



**AGENDA**

**Wednesday, February 07, 2024**

**7:00pm**

**Location: Virtual Meeting on Zoom Platform**

**Minutes: January 17, 2024**

**DISCLOSURE OF INTEREST**

**NEW BUSINESS:**

**1. B/040/23**

**Owner Name: Neamsby Investments Inc.**

**Agent Name: The Remington Group (Joseph Pavia)**

**4412 14th Avenue, Markham**

**PLAN 65M2813 PT LOT 19 & LOT 20 PL 65R28772 PTS 1, 2, 3, 4, 5, 6, 7  
& 8**

The applicant is requesting provisional consent to:

- a) sever and convey** a parcel of land (Parts 5, 6, 7, 9, 10 and 11) with an approximate lot frontage of 50.00 metres and an approximate lot area of 6297 square metres;
- b) retain** a parcel of land (Parts 8, 18 and 19) with an approximate lot frontage of 14.67 metres and an approximate lot area of 1,756.10 square metres, to be merged with the adjacent parcel of land to the east, Lot 20, being Part 7 of Plan 65R-28772;
- c) establish an easement** over parts 7 and 9 for access purposes in favour of the retained lands (Parts 8, 18 and 19) and Lot 20, being Part 7 of Plan 65R-28772; and
- d) establish an easement** over parts 8, 18 and 19 for maintenance purposes in favour of the conveyed lands (Parts 5, 6, 7, 9, 10, and 11).

The purpose of this application is to sever the Subject Lands to facilitate the creation of one (1) new ICI lot. This application is related to Site Plan Control application 2023 128746 000 00 SPC and Deeming By-law application 2023 143212 000 00 DEEM.

(Central District, Ward 8)

**2. A/215/23**

**Owner Name: Peter Chen  
Agent Name: Peter Chen  
76 William Honey Crescent, Markham  
PLAN 65M2526 PT LOT 111 RS65R 11567 PARTS 35,36**

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

**a) By-law 90-81, Section 5.2.6:**

a door facing the interior side lot line to be 0.53 metres away from the interior side lot line, whereas the by-law requires a minimum of 1.2 metres;

as it relates to a single detached dwelling.

(East District, Ward 7)

**3. A/092/23**

**Owner Name: Sureshkumar Rajadurai  
Agent Name: Juara Design Studio (Raj Balasundaram)  
49 Alderbury Drive, Markham  
PLAN 65M2654 PT LOT 12 RS65R13326 PART 2**

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

**a) Section 4.6(a):**

a roofed porch with unenclosed sides to project 3.53 metres into a required rear yard, whereas the bylaw permits a maximum projection of 0.45 metres into the required rear yard; and

**b) Section 6.2.1(c):**

a maximum lot coverage of 44 percent, whereas the by-law permits a maximum lot coverage of 40 percent;

as it relates to an as-built covered porch.

(East District, Ward 7)

4. **A/194/23**

**Owner Name: Yu Qiao Yang**  
**Agent Name: Markham Drafting & Design (Dongshan Cui)**  
**55 Randall Avenue, Markham**  
**PLAN 65M2350 LOT 137**

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

- a) **By-law 90-81, as amended, Section 5.2.4:**  
a minimum side yard setback of 3.05 metres abutting the flanking street, whereas the by-law requires a minimum side yard setback of 4.50 metres abutting the flanking street; and
- b) **By-law 90-81, as amended, Section 5.2.5 (a):**  
a front yard setback of 6.7 metres, whereas the by-law requires a minimum front yard setback of 8.0 metres;

as it relates an existing dwelling and the conversion of the attached garage to habitable space.

(Central District, Ward 8)

5. **A/210/23**

**Owner Name: Leon Wu**  
**Agent Name: Midnight Building (Oula Akhras)**  
**40 Grandview Avenue, Thornhill**  
**PLAN 2446 LOT 335**

The applicant is requesting relief from the requirements of By-law 2237, as amended, to permit:

- a) **Amending By-law 101-90, Section 1.2(iv):**  
a building depth of 17.0 metres, whereas the by-law permits a maximum building depth of 16.8 metres;
- b) **By-law 2237, Section 6.1:**  
a front yard setback of 9.19 metres, whereas the by-law requires a minimum front yard setback of 10.7 metres;

**c) Amending By-law 101-90, Section 1.2(i):**

a building height of 9.48 metres, whereas the by-law permits a maximum building height of 8.6 metres;

**d) Amending By-law 101-90, Section 1.2 (vii):**

a floor area ratio of 55.3 percent (3,443 square feet), whereas the by-law permits a floor area ratio of 50 percent (3,113 square feet);

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

(West District, Ward 1)

**6. A/203/23**

**Owner Name: The Residences at Royal Bayview Inc.**

**Agent Name: Tridel (Vivian Tran Nguyen)**

**397 Royal Orchard Boulevard, Thornhill**

**CON 1 PT LOT 31 RP 65R38763 PART 1**

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

**a) By-law 2019-132, Section 7.631.1(i) Special Zone Standards:**

a maximum of 176 dwelling units, whereas the by-law permits a maximum of 173 dwelling units;

**b) By-law 2019-132, Section 7.631.1(k)(ii) Special Zone Standards:**

a maximum building height of 231 metres for a portion of the building within 75 metres of the southerly lot line, whereas the by-law permits a maximum building height of 228.50 metres above sea level, geodetic datum;

**c) By-law 2019-132, Section 7.631.1(o) Special Zone Standards:**

a maximum gross floor area of 1020 square metres for any floor above 212 metres above sea level, geodetic datum, in a portion of a building "B" within 75 metres of the southerly lot line, whereas the by-law permits a maximum gross floor area of 1020 square metres for any floor above 209 metres above sea level, geodetic datum, in a portion of building "B" within 75 metres from the southerly lot line; and



**d) By-law 28-97, Section 3.0(C) Parking Standards, Table A - Residential Uses:**

0.24 parking spaces per dwelling unit for visitors, whereas the by-law requires  
0.25 parking spaces per dwelling unit for visitors;

as it relates to a 15-storey condominium.

(West District, Ward 1)

**Adjournment**

- 1. Next Meeting, February 21, 2024**
- 2. Adjournment**