

**Memorandum to the City of Markham Committee of Adjustment**  
June 3, 2025

**File:** A/039/25  
**Address:** 21 Limcombe Drive, Thornhill  
**Applicant:** Hirman Architects Inc. (Mani Yeganegi)  
**Hearing Date:** Wednesday June 11, 2025

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

The applicant is requesting relief from the following requirements of the Residential - Established Neighbourhood Low Rise (RES-ENLR) zone under By-law 2024-19, as amended, to permit:

**a) By-law 2024-19, Special Standard (xiv):**

a combined main building coverage of 552 square metres, whereas, the By-law permits a maximum combined main building coverage of 500 square metres;

as it relates to a rear one-storey addition to an existing single detached dwelling.

**BACKGROUND**

**Property Description**

The 1,653 m<sup>2</sup> (17,795 ft<sup>2</sup>) subject property is located on the east side of Limcombe Drive, north of Steeles Avenue East and east of Bayview Avenue. The property is located within an established residential neighbourhood comprised of predominantly two-storey detached dwellings. Mature vegetation exists across the property. There is an existing two storey single detached dwelling on the property, which according to assessment records was constructed in 1989.

**Proposal**

The applicant is proposing to construct an 18.8 m<sup>2</sup> (202 ft<sup>2</sup>) one-storey addition at the rear of the existing single detached dwelling.

**Official Plan and Zoning**

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

The subject property is designated "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 with respect to height, massing and setbacks. This criteria is established to ensure that the development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street. In considering applications for development approval in a 'Residential Low Rise' area, including variances, infill development is required to meet the general intent of these development criteria. Regard shall also be had for retention of existing trees and vegetation, the width of proposed garages and driveways and the overall orientation and sizing of new lots within a residential neighbourhood.

### Zoning By-Law 2024-19

The subject property is zoned Residential - Established Neighbourhood Low Rise (RES-ENLR) zone under By-law 2024-19 which permits the existing single detached dwelling. The proposal does not comply with the required combined main building coverage.

### **Zoning Preliminary Review (ZPR) Not Undertaken**

The Owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. However, the applicant has received comments from the Building Department through their permit process (25.112793 HP) to confirm the variances required for the proposed development.

### **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 Combined Main Building Coverage**

The applicant is requesting to permit a combined main building coverage of 552 m<sup>2</sup> (5,942 ft<sup>2</sup>), whereas a maximum combined main building coverage of 500 m<sup>2</sup> (5,382 ft<sup>2</sup>) is permitted. This represents an increase of 52 m<sup>2</sup> (560 ft<sup>2</sup>) or approximately 10 percent. The proposed one-storey addition is located at the rear of the property and maintains the same setbacks as the existing single detached dwelling. Staff opine the proposed combined main building coverage is minor in nature, will not adversely impact the character of the neighbourhood, and have no objection to the requested variance.

### **PUBLIC INPUT SUMMARY**

No written submissions were received as of June 3, 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:



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Hailey Miller, Senior Planner, West District

REVIEWED BY:



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Rick Cefaratti, MCIP, RPP, Acting Development Manager, West District

**APPENDIX “A”**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/039/25**

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, 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. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site, neighbouring properties, and street trees, in accordance with the City’s Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Tree Preservation By-law Administrator.

CONDITIONS PREPARED BY:



