



AGENDA
Wednesday, November 20, 2024
7:00 pm
Location: Virtual Meeting

- 1. CALL TO ORDER**
- 2. DISCLOSURE OF INTEREST**
- 3. APPROVAL OF PREVIOUS MINUTES**

October 30, 2024

4. PREVIOUS BUSINESS

4.1 A/106/23

Agent Name: Scott Rushlow Associates Ltd (Mr. Scott Rushlow)
86 John Street, Thornhill
CON 1 PT LOT 30

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 31.48 metres, whereas the by-law permits a maximum building depth of 16.8 metres;
- b) By-law 2237, Section 6.1:**
a rear yard setback of 14.85 feet, whereas the by-law requires a minimum rear yard setback of 30 feet; and
- c) By-law 223-94, Section 1:**
a maximum floor area ratio of 44.73 percent, whereas the by-law permits a maximum floor area ratio of 33 percent;

as it relates to a proposed rear addition containing a secondary suite.

(Heritage District, Ward 1)

4.2 A/084/24

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

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(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 31.97 percent for the first storey and 26.95 percent for the second storey, 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 the second storey;
- c) **By-law 2024-19, Section 6.3.2.2(e):**
a maximum distance of the main building from the established building line of 20.27 metres for the first storey and 17.98 metres for the second storey, whereas the by-law permits a maximum distance of the main building from the established building line of 19.5 metres for the first storey and 14.5 metres for any storey above the first; 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;

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

(East District, Ward 4)

5. NEW BUSINESS

5.1 A/107/24

**Agent Name: KLM Planning Partners Inc. (Billy Tung)
5690 14th Avenue, Markham
PLAN 65M2757 PT LOT 21 RP 65R31410 PART 1**

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



- a) **By-law 108-81, Amending By-law 2002-258, Section 8.83(j)(i):**
a minimum landscaped open space of 0.0 metres adjacent to the south lot line, whereas the by-law requires a minimum landscaped open space of 6.0 metres; and
- b) **By-law 108-81, Amending By-law 52-96, Section 6.2(c)(i):**
a minimum lot area of 0.45 hectares, whereas the by-law requires a minimum lot area of 0.80 hectares;

as it relates to a proposed one-storey commercial building.

This application is associated with Site Plan Control application SPC 2024 177477 which is currently under review.

This application is also related to Minor Variance application A/005/24 which was approved on March 6, 2024, and was Final and Binding on March 27, 2024.

(East District, Ward 7)

5.2 A/083/24

**Agent Name: Jeffrey Huang
10950 Woodbine Avenue, Markham
YORK REGION CONDO PLAN 1485**

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

- a) **By-law 28-97, Section 3.0 Table B, Industrial Uses:**
a parking rate of 2 parking spaces per premises plus 1 parking space for every 200 square metres of Gross Floor Area (GFA) for industrial uses, whereas the by-law requires a parking rate of 1 parking space per 40 square metres of net floor area of each premises up to 1,200 square metres, 1 parking space for each 100 square metres of net floor area of each premises between 1,200 square metres and 6,000 square metres, and 1 parking space for each 200 square metres of net floor area of each premises in excess of 6,000 square metres;

as it relates to the expansion of the condominium unit to accommodate HVAC equipment.

(West District, Ward 2)



5.3 A/104/24

Agent Name: Malone Given Parsons Ltd. (Rohan Sovig)
3825 Highway 7, Markham
CON 5 PT LT 10 66R10854 PTS 1 TO 4

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

- a) **By-law 2004-196, as amended, Schedule F3:**
a minimum tower separation of 28.3 metres, whereas the by-law requires a minimum tower separation of 30 metres;

as it relates to the proposed 43 and 48 storey towers.

This application is related to SPC 22 246371.

(Central District, Ward 3)

5.4 A/094/24

Agent Name: Tse-Kin Tong
3 Ritter Crescent, Markham
PLAN M1971 LOT 88

The applicant is requesting relief from the requirements of By-law 134-79, as amended, to permit:

- a) **By-law 134-79, Section 5.13:**
an accessory building located 26.82 metres from the centre line of an arterial road (16th Avenue), whereas the by-law requires a minimum distance of 30 metres from the centre line of all arterial roads;

as it relates to the construction of a detached cabana in the rear yard.

