



**AGENDA**

**Wednesday, May 05, 2021**

**7:00pm**

**Location: virtual meeting on zoom platform**

**Minutes: April 21, 2021**

**DISCLOSURE OF INTEREST**

**PREVIOUS BUSINESS:**

**1. A/131/20**

**Owner Name: Saeed Hassanirokh and Laila Khayat-Khameneh**

**Agent Name: Evans Planning Inc. (Adam Layton)**

**4 Almond Ave, Thornhill**

**PLAN M835 LOT 172**

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

a) Infill By-law 101-90, Section 1.2 (i):

a maximum height of 8.44 metres, whereas the By-law permits a maximum height of 8.0 metres;

b) Infill By-law 101-90, Section 1.2 (vii):

a floor area ratio of 53.89 percent, whereas the By-law permits a maximum floor area ratio of 50.0 percent;

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

**NEW BUSINESS:**

**1. A/012/21**

**Owner Name: YingHua Cao**

**Agent Name: HJ Architects Inc (Joanne Ying)**

**108 Parkway Ave, Markham**

**PLAN M1378 LOT 106**

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

- a) **By-law 99-90, Section 1.2 (i):**  
a maximum height of 10.6 metres, whereas the By-law permits a maximum height of 9.8 metres;
- b) **By-law 99-90, Section 1.2 (iii):**  
a maximum floor area ratio of 54percent, whereas the By-law permits a maximum of 45percent;
- c) **By-law 99-90, Section 1.2 (ii):**  
3 storeys within a single vertical plane, whereas the By-law permits a maximum of 2 storeys;

as it relates to a proposed second storey addition to the existing detached dwelling. **(East District, Ward 4)**

**2. B/016/20**

**Owner Name: AKRISE HOMES INC (Richard Kong)**  
**Agent Name: STEP Design Studio Inc. (Stepan Sukiasyan)**  
**AKRISE HOMES INC**  
**11 Grandview Blvd, Markham**  
**PLAN 4365 LOT 22**

To permit:

- a) sever and convey a parcel of land with an approximate lot frontage of 6.10 m (20 ft) and an approximate lot area of 249.90 sqm (2,689.90 sqft) (Part 2);
- b) b) retain a parcel of land with an approximate lot frontage of 24.38 m (80 ft) and approximate lot area of 1,000.36 sqm (10,767.79 sqft) (Part 1).

The purpose of this application is to sever and convey Part 2 to 15 Grandview Boulevard. This serves as a lot line adjustment to facilitate a potential future severance on 15 Grandview Boulevard. The existing dwelling at 11 Grandview will be demolished and rebuilt. **(East District, Ward 4)**

**3. B/022/20**

**Owner Name: Honglin Wang**  
**Agent Name: Z square Group (Mengdi Zhen)**  
**5 Lunar Cres, Markham**  
**PLAN 4556 Lot 25**

To permit:



- a) sever and convey a parcel of land with an approximate lot frontage of 18.83 m (61.78 ft) and an approximate lot area of 806.6sqm (8682.17 sqft) (Part 2);
- b) retain a parcel of land with an approximate lot frontage of 18.83 m (61.78 ft) and an approximate lot area of 806.6sqm (8682.17 sqft) (Part 1).

The purpose of this application is to create a new residential lot. (**Central District, Ward 2**)

4. **A/034/21**

**Owner Name: 9781 Markham Rd Ltd Partnership**  
**Agent Name: KLM Planning Partners Inc (Marshall Smith)**  
**9781 Markham Rd, Markham**  
**PLAN 65M2505 PT BLOCKS 6 AND 7 RP 65R26137 PARTS 9 AND 10**  
**AND RP 65R30332 PARTS 4 AND 5**

The applicant is requesting relief from the requirements of By-law 88-76 and 177-96 as amended to permit:

- a) By-law 2011-173, Section 7.424.3(c):**  
a maximum residential Floor Space Index (FSI) of 2.19, whereas the By-law permits a maximum residential FSI of 2.0;
- b) By-law 2011-173, Section 7.425.3(e):**  
a maximum building height of 71 metres for an apartment building, whereas the By-law permits a maximum height of 70 metres for an apartment building;
- c) By-law 2011-173, Section 7.425.3(f):**  
a maximum of 23 storeys for an apartment building, whereas the By-law permits a maximum of 20 storeys for an apartment building;
- d) By-law 2011-173, Section 7.425.3(g):**  
a maximum of 548 residential dwelling units, whereas the By-law permits a maximum of 500 dwelling units;
- e) Section 3.136:**  
any floor containing a rooftop mechanical penthouse and no living space shall be not be deemed a "storey"
- f) By-law 2011-173, Section 7.425.3(i):**  
a minimum landscaped open space along Highway 48 of 3.0 metres, whereas the By-law requires a minimum landscaped open space of 4.5 metres;
- g) By-law 2011-173, Section 7.425.3(k):**  
a maximum front yard along Highway 48 of 21.5 metres, whereas the By-law permits a maximum front yard of 20 metres;

**h) By-law 2011-173, Section 7.425.3(p):**

a minimum setback of 0 metres for any storey above the first storey of an apartment building, whereas the By-law requires the main wall of any storey above the first storey to be setback a minimum of 5 metres from the main wall of the first storey along Markham Road;

**i) By-law 2011-173, Section 7.425.3(p):**

a minimum setback of 0 metres for any storey above the first storey of an apartment building, whereas the By-law requires the main wall of any storey above the first storey to be setback a minimum of 7 metres from the main wall of the first storey along Castlemore Avenue;

**j) By-law 2011-173, Section 7.425.4(c):**

a maximum depth of parking area between the main building and Highway 48 of 12.5 metres, whereas the By-law permits a maximum depth of 12 metres;

**k) By-law 2011-173, Section 7.425.4(b)(i):**

a minimum residential parking rate of 1.0 parking space per apartment dwelling unit, whereas the By-law requires a minimum of 1.1 parking spaces per apartment dwelling unit;

**l) By-law 2011-173, Section 7.425.4(b)(iii):**

a minimum residential visitor parking rate of 0.15 visitor parking spaces per dwelling unit, whereas the By-law requires a minimum of 0.2 visitor parking spaces per dwelling unit;

**m) Section 3.0 Table B, By-law 28-97**

a parking rate for all non-residential uses except restaurant uses at a rate of 1 parking space per 30 square meters of Net Floor Area (NFA); whereas the by-law requires varied rates of parking for non-residential uses) By-law 2011-173 and 28-97

**n) By-law 28-97**

a reduction of up to 7 parking spaces from the combined required totals of visitor parking for residential and non-residential uses

**o) By-law 2011-173, Section 7.425.2:**

one (1) accessory dwelling unit within a townhouse dwelling, whereas an accessory dwelling unit is not a permitted use under the By-law;

**p) By-law 28-97 Section 3. Table A.**

Zero (0) parking space for an accessory dwelling unit where the by-law requires 1 parking space for an accessory dwelling unit.

**q) By-law 2011-173, Section 7.427.1(a):**

townhouse dwellings in accordance with the standards of the MJC\*425 zone, whereas the only permitted use is a public park.

as it relates to proposed apartment complex development. **(East District, Ward 5)**



5. **A/039/21**

**Owner Name: Rose and Frank Tunzi  
Agent Name: Gregory Design Group (Shane Gregory)  
17 Freeman Road, Markham  
PLAN M1897 LOT 102**

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

**a) By-law 163-78, Section 7.2 (c):**  
a building coverage of 35 percent, whereas the By-law allows a maximum building coverage of 33 percent.

as it relates to a proposed front porch addition to an existing two-storey single detached dwelling. **(East District, Ward 4)**

**Adjournment**

- 1. Next Meeting, Wednesday, May 26, 2021**
- 2. Adjournment**