



AGENDA

Wednesday, October 18, 2023

7:00pm

Location: Virtual Meeting on Zoom Platform

Minutes: September 27, 2023

DISCLOSURE OF INTEREST

NEW BUSINESS:

1. A/128/23

Owner Name: Elsa Corsetti

Agent Name: NAPA DESIGN GROUP INC. (LOU PARENTE)

16 Forest Park Crescent, Thornhill

PLAN M1325 LOT 65

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

a) By-law 2237, Section 6.1: maximum lot coverage of 41.67% (3,331 square feet), whereas the by-law permits a maximum lot coverage of 33.33% (2,664 square feet);

as it relates to a proposed front covered porch.

(West District, Ward 1)

2. A/153/23

Owner Name: Sonia Cacciaccarro

Agent Name: Sonia Cacciaccarro

11 John Anthony Drive, Markham

65M4690 LOT 21

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

a) **By-law 177-96; Section 6.2.1 a) i):** a rear yard deck setback of 0 metres; whereas, the by-law requires a deck to be no closer than 3.0 metres to the rear lot line;

- b) **By-law 177-96; Section 6.2.1 a) ii):** an east side lot line deck setback of 0 metres, whereas the by-law requires a deck to be located no closer than 0.6 metres to the interior east side lot line;
- c) **By-law 177-96; Section 6.2.1 a) ii):** a west side lot line deck setback of 0 metres, whereas the by-law requires a deck to be located no closer than 1.2 metres to the interior west side lot line;

as it relates to a deck addition.

(West District, Ward 6)

3. A/104/23

Owner Name: MARKHAM COMMERCIAL CENTRE LTD (Sandy Minuk)
Agent Name: Weston Consulting (Jacob Lapointe)
55 East Valhalla Drive, Markham
PLAN 65M2326 LOT 7

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

- a) **By-law 165-80, Section 4.4.2.3(b):** one vehicular access proposed from Highway 7, whereas access ramps (entrance and exits ramps) and driveways to any parking area shall not be permitted off any arterial road or provincial highway as designated in the Official Plan of the Markham Planning Area, where such access can be provided from an alternative street,
- b) **By-law 165-80, Section 4.5.1(a)(i):** 6 loading spaces, whereas the by-law requires 9 loadings spaces;
- c) **By-law 165-80, Section 4.6.2:** a setback of 29 metres (95.1 feet) from the centre line of Highway 7, whereas the by-law requires a setback of 40 metres (131.2 feet) from the centre line of any arterial road or provincial highway;
- d) **By-law 165-80, Section 4.7.1(a):** a strip of land having a minimum depth of 4.5 metres (14.7 feet) used only for landscaped open space abutting any arterial road or provincial highway, whereas the by-law requires 9 metres (29.5 feet) and may include walkways, retaining walls, a ramp, and stairs;

- e) **By-law 165-80, Section 4.7.1(b)**: a strip of land having a minimum depth of 4.5 metres (14.7 feet) used only for landscaped open space abutting the street line, whereas the by-law requires 6 metres (19.7 feet) and may include walkways, retaining walls, a ramp, and stairs;
- f) **Section 2 – Definition for Lot Line, Front**: the property line abutting Highway 7, inclusive of the adjoining daylight triangles shall be deemed to be the front lot line;
- g) **By-law 165-80, Section 5.2 (d)(i)**: a minimum front yard setback of 4.5 metres (14.7 feet), whereas the by-law requires 12.0 metres (39.3 feet);
- h) **By-law 165-80, Section 5.2 (e)**: a minimum distance between buildings of 7.5 metres (24.6 feet), whereas the by-law permits a minimum setback of 12 metres (39.4 feet) between any two buildings on a lot;
- i) **By-law 165-80, Section 5.2 (f)**: a minimum ground floor area of 1065 square metres, whereas the by-law requires a minimum ground floor area of 1400 square metres;
- j) **By-law 165-80, Section 6.4.1**: to permit retail, restaurant, personal service shop, commercial fitness centre, and recreation establishments, where access may be provided from the exterior or the interior of the building, and the combined gross floor area devoted to these uses is limited to a maximum of 15 percent of the total gross floor area of a non-industrial building, whereas the by-law does not permit these uses;
- k) **By-law 28-97, Section 3 (Table B)**: to permit 513 parking spaces, which can accommodate up to a maximum gross floor area of 5,040 square metres of medical office use, whereas the by-law requires a minimum of 833 parking spaces.

as it relates to a condominium tenured employment development including ancillary retail uses along the ground floor of the office buildings fronting Highway 7.

The application is related to the Site Plan Control submission '2022 118800 SPC'.

(West District, Ward 8)

4. A/159/23

Owner Name: Enterprise Boulevard Inc (Jonathan Karavos)



Agent Name: Gatzios Planning + Development Consultants Inc. (James Koutsovitis)
Enterprise Boulevard, Markham
CON 5 PT LOT 9 RP 65R27018 PART 4

The applicant is requesting relief from the requirements of By-law 2004-196, as amended, to permit:

- a) **By-law 2004-196, Amended by By-law 2022-103, Schedule H2:** a maximum number of 1360 residential units, whereas the by-law permits a maximum of 1,350 units;
- b) **By-law 2004-196, Amended by By-law 2022-103, Schedule H3:** a minimum Canadian Geodetic Datum height of 176 metres in Area 1 on Schedule H3, whereas a minimum Canadian Geodetic Datum height of 180 metres is required within Area 1.
- c) **By-law 2004-196, Amended by By-law 2022-103, Schedule H3:** a minimum Canadian Geodetic Datum height of 176 metres in Area 2 on Schedule H3, whereas the minimum Canadian Geodetic Datum height in Area 2 is 191 metres.

