



**CITY OF MARKHAM**  
**Virtual meeting on zoom**

**April 7, 2021**  
**7:00 pm**

**COMMITTEE OF ADJUSTMENT**

**Minutes**

The 6<sup>th</sup> regular meeting of the Committee of Adjustment for the year 2021 was held at the time and virtual space above with the following people present:

	<u>Arrival Time</u>
Jeamie Reingold	7:00PM
Tom Gutfreund	7:00PM
Patrick Sampson	7:00PM
Gregory Knight, Chair	7:00PM
Arun Prasad	7:00PM
Sally Yan	7:00PM
Kelvin Kwok	7:00PM

Justin Mott, Acting Secretary-Treasurer  
Bradley Roberts, Manager, Zoning and Special Projects  
Aleks Todorovski, Development Technician

**DISCLOSURE OF INTEREST**

Tom Gutfreund will not be speaking on item number 5 (A/016/21)

**Minutes: March 24 2021**

THAT the minutes of Meeting No. 6 of the City of Markham Committee of Adjustment, held March 24, 2021, respectively be

- a) Approved as submitted, on April 7, 2021

**Moved By: Tom Gutfreund**  
**Seconded By: Patrick Sampson**

**NEW BUSINESS:**

**1. B/010/20**

**Owner Name: Malone Given Parsons Ltd (Elyse Holwell)  
Agent Name: Malone Given Parsons Ltd (Matthew Cory)  
30 Heritage Road, Markham  
CON 7 PT LT 11**

To permit:

- a) sever and convey a parcel of land with an approximate lot frontage of 70.9m (232.61 ft) and approximate lot area of 0.72 hectares (1.77 acres);
- b) retain a parcel of land with an approximate lot frontage of 52.7m (172.90 ft) and approximate lot area of 0.50 hectares (1.23 acres).

The purpose of this application is to create a new commercial lot for a proposed 6-storey commercial self-storage building. This application is also related to Site Plan Control and Zoning By-law Amendment Applications SPC/PLAN 20 106216. **(East District, Ward 4)**

The Secretary-Treasurer introduced the application.

**Moved By: Tom Gutfreund  
Seconded By: Kelvin Kwok**

THAT Application No B/110/20 be deferred sine die

Resolution Carried

**2. A/103/20**

**Owner Name: HUMBOLD GREENSBOROUGH VALLEY HOLDINGS LIMITED  
Agent Name: KLM Planning Partners Inc. (Billy Tung)  
HUMBOLD GREENSBOROUGH VALLEY HOLDINGS LIMITED  
Donald Cousens Pky, Markham  
CON 8 PT LOT 19 RP 65R30379 PARTS 10 AND 19**

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

- a) **Amending By-law 2019-109, Section 7.630.2 d):**  
a minimum townhouse dwelling width of 5.8m, whereas the By-law requires a minimum width of 5.9m;
- b) **Amending By-law 2019-109, Section 7.630.2 e):**  
a maximum height of 13m, whereas the By-law permits a maximum height of 12m;

as it relates to 147 common element townhouse units. This application is also related to Site Plan Application SC 10 132123. **(East District, Ward 5)**

The Secretary-Treasurer introduced the application.

The agent Lucy Pronk appeared on behalf of the application.

**Moved By: Tom Gutfreund**  
**Seconded By: Patrick Sampson**

THAT Application No A/103/20 be approved subject to conditions contained in the staff report.

Resolution Carried

**3. A/115/20**

**Owner Name: Fred Tan**  
**Agent Name: STEPHEN KING**  
**28 Mintleaf Gate, Markham**  
**PLAN M1902 LOT 166**

The applicant is requesting relief from the requirements of By-law 163-78 as amended to permit:

- a) **Section 6.5 (a):**  
a minimum front yard setback of 6.08 m (19.95 ft), whereas the By-law requires a minimum of 8.0 m (26.25 ft); and
- b) **Section 7.2 (b):**  
a minimum interior side yard of 1.2 m (4 ft), whereas the By-law requires a minimum of 1.8 m (6 ft) for the two-storey portion of a building;

as it relates to a proposed addition above the garage and an existing rear deck. **(East District, Ward 4)**

The Secretary-Treasurer introduced the application.

The agent Stephen King appeared on behalf of the application.

**Moved By: Patrick Sampson**  
**Seconded By: Arun Prasad**

THAT Application No A/115/20 be approved subject to conditions contained in the staff report.

Resolution Carried

**4. A/011/21**

**Owner Name: Lorenzo Danesi and Rosetta Danesi**  
**Agent Name: SHDESIGN (randa zabaneh)**  
**8 Erlane Ave, Markham**  
**PLAN 3252 LOT 9**

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 (ii):**

a maximum building depth of 23.12 m (75.85 ft), whereas the By-law permits a maximum building depth of 16.80 m (55.12 ft);

as it relates to a proposed 2-storey detached dwelling. **(East District, Ward 4)**

The Secretary-Treasurer introduced the application.

The agent Samir Hinnawi appeared on behalf of the application.

Resident Mike Donovan raised concerns about the depth of the dwelling and its precedence for future developments in the neighbourhood.

