



CITY OF MARKHAM
Virtual meeting on zoom

June 23 2021
7:00 pm

COMMITTEE OF ADJUSTMENT

Minutes

The 11th 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, Acting Chair	7:00PM
Patrick Sampson	7:00PM
Arun Prasad	7:00PM
Sally Yan	7:00PM
Kelvin Kwok	8:00PM

Justin Leung, Secretary-Treasurer
Geoff Day, Senior Planner, Zoning and Special Projects
Justin Mott, Development Technician

Regrets
Gregory Knight

DISCLOSURE OF INTEREST

-none

Minutes: June 9, 2021

THAT the minutes of Meeting No. 10 of the City of Markham Committee of Adjustment, held June 9, 2021 respectively, be

- a) Approved as submitted, on June 23, 2021

Moved By: Patrick Sampson
Seconded By: Jeamie Reingold

NEW BUSINESS:

1. A/056/21

Owner Name: Jing Hui Lu
Agent Name: Ruben De Leon
14 Heritage Corners Lane, Markham
PLAN 65M2761 LOT 7

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

a) By-law 1220, Section 1 (d)(iv):

maximum ground floor area of 157 sq m, whereas By-law requires 139 sq m;

as it relates to proposed addition to existing heritage building. **(Heritage District, Ward 4)**

The Secretary-Treasurer introduced the application.

The agent Ruben De Leon appeared on behalf of the application. They had constructed the structure but had not been aware of a zoning related issue. They are now seeking this minor variance to address this.

Committee member Jeamie Reingold commented she generally supports the preservation of heritage building. However, she notes that Heritage Planning staff had previously made comments on this proposal and whether it has sufficient heritage elements.

Committee member Sally Yan stated that in the staff report it indicates heritage elements are being 'stored away'. She is not sure where the new addition will be located on the site.

Mr. De Leon responded that the front façade is being retained as original condition. They are proposing addition to the rear. Many modern elements such as kitchen will be located in that portion of the addition.

Committee member Patrick Sampson asked if this is a 'recreation' and it will be smaller area than original house.

Mr. De Leon acknowledged this.

Committee member Jeamie Reingold asked if this house was being relocated from another location within Heritage Corners estate. She is also raising issues with the size of the proposal and that there are finite number of lots within heritage estates neighbourhood.

Mr. De Leon responded that the house had structural issues. They have now attempted to salvage as much of that building materials. He also indicated that he had extensive discussions with Heritage Planning staff about his proposal to elicit their support. The original inhabitant was important town resident so preserving this house is significant.

Committee member Sally Yan believes the heritage issues would have been reviewed by the Heritage Planning staff.

Moved By: Sally Yan
Seconded By: Patrick Sampson

THAT Application No A/056/21 be approved subject to conditions contained in the staff report.

Resolution Carried

2. A/060/21

Owner Name: VICK VIJ and RUCHI VIJ
Agent Name: SHDESIGN (randa zabaneh)
5 Normandale Rd, Markham
CON 5 PT LOT 15 RS65R16445 PARTS 6 & 7

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

a) Section 7.2:

a lot coverage of 37.3 percent including the proposed accessory building of a rear yard Cabana, whereas the By-law permits a maximum lot coverage of 33.3 percent for all buildings on the lot;

as it relates to a proposed detached cabana in the rear yard. **(Central District, Ward 3)**

The Secretary-Treasurer introduced the application.

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The agent Samir Hinawi appeared on behalf of the application. They require one variance to facilitate construction of a cabana. They also obtained a letter of support from a neighbouring resident.

Committee member Jeamie Reingold indicated support of the proposal.

Committee member Arun Prasad asked if it is an open cabana.

Mr. Hinawi responded it is.

Committee member Sally Yan stated it appears the cabana is for storage purposes, as there isn't a swimming pool on site.

Moved By: Sally Yan
Seconded By: Arun Prasad

THAT Application No A/060/21 be approved subject to conditions contained in the staff report.

Resolution Carried

3. A/064/21

Owner Name: Lloyd Gonsalves
Agent Name: HCA Architecture (Harry Christakis)
18 Barclay Court, Thornhill
PLAN M1813 LOT 9

The applicant is requesting relief from the requirements of By-law 1767 as amended to permit:

- a) By-law 100-90, Section 1.2 (vi):**
a maximum floor area ratio of 51.3 percent, whereas the By-law permits maximum of 50 percent;

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

The Secretary-Treasurer introduced the application.

The agent Harry Christakis appeared on behalf of the application. The addition as proposed is to accommodate for additional family members.

Committee member Jeamie Reingold asked if the property abutted a golf course.

Mr. Christakis acknowledged that.

Moved By: Jeamie Reingold
Seconded By: Arun Prasad

THAT Application No A/064/21 be approved subject to conditions contained in the staff report.

Resolution Carried

4. A/065/21

Owner Name: Laila Basaria
Agent Name: SHDESIGN (randa zabaneh)
80 Harness Circle, Markham
PLAN 65M2427 PT LOT 75 65R10072 PTS 5 & 6

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

- a) By-law 90-81, Section 5.2.5 (a):**
a minimum front yard setback of 5.78 m, whereas the By-law permits minimum of 6.0 m setback;
- b) By-law 90-81, Section 5.2.1:**
to permit secondary dwelling in basement, whereas the By-law permits no more than one (1) semi detached dwelling on the lot;

as it relates to proposed second storey addition above garage and front porch and for a secondary suite (basement apartment). **(Central District, Ward 8)**

The Secretary-Treasurer introduced the application.

