



AGENDA
Wednesday, July 20, 2022
7:00pm
Location: Virtual Meeting on Zoom Platform

Minutes: Wednesday, June 22, 2022

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. A/025/22

**Owner Name: Sumithra Sathiyarayanan &
Sathiyarayanan Sathiyamoorthy**
Agent Name: Arc Design Group (Peter Jaruczik)
10 Strathroy Crescent, Markham
PLAN 5223 LOT 10

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 height of 11.39 m (37.37 ft), whereas the By-law permits a maximum height of 9.80 m (32.15 ft).
- b) Table 11.2:**
a minimum side yard setback of 1.41 m (4.62 ft), whereas the By-law requires a minimum side yard setback of 1.83 m (6.0 ft) for the two-storey portion;
- c) By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 49.95%, whereas the By-law permits a maximum floor area ratio of 45.0%;
- d) By-law 28-97, Section 6.2.4.4 (a)(i):**
a driveway to have a minimum setback of 0.81 m (2.65 ft) from the interior side lot line, whereas the By-law requires a driveway to be located no closer to an interior side lot line than the minimum distance requirement for the main building;
- e) Table 11.1:**
a minimum front yard setback of 6.08 m (19.95 ft), whereas the By-law requires a minimum front yard setback of 7.62 m (25.0 ft);

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

NEW BUSINESS:

1. A/028/22

Owner Name: Alai Developments Inc. (Alawn Lai)
Agent Name: STEP Design Studio Inc. (Stepan Sukiasyan)
Lee Avenue, Markham
19TM14013 LOT 3

The applicant is requesting relief from the requirements of By-law 193-31, as amended to permit:

- a) **Lot 1 - 88 Lee Avenue: Section 6.1(c):**
a property lot coverage of 31.1%, whereas the By-law allows maximum coverage of 25%;
- b) **Lot 3 - 5 Sunman Court: Section 6.1(c):**
a property lot coverage of 33.6%, whereas the By-law allows maximum coverage of 25%;
- c) **Lot 5 - 9 Sunman Court: Section 6.1(c):**
a property lot coverage of 26%, whereas the By-law allows maximum coverage of 25%;
- d) **Lot 6 - 11 Sunman Court: Section 6.1(c):**
a property lot coverage of 32.9%, whereas the By-law allows maximum coverage of 25%;
- e) **Lot 8 - 19 Sunman Court: Section 6.1(c):**
a property lot coverage of 38%, whereas the By-law allows maximum coverage of 25%;
- f) **Lot 9 - 18 Sunman Court: Section 6.1(c):**
a property lot coverage of 30%, whereas the By-law allows maximum coverage of 25%;
- g) **Lot 10 - 16 Sunman Court: Section 6.1(c):**
a property lot coverage of 39.9%, whereas the By-law allows maximum coverage of 25%;
- h) **Lot 10 - 16 Sunman Court: Section 6.1(b):**
a property front yard setback of 5.61m, whereas the By-law allow minimum front yard setback of 8m;
- i) **Lot 12 - 4 Sunman Court: Section 6.1(c):**
a property lot coverage of 26.5%, whereas the By-law allows maximum coverage of 25%;
- j) **Lot 13 - 86 Lee Avenue: Section 6.1(c):**
a property lot coverage of 26%, whereas the By-law allows maximum coverage of 25%;



as it relates to the construction of new two-storey detached dwellings on nine lots in a draft approved plan of subdivision (SU 14 244871).
(Central District, Ward 8)

2. A/035/22

Owner Name: Hai Jie Zhu
Agent Name: F & A Associate Ltd. (Ali Shakeri)
15 Bowes-Lyon Court, Markham
PL 6897 LT 62

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

a) Parking By-law 28-97, Section 6.2.4.6:

a maximum driveway width of 17.14 m, whereas the By-law permits a maximum of 6.1 m where the garage door opening faces an interior side lot line; and

b) By-law 2008-21, Section 7.5 (b) (iv):

the sum of the width of both side yards to be 7.15 m, whereas the By-law requires a minimum width of 9.0 m;

as they relate to a proposed two-storey single detached dwelling.
(West District, Ward 2)

3. A/056/22

Owner Name: Heidi Chan & Adrian Leung
Agent Name: Placement Design Inc (Mike De Oliveira)
68 Normark Drive, Thornhill
PLAN 7695 LOT 105

The applicant is requesting relief from the requirements of By-law 2150, as amended to permit:

a) Section 6.1:

a minimum rear yard setback of 18 feet and 7 inches, whereas the By-law requires a minimum rear yard setback of 25 feet;

as it relates to a proposed rear one storey addition.
(West District, Ward 1)

4. A/066/22

**Owner Name: Ali Shamaila Nawaz & Mian Khan
Agent Name: Paar Design Inc. (Nikol Paar)
26 Honeybourne Crescent, Markham
PLAN 4949 LOT 104**

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

- a) By-law 99-90, Section 1.2(ii):**
a depth of 18.04 metres, whereas the By-law permits a maximum of 16.8 metres;
- b) By-law 99-90, Section 1.2(i):**
a height of 10.11 metres, whereas the By-law permits a maximum of 9.8 metres;
- c) By-law 99-90, Section 1.2(iv):**
a maximum floor area ratio of 52.9 percent, whereas the By-law permits a maximum of 45 percent;

as it relates to the demolition of an existing dwelling and to construct a new two storey dwelling.

