



**AGENDA**

**Wednesday, October 23, 2019**

**7:30pm**

**Location: City of Markham, Council Chamber**

**Address: 101 Town Centre Boulevard, (Anthony Roman Centre)**

**Minutes: October 9, 2019**

**DISCLOSURE OF INTEREST**

**PREVIOUS BUSINESS**

**1. A/82/19**

**Owner Name: Yuan Tian**

**Agent Name: TAES Architects Inc. (Shenshu Zhang)**

**6 Tollesbury Pl, Markham**

**PLAN M1962 LOT 29**

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

**a) Amending By-law 325-79, Section 3 (d):**

a minimum side yard of 3.5 m (11.48 ft) at the north side lot line, whereas the By-law requires a minimum of 4.5 m (14.76 ft);

**b) Parking By-law 28-97, Section 6.2.4.4 a) i) & 6.2.4.6:**

driveway access to attached garage that faces an interior side lot line to have a minimum setback of 4.2 m (13.77 ft) from the interior side lot line, whereas the By-law requires a minimum of 4.5 m (14.76 ft);

as it relates to a proposed two-storey residential dwelling. **(West District, Ward 6)**

**NEW BUSINESS:**

**1. A/92/19**

**Owner Name: Ken Jian Wong & Tit Yan Hung**

**Agent Name: SDG Design (Stefano Di Giulio)**

**28 Church St, Markham**

**PLAN 18 BLK 1 PT LOT 2**



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

**a) Section 11.1:**

a maximum lot coverage of 40 percent, whereas the By-law permits a maximum lot coverage of 35 percent;

**b) Section 1.2 (i):**

a maximum height of 10.04 m (32.93 ft), whereas the By-law permits a maximum height of 9.8 m (32.15 in);

**c) Infill By-law 99-90, Section 1.2 (iii):**

a maximum building depth of 29.44 m (96.59 ft), whereas the By-law permits a maximum building depth of 16.8 m (55.12 ft);

**d) Infill By-law 99-90, Section 1.2 (vi):**

a maximum floor area ratio of 51.3 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;

**e) Section 11.1:**

a minimum front yard setback of 2.43 m (8 ft), whereas the By-law requires a minimum front yard setback of 7.62 m (25 ft);

as it relates to a proposed two-storey residential dwelling (existing heritage building to remain). **(Heritage District, Ward 4)**

**2. A/94/19**

**Owner Name: 1217862 Ontario Limited (Keith Lahay)**

**Agent Name: McDermott & Associates Limited (John McDermott)**

**81 Telson Rd, Markham**

**PLAN 9001 LOTS 35 & 36**

The applicant is requesting relief from the requirements of By-law 108-81 as amended to permit:

**a) By-law 108-81, Section 7.1.1, the Uses Permitted within the Select Industrial (M) Zone:**

a two storey structure used for the purposes of business and professional offices, inclusive of private commercial schools, dance studios, art studios or other similar cultural activities, provided the maximum ground floor area of the building does not exceed 445 square metres and the maximum floor area ratio does not exceed 12 percent; whereas the By-law does not permit business and professional offices, and private commercial schools within the Select Industrial (M) Zone;

**b) By-law 108-81, Section 7.1.1, the Uses Permitted within the Select Industrial (M) Zone:**

below grade storage lockers having a maximum gross floor area of 470 square metres exclusive of stairways and utility rooms beneath Units 87,89,91,95 and 97 Telson Road and Unit 99 Telson Road; whereas the By-law does not permit storage lockers within the Select Industrial (M) Zone;

**c) By-law 108-81, Section 7.1.1, the Uses Permitted within the Select Industrial (M) Zone:**

ancillary offices and retail sales in association with a use permitted within the Select Industrial (M) Zone provided that, within any individual premises, the maximum combined gross floor area devoted to such ancillary uses and activities shall not exceed 15 percent of the gross floor area of the premises, and, that any areas used for such purposes shall be physically separated, by a floor to ceiling wall or similar partition, from the balance of the floor area devoted to the primary permitted use; whereas the By-law does not permit ancillary offices and retail sales within the Select Industrial (M) Zone;