The agent Samir Hinawi stated that they wish to build an addition atop their garage and also to legalize a secondary suite (basement apartment). The addition is for their parents and they will also request a basement apartment.

Committee member Patrick Sampson noted there was a letter of concern relating to size. However, he notes that the overall footprint isn't changing.

Committee member Arun Prasad asked where the side facing entrance to basement apartment would be located.

Mr. Hinawi brought up site plan and confirmed there is sufficient space in the side property area for door to open and close.

Moved By: Patrick Sampson
Seconded By: Arun Prasad

THAT Application No A/065/21 be approved subject to conditions contained in the staff report.

Resolution Carried

5. A/068/21

Owner Name: Vamadevan Jassiganth
Agent Name: ecoHaven inc (Jamel Zako)
24 Windridge Drive, Markham
PLAN 4429 LOT 7

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

- a) By-law 1229, amending By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 51.8 percent, whereas By-law allows 45 percent;
- b) By-law 1229, amending By-law 99-90:**
A maximum allow building depth of 22.44 m, whereas By-law allows 16.8 m;

as it relates to proposed detached dwelling, indoor pool at basement with walkout and covered roof deck. **(East District, Ward 4)**

The Secretary-Treasurer introduced the application.

The agent Jamel Zako appeared on behalf of the application. He then turned over to architect Saba Al Mathno to outline the proposal. This is a proposed new house with integral garage. They obtained 9 resident letters of support.

Neil Mehta of 26 Windridge Drive spoke in support of the application. He believes it is a compatible proposal for the neighbourhood.

Committee member Jeamie Reingold asked about the size of the proposal.

Ms. Al Mathno described the proposal as having a below grade walkout with a below grade swimming pool as well.

Committee member Sally Yan was asking about the grades on the property.

Ms. Al Mathno responded that there are grade differences on property which has resulted in some of the features as part of this proposal.

Acting Chair stated that they have looked to keep the floor area under 51 percent, however, this proposal is different as there has been a 'balance' which has been achieved.

Moved By: Jeamie Reingold
Seconded By: Sally Yan

THAT Application No A/068/21 be approved subject to conditions contained in the staff report.

Resolution Carried

6. A/069/21

Owner Name: Jing Hua Zhou
Agent Name: AND Architecture Inc. (Sam Wu)
23 Hagerman Boulevard, Markham
PLAN M1441 LOT 239

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

- a) By-law 11-72, Section 6.1:**
a minimum side yard setback of 4'0", whereas the By-law requires minimum setback of 6'0";
- b) By-law 11-72, Section 6.1:**
a maximum permit lot coverage of 38.38 percent, whereas the By-law requires maximum of 33.33 percent;
- c) By-law 11-72, Section 6.1:**
a maximum building height of 27'9", whereas the By-law requires maximum of 25'0";

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

The Secretary-Treasurer introduced the application.

The agent Sam Wu appeared on behalf of the application. The family requires more living space and they have brought forward this proposal.

Susanne Edwards of 25 Hagerman Boulevard spoke in opposition to the application. She does not believe it is minor in nature.

Stefano Di Giulio spoke on this application. He believes the setbacks has issues.

Acting Chair is concerned about the size of the property.

Committee member Patrick Sampson stated he believes changes to the proposal is necessary.

Moved By: Arun Prasad
Seconded By: Patrick Sampson

THAT Application No A/069/21 be deferred sine die

Resolution Carried

7. A/074/21

Owner Name: Peter Geimer
Agent Name: SDG Design (Stefano Di Giulio)
11 Pavillion Street, Markham
PLAN 190 PT LOT 3

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

- a) By-law 122-72, Section 11.2 (d):**
permit lot coverage of 36.33 percent, whereas By-law allows lot coverage of 33.33 percent;
- b) By-law 122-72, Section 7.4 (f):**
accessory building height of 21'-11 1/2", whereas By-law allows maximum height of 15'-0";
- c) By-law 122-72, Section 7.4 (g):**
accessory building with total floor area of 1822 sq ft, whereas By-law allows maximum floor area 750 sq ft;

as it relates to proposed detached garage and addition to rear porch.
(Heritage District, Ward 3)

The Secretary-Treasurer introduced the application.

The agent Stefano Di Giulio appeared on behalf of the application. He worked on a new design for proposed coach house.

Committee member Patrick Sampson inquired about the garage and it appears it could become a habitable space in future.

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Mr. Di Giulio stated that he has been in discussions with the TRCA as they are within a regulated area. If they wanted habitable space in garage, an additional minor variance would be necessary.

Geoff Day indicated that this by-law states you cannot have persons reside in accessory structure.

Committee member Jeamie Reingold commented that it appears to be historically accurate coach house.

Moved By: Jeamie Reingold
Seconded By: Sally Yan

THAT Application No A/074/21 be approved subject to conditions contained in the staff report.

Resolution Carried

Adjournment

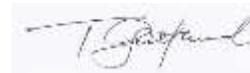
Moved by Arun Prasad
Seconded by Patrick Sampson

THAT the virtual meeting of Committee of Adjustment be adjourned 8:30 PM, and the next regular meeting will be held July 7, 2021.



Secretary-Treasurer,
Committee of Adjustment

CARRIED



Acting Chair