



AGENDA

Wednesday, December 11, 2019

7:30pm

Location: City of Markham, Council Chamber

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

Minutes: November 27, 2019

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. A/81/19

**Owner Name: 2574023 Ontario Inc.
Agent Name: Lorne Rose Architect Inc. (Lorne Rose)
3 Sunflower Crt, Thornhill
PLAN M899 LOT 37**

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

a) Section 14 (i)(c): a minimum front yard setback of 27 feet 9.78 inches, whereas the By-law requires a minimum front yard setback of 35 feet;

b) Section 14 (i)(e):

a minimum rear yard setback of 31 feet 2.5 inches, whereas the By-law requires a minimum rear yard setback of 50 feet;

c) Amending By-law 100-90, Section 1.2(i):

a maximum building height of 11.2 metres, whereas the By-law permits a maximum building height of 9.8 metres;

d) Section 9(i):

a maximum front porch canopy encroachment of 31 inches, whereas the By-law permits a maximum encroachment of 18 inches into the required front yard;

as it relates to a proposed residential dwelling. This application is related to a previously approved minor variance application (A/74/18), in which the variances have subsequently been revised. **(West District, Ward 1)**



2. **A/106/19**

Owner Name: Asif Rehman & Syeda Tahira Asif
Agent Name: Vin Engineering Inc. (Sunil Shah)
36 Lady Fern Dr, Markham
PLAN 65M-3133 LOT 196

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

a) Table A1 & Section 6.5:

To permit an accessory basement dwelling unit, whereas the By-law permits no more than one single detached dwelling/dwelling unit on a lot, unless otherwise specified;

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

NEW BUSINESS:

1. **A/123/19**

Owner Name: 1052574 ONTARIO INCORPORATED
Agent Name: QX4 Investments Ltd. - Consulting Services (Ben Quan)
7850 Woodbine Ave, Markham
PLAN 65M2481 LOT 35

The applicant is requesting relief from the requirements of By-law 28-82 as amended to permit:

a) Section 6.3.1(b):

to add the following to the list of permitted uses: Recreational Establishment, Banquet Hall, and Restaurant, to facilitate the re-leasing of floor space within the existing building;

b) Parking By-law 28-97, Section 2.0:

to exclude from the definition of FLOOR AREA, NET the following: xi) any part of a building used exclusively by the building management for storage of items, supplies and machinery associated with the maintenance of the property; and xii) non-leasable floor area including common corridors;

as it relates to an existing industrial/commercial building. **(West District, Ward 8)**

2. A/124/19

Owner Name: YORK MILLS CUSTOM HOMES LTD (Zheng Jian Dai)
Agent Name: Ron Custom Homes (Ron Safapour)
1 Tusday Crt, Markham
PLAN 7566 LOT 226

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

- a) **Section 6:**
a minimum front yard setback of 20 ft, whereas the By-law permits a minimum front yard setback of 27 ft;
- b) **Section 3.7:**
an uncovered and unenclosed walk-up stair to project 9 ft 6 in into the required rear yard;

as it relates to a proposed two-storey dwelling. **(Central District, Ward 3)**

3. A/125/19

Owner Name: Edward Harold & Mignonne Harold
Agent Name: SHDesign (Samir Hinnawi)
19 Wildrose Cres, Thornhill
PLAN M899 PT LT 66 PT LT 67 66R2319 PTS 17 AND 51

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

- a) **Infill By-law 100-90, Section 1.2(i) Max Building Height:**
A maximum building height of 10.99 m; whereas, the by-law permits a maximum building height of 9.8 m;
- b) **Infill By-law 100-90, Section 1.2(iii) Max Building Depth:**
A maximum building depth of 20.12 m; whereas, the by-law permits a max building depth of 16.8 m;
- c) **Infill By-law 100-90, Section 1.2(vi) Max Floor Area Ratio:**
A maximum floor area ratio (FAR) of 54.2 percent (4,474 sq ft); whereas the by-law permits a max FAR of 50 percent (4,123 sq ft);
- d) **Section 12(iv)(a) Buildings Erected Between Existing Buildings:**
A front yard setback of 27 ft (8.23 m); whereas, the by-law requires a minimum front yard setback of 9.27 m (30.4 ft).

