

AGENDA

Wednesday, June 19, 2024

7:00pm

Location: Virtual Meeting on Zoom Platform

1.0 DISCLOSURE OF INTEREST

2.0 Minutes: May 15, 2024

3.0 PREVIOUS BUSINESS

3.1 A/078/23

**Agent Name: Oxnard Development Inc. (Soheil Khodadadi)
83 Elgin Street, Thornhill
PLAN 8 PT LOT 10 RS65R16105 PART 2**

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

- a) By-law 2237, Amending By-law 101-90, Section 1.2 (i):
a building height of 10.45 metres, whereas the by-law permits a maximum building height of 9.8 metres;**
- b) By-law 2237, Amending By-law 101-90, Section 1.2 (iv):
a building depth of 31.57 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 (v):
a garage projection of 8.58 metres, whereas the by-law permits a maximum garage projection of 2.1 metres; and**
- d) By-law 28-97, Section 6.2.4.2 b) i):
a driveway width of 13.57 metres, whereas the by-law permits a maximum driveway width of 9.82 metres;**

as it relates to a proposed two storey single detached dwelling.

(West District, Ward 1)

3.2 A/003/24



Agent Name: In Roads Consultants (Ida Evangelista)
59 Woodward Avenue, Thornhill
PLAN 2446 LOT 199

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

- a) **By-law 2237, Amending By-law 101-90; Section 1.2(iv):**
a building depth of 17.33 metres, whereas the by-law permits a maximum building depth of 16.8 metres;
- b) **By-law 2237, Amending By-law 101-90; Section 1.2(i):**
a building height of 9.4 metres, whereas the by-law permits a maximum building height of 8.6 metres;
- c) **By-law 2237, Amending By-law 101-90; Section 1.2(ii):**
a front yard setback of 9.55 metres, whereas the by-law requires a minimum front yard setback of 10.7 metres;
- d) **By-law 2237, Amending By-law 101-90, Section 1.2 (vii):**
a floor area ratio of 58.63 percent (3,880.39 square feet), whereas the by-law permits a maximum floor area ratio of 50 percent (3, 313 square feet);

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

(West District, Ward 1)

4.0 NEW BUSINESS:

4.1 A/187/23

Agent Name: Arrow Engineering and Home inspection Inc. (Emad Girgis)
154 Cartmel Drive, Markham
PLAN 65M2427 LOT 29

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

- a) **By-law 90-81, Section 6.1.2:**
a minimum north side yard setback of 1.2 metres, whereas the by-law requires a minimum side yard setback of 1.8 metres; and



b) By-law 90-81, Section 6.1.2:

a minimum front yard setback of 6.1 metres, whereas the by-law requires a front yard setback of 8 metres;

as it relates to a proposed second storey addition above an existing garage.

(Central District, Ward 8)

4.2 A/041/24

**Agent Name: Arrow Architecture Ltd. (Alex Wu)
12 Thomas Reid Road, Markham
PLAN M1719 LOT 14**

The applicant is requesting relief from the requirements of By-law 2024-19, 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; and

b) By-law 2024-19, Section 6.3.2.2.f):

a minimum front yard setback 12.18 metres, whereas the by-law requires a minimum front yard setback of 13.75 metres;

as it relates to the extension of an existing garage.

(West District, Ward 2)

4.3 A/031/24

**Agent Name: Gregory Design Group (Shane Gregory)
4140 19th Avenue, Markham
CON 5 PT LOT 31 RS65R18861 PART 4**

The applicant is seeking permission under Section 45(2)(a) of the Planning Act to permit an extension to an existing legal non-conforming residential dwelling by constructing new rear and second floor additions to the existing building.

(West District, Ward 6)

4.4 A/038/24

Agent Name: The Planning Partnership (Arthur Grabowski)
5396 Highway 7 East, Markham
CON 7 PT LOT 11

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

- a) **By-law 1229, Section 11.1(e) (Area Standards):**
a minimum exterior side yard setback of 4.87 metres (15.98 feet), whereas the by-law requires a minimum exterior side yard setback of 9.14 metres (30 feet);
- b) **By-law 1229, Table 11.1 (Area Standards):**
a maximum lot coverage of 50 percent, whereas the by-law permits a maximum lot coverage of 35 percent;
- c) **By-law 1229, Table 11.1 (Area Standards):**
a maximum building height of 16 metres, whereas the by-law permits a maximum building height of 12 metres;
- d) **By-law 1229, Section 11.1 (l) (Area Standards):**
one loading space, whereas the by-law requires two loading spaces for a building with a gross floor area over 1,860 square metres;
- e) **Parking By-law 28-97, Table B:**
a minimum of 225 parking spaces, whereas the by-law requires 248 parking spaces; and
- f) **Parking By-law 28-97, Section 5.1:**
a minimum of two accessible parking spaces, whereas the by-law requires 12 accessible parking spaces;

as it relates to a motor vehicle sales establishment within a three-storey building.

(East District, Ward 4)

4.5 A/042/24

Agent Name: IBI Group (Catriona Moggach)
1 Steelcase Road, Markham

CON 3 PT LOT 1 PT LOT 2 65R38283 PARTS 1 AND 3

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

- a) **By-law 108-81, Section 4.3.8 and 7.1.1 (a):**
retail sales accessory to a permitted industrial use, whereas the by-law does not permit retail sales within an industrial building whether or not accessory or incidental to a permitted use;

- b) **By-law 108-81, Section 8.103.1 Parking Provision:**
a parking rate of 2 parking spaces per premises, plus 1 parking space for every 200 m² of gross floor area, whereas the by-law requires a parking rate of 1 parking space per 40 m² of net floor area of each premises up to 1,200 m², 1 parking space for each 100 m² of net floor area of each premises between 1,200 m² and 6,000 m², and 1 parking space for each 215 m² of net floor area of each premises in excess of 6,000 m²;

as it relates to a light manufacturing and warehouse building with industrial uses.

(West District, Ward 8)

5.0 Adjournment

5.1 Next Meeting, July 10th, 2024

5.2 Adjournment