As it relates to high density mixed-used development.

This application is related to SPC 21 137365.

(Central District, Ward 3)

5. A/169/23

Owner Name: Condor Acquisitions Inc. (Sam Balsamo)
Agent Name: Condor Properties (Davide Pellegrini)
McDowell Gate, Markham
Plan 65M 2813 Lot 1 except parts 7,8,9,10, 65R 22571

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

- a) **By-law 108-81, Section 4.5.1(a)(ii):** a minimum of one loading space (Building 'A'), whereas a minimum of two loading spaces are required;

- b) **By-law 108-81, Section 4.5.1(b)**: a building (Building 'A') to be constructed within 25.08 m of the centerline of 14th Avenue, whereas a minimum of 36 m is required;
- c) **By-law 108-81, Section 4.7.1(a)**: a minimum landscaped open space depth of 4.58 metres immediately abutting 14th Avenue, whereas a minimum landscaped open space depth of 9 metres is required;
- d) **By-law 108-81, Section 4.7.1(b)**: a minimum landscaped open space depth of 3.35 metres immediately abutting McDowell Gate, whereas a minimum landscaped open space depth of 6 metres is required;
- e) **By-law 108-81, Section 6.1(d)(i)**: a minimum front yard setback of 6.28 metres, whereas a minimum of 12 metres is required;
- f) **By-law 108-81, Section 6.1(d)(iv)**: a minimum flankage yard of 4.58 metres, whereas a minimum of 6 metres is required;

as it relates to a proposed three-storey office building and a one-storey industrial building. The application related to SPC 23 130595.

(Central District, Ward 8)

6. B/026/23

Owner Name: IBM Canada Limited (Dan Kunz)

Agent Name: Malone Given Parsons Ltd. (Rohan Sovig)

8250 Warden Avenue, Markham

**CON 4 PT LOTS 9 AND 10 RP 65R36088 PT PARTS 73 AND 96 PARTS 1 4
TO 72 74 TO 95 97 TO 106**

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 54.0 metres (177.17 feet) and an approximate lot area of 12,213.2 square metres (3.02 acres);
- b) **maintain an easement** for the purpose of storm and sewer maintenance over the severed land in favour of City of Markham;



- c) **retain** a parcel of land with an approximate lot frontage of 52.00 metres (170.60 feet) and an approximate lot area of 301,505.00 square metres (74.5 acres).

The purpose of this application is to sever the Subject Lands to facilitate the creation of one (1) new lot for a future public park.

(Central District, Ward 8)

7. B/032/23

Owner Name: Farook Abdul
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 (4,896.5 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 (4,886.82 square feet) (Part 2);

To facilitate the severance of the Subject Property to create one (1) new residential lot.

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

(Heritage District, Ward 4)

8. A/154/23

Owner Name: Farook Abdul
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 front yard setback of 19.94feet (6.08metres), whereas the bylaw requires a minimum of 25feet;
- b) **By-law 1229 Section 11.2 (c)(i):** a porch with stairs to encroach 79.4 inches into a flankage yard, whereas the bylaw permits a maximum of 18 inches;
- c) **By Law 1229, Table 11.1:** a rear yard setback of 23.85feet, whereas the bylaw requires a minimum of 25feet;
- d) **By Law 1229, Table 11.1:** a lot area of 454.90 square metres (4895.43 square feet), whereas the bylaw requires a minimum of 613.16 square metres (6600 square feet);
- e) **By Law 1229, Table 11.1:** a lot frontage of 15.09 metres (49.51 feet), whereas the bylaw requires a minimum of 60 feet;
- f) **By-law 99-90 Section 1.2 (vi):** a maximum floor area ratio of 69.50%, whereas the by law permits a maximum of 45%;
- g) **By Law 1229, Table 11.1:** a lot coverage of 36.8%, whereas the bylaw permits a maximum of 35%;

as it relates to a proposed two-storey residential dwelling on the severed lot (Part 1).

This application is related to Consent Application B/032/23 which is being reviewed concurrently.

(Heritage District, Ward 4)

9. A/155/23

**Owner Name: Farook Abdul
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:



COMMITTEE OF ADJUSTMENT

- a) **By Law 1229, Table 11.1:** a lot area 454.0 square metres (4886.5 square feet), whereas the bylaw requires a minimum of 613.16 square metres (6600 square feet);
- b) **By Law 1229, Table 11.1:** a lot frontage of 15.03 m (49.31 feet), whereas the bylaw requires a minimum of 18.28 (60 ft);
- c) **By-law 99-90, Section 1.2(iii):** a depth of 17.91 metres, whereas the bylaw permits a maximum of 16.8 metres;
- d) **By-law 99-90, Section 1.2 (vi):** a maximum floor area ratio of 57.78%, whereas the by-law permits a maximum of 45%;
- e) **By Law 1229, Table 11.1:** a rear yard setback of 14.7 feet, whereas the bylaw requires 25 feet;

as it relates to a proposed addition to the existing dwelling on the retained lot (Part 2).

This application is related to Consent Application B/032/23 which is being reviewed concurrently.

(Heritage District, Ward 4)

Adjournment

- 1. Next Meeting, November 1, 2023**
- 2. Adjournment**