



AGENDA
Wednesday, July 24, 2024
7:00pm
Location: Virtual Meeting

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF PREVIOUS MINUTES

July 10, 2024

4. PREVIOUS BUSINESS

4.1. B/032/23

Agent Name: Cantam Group LTD. (Yaso Somalingam)
44 Rouge Street, Markham
PLAN 173 BLK L LOT 12

The applicant is requesting provisional consent to:

- a) sever and convey** a parcel of land with an approximate lot frontage of 15.09 metres (49.51 feet) and an approximate lot area of 454.90 square metres (4,896.36 square feet) (Part 1);
- b) retain** a parcel of land with an approximate lot frontage of 15.03 metres (49.31 feet) and an approximate lot area of 454.0 square metres (4,886.67 square feet) (Part 2);

This application proposes to sever the Subject Property to create one (1) new residential lot.

This application is related to Minor Variance applications A/154/23 and A/155/23.

(Heritage District, Ward 4)

4.2 A/154/23

**Agent Name: Cantam Group LTD. (Yaso Somalingam)
44 Rouge Street, Markham
PLAN 173 BLK L LOT 12**

The applicant is requesting relief from the requirements of By-law 1229, as amended, to permit:

- a) **By-law 1229, Section 11.2 (c) (i):**
a porch with stairs to encroach 50.4 inches into a required yard, whereas the by-law permits a maximum encroachment of 18 inches;
- b) **By-law 1229, Table 11.1:**
a minimum lot area of 4896.36 square feet, whereas the by-law requires a minimum lot area of 6600 square feet;
- c) **By-law 1229, Table 11.1:**
a lot frontage of 49.50 feet, whereas the by-law requires a minimum lot frontage of 60 feet; and
- d) **By-law 1229, Amending By-law 99-90, Section 1.2 (vi):**
maximum floor area ratio of 48.82 percent, whereas the by-law permits a maximum floor area ratio of 45 percent;

as it relates to a proposed two-storey residential dwelling on the severed lot.

(Heritage District, Ward 4)

4.3 A/155/23

**Agent Name: Cantam Group LTD. (Yaso Somalingam)
44 Rouge Street, Markham
PLAN 173 BLK L LOT 12**

The applicant is requesting relief from the requirements of By-law 1229, as amended, to permit:

- a) **By-law 1229, Table 11.1:**

a minimum lot area of 4886.67 square feet, whereas the by-law requires a minimum lot area of 6600 square feet;

b) By-law 1229, Table 11.1:

a lot frontage of 49.31 feet, whereas the by-law requires a minimum lot frontage of 60 feet;

c) By-law 1229, Amending By-law 99-90, Section 1.2 (vi):

a maximum floor area ratio of 48.61 percent, whereas the by-law permits a maximum floor area ratio of 45 percent; and

d) Section 1.2(ii), Amending By-law 99-90 Section 1.2(iii):

a maximum depth of 17.48 metres, whereas the by-law permits a maximum depth of 16.8 metres;

as it relates to a dwelling on the retained lot.

(Heritage District, Ward 4)

5. NEW BUSINESS:

5.1. B/039/23

Agent Name: WSP Canada Group Ltd. (Robert Rappolt)

60 Columbia Way, Markham

PLAN M2029 PT BLKS 10 AND 11 RP 65R20668 PARTS 2 TO 19, 21 AND 22 PT PARTS 1, 19 AND 20 RP 65R35379 PARTS 1 TO 11, 14 TO 19

The applicant is requesting provisional consent to:

- a) sever and convey** a parcel of land with an approximate lot frontage of 167.10 metres and an approximate lot area of 17,467.9 square metres (Parts 1, 2 and 3);
- b) retain** a parcel of land with an approximate lot frontage of 104.90 metres and an approximate lot area of 40,177.3 square metres (Parts 4 to 21);
- c) establish an easement** over the retained lands (Parts 4 and 9) in favour of the severed lands (Parts 1, 2, and 3) for the purposes of access;



- d) **establish an easement** over portions of the retained lands (Parts 4 to 21) in favour of the severed lands (Parts 1, 2, and 3) for the purposes of utilities and servicing.

The purpose of this application is to create one new lot and to establish various servicing and access easements.

(West District, Ward 2)

5.2 A/027/24

**Agent Name: Shurway Contracting Ltd (Raffy Bekmezian)
505 Cochrane Drive, Markham
PLAN 65M2073 LOT 3 AND PT LOT 4 65R8531 PT 1**

The applicant is requesting relief from the requirements of By-law 165-80, as amended, to permit:

- a) **Parking By-law 28-97, Section 3.0, Table B:**
a minimum of 77 parking spaces, whereas the by-law requires a minimum of 85 parking spaces on the lot;

as it relates to the proposed extension of a treadmill facility.

