



AGENDA

Wednesday, December 13, 2023

7:00pm

Location: Virtual Meeting on Zoom Platform

Minutes: November 29, 2023

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. A/063/23

**Owner Name: Yorktech Supply Ltd (Daniel Yeung)
Agent Name: Tacoma Engineers Inc. (Chris Lahn)
230 Yorktech Drive, Markham
CON 4 PT LOT 9 RS65R10042 PT OF PART 1 & PART 2**

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

- a) By-law 165-80, Section 4.5.3(a):**
loading spaces and overhead vehicular doors in a yard or wall of any building which adjoins or faces a street, whereas the by-law does not permit the location;
- b) By-law 165-80, Section 5.2(d)(ii):**
a minimum interior (east) side yard setback of 3 metres, whereas the by-law requires a minimum of 6 metres;
- c) By-law 165-80, Section 5.2(d)(iii):**
a minimum rear yard setback of 3.19 metres, whereas the by-law requires a minimum of 12 metres; and
- d) Parking By-law 28-97, Section 3 Table B:**
32 parking spaces, whereas the by-law requires 47 parking spaces;

as it relates to a proposed industrial building.

This application is related to a Site Plan Control Application (SPC 23 119531) which is being reviewed concurrently.

(Central District, Ward 8)



NEW BUSINESS:

1. **A/200/23**

**Owner Name: Glenn Baron
Agent Name: David Johnston Architect Ltd. (David Johnston)
253 Helen Avenue, Markham
PLAN 2196 PT LOT 8 RP 65R39759 PART 1**

The applicant is requesting relief from the requirements of By-law177-96, as amended to permit:

- a) **By-law 177-96, Section Table B2 (Part 1 of 3) C:**
a maximum garage width of 6.1 metres, whereas the by-law permits a maximum garage width of 3.5 metres for lots with a lot frontage of less than 11.6 metres;

as it relates to a proposed single family dwelling.

(Central District, Ward 3)

2. **A/201/23**

**Owner Name: Glenn Baron
Agent Name: David Johnston Architect Ltd. (David Johnston)
255 Helen Avenue, Markham
PLAN 2196 PT LOT 8 RP 65R39759 PART 2**

The applicant is requesting relief from the requirements of By-law177-96, as amended to permit:

- a) **By-law 177-96, Section Table B2 (Part 1 of 3) C:**
a maximum garage width of 6.1 metres, whereas the by-law permits a maximum garage width of 3.5 metres for lots with a lot frontage of less than 11.6 metres;

as it relates to a proposed single family dwelling.

(Central District, Ward 3)



3. **A/202/23**

Owner Name: Glenn Baron
Agent Name: David Johnston Architect Ltd. (David Johnston)
257 Helen Avenue, Markham
PLAN 2196 PT LOT 8 RP 65R39759 PART 3

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

- a) **By-law 177-96, Section Table B2 (Part 1 of 3) C:**
a maximum garage width of 6.1 metres, whereas the by-law permits a maximum garage width of 3.5 metres for lots with a lot frontage of less than 11.6 metres;

as it relates to a proposed single family dwelling.

(Central District, Ward 3)

4. **A/122/23**

Owner Name: Yuen Ting Alice Poon
Agent Name: Alphyn Homes Inc. (Sean Baradaran)
141 Cornell Park Avenue, Markham
PLAN 65M3203 BLK 98

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

- a) **By-law 177, Section 96:**
a maximum height of 7.53 metres, whereas the by-law requires a maximum of 6.75 metres for a detached garage on a lot intersecting two lanes; and
- b) **By-law 177, Section 96:**
a minimum rear yard setback of 0 metres, whereas the by-law requires a minimum rear yard setback of 0.6 metres for a detached garage;

as it relates to a proposed coach house.

(East District, Ward 5)

5. **A/178/23**

Owner Name: Peter Andrews and Ruth Andrews
Agent Name: In Tech House Design Corporation (Andrii Golovnia)
38 Elgin Street, Thornhill
PLAN 8 PT LOT 3

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 (vii):**

a maximum floor area ratio of 55.2 percent (4,195 square feet), whereas the by-law permits a maximum floor area ratio of 50 percent (3,795 square feet);

as it relates to a proposed second-storey addition.

(West District, Ward 1)

6. **A/186/23**

Owner Name: Jaefar Mohammadi
Agent Name: Contempo Studio (Marin Zabzuni)
12 Hammok Crescent, Thornhill
PLAN M941 LOT 156

The applicant is requesting relief from the requirements of By-law 1767, as amended, to permit:

a) **By-law 1767, Section 14 (i)(c):**

a minimum rear yard setback of 24 feet 6 inches, whereas the by-law requires a minimum rear yard setback of 40 feet;

b) **Parking By-law 28-97, Section 6.2.4.5 (a)(i):**

a width of 4.27 metres for a second driveway, with a main building setback of 7.6 metres from the public street, whereas the by-law permits a maximum driveway width of 3.7 metres for a second driveway which connects to a public street to the other driveway provided the main building is setback a minimum of 8.0 metres from the public street.

c) **Amending By-law 100-90; Section 1.2(i):**

a maximum building height of 8.62 metres, whereas the by-law permits a maximum flat roof building height of 8.0 metres;

- d) **By-law 1767; Section 14(i)(c):**
a minimum front yard setback of 25 feet, whereas the by-law requires a minimum front yard setback of 30 feet;
- e) **Amending By-law 100-90; Section 1.2(iii):**
a building depth of 18.4 metres, whereas the by-law permits a maximum building depth of 16.8 metres;
- f) **Amending By-law 100-90; Section 1.2 (vi):**
a floor area ratio of 47.6 percent (7,155 square feet), whereas the by-law permits a maximum floor area ratio of 47 percent (7,058 square feet);

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

(West District, Ward 1)

7. **A/184/23**

Owner Name: Yongqin Li
Agent Name: Humphries Planning Group Inc. (Puneh Jamshidi)
10197 Victoria Square Boulevard, Markham
CON 4 PT LT 22 65R25245 PT 5

The applicant is requesting relief from the requirements of By-law 304-87, as amended to permit:

- a) **By-law 304-87, Section 7.1:**
an accessory garden suite dwelling to be located in the front yard whereas, the by-law does not permit an accessory building in the front yard;
- b) **By-law 304-87, Section 7.5 (b)(i):**
a south side yard setback of 1.6 metres for the house whereas, the by-law requires a minimum side yard setback of 3 metres;
- c) **By-law 304-87, Section 7.5 (b)(i):**
a north side yard setback 2.02 metres for the garden suite whereas, the by-law requires a minimum side yard setback of 3 metres;
- d) **By-law 304-87, Section 7.5 (b)(i):**
a 3.6 metre front yard setback for the garden suite whereas, the by-law requires a minimum front yard setback of 7.5 metres;



COMMITTEE OF ADJUSTMENT

as it relates to a proposed two-storey detached dwelling and a proposed one-storey accessory garden suite in the front yard.

(West District, Ward 2)

Adjournment

1. Next Meeting, January 17, 2024
2. Adjournment