



**AGENDA**

**Wednesday, April 03, 2024**

**7:00pm**

**Location: Virtual Meeting on Zoom Platform**

**Minutes: March 6, 2024**

**DISCLOSURE OF INTEREST**

**PREVIOUS BUSINESS**

**1. A/198/23**

**Agent Name: MA Development Services (Mathew Laing)  
37 John Lyons Road, Markham  
PLAN 65M2693 LOT 28**

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

- a) **By-law 1229, Section 11.2(c)(i):**  
a side porch encroachment of 30 inches, whereas the by-law permits a maximum encroachment of 18 inches;
- b) **By-law 1229, Section 11.2(c)(i):**  
a front yard encroachment of 43.68 inches, whereas the by-law permits a maximum of 18 inches;
- c) **By-law 99-90, Section 1.2(iii):**  
a building depth of 18.75 metres, whereas the by-law permits a maximum building depth of 16.8 metres; and
- d) **By-law 99-90, Section 1.2(vi):**  
a maximum floor area ratio of 49.04 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)**

**2. 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 5 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 35.91 percent, whereas the by-law permits a maximum lot coverage of 33 1/3 percent;
- 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; and
- d) **By-law 11-72, Section 6.1:**  
a minimum south side yard setback of 5 feet, whereas the by-law requires a minimum side yard setback of 6 feet for a two-storey building;

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

**(Central District, Ward 3)**

**NEW BUSINESS:**

1. **A/008/24**

**Agent Name: Mattamy Homes (Nicole Mastantuono)  
Beaverbrae Drive, Markham  
CON 4 PT LT 24 RP 65R29419 PT PART 2**

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

- a) **By-law 117-96, Section 7.642:**  
an Institutional use, whereas the by-law does not permit Institutional uses; and
- b) **By-law 117-96, Section 7.642:**  
a maximum building height of 20 metres, whereas the by-law permits a maximum building height of 12.5 metres;

as it relates to a future school block.

**(North Markham District, Ward 2)**



**2. A/012/24**

**Owner: York Region District School Board  
Agent Name: MC Architects Inc. (Dominic Battistel)  
Warden Avenue, Markham  
CON 5 PT LOT 10 RP 66R10854 PT PARTS 1 AND 2**

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

- a) **By-law 2004-196, Section 4.7:**  
a loading space to be located 5 metres from the west streetline, whereas the by-law requires a minimum of 10 metres from any streetline or interior side lot line;

as it relates to a proposed 3 storey elementary school with childcare.

This application is related to Site Plan Control application SPC 23 128852, which is being reviewed concurrently.

**(Central District, Ward 3)**

**3. A/010/24**

**Agent Name: Technoarch Inc. (Harpreet Bhons)  
43 Main Street, Markham  
PLAN 18 BLK D PT LOTS 7 & 8**

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

- a) **By-law 1299, Section 7.1(b):**  
an indoor cycling training centre, whereas the by-law does not permit this use;

as it relates to a proposed indoor cycling training centre.

**(Heritage District, Ward 4)**

**4. A/206/23**

**Agent Name: Technoarch Inc. (Harpreet Bhons)  
125 Commerce Valley Drive, Thornhill  
PLAN 65M2694 PT BLK 2 65R22047 PTS 20 TO 26**

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



**a) By-law 165-80, Section 6.4.1(c)(i):**

a restaurant as an accessory use within an existing office building, whereas, the By-law does not permit restaurants within an office building;

as it relates to a proposed restaurant in an existing office building.

**(West District, Ward 8)**

**5. A/013/24**

**Agent Name: Paar Design Inc. (Nikol Paar)  
57 George Street, Markham  
PLAN 2485 LOT 20**

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

**a) Amending By-law 99-90, Section 1.2(iii):**

a building depth of 20.1 metres, whereas the by-law permits a maximum building depth of 16.8 metres; and

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

a maximum floor area ratio of 53.81 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. B/001/24**

**Agent Name: Gregory Design Group (Shane Gregory)  
19 George Street, Markham  
PLAN 18 PT BLK H 65R40716 PART 2**

The applicant is requesting provisional consent to:

**a) sever and convey** a parcel of land (Part 2) with an approximate lot frontage of 13.95 metres and an approximate lot area of 204.13 square metres; and

**b) retain** a parcel of land (Part 1) with an approximate lot frontage of 17.13 metres and an approximate lot area of 510.00 square metres.

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/48/18 approved June 28, 2018 and A/007/21 which was approved March 10 2021.

**(Heritage District, Ward 4)**

7. **B/038/23**

**Agent Name: Gagnon Walker Domes Ltd. (Anthony Sirianni)**  
**208 Church Street, Markham**  
**PLAN M2011 LOT 6**

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 17.06 metres and an approximate lot area of 961.51 square metres (Part 2); and
- b) **retain** a parcel of land with an approximate lot frontage of 36.65 metres and an approximate lot area of 2343.98 square metres (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/190/23 and A/191/23.

**(East District, Ward 4)**

8. **A/190/23**

**Agent Name: Gagnon Walker Domes Ltd. (Anthony Sirianni)**  
**208 Church Street, Markham**  
**PLAN M2011 LOT 6**

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

- a) **Amending By-law 99-90, Section Table C:**  
a floor area ratio of 55 percent, whereas the by-law permits a maximum floor area ratio of 45 percent; and
- b) **Amending By-law 28-97, Section 6.2.4.4(a):**  
a driveway with a minimum interior side yard setback of 0 feet, whereas the by-law requires a minimum interior side yard setback of 4 feet;

as it relates to an existing residential dwelling.

This application is related to Consent application B/038/23.



**(East District, Ward 4)**

**9. A/191/23**

**Agent Name: Gagnon Walker Domes Ltd. (Anthony Sirianni)  
208 Church Street, Markham  
PLAN M2011 LOT 6**

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

- a) By-law 1229, Section Table 11.1:**  
a minimum lot frontage of 56 feet (17.06 metres), whereas the by-law requires a minimum lot frontage of 60 feet (18.28 metres); and
- b) By-law 99-90, Section Table C:**  
a floor area ratio of 49 percent, whereas the by-law permits a maximum floor area ratio of 45 percent;

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

This application is related to Consent application B/038/23.

**(East District, Ward 4)**

**Adjournment**

- 1. Next Meeting, April 17, 2024**
- 2. Adjournment**