



**AGENDA**

**Wednesday, March 10, 2021**

**7:00pm**

**Location: virtual meeting on zoom platform**

**Minutes: Wednesday, February 17, 2021**

**DISCLOSURE OF INTEREST**

**PREVIOUS BUSINESS**

**1. A/122/20**

**Owner Name: Armdale Property Management (Peter Sestito)**

**Agent Name: Malone Given Parsons (Jennifer Le)**

**100 Renfrew Drive, Markham**

**PLAN 65M2355 PT LOTS 1,2,3,4 65R11319 PT 1**

The applicant is requesting a waiver of the minor variance application fee.

**2. A/84/16**

**Owner Name: 2101125 Ontario Ltd. (Kirupakaran Ehamparam)**

**Agent Name: Blackthorn Development Corp. (Maurizio Rogato)**

**2101125 Ontario Ltd.**

**7543 Kennedy Rd, Markham**

**CON 6 PT LT 4 65R16696 PTS 1 & 2**

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

**a) Amending By-law 2007-69, Section 7.50.3 (b)(i):**

a maximum of two (2) Medical Clinics, whereas the By-law only permits a maximum of one (1);

**b) Amending By-law 2007-69, Section 7.50.3 (b)(ii):**

a maximum Net Floor Area of 286.80 sq. m, whereas the By-law permits a maximum of 270 sq. m;

**c) Amending By-law 2007-69, Section 7.50.2 (e):**

a maximum Gross Floor Area of 590.90 sq. m, whereas the By-law permits a maximum gross floor area of 430 sq. m;

**d) Amending By-law 2007-69, Section 7.50.3 (iv):**



a minimum landscape strip of 1.029 m along the south lot line, whereas the By-law requires a minimum of 1.4m;

**e) Parking By-law 28-97, Section 3.0, Table B:**

a minimum of 12 parking spaces, whereas the By-law requires a minimum of 14 parking spaces;

as they relate to a proposed medical building. This application is also related to Site Plan Application SC 05 021528. **(Central District, Ward 8)**

**3. B/07/18**

**Owner Name: Lui Hui**

**Agent Name: In Roads Consultants (Ida Evangelista)**

**14 Ramona Blvd, Markham**

**CON 8 PT LOT 13 RP 65R32995 PTS 1 AND 2**

To permit:

- a) sever and convey a parcel of land with approximate lot frontage of 7.9 m and area of 569.11 m<sup>2</sup> (Part 1);
- b) retain a parcel of land with approximate lot frontage of 27.67 m and area of 1057 sq. m (Part 2).

The purpose of this application is to create a new residential lot. This application is related to minor variance applications A/95/18 and A/96/18. **(Heritage District, Ward 4)**

**4. A/95/18**

**Owner Name: Lui Hui**

**Agent Name: In Roads Consultants (Ida Evangelista)**

**14 Ramona Blvd, Markham**

**CON 8 PT LOT 13 RP 65R32995 PTS 1 AND 2**

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

- a) **Section 11.1:**  
a lot frontage of 26 feet, whereas the By-law requires a minimum lot frontage of 60 feet;
- b) **Section 11.1:**



a minimum lot area of 6,125 sqft, whereas the By-law requires a minimum lot area of 6,600 sqft;

**c) Section 11.1:**

a minimum rear yard of 23 feet and 3 inches, whereas the By-law requires 25 feet;

**d) Parking By-law 28-97, Section 6.2.4.4 a) i):**

a driveway to be located 1 foot 6 inches from an interior side lot line, whereas the By-law requires a minimum setback of 4 feet;

as it relates to a proposed single family dwelling (Part 1). This application is related to consent application B/07/18 and minor variance application A/96/18. **(Heritage District, Ward 4)**

**5. A/96/18**

**Owner Name: Lui Hui**

**Agent Name: In Roads Consultants (Ida Evangelista)**

**14 Ramona Blvd, Markham**

**CON 8 PT LOT 13 RP 65R32995 PTS 1 AND 2**

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 45.52 percent, whereas the By-law permits a maximum of 45 percent;

**b) Section 11.3 (a)(i):**

an accessory building to have a height of 17 feet, whereas the By-law permits a maximum of 12 feet;

**c) Table 11.1:**

a minimum front yard of 12.27 feet, whereas the By-law requires 25 feet; as it relates to a proposed detached garage addition to the existing residential dwelling (Part 2).

This application is related to consent application B/07/18 and minor variance application A/95/18. **(Heritage District, Ward 4)**



6. **A/130/20**

**Owner Name: Jian Li**  
**Agent Name: Gregory Design Group (Shane Gregory)**  
**50 George St, Markham**  
**PLAN 18 PT LOT 5 BLK K**

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

- a) **Section 1.2 (iii):**  
a building depth of 23.50 m, whereas the By-law allows a maximum building depth of 16.76 m;
- b) **Section 1.2 (vi):**  
a net floor area ratio of 45.3 percent, whereas the By-law allows a maximum net floor area ratio of 45 percent;

as it relates to a proposed two-storey addition with attached garage to the existing one-storey detached dwelling. **(Heritage District, Ward 4)**

7. **B/017/20**

**Owner Name: Angus Glen Holdings Inc**  
**Agent Name: Fasken Martineau (Joseph Guzzi)**  
**Angus Glen Holdings Inc**  
**10231 Warden Ave, Markham**  
**CON 5 PT LTS 22 & 23 65R19400 PT OF PTS 4 & 5**

**To permit:**

- a) sever and convey a parcel of land with an approximate lot frontage of 162.45 m (532.74 ft) and approximate lot area of 13.38 ha (Parts 2 to 9, Stiver West Lands);
- b) retain and/or convey a parcel of land with an approximate lot area of 28.23 ha (Part 1, Stiver East Lands);
- c) establish an easement for access for the benefit of the Stiver East Lands over the adjoining Angus Glen South Course Lands (Part 10).