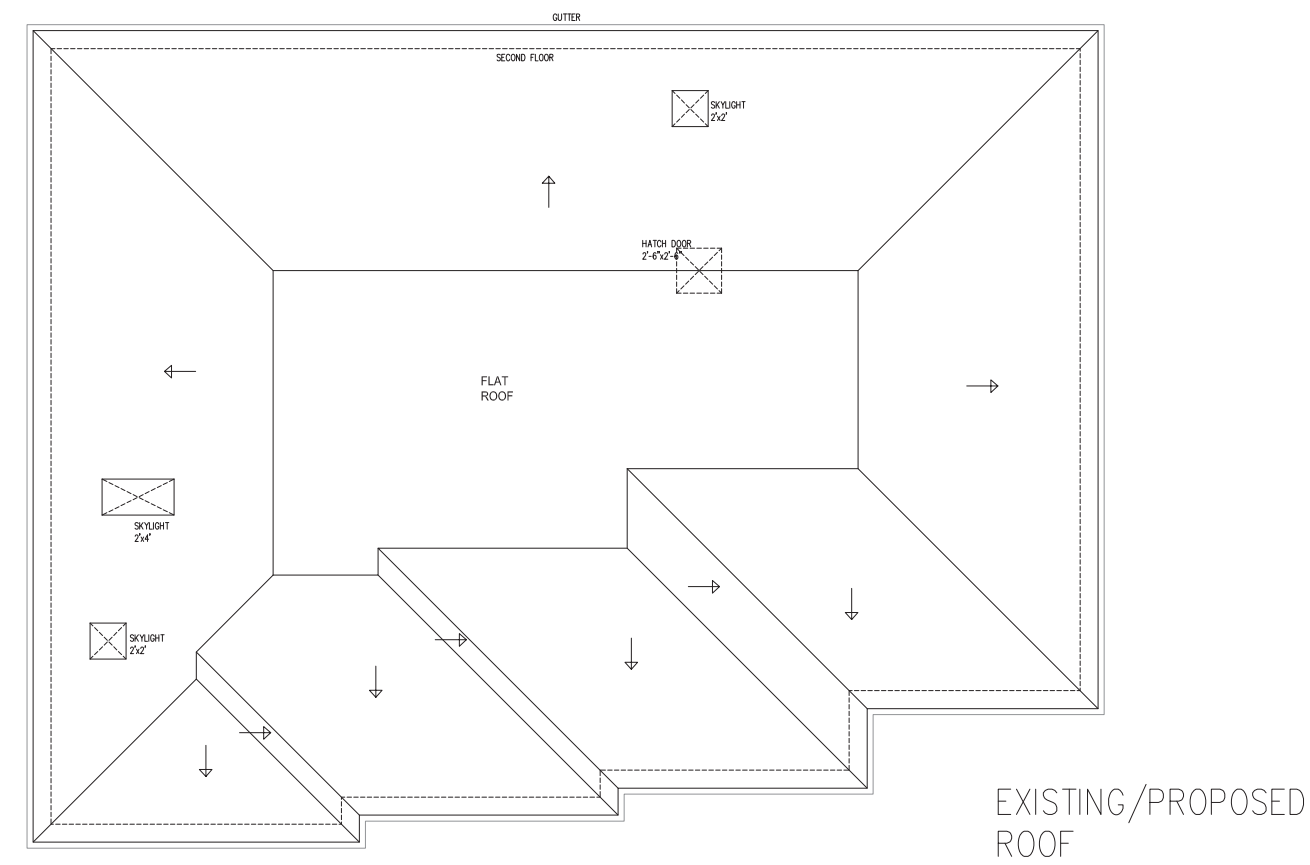
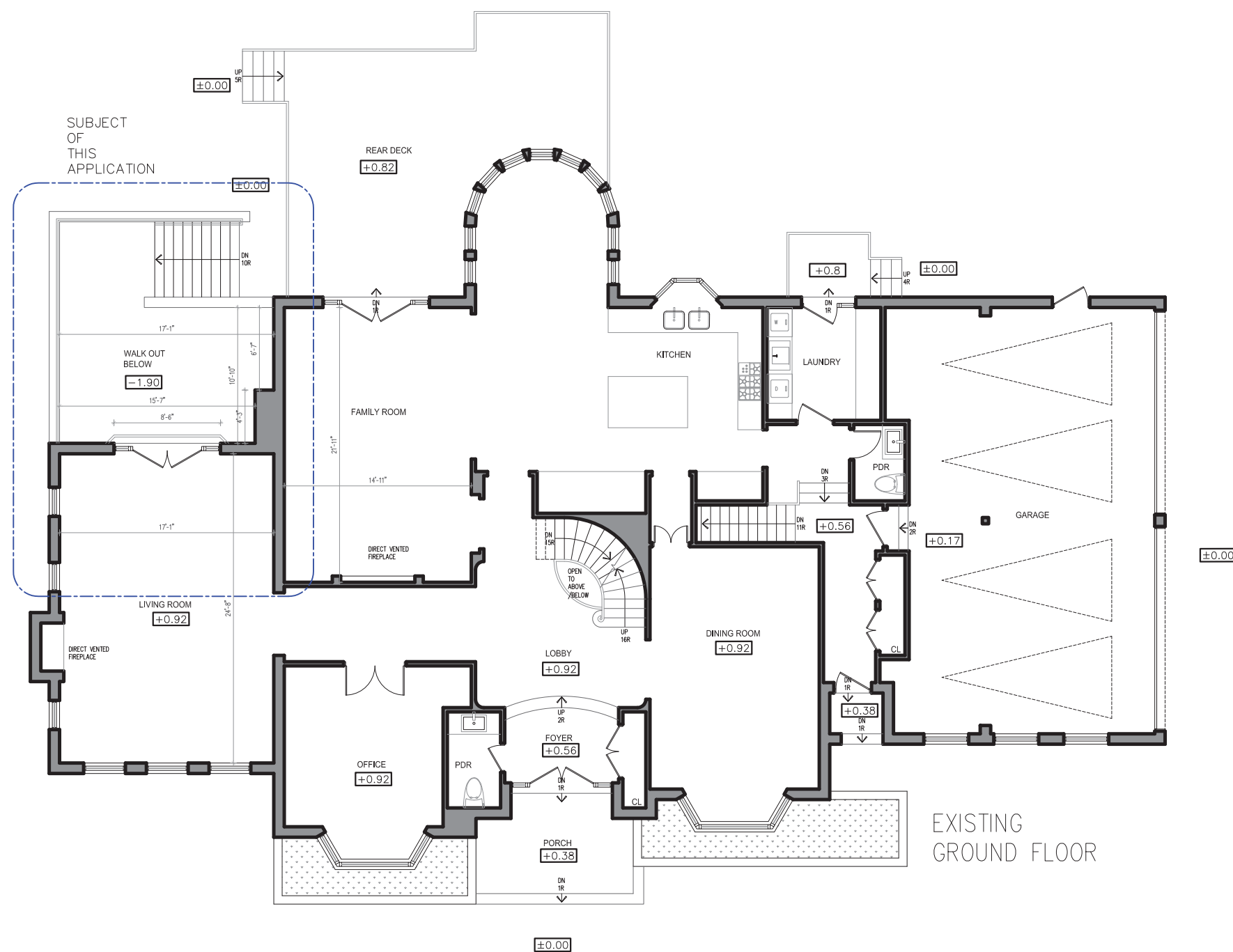
