



AGENDA
Wednesday, September 11, 2024
7:00pm
Location: Virtual Meeting

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF PREVIOUS MINUTES

August 14, 2024

4. PREVIOUS BUSINESS

4.1 A/065/24

Agent Name: Brown & Beattie
70 Halder Crescent, Markham
PLAN 65M2093 PT LOT 92 65R6675 PTS 1 & 2

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

By-law 2024-19

- a) **By-law 2024-19, Section 5.2.5(a):**
a minimum length of not less than 4.85 metres for a parking space, whereas the by-law requires a minimum length of not less than 5.8 metres for a parking space;
- b) **By-law 2024-19, Section 4.8.9.2(a)(i):**
a minimum soft landscaping strip of 1.05 metres abutting the north interior side lot line, whereas the by-law requires a minimum of 1.5 metres;

By-law 28-97

- a) **By-law 28-97, Section 6.1.2(b):**
a minimum length of not less than 4.85 metres for required parking spaces provided in an enclosed garage, whereas the by-law requires a minimum length of not less than of 5.8 metres for parking spaces provided in an enclosed garage;



as it relates to fire damage repairs and interior alterations for the creation of a basement dwelling unit in a single-detached home.

(Central District, Ward 8)

4.2 B/005/22

**Agent Name: Archizoning Design Inc.
10729 Victoria Square Boulevard, Markham
PLAN 184 LOTS 25-27**

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 23.38 metres and an approximate lot area of 1,109 square metres (Part 2); and
- b) **retain** a parcel of land with an approximate lot frontage of 23.39 metres and an approximate lot area of 1,094.8 metres square (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 Applications A/077/23 and A/079/23 which are being reviewed concurrently.

(West District, Ward 2)

4.3 A/077/23 – Severed Lot

**Agent Name: Archizoning Design Inc.
10729 Victoria Square Boulevard, Markham
PLAN 184 LOTS 25-27**

The applicant is requesting relief from the requirements of By-law 2024-19 and By-law 83-73, as amended to permit:

By-law 2024-19

- a) **By-law 2024-19, Section 1.7:**
the provisions of Section 1.7 to be repealed five years after the effective date of the passing of the by-law, whereas the provisions of Section 1.7 are repealed three years after the effective date of passing of By-law 2024-19.



By-law 83-73

a) **By-law 83-73, Section 8.2(b):**

a minimum lot area of 11,860 square feet, whereas the by-law requires a minimum lot area of 22,000 square feet; and

b) **By-law 83-73, Section 8.2(a):**

a minimum lot frontage of 76 feet 8 and 1/2 inches, whereas the by-law requires a minimum lot frontage of 100 feet;

as it relates to a proposed two-storey residential dwelling. This application is related to Consent application B/005/22 and Minor Variance application A/079/23 which are being reviewed concurrently.

(West District, Ward 2)

4.4 A/079/23 – Retained Lot

**Agent Name: Archizoning Design Inc.
10729 Victoria Square Boulevard, Markham
PLAN 184 LOTS 25-27**

The applicant is requesting relief from the requirements of By-law 2024-19 and By-law 83-73, as amended to permit:

By-law 2024-19

a) **By-law 2024-19, Section 1.7:**

the provisions of Section 1.7 to be repealed five years after the effective date of the passing of the by-law, whereas the provisions of Section 1.7 are repealed three years after the effective date of passing of By-law 2024-19.

By-law 83-73

a) **By-law 83-73, Section 8.2(b):**

a minimum lot area of 11,785 square feet, whereas the by-law requires a minimum lot area of 22,000 square feet;

b) **By-law 83-73, Section 8.2(a):**

a minimum lot frontage of 76 feet 9 inches, whereas the by-law requires a minimum lot frontage of 100 feet; and



c) By-law 83-73, Section 8.2 (c):

a minimum rear yard setback of 15 feet, whereas the by-law requires a minimum rear yard setback of 25 feet;

as it relates to a new residential lot with an existing heritage dwelling. This application is related to Consent application B/005/22 and Minor Variance application A/077/23 which are being reviewed concurrently.

(West District, Ward 2)

5. NEW BUSINESS:

5.1 A/069/24

**Agent Name: Lucid Homes Inc.
49 Sequoia Grove Drive, Markham
PLAN 65M3763 PT BLK 89 65R28049 PT 98**

The applicant is requesting relief from the requirements of By-law 177-96 and By-law 28-97, as amended, to permit:

a) By-law 28-97, Section 3:

a minimum of 2 parking spaces, whereas the by-law requires a minimum of 3 parking spaces; and

b) By-law 177-96, Section 6.62(e):

a minimum exterior side yard setback of 1.4 metres, whereas the by-law requires a minimum exterior side yard setback of 2.4 metres;

as it relates to the addition of a basement dwelling.

