



**AGENDA**

**Wednesday, April 17, 2024**

**7:00pm**

**Location: Virtual Meeting on Zoom Platform**

**Minutes: April 3, 2024**

**DISCLOSURE OF INTEREST**

**PREVIOUS BUSINESS**

**1. A/010/24**

**Agent Name: TECHNOARCH INC (HARPREET BHONS)  
43 Main Street North, Markham  
PLAN 18 BLK D PT LOTS 7 & 8**

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

**a) By-law 1299, Section 7.1(b):**

an indoor cycling training centre, whereas the by-law does not permit this use;

as it relates to a proposed indoor cycling training centre.

**(Heritage District, Ward 4)**

**2. A/156/23**

**Agent Name: LHW Engineering (Lihang Wang)  
5 Sherwood Forest Drive, Markham  
PLAN 5810 LOT 149**

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

**a) By-law 99-90, Section 1.2 (vi):**

a maximum floor area ratio of 50.9 percent, whereas the by-law permits a maximum floor area ratio of 45 percent;

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

**(East District, Ward 4)**

3. **A/114/22**

**Agent Name: Contempo Studio (Marin Zabzuni)**  
**67 Babcombe Drive, Thornhill**  
**PLAN M941 LOT 114**

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

- a) **By-law 1767, Section 9(i):**  
an architectural feature encroachment of 27 inches, whereas the by-law permits an encroachment of no more than 18 inches into the required front yard;
- b) **By-law 1767, Amending By-law 100-90, Section 1.2(i):**  
a maximum building height of 8.59 metres, whereas the by-law permits a maximum flat roof building height of 8.0 metres; and
- c) **By-law 1767, Amending By-law 100-90, Section 1.2(iii):**  
a building depth of 18.15 metres, whereas the by-law permits a maximum building depth of 16.8 metres;

as it relates to the construction of a new two-storey detached dwelling.

**(West District, Ward 1)**

4. **A/186/24**

**Agent Name: Contempo Studio (Marin Zabzuni)**  
**12 Hammok Crescent, Thornhill**  
**PLAN M941 LOT 156**

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

- a) **By-law 1767, Section 14(i)(c):**  
a minimum rear yard setback of 26 feet 6 inches, whereas the by-law requires a minimum rear yard setback of 40 feet;
- b) **Parking By-law 28-97, Section 6.2.4.5 (a)(i):**

a second 3.7 metre wide driveway with a main building setback of 7.63 metres from the public street, whereas the by-law requires the main building to be setback at least 8.0 metres from the street line;

- c) **By-law 1767, Amending By-law 100-90, Section 1.2(i):**  
a maximum flat roof building height of 8.62 metres, whereas the by-law permits a maximum flat roof building height of 8.0 metres;
- d) **By-law 1767, Section 14(i)(c):**  
a front yard setback of 25 feet, whereas the by-law requires a minimum front yard setback of 30 feet; and
- e) **By-law 1767, Amending By-law 100-90, Section 1.2(iii):**  
a building depth of 17.79 metres, whereas the by-law permits a maximum building depth of 16.8 metres;

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

**(West District, Ward 1)**

**5. A/218/23**

**Agent Name: Prohome Consulting Inc (Vincent Emami)  
66 Fonthill Boulevard, Markham  
PLAN 7566 LOT 133**

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 maximum lot coverage of 35.85 percent, whereas the by-law permits a maximum lot coverage of 33.33 percent;
- b) **By-law 11-72, Section 6.1:**  
a maximum building height of 26 feet 6 inches, whereas the by-law permits a maximum building height of 25 feet; and
- c) **By-law 11-72, Section 6.1:**  
a minimum flankage side yard of 10 feet, whereas the by-law requires a minimum flankage side yard of 13 feet 3 inches with half the building height of 26 feet 6 inches;

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

**(Central District, Ward 3)**

**NEW BUSINESS:**

**1. B/043/23**

**Agent Name: Gregory Design Group (Shane Gregory)  
23 Deer Park Lane, Markham  
CON 8 PT LT 15**

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 20.12 metres and an approximate lot area of 398.65 square metres (Part 2); and
- b) **retain** a parcel of land with an approximate lot frontage of 11.50 metres and an approximate lot area of 229.19 square metres (Part 1).

