



# Council Meeting Agenda

**Meeting No. 21 | October 23, 2024 | 1:00 PM | Live streamed**

Members of the public have the option to attend either remotely via Zoom or in-person in the Council Chamber at the Civic Centre

## Members of the public can participate by:

### 1. VIEWING THE ONLINE LIVESTREAM:

Council meetings are video and audio streamed at: <https://pub-markham.escribemeetings.com/>

### 2. EMAILING A WRITTEN SUBMISSION:

Members of the public may submit written deputations by email to [clerkspublic@markham.ca](mailto:clerkspublic@markham.ca).

**Written submissions must be received by 10:00 a.m. the morning of the meeting.**

If the deadline for written submission has passed, you may:

Email your written submission directly to [Members of Council](#); or

Make a deputation at the meeting by completing and submitting an online [Request to Speak Form](#)

If the deadline for written submission has passed **and** Council has finished debate on the item at the meeting, you may email your written submission directly to [Members of Council](#).

### 3. REQUEST TO SPEAK / DEPUTATION:

Members of the public who wish to make a deputation, please register prior to the start of the meeting by:

Completing an online [Request to Speak Form](#), or,

E-mail [clerkspublic@markham.ca](mailto:clerkspublic@markham.ca) providing full name, contact information and item they wish to speak on.

If you do not have access to email, contact the Clerk's office at **905-479-7760** on the day of the meeting.

\*If Council or Committee has finished debate at the meeting on the item, you may email your written submission directly to [Members of Council](#).

The list of [Members of Council is available online at this link](#).

Alternate formats for this document are available upon request.

Closed captioning during the video stream may be turned on by clicking the [cc] icon located at the lower right corner of the video screen.

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**Note: As per Section 7.1(h) of the Council Procedural By-Law, Council will take a ten minute recess after two hours have passed since the last break.**

# Council Meeting Agenda

Meeting Number: 21  
October 23, 2024, 1:00 PM  
Live streamed

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**Pages**

**1. CALL TO ORDER**

**INDIGENOUS LAND ACKNOWLEDGEMENT**

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron-Wendat, Anishnabeg, Seneca, Chippewa, and the Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

**2. DISCLOSURE OF PECUNIARY INTEREST**

**3. APPROVAL OF PREVIOUS MINUTES**

**3.1 COUNCIL MINUTES - OCTOBER 9, 2024**

Note: Attachment to be added when available

1. That the Minutes of the Council Meeting held on October 9, 2024, be adopted.

**4. PRESENTATIONS**

**5. DEPUTATIONS**

**6. COMMUNICATIONS**

6

**6.1 LIQUOR LICENCE APPLICATION - PAPA PIXELS CREPE SHOP HWY 7 (WARD 3) (3.21)**

14

(New Liquor Licence for indoor and outdoor areas)

1. That the request for the City of Markham to complete the Municipal

Information Form be received for information and be processed accordingly.

## 7. REPORT OF STANDING COMMITTEE

### 7.1 REPORT NO. 38 DEVELOPMENT SERVICES COMMITTEE (OCTOBER 15, 2024)

Please refer to your October 15, 2024 Development Services Committee Agenda for reports.

Mayor and Members of Council:

That the report of the Development Services Committee be received & adopted. (Item 1):

#### 7.1.1 CITY OF MARKHAM'S RESPONSE TO PROPOSED AMENDMENT TO O. REG 299/19 (ADDITIONAL RESIDENTIAL UNITS) MORE HOMES BUILT FASTER ACT, 2022, FILE NO: PR 24 193731 (10.0, 10.5)

22

1. That the report titled, "City of Markham's Response to proposed Amendment to O. Reg 299/19 (Additional Residential Units), File: PR 24 193731", be received; and,
2. That this report be forwarded to the Minister of Municipal Affairs and Housing as the City of Markham's comments to the proposed Amendment to O. Reg 299/19; and,
3. That Staff be authorized to bring forward proposed amendments to any in-force zoning By-law to address any zoning issues or inconsistencies in Markham's zoning by-laws, and to give effect to changes made as a result of the proposed Amendment to O. Reg 299/19 receiving Royal Assent; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

## 8. MOTIONS

## 9. NOTICE OF MOTION TO RECONSIDER

## 10. NEW/OTHER BUSINESS

*As per Section 2 of the Council Procedural By-Law, "New/Other Business would generally apply to an item that is to be added to the Agenda due to an urgent statutory time requirement, or an emergency, or time sensitivity".*

11. ANNOUNCEMENTS

12. BY-LAWS - THREE READINGS

That By-laws 2024-188 to 2024-197 be given three readings and enacted.

Three Readings

12.1 **BY-LAW 2024-188, A BY-LAW TO AUTHORIZE THE TEMPORARY BORROWING OF AN AMOUNT NOT TO EXCEED \$234,716,497 FROM JANUARY 1 TO SEPTEMBER 30, 2025 AND \$117,358,249 FROM OCTOBER 1 TO DECEMBER 31, 2025 TO MEET THE CURRENT**

**EXPENDITURES OF THE CORPORATION FOR THE YEAR, UNTIL TAXES ARE COLLECTED AND OTHER REVENUES RECEIVED.**

Being a by-law to authorize the temporary borrowing of an amount not to exceed \$234,716,497 from January 1 to September 30, 2025 and \$117,358,249 from October 1 to December 31, 2025 to meet the current expenditures of the corporation for the year, until taxes are collected and other revenues received.

12.2 **BY-LAW 2023-189, BEING A BY-LAW TO PROVIDE FOR AN INTERIM TAX LEVY IN 2025**

Being a By-Law to Provide for an Interim Tax Levy in 2025.

12.3 **BY-LAW 2024-190, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST “FRISBY HOUSE” 15 VICTORIA STREET**

Being a By-law to designate the Frisby House, 15 Victoria Street, under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest. (Development Services Report No. 27, June 26, 2024 Council, Item 8.1.1)

12.4 **BY-LAW 2024-191, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST “PHILIP JR. AND SUSANNAH ECKARDT HOUSE” 60 MEADOWBROOK LANE**

Being a By-law to designate the Philip Jr. and Susannah Eckardt House, 60 Meadowbrook Lane, under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest. (Development Services Report No. 27, June 26, 2024 Council, Item 8.1.1)

12.5 **BY-LAW 2024-192, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST “LYDIA BEEBE HOUSE” 6864 FOURTEENTH AVENUE**

Being a By-law to designate the Lydia Beebe House, 6864 Fourteenth Avenue,

under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest. (Development Services Report No. 27, June 26, 2024 Council, Item 8.1.1)

**12.6 BY-LAW 2024-193, A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST “WILLIAM AND MARY JANE MACKLIN HOUSE” 2501 DENISON STREET**

Being a By-law to designate the William and Mary Jane Macklin House, 2501 Denison Street, under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest. (Development Services Report No. 27, June 26, 2024 Council, Item 8.1.1)

**12.7 BY-LAW 2024-194, A BY-LAW TO DEDICATE CERTAIN LANDS AS PART OF THE HIGHWAYS OF THE CITY OF MARKHAM (BERCZY GREEN DRIVE)**

28

Being a By-law to dedicate certain lands as part of the highways of the City of Markham named Berczy Green Drive (Part Lot 22, Concession 4, designated as Part 1, Plan 65R-41056).

