



CITY OF MARKHAM
Virtual meeting on zoom

July 16, 2020
7:00 pm

COMMITTEE OF ADJUSTMENT

Minutes

The 12th 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, Chair	7:00PM
Patrick Sampson	7:00PM
Sally Yan	7.00PM

Regrets

Gregory Knight
Kelvin Kwok
Arun Prasad

Justin Leung, Secretary-Treasurer
Bradley Roberts, Manager, Zoning and Special Projects
Francois Hemon-Morneau, Development Technician
Aleks Todorovski, Planner I

DISCLOSURE OF INTEREST

None

NEW BUSINESS:

1. **A/060/20**

Owner Name: FAIZAL SALAWU
Agent Name: FAIZAL SALAWU

**83 Living Cres, Markham
PLAN 65M4328 PT BLK 88 RP 65R34425 PTS 19 AND 20**

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

- a) **By-law 177-96, Sec. 7.5.3(c):**
allow one (1) accessory basement dwelling unit; whereas the By-law does not permit accessory dwelling unit to be located within the main building
- b) **Parking By-law 28-97, Sec. 3.0 Table A(G):**
allow a minimum of 2 parking spaces, whereas the By-law requires a minimum of 3 parking spaces

as it relates to a proposed basement apartment. **(West District, Ward 2)**

The Secretary-Treasurer introduced the application.

The owner, Faizal Salawu, appeared on behalf of the application. The proposed basement dwelling unit is intended for his father.

Committee member Patrick Sampson, inquired about the stop work order on the property and whether or not it is related to the hard landscaping in the front yard.

The owner indicated that the existing separate entrance was built without a permit, however they are now in the process of applying for a building permit. His father, the tenant for the basement unit, will not require an additional parking space.

Manager of Zoning and Special Projects, Bradley Roberts, clarified that the By-law does not permit parking on the hard landscaping portion of the yard. The City's By-law Officers will also enforce this on a complaint basis.

Committee member Sally Yan, commented that the Victoria Square neighbourhood is car-dependent due to limited access to transit. Parking needs are not met in this area, which leads to a large number of street parking.

The owner indicated that there are two buses that serve this area.

Committee member Sally Yan, inquired if both parking spaces on the property is being utilized.

The owner confirmed that it is, as they have two cars.

Committee Chair Tom Gutfreund further emphasized that the paved area in the front yard is not to be used as a parking pad.

Moved By: Sally Yan

Seconded By: Jeamie Reingold

THAT Application No. A/060/20 be approved subject to conditions contained in the staff report.

Resolution Carried

2. B/007/20

Owner Name: Kylemore Post Road Ltd. (Mr Michael Montgomery)
Agent Name: Kylemore Post Road Ltd. (Mr Michael Montgomery)
Royal Aberdeen Rd, Markham
PLAN 65M4065 BLK 53

For provisional consent to:

a) establish easements for reciprocal access, passage and servicing. **(West District, Ward 6)**

The Secretary-Treasurer introduced the application.

Moved By: Patrick Sampson
Seconded By: Sally Yan

THAT Application No B/007/20 be deferred sine die.

Resolution Carried

3. A/067/20

Owner Name: Constantinos Economos and Kristina Economos
Agent Name: SHDesign (Samir Hinnawi)
7 Woodgrove Trail, Markham
PLAN 65M3175 LT 26

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

a) **Section 6.5 & 7.5.3 (c):**
to permit an accessory dwelling unit in the basement, whereas the By-law does not permit an accessory dwelling inside the dwelling;

as it relates to a proposed basement apartment. **(West District, Ward 6)**

The Secretary-Treasurer introduced the application.

The agent Samir Hinnawi appeared on behalf of the application. The proposal will also include a side door and parking pad which will comply with the Zoning By-law.

Peter Eftimovski from 14 Muirfield Trail spoke in opposition to the application. This proposal may lead to street side parking issues in the Angus Glen neighbourhood.

Committee Chair, Tom Gutfreund clarified that there are provincial policies in place supporting secondary dwelling units and that not all tenants will require a parking space.

Committee member, Sally Yan, inquired if the City is monitoring the inventory of secondary dwelling units within the City.

Manager of Zoning and Special Projects, Bradley Roberts, responded that the City does monitor secondary dwelling units, and that these units must be registered with the City and with the Fire Department. However, units that were in existence prior to 1997 and illegal units are not part of this inventory. The City also does not monitor the number of individuals who may be living within the unit.

Moved By: Jeamie Reingold
Seconded By: Sally Yan

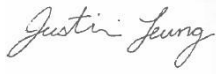
THAT Application No. A/067/20 be approved subject to conditions contained in the staff report.

Resolution Carried

MOTION TO ADJOURN

Moved by Patrick Sampson
Seconded by Sally Yan

THAT the virtual meeting of Committee of Adjustment be adjourned at 7:40 PM, and the next regular meeting will be held on July 21, 2020.



Secretary-Treasurer,
Committee of Adjustment

CARRIED



Acting Chair