



AGENDA
Wednesday, August 14, 2024
7:00pm
Location: Virtual Meeting

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF PREVIOUS MINUTES

July 24, 2024

4. PREVIOUS BUSINESS

4.1 A/041/24

Agent Name: Arrow Architecture Ltd.
12 Thomas Reid Road, Markham
PLAN M1719 LOT 14

The applicant is requesting relief from the requirements of By-law 2024-19 and 83-73, as amended, to permit:

- a) **By-law 2024-19, Section 6.3.2.2.m):**
a maximum projection of 6.9 metres of an attached private garage beyond the main wall of the building, whereas the by-law permits a maximum projection of 1.8 metres;
- b) **By-law 2024-19, Section 6.3.2.2.f):**
a minimum front yard setback of 12.2 metres, whereas the by-law requires a minimum front yard setback of 13.75 metres; and
- c) **By-law 2024-19, Section 6.3.2.2.i):**
a minimum combined interior side yard of 6.6 metres, whereas the by-law requires a minimum combined interior side yard of 25 percent of the lot width (7.7 metres);

as it relates to the extension of an existing garage.

(West District, Ward 2)

4.2 A/035/24

Agent Name: Mehdy Ajvand
56 Ladyslipper Court, Thornhill
PL M1095 LT 13

The applicant is requesting relief from the requirements of By-law 2024-19 and 1767, as amended, to permit:

By-law 2024-19

- a) **By-law 2024-19, Section 6.3.2.2 i):**
a combined interior side yard setback of on both sides of 3.67 metres, whereas the by-law requires a minimum combined interior yard setback of 4 metres on both sides;
- b) **By-law 2024-19, Section 6.3.2.2 c):**
a main building coverage of 23.5 percent (2,490 square feet) for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent (2,120 square feet) of the lot area for any storey above the first;
- c) **By-law 2024-19, Section 6.3.2.2 e):**
a maximum distance of the main building from the established building line of 16.80 metres for the second storey, whereas the by-law permits a maximum distance of 14.5 metres for any storey above the first from the established building line;

By-law 1767

- a) **By-law 1767, Amending By-law 100-90, Section 1.2(iii):**
a maximum building depth of 22.40 metres, whereas the by-law permits a maximum building depth of 16.80 metres;
- b) **By-law 1767, Amending By-law 100-90, Section 1.2(vii):**
a floor area ratio of 51.4 percent (4,649 square feet), whereas the by-law permits a maximum floor area ratio of 50 percent (4,525 square feet);

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

(West District, Ward 1)

5. NEW BUSINESS:



5.1. B/004/23

**Agent Name: Malone Given Parsons Ltd.
4638 Major Mackenzie Drive, Markham
CON 6 PT LOT 21 65R36394 PART 1**

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 23.69 metres and an approximate lot area of 5578.30 square metres (Part 11); and
- b) **retain** a parcel of land with an approximate lot frontage of 1,251 metres and an approximate lot area of 59.70 hectares (Part 1 of Plan 65R-14120).

The purpose of this application is to sever the Subject Lands to facilitate the creation of one (1) new development lot to accommodate a land exchange between neighbours to regularize property boundaries.

This application is related to PLAN application 20 113780 which was approved in 2022.

(North District, Ward 6)

5.2 B/019/24

**Agent Name: Glen Schnarr & Associates Inc.
7550 Woodbine Avenue, Markham
PLAN M1707 PT BLKS A AND T 65R25510 PTS 1 4 AND 5**

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 72.37 metres and an approximate lot area of 5872 square metres (Parts 5 and 6);
- b) **retain** a parcel of land with an approximate lot frontage of 52.72 metres and an approximate lot area of 11,226 square metres (Parts 1,2,3, and 4);
- c) **establish an easement** over Part 4 in favour of the Severed Lands (Parts 5 and 6) for the purpose of access;
- d) **establish an easement** over Part 5 in favour of the Retained Lands (Parts 1,2,3, and 4) for the purpose of access.

The purpose of this application is to sever the subject lands and create of one (1) new lot to facilitate the development of a commercial self-storage facility on the subject lands.



This application is associated with PLAN application 2023 117840 000 00 which was recently approved.

(West District, Ward 8)

5.3 A/044/24

**Agent Name: Renor and Associates Inc.
6 Fitzroy Avenue, Markham
PLAN 65M4193 LOT 37**

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

- a) **By-law 28-97, Section 3, Table A, Subsection G:**
a minimum of two parking spaces, whereas the by-law requires a minimum of three parking spaces;

as it relates to a proposed accessory dwelling unit.

(East District, Ward 4)

5.4 A/065/24

**Agent Name: Brown & Beattie
70 Halder Crescent, Markham
PLAN 65M2093 PT LOT 92 65R6675 PTS 1 & 2**

The applicant is requesting relief from the requirements of By-law 2024-19 and 90-81, as amended, to permit:

By-law 2024-19

- a) **By-law 2024-19, Section 5.2.5:**
a minimum length of not less than 4.85 metres for a parking space, whereas the by-law requires a minimum length of not less than 5.8 metres for a parking space;

By-law 28-97

- a) **By-law 28-97, Section 6.1.2(b):**



a minimum length of not less than 4.85 metres for required parking spaces provided in an enclosed garage, whereas the by-law requires a minimum length of not less than of 5.8 metres for parking spaces provided in an enclosed garage;

as it relates to fire damage repairs and interior alterations for the creation of a basement dwelling unit in a single-detached home.