**12.8 BY-LAW 2024-195, TO AMEND BY-LAW 2005-188**

Being a By-law to add “prohibited parking” at specific intersections within the City of Markham. (Lichfield Road)

**12.9 BY-LAW 2024-196, TO AMEND BY-LAW 106-71**

29

Being a By-law to add “compulsory stop signs” at specific intersections within the City of Markham. (Lichfield Road)

**12.10 BY-LAW 2024-197, TO AMEND BY-LAW 2017-104**

30

Being a By-law to authorize speed limits at specific intersections within the City of Markham. (Lichfield Road)

**13. CONFIDENTIAL ITEMS**

That, in accordance with Section 239 (2) of the *Municipal Act*, Council resolve into a private session to discuss the following confidential matters:

**13.1 COUNCIL**

**13.1.1 CONFIDENTIAL COUNCIL MINUTES**

Note: Attachment to be added when available

**14. CONFIRMATORY BY-LAW - THREE READINGS**

31

That By-law 2024-187 be given three readings and enacted.

Three Readings

BY-LAW 2024-187 A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE  
COUNCIL MEETING OF OCTOBER 24, 2024.

**15. ADJOURNMENT**



Alcohol and Gaming Commission of Ontario  
 90 Sheppard Avenue East, Suite 200  
 Toronto ON M2N 0A4  
 Tel.: 416-326-8700 • Fax: 416-326-8711  
 Toll free in Ontario: 1-800-522-2876  
 Inquiries: www.agco.ca/iagco  
 Website: www.agco.ca

## Municipal Information for Liquor Sales Licences (including Tied House)

The information requested below is required in support of all applications for a new Liquor Sales Licence (including Tied House) or areas being added to an existing Liquor Sales Licence.

### Section 1 – Application Details

Premises Name  
 Papa pixels crepe shophwy7 ( GILLES LEFEBVRE )

Premises Phone Number (include area code)  
 (647) 287-5419

Premises Address	City/Town	Province	Postal Code
182 Main St Unionville	Markham	ON	L3R 2G9

Contact Name  
 Sahar Koosha(Applicant)

Contact's Phone Number (include area code and extension)  
 (647) 863-2037

Contact's Email Address  
 admin@permitman.ca

Does the application for a Liquor Sales Licence (including Tied House) include indoor areas and/or outdoor areas?

Indoor Areas     Outdoor Areas

### Section 2 – Municipal Clerk's Official Notice of Application for a Liquor Sales Licence (including Tied House) in your Municipality.

**Municipal Clerk:**

**Please confirm the "wet/damp/dry" status below.**

Name of village, town, township or city where taxes are paid.

(If the area where the establishment is located was annexed or amalgamated, provide the name that the village, town, township or city was known as.)

Is the area where the establishment is located "wet", "damp" or "dry"? Please select one.

Wet (for spirits, beer, wine)     Damp (for beer and wine only)     Dry

**Note:** Specific concerns regarding zoning or non-compliance with by-laws must be clearly outlined in a separate submission or letter within 30 days of this notification.

Address of Municipal Office

Name of Municipal Official

Title

Date (dd/mm/yyyy)

Telephone number

Email Address

admin@permitman.ca

Signature of Municipal Official

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## Liquor Licence Questionnaire

The Corporation of the City of Markham

To evaluate your Liquor Licence Application, you are required to complete this Questionnaire.

Submit the all required documentation to the Clerk's Office by mail or in-person to the address below.

City of Markham  
 Clerk's Office  
 Legislative Services Department  
 101 Town Centre Boulevard  
 Markham, Ontario  
 L3R 9W3

**Attention:** Public Services Assistant

If you have any questions about this Questionnaire, please call 905-477-7000 ext. 2366.

### Liquor Licence Questionnaire Checklist

The following items **must** be submitted with this completed Questionnaire to the Clerk's Office:

- ✓ Applicable fee;
- ✓ A sample menu; and,
- ✓ Copy of the floor plan showing the layout, areas that require licensing, seating arrangements, washrooms (show fixtures) and exits.

### Applicant Contact Information

First Name Sahar		Last Name Koosha	
Street Number 180	Street Name West Beaver Creek Rd.		Suite/Unit Number
City Richmond Hill		Postal Code L4B 1B4	Province ON
Telephone Number	Mobile Number (647) 863-2037	Email admin@permitman.ca	

### Restaurant Information

Name of Restaurant Papa pixels crepe shophwy7			
Street Number 182	Street Name Main St. Unionville		Suite/Unit Number
City Markham		Postal Code L3R 2G9	Province ON

Page 1 of 2

Rev. Jan/17

Information on this form is collected under the authority of Section 11 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and Section 12 of the Liquor Licence Act, R.S.O. 1990, Chapter L.19, as amended. The information you have provided will be used to contact you and process your Liquor Licence Application. If you have questions about this collection contact the Access & Privacy Manager, Legislative Services Development, 101 Town Centre Boulevard, Markham, Ontario, L3R 9W3, 905-477-5530.

What is the closest major intersection to the restaurant? Hwy7 / Kennedy	What is the distance between the restaurant and the closest residential area? (in kilometres) 5km
Does the restaurant have a valid Business Licence issued by the City of Markham?  <input checked="" type="radio"/> Yes <input type="radio"/> No Business Licence Number: 24169628ee	Does the restaurant have a working Fire Alarm System?  <input type="radio"/> Yes <input checked="" type="radio"/> No
If no, please note that a Business Licence is required.	
Type of restaurant (select one) <input checked="" type="checkbox"/> Family <input type="checkbox"/> Roadhouse <input type="checkbox"/> Sports Bar <input type="checkbox"/> Fine Dining <input type="checkbox"/> Take Out <input type="checkbox"/> Cafe	
What, if any, entertainment or amusements will be provided in the restaurant? (select all that apply) <input type="checkbox"/> Karaoke <input type="checkbox"/> Live Entertainment <input type="checkbox"/> Casino <input type="checkbox"/> Off-Track Betting <input type="checkbox"/> Arcade	
Is the liquor licence application for an expansion of the existing operations?  <input type="radio"/> Yes <input type="radio"/> No	
If yes, please provide the <u>current</u> existing maximum seating capacity: 42 seats indoor 40 outdoor	
If no, please provide the <u>planned</u> existing maximum seating capacity: _____	
<b>Location History</b>	
Has a Building Permit been applied for or obtained for this location?  <input type="radio"/> Yes Building Permit Number: No <input checked="" type="radio"/> No	
Was the location previously used as a restaurant? <input checked="" type="radio"/> Yes <input type="radio"/> No	
If no, a Building Permit is required. Contact Building Services at 905-477-7000 ext. 4870 for more information.	
If the location was previously used as a restaurant, has construction or alteration been proposed?  <input type="radio"/> Yes <input type="radio"/> No	
If yes, please provide Alteration Permit Number: No	

Sahar Koosha

Applicant's Signature

2024-10-17

Date

Page 2 of 2

Rev. Jan/17

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**182 Main St., Unionville, ON, L3R 2G7**

