

# Memorandum to the City of Markham Committee of Adjustment

June 05, 2025

**File:** A/019/25  
**Address:** 2830 16<sup>th</sup> Avenue, Markham  
**Applicant:** I.G.P. Realty Advisors Inc. (Blair Gagnon)  
**Hearing Date:** Wednesday June 11, 2025

The following comments are provided on behalf of the West District Team:

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

**a) By-law 2024-19, Section 9.4.2.1:**

an outdoor display and sales area, whereas the by-law does not permit an outdoor display and sales area associated with a motor vehicle fueling station;

**b) By-law 2024-19, Section 4.9.7 a)(ii):**

a 3.1 metre east lot line landscaping strip, whereas the by-law requires a minimum landscape strip of 6.0 metres adjacent to the east lot line;

**c) By-law 2024-19, Section 5.10.3:**

an unobstructed stacking space length of 6.0 metres, whereas the by-law requires a minimum unobstructed drive-through service establishment (restaurant) stacking space length of 6.5 metres;

**c) By-law 2024-19, Section 5.10.4(A):**

8 drive through service establishment stacking spaces for a restaurant use, whereas the by-law requires a minimum of 10 drive through service establishment stacking spaces for a restaurant use; and,

**d) By-law 2024-19, Section 5.10.3:**

an unobstructed stacking space length of 6.0 metres, whereas the by-law requires a minimum car wash stacking space length of 6.5 metres;

as it relates to a proposed gasoline island and a convenience store with a quick serve restaurant and drive through.

## COMMENTS

As it relates to the proposed development, Staff have identified outstanding comments which remain unaddressed, including but not limited to:

- TRCA comments and conditions;
- Updated site plan indicating details and location of the outdoor sales area;
- A Tree Preservation Plan/Report pending the resolution of the eastern landscape strip reduction request;
- Revised stacking/queuing vehicles outside of the walkways (revised plan); and,
- Justification for the requested variances.

Given these outstanding matters, Staff recommend that the application be deferred **sine die** by the Committee of Adjustment until such time as the Applicant has addressed these concerns.

PREPARED BY:



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Nusrat Omer, RPP, MCIP, Senior Planner, Planning and Urban Design Department

REVIEWED BY:



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Rick Cefaratti, RPP, MCIP, Acting Development Manager, West District