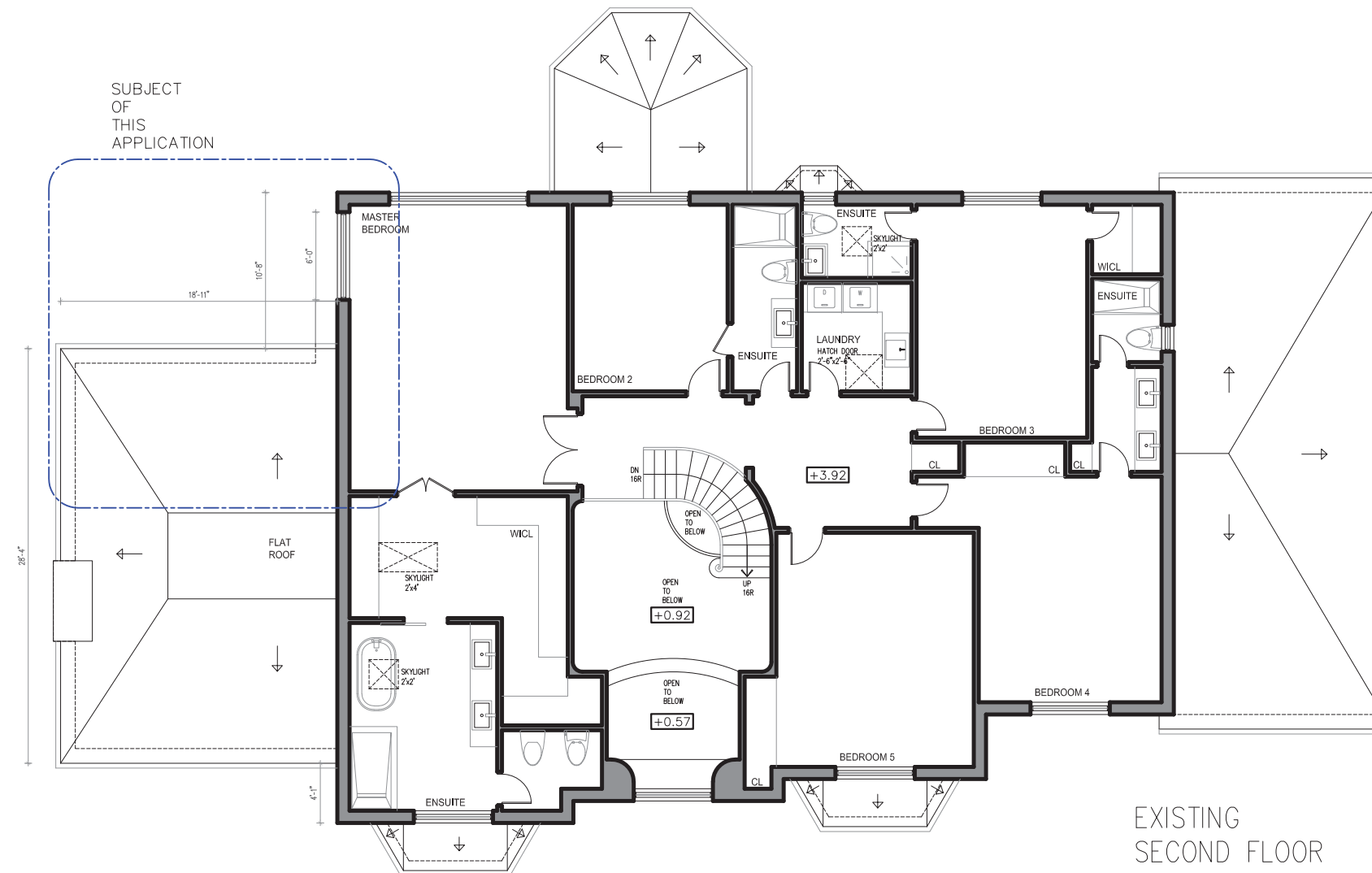
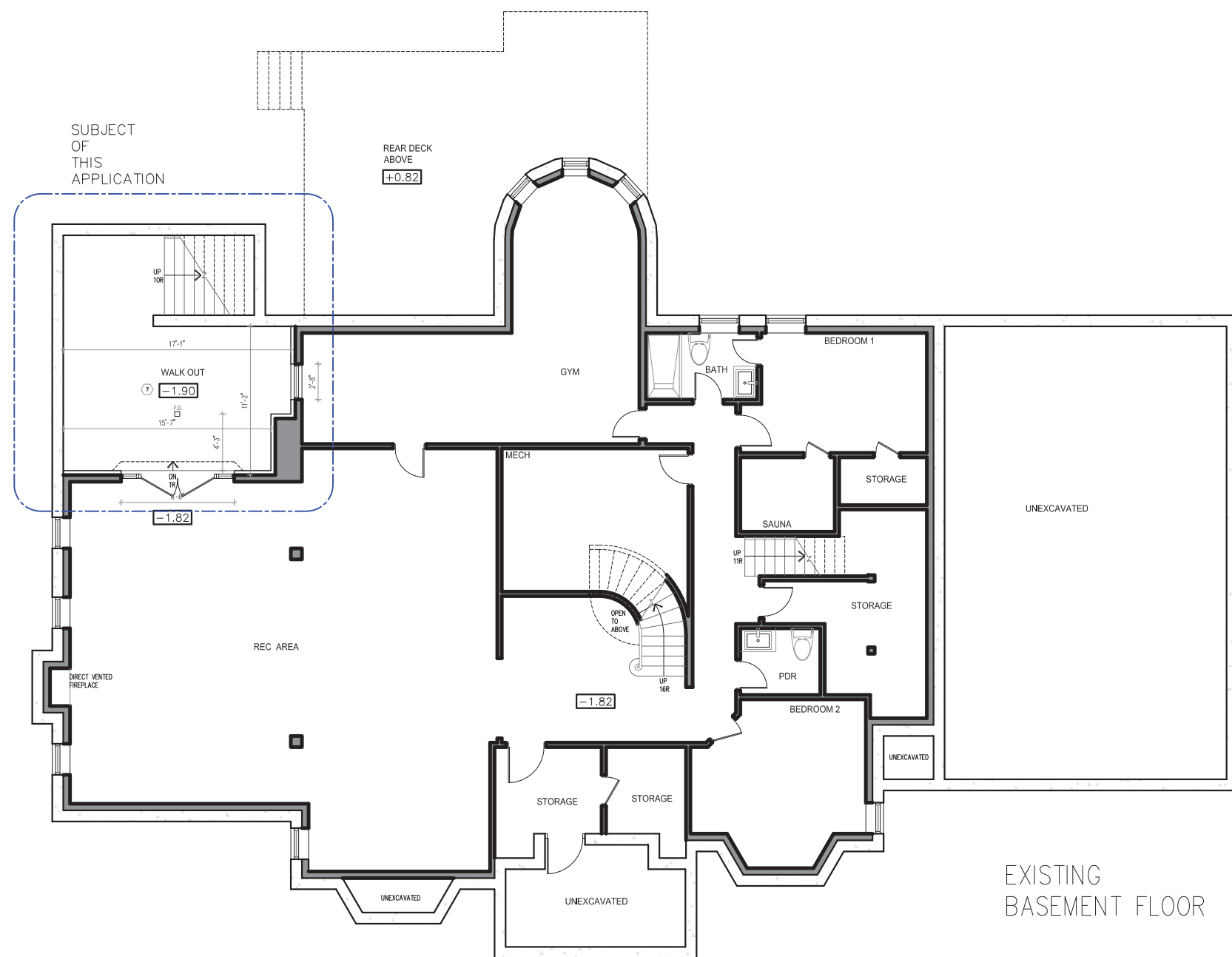
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Hailey Miller, Senior Planner, West District