(East District, Ward 4)

5. A/115/22

**Owner Name: Mattamy (Berczy Glen) Limited (Andrew Sjogren)
Agent Name: Mattamy Homes (Mehr Hazari)
3319 Elgin Mills Road, Markham
CON 4 PT LT 25 65R20663 PT 1**

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

- a) Parking By-law 28-97, Section 3.0:**
0.15 visitor parking spaces per unit accessed by a private street, whereas the By-law requires 0.25 visitor parking spaces per unit accessed by a private street;

as it relates to the development of Block 131 consisting of 26 townhouse units.

(North Markham District, Ward 2)



This application is related to and submitted alongside a Site Plan Control Application (SPC 20 135108), in which both files are being reviewed concurrently.

6. B/003/22

**Owner Name: Samia Sahyone & Mina Maseh
Agent Name: MMK Engineering Inc (Miral Hanna)
18 Gainsville Avenue (Parts 1 to 6), Markham**

The applicant is requesting provisional consent to:

- a) Sever and convey a parcel of land with an approximate lot frontage of 7.68 m (25.20 ft.) and approximate lot area of 306.66 sq. m (3,300.86 sq. ft.) (Parts 2, 4, and 6); and
- b) Retain a parcel of land with approximate lot frontage of 15.36 m (50.39 ft.) and approximate lot area of 613.32 sq. m (6,601.72 sq. ft.) (Parts 1, 3, and 5).

The purpose of this application is to sever and convey a portion of 18 Gainsville Avenue with the intent to merge this parcel with the severed portion of 20 Gainsville Avenue (B/006/22) to facilitate the creation of one new residential lot. **(Central District, Ward 3)**

This application is related to Minor Variance applications A/031/22, A/039/22, A/040/22 and Consent Application B/006/22, which are being reviewed concurrently.

7. B/006/22

**Owner Name: Samia Sahyone
Agent Name: MMK Engineering Inc (Miral Hanna)
20 Gainsville Avenue (Parts 7 to 12), Markham**

The applicant is requesting provisional consent to:

- a) Sever and convey a parcel of land with an approximate lot frontage of 7.68 m (25.20 ft.) and approximate lot area of 306.66 sq. m (3,300.86 sq. ft.) (Parts 7, 9, and 11);
- b) Retain a parcel of land with approximate lot frontage of 15.36 m (50.39 ft.) and approximate lot area of 613.32 sq. m (6,601.72 sq. ft.) (Parts 8, 10, and 12).

The purpose of this application is to sever and convey a portion of 20 Gainsville Avenue with the intent to merge this parcel with the severed portion of 18 Gainsville Avenue (B/003/22) to facilitate the creation of one new residential lot. **(Central District, Ward 3)**



This application is related to Minor Variance applications A/031/22, A/039/22, A/040/22 and Consent Application B/003/22, which are being reviewed concurrently.

8. A/031/22

Owner Name: Samia Sahyone & Mina Maseh
Agent Name: MMK Engineering Inc (Miral Hanna)
18 Gainsville Avenue (Building A – Parts 1, 3, and 5), Markham

The applicant is requesting relief from the requirements of By-law 11-72, as amended to permit:

a) Section 3.7:

a decorative or ornamental roof that is less than 2 feet 5 inches in height to be disregarded in height calculation, whereas the By-Law does not have any provisions to permit ornamental roof encroachment;

b) Section 6.1:

a maximum lot coverage of 35%, whereas the By-Law permits a maximum of 33.33%.

As it relates to proposed detached dwelling on the retained lot (Parts 1, 3, and 5).
(Central District, Ward 3)

This application is related to Minor Variance applications A/039/22, A/040/22 and Consent Applications B/003/22 and B/006/22, which are being reviewed concurrently.

9. A/039/22

Owner Name: Samia Sahyone & Mina Maseh
Agent Name: MMK Engineering Inc (Miral Hanna)
18 and 20 Gainsville Avenue (Building B – Parts 2, 4, 6, 7, 9, and 11), Markham

The applicant is requesting relief from the requirements of By-law 11-72, as amended to permit:

a) Section 3.7:

a decorative or ornamental roof that is less than 2 feet 5 inches in height to be disregarded in height calculation, whereas the By-Law does not have any provisions to permit ornamental roof encroachment;



b) Section 6.1:

a maximum lot coverage of 35%, whereas the By-Law permits a maximum of 33.33%.

As it relates to proposed detached dwelling on the severed lot ((Parts 2, 4, 6, 7, 9, and 11). **(Central District, Ward 3)**

This application is related to Minor Variance applications A/031/22, A/040/22 and Consent Applications B/003/22 and B/006/22, which are being reviewed concurrently.

15. A/040/22

Owner Name: Samia Sahyone & Mina Maseh
Agent Name: MMK Engineering Inc (Miral Hanna)
20 Gainsville Avenue (Building C – Parts 8, 10, and 12), Markham

The applicant is requesting relief from the requirements of By-law 11-72, as amended to permit:

a) Section 3.7:

a decorative or ornamental roof that is less than 2 feet 5 inches in height to be disregarded in height calculation, whereas the By-Law does not have any provisions to permit ornamental roof encroachment;

b) Section 6.1:

a maximum lot coverage of 35%, whereas the By-Law permits a maximum of 33.33%;

c) Section 3.7:

an interior (west) setback of 4 feet 2 inches, whereas the By-Law permits a setback of 6 feet.

As it relates to proposed detached dwelling on the retained lot (Parts 8, 10, and 12).

(Central District, Ward 3)

This application is related to Minor Variance applications A/031/22, A/039/22, and Consent Applications B/003/22 and B/006/22 which are being reviewed concurrently.

Adjournment

- 1. Next Meeting, August 10, 2022**
- 2. Adjournment**