(Central District, Ward 8)

5.5 A/006/24

**Agent Name: Frank Rotundo Architect Inc.
16 Ferrah Street, Markham
PLAN M1475 LOT 110 RS66R6868 PARTS 1 AND 2**

The applicant is requesting relief from the requirements of By-law 11-72, as amended, to permit:

- a) **By-law 11-72, Section 6.1:**
a minimum front yard setback of 24 feet 5 inches (7.45 metres) to the covered porch, whereas the by-law requires a minimum front yard setback to the covered porch of 27 feet;
- b) **By-law 11-72, Section 6.1:**
a maximum lot coverage of 38.6 percent, whereas the by-law permits a maximum lot coverage of 33 and 1/3 percent; and
- c) **By-law 11-72, Section 6.1:**
a maximum building height of 28 feet 4 inches provided the main roof deck is no higher than 26 feet 4 inches, whereas the by-law permits a maximum building height of 25 feet;

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

(Central District, Ward 3)

5.6 A/070/24

**Agent Name: Rijo Build Inc.
94 Tomlinson Circle, Markham
PLAN 65M2556 BLK 144 PLAN 65M2513 BLK 176**

The applicant is requesting relief from the requirements of By-law 2024-19 and 118-79, as amended, to permit:

By-law 2024-19

- a) **By-law 2024-19, Section 4.8.9.1 b):**
a maximum uncovered deck projection of 53 percent of the requested rear yard setback, whereas the by-law permits hard landscaping to project into the rear yard a maximum of 50 percent of the required rear yard setback;
- b) **By-law 2024-19, Section 6.3.2.2 c):**
a maximum main building coverage of 41 percent for the first storey, whereas the by-law permits a maximum main building coverage of 30 percent for the first storey;
- c) **By-law 2024-19, Section 6.3.2.2 d):**
a maximum lot coverage of 41 percent, whereas the by-law permits a maximum lot coverage of 35 percent;
- d) **By-law 2024-19, Section 6.3.2.2 e):**
a maximum distance of 23.4 metres for the first storey measured from the established building line, whereas the by-law permits a maximum distance of 19 metres from the established building line;
- e) **By-law 2024-19, Section 6.3.2.2 g):**
a minimum rear yard setback of 4.84 metres, whereas the by-law requires a minimum rear yard setback of 7.5 metres;
- f) **By-law 2024-19, Section 6.3.2.2 l):**
a combined interior side yard of 3.17 metres; whereas the by-law requires a combined interior side yard of 4 metres;

By-law 118-79

- a) **By-law 118-79, Section 7.2:**
a minimum rear yard setback of 4.84 metres, whereas the by-law requires a minimum of 7.5 metres;
- b) **By-law 118-79, Section 7.2:**
a maximum lot coverage of 41 percent, whereas the by-law permits a maximum of 33.33 percent;

as it relates to a proposed rear addition and uncovered deck.

(Central District, Ward 2)

5.7 A/064/24

**Agent Name: Weston Consulting
Commerce Valley Drive, Thornhill
PLAN 65M2665 BLK 1**

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

- a) By-law 165-80, Amending By-law 108-92, Section 1.2(b)(i):**
a maximum height of 29.0 metres, whereas the by-law permits a maximum height of 8.0 metres;
- b) By-law 165-80, Section 5.2(f):**
a minimum gross floor area of 24 square metres for a guard house building, whereas the by-law requires a minimum gross floor area per building of 1,400 square metres;
- c) By-law 165-80, Section 4.8.4(d):**
accessory industrial equipment in a yard adjacent to a street, whereas the by-law does not permit accessory industrial equipment located in a yard adjacent to a street;
- d) By-law 165-80, Section 4.7.1 (b):**
a strip of land having a minimum depth of 3.0 metres along Commerce Valley Drive East, whereas the by-law requires a minimum depth of 6.0 metres;
- e) Parking By-law 28-97, Section 3, Table B:**
a minimum of 57 parking spaces, whereas the by-law requires a minimum of 175 parking spaces;

as it relates to the development of a three-storey data processing centre building.

This application is associated with Site Plan Control application SPC 2023 116627 000.

(West District, Ward 8)

5.8 A/047/24

**Agent Name: History Hill
Flato Drive, Markham
65M4800 BLOCK 2**

The applicant is requesting relief from the requirements of By-law 28-97 and 177-96, as amended, to permit:

Site A

- a) **By-law 28-97, Section 3.0 Table B- Non-Residential Uses:**
a minimum of 93 parking spaces, whereas the by-law requires a minimum of 173 parking spaces;

Site B

- a) **By-law 28-97, Section 3, Table B- Non-Residential Uses:**
a minimum of 271 parking spaces, whereas the by-law permits a minimum of 359 parking spaces;
- b) **By-law 177-96, Section 3:**
a retaining wall to be within the minimum landscaping width, whereas the by-law does not permit a retaining wall;
- c) **By-law 177-96, Amending By-law 2023-7, Section 7.670.2 h):**
a minimum east lot line landscaping width of 0.99 metres, whereas the by-law requires a minimum landscaping width adjacent to the interior lot line of 1.2 metres;
- d) **By-Law 177-96, Amending By-law 2023-7, Section 7.670.2 i):**
a maximum setback for Building F from the front lot line of 10.94 metres, whereas the by-law permits a maximum setback from the front lot line of 6 metres;
- e) **By-Law 177-96, Amending By-law 2023-7, Section 7.670.2 i):**
a maximum setback for Building E from the front lot line of 15.7 metres, whereas the by-law permits a maximum setback from the front lot line of 6 metres; and
- f) **By-Law 177-96, Amending By-law 2023-7, Section 7.670.2 i):**
a maximum setback for Building D from the front lot line of 14.48 meters, whereas the by-law permits a maximum setback from the front line of 6 metres;

as it relates to the proposed multi building development.

(West District, Ward 2)



6. ADJOURNMENT:

6.1 Next Meeting, September 11th, 2024

6.2 Adjournment