**d) By-law 108-81, Section 4.7.1 (b):**

a minimum depth of the landscaped open space strip required adjacent to the southerly limits of Telson Road to 2.5 metres; whereas the By-law requires a landscaped open space strip having a minimum depth of 6 metres adjacent Telson Road;

**e) By-law 108-81, Section 4.4.1, as Amended by Parking By-law 28-97, Sections 3 and 5.1:**

the minimum number of parking spaces, measuring 2.6 metres by 5.8 metres, to one parking space for each 50 square metres of gross floor area provided that a minimum of two accessible spaces, measuring 4.1 by 5.8 metres, are provided in the front yard; whereas the By-law requires a minimum of 117 off-street parking spaces and that 5 percent of the parking spaces be dedicated and used as accessible parking spaces;

**f) By-law 108-81, Section 4.5.2, entitled Size of Loading Space:**

loading spaces located in the side yards and which are accessible at grade shall to a width of 6 metres measured parallel to the wall of the structure, a depth of 3 metres measured perpendicular to the wall of the structure, and, a minimum clearance of not less than 4.2 metres; whereas the By-law requires that a loading space shall have a width of 3.6 metres, a length of not less than 12 metres and a minimum clearance of not less than 4.2 metres; and

**g) By-law 108-81, Section 4.5.2, entitled Size of Loading Space:**

the minimum size of a loading space for a truck level loading docks located in the rear yard to have a width of not less than 3.6 metres measured parallel to the wall of the structure, a minimum depth of 4.9 metres measured perpendicular to the wall of the structure, and, a minimum clearance of 4.2 metres, exclusive of any area which may be utilized for the purposes of off-street parking; whereas the By-law requires that a loading space shall have a width of 3.6 metres, a length of not less than 12 metres and a minimum clearance of not less than 4.2 metres;

as it relates to an existing commercial-industrial complex. **(Central District, Ward 8)**

**3. A/95/19**

**Owner Name: 168 Old Kennedy Inc. (A. Sivakumaran)**  
**Agent Name: KLM Planning Partners Inc. (Marshall Smith)**  
**168 Old Kennedy Rd, Markham**  
**PLAN 65M4289 BLK 2**

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

**a) Amending By-law 2009-105:**

non-residential uses in the ground floor of buildings within 30 metres of the easterly lot line (Old Kennedy Road), whereas dwelling units are not permitted on the ground floor of any building within 87 metres of the easterly lot line (Old Kennedy Road);

**b) Amending By-law 2009-105:**

Dwelling units within the ground floor of Block's 1 & 2, whereas dwelling units are not permitted within the ground floor of any building within 87 metres of the easterly lot line (Old Kennedy Road);

**c) Amending By-law 2009-105, Section 7.369.4(a)(i):**

a maximum of sixty-four (64) dwelling units within 87 metres of the easterly lot line (Old Kennedy Road), whereas the maximum is twenty-eight (28);

**d) Amending By-law 2009-105, Section 7.369.3(b):**

a minimum required yard from the south lot line of 8.5 metres, whereas the by-law requires 11.45 metres;

**e) Amending By-law 2009-105, Section 7.369.3(b):**

a minimum required yard from the south lot line within 30 metres of the easterly lot line (Old Kennedy Road) of 1.50 metres, whereas the by-law requires 9 metres;

**f) Section 6.9.1(b):**

0 loading spaces; whereas the by-law requires one loading space for a combination of non-residential uses with a net floor area of between 300 and 1,860 square metres;

**g) Amending By-law 2009-105:**

a residential parking rate of 1.25 parking spaces per unit, whereas 42 parking spaces are required for residential uses within 87 metres of the easterly lot line (Old Kennedy Road);

**h) Amending By-law 2009-105, Section 7.369.5(d):**

a parking rate of 2 parking spaces per live/work unit (those containing non-residential uses), whereas the minimum number of parking spaces for non-residential uses within 87 metres of the easterly lot line (Old Kennedy Road) is 37 parking spaces;

**i) Amending By-law 2009-105:**



a minimum of 23 visitor parking spaces combined for all permitted uses, whereas the minimum number of visitor parking spaces within 87 metres of the easterly lot line (Old Kennedy Road) is 7 parking spaces;

