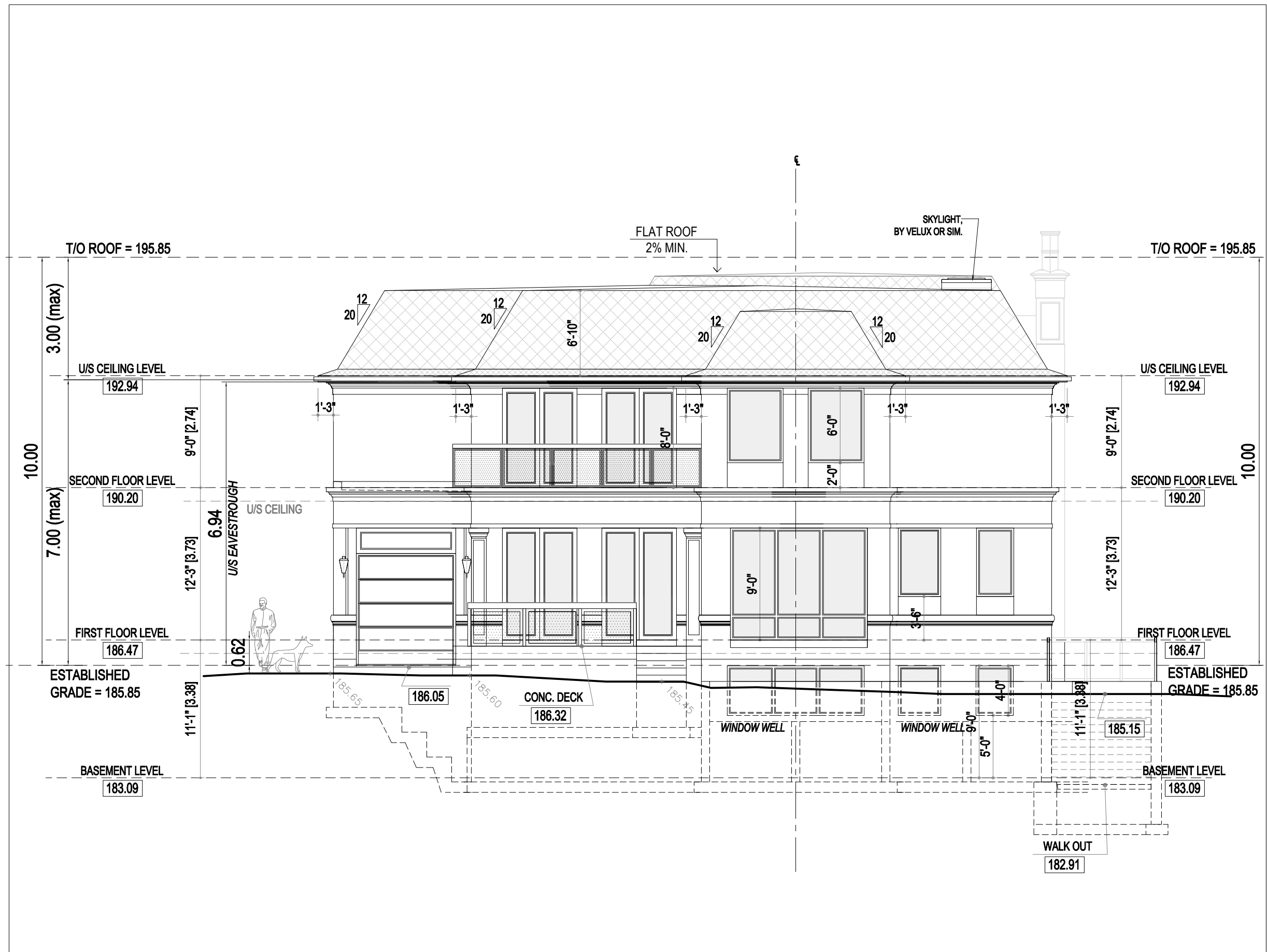




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<p>Zoran Paar  24546</p> <p>BCIN / BCIN</p> <p>Registration Information</p> <p>Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code</p>				
<p>PAAR Architecture and Interior Design Inc.  31765</p> <p>Firm Name BCIN / BCIN</p>			DWG : SIDE /SOUTH ELEVATION	
PAAR DESIGN INC.				
<div>PAAR</div> <div></div> <div>DESIGN</div> <div>www.paardesign.com</div>			<div>scale 1/8"=1'-0"</div> <div>A2.2</div>	
<div>22 BLUE FOREST DR. TORONTO ON. M3H 4W2</div> <div>p: 416 630 2106 www.paardesign.com info.paardesign.com</div>				

Appendix B

File: 25-117462-000-0000

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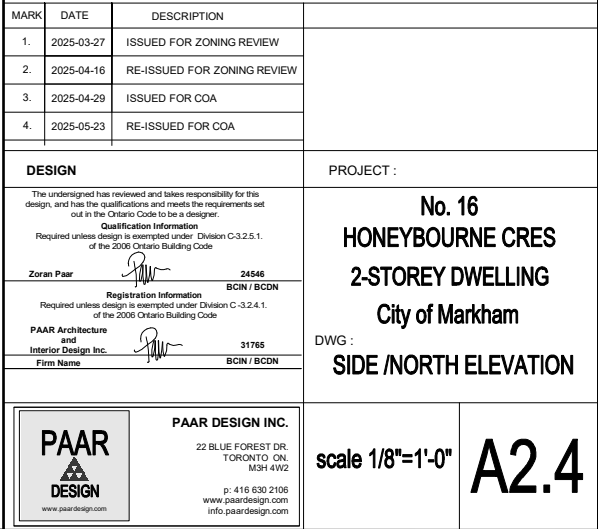


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<p>Zoran Paar  24546 BCIN / BCDN</p> <p>Registration Information Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code</p>					
<p>PAAR Architecture and Interior Design Inc.  31765 Firm Name BCIN / BCDN</p>				<p>DWG : REAR /WEST ELEVATION</p>	

<p>PAAR DESIGN INC.</p> <p>22 BLUE FOREST DR. TORONTO ON. M3H 4W2</p> <p>p. 416 630 2106 www.paardesign.com info.paardesign.com</p>	<p>scale 1/8"=1'-0"</p>	<p>A2.3</p>
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5/2025
MM/DD/YYYY

Date: 6/5/2025
MM/DD/YYYY



SURVEYOR'S REAL PROPERTY REPORT
PART 1 – PLAN OF SURVEY AND
PLAN OF TOPOGRAHY OF

Appendix B

File:

Date: 6/5/2025

MM/DD/YYYY

1. DESCRIPTION OF LAND: LOT 109, REGISTERED PLAN 4949, CITY OF MARKHAM UNDER PIN 02913-0096(LT).
2. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: PART OF LOT 109, REGISTERED PLAN 4949, SUBJECT TO AN EASEMENT AS SET OUT IN INSTRUMENT No. VM6689.
3. COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS: THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.
4. BOUNDARY FEATURES AND ADDITIONAL REMARKS: POSITION OF FENCES ARE AS SHOWN ON THIS PLAN.
5. THIS PLAN SHOULD BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED MARCH 6th, 2025.