# Appendix B

File: 21-11002-000-0000  
 Date: 6/4/2025  
 MM/DD/YYYY



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SHEET TITLE: EXISTING FLOOR PLANS  
 SCALE: 3/32"=1'-0"  
 PAPER SIZE: 18"x24"

ARCHITECTURAL DESIGN  
 HIRMAN ARCHITECTS INC.  
 UNIT 113, 9471 YONGE STREET  
 RICHMOND HILL, ON, L4C 0Z5  
 Tel: (647) 401-3922  
 Email: hirman.studio@gmail.com

PROJECT:  
 21 LIMCOMBE DRIVE, MARKHAM

SHEET NUMBER: **A1**

# Appendix B

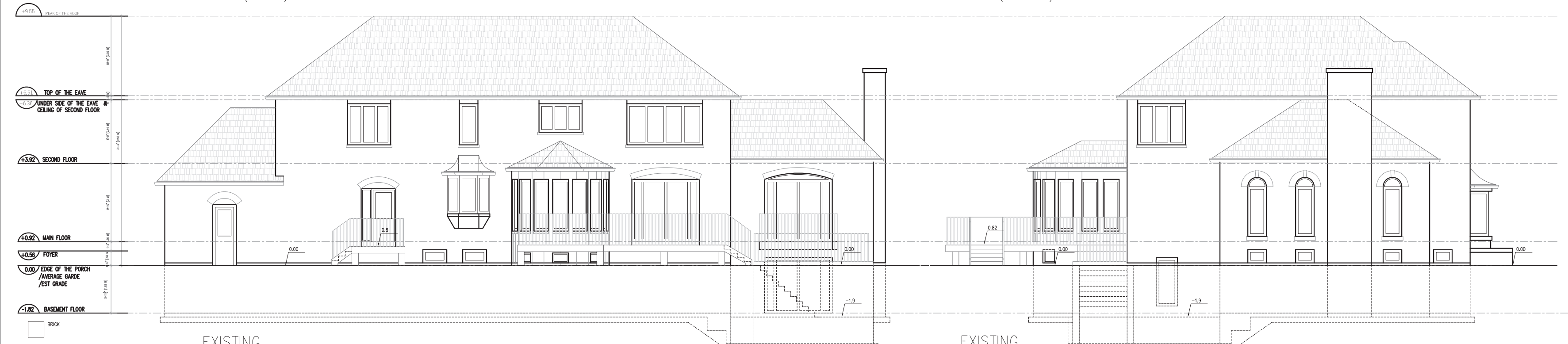
File: 21.11002.000.0000

Date: 6/4/2025  
MM/DD/YYYY



EXISTING/PROPOSED  
MAIN (WEST) ELEVATION

EXISTING/PROPOSED  
SIDE (SOUTH) ELEVATION



EXISTING  
REAR (EAST) ELEVATION

EXISTING  
SIDE (NORTH) ELEVATION



PROPOSED  
REAR (EAST) ELEVATION

PROPOSED  
SIDE (NORTH) ELEVATION

ENERGY EFFICIENCY CALCS. (AS PER OBC SB-12 3.1.1.2.A)						
	FRONT [W]	SIDE [S]	REAR [E]	SIDE [N]	SKYLITES	TOTALS
AREA OF WALLS	1561.21 sq.ft	1059.61 sq.ft	1677.15 sq.ft	1132.49 sq.ft	-	5430.46 sq.ft
TOTAL OPENINGS (INCL. SKYLITES)	373.43 sq.ft.	100.14 sq.ft.	439.52 sq.ft.	169.32 sq.ft.	16 sq.ft.	1098.41 sq.ft. (20.22 %)

ENERGY EFFICIENCY COMPLIANCE OPTION  
SB-12 PRESCRIPTIVE (ZONE 1, COMPLIANCE PACKAGE A1, AFUE 96%, MAX. U-VALUE = 1.4 FOR WINDOWS & SLIDING GLASS DOORS AS PER OBC SB-12 3.1.1.2.A)



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SHEET TITLE: ELEVATIONS

SCALE: 3/16"=1'-0"  
PAPER SIZE: 18"x24"

