



AGENDA

Wednesday, May 01, 2024

7:00pm

Location: Virtual Meeting on Zoom Platform

Minutes: April 17, 2024

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. A/184/23

**Agent Name: Humphries Planning Group Inc. (Puneh Jamshidi)
10197 Victoria Square Blvd, Markham
CON 4 PT LT 22 65R25245 PT 5**

The applicant is requesting relief from the requirements of By-law 304-87, as amended, to permit:

- a) **By-law 304-87, Section 7.1:**
an accessory building (garden home) to be located in the front yard, whereas the by-law does not permit an accessory building (garden home) in the front yard;
- b) **By-law 304-87, Section 7.5 (b)(i):**
a south side yard setback of 1.6 metres for the house, whereas the by-law requires a minimum side yard setback of 3 metres;
- c) **By-law 304-87, Section 7.5 (b)(i):**
a north side yard setback of 2.39 metres for the accessory building (garden home), whereas the by-law requires a minimum side yard setback of 3 metres;
and
- d) **By-law 304-87, Section 7.5 (b)(i):**
a 6.4 metre front yard setback for the accessory building (garden home), whereas the by-law requires a minimum front yard setback of 7.5 metres;

as it relates to a proposed two-storey detached dwelling and a proposed one-storey accessory building (garden home) in the front yard.

(West District, Ward 2)

NEW BUSINESS:**1. A/125/23**

**Agent Name: Peoples Christian Academy (Don Overbeek)
245 Renfrew Drive, Markham
PLAN 65M2409 BLK 4**

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

- a) **By-law 165-80, Section 4.7.1 (b):**
a minimum landscape strip of 2 metres, whereas the by-law requires a minimum landscape strip of 6 metres; and
- b) **By-law 165-80, Section 6.4.1:**
a place of worship within an existing private school, whereas the by-law does not permit a place of worship;

as it relates to a private school and place of worship.

This application is related to the Site Plan Control application 2022 259377 which is being reviewed concurrently.

(West District, Ward 2)

2. A/014/24

**Agent Name: KLM Planning Partners Inc. (Marshall Smith)
3882 Highway 7, Markham
PLAN 4295 LOT 5**

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

- a) **By-law 177-96, Section 7.645 (i):**
a maximum of 131 units, whereas the by-law permits a maximum of 91 units;
- b) **Parking By-law 28-97 Section 3.0, Table A :**

a parking rate of 0.88 spaces per unit and 0.16 spaces per unit for visitors, whereas the by-law requires a minimum of 1.25 spaces per unit and 0.25 spaces per unit for visitors; and

c) **By-law 177-96, Section 7.645.1 (h):**

a maximum height of 9.5 metres of any portion of a building within 13.5 metres of the westerly side lot line, greater than 22.5 metres from the front lot line, and greater than 35.5 metres from the rear lot line, whereas the by-law requires the maximum height of any portion of a building within 14.5 metres of the westerly side lot line, greater than 21.8 metres from the front lot line, and greater than 33.6 metres from the rear lot line, shall be 9.5 metres;

as it relates to a proposed eight-storey residential building.

This application is related to Site Plan Control application SPC 20 135517, which is being reviewed concurrently.

(Central District, Ward 3)

3. A/018/24

**Agent Name: Z Square Group (Mengdi Zhen)
5A Lunar Crescent, Markham
PLAN 4556 LOT 25 65R39559 PART 2**

The applicant is requesting relief from the requirements of By-law 221-81, as amended, to permit:

a) **By-law 142-95, Section 2.3 (a):**

a deck platform located above the ground floor, whereas the by-law requires a deck to be located at or below the ground floor; and

b) **By-law 221-81, Amending By-law 2012-13, Section 7.2.2 (viii):**

a residential dwelling with a maximum of three-storeys, whereas the by-law permits a maximum of two-storeys for a residential dwelling;

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

(Central District, Ward 2)

4. A/211/23

Agent Name: Makow Associates Architect, Inc (Jim Pfeffer)
9 Old English Lane, Thornhill
PLAN M1140 LOT 37

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

- a) **By-law 28-97, Section 6.2.4.5a:**
a second driveway with a width of 5.08 metres, whereas the by-law requires a second driveway that connects to the public street to have a width of 3.7 metres;
- b) **By-law 1767, Section 14(i)(c):**
a minimum front yard setback of 7.31 metres (23.98 feet), whereas the by-law requires a minimum front yard setback of 10.57 metres (35 feet);
- c) **By-law 1767; 100-90, Section 1.2 (iii):**
a maximum building depth of 19.55 metres, whereas the by-law permits a maximum building depth of 16.8 metres;
- d) **By-law 1767, Section 14 (i)(e):**
a minimum rear yard setback of 30.67 feet, whereas the by-law requires a minimum rear yard setback of 50 feet;
- e) **By-law 1767, Section 14 (i)(d):**
the sum of the width of both side yards shall not be less than 13.3 percent (16 feet) of the total lot frontage, whereas the by-law requires the sum of the width of both sides to not be less than 20 percent (24 feet) of the total lot frontage;
- f) **By-law 1767, Section 9 (i):**
a maximum window well encroachment of 36 inches, whereas the by-law permits a maximum encroachment of not more than 18 inches into any required yard; and
- g) **By-law 1767; Amending By-law 100-90; Section 1.2 (i):**
a maximum building height of 10.35 metres, whereas the by-law permits a maximum building height of 9.8 metres;

as it relates to proposed single detached 2-storey dwelling.

(West District, Ward 1)



5. **B/002/24**

Agent Name: Agathom Co (Ziju Xian)
38 Dove Lane, Thornhill
PLAN 4834 LOT

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 19.12 metres and an approximate lot area of 923 square metres (Part 2); and
- b) **retain** a parcel of land with an approximate lot frontage of 20.71 metres and an approximate lot area of 1159.8 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.

(West District, Ward 1)

Adjournment

1. **Next Meeting, May 15, 2024**
2. **Adjournment**