(Central District, Ward 3)

5.5 A/097/24

Owner Name: Ahmad Borazjani
Agent Name: RT Architects (Raffi Tashdjian)
89 Brookshire Circle, Thornhill
PLAN 65M2061 LOT 100

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 d):**
a maximum lot coverage of 38.3 percent (1,920 square feet), whereas the by-law permits a maximum lot coverage of 35 percent (1,754 square feet);
- b) **By-law 2024-19, Section 4.8.9.1 b):**
hard landscaping to project 4.05 metres (54 percent) into the required rear yard, whereas the by-law permits hard landscaping to project a maximum of 3.75 metres (50 percent) into the minimum (7.5 metres) rear yard setback for the main building;

as it relates to a proposed canopy in the rear yard.

(West District, Ward 1)

5.6 A/092/24

**Agent Name: Interbuild Engineering Inc. (Amir Eghtesadi)
17 Hamilton Hall Drive, Markham
PLAN M1385 LOT 8**

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

- a) **By-law 1229, Section 1.2 (ii), Amending By-law 99-90:**
a maximum of three storeys, whereas the by-law permits a maximum of two storeys;
- b) **By-law 1229, Section 1.2 (ii), Amending By-law 99-90:**
a maximum floor area ratio of 68.89 percent, whereas the by-law permits a maximum floor area ratio of 45 percent;
- c) **By-law 1229, Table 11.1:**
a minimum front yard setback of 21.47 feet, whereas the by-law requires a minimum front yard setback of 25 feet; and
- d) **By-law 1229, Amending By-law 142-95, Section 2.1 (b):**
a deck to be permitted above the ground floor, whereas the by-law requires decks to be below the ground floor;

as it relates to a proposed rear addition.

(East District, Ward 4)

5.7 B/022/24

Agent Name: STEP Design Studio Inc. (Stepan Sukiasyan)
11 Grandview Boulevard, Markham
PLAN 4365 LOT 21

The applicant is requesting provisional consent to:

- a) sever and convey** a parcel of land with an approximate lot frontage of 9.13 metres and an approximate lot area of 374.77 square metres (Part 2); and
- b) retain** a parcel of land with an approximate lot frontage of 21.34 metres and an approximate lot area of 875.48 square metres (Part 1).

The purpose of this application is to sever and convey a portion of 11 Grandview Boulevard (Part 2) with the intent to merge this parcel with the severed portion of 15 Grandview Boulevard (B/023/24) (Part 3) to facilitate the creation of one new residential lot.

This application is associated with previous Consent applications B/010/20 and B/016/20 which received Provisional Consent from the Ontario Land Tribunal on May 6, 2022. The conditions of approval were not completed within the legislated timeframe under the Planning Act.

(East District, Ward 4)

5.8 B/023/24

Agent Name: STEP Design Studio Inc. (Stepan Sukiasyan)
15 Grandview Boulevard, Markham
PLAN 4365 LOT 21

The applicant is requesting provisional consent to:

- a) sever and convey** a parcel of land with an approximate lot frontage of 10.67 metres and an approximate lot area of 437.94 square metres (Part 3); and
- b) retain** a parcel of land with an approximate lot frontage of 19.80 metres and an approximate lot area of 812.32 square metres (Part 4).

The purpose of this application is to sever and convey a portion of 15 Grandview Boulevard (Part 3) with the intent to merge this parcel with the severed portion of 11 Grandview Boulevard (B/022/24) (Part 2) to facilitate the creation of one new residential lot.



COMMITTEE OF ADJUSTMENT

This application is associated with previous Consent applications B/010/20 and B/016/20 which received Provisional Consent from the Ontario Land Tribunal on May 6, 2022. The conditions of approval were not completed within the legislated timeframe under the Planning Act.

(East District, Ward 4)

6. Adjournment

6.1 Next Meeting: December 4, 2024

6.2 Adjournment