



**AGENDA**

**Wednesday, December 08, 2021**

**7:00pm**

**Location: virtual meeting on zoom platform**

**Minutes: Wednesday, November 24, 2021**

**DISCLOSURE OF INTEREST**

**PREVIOUS BUSINESS:**

**1. B/07/18**

**Owner Name: Lui Hui**

**Agent Name: In Roads Consultants (Ida Evangelista)**

**14 Ramona Boulevard, Markham**

**CON 8 PT LOT 13 RP 65R32995 PTS 1 AND 2**

**For provisional consent to:**

- a) sever and convey a parcel of land with approximate lot frontage of 7.9 m<sup>2</sup> and area of 569.11 m<sup>2</sup> (Part 1);
- b) retain a parcel of land with approximate lot frontage of 27.67 m and area of 1057 sqm (Part 2).

The purpose of this application is to create a new residential lot. This application is related to minor variance applications A/95/18 and A/96/18.  
**(Heritage District, Ward 4)**

**2. A/95/18**

**Owner Name: Lui Hui**

**Agent Name: In Roads Consultants (Ida Evangelista)**

**14 Ramona Boulevard, Markham**

**CON 8 PT LOT 13 RP 65R32995 PTS 1 AND 2**

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

**a) By-law 1229, Section 11.1:**

a lot frontage of 26 feet, whereas the By-law requires a minimum lot frontage of 60 feet;



- b) **By-law 1229, Section 11.1:**  
a minimum lot area of 6,125 sqft, whereas the By-law requires a minimum lot area of 6,600 sqft;
- c) **By-law 1229, Section 11.1:**  
a minimum rear yard of 23 feet and 3 inches, whereas the By-law requires 25 feet;
- d) **Parking By-law 28-97, Section 6.2.4.4 a) i):**  
a driveway to be located 1 foot 6 inches from an interior side lot line, whereas the By-law requires a minimum setback of 4 feet;

as it relates to a proposed single family dwelling (Part 1). This application is related to consent application B/07/18 and minor variance application A/96/18. **(Heritage District, Ward 4)**

**3. A/96/18**

**Owner Name: Lui Hui**  
**Agent Name: In Roads Consultants (Ida Evangelista)**  
**14 Ramona Boulevard, Markham**  
**CON 8 PT LOT 13 RP 65R32995 PTS 1 AND 2**

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 45.52 percent, whereas the By-law permits a maximum of 45 percent;
- b) **Table 11.1:**  
a minimum front yard of 12.27 feet, whereas the By-law requires 25 feet;

as it relates to a proposed detached garage addition to the existing residential dwelling (Part 2). This application is related to consent application B/07/18 and minor variance application A/95/18. **(Heritage District, Ward 4)**

**NEW BUSINESS:**

1. **A/086/21**

**Owner Name: Tina Baghdssarians**  
**Agent Name: Trenton Drafting and Design (Dale Theriault)**  
**45 Pringle Avenue, Markham**  
**PLAN M1385 LOT 37**

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

- a) **Amending By-law 99-90, Section 1.2 (i):**  
a maximum height of 10.84 m, whereas the By-law permits a maximum height of 9.8 m;
- b) **Amending By-law 99-90, Section 1.2 (iii):**  
a maximum depth of 18.29 m, whereas the By-law permits a maximum depth of 16.8 m;
- c) **Amending By-law 99-90, Section 1.2 (vi):**  
a maximum floor area ratio of 54.34 percent, whereas the By-law permits a maximum floor area ratio of 45.0 percent;
- d) **Section 11.2 (c) (i):**  
a covered porch and stairs to encroach 31" into the required front yard, whereas the By-law permits a maximum encroachment of 18";

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

2. **A/154/21**

**Owner Name: Forest Hill Homes (Eddie Lee)**  
**Agent Name: Forest Hill Homes (Eddie Lee)**  
**10 Waterleaf Road, Markham**  
**65M4544 LOT 101**