(West District, Ward 2)

5.2 A/074/24

**Agent Name: Pylons Architecture Inc.
1 Settlement Park Avenue, Markham
PLAN 65M3243 LOT 6**

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



a) **By-law 177-96, Section 6.3.1.2:**

a setback of 3.98 metres of the detached private garage to the main building on the lot, whereas the by-law requires a minimum setback of 6 metres;

as it relates to a walk-up entrance for an existing basement.

(East District, Ward 5)

5.3 A/061/24

**Agent Name: Mahendra Appadu
148 Markville Road, Markham
PLAN 65M2058 LOT 22R**

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 (e):**

a maximum distance of 23 metres for the first storey measured from the established building line, whereas the by-law permits a maximum distance of 19.5 metres from the established building line;

as it relates to a proposed rear addition to a residential dwelling.

(Central District, Ward 3)

5.4 A/089/24

**Agent Name: Gregory Design Group
46 Sprucewood Drive, Thornhill
PLAN 2368 S PT LOT 37**

The applicant is requesting relief from the requirements of By-law 2024-19 and By-law 2237, as amended, to permit:

By-law 2024-19

a) **By-law 2024-19, Section 6.3.2.2(i):**

a minimum north side yard setback of 1.34 metres, with combined interior side yards on both sides of 2.62 metres, whereas the by-law requires a minimum of 1.8 metres with combined interior side yards on both sides of 4.0 metres; and

b) By-law 2024-19, Section 4.8.9.2(a)(i):

a minimum landscape strip width of 1.34 metres made up of soft landscaping abutting the north interior side lot line, whereas the by-law requires a minimum of 1.5 metres landscape strip width;

By-law 2237**a) By-law 2237, Amending By-law 101-90, Section 1.2(iv):**

a maximum building depth of 17.66 metres, whereas the by-law permits a maximum building depth of 16.8 metres;

as it relates to a one storey addition to the existing one storey detached dwelling.

(West District, Ward 1)

5.5 A/032/24

**Agent Name: HJ Architects Inc.
60 Chant Crescent, Markham
PLAN M1440 LOT 36**

The applicant is requesting relief from the requirements of By-law 2024-19 and By-law 11-72, as amended to permit:

By-law 2024-19**a) By-law 2024-19, Section 6.3.2c):**

a maximum second storey building coverage of 27.3 percent, whereas the by-law permits a maximum second storey building coverage of 20 percent;

b) By-law 2024-19, Section 6.3.2e):

a maximum distance of 16.3 metres from the established building line for the second storey, whereas the by-law permits a maximum distance of 14.5 metres from the established building line;

c) By-law 2024-19, Section 6.3.2j):

a maximum outside wall height of 7.4 metres, whereas the by-law permits a maximum outside wall height of 7 metres; and

d) By-law 2024-19, Section 6.3.2k):

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

By-law 11-72**a) By-law 11-72, Section 6.1:**

a maximum building height of 27.5 feet, whereas the by-law permits a maximum building height of 25 feet;

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

(Central District, Ward 3)

5.6 A/084/24

**Agent Name: Arani Architecture
48 Snider Drive, Markham
CON 7 PT LOT 13**

The applicant is requesting relief from the requirements of By-law 2024-19 and By-law 153-80, as amended to permit:

By-law 2024-19**a) By-law 2024-19, Section 6.3.2.2(b):**

a minimum lot depth of 37.36 metres, whereas the by-law requires a minimum lot depth to be 38.23 metres;

b) By-law 2024-19, Section 6.3.2.2(c):

a maximum main building coverage of both the first storey and second storey of 33.2 percent, whereas the by-law permits a maximum main building coverage of 30 percent of the lot area for the first storey and 20 percent of the lot area for any storey above the first;

c) By-law 2024-19, Section 6.3.2.2(e):

a maximum distance of 21.56 metres from the established building line, whereas the by-law permits a maximum distance of 19.5 metres for the first storey and 14.5 metres for any storey above the first from the established building line; and

d) By-law 2024-19, Section 6.3.2.2(i):

a minimum combined interior side yard of 3.6 metres, whereas the by-law requires a minimum combined interior side yard of 4 metres;



By-law 28-97

a) **Parking By-law 28-97, Section 3, Table A:**

a minimum of two parking spaces, whereas the by-law requires a minimum of three parking spaces;

as it relates to the construction of a new two storey dwelling with an integral garage.

(East District, Ward 4)

6. ADJOURNMENT:

6.1 Next Meeting, September 25th, 2024

6.2 Adjournment