### Beverages

HOT CHOCOLATE	\$8.99
FRAPPING W/ BACALAN BOOZY	\$13.99
CAPPUCINO	\$6.99
CAFE LATTE (HOT OR ICE)	\$6.99
MOCCACCINO	\$6.99
MATCHA	\$11.99
COFFEE / TEA	\$4.99
SMOOTHIE (MANGO STRAWBERRY)	
BANANA)	\$12.99
MILKSHAKE (VANILLA, CHOCOLATE, STRAWBERRY)	\$12.99
JUICE (LEMONADE, CRANBERRY, ORANGE)	\$8.99
ESPRESSO	\$4.99
FERRIER	\$6.99
HOT APPLE CIDER	\$8.99
OAT / ALMOND MILK	\$5 EXTRA

### Sweet Crepes

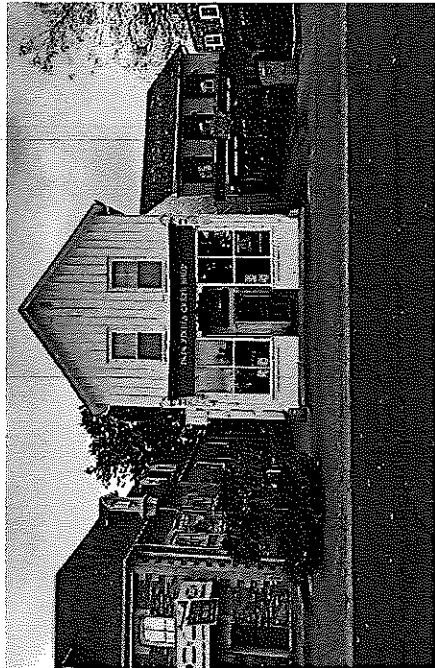
BANANA CREAM	\$18.99
CHOCOLATE CREPE W/ MAPLE SYRUP & FRUIT	\$23.99
CHOCOLATE CREPE W/ STRAWBERRY	\$21.99
RASPBERRY PIE CREPE	\$18.99
APPLE PIE / CHERRY PIE	\$18.99
HONEY WALNUT	\$18.99
APPLEY CREPE/BAKED REVENUES CREAM	\$27.99
AMERICAN CREPE	\$21.99
FRUIT CREPE	\$23.99
ICE CREAM	\$23.99
GRAB&GO	\$23.99
WALNUT CREPE	\$23.99
CHOCOLATE PIE	\$18.99
CREPE W/ FRUIT	\$27.99
CHOCOLATE CHIP	\$21.99

### Chocolate Bar

SMARTIES (CREPES)	
REESE'S PEANUT BUTTER	
KIT KAT	
MARS BAR	
O'HEENY	
CAD BURY MILK CHOCOLATE	
ICE CREAM SANDWICH	
* ALL CREPES WITH AUTELLA	
YOUR CHOICE \$11.99	
* NOT NET FREE FACILITY * TAX	

### Specials

<b>SOUP:</b>	
TOMATO OR MUSHROOM	\$10.00
<b>SALAD:</b>	
SPINACH WALNUT W/ STRAWBERRY & BALSAMIC	\$10.00
SWEET POTATO FRIES W/ CHIPOTLE	\$14.00
TRUFFLE FRIES	\$12.00
ALFREDO PASTA OR SPAGHETTI	
WISAPLIC	\$15.00
CREPE	\$16.00
<b>DESSERT:</b>	
PISTACHIO CREPE	\$21.99
RICOTTA AND RASPBERRY JAM CREPE	\$19.99
<b>PIZZA CREPE:</b>	
+ CHEESE	\$29.99
+ SALAD	\$32.99



CITY: MARKHAM, ON  
 MUNICIPAL ADDRESS  
 182 MAIN ST.

SCOPE OF WORK  
 - LIQUOR LICENSE FOR EXISTING RESTAURANT

**PERMIT MAN**  
 BUILDING DESIGN SERVICES  
 info@permitsman.ca  
 +1(647)488-5650

**DRAWING LIST**

A-00 TITLE SHEET  
 A-01 SITE PLAN  
 A-02 MAIN FLOOR AND BASEMENT PLAN

**STANDARDS & LOADS:**

THE ENGINEERING HAS PERFORMED BASED ON THE LATEST UPDATE OF THE 2012 ONTARIO BUILDING CODE COMPENDIUM, WHICH IS A REGULATION MADE UNDER THE BUILDING CODE ACT, 1992, AND ALSO THE REFERRED STANDARDS.  
 STRUCTURAL LOADS:  
 NO STRUCTURAL ALTERATION CONSIDERED IN DESIGN. ALL EXISTING STRUCTURAL COMPONENTS TO REMAIN.

**DISCLAIMER:**

- NO WARRANTY IS MADE OR IMPLIED AS TO THE ACCURACY OF DIMENSIONS.  
 - ALL DIMENSIONS MUST BE SITE VERIFIED. DRAWINGS ARE NOT TO BE USED FOR QUANTITY ESTIMATES.  
 - ALL WALL THICKNESS OR COMPOSITION HAS NOT BEEN DETERMINED.  
 - SHORING, SITE GRADING & FLOOD CONTROL DESIGN AND CALCULATIONS ARE NOT INCLUDED IN THE ENGINEER'S SCOPE OF WORK AND THE ENGINEER ACCEPTS NO RESPONSIBILITY.  
 - THE SOIL BEARING CAPACITY & GROUNDWATER LEVEL SHALL BE DETERMINED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.  
 - CONTACT YOUR LOCAL BUILDING DEPARTMENT FOR FURTHER INFORMATION ABOUT LOCAL SOIL-BEARING CAPACITIES.  
 - THE BUILDING IS NOT DESIGNED TO BE USED AS A POST-DISASTER SHELTER OR A MANUFACTURING AND STORAGE OF TOXIC, EXPLOSIVE OR OTHER HAZARDOUS SUBSTANCES.

**ABBREVIATIONS**

ABV	ABOVE	MAXIMUM
ADD	ADDITIONAL	MECHANICAL
ARCH	ARCHITECTURAL	MINIMUM
BY	BY	N/L
BY	BY	NONLOAD BEARING
BTM	BOTTOM	NOT TO SCALE
CL	CENTERLINE	ON CENTER
CL	CLOSET	OPENING
COL	COLUMN	OUTER FACE
CONC	CONCRETE WITH CONCRETE	PLATE
CONT	CONTINUOUS	PRECAST
DP	DEPTH	PROJECTION
DET	DETAIL	PROPOSED
DR	DRAIN	REINFORCED WITH
DJ	DOUBLE JOIST	SHORT DIRECTION
DWL	DOWEL	STIFFENER
EF	EACH FACE	STRUCTURAL
EW	EACH WAY	THICKNESS
ELEC	ELECTRICAL	TOP AND BOTTOM
EP	ELECTRICAL PANEL	TOP OF CONCRETE
EL	ELEVATION	TOP OF FLOOR
EQ	EQUAL	TOP OF ROOF
EX	EXISTING	TOP OF STEEL
EXPJ	EXPANSION JOINT	TOP OF WALL
EXT	EXTERIOR	TRIPLE JOIST
F	FURNACE	TYPICAL
FIN	FINISHED	UNDERSIDE
FP	FLOOR PLACE	UNLESS NOTED OTHERWISE
FL	FLOOR	UPPER LAYER
FD	FLOOR DRAIN	VERTICAL
FT	FOOTING	WALKING CLOSET
FDN	FOUNDATION WALL	WINDOW
GALV	GALVANIZED	WALL PLATE
H	HORIZONTAL	WATER HEATER
HOR	HORIZONTAL	WELDED WIRE FABRIC WITH
INT	INNER FACE	WITH
INF	INTERIOR	
LB	LOAD BEARING	
LD	LONG DIRECTION	
LL	LOWER LAYER	

