



CITY OF MARKHAM
Virtual meeting on zoom

July 9, 2020
7:00 pm

COMMITTEE OF ADJUSTMENT

Minutes

The 10th regular meeting of the Committee of Adjustment for the year 2020 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
Kelvin Kwok	7:00PM
Arun Prasad	7:00PM
Sally Yan	7.00PM

Justin Leung, Secretary-Treasurer
Bradley Roberts, Manager, Zoning and Special Projects
Justin Mott, Development Technician
Melissa Leung, Development Technician

Regrets

Kelvin Kwok
Jeamie Reingold

DISCLOSURE OF INTEREST

None

NEW BUSINESS:

1. **A/048/20**

Owner Name: 10057428 CANADA CORP. (Magdi Wanis)
Agent Name: 10057428 CANADA CORP. (Magdi Wanis)
220 Cachet Woods Crt, Markham
PLAN 65M4414 BLK 2 65R37169 PARTS 2 AND 3

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

- a) **Section 6.4.1 (b):**
retail stores as a permitted use, whereas the By-law does not permit the use;
- b) **Section 6.4.3 (a):**
a maximum allowable floor area ratio of 130 percent, whereas the By-law permits a maximum of 70 percent;
- c) **Section 4.6.2 (d)(i):**
a minimum front yard setback of 3m, whereas the By-law requires a minimum front yard setback of 12m;
- d) **Section 5.2 (d)(iii):**
a minimum interior side yard setback of 3m (north), whereas the By-law requires a minimum interior side yard of 7.92m;
- e) **Section 5.2 (d)(iii):**
a minimum interior side yard setback of 6m (south), whereas the By-law requires a minimum interior side yard of 7.92m;
- f) **Section 4.7.1 (b):**
a minimum landscape strip along Cachet Woods of 3m, whereas the By-law requires a minimum of 6m;
- g) **Parking By-law 28-97, Section 6.1.3:**
0m setbacks for parking garages partially below grade, whereas the By-law permits 0m setbacks for parking garages below grade;

as it relates to a proposed 5-storey office building. **(West District, Ward 2)**

The Secretary-Treasurer introduced the application.

Moved By: Patrick Sampson
Seconded By: Sally Yan

THAT Application No. A/048/20 be deferred sine die.

Resolution Carried

2. B/005/20

Owner Name: Andrew Ip
Agent Name: STEP Design Studio Inc. (Stepan Sukiasyan)
16 Riverview Ave, Markham
PLAN 4365 LOT 17

For provisional consent to:

- a) sever and convey a parcel of land with an approximate area of 732.61 sq. m and lot frontage of 24.23 m;
- b) retain a parcel of land with an approximate area of 737.28 sq. m and lot frontage of 24.38 m.

This serves as a re-application for consent B/01/18, which was approved by the Committee of Adjustment on March 28, 2018 but lapsed due to unfulfilled conditions of approval. **(East District, Ward 4)**

The Secretary-Treasurer introduced the application.

The agent Stepan Sukiasyan appeared on behalf of the application. He indicated it was a re-application due to conditions not being satisfied within the prescribed timeline. The overall proposal remains the same.

Moved By: Patrick Sampson
Seconded By: Arun Prasad

THAT Application No B/005/20 be approved subject to conditions contained in the staff report.

Resolution Carried

3. B/006/20

Owner Name: Boxgrove Commercial East Inc. (Silvio De Gasperis)
Agent Name: TACC Developments (Julian De Gasperis)
550 Copper Creek Dr, Markham
PLAN 65M4141 BLK 1

Requesting Provisional consent for partial discharge of mortgage on the subject property.

The subject lands are identified as Parts 1 to 5 of the draft reference plan submitted with this application. **(East District, Ward 7)**

The Secretary-Treasurer introduced the application.

The agent David Stewart appeared on behalf of the application. They indicated it is to discharge mortgage for portion of lands.

Moved By: Tom Gutfreund
Seconded By: Patrick Sampson

THAT Application No. B/006/20 be approved subject to conditions contained in the staff report.

Resolution Carried

4. A/056/20

Owner Name: Sudahar Shanmugarajah
Agent Name: IAN ROBERTSON DESIGN (BOBBI-JO MACKINNON)
7580 9th Line, Markham
PLAN 6230 LOT 41

The applicant is requesting relief from the requirements of By-law 28-97 as amended to permit:

- a) Parking By-law 28-97, Section 6.2.4.5(a):**
To permit a second 5.96 m wide driveway, whereas the By-law permits a maximum of 3.7 m;

as it relates to an existing circular driveway. **(East District, Ward 7)**

The Secretary-Treasurer introduced the application.

Moved By: Patrick Sampson
Seconded By: Sally Yan

THAT Application No. A/056/20 be approved subject to conditions contained in the staff report.

Resolution Carried

5. **A/058/20**

Owner Name: Forest Bay Homes Ltd
Agent Name: Land Solutions Ontario (Mrs Melissa Fasullo)
Denison St, Markham
65M4619 BLK 153

The applicant is requesting relief from the requirements of By-law 28-97 as amended to permit:

- a) Amending By-law 2015-6, Section 7.64.2 (f) - Rear Yard Setback:**
a minimum rear yard setback of 5.35 metres, whereas the By-law requires 6.0 metres;

as it relates to 7 townhouse units in a proposed townhouse development. This application is related to a Site Plan Control application SC 18 503808. **(East District, Ward 7)**

The Secretary-Treasurer introduced the application.

The agent Melissa Fasullo appeared on behalf of the application.

Moved By: Patrick Sampson
Seconded By: Sally Yan

THAT Application No. A/058/20 be approved subject to conditions contained in the staff report.

Resolution Carried

MOTION TO ADJOURN

Moved by Arun Prasad
Seconded by Patrick Sampson

THAT the virtual meeting of Committee of Adjustment be adjourned at 7:17 PM, and the next regular meeting will be held on July 14, 2020.



Secretary-Treasurer,
Committee of Adjustment

CARRIED



Chair