



AGENDA

Wednesday, March 06, 2024

7:00pm

Location: Virtual Meeting on Zoom Platform

Minutes: February 21, 2024

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS:

1. A/165/23

**Agent Name: JIN Architect (Carol Jin)
62 Summerfeldt Crescent, Markham
PLAN M1441 LOT 117**

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

a) By-law 11-72, Section 3.7:

a roof overhang of 36 inches into the required yards, whereas the by-law permits no more than 18 inches into any required yard;

b) By-law 11-72, Section 3.7:

uncovered steps that project 9 feet 4 inches into the required front yard, whereas the by-law permits uncovered steps to project no more than 5 feet into the required front yard;

c) By-law 11-72, Section 6.1, Schedule "B":

a minimum front yard setback of 26 feet ½ inch, whereas the by-law requires a minimum front yard setback of 27 feet;

d) By-law 11-72, Section 6.1, Schedule "B":

a minimum side yard setback of 4 feet for the north side yard, whereas the by-law permits a minimum side yard setback of 6 feet for a two-storey building;

e) By-law 11-72, Section 6.1, Schedule "B":

a maximum lot coverage of 35.8 percent, whereas the by-law permits a maximum lot coverage of 33 1/3 percent;

f) By-law 11-72, Section 6.1, Schedule "B":

a maximum height of 27 feet and 11 inches, whereas the by-law permits a maximum height of 25 feet;

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



(Central District, Ward 3)

2. A/209/23

**Agent Name: Donya Abasiliasi
38 Autumn Glow Drive, Markham
PLAN 65M4014 LOT 106**

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

- a) **By-law 177-96, Section 7.192.1(b)(iii):**
a rear yard setback of 0.64 metres, whereas the by-law requires a minimum rear yard setback of 5.8 metre

as it relates to two covered patios in the rear yard.

(East District, Ward 5)

NEW BUSINESS:

1. B/042/23

**Agent Name: Walker, Nott, Dragicevic Associates (Kevin McKrow)
5 Ruggles Avenue, Thornhill
PLAN 2386 LOTS 42 & 43 AND PT LOTS 101 102 & 103**

The applicant is requesting provisional consent for a partial discharge of mortgage on portions of the subject property. The subject lands are identified as Parts 1, 2, 3, and 12 of the Draft Reference Plan submitted with this application.

(West District, Ward 1)

2. A/005/24

**Agent Name: Pylons Architecture Inc. (Rafik Nassif)
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 4.5 metres adjacent to the south lot line, whereas the by-law requires a minimum landscaped open space of 6 metres; and



b) By-law 108-81, Amending By-law 52-96, Section 6.2(c)(i):

a minimum lot area of 0.49 hectares, whereas the by-law requires a minimum lot area of 0.8 hectares;

as it relates to a proposed single-storey mixed use development.

(East District, Ward 7)

3. A/007/24

**Agent Name: Cornacchia Planning Services Inc. (Vince Cornacchia)
140 Allstate Parkway, Markham
PL 65M2029 PT BLK 11 65R7490 PT 6 65R7760 PT 2**

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

a) Section 6.4.1 (b):

an Ontario Career College, whereas the by-law does not permit the use within the existing industrial/commercial zone;

as it relates to a proposed Ontario Career College, formerly known as a Private Career College.

(West District, Ward 2)

4. A/011/24

**Agent Name: Tai Architect Inc. (Ken Tai)
31 Elm Lea Street, Markham
PLAN M1488 LOT 76**

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

a) By-law 1229, Amending By-law 99-90, Section 1.2(i):

a height of 10.35 metres, whereas the by-law permits a maximum height of 9.8 metres;

b) By-law 1229, Amending By-law 99-90, Section 1.2(vi):

a maximum floor area ratio of 49.83 percent, whereas the by-law permits a maximum floor area ratio of 45 percent; and

c) By-law 1229, Section Table: 11.1:

a side yard setback of 4 feet, whereas the by-law requires a minimum of 6 feet for the two-storey portion;

as it relates to a proposed second-storey and rear addition to a one-story residential dwelling.

(East District, Ward 4)

5. **A/002/24**

**Agent Name: Prohome Consulting Inc. (Vincent Emami)
66 Liebeck Crescent, Markham
PLAN M1441 LOT 350**

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

- a) **By-law 11-72, Section 6.1:**
a minimum north side yard setback of 4 feet, whereas the by-law requires a minimum side yard setback of 6 feet for a two-storey building;
- b) **By-law 11-72, Section 6.1:**
a maximum lot coverage of 36.74 percent, whereas the by-law permits a maximum lot coverage of 33 1/3 percent; and
- c) **By-law 11-72, Section 6.1:**
a maximum height of 27 feet 3 inches, whereas the by-law permits a maximum height of 25 feet;

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

(Central District, Ward 3)

6. **A/004/24**

**Agent Name: In Roads Consultants (Ida Evangelista)
21 Forest Park Crescent, Thornhill
PLAN M1325 LOT 121**

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

- a) **Amending By-law 101-90, Section 1.2(iv):**
a building depth of 20.1 metres, whereas the by-law permits a maximum building depth of 16.8 metres;

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

(West District, Ward 1)

7. **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) **Amending By-law 101-90; Section 1.2(iv):**
a building depth of 20.07 metres, whereas the by-law permits a maximum building depth of 16.8 metres;
- b) **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) **Amending By-law 101-90; Section 1.2(ii):**
a front yard setback of 8.35 metres whereas, the by-law requires a minimum front yard setback of 10.7 metres;
- d) **By-law 2237, Section 6.1:**
a minimum east side yard setback of 1.57 metres, whereas the by-law requires a minimum side yard setback of 1.8 metres for the two-storey dwelling;
- e) **Amending By-law 101-90; Section 1.2(vii):**
a floor area ratio of 60.9 percent (4,036 square feet), whereas the by-law permits a maximum floor area ratio of 50 percent (3,313 square feet); and
- f) **By-law 2237, Section 3.7:**
an unenclosed/unexcavated roofed porch encroachment of 101 inches, whereas the by-law permits a maximum encroachment of 18 inches;

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

(West District, Ward 1)

Adjournment

- 1. **Next Meeting, March 27, 2024**
- 2. **Adjournment**