



AGENDA

Wednesday, August 16, 2023

7:00 pm

Location: Virtual Meeting on Zoom Platform

Minutes: July 26th, 2023

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. A/030/23

**Owner Name: Jinchong Cao
Agent Name: LHW Engineering (Lihang Wang)
78 Southdale Drive, Markham
PLAN 7326 LOT 28**

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

- a) **By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 49.9 percent, whereas the By-law permits a maximum of 45 percent;

as it relates to a proposed second-storey addition and porch. **(East District, Ward 4)**

2. A/114/22

**Owner Name: Sakineh Safarzad Gourabjavar
Agent Name: Contempo Studio (Marin Zabzuni)
67 Babcombe Drive, Thornhill
PLAN M941 LOT 114**

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

- a) **By-law 100-90, Section 1.2(i):**
a building height of 8.54 metres, whereas the By-law permits a maximum flat roof building height of 8.0 metres;

- b) **By-law 100-90, Section 1.2(iii):**
a maximum building depth of 21.36 metres, whereas the By-law permits a maximum building depth of 16.8 metres;
- c) **By-law 1767, Section 9(i):**
a south side yard roof encroachment of 98 inches, whereas the By-law permits a maximum encroachment of no more than 18 inches into the required side yard setback;
- d) **By-law 1767, Section 12 (iv)(a):**
a minimum front yard setback of 33.4 feet, whereas the By-law requires that the front yard setback of a dwelling to be erected between two existing dwellings shall comply with the corresponding yards of the two existing dwellings being 42.7 feet;
- e) **By-law 1767, Section 18(ii)(b):**
a lot coverage of 36.2 percent, whereas the By-law requires a maximum lot coverage of 33 1/3 percent; and
- f) **By-law 100-90, Section 1.2 (vi):**
a floor area ratio of 49.4 percent, whereas the By-law permits a maximum floor area ratio of 47 percent;

as it relates to the construction of a new two-storey detached dwelling.
(West District, Ward 1)

3. A/116/23

Owner Name: Richard Morales
Agent Name: Lifestyle Home Products (Andrijana Adamovic)
370 Main Street N, Markham
CON 7 PT LOT 15 64R6094 PT 2

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

- a) **By-law 99-90, Section 1.2(iii):**
a maximum building depth of 22.4 metres, whereas the By-law permits a maximum building depth of 16.8 metres;
- b) **By-law 99-90, Section 1.2(vi):**
a maximum net floor area ratio of 70.35 percent, whereas the By-law permits a maximum net floor area of 45 percent;

- c) **Table 11.1:**
a minimum rear yard setback of 14.9 feet, whereas the By-law requires a minimum rear yard setback of 25 feet;
- d) **Table 11.1:**
a maximum lot coverage of 38.01 percent, whereas the By-law permits a maximum lot coverage of 35 percent; and
- e) **Section 11.3(a)(vi):**
an accessory building setback of 0.417 feet whereas the by-law requires a minimum setback of 4 feet;

as it relates to the construction of a proposed unheated sunroom addition to an existing house. **(Heritage District, Ward 4)**

NEW BUSINESS:

1. **A/111/23**

**Owner Name: Stephen Kertesz and Sarah Kertesz
Agent Name: Gregory Design Group (Shane Gregory)
40 Rouge Street, Markham
PLAN 173 BLK L LOT 14**

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

- a) **By-law 1229, section 1.2(iii):**
a maximum building depth of 17.50 metres, whereas the By-law requires 16.80 metres;
- b) **By-law 1229, section table 11.1:**
a flankage yard of 2.90 metres, whereas the By-law requires 3.05 metres;

as it relates to a proposed one-storey addition to the existing one-story dwelling. **(Heritage District, Ward 4)**

2. **B/024/23**

**Owner Name: Michael Canzona
Agent Name: Evans Planning (Frank Venditti)
12 Deer Park Lane, Markham
PLAN 1149 PT LTS 11 AND 12 65R39288 PT PART 5**