The purpose of this application is to sever the Subject Lands to facilitate the creation of one (1) new residential lot.

This application is related to Minor Variance Application A/214/23 which is being reviewed concurrently.

**(East District, Ward 4)**

**2. A/214/23**

**Agent Name: Gregory Design Group (Shane Gregory)  
23 Deer Park Lane, Markham  
CON 8 PT LT 15**

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

- a) **By-law 1229, Section Table 11.1:**  
a front yard setback of 9.51 feet, whereas the by-law requires a minimum front yard setback of 25 feet;
- b) **By-law 1229, Section Table 11.1:**

a rear yard setback of 15.92 feet, whereas the by-law requires a minimum rear yard setback of 25 feet;

c) **By-law 1229, Section Table 11.1:**

a lot area of 4291.14 square feet, whereas the by-law requires a minimum lot area of 6,600 square feet;

d) **Amending By-law 99-90, Section 1.2(i):**

a height of 10.06 metres whereas the by-law permits a maximum height of 9.8 metres;

e) **By-law 1229, Section Table 11.1:**

a lot coverage of 42.48 percent, whereas the by-law permits a maximum lot coverage of 35 percent;

f) **By-law 142-95, Section 2.2(a)(i):**

a deck with a rear yard setback of 1.8 metres, whereas the by-law requires a minimum of 3 metres for the rear yard setback; and

g) **Amending By-law 99-90, Section 1.2(vi):**

a maximum floor area ratio of 63.64 percent, whereas the by-law permits a maximum floor area ratio of 45 percent;

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

This application is related to Consent application B/043/23 which is being reviewed concurrently.

**(East District, Ward 4)**

**3. B/009/22**

**Agent Name: In Roads Consultants (Ida Evangelista)  
81 Woodward Avenue, Thornhill  
PLAN 2446 LOT 190 W PT LOT 189**

The applicant is requesting provisional consent to:

a) **sever and convey** a parcel of land with an approximate lot frontage of 7.62 m (25 ft) and an approximate lot area of 325.16 m<sup>2</sup> (3499.99 ft<sup>2</sup>)(Part 2); and

b) **retain** a parcel of land with an approximate lot frontage of 15.24 m (50 ft) and an approximate lot area of 650.32 m<sup>2</sup> (6999.99 ft<sup>2</sup>)(Part 1).



The purpose of this application is to sever and convey a portion of 81 Woodward Avenue (Part 2) with the intent to merge this parcel with the severed portion of 85 Woodward Avenue (B/028/22)(Part 3) to facilitate the creation of one new residential lot . This application is related to Consent Application B/028/22 and Minor Variance Applications A/245/22, A/246/22 and A/247/22, which are being reviewed concurrently.

**(West District, Ward 1)**

**4. B/028/22**

**Agent Name: In Roads Consultants (Ida Evangelista)  
85 Woodward Avenue, Thornhill  
PLAN 2446 LOT 188 E PT LOT 189**

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 7.62 m (25 ft) and an approximate lot area of 325.16 m<sup>2</sup> (3499.99 ft<sup>2</sup>)(Part 3); and
- b) **retain** a parcel of land with an approximate lot frontage of 15.24 m (50 ft) and an approximate lot area of 650.32 m<sup>2</sup> (6999.99 ft<sup>2</sup>)(Part 4).

The purpose of this application is to sever and convey a portion of 85 Woodward Avenue (Part 3) with the intent to merge this parcel with the severed portion of 81 Woodward Avenue (B/009/22) (Part 2) to facilitate the creation of one new residential lot. This application is related to Consent Application B/009/22 and Minor Variance Applications A/245/22, A/246/22 and A/247/22, which are being reviewed concurrently.