### ARCHITECTURAL DESIGN

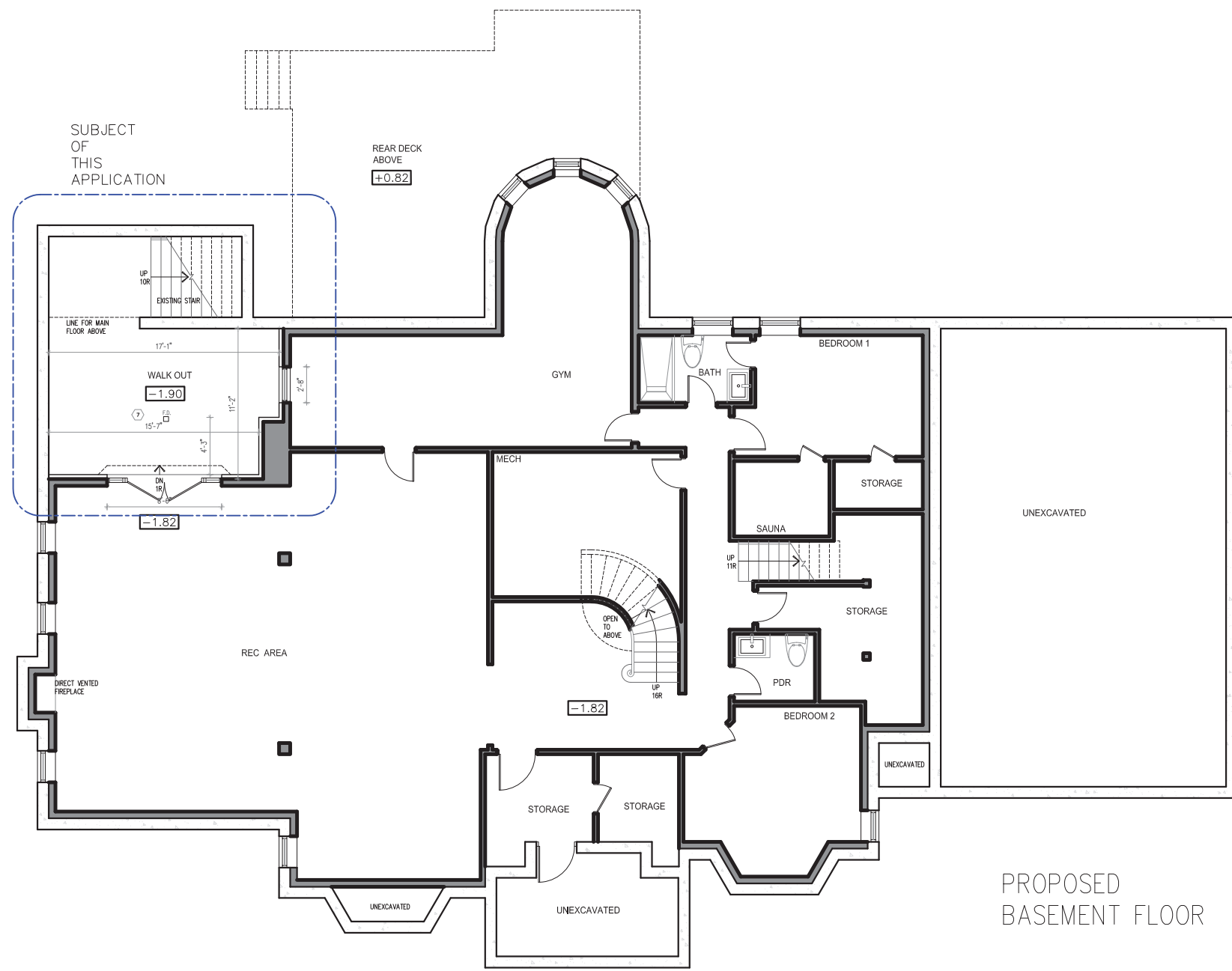
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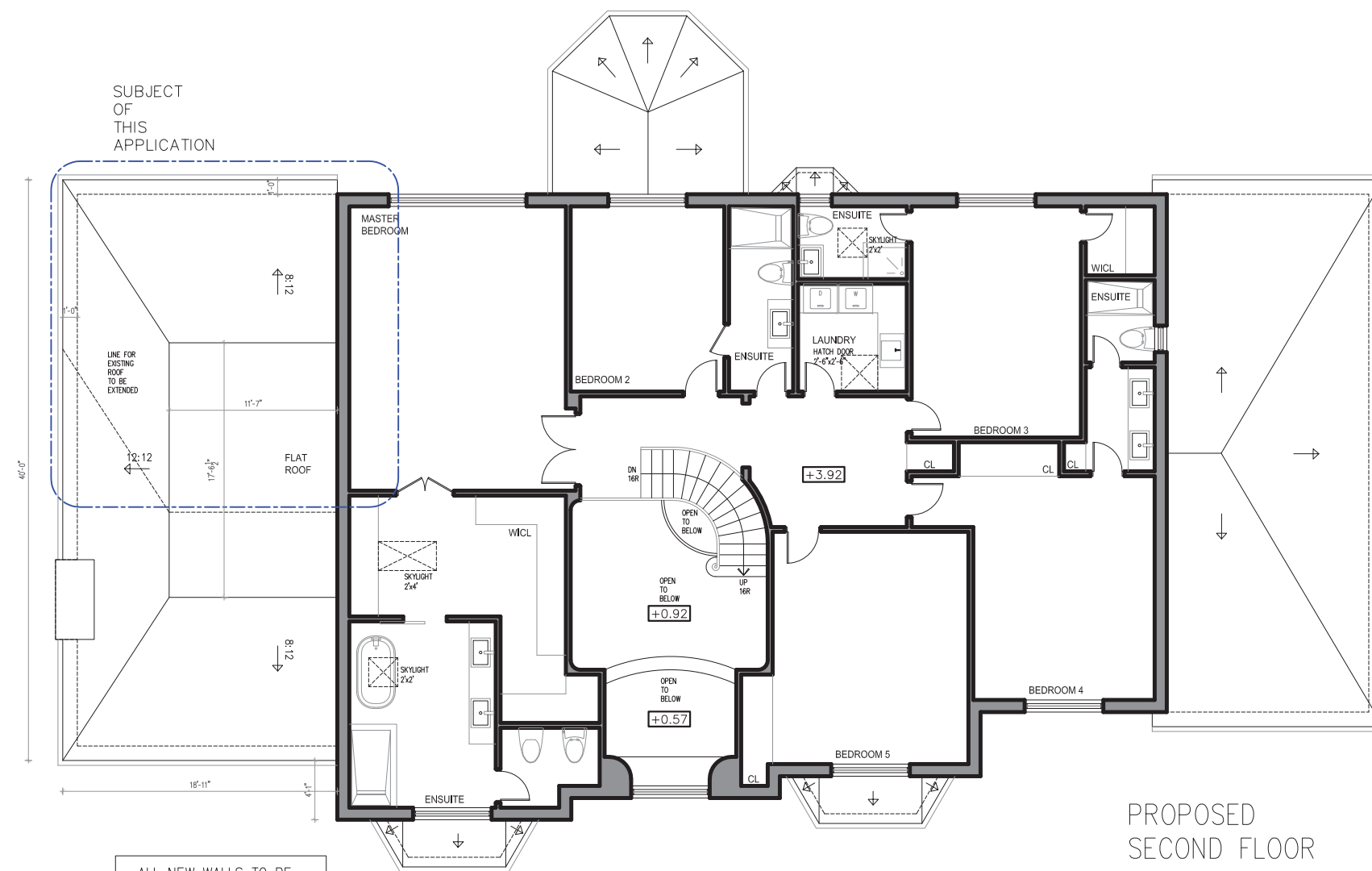
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# Appendix B