The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land (Part 2 & 3) with an approximate lot frontage of 10.53 metres (9.84 feet) and an approximate lot area of 272.7 sq. metres;
- b) **retain** a parcel of land (Part 1) with an approximate lot frontage of 10.53 metres (9.84 feet) and an approximate lot area of 288 sq. metres;

The purpose of this application is to sever the Subject Lands to facilitate the creation of one (1) new residential lot. This application is related to Consent Application B/027/23 which is being reviewed concurrently. **(East District, Ward 4)**

3. B/027/23

Owner Name: Eugenio Sturino
Agent Name: Evans Planning (Frank Venditti)
16 Deer Park Lane, Markham
PLAN 1149 PT LTS 11 AND 12 65R39288 PT PART 2

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land (Part 4 & 5) with an approximate lot frontage of 10.54 metres (34.58 feet) and an approximate lot area of 257.7 sq. metres; and
- b) **retain** a parcel of land (Part 6 & 7) with an approximate lot frontage of 13.5 metres (44.29 feet) and an approximate lot area of 308 sq. metres.

The purpose of this application is to sever the Subject Lands to facilitate the creation of one (1) new residential lot. This application is related to Consent Application B/024/23 which is being reviewed concurrently. **(East District, Ward 4)**

4. B/028/23

Owner Name: M&R Holdings
Agent Name: Baldassarra Architects Inc. (Isabella Suppa)
65 Allstate Parkway, Markham
PL M2029 BLK 3

The applicant is requesting provisional consent to:



- a) **Sever and convey** a parcel of land being Parts 1-3 with an approximate lot frontage of 110.85 metres (363.7 feet) and an approximate lot area of 19,274.1 sq. metres as shown in the Draft R-Plan (Part 1 being a future road widening to be conveyed to the City);
- b) **Retain** a parcel of land being Parts 4 and 5 with an approximate lot frontage of 79.33 metres (260.3 feet) and an approximate lot area of 10,859.7 sq. metres as shown in the Draft R-Plan;
- c) **Create** easements for access and servicing in favour of Parts 2 and 5 over Parts 3 and 4;

The purpose of this application is to sever the Subject Lands to facilitate the creation of one (1) new industrial/office lot and create easements for shared access and servicing. This application is related to Minor Variance Application A/127/23 and Site Plan Control Application 22 263203 which are being reviewed concurrently.

(West District, Ward 2)

5. **A/127/23**

Owner Name: M&R Holdings
Agent Name: Baldassarra Architects Inc. (Isabella Suppa)
65 Allstate Parkway, Markham
PL M2029 BLK 3

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

- a) **Section 5.2 (d) (iii):**
a minimum rear yard setback of 8.0 metres, whereas the By-law requires a minimum rear yard setback of 12.0 metres.
- b) **Section 4.7.1(b):**
a landscape strip of 4.0 metres inclusive of curbs and retaining walls, whereas the By-law requires a minimum landscape strip of 6.0 metres immediately abutting the (Allstate Parkway) street line.

as it relates to an industrial building. This application is related to Consent Application B/028/23 and Site Plan Control Application 22 263203 which are being reviewed concurrently. **(West District, Ward 2)**

6. **B/020/23**

Owner Name: Florence Low
Agent Name: Henry Chiu Architect Ltd (Henry Chiu)
187 Helen Avenue, Markham
PLAN 2196 PT LOT 11 PL 65R-28173 PT 1

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 11.435 metres and an approximate lot area of 0.038 hectares (384.7 sq. metres)(Part 2);
- b) **sever and convey** a parcel of land with an approximate lot frontage of 11.435 metres and an approximate lot area of 0.036 hectares (362.5 sq. metres)(Part 3);
- c) **sever and convey** a parcel of land with an approximate lot frontage of 11.435 metres and an approximate lot area of 0.036 hectares (362.5 sq. metres) Part 4);
- d) **retain** a parcel of land with approximate lot frontage of 11.435 metres and approximate lot area of 0.038 hectares (384.7 sq. metres)(Part 1);

