



AGENDA

Wednesday, January 20, 2021

7:00pm

Location: City of Markham, Council Chamber

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

Minutes: Wednesday, December 16, 2020

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS:

1. A/041/20

Owner Name: Yaqing Yu

Agent Name: OBP Consultants Inc. (Hongxing Xin)

35 Bakerdale Rd, Markham

PLAN M1789 BLOCK B

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):

a maximum floor area ratio of 49.98 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;

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

2. A/063/20

Owner Name: Kevin Tieyu and Amy Zhu

Agent Name: Contempo Studio (Marin Zabzuni)

8 Callahan Road, Markham

PLAN 7566 LOT 24

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

b) Section 4.11:

a minimum flankage yard of 11 ft 7 in, whereas a minimum of 13 ft 5.5 in is required; (NOW KNOWN AS VARIANCE A)



d) Section 6.1:

a maximum height of 26 ft 11 in (8.20m), whereas a maximum of 25 ft is permitted; (NOW KNOWN AS VARIANCE B)

as it relates to a proposed 2-storey detached dwelling. **(Central District, Ward 3)**

NEW BUSINESS:

1. A/092/20

Owner Name: Elina Eidkham

Agent Name: MDI Development Inc. (Amir Reza Kamalian)

19 Thorny Brae Dr, Thornhill

PLAN 7695 LOT 200

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

a) Section 6.1 - Building Height:

a maximum building height of 29 ft 11 in (9.10 m) from grade, whereas the By-law permits a maximum building height of 25 feet (7.62 m);

b) Section 6.1 - Lot Coverage:

a maximum lot coverage of 34.76 percent, whereas the By-law permits a maximum lot coverage of 33 1/3 percent;

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



2. **A/093/20**

**Owner Name: ZHANGXU HU
Agent Name: ZHANGXU HU
88 Glengordon Cres, Markham
PLAN 65M4086 LOT 13**

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 apartment, whereas an accessory basement apartment is not permitted;

as it relates to a proposed basement apartment. **(West District, Ward 6)**

3. **B/015/20**

**Owner Name: Battaglia Architect Inc (Joe Battaglia)
Agent Name: JKO Planning Services Inc. (Jim Kotsopoulos)
159 John St, Thornhill
PLAN 3512 N PT LOT 29**

For provisional consent to:

- a) sever and convey a parcel of land with an approximate lot frontage of 17.73 m (58.17 ft) and an approximate lot area of 561.71 sqm (6,046.2 sqft) (Part B);
- b) retain a parcel of land with an approximate lot frontage of 23.39 m (76.74 ft) and approximate lot area of 763.30 sqm (8,216.09 sqft).

The purpose of this application is to create a new residential lot. This application is related to Minor Variance applications A/098/20 and A/099/20. **(Heritage District, Ward 1)**

4. **A/098/20**

**Owner Name: Battaglia Architect Inc (Joe Battaglia)
Agent Name: JKO Planning Services Inc. (Jim Kotsopoulos)
159 John St, Thornhill
PLAN 3512 N PT LOT 29**

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

- a) **Section 6.1 - Minimum Lot Area:**
a lot area of 8,216.11 sq.ft, whereas the By-law requires a minimum lot area of 9,750 sq.ft;
- b) **Section 6.1 - Minimum Front Yard Setback:**
a front yard setback of 24.8 feet, whereas the By-law requires a minimum front yard setback of 27 feet;
- c) **Section 6.1 - Minimum Rear Yard Setback:**
a rear yard setback of 8.2 feet, whereas the By-law requires a minimum rear yard setback of 30 feet;
- d) **Infill By-law 101-90, Section 1.2(iv) - Maximum Depth:**
b
- e) **Parking By-law 28-97, Section 6.2.4.4 a) i) - Setbacks for Driveways:**
a driveway setback of 0.6 metres, whereas the By-law requires a minimum interior side lot line driveway of 1.2 metres;

as it relates to the proposed retained lot with existing 1 1/2 storey dwelling.
This application is related to consent application B/015/20 and minor variance application A/099/20. **(Heritage District, Ward 1)**