**LEGEND**

EXISTING WALL	
PROPOSED WALL	
CONCRETE WALL	
WALLS TO BE REMOVED	
BEAM	
FLOOR JOIST	
POST	
HSS POST	
ROUND POST	
PROPERTY LINE	
FENCE	
REVISION CLOUD	
REVISION NUMBER	
MIN 45 MIN FIRE SEPARATION	
SUPPLY AIR REGISTER	
RETURN AIR GRILLE	
EXHAUST FAN	
FLOOR DRAIN	
SMOKE DETECTOR AND SMOKE ALARM	
CARBON MONOXIDE DETECTOR/ALARM	
SPRINKLER	

182 MAIN ST. MARKHAM  
 DRAWING TITLE  
 TITLE  
 APP DATE: SEP 2024  
 CHECKED BY: MARKHAM K.  
 APPROVED BY: ANDREW P.A.  
 PAPER SIZE: A0  
 REV NO: A-0  
 REV 0



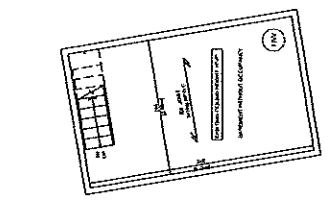
**PERMIT MAN**  
 BUILDING DESIGN SERVICES  
 1180 9th Street, Suite 100  
 Seattle, WA 98101  
 (206) 467-4025

**NOTES:**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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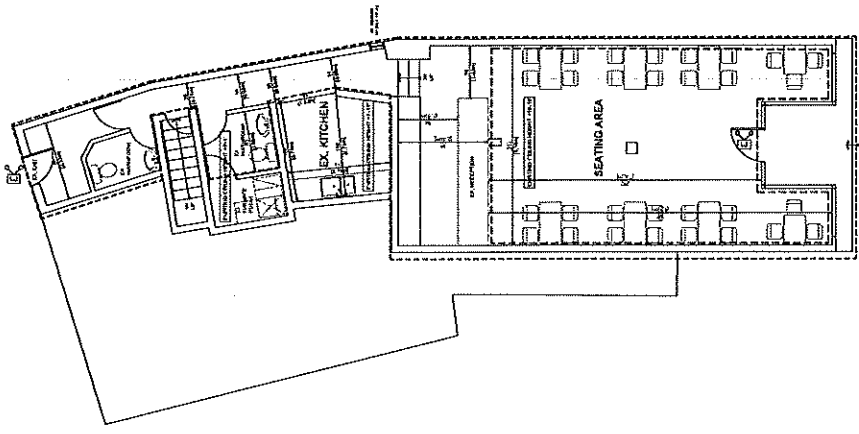
REV	DATE	DESCRIPTION	CLIENT
0		ISSUED FOR REVIEW	
1		ISSUED FOR REVIEW	
2		ISSUED FOR REVIEW	
3		ISSUED FOR REVIEW	
4		ISSUED FOR REVIEW	
5		ISSUED FOR REVIEW	
6		ISSUED FOR REVIEW	
7		ISSUED FOR REVIEW	
8		ISSUED FOR REVIEW	
9		ISSUED FOR REVIEW	

**LIQUOR LICENSE FOR EXISTING RESTAURANT**  
 ADDRESS: 182 MAIN ST. MARRICHAM

**MAIN FLOOR & BASEMENT PLAN**  
 DRAWING TITLE:  
 DRAWN BY: MCKOHL  
 CHECKED BY: HANSHOHL  
 APPROVED BY: FAREN P.K.  
 JOB NO.: 24278  
 SHEET NO.: A-1  
 DATE: SEP 2024  
 SCALE: AS SHOWN



EX. BASEMENT PLAN  
 SCALE: 1/4" = 1'-0"



EX. MAIN FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

**OCCUPANT LOAD:**  
 TOTAL EMPLOYEES: 35 PEOPLE  
 CUSTOMERS: 30 SEATS  
 TOTAL OCCUPANT LOAD: 65 PEOPLE

**PLUMBING FIXTURE REQUIREMENTS:**  
 ACCORDING TO 31.45.070, OBC, EMPLOYEES ARE PERMITTED TO SHARE THE WATER CLOSET. THE NUMBER OF WATER CLOSETS SHALL CONFORM TO TABLE 31.45.070.1 NUMBER OF WATER CLOSETS FOR EACH SEX FOR OCCUPANT LOAD LESS THAN 40 PEOPLE.

**FIRE EXTINGUISHER:**  
 ALL LISTED FIRE EXTINGUISHERS SHALL BE PROVIDED THROUGHOUT, IN ACCORDANCE WITH SUBSECTION 31.45.070 OF THE OBC 2012.

LICENSED AREA (ALCOHOLIC BEVERAGE SERVING AREA)  
 LICENSED ANCILLARY AREA



Alcohol and Gaming Commission of Ontario  
 90 Sheppard Avenue East, Suite 200  
 Toronto ON M2N 0A4  
 Tel.: 416-326-8700 • Fax: 416-326-8711  
 Toll free in Ontario: 1-800-522-2876  
 Inquiries: www.agco.ca/iagco  
 Website: www.agco.ca

## Municipal Information for Liquor Sales Licences (including Tied House)

The information requested below is required in support of all applications for a new Liquor Sales Licence (including Tied House) or areas being added to an existing Liquor Sales Licence.

### Section 1 – Application Details

Premises Name  
 Papa pixels crepe shophwy7 ( GILLES LEFEBVRE )

Premises Phone Number (include area code)  
 (647) 287-5419

Premises Address	City/Town	Province	Postal Code
182 Main St Unionville	Markham	ON	L3R 2G9

Contact Name  
 Sahar Koosha(Applicant)

Contact's Phone Number (include area code and extension)  
 (647) 863-2037

Contact's Email Address  
 admin@permitman.ca

Does the application for a Liquor Sales Licence (including Tied House) include indoor areas and/or outdoor areas?

Indoor Areas     Outdoor Areas

### Section 2 – Municipal Clerk's Official Notice of Application for a Liquor Sales Licence (including Tied House) in your Municipality.

**Municipal Clerk:**

**Please confirm the "wet/damp/dry" status below.**

Name of village, town, township or city where taxes are paid.

(If the area where the establishment is located was annexed or amalgamated, provide the name that the village, town, township or city was known as.)

Is the area where the establishment is located "wet", "damp" or "dry"? Please select one.

Wet (for spirits, beer, wine)     Damp (for beer and wine only)     Dry

**Note:** Specific concerns regarding zoning or non-compliance with by-laws must be clearly outlined in a separate submission or letter within 30 days of this notification.

Address of Municipal Office

Name of Municipal Official

Title

Date (dd/mm/yyyy)

Telephone number

Email Address

admin@permitman.ca

Signature of Municipal Official

---





## Liquor Licence Questionnaire

The Corporation of the City of Markham

To evaluate your Liquor Licence Application, you are required to complete this Questionnaire.