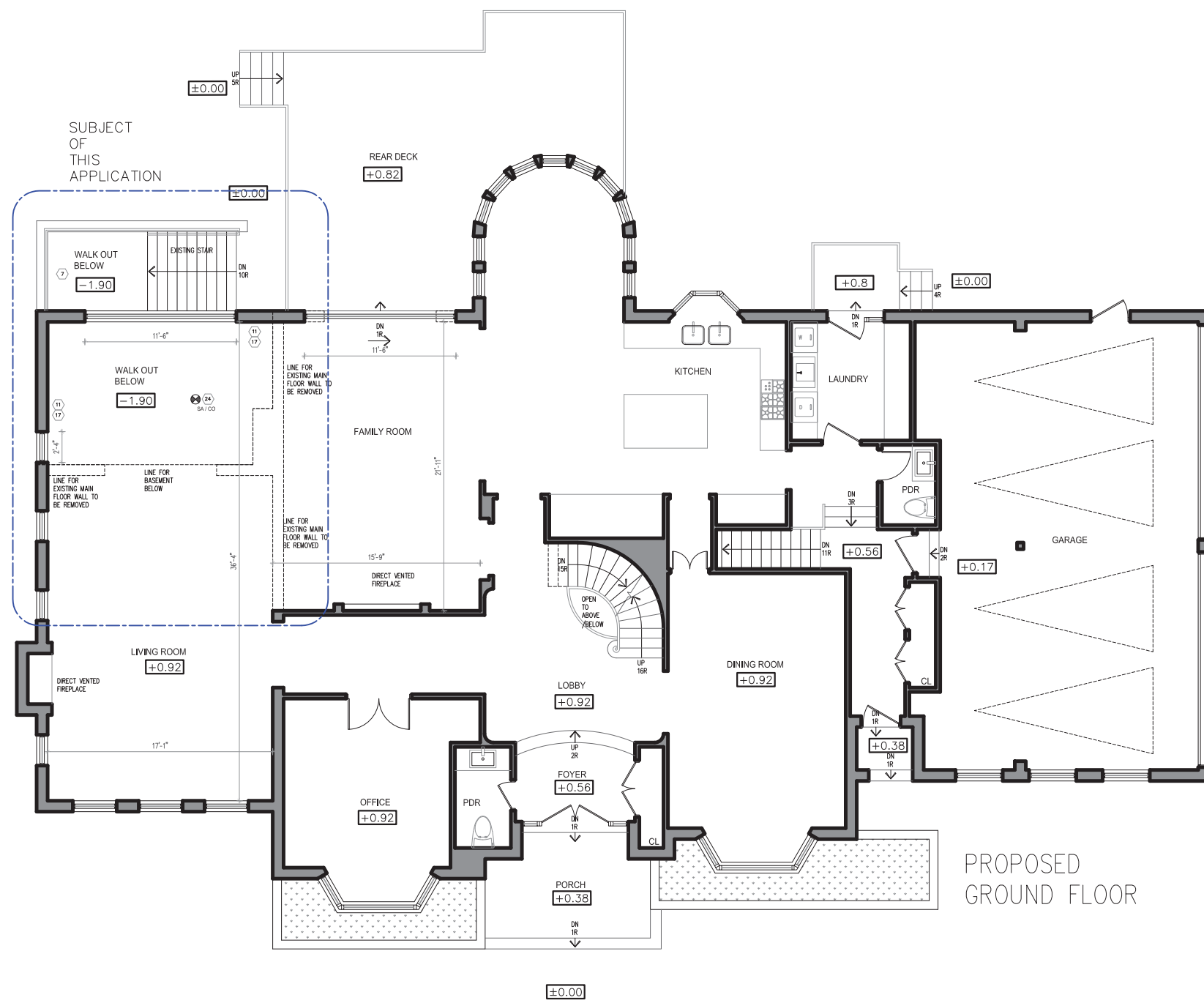
File: 21.11002.000.0000  
 Date: 6/4/2025  
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PROPOSED BASEMENT FLOOR