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

4. A/126/19

Owner Name: Nimalharan Nagarajah & Bremshuya Sinnathamby
Agent Name: SHDesign (Samir Hinnawi)
69 Robinson St, Markham
PLAN 4949 LOT 96

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

- a) Infill By-law 99-90, Section 1.2(i):**
a maximum building height of 10.92 metres, whereas the by-law permits a maximum building height of 9.80 metres;
- b) Infill By-law 99-90, Section 1.2(vi):**
a maximum Net Floor Area Ratio of 51.3 percent, whereas the by-law permits a maximum Net Floor Area Ratio of 45 percent;
- c) Infill By-law 99-90, Section(iii):**
a maximum building depth of 19.1 metres, whereas the By-law permits a maximum building depth of 16.8 metres;

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

5. A/128/19

Owner Name: Jia Ling Ru
Agent Name: CZC Building Consultants Ltd. (Ronald Cao)
8 Hamilton Hall Dr, Markham
PLAN M1385 LOT 124

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

- a) Infill By-law 99-90, Section 1.2(vi):**
to permit a maximum Net Floor Area of 52.96 percent, whereas the By-law permits a maximum Net Floor Area of 45 percent;
- b) Infill By-law 99-90, Section 1.2(i):**
to permit a maximum building height of 11.1 metres, whereas the By-law permits a maximum building height of 9.8 metres;

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

6. A/129/19

Owner Name: MING-FANG KUAN & Karen Fonyee Lee
Agent Name: Brutto Consulting (Claudio Brutto)
8 Rycroft Dr, Markham
PLAN 7566 LOT 169

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

- a) Section 6, Schedule B:**
a maximum lot coverage of 35.95 percent, whereas the by-law permits 33.33 percent;
- b) Section 6, Schedule B:**
a minimum sideyard setback of 4 ft, whereas the by-law permits 6 ft;

as it relates to a single detached two storey dwelling. (**Central District, Ward 3**)

7. A/130/19

Owner Name: Wu Xue Jing
Agent Name: Brutto Consulting (Claudio Brutto)
28 Hemingway Crescent, Markham
PLAN M1441 LOT 248

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

- a) By-law 11-72, Section 6.1:**
to permit a building height of 28 feet 3 inches (8.6 metres); whereas the By-law permits maximum building height of 25 feet (7.6 metres) from average grade to midpoint
- b) By-law 11-72, Section 4.11:**
to permit flankage setback of 12 feet 3 inches (3.7 metres); whereas the By-law requires minimum flankage setback of half building's height at 14 feet 1.5 inches (4.3 metres)
- c) By-law 11-72, Section 6.1:**
to permit a front yard setback relating to bay window section of 26 feet (7.9 metres); whereas the By-law requires minimum front yard setback of 27 feet (8.2 metres)

as it relates to a secondary storey addition. **(Central District, Ward 3)**

8. A/131/19 to A/141/19

Owner Name: Cornell Rouge Development Corp.

Agent Name: Forest Hill Homes (Eddie Lee)

271, 337, 339, 341, 343, 347, 349, 351, 353, 355 and 357 William Forster Rd, Markham

65M4513 LOT 8, Lot 54, Lot 55, Lot 56, Lot 57, Lot 59, Lot 60, Lot 61, Lot 62, Lot 63 and Lot 64

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:

a minimum of 2 parking spaces, whereas the By-law requires a minimum of 2 parking spaces for the principal dwelling and 1 parking space for the apartment unit;

as it relates to a proposed reduction in the minimum number of parking spaces in order to accommodate an apartment above the garage.

This application is related to minor variance applications A/132/19, A/133/19, A/134/19, A/135/19, A/136/19, A/137/19, A/138/19, A/139/19, A/140/19 & A/141/19. All applications are requesting the same minor variance request **(East District, Ward 5)**

9. A/145/19

Owner Name: Mina Guan

Agent Name: Steer Friends (Steven Wilkins)

91 Anderson Ave, Markham

YORK REGION CONDO PLAN 750 LEVEL 1 UNIT 12

The applicant is requesting relief from the requirements of By-law 88-76 as amended to permit:

a) By-law 88-76, Section 6.1

To permit a Respite Day Care Facility whereas A respite Day Care Facility is not permitted; and,

b) By-law 28-97, Table B

To permit 37 parking spaces, whereas 43 are required



COMMITTEE OF ADJUSTMENT

as it relates to a proposed respite day care within a unit of a commercial complex.
(East District, Ward 5)

Adjournment

1. Next Meeting, January 22, 2020
2. Adjournment