Submit the all required documentation to the Clerk's Office by mail or in-person to the address below.

City of Markham  
 Clerk's Office  
 Legislative Services Department  
 101 Town Centre Boulevard  
 Markham, Ontario  
 L3R 9W3

**Attention:** Public Services Assistant

If you have any questions about this Questionnaire, please call 905-477-7000 ext. 2366.

### Liquor Licence Questionnaire Checklist

The following items **must** be submitted with this completed Questionnaire to the Clerk's Office:

- ✓ Applicable fee;
- ✓ A sample menu; and,
- ✓ Copy of the floor plan showing the layout, areas that require licensing, seating arrangements, washrooms (show fixtures) and exits.

### Applicant Contact Information

First Name Sahar		Last Name Koosha	
Street Number 180	Street Name West Beaver Creek Rd.		Suite/Unit Number
City Richmond Hill		Postal Code L4B 1B4	Province ON
Telephone Number	Mobile Number (647) 863-2037	Email admin@permitman.ca	

### Restaurant Information

Name of Restaurant Papa pixels crepe shophwy7			
Street Number 182	Street Name Main St. Unionville		Suite/Unit Number
City Markham		Postal Code L3R 2G9	Province ON

Page 1 of 2

Rev. Jan/17

Information on this form is collected under the authority of Section 11 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and Section 12 of the Liquor Licence Act, R.S.O. 1990, Chapter L.19, as amended. The information you have provided will be used to contact you and process your Liquor Licence Application. If you have questions about this collection contact the Access & Privacy Manager, Legislative Services Development, 101 Town Centre Boulevard, Markham, Ontario, L3R 9W3, 905-477-5530.

What is the closest major intersection to the restaurant? Hwy7 / Kennedy	What is the distance between the restaurant and the closest residential area? (in kilometres) 5km
Does the restaurant have a valid Business Licence issued by the City of Markham?  <input checked="" type="radio"/> Yes <input type="radio"/> No Business Licence Number: 24169628ee	Does the restaurant have a working Fire Alarm System?  <input type="radio"/> Yes <input checked="" type="radio"/> No
If no, please note that a Business Licence is required.	
Type of restaurant (select one) <input checked="" type="checkbox"/> Family <input type="checkbox"/> Roadhouse <input type="checkbox"/> Sports Bar <input type="checkbox"/> Fine Dining <input type="checkbox"/> Take Out <input type="checkbox"/> Cafe	
What, if any, entertainment or amusements will be provided in the restaurant? (select all that apply) <input type="checkbox"/> Karaoke <input type="checkbox"/> Live Entertainment <input type="checkbox"/> Casino <input type="checkbox"/> Off-Track Betting <input type="checkbox"/> Arcade	
Is the liquor licence application for an expansion of the existing operations?  <input type="radio"/> Yes <input type="radio"/> No	
If yes, please provide the <u>current</u> existing maximum seating capacity: 42 seats indoor 40 outdoor	
If no, please provide the <u>planned</u> existing maximum seating capacity: _____	
<b>Location History</b>	
Has a Building Permit been applied for or obtained for this location?  <input type="radio"/> Yes Building Permit Number: No <input checked="" type="radio"/> No	
Was the location previously used as a restaurant? <input checked="" type="radio"/> Yes <input type="radio"/> No	
If no, a Building Permit is required. Contact Building Services at 905-477-7000 ext. 4870 for more information.	
If the location was previously used as a restaurant, has construction or alteration been proposed?  <input type="radio"/> Yes <input type="radio"/> No	
If yes, please provide Alteration Permit Number: No	

Sahar Koosha

Applicant's Signature

2024-10-17

Date

Page 2 of 2

Rev. Jan/17

Information on this form is collected under the authority of Section 11 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and Section 12 of the Liquor Licence Act, R.S.O. 1990, Chapter L.19, as amended. The information you have provided will be used to contact you and process your Liquor Licence Application. If you have questions about this collection contact the Access & Privacy Manager, Legislative Services Development, 101 Town Centre Boulevard, Markham, Ontario, L3R 9W3, 905-477-5530.



**182 Main St., Unionville, ON, L3R 2G7**

### Beverages

HOT CHOCOLATE	\$9.99
FRAPPING W/ BACALAN BOOBY	\$13.99
CAPPUCINO	\$6.99
CAFE LATTE (HOT OR ICE)	\$4.99
MOCCACCINO	\$6.99
MATCHA	\$4.99
COFFEE / TEA	\$4.99
SMOOTHIE (MANGO STRAWBERRY)	\$7.99
BANANA	\$12.99
MILKSHAKE (VANILLA, CHOCOLATE, STRAWBERRY)	\$12.99
JUICE (LEMONADE, CRANBERRY, ORANGE)	\$6.99
ESPRESSO	\$4.99
FERRIER	\$6.99
HOT APPLE CIDER	\$4.99
OAT / ALMOND MILK	\$5 EXTRA

### Sweet Crepes

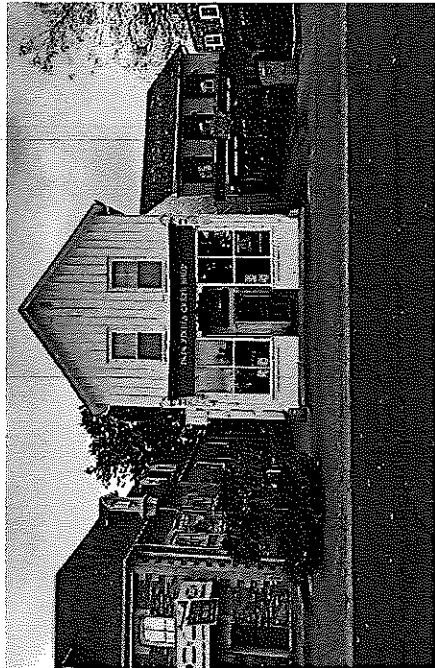
BANANA CREAM	\$14.99
CHOCOLATE CREPE W/ MAPLE SYRUP & FRUIT	\$23.99
CHOCOLATE CREPE W/ STRAWBERRY	\$21.99
RASPBERRY PIE CREPE	\$18.99
APPLE PIE / CHERRY PIE	\$18.99
HONEY WALNUT	\$18.99
APPLEY CREPE/BAKED REVENUES CREAM	\$17.99
CHOCOLATE CREPE	\$21.99
FRUIT CREPE	\$23.99
ICE CREAM	\$23.99
GRABBL CREPE	\$23.99
LEMON W/ BACON	\$23.99
COCCO PIE	\$19.99
CHOCOLATE CREPE W/ FRUIT	\$27.99
CHOCOLATE CHIP	\$21.99

### Chocolate Bar

SMARTIES (CREPES)	
REESE'S PEANUT BUTTER	
KIT KAT	
MARS BAR	
O'HEENY	
CAD BURY MILK CHOCOLATE	
ICE CREAM SANDWICH	
* ALL CREPES WITH AUTELLA	
YOUR CHOICE \$11.99	
* NOT NET FREE FACILITY + TAX	

### Specials

<b>SOUP:</b>	
TOMATO OR MUSHROOM	\$10.00
<b>SALAD:</b>	
SPINACH WALNUT W/ STRAWBERRY & BALSAMIC	\$10.00
SWEET POTATO FRIES W/ CHIPOTLE	\$14.00
TRUFFLE FRIES	\$12.00
ALFREDO PASTA OR SPAGHETTI	
WISAPLIC	\$15.00
CREPE	\$16.00
<b>DESSERT:</b>	
PISTACHIO CREPE	\$21.99
RICOTTA AND RASPBERRY JAM CREPE	\$19.99
<b>PIZZA CREPE:</b>	
+ CHEESE	\$29.99
+ SALAD	\$32.99



CITY: MARKHAM, ON  
 MUNICIPAL ADDRESS  
 182 MAIN ST.