**j) Parking By-law 28-97, Section 6.1.4:**

tandem parking spaces, whereas the by-law only permits tandem parking spaces on lots with buildings containing no more than four (4) Dwelling Units, and Condominium Townhouse Dwellings with parking provided at grade and accessed via private road;

**k) Amending By-law 2009-105, Section 7.369.3(f):**

Mechanical penthouses containing no living space shall not be considered a storey, whereas a mechanical penthouse containing a floor and a ceiling are considered a storey;

as it relates to a proposed mixed-use stacked townhouse development. **(Central District, Ward 8)**

**4. A/97/19**

**Owner Name: Vijay Kaneshanathan & Kaneshanathan Saminayagam**

**Agent Name: Sindujah Kanesanathan**

**275 Highglen Ave, Markham**

**PLAN 65M3015 LOT 29**

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

**a) Section 5.2.1:**

a secondary suite, whereas the By-law permits no more than one dwelling unit on a lot;

as it relates to an existing basement apartment. **(Central District, Ward 8)**

**5. A/98/19**

**Owner Name: Design District Properties c/o Kevric Real Estate Corporation (Mike Zenker)**

**Agent Name: Bousfields Inc. (David Morse)**

**110 Cochrane Dr, Markham**

**PLAN 65M2326 LOTS 17 & 18**

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



**a) By-law 165-80, Section 6.4.3(a):**

a maximum floor area ratio for commercial or mixed industrial-commercial uses of 50.5 percent, whereas the By-law permits a maximum floor area ratio for commercial or mixed industrial-commercial uses of 40 percent;

as it relates to a proposed new office tenant within an existing building. **(West District, Ward 8)**

**6. A/100/19**

**Owner Name: GCREF HOLDINGS GP INC. (Frank Bartello)**  
**Agent Name: MacNaughton Hermsen Britton Clarkson Planning Limited (Oz Kemal)**  
**7725 Markham Rd, Markham**  
**PLAN 65M2843 PT BLKS 1 AND 11 65R24490 PTS 6 7 8 12 13 65R25403**  
**PTS 1 AND 2**

The applicant is requesting relief from the requirements of By-law 108-81 as amended to permit:

**a) Amending By-law 190-91, Section 1.3:**

to permit an Automobile Service Establishment, whereas the By-law permits automobile service establishments only within an Automotive Service Mall;

as it relates to a proposed standalone Automobile Service Establishment. **(East District, Ward 7)**

**7. A/101/19**

**Owner Name: CHU WANG & RUI SUN**  
**Agent Name: Brutto Consulting (Claudio Brutto)**  
**51 Sprucewood Dr, Thornhill**  
**PLAN 3667 LOT 12**

The applicant is requesting relief from the requirements of By-law 2237 as amended to permit:

**a) Amending By-law 101-90, Section 1.2 (vii):**

to permit a maximum floor area ratio of 53.88 percent, whereas the By-law permits a maximum floor area ratio of 50 percent; as it relates to a proposed two-storey single family dwelling. **(West District, Ward 1)**

**8. A/103/19**

**Owner Name: Arastoo Mokhtari  
Agent Name: Paar Design (Nikol Paar)  
48 Grandview Ave, Thornhill  
PLAN 2446 LOT 339**

The applicant is requesting relief from the requirements of By-law 2237 as amended to permit:

**a) Amending By-law 101-90, Section 1.2(i) - Building Height:**

a maximum building height of 8.9 metres, whereas the By-law permits a maximum building height of 8.6 metres;

**b) Section 6.1 - Minimum Side Yard Setback:**

a minimum westerly side yard setback of 1.51 metres; whereas the By-law requires a minimum side yard setback of 1.8 metres;

**c) Amending By-law 101-90, Section 1.2(vii) - Maximum Floor Area Ratio:**

a maximum floor area ratio of 54.8 percent (3,410.10 sq.ft.), whereas the By-law permits a maximum floor area ratio of 50 percent (3,113 sq.ft.);

as it relates to a proposed two-storey detached dwelling. **(West District, Ward 1)**

**Adjournment**

- 1. Next Meeting, Wednesday, November 13, 2019**
- 2. Adjournment**