



**AGENDA**  
**Wednesday, July 10, 2024**  
**7:00pm**  
**Location: Virtual Meeting**

**1. CALL TO ORDER**

**2. DISCLOSURE OF PECUNIARY INTEREST**

**3. APPROVAL OF PREVIOUS MINUTES**

June 19, 2024

**4. NEW BUSINESS: CONSENTS**

**4.1 B/005/24**

**Agent Name: Glenn Rubinoff**  
**68 Sprucewood Drive, Thornhill**  
**PLAN 2368 LOT 86 65R38829 PARTS 1 AND 2**

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 15.24 metres and an approximate lot area of 929 square metres (Part 2); and
- b) **retain** a parcel of land with an approximate lot frontage of 15.24 metres and an approximate lot area of 929 square metres (Part 1).

This application is associated with previous Consent applications B/014/21 and B/001/19, which received Provisional Consent on November 24, 2021 and June 18, 2019 respectively. The conditions of approval were not completed within the legislated timeframe under the Planning Act.

**(West District, Ward 1)**

**4.2. B/008/24**

**Agent Name: Alexander Planning Inc. (Deborah Alexander)**  
**2946 and 2948 Elgin Mills Road East, Markham**



**CON 3 PT LOT 26 RP 65R39916 PT PARTS 2 AND 9**

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 10.53 metres, and an approximate lot area of 266.3 square metres (Parts 1, 19, 20); and
- b) **retain** a parcel of land with an approximate lot frontage of 6.9 metres, and an approximate lot area of 207.4 square metres (Parts 2, 17, 18).

The purpose of this application is to sever the Subject Lands to facilitate the creation of two (2) semi-detached units along the party wall.

This application is associated with Consent applications B/010/24 and B/011/24. This application is related to Site Plan Control application 14.109571.000.00 which was re-endorsed in 2022, and Consent application B/015/21 which was approved in 2022.

**(West District, Ward 2)**

**4.3 B/010/24**

**Agent Name: Alexander Planning Inc. (Deborah Alexander)  
2950 and 2952 Elgin Mills Road East, Markham  
CON 3 PT LOT 26 RP 65R39916 PT PARTS 3 AND 8**

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 6.9 metres, and an approximate lot area of 207.3 square metres (Parts 3, 15, 16); and
- b) **retain** a parcel of land with an approximate lot frontage of 6.9 metres, and an approximate lot area of 207.4 square metres (Parts 4, 13, 14).

The purpose of this application is to sever the Subject Lands to facilitate the creation of two (2)-semi-detached units along the party wall.

This application is associated with Consent applications B/008/24 and B/011/24. This application is related to Site Plan Control application 14.109571.000.00 which was re-endorsed in 2022, and Consent application B/029/21 which was approved in 2022.

**(West District, Ward 2)**

**4.4 B/011/24**

**Agent Name: Alexander Planning Inc. (Deborah Alexander)**  
**2954 and 2956 Elgin Mills Road, Markham**  
**CON 3 PT LOT 26 RP 65R39916 PT PARTS 4 AND 7**

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 6.9 metres, and an approximate lot area of 207.4 square metres (Parts 5, 11, 12);
- b) **sever and convey** a parcel of land with an approximate lot frontage of 7.63 metres, and an approximate lot area of 286.6 square metres (Parts 6, 7, 8, 9, and 10); and
- c) **retain** a parcel of land with an approximate lot area of 554 square metres (Part 21).

The purpose of this application is to sever the Subject Lands to facilitate the creation of two (2) semi-detached units along the party wall, and one (1) common element condominium laneway.

This application is associated with Consent applications B/008/24 and B/010/24. This application is related to Site Plan Control application 14.109571.000.00 which was re-endorsed in 2022, and Consent application B/029/21 which was approved in 2022.

**(West District, Ward 2)**

**4.5 B/012/24**

**Agent Name: The Remington Group (Joseph Pavia)**  
**191 McNabb Street, Markham**  
**PLAN M1915 BLK 13 & PART BLK 12**

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 100 metres and an approximate lot area of 7,218.80 square metres (Parts 1, 2 & 3);
- b) **retain** a parcel of land with an approximate lot area of 7,709.50 square metres (Part 4); and

- c) **establish an easement** over Part 1, in favour of Part 4 for the purpose of maintenance and servicing.

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

This application is related to application 22 120692 PLAN.

**(Central District, Ward 8)**

## **5. PREVIOUS BUSINESS: VARIANCES**

### **5.1 A/028/24**

**Agent Name: Memar Architects Inc. (Lucy Mar Guzman)**  
**15 Hamilton Hall Drive, Markham**  
**PLAN M1385 LOT 9**

The applicant is requesting relief from the requirements of By-law 2024-19 and By-law 1229, as amended, to permit:

#### **By-law 2024-19**

- a) **By-law 2024-19, Section 6.3.2.2(c):**  
a main building coverage for the second-storey of 23.73 percent, whereas the by-law permits a maximum second-storey coverage of 20 percent of the lot area;
- b) **By-law 2024-19, Section 6.3.2.2 (e):**  
a maximum distance of the main building from the established building line for any storey above the first storey of 16.34 metres, whereas the by-law permits a maximum distance of 14.5 metres for any storey above the first from the established building line;
- c) **By-law 2024-19, Section 6.2.1(b):**  
the projection above the maximum outside wall height of 2.69 metres, whereas the by-law permits a projection above the maximum outside wall height of 1 metres; and
- d) **By-law 2024-19m, Section 6.3.2.2(a):**

a lot frontage of 18.29 metres, whereas the by-law requires a minimum lot frontage of 23 metres;

**By-law 1229****a) By-law 1229, Section 1.2(vi):**

a maximum Floor Area Ratio of 49.68 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)**

**6. NEW BUSINESS: MINOR VARIANCE****6.1 A/055/23**

**Agent Name: Gregory Design Group (Shane Gregory)**

**16 George Street, Markham**

**PLAN 18 LOT 10 PT BLK G**

The applicant is requesting relief from the requirements of By-Law 2024-19 & By-Law 1229, as amended, to permit:

**By-law 2024-19****a) By-law 2024-19, Section 4.8.1(b)(ii):**

an accessory building with a gross floor area of 20.13 square metres, whereas the by-law permits a maximum gross floor area of 20 square metres for an accessory building; and

**b) By-law 2024-19, Section 4.8.1(e)(i):**

an interior side yard setback of 0.59 metres, whereas the by-law requires a minimum of 1.2 metres for the interior side yard setback;

**By-law 1229****a) By-law 1229, Section 11.3 (a)(vi):**

a minimum setback of 1.93 feet, whereas the by-law requires a minimum setback of 4 feet;

as it relates to a proposed accessory structure in the rear of the property.

**(Heritage District, Ward 4)****6.2 A/158/23**

**Agent Name: John Chen  
11 Fierheller Court, Markham  
PLAN 65M4398 LOT 218**

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

- a) **By-law 177-96, Section 7.456.2:**  
a minimum rear yard setback of 3.5 metres for the sunroom addition, whereas the by-law requires a minimum rear yard setback of 7 metres; and
- b) **By-law 177-96, Section 6.2.1:**  
a deck over 1 metre in height to project 3.6 metres to the rear lot line, whereas the by-law permits a maximum projection of 3 metres;

as it relates to an existing deck and sunroom.

**(West District, Ward 6)****6.3 A/048/24**

**Agent Name: Hilltop Development Corp. (Waqas Ahmad)  
3026 Elgin Mills Road East, Markham  
PLAN 501 PT LOT 1**

The applicant is requesting relief from the requirements of By-law 83-73, as amended, to permit:

- a) **By-law 53-95, Section 1.2(k):**  
an in-ground sign advertising a home occupation, whereas the by-law does not permit an in-ground sign advertising a home occupation;

as it relates to a proposed sign on a residential property.

**(West District, Ward 2)**

**6.4 A/055/24**

**Agent Name: Delta Engineering Services (Ramesh Savaliya)**  
**4345 14th Avenue, Markham**  
**CON 5 PT LOT 5**

The applicant is requesting relief from the requirements of By-law 2024-19 & By-law 90-81, as amended, to permit:

- a) **Amending By-law 163-92, Section 1.3.3:**  
a minimum front yard setback of 23 metres, whereas the by-law requires a minimum front yard setback of 33 metres; and
- b) **Amending By-law 163-92, Section 1.3.4:**  
a maximum gross floor area of 2,810 square metres, whereas the by-law permits a maximum gross floor area of 2,710 square metres;

as it relates to an addition of a vestibule for barrier-free accessibility and a portico at the entrance of the existing place of worship.

**(Central District, Ward 8)**

**6.5 A/067/24**

**Agent Name: Gagnon Walker Domes Ltd. (Marc De Nardis)**  
**2600 John Street, Thornhill**  
**PL M1707 BLK F**

The applicant is requesting relief from the requirements of By-law 2024-19 & By-law 108-81, as amended, to permit:

**By-law 2024-19**

- a) **By-law 2024-19, Section 9.4.1.2 (d):**  
a minimum rear yard setback of 6 metres, whereas the by-law requires a minimum rear yard setback of 9 metres;

**By-law 108-81**

- a) **By-law 108-81, Section 6.1(d)(iii):**  
a minimum rear yard yard setback of 6 metres, whereas the by-law requires a minimum rear yard setback of 12 metres;

**b) By-law 108-81, Section 4.5.2:**

a loading space to have a minimum length of 6 metres, whereas the by-law requires a loading space to have a minimum length of 12 metres;

**c) By-law 108-81, Section 4.5.2:**

a loading space to have a minimum width of 3.4 metres, whereas the by-law requires a loading space to have a minimum width of 3.6 metres; and

**d) By-law 28-97, Section 3.0; Table B:**

a minimum of 215 parking spaces, whereas the by-law requires a minimum of 242 parking spaces;

as it relates to the conversion of an industrial building to an industrial building with condominium tenure.

This application is associated with Draft Plan of Condominium application CNDO 2023 141251 000 00.

(West District, Ward 8)

**6. ADJOURNMENT:**

**6.1 Next Meeting, July 24<sup>th</sup>, 2024**

**6.2 Adjournment**