SCOPE OF WORK  
 - LIQUOR LICENSE FOR EXISTING RESTAURANT

**PERMIT MAN**  
 BUILDING DESIGN SERVICES  
 info@permitsman.ca  
 +1(647)488-5650

**DRAWING LIST**

A-00 TITLE SHEET  
 A-01 SITE PLAN  
 A-02 MAIN FLOOR AND BASEMENT PLAN

**STANDARDS & LOADS:**

THE ENGINEERING HAS PERFORMED BASED ON THE LATEST UPDATE OF THE 2012 ONTARIO BUILDING CODE COMPENDIUM, WHICH IS A REGULATION MADE UNDER THE BUILDING CODE ACT, 1992, AND ALSO THE REFERRED STANDARDS.  
 STRUCTURAL LOADS:  
 NO STRUCTURAL ALTERATION CONSIDERED IN DESIGN. ALL EXISTING STRUCTURAL COMPONENTS TO REMAIN.

**DISCLAIMER:**

- NO WARRANTY IS MADE OR IMPLIED AS TO THE ACCURACY OF DIMENSIONS.  
 - ALL DIMENSIONS MUST BE SITE VERIFIED. DRAWINGS ARE NOT TO BE USED FOR QUANTITY ESTIMATES.  
 - ALL WALL THICKNESS OR COMPOSITION HAS NOT BEEN DETERMINED.  
 - SHORING, SITE GRADING & FLOOD CONTROL DESIGN AND CALCULATIONS ARE NOT INCLUDED IN THE ENGINEER'S SCOPE OF WORK AND THE ENGINEER ACCEPTS NO RESPONSIBILITY.

- THE SOIL BEARING CAPACITY & GROUNDWATER LEVEL SHALL BE DETERMINED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.  
 - CONTACT YOUR LOCAL BUILDING DEPARTMENT FOR FURTHER INFORMATION ABOUT LOCAL SOIL-BEARING CAPACITIES.  
 - THE BUILDING IS NOT DESIGNED TO BE USED AS A POST-DISASTER SHELTER OR A MANUFACTURING AND STORAGE OF TOXIC, EXPLOSIVE OR OTHER HAZARDOUS SUBSTANCES.

**ABBREVIATIONS**

ABV	ABOVE	MAXIMUM
ADD	ADDITIONAL	MECHANICAL
ARCH	ARCHITECTURAL	MINIMUM
BY	BY	N/LB
BTM	BOTTOM	NONLOAD BEARING
CL	CENTERLINE	NOT TO SCALE
CL	CLOSET	ON CENTER
COL	COLUMN	OPENING
CONC	CONCRETE WITH CONCRETE	OUTER FACE
CONT	CONTINUOUS	PLATE
DP	DEPTH	PRECAST
DET	DETAIL	PROJECTION
DR	DRAIN	PROPOSED
DJ	DOUBLE JOIST	REINFORCED WITH
DWL	DOWEL	SHORT DIRECTION
EF	EACH FACE	STIFFENER
EW	EACH WAY	STRUCTURAL
ELC	ELECTRICAL	THICKNESS
EP	ELECTRICAL PANEL	TOP AND BOTTOM
EL	ELEVATION	TOP OF CONCRETE
EQ	EQUAL	TOP OF FLOOR
EX	EXISTING	TOP OF ROOF
EXPJ	EXPANSION JOINT	TOP OF STEEL
EXT	EXTERIOR	TOP OF WALL
F	FURINACE	TRIPLE JOIST
FIN	FINISHED	TYPICAL
FP	FLOOR	UNDERSIDE
FL	FLOOR	UNLESS NOTED OTHERWISE
FD	FLOOR DRAIN	UPPER LAYER
FT	FOOTING	VERTICAL
FN	FOUNDATION WALL	WALKING CLOSET
FLV	FALVANIZED	WINDOW
H	HORIZONTAL	WALL PLATE
HOR	HORIZONTAL	WATER HEATER
IF	INNER FACE	W/AF
INT	INTERIOR	W/
LB	LOAD BEARING	W/
LD	LONG DIRECTION	W/
LL	LOWER LAYER	W/

**LEGEND**

EXISTING WALL	
PROPOSED WALL	
CONCRETE WALL	
WALLS TO BE REMOVED	
BEAM	
FLOOR JOIST	
POST	
HSS POST	
ROUND POST	
PROPERTY LINE	
FENCE	
REVISION CLOUD	
REVISION NUMBER	
MIN 45 MIN FIRE SEPARATION	
SUPPLY AIR REGISTER	
RETURN AIR GRILLE	
EXHAUST FAN	
FLOOR DRAIN	
SMOKE DETECTOR AND SMOKE ALARM	
CARBON MONOXIDE DETECTOR/ALARM	
SPRINKLER	

182 MAIN ST. MARKHAM  
 DRAWING TITLE  
 TITLE  
 APP DATE: SEP 2024  
 CHECKED BY: MARKHAM K.  
 APPROVED BY: ANDREW P.A.  
 PAPER SIZE: A0  
 REV NO: A-0  
 REV 0



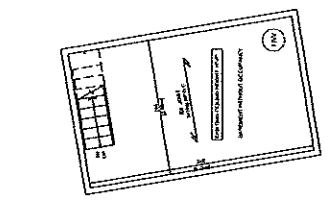
**PERMIT MAN**  
 BUILDING DESIGN SERVICES  
 11825 20th Ave S.E.  
 Bellevue, WA 98004  
 (206) 467-4025

**NOTES:**  
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS MUST BE VERIFIED. DIMENSIONS ARE NOT TO BE USED FOR QUANTITY ESTIMATE.  
 3. ALL DIMENSIONS MUST BE VERIFIED. DIMENSIONS ARE NOT TO BE USED FOR QUANTITY ESTIMATE.  
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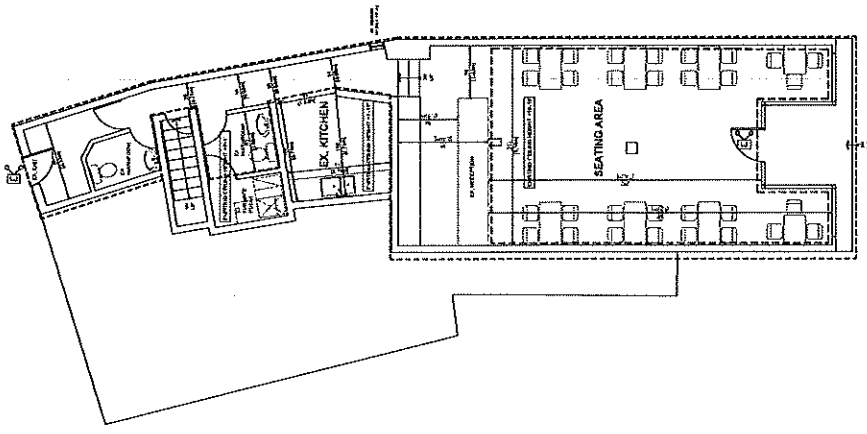
REV	DATE	DESCRIPTION	CLIENT
0			
1			
2			
3			
4			
5			
6			
7			
8			
9			