PROPOSED SECOND FLOOR



PROPOSED GROUND FLOOR

ALL NEW WALLS TO BE INSULATED AS PER MMAH-SB12  
 Wall Ceiling Insulation R-40  
 Ceiling with attic R-31  
 Ceiling without attic R-31  
 Exposed Floor R-31  
 Exterior wall above grade R-22  
 Basement wall R-20/04  
 Foundation - 50% Exposed R-10  
 Slabs on Grade R-10  
 Supply Ducts In unheated space R-12

TALL WALL CONSTRUCTION: 2 STOREY WALL 2-2x6@12" OC WITH SOLID BLOCKING @ 4' OC AND 3/4" PLYWOOD SCREWED TO DOUBLE STUDS USING 2 1/2" SCREWS@ 12" STAGGERED

ALL FLOORS OR FLAT ROOFS IN CONTACT WITH OUTSIDE TO FILLED WITH R-31 FOAM, NO NEED TO BE VENTILATED

ALL DOOR SIZES ARE CLEAR OPENING

FLAT ROOF PARAPET WALL AS PER ELEV. 2% SLOPE TO DRAIN, SCUPPER & RWL  
 SINGLE PLY EPDM RUBBER ROOFING MEMBRANE INSTALLED AS PER MANUF. SPECS. ON 1/2" THK. EXT. GRADE PLYWD.  
 SHEATHING ON TAPERED 2x6 STRAPPING (LAID FLAT) @ 16" OCS. FOR 2% DRAINAGE SLOPE (TYP.) ON ROOF JOISTS AS SPECIFIED  
 MIN2 1/2-LBS SPRAY FOAM INSULATION BETWEEN JOISTS TO COMPLY WITH R-31. NO NEED TO VENTILATE. FOAM INSULATION IN CONFORMANCE WITH CAN/JULC-S705.1, THERMAL INSULATION-SPRAY APPLIED RIGID POLYURETHANE FOAM, MEDIUM DENSITY"



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SHEET NUMBER: **A2**