



AGENDA (AMENDED)

Wednesday, June 05, 2024

7:00pm

Location: Virtual Meeting on Zoom Platform

1.0 DISCLOSURE OF INTEREST

2.0 Minutes: May 15, 2024

3.0 New Business

3.1 B/025/22

**Agent Name: Bousfields Inc. (Kate Cooper)
9390 Woodbine Avenue, Markham
YORK REGION CONDOMINIUM PLAN 1415**

The applicant is requesting provisional consent to:

- a) sever and convey** a parcel of land with an approximate lot frontage of 119 metres and an approximate lot area of 1.94 ha (Parts 1 to 14);
- b) retain** a parcel of land with an approximate lot frontage of 59 metres and an approximate lot area of 0.45 ha (Parts 15 to 26);
- c) establish an easement** over Parts 2, 3, 4, 11, 12, and 13 in favour of the Retained Lands (Parts 15 to 26) for the purpose of access;
- d) establish an easement** over Parts 18, 21, and 22 in favour of the Severed Lands (Parts 1 to 14) for the purpose of access;
- e) establish an easement** over Parts 2, 3, 4, 10, 11, 12, 13, 17, 18, 21, 22, 23, 24, 25, and 26 in favour of York Region Condominium Corporation 1415 (King Square Mall) for the purpose of access;

The purpose of this application is to sever the subject lands to facilitate the development of one townhouse block (severed lands) and one future condominium block (retained lands).

This application is related to Minor Variance application A/015/24 which is being reviewed concurrently.

(West District, Ward 2)

3.2 A/015/24

**Agent Name: Bousfields Inc. (Kate Cooper)
9390 Woodbine Avenue, Markham
YORK REGION CONDOMINIUM PLAN 1415**

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

- a) **Parking By-law 28-97, Section 3.0 (Table B) Non-Residential Uses:**
a total of 84 parking spaces to be provided on the neighbouring adjacent lot, whereas the by-law requires all parking spaces to be provided on the same lot;
- b) **Parking By-law 28-97, Section 3.0 (Table B) Non-Residential Uses:**
a minimum of 995 parking spaces, whereas the by-law requires a minimum of 1020 parking spaces;
- c) **By-law 165-80, Section 5.2 (d)(ii):**
a minimum interior side yard setback of 0 metres, whereas the by-law requires a minimum interior side yard setback of 6.9 metres;
- d) **By-law 165-80, Section 5.2 (d) (iii):**
a minimum rear yard setback of 9.6 metres, whereas the by-law requires a minimum rear yard setback of 12.0 metres; and
- e) **By-law 165-80, Section 2:**
Woodbine Avenue to continue as the front lot line, whereas the by-law considers the front lot line to be the shorter boundary line abutting the street;

as it relates to an existing shopping centre. This application is related to Consent application B/025/22 which is being reviewed concurrently.

(West District, Ward 2)

3.3 B/009/24

**Agent Name: RJ Forhan and Associates Inc. (Bart Ryan)
3975 Elgin Mills Road, Markham
CON 5 PT LTS 24 & 25 65R19400 PT 2**



The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 347.4 metres and an approximate lot area of 17.9 hectares (Part 1); and
- b) **retain** a parcel of land with an approximate lot frontage of 758.4 metres and an approximate lot area of 33.8 hectares (Parts 2, 3, 4).

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

(North Markham District, Ward 6)

3.4 A/034/24

**Agent Name: Harper Dell & Associates Inc. (Nicholas Dell)
8199 Yonge Street, Thornhill
PLAN 4184 PT LOTS 1-3**

The applicant is requesting relief from the requirements of By-law 2150 & 2024-19, as amended, to permit:

- a) **By-law 2024-19, Section 5.1 c):**
117 parking spaces whereas the by-law requires a minimum of 126 parking spaces;

as it relates to change of use to a proposed restaurant.

(West District, Ward 1)

3.5 A/030/24

**Agent Name: Malone Given Parsons Ltd (Elyse Holwell)
120 South Town Centre Boulevard, Markham
PL 65M2668 PT BLK 4 65R18508 PTS 2 & 4**

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(b):**
a day care centre, whereas the by-law does not permit this use; and

b) By-law 165-80, Section 4.5.1(a)(ii):

one (1) loading space on the subject lands, whereas the by-law requires two (2) loading spaces;

as it relates to a child care centre.