**LIQUOR LICENSE FOR EXISTING RESTAURANT**  
 ADDRESS: 182 MAIN ST. MARRICHAM

**MAIN FLOOR & BASEMENT PLAN**  
 DRAWING TITLE:  
 DRAWN BY: MCKOHL  
 CHECKED BY: HANSHOHL  
 APPROVED BY: FAREN P.K.  
 JOB NO.: 24278  
 SHEET NO.: 24278  
 DATE: SEP 2024  
 PAGE NO.: A-1  
 REV 0



EX BASEMENT PLAN  
 SCALE: 1/4" = 1'-0"



EX MAIN FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

**OCCUPANT LOAD:**  
 TOTAL EMPLOYEES: 35 PEOPLE  
 CUSTOMERS: 30 SEATS  
 TOTAL OCCUPANT LOAD: 65 PEOPLE

**PLUMBING FIXTURE REQUIREMENTS:**  
 ACCORDING TO 31.45.070, OBC, EMPLOYEES ARE PERMITTED TO SHARE THE WATER CLOSET. THE NUMBER OF WATER CLOSETS SHALL CONFORM TO TABLE 31.45.070 WHICH 1 WASHROOM FOR EACH SEX FOR OCCUPANT LOAD LESS THAN 40 PEOPLE.

**FIRE EXTINGUISHER:**  
 ALL LISTED FIRE EXTINGUISHERS SHALL BE PROVIDED THROUGHOUT, IN ACCORDANCE WITH SUBSECTION 3.5.5.17 OF THE OBC 2012.

□ LICENSED AREA (ALCOHOLIC BEVERAGE SERVING AREA)  
 □ LICENSED ANCILLARY AREA



Report to: Development Services Committee

Report Date: October 15, 2024

**SUBJECT:** City of Markham’s Response to proposed Amendment to [O. Reg 299/19 \(Additional Residential Units\) More Homes Built Faster Act, 2022](#)

File No: PR 24 193731

**WARD:** City Wide  
**PREPARED BY:** Brad Roberts – Manager of Zoning and Special Projects  
 Geoff Day, MCIP, RPP, Senior Planner, Zoning and Special Projects

**RECOMMENDATION:**

- 1) That the report titled, “City of Markham’s Response to proposed Amendment to O. Reg 299/19 (Additional Residential Units), File: PR 24 193731”, be received;
- 2) That this report be forwarded to the Minister of Municipal Affairs and Housing as the City of Markham’s comments to the proposed Amendment to O. Reg 299/19;
- 3) That Staff be authorized to bring forward proposed amendments to any in-force zoning By-law to address any zoning issues or inconsistencies in Markham’s zoning by-laws, and to give effect to changes made as a result of the proposed Amendment to O. Reg 299/19 receiving Royal Assent; and,
- 4) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

This report is to provide comments to the Province on the proposed Amendment to O. Reg 299/19 relating to Additional Residential Units (ARU’s).

**BACKGROUND:**

The More Homes Built Faster Act, 2022, received Royal Assent on November 28, 2022, which authorized the Minister of Municipal Affairs and Housing to make regulations that established requirements and standards with respect to Additional Residential Units (ARU’s) located in a dwelling or ancillary building, on lands containing single detached, semi-detached and rowhouse (townhouse) dwellings. Additional residential units include but are not limited to: basement apartments, second or third suites in a main dwelling, coach houses, or dwelling units in detached accessory buildings.

On the June 26th, 2024 Council meeting, Staff reported on proposed amendments to the [Cutting Red Tape to Build More Homes Act \(185\)](#). Bill 185 proposed amendments to the Planning Act that included the authorization for the Minister to make regulations with respect to the establishment of ARU’s.

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At that time, Staff recommended the Province consult with the City's Operations Department, and Emergency Services to discuss specific servicing limitations that exist for additional residential units, as well as certain life safety issues that arise when ARUs are located in accessory buildings. The life safety concerns include access routes that First Responders have to ARU's in accessory buildings, and the distance that accessory buildings containing ARU's are from hydrants.

On September 23, 2024, the Province released proposed additional regulations that, as stated:

“...could facilitate the creation of additional residential units, such as basement suites and garden suites, by eliminating barriers. Removing these requirements could potentially reduce or eliminate the need for rezoning or minor variances, saving time and money and helping to build more homes.”

The effect of these regulations would restrict municipalities from applying certain zoning restrictions identified below, to ARU's. The O.Reg states that public health and safety requirements, including those from the Building, Fire Code and other legislative tools would continue to apply.

#### **DISCUSSION:**

The proposed changes to O. Reg 299/19 would override several zoning standards where an ARU exists in a dwelling or ancillary building, on lands containing single detached, semi-detached and rowhouse (townhouse) dwellings, as follows:

1. Elimination of angular plane provisions;
2. A maximum lot coverage of at least 45% for all buildings and structures on parcels with ARUs;
3. Elimination of floor space index (FSI) provisions;
4. Elimination of minimum lot sizes; and,
5. Reduce the minimum building separation distance between a primary building and any ancillary structure to a maximum of 4 metres.

Staff comments and recommendations are outlined under each section below.

The City's Comprehensive Zoning By-Law 2024-19 (CZBL) was enacted by Markham Council on January 31, 2024. On September 19, 2024, the Ontario Land Tribunal (OLT) approved the City's CZBL on a City-wide basis, save and except for lands associated with remaining site-specific appeals. The OLT has ruled that the CZBL shall be deemed to have come into force on January 31, 2024. The CZBL applies to roughly 80% of the City, however some sites remain under older zoning by-laws including areas with upcoming new or updated secondary plans and site specific OLT appeals as noted above.



## 1. Angular Plane

Angular Plane is an imaginary line that originates from the lowest grade of a lot line or zone boundary and inclines at an angle identified in an applicable zone category (i.e. 45 degrees). Where an angular plane is applied to a property, no portion of a building shall project above the angular plane line.

Zoning by-laws can apply angular plane provisions to restrict the height of buildings in medium and high-rise zones adjacent to low-rise residential zones, as one tool for height transitions from taller buildings to low-rise areas. The proposed regulation will remove the application of angular plane requirements for buildings containing ARUs.

### **Staff Comments:**

While the City's new Comprehensive Zoning By-law 2024-19 (CZBL) includes a definition of angular plane, no base zones contain specific provisions applying angular plane restrictions. In addition, none of Markham's other in-force zoning By-laws contain base zones that apply angular plane restrictions.

Staff have no comments on the elimination of angular plane relating to ARU's.

## 2. Maximum Lot Coverage

Maximum lot coverage refers to the percentage of a lot that can be covered by buildings and structures. It regulates the amount of space that can be built upon, ensuring that there is adequate open space on a property. In Markham, lot coverage is calculated as a percentage of the area of the zone in which the building is located. The proposed regulation would permit a maximum lot coverage for all building on a lot of at least 45% for all lots containing ARU's.

