



AGENDA

Wednesday, November 24, 2021

7:00pm

Location: virtual meeting on zoom platform

Minutes: Wednesday, November 10, 2021

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS:

1. A/122/21

Owner Name: Sujuan Wei
Agent Name: AND Architecture Inc. (Sam Wu)
62 Fred Varley Drive, Markham
PLAN 7566 LOT 358

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

- a) Section 6.1:**
an interior side yard setback of 5 feet (east) and 5 feet (west), whereas the By-law requires an interior side yard setback of 6 feet;
- b) Section 6.1:**
a maximum lot coverage 34.96 percent, whereas the By-law permits a maximum lot coverage of 33.33 percent;
- c) Section 6.1:**
a maximum building height of 26'10" (8.18 m), whereas the By-law permits a maximum building height of 25 feet;

as it relates to a proposed 2-storey dwelling. **(Central District, Ward 3)**



NEW BUSINESS:

1. A/054/20

**Owner Name: Markham Village Shoppes Ltd. (Rob Kansun)
Agent Name: Weston Consulting (Nick Rhamey-Smith)
Markham Village Shoppes Ltd.
60 Main Street North, Markham
PLAN 18 BLK P PT LOTS 9 TO 12 PLAN 18 PT BLK O 64R4895 PT 1**

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

- a) By-law 1229, Section 7.1 (b):**
a Place of Amusement, whereas the By-law does not permit the use;

as it relates to an existing video game arcade. **(Heritage District, Ward 4)**

2. B/014/21

**Owner Name: Reza Razzagh
Agent Name: Ezed Architects (Sanaz Nouri)
68 Sprucewood Drive, Thornhill
PLAN 2368 LOT 86 65R38829 PARTS 1 AND 2**

For provisional consent to:

- a) sever and convey a parcel of land with an approximate lot area of 10,000 square feet, and a lot frontage of 15.24 metres (Part 1);
b) retain a parcel of land with an approximate lot area of 10,000 square feet, and a lot frontage of 15.24 metres (Part 2).

This serves as a re-application for consent B/01/19, which was approved by the Committee of Adjustment but lapsed due to unfulfilled conditions of approval. **(West District, Ward 1)**

3. **A/095/21**

Owner Name: Chih Shou Chu
Agent Name: H&L Bilateral Design Inc. (Brian Hu)
41 Hewlett Crescent, Markham
PLAN 65M2269 PT LTS 47,48 RS65R7807 PART 34

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

a) By-law 134-79, Section 7.2:

a maximum lot coverage of 35.9 percent, whereas the By-law permits a maximum lot coverage of 33.3 percent;

as it relates to a proposed front porch with enclosure. **(Central District, Ward 3)**

4. **A/128/21**

Owner Name: Meng Cui
Agent Name: Custom CADD Inc (Philippe Lamadeleine)
8 Jonquil Crescent, Markham
PLAN 4949 LOT 144

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

a) By-law 99-90, Table C (d):

a maximum net floor area ratio of 49.0 percent, whereas the By-law permits a maximum net floor area ratio of 45.0 percent;

b) By-law 99-90, Table C (b):

a maximum building depth of 24.35 m, whereas the By-law permits a maximum building depth of 16.80 m;

c) By-law 99-90, Section 1.2 (l):

a maximum building height of 11.10 m, whereas the By-law permits a maximum building height of 9.80 m;

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

5. **A/143/21**

Owner Name: Chitravel Velayutham
Agent Name: KBK Studios Inc. (Kyle Khadra)
18 Berger Avenue, Markham
PLAN 65M3976 LOT 99

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

- a) **By-law 177-96, Section 6.5:**
a second dwelling unit, whereas the By-law permits no more than one dwelling unit on a lot;
- b) **By-law 177-96, Section 5.1, Table B2(e):**
a minimum interior side yard setback of 0.36 m, whereas the By-law requires a minimum interior side yard setback of 1.2 m;

as it relates to a proposed secondary suite (basement apartment). **(East District, Ward 7)**

6. **A/151/21**

Owner Name: Marleen Elizabeth Loomans
Agent Name: Maryam Azimi
21 Whiteoak Court, Markham
PLAN M1879 PT LT 244 66R11535 PT 1

The applicant is requesting relief from the requirements of By-law 162-78 as amended to permit:

- a) **By-law 162-78, Section 6.1:**
a minimum of two dwelling units, whereas the By-law permits one dwelling unit per lot;
- b) **By-law 28-97, Section 3.0:**
a minimum of two parking spots, whereas the By-law permits three parking spaces;

as it relates to proposed secondary suite (basement apartment). **(East District, Ward 4)**

7. A/160/21

Owner Name: George Samir
Agent Name: Homeland (Arjang Behesht)
60 Peter Street, Markham
PLAN 3905 LOT 28

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

- a) By-law 1229, Section 11.2 (c) (I):**
a porch to encroach 23 inches into the required yard, whereas the By-law permits a maximum of 18 inches into the required yard;
- b) By-law 28-97, Section 6.2.4.5 (a) (I):**
a lot with circular driveway to have a front yard building setback of 7.62 m, whereas the By-law permits minimum of 8.0 m;
- c) By-law 142-95, Section 2.2 (b) (I):**
a deck to project into the rear yard 5.49 m, whereas the By-law permits a maximum of 3.0 m;
- d) Amending By-law 99-90:**
a maximum floor area ratio of 50.0 percent, whereas the By-law permits a maximum of 45.0 percent;

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

8. B/012/21

Owner Name: AKS Properties Inc.
Agent Name: MHBC Planning (Andrew Palumbo)
Victoria Square Boulevard, Markham
CON 4 PT LOT 27 RP 65R32174 PART 5

For provisional consent to:

The proposed severance will result in the creation of Parts 1 through 3 that will be 22.91 ha (56.61 acres) in size for the "Severed" lands and Part 4 that will be 14.27 ha (35.26 acres) in size for the "Retained" lands. In conjunction with the proposed severance, a "blanket easement" over the Parts 1 through 3 (Severed) lands in favor of the Part 4 (Retained) lands is to be granted in order to maintain the existing lot frontage on George Peach Avenue, and to maintain the use of the existing vehicular and pedestrian access to the Part 4 (Retained) lands, so they may continue to be actively farmed. **(West District, Ward 2)**



9. **A/159/21**

**Owner Name: AKS Properties Inc.
Agent Name: MHBC Planning (Andrew Palumbo)
Victoria Square Boulevard, Markham
CON 4 PT LOT 27 RP 65R32174 PART 5**

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

- a) By-law 304-87, Section 2.0:**
a lot without frontage on a street, whereas the By-law requires lot to front on a street;

as it relates to proposed residential development of these subject lands (relates to consent application B.012.21). **(East District, Ward 4)**

Adjournment

- 1. Next Meeting, Wednesday, December 8, 2021**
- 2. Adjournment**