5. **A/099/20**

Owner Name: Battaglia Architect Inc (Joe Battaglia)
Agent Name: JKO Planning Services Inc. (Jim Kotsopoulos)
159 John St, Thornhill
PLAN 3512 N PT LOT 29

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

- a) **Section 6.1 - Minimum Lot Frontage:**
a lot frontage of 56 feet, whereas the By-law requires a minimum lot frontage of 75 feet;
- b) **Section 6.1 - Minimum Lot Area:**
a lot area of 6,046.19 sq.ft, whereas the By-law requires a minimum lot area of 9,750 sq.ft.;
- c) **Section 6.1 - Minimum Front Yard Setback:**
a front yard setback of 20.2 feet, whereas the By-law requires a minimum front yard setback of 27 feet;
- d) **Section 4.9 - Minimum Flankage Yard Setback:**

a flankage yard setback of 9 inches (0.75 feet), whereas the By-law requires a minimum flankage yard setback of 15 ft 5 in;

e) Section 6.1 - Minimum Rear Yard Setback:

a rear yard setback of 5.9 feet, whereas the By-law requires a minimum rear yard setback of 30 feet;

f) Infill By-law 101-90, Section 1.2(iv) - Maximum Depth:

a building depth of 25.28 metres, whereas the By-law requires a maximum building depth of 16.8 metres;

g) Amending By-law 223-94, Section 1 (b) - Floor Area Ratio:

a maximum floor area ratio of 82.6 percent (4,997.64 sq.ft.), whereas the By-law permits a maximum floor area ratio of 33 percent (1,995 sq.ft.);

h) Section 3.7 - Permitted Yard Encroachment:

a porch stair/eaves to encroach up to the lot line, whereas the By-law requires a maximum encroachment of 18 inches into the requires yard;

as it relates to a proposed severed lot and two-storey detached dwelling. This application is related to consent application B/015/20 and minor variance application A/098/20. **(Heritage District, Ward 1)**

6. A/114/20

Owner Name: Isabelo and Pamela Hilario

Agent Name: Complete Home Construction Inc (Mal Benham)

72 Goldenwood Crescent, Markham

PLAN 65M3697 LOT 222

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

a) By-law 177-96, 7.133.2:

allow rear yard setback of 4.04 m; whereas the By-law requires minimum of 7.5m across the full width of the lot

as it relates to a proposed addition in rear portion of property. **(East District, Ward 5)**

7. A/117/20

Owner Name: Praveen Podamshetty

Agent Name: design and building permit services (Muhammad Afzal)

10 Gordon Weeden Road, Markham

PLAN 65M3697 LOT 130



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

a) By-law 177-96, Sec. 6.5: to permit an accessory dwelling unit; whereas the By-law permits no more than one dwelling unit on a lot

as it relates to a proposed secondary suite (basement apartment). **(East District, Ward 5).**

8. A/123/20

**Owner Name: Salvisca Garaca
4 Calafia Street, Markham
PLAN 65M3884 PT LOT 82 RP 65R29348 PART 13**

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

a) By-law 177-96, Sec. 6.3.1.2:

detached private garage and any storey location above have minimum setback of 5.23 m from the main building; whereas the By-law requires minimum setback of 6.0 m

b) By-law 177-96, Sec. 6.3.1.7 b):

lot coverage of 20.6% for detached private garage; whereas By-law allows maximum lot coverage of 18%

c) By-law 28-97, Sec. 3.0 Table A:

allow 2 parking spaces; whereas the By-law requires 3 parking spaces

as it relates to a proposed coach house above an existing detached garage. **(East District, Ward 5)**

9. A/125/20

**Owner Name: Buddha Mediation Centre
11175 Kennedy Road, Markham
CON 6 PT LOT 28**

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

a) By-law 304-86, Sec. 5.5:

minimum distance of 33m from centre of Kennedy Rd; whereas the By-law requires 40m from centre of arterial road



COMMITTEE OF ADJUSTMENT

as it relates to proposed gazebo to enclose a religious monument. (**West District, Ward 6**)

Adjournment

1. **Next Meeting, Wednesday, February 3, 2021**
2. **Adjournment**