### **Staff Comments:**

Lot coverage is not applied in most of the City's newer neighbourhoods developed after 1996. The more compact design permits developments to approach or exceed a 45% lot coverage in most instances.

The use of lot coverage restrictions in the CZBL primarily applies to the City's established low rise residential zone (RES-ENLR). This zone is characterized by larger lots and greater setbacks between buildings in order to preserve the integrity and established character of these areas. Through an extensive public consultation process with residents of Markham, the development community and Markham Council over a 10 year period, the RES-ENLR zone contains maximum lot coverages for the first and second storey (30% and 20% respectively) of a main building as well as a separate maximum lot coverage of 35% for all buildings located on a lot (which includes the main building, sheds, detached garages, pool houses and ARU's).

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As presently worded in the O. Reg, the proposed regulation would allow at least a 45% total lot coverage for lands that contain ARUs and would potentially permit significantly larger accessory buildings in certain circumstances. Existing setbacks and building depth requirements would generally retain the existing zoning standards for main buildings in the RES-ENLR zone, and it is the opinion of Staff that as presently worded, the existing main building lot coverages of 30% for the first storey, and 20% for the second storey would remain in force.

### 3. Floor Space Index (FSI)

While lot coverage generally applies to the footprint of the building, FSI is similarly calculated as a percentage of the lot area yet applies to all floors of a building. The proposed regulation would override all FSI requirements in a zoning by-law that applies to parcels containing ARU's.

#### **Staff Comments:**

Within the CZBL, FSI is only used as a tool in mid rise or high rise zones to help manage density of larger developments. FSI is not used in low-rise developments where ARU's are permitted under the Planning Act.

Staff have no comments on the elimination of FSI requirements relating to ARU's.

### 4. Minimum Lot Size

The proposed regulations will override all minimum lot sizes or lot area requirements specific to parcels containing ARU's. The stated goal of this provision is to:

“...ensure that the same lot size standards that apply to a house also apply to a house with an ARU.”

#### **Staff Comments:**

Where By-law 2024-19 uses minimum lot sizes, it does not distinguish between permissions for additional residential units, or main dwellings. While the gross floor area permissions for accessory buildings are based on lot sizes, the proposed legislation does not appear to impact those zoning provisions.

Staff have not identified zoning concerns with the proposed regulations as drafted.

### 5. Building Distance Separation

The proposed regulations will restrict building distance separation requirements associated with any building containing ARUs to a maximum of 4 metres.

**Staff Comments:**

Zoning by-laws generally require minimum distance setbacks between buildings on a lot. The setback requirements can vary based on building types, and the intent of the setback requirement. For example, detached garages on lots accessed by a lane require a 6 metre setback [separation] from the main building. The City's CZBL also requires a minimum 6 metre setback from a main building to a coach house, garden home or garden suite (defined as ARU's). These zoning standards were enacted in order to provide for useable at-grade amenity areas that allow light penetration and the reduction of potential shadowing that can occur when at-grade amenity areas are small in area. The proposed regulations would reduce the minimum required setback between a detached ARU and the main building to 4 metres.

While this reduction may have minor impacts as identified above, Staff have no significant concerns in reducing the separation requirements to 4 metres.

**Additional Comments:**

The proposed regulation will create separate development standards for lots with and without ARU's and may not always achieve the intended function of the regulation. During initial construction, property owners may construct an ARU and take advantage of the relief offered by the regulation. However, if the property owner later decides to remove the ARU, the property would be in violation of the City's in force zoning without the ARU as a use on the property.

The province has also indicated that existing public health and safety requirements, including those from the Building, Fire Code and other legislative tools would continue to apply. Markham's Fire and Emergency Services Staff have identified that requirements for appropriate path of travel and hose lay to dwelling units within detached accessory buildings are not explicitly prescribed in the Fire Code, and result in the application of different standards between municipalities.

**CONCLUSION:**

Following the October 15, 2024, Development Services Committee meeting, it is recommended that this Council resolution be forwarded to the Ministry of Municipal Affairs and Housing in advance of the ERO deadline of October 23, 2024.

It is also recommended that Council further authorize Staff to evaluate the impact of the final Regulations to ensure there are no unintended adverse impacts from the proposed regulation, and bring forward any necessary amendments to the City's zoning by-laws to refine or implement the proposed regulations as required or deemed necessary.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not applicable

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The provision of affordable housing, and response to Provincial changes to the Planning Act aligns with the City's strategic goal of building Safe, Sustainable and Complete Communities.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Fire and Emergency Services

**RECOMMENDED BY:**


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**Giulio Cescato, MCIP, RPP**  
**Director, Planning & Urban Design**

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**Arvin Prasad, MCIP, RPP**  
**Commissioner, Development Services**

**Legend**

 65R-41056 - Part 1





**BY-LAW NUMBER 2024-196**

**TO AMEND BY-LAW 106-71**

BE IT ENACTED BY THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM THAT BY-LAW NUMBER 106-71 BE AND THE SAME IS HEREBY AMENDED AS FOLLOWS:

1. By adding to Schedule 12 – Compulsory Stops - the following named intersections:

<u>INTERSECTION</u>	<u>FACING TRAFFIC</u>	<u>LOCATION OF STOP SIGN</u>
Private Laneway at Lichfield Road	Northbound on Private Laneway	East side of private Laneway, on the south side of Lichfield Road
Private Laneway at Lichfield Road	Northbound on Private Laneway	East side of private Laneway, on the south side of Lichfield Road

2. The By-Law shall come into force and effect upon receiving the third reading by the Council of the City of Markham and also when authorized signs have been erected.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS OCTOBER 23, 2024.

---

KIMBERLEY KITTERINGHAM  
CITY CLERK

---

FRANK SCARPITTI  
MAYOR



**BY-LAW NUMBER 2024-197**

**TO AMEND BY-LAW 2017-104**

BE IT ENACTED BY THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM THAT BY-LAW NUMBER 2017-104 BE AND THE SAME IS HEREBY AMENDED AS FOLLOWS:

1. By adding to the following street to Schedule “A” defining a maximum speed of 40 kilometers per hour:

<u>HIGHWAY</u>	<u>FROM</u>	<u>TO</u>
Lichfield Road	Ferrah Street	Sciberras Road

2. The By-Law shall come into force and effect upon receiving the third reading by the Council of the CORPORATION OF THE CITY OF MARKHAM and also when authorized signs have been erected.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS \_\_\_\_\_, \_\_\_\_\_, 2024.

\_\_\_\_\_  
 KIMBERLEY KITTERINGHAM  
 CITY CLERK

\_\_\_\_\_  
 FRANK SCARPITTI  
 MAYOR



## By-law 2024-187

A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL MEETING  
HELD ON OCTOBER 23, 2024

---

The Council of The Corporation of the City of Markham hereby enacts as follows:

1. That the action of the Council Meeting held on October 23, 2024 in respect to each motion, resolution and other action passed and taken by the Council at the said meeting is, except where prior approval of the Local Planning Appeal Tribunal is required, hereby adopted ratified and confirmed.
2. That the Mayor and the proper officers of the City are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix The Corporate Seal to all such documents.

Read a first, second, and third time and passed October 23, 2024.

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Kimberley Kitteringham  
City Clerk

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Michael Chan  
Deputy Mayor