THIS REPORT WAS PREPARED FOR LINGANRAJ NADARAJALINGAM AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

LEGEND

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- IP DENOTES IRON PIPE
- ORP DENOTES OBSERVED REFERENCE POINTS
- PL DENOTES REGISTERED PLAN 4949
- PL1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY THAM SURVEYING LIMITED, O.L.S., DATED DECEMBER 21st, 2021 (CAD NUMBER: 21-172-SRPR-TP).
- PL2 DENOTES PLAN OF SURVEY SHOWING LOCATION OF BUILDINGS BY B.J. HAYNES O.L.S., DATED AUGUST 13th, 1958 (PROJECT No. 58-188).
- PL3 DENOTES SKETCH OF SURVEY BY W.S. GIBSON & SONS, O.L.S., DATED MAY 12th, 1958 (REFERENCE No. 35).
- PL4 DENOTES BUILDING LOCATION BY EDWARD C. CARTER, O.L.S., DATED DECEMBER 21st, 1987.
- PL5 DENOTES REGISTERED PLAN 5810
- CALC'D DENOTES CALCULATED FROM PL AND PL5
- D DENOTES INSTRUMENT No. VM6689
- D1 DENOTES INSTRUMENT No. VM8997
- (NI) DENOTES NOT IDENTIFIABLE
- (WSGAS) DENOTES W. S. GIBSON & SONS, O.L.S.
- (1857) DENOTES THAM SURVEYING LIMITED, O.L.S.
- (BO) DENOTES BELOW GROUND
- NAD DENOTES NORTH AMERICAN DATUM
- CSRS DENOTES CANADIAN SPATIAL REFERENCE SYSTEM
- UTM DENOTES UNIVERSAL TRANSVERSE MERCATOR
- MEAS DENOTES MEASURED
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- FFE DENOTES FINISHED FLOOR ELEVATION
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE
- OHW DENOTES OVERHEAD WIRE
- CL DENOTES CENTRELINE
- HE DENOTES HEDGE
- EOP DENOTES EDGE OF PAVEMENT
- TOB DENOTES TOP OF BANK
- CTO156 DENOTES CONIFEROUS TREE AND DIAMETER
- DTX10.34 DENOTES DECIDUOUS TREE AND DIAMETER
- SHR DENOTES SHRUB
- MHSTM DENOTES MAINTENANCE HOLE STORM
- MHSA DENOTES MAINTENANCE HOLE SANITARY
- MH DENOTES MAINTENANCE HOLE
- CB DENOTES CATCHBASIN
- FWH DENOTES FIRE HYDRANT
- WV DENOTES WATER VALVE
- WK DENOTES WATER KEY
- UPLS DENOTES UTILITY POLE WITH LIGHT STANDARD
- UPW DENOTES WOODEN UTILITY POLE
- F DENOTES FENCE
- W DENOTES OVERHEAD WIRE

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF MARKHAM BENCHMARK No. M-33-023, HAVING AN ELEVATION OF 188.836 METRES. BRASS TABLET SET IN WEST WALL OF JAMES ROBINSON PUBLIC SCHOOL. AT SOUTHWEST CORNER. TABLET IS 24.24 METRES EAST OF THE CENTRELINE OF GALSORTHY DRIVE, 45.3 METRES NORTH OF THE CENTRELINE OF ROBINSON STREET, 2.3 METRES NORTH OF THE SOUTHWEST CORNER OF SCHOOL BUILDING, 0.8 METRES BELOW BRICK AND 0.74 METRES ABOVE GRADE.

NOTES

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99979805.

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS ORP-33(CP) (N4859195.738, E639036.258) AND ORP-44(CP) (N4859288.911, E639018.087) AS SHOWN ON THIS PLAN AND ARE BASED ON U.T.M. ZONE 17, CENTRAL MERIDIAN 81° 00' WEST LONGITUDE, NAD-1983; CSRS: GNV6-2010.0.

BEARINGS ON THE FOLLOWING PLANS HAVE BEEN ROTATED COUNTER-CLOCKWISE BY 0244'15" TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS – PL AND PL3. ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 4th DAY OF MARCH, 2025.

March 11th, 2025

DATE

R. SHANMUGARAJAH
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-96653



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR.
In accordance with
Regulation 1026, Section 28(3).



THAM SURVEYING LIMITED
ONTARIO LAND SURVEYORS
www.thamsurvey.ca
8888 KEELE STREET, UNIT 7 PHONE: 905-761-6521 FAX: 905-761-6523
VAUGHAN, ONTARIO, L4K 2N2 1-855-761-6521

DRAWN BY: S.G. CHECKED BY: 24-077SRPR-TP CAD NUMBER: JOB NUMBER: 24-077