



**CITY OF MARKHAM**  
**101 Town Centre Boulevard**  
**Markham, Ontario**  
**Council Chambers**

**October 9, 2019**  
**7:30 p.m.**

**COMMITTEE OF ADJUSTMENT**

**Minutes**

The 18<sup>th</sup> regular meeting of the Committee of Adjustment for the year 2019 was held at the time and place above with the following people present:

	<u>Arrival Time</u>
Arun Prasad	7:30PM
Sally Yan	7:30PM
Gregory Knight, Chair	7:30PM
Kelvin Kwok	7:30PM

Justin Leung, Secretary-Treasurer  
Melissa Leung, Committee of Adjustment Technician  
Justin Mott, Development Technician

*Regrets*  
Patrick Sampson  
Tom Gutfreund  
Jeannie Reingold

**Minutes: September 25, 2019**

THAT the minutes of Meeting No. 17 of the City of Markham Committee of Adjustment, held September 25, 2019, be

- a) Approved as submitted, on October 9, 2019

**Moved By: Arun Prasad**  
**Seconded By: Kelvin Kwok**

Carried

**DISCLOSURE OF INTEREST –**

None

**PREVIOUS BUSINESS:**

**1. A/78/19**

**Owner Name: 1354028 ONTARIO INC. c/o Granite REIT  
Agent Name: Pullmatic Manufacturing (Eugene Lai)  
430 Cochrane Dr, Markham  
PLAN 65M2073 LOT 11 & PT 12 65R7095 PT 2**

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

**a) Section 4.7.1 (b):**

a landscape open space adjoining a street, a strip of land having a minimum depth of 4.5 metres immediately abutting the street line, whereas the By-law requires a minimum depth of 6.0 metres;

as it relates to a proposed parking lot expansion. **(West District, Ward 8)**

The Secretary-Treasurer introduced the application.

The agent Eugene Lai appeared on behalf of the application. The facility currently employs 200 people and needs to expand the parking area to accommodate them.

Committee member Sally Yan asked if tree preservation will be addressed through the site plan application process.

Mr. Lai responded that it will.

**Moved By: Arun Prasad  
Seconded By: Kelvin Kwok**

THAT Application No. A/78/19 be approved subject to conditions contained in the staff report.

Resolution Carried

**NEW BUSINESS:**

**1. A/90/19**

**Owner Name: Tanveer Ahmed**

**26 The Bridle Trail, Markham  
PLAN M1932 LOT 39**

The applicant is requesting relief from the requirements of By-law 134-79 as amended to permit:

**a) Section 6.1:**

a second dwelling unit, whereas the Bylaw permits no more than one dwelling unit on a lot;

as it relates to a proposed basement apartment. **(Central District, Ward 3)**

The Secretary-Treasurer introduced the application.

The applicant appeared on behalf of the application.

Ai Tsing Xu of 22 The Bridle Trail spoke in opposition to the application due to increased people to area.

Committee member Kelvin Kwok inquired about resident comments that had been submitted and potential parking issues.

Mr. Ahmed responded 4 vehicles could be parked on the site.

Committee member Arun Prasad inquired about use of site by the applicant.

Mr. Ahmed responded they live downtown Toronto but will be moving to Markham. His mother will be living in the basement.

**Moved By: Kelvin Kwok**

**Seconded By: Arun Prasad**

THAT Application No. A/90/19 be approved subject to conditions contained in the staff report.

Resolution Carried

**2. A/91/19**

**Owner Name: Diana Kochman  
Agent Name: WERNER KRAM  
46 German Mills Rd, Thornhill  
PLAN M1646 LOT 8**

The applicant is requesting relief from the requirements of By-law 2612 as amended to permit:

- a) **Section 6.1; Schedule 'B' - Lot Coverage:**  
a maximum lot coverage of 36.25 percent (2,266 sq.ft.), whereas the By-law permits a maximum lot coverage of 33 1/3 (2,082 sq.ft.);

as it relates to a proposed new glass roof and wall to an existing addition.  
**(West District, Ward 1)**

The Secretary-Treasurer introduced the application.

The agent Werner Kram appeared on behalf of the application. The application is to legalize an existing building condition.

**Moved By: Sally Yan**  
**Seconded By: Arun Prasad**

THAT Application No. A/91/19 be approved subject to conditions contained in the staff report.

Resolution Carried

**3. A/96/19**

**Owner Name: Samuel Man Kar Cheng & Josephine Chor Yin Cheng**  
**200 Coppard Ave, Markham**  
**PLAN 65M3045 LOT 137**

The applicant is requesting relief from the requirements of By-law 90-81 as amended to permit:

- a) **Section 5.2.1:**  
a secondary dwelling unit, whereas the By-law permits no more than one single detached dwelling on one lot;

as it relates to a proposed basement apartment. **(East District, Ward 7)**

The Secretary-Treasurer introduced the application.

The applicant appeared on behalf of the application.

Committee member Sally Yan inquired if secondary suite will have parking allocated.

Mr. Cheng acknowledged that there would be.

**Moved By: Sally Yan**  
**Seconded By: Kelvin Kwok**

THAT Application No. A/96/19 be approved subject to conditions contained in the staff report.

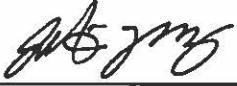
Resolution Carried


**MOTION TO ADJOURN**

**Moved by Arun Prasad**  
**Seconded by Kelvin Kwok**

THAT the meeting of Committee of Adjustment be adjourned at 8:05 p.m., and the next regular meeting will be held on October 23, 2019.

CARRIED

  
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Secretary-Treasurer,  
Committee of Adjustment

  
\_\_\_\_\_  
Chair  
ACTING CHAIR  
Arun Prasad