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

- a) **By-law 177-96, Section 7.190.1 (a) (iii):**  
two parking spaces, whereas the By-law requires three parking spaces;

as it relates to a proposed dwelling part of a new subdivision. **(East District, Ward 5)**

3. A/155/21

**Owner Name: Forest Hill Homes (Eddie Lee)**  
**Agent Name: Forest Hill Homes (Eddie Lee)**  
**8 Waterleaf Road, Markham**  
**65M4544 LOT 100**

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

a) **By-law 177-96, Section 7.190.1 (a) (iii):**

two parking spaces, whereas the By-law requires three parking spaces;

as it relates to a proposed dwelling part of a new subdivision. **(East District, Ward 5)**

4. A/161/21

**Owner Name: Hong Zhuang**  
**Agent Name: FDL Design and Construction Inc. (Lin Lan)**  
**136 Grandview Avenue, Thornhill**  
**PLAN M835 PT BLK A PLAN R617 PART 7**

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

a) **By-law 101-90, Section 1.2 (I):**

a maximum building height of 9.45 m, whereas the By-law permits a maximum building height of 8.6 m;

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

a maximum floor area ratio of 55.2 percent (3680 sqft), whereas the By-law permits a maximum floor area ratio of 50.0 percent (3229 sqft);

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

5. **A/166/21**

**Owner Name: Sara Rahimi**  
**Agent Name: Ali Shams**  
**51 Sprucewood Drive, Thornhill**  
**PLAN 3667 LOT 12**

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

- a) **By-law 101-90, Section 1.2 (vii):**  
a maximum floor area ratio of 55.0 percent, whereas the By-law permits a maximum floor area ratio of 50.0 percent;
- b) **By-law 101-90, Section 1.2 (l):**  
a maximum flat roof building height of 8.20 m, whereas the By-law permits a maximum building height of 8.0 m;

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

6. **A/167/21**

**Owner Name: Forest Hill Homes (Eddie Lee)**  
**Agent Name: Forest Hill Homes (Eddie Lee)**  
**557 White's Hill Avenue, Markham**  
**65M4544 PT BLK 124**

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

- a) **By-law 177-96, Section 6.3.1.7 (b):**  
a maximum lot coverage of 18.70 percent, whereas the By-law requires a maximum lot coverage of 18.0 percent;

as it relates to a proposed semi-detached dwelling. **(East District, Ward 5)**



7. **A/171/21**

**Owner Name: Forest Hill Homes (Eddie Lee)**  
**Agent Name: Forest Hill Homes (Eddie Lee)**  
**559 White's Hill Avenue, Markham**  
**65M4544 PT BLK 125**

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

a) **By-law 177-96, Section 6.3.1.7 (b):**

a maximum lot coverage of 18.70 percent, whereas the By-law requires a maximum lot coverage of 18.0 percent;

as it relates to a proposed semi-detached dwelling. **(East District, Ward 5)**

8. **B/025/21**

**Owner Name: Tung Kee Investment Canada Ltd.**  
**Agent Name: MHBC Planning Limited (Celeste Salvagna)**  
**3143 19th Avenue, Markham**  
**CON 4 PT LOT 30**

The purpose of the proposed severance is to create a separate parcel of land to be developed as a Film Studio in accordance with the MZO applying to the lands. The applicant is requesting provisional consent to:

- a) collectively sever and convey a parcel of land being Parts 1 to 7 with an approximate lot area of 264,401.56 sq m as shown in the Draft R-Plan (Parts 1 and 2 being a future road widening to be conveyed to the City);
- b) to collectively retain a parcel of land being Parts 8 and 9 with an approximate lot area of 138,228.72 sq m as shown in the Draft R-Plan;
- c) create easements for access and servicing in favour of Parts 6 and 7 over Part 8. **(North Markham District, Ward 2)**

**Adjournment**

1. **Next Meeting, Wednesday, January 19, 2022**
2. **Adjournment**