



Committee of Adjustment Agenda

COMMITTEE OF ADJUSTMENT AGENDA

Wednesday, December 18, 2024

7:00pm
Virtual Meeting

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. APPROVAL OF PREVIOUS MINUTES
4. PREVIOUS BUSINESS:
5. NEW BUSINESS

5.1 A/132/24

Agent Name: Lifestyle Home Products (Andrijana Adamovic)
88 Proctor Avenue, Thornhill
65M4758 LOT 1

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 E):**

a maximum main building distance of 20.83 metres for the first storey from the established building line, whereas the by-law permits a maximum main building distance of 19.5 metres for the first storey from the established building line;

as it relates to the addition of a sunroom to a two-storey residential dwelling.

(West District, Ward 1)

5.2 A/133/24

Agent Name: Groundswell Urban Planners (Nour Bedas)
116 Elgin Street, Thornhill
PLAN 8 W PT LOT 15



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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 I):**

a combined interior side yard on both sides of 5.0 metres, whereas the by-law requires combined interior side yards on both sides of 6.85 metres;

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

(West District, Ward 1)

5.3 A/136/24

Agent Name: STEP Design Studio Inc. (Stepan Sukiasyan)
88 Lee Avenue, Markham
65M4758 LOT 1

The applicant is requesting relief from the requirements of By-law 193-81, as amended, to permit:

a) **Amending By-law 2008-151, Section 7.26 (1)(a)(iii):**

a minimum front yard setback of 8 metres, whereas the by-law requires a minimum front yard setback of 12.19 metres;

b) **Parking Standards By-law 28-97, Section 6.2.4.4(b)(i):**

a minimum driveway setback of 6.95 metres to the rear lot line, whereas the by-law requires a minimum driveway setback of 8 metres to the rear lot line;
and

c) **By-law 193-81, Section 6.1(c):**

a maximum lot coverage of 32.53 percent, whereas the by-law permits a maximum lot coverage of 25 percent;

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

(Central District, Ward 8)

5.4 A/137/24

Agent Name: Gregory Design Group (Shane Gregory)
9 Warton Court, Thornhill
PLAN 8261 LOT 11



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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 of 23.3 percent (1782 square feet) for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent (1,525 square feet) of the lot area for any storey above the first;
- b) **By-law 2024-19, Section 4.8.8 (i):**
side yard eaves/roof overhang encroachment of 0.60 metres, whereas the by-law permits a maximum encroachment into the required interior side yard of 0.45 metres;
- c) **By-law 2024-19, Section 4.8.10.2 (d) (iii):**
a porch and underground cold cellar to project 1.22 metres beyond the established building line, whereas the by-law permits a porch with underground cold cellar to project a maximum of 0.6 metres beyond an established building line; and
- d) **By-law 2024-19, Section 4.8.10.2 (d) (iv):**
stairs used to access a porch to project 0.91 metres beyond a permitted porch encroachment, whereas the by-law permits stairs used to access a porch to project 0.45 metres beyond a permitted porch encroachment;

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

(West District, Ward 1)

5.5 A/189/23

**Agent Name: 10292702 Canada Inc. (Hua Tong)
38 Elm Street, Markham
PLAN 4292 LOT 4**

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 10.8 metres, whereas the by-law permits a maximum building height of 9.8 metres;
- b) **By-law 99-90, Section 1.2 (ii):**



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a maximum building depth of 21.4 metres, whereas the by-law permits a maximum building depth of 16.8 metres; and

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

a maximum Floor Area Ratio of 53.1 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)

5.6 A/141/24

**Agent Name: Macaulay Shiomi Howson (Nick Pileggi)
8050 Woodbine Avenue, Markham
R2841 PTS 2,3 & 15**

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

a) By-law 177-96, Table B8(K):

a landscape width abutting the exterior lot line of 1.0 metre, whereas the by-law requires a minimum landscape width of 3.0 metres abutting any lot line other than the front lot line;

b) By-law 177-96, Table B8(K):

a landscape width abutting the rear lot line of 1.5 metres, whereas the by-law requires a minimum landscape width of 3.0 metres abutting any lot line other than the front lot line;

c) By-law 177-96, Table B8 (G):

a 57.5 metre depth of the parking area in the exterior side yard, whereas the by-law permits a maximum 12 metre depth of parking area in the exterior side yard;

d) By-law 177-96, Section 6.9.2:

existing loading spaces to be located in the exterior side yard, whereas the by-law only permits loading spaces to be located in an interior side or rear yard;

e) By-law 177-96, Table B8 (G):

an existing 37 metre depth of the parking area in the front yard, whereas, the by-law permits a maximum 12.0 metre depth of parking area in the front yard;



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f) **By-law 177-96, Table B8 D):**

an existing maximum front yard setback of approximately 46 metres, whereas the by-law permits a maximum front yard setback of 19.0 metres;

g) **By-law 28-97, Section 3.0 Table B:**

a minimum of 252 parking spaces, whereas, the by-law requires a minimum of 303 required parking spaces on the lot;

as it relates to the internal expansion of office space in an existing industrial building.

(West District, Ward 8)

5.7 B/030/24

**Agent Name: Macaulay Shiomi Howson (Nick Pileggi)
Major Mackenzie Drive, Markham
PLAN RP 65R33373 PTS 1 2 AND 3**

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 12.24 metres and an approximate lot area of 0.68 ha (Part 4);
- b) **retain** a parcel of land with an approximate lot frontage of 115.7 metres and an approximate lot area of 5.5 ha (Parts 1, 2, 3, and 5);
- c) **establish an easement** over Part 4 for the purposes of access in favour of the retained lands (Parts 1, 2, 3, and 5).

The purpose of this application is to sever the Subject Lands to be merged with the adjacent lands to the north and to facilitate the creation of a mutual access easement.

This application is related to PLAN 23 116352, SPC 24 159325 and SALT 24 161074 which are currently under review.

(West District, Ward 6)

5.8 B/031/24

**Agent Name: Macaulay Shiomi Howson (Nick Pileggi)
Markland Street, Markham
CON 3 PT LOT 21**



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The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 46.95 metres and an approximate lot area of 0.93 ha (Parts 8 and 9);
- b) **retain** a parcel of land with an approximate lot frontage of 85.99 metres and an approximate lot area of 2.64 ha (Parts 6 and 7).

The purpose of this application is to sever the Subject Lands to be merged with the adjacent lands to the east (Part 10).

This application is related to Consent Application B/030/24. This application is related to PLAN 23 116352, SPC 24 159325 and SALT 24 161074 which are currently under review.

(West District, Ward 2)

6.0 ADJOURNMENT:

1. **Next Meeting:** January 22, 2025
2. **Adjournment**