**(West District, Ward 1)**

**5. A/245/22**

**Agent Name: In Roads Consultants (Ida Evangelista)  
81 Woodward Avenue, Thornhill  
PLAN 2446 LOT 190 W PT LOT 189**

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

- a) **By-law 2237, Section 6.1:**

a minimum east side yard setback of 1.56 metres, whereas the by-law requires a minimum side yard setback of 1.80 metres for a two-storey dwelling;

- b) **By-law 2237, Amending By-law 101-90, Section 1.2(iv):**  
a building depth of 19.01 metres, whereas the by-law permits a maximum building depth of 16.8 metres;
- c) **By-law 2237, Amending By-law 101-90, Section 1.2 (vii):**  
a floor area ratio of 56.8 percent (3,767 square feet), whereas the by-law permits a maximum floor area ratio of 50 percent (3,313 square feet);
- d) **By-law 2237, Amending By-law 101-90, Section 1.1 (i):**  
a building height of 9.37 metres, whereas the by-law permits a maximum building height of 8.6 metres; and
- e) **By-law 2237, Amending By-law 101-90, Section 1.2 (ii):**  
a front yard setback of 8.49 metres, whereas the by-law requires a minimum front yard setback of 10.7 metres;

as it relates to a proposed two-storey single detached dwelling on the retained lot (Part 1).

**(West District, Ward 1)**

**6. A/246/22**

**Agent Name: In Roads Consultants (Ida Evangelista)  
85 Woodward Avenue, Thornhill  
PLAN 2446 LOT 188 E PT LOT 189**

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

- a) **By-law 2237, Section 6.1:**  
a minimum east side yard setback of 1.58 metres, whereas the by-law requires a minimum side yard setback of 1.80 metres for a two-storey dwelling;
- b) **By-law 2237, Amending By-law 101-90, Section 1.2(iv):**  
a building depth of 19.01 metres, whereas the by-law permits a maximum building depth of 16.80 metres;

- c) **By-law 2237, Amending By-law 101-90, Section 1.2 (vii):**  
a floor area ratio of 57.7 percent (3,823 square feet), whereas the by-law permits a maximum floor area ratio of 50 percent (3,313 square feet);
- d) **By-law 2237, Amending By-law 101-90, Section 1.2 (i):**  
a building height of 9.57 metres, whereas the by-law permits a maximum building height of 8.6 metres; and
- e) **By-law 2237, Amending By-law 101-90, Section 1.2(ii):**  
a front yard setback of 8.39 metres, whereas the by-law requires a minimum front yard setback of 10.7 metres;

as it relates to a proposed two-storey single detached dwelling on the severed lot (Part 4).

**(West District, Ward 1)**

7. **A/247/22**

**Agent Name: In Roads Consultants (Ida Evangelista)  
85 Woodward Avenue, Thornhill  
PLAN 2446 LOT 188 E PT LOT 189**

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

- a) **By-law 2237, Section 6.1:**  
a minimum east side yard setback of 1.58 metres, whereas the by-law requires a minimum side yard setback of 1.80 metres for a two-storey dwelling;
- b) **By-law 2237, Amending By-law 101-90, Section 1.2(iv):**  
a building depth of 19.01 metres, whereas the by-law permits a maximum building depth of 16.80 metres;
- c) **By-law 2237, Amending By-law 101-90, Section 1.2(vii):**  
a floor area ratio of 57.7 percent (3,823 square feet), whereas the by-law permits a maximum floor area ratio of 50 percent (3,313 square feet);
- d) **By-law 2237, Amending By-law 101-90, Section 1.2 (i):**  
a building height of 9.57 metres, whereas the by-law permits a maximum building height of 8.6 metres; and





- e) **By-law 2237, Amending By-law 101-90, Section 1.2 (ii):**  
a front yard setback of 8.48 metres, whereas the by-law requires a minimum front yard setback of 10.7 metres;

as it relates to a proposed two-storey single detached dwelling on the severed lot (Parts 2 and 3).

**(West District, Ward 1)**

**Adjournment**

1. Next Meeting, May 1, 2024
2. Adjournment