The purpose of this application is to create three new residential lots, to facilitate the construction of four new single detached dwellings. This application is related to Minor Variance applications A/073/23, A/074/23, A/075/23, and A/076/23, which are being reviewed concurrently. **(Central District, Ward 3)**

7. **A/073/23**

Owner Name: Florence Low
Agent Name: Henry Chiu Architect Ltd (Henry Chiu)
187 Helen Avenue, Markham
PLAN 2196 PT LOT 11 PL 65R-28173 PT 1

The applicant is requesting relief from the requirements of By-law 177-96, and 304-87, as amended, to permit:

- a) **Amending By-law 304-87, Section 7.5(a)(i):**
a minimum lot frontage of 11.435 metres, whereas the By-law requires a minimum lot frontage of 45 metres;
- b) **Amending By-law 304-87, Section 7.5(a)(i):**

a minimum lot area of 0.038 hectares, whereas the By-law requires a minimum lot area of 0.4 hectares;

c) Amending By-law 304-87, Section 7.5(b)(i):

a minimum interior side yard setback of 1.2 metres, whereas the By-law requires a minimum setback of 3 metres; and

d) Amending By-law 304-87, Section 7.5(b)(i):

a minimum front yard setback of 6.368 metres, whereas the By-law requires a minimum front yard setback of 7.5 metres;

as it relates to a proposed two storey single detached dwelling on the retained lot (Part 1). This application is related to Consent application B/020/23 which is being reviewed concurrently. **(Central District, Ward 3)**

8. A/074/23

Owner Name: Florence Low

Agent Name: Henry Chiu Architect Ltd (Henry Chiu)

187 Helen Avenue, Markham

PLAN 2196 PT LOT 11 PL 65R-28173 PT 1

The applicant is requesting relief from the requirements of By-law 177-96, and By-law 304-87, as amended, to permit:

a) Amending By-law 304-87, Section 7.5(a)(i):

a minimum lot frontage of 11.435 m, whereas the By-law requires a minimum lot frontage of 45 metres.;

b) Amending By-law 304-87, Section 7.5(a)(i):

a minimum lot area of 0.038 hectares, whereas the By-law requires a minimum lot area of 0.4 hectares;

c) Amending By-law 304-97 Section 7.5(b)(i):

a minimum interior side yard setback of 1.2 metres, whereas the By-law requires a minimum setback of 3 metres; and

d) Amending By-law 304-87, Section 7.5(b)(i):

a minimum front yard setback of 6.368 metres, whereas the By-law requires a minimum front yard setback of 7.5 metres;

as it relates to a proposed two storey single detached dwelling on the severed lot (Part 2). This application is related to Consent application B/020/23 which is being reviewed concurrently. **(Central District, Ward 3)**



9. **A/075/23**
Owner Name: Florence Low
Agent Name: Henry Chiu Architect Ltd (Henry Chiu)
187 Helen Avenue, Markham
PLAN 2196 PT LOT 11 PL 65R-28173 PT 1

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

- a) **By-law 177-96, Section 5, Table B2, Part 1, C:**
a maximum garage width of 5.1 metres, whereas the By-law permits a maximum garage width of 3.5 m;

as it relates to a proposed two storey single detached dwelling on the severed lot (Part 3). This application is related to Consent application B/020/23 which is being reviewed concurrently. **(Central District, Ward 3)**

10. **A/076/23**
Owner Name: Florence Low
Agent Name: Henry Chiu Architect Ltd (Henry Chiu)
187 Helen Avenue, Markham
PLAN 2196 PT LOT 11 PL 65R-28173 PT 1

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

- a) **By-law 177-96, Section 5, Table B2, Part 1, C:**
a maximum garage width of 5.1 metres, whereas the By-law permits a maximum garage width of 3.5 metres;

as it relates to a proposed two storey single detached dwelling on the severed lot (Part 4). This application is related to Consent application B/020/23 which is being reviewed concurrently. **(Central District, Ward 3)**

Adjournment

- 1. Next Meeting, August 30, 2023**
- 2. Adjournment**