Committee member Tom Gutfreund clarified that the committee does not work on precedence and supports the proposal.

Committee member Jeamie Reingold also indicated support of the proposal.

**Moved By: Tom Gutfreund**  
**Seconded By: Patrick Sampson**

THAT Application No A/011/21 be approved subject to conditions contained in the staff report.

Resolution Carried

**5. A/016/21**

**Owner Name: Alan Gelman**  
**Agent Name: Doherty Construction & Design (Paul Doherty)**  
**79 Gretman Cres, Thornhill**  
**PLAN M1755 LOT 52**

The applicant is requesting relief from the requirements of By-law 151-75 as amended to permit:

**a) By-law 151-75, Section 7.2 b):**

a minimum rear yard setback of 13.0 ft (3.96 m), whereas the By-law permits a minimum rear yard setback of 25.0 ft (7.62 m);

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

The Secretary-Treasurer introduced the application.

The agent Paul Doherty appeared on behalf of the application.

**Moved By: Patrick Sampson**  
**Seconded By: Kelvin Kwok**

THAT Application No A/016/21 be approved subject to conditions contained in the staff report.

Resolution Carried

**6. A/017/21**

**Owner Name: Elite Bindery and Mail Solutions Ltd. (Branka Turalija)**  
**Agent Name: Elite Bindery and Mail Solutions Ltd. (Branka Turalija)**  
**Elite Bindery and Mail Solutions Ltd. 635 Hood Rd, Markham**  
**PLAN 65M1807 LOTS 17 & 18**

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

**a) By-law 108-81, Section 4.6.1(a):**

a structure to be constructed within 34.90 m (114.50 ft) of the centre line of Warden Avenue, whereas the By-law requires that no part of any building or structure shall be constructed within 40.0 m (131.23 ft) from the centre line of Warden Avenue; and;

**b) By-law 108-81, Section 4.8.2(d):**

accessory industrial equipment to be located in a yard adjacent to a street, whereas the By-law permits accessory industrial equipment to be located in a yard not adjacent to a street;

as it relates to the proposed installation of two baler machines. **(Central District, Ward 8)**

The Secretary-Treasurer introduced the application.

The agent Ye Hu appeared on behalf of the application.

Committee member Sally Yan asked about the legalization of the baler machines.

The agent Ye Hu indicated that the variances were the final aspect of legalizing everything on site.

**Moved By: Tom Gutfreund**  
**Seconded By: Patrick Sampson**

THAT Application No A/017/21 be approved subject to conditions contained in the staff report.

Resolution Carried

**7. A/018/21**

**Owner Name: Kalman Szilagyi and Andrew Muller**  
**Agent Name: Kalman Szilagyi**  
**41 Sir Bodwin Pl, Markham**  
**PLAN M1392 LOT 210**

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 50.0%, whereas the By-law permits a maximum floor area ratio of 45.0%;

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

maximum building depth of 17.44 m (57.22 ft), whereas the By-law permits a maximum building depth of 16.80 m (55.12 ft); and

**c) Deck By-law 142-95, Section 2.2 (b)(i):**

a maximum deck projection of 5.18 m (16.99 ft) from the point on the dwelling closest to the rear lot line, whereas the By-law permits a maximum deck projection of 3.0 m (9.84 ft) from the point on the dwelling closest to the rear lot line;

as it relates to a proposed rear addition and deck. **(East District, Ward 4)**

The Secretary-Treasurer introduced the application.

The agent Karl Doucas appeared on behalf of the application.

Resident Rick Jeysman raised concerns about excess rain and measures that the committee could do to assist the neighbourhood.

Manager of Zoning and Special Projects Brad Roberts explained the Residential Infill Grading and Servicing application process that reviews all grading on the property before Site Plan approval.

**Moved By: Tom Gutfreund**  
**Seconded By: Patrick Sampson**

THAT Application No A/018/21 be approved subject to conditions contained in the staff report.

Resolution Carried

**8. A/022/21**

**Owner Name: GIULIA IACOBUCCI and Roberto Iacobucci**  
**Agent Name: Julia Iacobucci**  
**5 Stanford Rd, Markham**  
**PLAN 65M2331 LOT 3**

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

**a) Deck By-law 142-95, Section 2.2(b)(i):**

Committee of Adjustment Minutes  
Wednesday, April 7, 2021

a deck with a maximum projection of 4.77 m, whereas the By-law permits a maximum projection of 3 m;

as it relates to an existing rear deck that was built without a permit. **(Central District, Ward 3)**

The Secretary-Treasurer introduced the application.

The owner Robert Lacobucci appeared on behalf of the application.

Committee member Patrick Sampson inquired about the engineer component of the application.

Manager of Zoning and Special Projects Brad Roberts explained the building permit process.

**Moved By: Patrick Sampson**  
**Seconded By: Arun Prasad**

THAT Application No A/022/21 be approved subject to conditions contained in the staff report.

Resolution Carried

Adjournment

**Moved by: Jeamie Reingold**  
**Seconded by: Sally Yan**

THAT the virtual meeting of Committee of Adjustment be adjourned 7:55 PM, and the next regular meeting will be held April 21, 2021.



---

Secretary-Treasurer,

CARRIED



---

Chair