



AGENDA

Wednesday, June 28, 2023

7:00pm

Location: Virtual Meeting on Zoom Platform

Minutes: May 31, 2023

DISCLOSURE OF INTEREST

NEW BUSINESS:

1. A/088/23

**Owner Name: Times Property Management Inc. (Andrew Fong)
Agent Name: Malone Given Parsons Ltd. (Rohan Sovig)
15 Water Walk Drive, Markham
PLAN 65M4395 BLK 2**

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

a) Amending By-law 2010-184, Section 6.11.3 a):

This application seeks the same relief as application No. A/188/17 which was approved with conditions by the Committee of Adjustment on March 14, 2018.

The applicant is re-applying to remove the condition of the minor variance approval requiring 12 additional surface visitor parking spaces to be provided on the adjacent property to the west.

(Central District, Ward 3)

2. A/087/23

**Owner Name: Gurcharn Gahir
Agent Name: Gurcharn Gahir
37 German Mills Road, Thornhill
PLAN M1411 PT LOT 103 PT LOT 102 RS66R6001 PART 103**

The applicant is requesting relief from the requirements of By-law 2571, as amended to permit:

a) By-law 2571, Table B:

a front yard setback of 25 feet and 10 inches to the dwelling, whereas the By-law requires a minimum front yard setback of 27 feet to the dwelling.



as it relates to an existing condition for a second floor addition above the garage.
(West District, Ward 1)

3. A/057/23

Owner Name: Beedie ON (Allstate Parkway) Limited Partnership (Kristina Preece)

Agent Name: MHBC Planning Limited (Mr. David McKay)

Allstate Parkway, Markham

PL 65M2695 LOTS 1 AND 2

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

a) By-law 165-80, Section 4.7.1(b):

a minimum landscape strip of 4.0 m along the front of the property, whereas the By-law requires a minimum of 6.0 m;

b) By-law 28-97, Section 3, Table B - Industrial Uses:

164 parking spaces, whereas the By-law requires 338 parking spaces;

as it relates to proposed industrial buildings. This application is related to a Site Plan Control Application (SPC 22 259790) which is being reviewed concurrently.

(West District, Ward 2)

4. B/012/19

Owner Name: NHD Properties Limited

Agent Name: Sorbara Group (Herthana Siva)

115 Idema Road, Markham

CON 3 PT LTS 1-2 65R9064 PTS 1-7 65R5415 PTS 1-2 65R9988 PT 1

65R5416 PT 1 41-87 STEELCASE RD

The applicant is requesting provisional consent to:

a) sever and convey a parcel of land with an approximate lot frontage of 60.96 m and an approximate lot area of 0.73 ha (Part 9 and 10);

b) retain a parcel of land with an approximate lot frontage of 137.57 m and an approximate lot area of 7.632 ha (Parts 1, 2, 3, 4, 5, 6, 7 and 8);

c) establish an easement over Part 8, in favour of Parts 9 and 10 for the purpose of access;



- d) establish an easement over Parts 6 and 8, in favour of Parts 9 and 10 for the purpose of utility;
- e) establish easements over Part 9, in favour of Parts 4, 5, 6, 7, and 8 for the purpose of access and utility;
- f) establish easements over Parts 9 and 10, in favour of Parts 4, 5, 6, 7, and 8 for the purpose of maintenance and servicing;
- g) establish easements over Parts 4, 5, 6, 7, and 8 in favour of Parts 9 and 10 for the purpose of maintenance and servicing.

The purpose of this application is to sever and create two new industrial lots and to create right-of-way easements for the purpose of repair, maintenance and other associated services for the water line servicing, and storm drainage from Idema Road and the subject lands. This application is related to minor variance application(s) A/074/19.

(West District, Ward 8)

5. A/074/19

Owner Name: NHD Properties Limited
Agent Name: Sorbara Group (Herthana Siva)
115 Idema Road, Markham
CON 3 PT LTS 1-2 65R9064 PTS 1-7 65R5415 PTS 1-2 65R9988 PT 1
65R5416 PT 1 41-87 STEELCASE RD

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

- a) **Section 6.1:**
a minimum lot area of 0.73 ha, whereas the By-law requires a minimum lot area of 0.8 ha when the parcel of land is abutting a provincial highway;
- b) **Section 4.7.1 (b):**
an existing landscape strip of 0.0 m, whereas the By-law requires a minimum landscape strip of 6.0 m immediately abutting the street line (Idema Road);
- c) **Section 4.7.1 (a):**
an existing landscape strip of approximately 1.8 m, whereas the By-law requires a minimum landscape strip of 9.0 m immediately abutting a provincial highway;

- d) **Section 4.5.2:**
a minimum loading space height clearance of 3.05 m, whereas the By-law requires a loading space minimum height clearance of 4.2 m in height;
- e) **Parking By-law 28-97, Section 6.1.2 (a):**
a required parking space size length of 5.3 m for 30 parking spaces, whereas the By-law requires each parking space to have a minimum length of 5.8 m;
- f) **Parking By-law 28-97, Section 3.0 Table B: Non-Residential Uses:**
28 parking spaces to encroach into the neighbouring lot (85 Idema Road), whereas the By-law requires that no person shall use any land, building or structure in any zone for any purpose permitted in this By-law, unless all parking are provided on the same lot;
- g) **Parking By-law 28-87, Sections 5.1 & 6.1.2:**
one (1) accessible parking space with a minimum size of 2.8 m x 5.3 m, without a 1.5 m wide access aisle adjacent to the parking space on site, whereas the By-law requires three (3) accessible parking spaces being 5 percent of the total required parking spaces having a minimum size of 2.6 m x 5.8 m, with a 1.5 m wide access aisle adjacent to the parking space on site;
and,
- h) **Parking By-law 28-97, Section 3.0 Table B:**
a minimum of 51 parking spaces, whereas the By-law requires a minimum of 52 parking spaces;

as it relates to an existing industrial building. This file is also related to consent application B/012/19.

(West District, Ward 8)

PREVIOUS BUSINESS

6. **A/030/23**

Owner Name: Jinchong Cao
Agent Name: LHW Engineering (Lihang Wang)
78 Southdale Drive, Markham
PLAN 7326 LOT 28

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

- a) **By-law 99-90, Section 1.2(ii):**
a depth of 17.53 m, whereas the By-law permits a maximum of 16.8 m; and



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

a maximum floor area ratio of 50.11 percent, whereas the By-law permits a maximum of 45 percent;

as it relates to a proposed second storey addition and porch.

(East District, Ward 4)

7. A/038/2

Owner Name: 1000183958 Ontario Inc (Grumeet Minhas)

Agent Name: Zero Degree Studio Inc. (Roy Chan)

41 Galsworthy Drive, Markham

PLAN 4949 LOT 47

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

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

a maximum building height of 10.1 metres, whereas the By-law permits a maximum building height of 9.8 metres;

b) By-law 99-90, Section 1.2(iii):

a maximum depth of 19.91 metres, whereas the By-law permits a maximum of 16.80 metres;

c) By-law 99-90, Section 1.2(vi):

a maximum floor area ratio of 51.33 percent, whereas the By-law permits a maximum of 45 percent.

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

(East District, Ward 4)

Adjournment

- 1. Next Meeting, July 12, 2023**
- 2. Adjournment**