The purpose of this application is to create two parcels of agricultural land. This application is related to minor variance A/116/20. **(North Markham District, Ward 6)**



8. **A/116/20**

**Owner Name: Angus Glen Holdings Inc**  
**Agent Name: Fasken Martineau (Joseph Guzzi)**  
**Angus Glen Holdings Inc**  
**10231 Warden Ave, Markham**  
**CON 5 PT LTS 22 & 23 65R19400 PT OF PTS 4 & 5**

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

**a) Section 2:**

to permit a lot without frontage on a street, whereas the By-law defines a lot as a parcel of land fronting on a Street;

**b) Section 6.3(a):**

to permit a lot frontage of 0 metres, whereas the By-law requires a lot frontage of 120 metres;

as it relates to a proposed severance to create a new agricultural lot. This application is related to consent application B/017/20 (Part 1, Stiver East Lands). **(North Markham District, Ward 6)**

**NEW BUSINESS:**

1. **A/143/20**

**Owner Name: John Jamieson**  
**Agent Name: RH Carter Architects Inc (Phil Frederickson)**  
**4600 7 Hwy, Markham**  
**PLAN 65M2100 BLK 17**

The applicant is requesting relief from the requirements of By-law 134-79 and 122-72 as amended to permit:

**a) By-law 261-86, Section 1.3(b)(vi):**

a 4 m landscaped open space, whereas the By-law permits 6 m;

**b) By-law 93-81, Section 2(c)(vi)(a):**

a 4 m landscaped open space, whereas the By-law permits 9 m;

**c) By-law 28-97, Section 3.0:**

102 parking spaces, whereas the By-law requires 106 spaces;



as it relates to a new 2 storey motor vehicle sales and service facility.  
**(Central District, Ward 3)**

**2. A/136/20**

**Owner Name: Paul & Stephanie Helewa**  
**Agent Name: David Small Designs (Julie Odanski)**  
**27 Woodside Crt, Markham**  
**PLAN 9143 LOT 30**

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

- a) Section 1.2 (i):**  
a maximum building height of 10.23m, whereas the By-law permits a maximum building height of 9.8m;
- b) Section 1.2 (iii):**  
a maximum building depth of 22.90m, whereas the By-law permits a maximum building depth of 16.8m;
- c) Section 1.2 (vi):**  
a maximum floor area ratio of 51.78 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;

as it relates to a proposed 2-storey addition and covered porch. **(East District, Ward 4)**

**3. A/145/20**

**Owner Name: Rameshgaran Thirunavukarasunter**  
**Agent Name: Varatha Design Associates (Ken Varatha)**  
**13 Bluebell Dr, Markham**  
**PLAN 65M3038 LOT 73**

The applicant is requesting relief from the requirements of By-law 90-91 as amended to permit:

- a) Section 5.2.1:**  
2 unit dwelling, whereas the By-law permits a single family dwelling;



as it relates to the proposed basement apartment and walk up stair. **(East District, Ward 7)**

**4. A/003/21**

**Owner Name: William Gunton**  
**Agent Name: SHDESIGN (randa zabaneh)**  
**2 Talisman Cres, Markham**  
**PLAN 4877 LOT 4**

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 10.24 metres, whereas the By-law permits a maximum building height of 9.8 metres;
- b) Infill By-law 99-90, Section 1.2 (iii):**  
a maximum building depth of 20.50 metres, whereas the By-law permits a maximum depth of 16.9 metres;
- c) Infill By-law 99-90, Section 1.2 (vi):**  
a maximum floor area ratio of 49.43 percent, whereas the By-law permits a maximum floor area ratio of 45.0 percent;

as it relates to a new single detached dwelling. **(East District, Ward 4)**

**5. A/007/21**

**Owner Name: Om Lasi**  
**Agent Name: Gregory Design Group (Shane Gregory)**  
**19 George St, Markham**  
**PLAN 18 PT BLK H**

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

- a) Section 6.1:**  
an accessory dwelling unit, whereas the By-law does not permit the use;
- b) Section 11.2(c)(i):**  
unenclosed stairs to encroach 63 inches into the required rear yard, whereas the By-law permits a maximum of 18 inches;
- c) Table 11.1:**



a minimum rear yard of 23 feet 11 inches, whereas the By-law requires 25 feet (right unit);

**d) Parking By-law 28-97, Section 3, Table A:**

two parking spaces, whereas the By-law requires three spaces;

as it related to a proposed basement apartment and walk-up stairs at the rear of the building. **(Heritage District, Ward 4)**

**6. A/009/21**

**Owner Name: Tricap Properties (Youssef Jomana)**

**Agent Name: MHBC Planning (Edward Donato)**

**Tricap Properties**

**8502 Woodbine Ave, Markham**

**CON 3 PT LT 10 65R17970 PT 7**

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

**a) By-law 28-97, Section 3.0:**

a minimum of 17 parking spaces, whereas the By-law requires a minimum of 50 parking spaces;

as it relates to a proposed restaurant. **(West District, Ward 1)**

**Adjournment**

- 1. Next Meeting, Wednesday, March 24, 2021**
- 2. Adjournment**