(West District, Ward 8)

5.3 A/043/24

**Agent Name: AEM Designs (Ravinder Singh)
308 Ridgecrest Road, Markham
PLAN 65M3390 BLK 227 / 65M3368 BLK 366**

The applicant is requesting relief from the requirements of By-law 2024-19 & 177-96, as amended, to permit:

- a) **By-law 28-97, Section 3.0 Table B:**
a minimum of 2 parking spaces, whereas the by-law requires a minimum of 3 parking spaces;

as it relates to the addition of a basement dwelling.



(West District, Ward 6)

5.4 A/049/24

**Agent Name: Baldassarra Architects Inc. (Milica Zekanovic)
5900 14th Avenue, Markham
PLAN 65M2757 LOTS 12-14 AND PART OF LOTS 24 AND 25**

The applicant is requesting relief from the requirements of By-law 108-81, as amended, to permit:

a) By-law 28-97, Section 3.0 (Table B):

a minimum of 162 parking spaces, whereas the by-law requires a minimum of 255 parking spaces;

as it relates to a multi-unit building.

(East District, Ward 7)

5.5 A/050/24

**Agent Name: MHBC Planning (Jillian Sparrow)
8502 Woodbine Avenue, Markham
CON 3 PT LT 10 65R17970 PT 7**

The applicant is requesting relief from the requirements of By-law 2024-19 & 165-80, as amended, to permit:

By-law 2024-19

a) By-law 2024-19, Section 5.4.1(S):

a minimum of 17 parking spaces, whereas the by-law requires a minimum of 20 parking spaces;

By-law 165-80, as amended:

a) By-law 28-97, Section 3, Table B:

a minimum of 17 parking spaces, whereas the by-law requires a minimum of 20 parking spaces;

as it relates to a proposed financial institution.

(West District, Ward 8)

5.6 A/063/24

**Agent Name: KLM Planning Partners Inc. (Marshall Smith)
7200 Markham Road, Markham
PLAN 65M2901 BLOCK 17**

The applicant is requesting relief from the requirements of By-law 2024-19 & 177-96, as amended, to permit:

By-law 2024-19

a) Section 1.7.4:

That the requirements of this By-law do not apply to prevent the erection or use of a building or structure for which an application for site plan approval under Section 41 of the Planning Act or a heritage permit in accordance with the Heritage Act, was filed and accepted by the City on or prior to July 11th, 2024; whereas the by-law requires the site plan application to have been filed and accepted prior to the effective date of this By-law provided the application conforms to the relevant By-law listed in Section 1.5 before the effective date of this By-law.

By-law 2022-114

a) Amending By-law 2022-114, Section 7.606.2(n):

a minimum of 1.1 parking spaces per dwelling unit, whereas the by-law requires a minimum of 1.25 parking spaces per dwelling unit;

b) Amending By-law 2022-114, Section 7.606.2(i):

a maximum of 308 dwelling units on a lot, whereas the by-law permits a maximum of 269 dwelling units on a lot;

as it relates to a proposed townhouse development.

This application is related to Zoning By-law Amendment (ZA 2017 109850) and Site Plan (SC 2017 109850).

(East District, Ward 7)

5.7 A/057/24

Agent Name: Prohome Consulting Inc (Vincent Emami)
15 Tusday Court, Markham
PLAN 7566 LOT 220

The applicant is requesting relief from the requirements of By-laws 2024-19 to permit:

- a) **By-law 2024-19, Section 4.8.10.1(a):**
a minimum front yard porch depth of 1.4 metres, whereas the by-law requires a porch depth of at least 1.8 metres;
- b) **By-law 2024-19, Section 6.3.2.2(C):**
a maximum second-storey main building coverage of 26.7 percent of the lot area, whereas the by-law permits a maximum building coverage for the second-storey of 20 percent of the lot area;
- c) **By-law 2024-19, Section 6.3.2.2(E):**
a maximum distance of 20.43 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;
- d) **By-law 2024-19, Section 6.3.2.2(E):**
a maximum distance of 17.31 metres for the second storey measured from the established building line, whereas the by-law permits a maximum distance of 14.5 metres for the second storey measured from the established building line;
and
- e) **By-law 2024-19, Section 6.3.2.2(F):**
a minimum front yard setback of 8.36 metres, whereas the by-law permits a minimum front yard setback of 8.74 metres;

as it relates to a proposed two-storey residential dwelling with a finished basement and a wood deck.

(Central District, Ward 3)

6. ADJOURNMENT:

6.1 Next Meeting, August 14th, 2024

6.2 Adjournment