(Central District, Ward 8)

3.6 A/195/23

**Agent Name: Azita Hasheminejad
15 Billy Joel Crescent, Markham
PLAN 5879 LOT 8**

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

a) By-law 142-95, Section 2.2(b)(ii):

a deck to project 5.29 metres, whereas the by-law permits a maximum projection of 3 metres; and

b) By-law 1229, Table 11.1:

a platform to have an encroachment of 24 inches into a required side yard, whereas the by-law permits a maximum encroachment of 18 inches into a required side yard;

as it relates to a constructed deck.

(East District, Ward 4)

3.7 A/037/24

**Agent Name: Artruction Design Consultants Inc. (Purvi Shah)
71 Lyndhurst Drive, Thornhill
PLAN 65M2315 LOT 28**

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 c):

a main building coverage for the second storey of 27.6 percent (1,511 square feet), whereas the by-law permits a maximum second-storey coverage of 20 percent (1,095 square feet) of the lot area;

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

(West District, Ward 1)

3.8 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 1229 & 2024-19, as amended, to permit:

By-law 2024-19

- a) **By-law 2024-19, Section 6.3.2.2(c):**
the main building coverage for the second-storey of 25.05 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(i):**
a combined interior side yard setback of 3.66 metres, whereas the by-law requires a minimum combined interior side yard setback of 4.57 metres;
- c) **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 16.48 metres, whereas the by-law permits a maximum distance of 14.5 metres for any storey above the first from the established building line;
- d) **By-law 2024-19, Section 6.2.1(b):**
the projection above the maximum outside wall height of 2.69m, whereas the by-law permits a projection above the maximum outside wall height of 1m; and
- e) **By-law 2024-19m, Section 6.3.2.2(a):**
a lot frontage of 18.29, whereas the by-law requires a minimum lot frontage of 23m;

By-law 1229

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

a maximum Floor Area Ratio of 51.75 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)

3.9 A/035/24

**Agent Name: Mehdy Ajvand
56 Ladyslipper Court, Thornhill
PL M1095 LT 13**

The applicant is requesting relief from the requirements of By-laws 1767 & 2024-19, as amended to permit:

By-law 2024-19

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

a west side yard setback of 1.54 metres, whereas the by-law requires a minimum of 1.8 metres and a combined interior side yard on both sides of 3.37 metres, whereas the by-law requires combined interior side yard setbacks on both sides of 4.0 metres;

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

a main building coverage for the second storey of 25.5 percent (2,707 square feet), whereas the by-law permits a maximum second-storey coverage of 20 percent (2,120 square feet) of the lot area;

c) **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 18.29 metres, whereas the by-law permits a maximum distance of 14.5 metres for any storey above the first from the established building line;

d) **By-law 2024-19, Section 4.8.9.2 a)i):**

a 1.2 metre landscape strip width made up of soft landscaping abutting the east interior side lot line, whereas the by-law requires a 1.5 metre landscape strip width made up of soft landscaping abutting interior side lot lines; and

e) **By-law 2024-19, Section 4.8.9.1 a):**

26.4 square metres (17.4 percent) hard landscaping in the front yard, whereas the by-law permits a maximum of 15 percent (22.8 metres square) of hard landscaping in the front yard;

By-law 1767

a) **By-law 1767, Section 18 (i)(d):**

a minimum west interior side yard setback of 1.54 metres, whereas the by-law requires a minimum side yard setback of 1.8 metres on each side;

b) **By-law 1767, Amending By-law 100-90, Section 1.2 (iii):**

a maximum building depth of 22.93 metres, whereas the by-law permits a maximum building depth of 16.8 metres;

c) **By-law 1767, Section 9(i):**

a front yard architectural feature/eaves/canopy encroachment of 36 inches, whereas the by-law permits a maximum encroachment of 18 inches into the required yard; and

d) **By-law 1767, Amending By-law 100-90, Section 1.2 (vii):**

a floor area ratio of 53.4 percent (4,919 square feet), whereas the by-law permits a maximum floor area ratio of 50 percent (4,525 square feet);

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

(West District, Ward 1)

4.0 Adjournment

4.1 Next Meeting, June 19, 2023

4.2 Adjournment