



AGENDA

Wednesday, July 12, 2023

7:00pm

Location: Virtual Meeting on Zoom Platform

Minutes: June 28, 2023

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. A/206/22

**Owner Name: Fan Yang
Agent Name: Michael Mao
30 Arrowflight Drive, Markham
PLAN 5810 LOT 59**

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

- a) Amending By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 49.60 percent, whereas the By-law permits a maximum floor area ratio of 45 percent.

as it relates to a proposed two-storey single detached dwelling.
(East District, Ward 4)

NEW BUSINESS:

1. A/056/23

**Owner Name: Taran Developments Inc. (Joe Rubino)
Agent Name: TAES Architects Inc. (Shenshu Zhang)
1 Stone Mason Drive, Markham
PL 65M2087 LT 105**

The applicant is requesting relief from the requirements of By-law 153-80, as amended to permit:

- a) By-law 153-80, Section 11.1:**
a Recreational Establishment whereas a Recreational Establishment use is not permitted;

as it relates to a proposed indoor golf training centre. **(East District, Ward 4)**

2. 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 3m, whereas the By-law requires a minimum of 6m;
- c) **By-law 165-80, Section 5.2(d)(iii):**
a minimum rear yard setback of 3.19m, whereas the By-law requires a minimum of 12m; and
- d) **Parking By-law 28-97, Section 3 Table B:**
32 parking spaces, whereas the By-law requires 47 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)

3. A/204/22

Owner Name: Vanessa Locilento
Agent Name: David Johnston Architect Ltd. (David Johnston)
4 Grenfell Crescent, Markham
PLAN 5160 LOT 4

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



- a) **Amending By-law 99-90, Section 1.2(ii):**
a maximum depth of 20.14 metres, whereas the By-law permits a maximum depth of 16.80 metres;
- b) **Amending By-law 99-90, Section 1.2(vi):**
a maximum floor area ratio of 52.3 percent, whereas the by-law permits a maximum floor area ratio of 45 percent;

as it relates to a proposed two-storey single detached dwelling.
(East District, Ward 4)

4. **B/024/21**

Owner Name: Davinder Singh
Agent Name: Harper Dell & Associates Inc. (Nicholas Dell)
10248 9th Line, Markham
CON 8 PT LOT 22

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate area of 7,800.1 square metres (Part 2), to be merged with a parcel of land (Part 3) and create a lot with an approximate area of 11,354.9 square metres (1.135 hectares) and approximate frontage of 111.9 metres;
- b) **retain** a parcel of land with an approximate lot frontage of 71.36 metres and an approximate lot area of 6,974.30 square metres (0.697 hectares)(Part 1).

The purpose of this application is for a lot line adjustment and to rectify a boundary issue resulting from a merger of the above parcels as a result of a mortgaging error. This application is related to Minor Variance Applications A/191/21 and A/101/23.
(East District, Ward 5)

5. **A/191/21**

Owner Name: Davinder Singh
Agent Name: Harper Dell & Associates Inc. (Nicholas Dell)
10248 9th Line, Markham
CON 8 PT LOT 22

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

- a) **Section 5.5:**
a minimum building setback of 25.24 metres from the centerline of any arterial road or provincial highway, whereas the By-law permits a minimum building setback of 40 metres from the centerline of any arterial road or Provincial highway.
- b) **Section 7.5(b):**
a minimum front yard setback of 5.18 metres, whereas the By-law permits a minimum front yard setback of 7.5 metres.
- c) **Section 7.5(a)(ii):**
a minimum lot area of 0.697 hectares, whereas the By-law requires a minimum lot area of 0.8 hectares.

As it relates to a lot line adjustment for the existing residential lot. This application is related to a Consent Application B/024/21 and Minor Variance Application A/101/23 which are being reviewed concurrently. **(East District, Ward 5)**

6. **A/101/23**

Owner Name: Davinder Singh
Agent Name: Harper Dell & Associates Inc. (Nicholas Dell)
10268 9th Line, Markham
CON 8 PT LOT 22

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

- a) **Section 5.5:**
a minimum building setback of 31.53 metres from the centerline of any arterial road or provincial highway, whereas the By-law permits a minimum building setback of 40.0 metres from the centerline of any arterial road or Provincial highway.

as it relates to a lot line adjustment for the existing residential lot. This application is related to a Consent Application B/024/21 and Minor Variance Application A/191/21 which are being reviewed concurrently. **(East District, Ward 5)**

7. **B/003/22**

Owner Name: QING ZHAO
Agent Name: Archizoning Design Inc. (Lei Zhang)
10729 Victoria Square Boulevard, Markham

PLAN 184 LOTS 25-27

The applicant is requesting provisional consent to:

- a) **Sever and convey** a parcel of land with an approximate lot frontage of 23.38 metres (76.70 feet) and an approximate lot area of 1,109.0 square metres (11,937.18 square feet) (Part 2);
- b) **Retain** a parcel of land with an approximate lot frontage of 23.39 metres (76.73 feet) and an approximate lot area of 1,094.8 square metre (11,785 square feet) (Part 1);

As it relates to the creation of a new residential lot. This application is related to Minor Variance Applications A/077/23 and A/079/23 which are being reviewed concurrently. **(West District, Ward 2)**

8. A/077/23

Owner Name: QING ZHAO
Agent Name: Archizoning Design Inc. (Lei Zhang)
10729 Victoria Square Boulevard, Markham
PLAN 184 LOTS 25-27

The applicant is requesting relief from the requirements of By-law 83-73, as amended, to permit:

- a) **Section 8.2(a):**
a minimum lot frontage of 23.38 metres (76.70 feet), whereas the By-law requires a minimum lot frontage of 100 feet (30.48 metres);
- b) **Section 8.2(b):**
a minimum lot area of 1,109.0 square metres (11,937.18 square feet), whereas the By-law requires lot area of 22,000 square feet (2,043.87 square metres);

As it relates to a new residential lot with new proposed development. This application is related to a Consent Application B/005/23 and Minor Variance Application A/079/23 which are being reviewed concurrently. **(West District, Ward 2)**

9. A/079/23

Owner Name: QING ZHAO
Agent Name: Archizoning Design Inc. (Lei Zhang)
10729 Victoria Square Boulevard, Markham



PLAN 184 LOTS 25-27

The applicant is requesting relief from the requirements of By-law 83-73, as amended, to permit:

- a) **Section 8.2(a):**
a minimum lot frontage of 23.39 metres (76.73 feet), whereas the By-law requires a minimum lot frontage of 100 feet (30.48 metres);

- b) **Section 8.2(b):**
a minimum lot area of 1,094.8 square metre (11,785 square feet), whereas the By-law requires a minimum lot area of 22,000 square feet (2,043.87 square metres);

- c) **Section 8.2(c):**
a minimum rear yard setback of 15 feet (4.57 metres), whereas the By-law requires a minimum rear yard setback of 25 feet (7.62 metres);

As it relates to a new residential lot with an existing heritage dwelling. This application is related to a Consent Application B/005/23 and Minor Variance Application A/077/23 which are being reviewed concurrently.

(West District, Ward 2)

Adjournment

1. **Next Meeting, July 26, 2023**
2. **Adjournment**