



**AGENDA**

**Wednesday, October 06, 2021**

**7:00pm**

**Location: virtual meeting on zoom platform**

**Minutes: Wednesday, September 22, 2021**

**DISCLOSURE OF INTEREST**

**PREVIOUS BUSINESS:**

**1. B/010/20**

**Owner Name: Vultra Storage (30 Heritage Developments Limited Partnerships Inc.) (Shawn Shanmuganathan)**

**Agent Name: Malone Given Parsons Ltd (Elyse Holwell)  
30 Heritage Road, Markham  
CON 7 PT LT 11**

**For provisional consent to:**

- a) sever and convey a parcel of land (Parcel A) with an approximate lot frontage of 53.20 m (174.54 ft) and approximate lot area of 0.48 hectares (1.2 acres);
- b) retain a parcel of land (Parcel B) with an approximate lot frontage of 73.5 m (241.14 ft) and approximate lot area of 0.7 hectares (1.72 acres);
- c) to establish an access easement with an approximate area of 0.08 hectares (0.21 acres) in favour of Parcel B;
- d) to establish an access easement with an approximate area of 0.05 hectares (0.13 acres) in favour of Parcel A;
- e) to establish an access easement over Parcel B in favour of Parcel A.

The purpose of this application is to create a new commercial lot for a proposed 6-storey commercial self-storage building. This application is also related to Site Plan Control and Zoning By-law Amendment Applications SPC/PLAN 20 106216. **(East District, Ward 4)**

**2. B/016/20**

**Owner Name: AKRISE HOMES INC (Richard Kong)**  
**Agent Name: STEP Design Studio Inc. (Stepan Sukiasyan)**  
**11 Grandview Boulevard, Markham**  
**PLAN 4365 LOT 22**

**For provisional consent to:**

- a) sever and convey a parcel of land with an approximate lot frontage of 9.13 m (29.95 ft) and an approximate lot area of 374.77 sq m (4,033.71 sq ft) (Part 2);
- b) retain a parcel of land with an approximate lot frontage of 21.34 m (70.01 ft) and an approximate lot area of 875.48 sq m (9,423.59 sq ft) (Part 1).

The purpose of this application is to sever and convey Part 2 of 11 Grandview Boulevard (see B/016/20) with the intent to merge this parcel with the severed portion of 15 Grandview Boulevard (see Part 3 of B/010/21) to facilitate the creation of one new residential lot.  
**(East District, Ward 4)**

**3. B/010/21**

**Owner Name: AKRISE HOMES INC (Richard Kong)**  
**Agent Name: STEP Design Studio Inc. (Stepan Sukiasyan)**  
**15 Grandview Boulevard, Markham**  
**PLAN 4365 LOT 21**

**For provisional consent to:**

- a) sever and convey a parcel of land with an approximate lot frontage of 10.67 m (35.01 ft) and an approximate lot area of 437.94 sq m (4,713.95 sq ft) (Part 3);
- b) retain a parcel of land with an approximate lot frontage of 19.80 m (64.96 ft) and an approximate lot area of 812.32 sq m (8,743.74 sq ft) (Part 4).

The purpose of this application is to sever and convey Part 3 of 15 Grandview Boulevard (see B/010/21) with the intent to merge this parcel with the severed portion of 11 Grandview Boulevard (see Part 2 of B/016/20) to facilitate the creation of one new residential lot. **(East District, Ward 4)**

**4. 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 5'0" for a two-storey portion, whereas the By-law requires a minimum side yard setback of 6'0" for a two-storey portion;
- b) By-law 11-72, Section 6.1:**  
a maximum lot coverage of 35.98 percent, whereas the By-law requires a maximum lot coverage of 33.33 percent;
- c) By-law 11-72, Section 6.1:**  
a maximum building height of 26' 5 1/2", whereas the By-law requires a maximum building height of 25'0";

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

**5. A/097/21**

**Owner Name: Valerie Patel**  
**Agent Name: Nikol Paar**  
**80 Peter Street, Markham**  
**PLAN 3905 LOT 18**

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 building height of 10.08 m, whereas the By-law permits a maximum building height of 9.80 m;
- b) Amending By-law 99-90, Section 1.2 (vi):**  
a maximum floor area ratio of 52.0 percent, whereas the By-law permits a maximum floor area ratio of 45.0 percent;

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

6. 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 27 feet and 10 5/8 inches (8.5 metres), 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/105/21

**Owner Name: HONGMEI LI**  
**Agent Name: Henry Wen**  
**135 Royal Orchard Boulevard, Thornhill**  
**PLAN 7686 LOT 294**

The applicant is requesting relief from the requirements of By-law 2150 as amended to permit:

- a) **By-law 2150, Section 5.1:**  
an accessory dwelling unit within basement, whereas the By-law permits no more than one dwelling unit on a lot;

as it relates to a proposed secondary suite (basement apartment). **(West District, Ward 1)**

**2. A/115/21**

**Owner Name: Livante Holdings (BG Phase IV) Inc**  
**Agent Name: Gatzios Planning & Development Consultants Inc.**  
**Vetmar Avenue, Markham**  
**PLAN 65M4328 BLK 94**

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

- a) By-law 177-96, Amended by By-law 2009-207, Section 7.403.2 a):**  
a front yard setback (adjacent to Vetmar Avenue) of 1.0 m, whereas the By-law requires a minimum front yard setback of 1.8 m;
- b) By-law 177-96, Amended by By-law 2009-207, Section 7.403.2 e):**  
a rear yard setback (adjacent to Woodbine Avenue By-pass) of 2.0 m, whereas the By-law requires a minimum rear yard setback of 3.0 m;
- c) By-law 177-96, Amended By-law 2009-207, Section 7.403.2 g):**  
a maximum building height of 29 m, whereas the By-law allows a maximum building height of 20 m;
- d) Parking By-law 29-97, Section 3, Table A and B:**  
360 parking spaces, whereas the By-law requires a total of 411 parking spaces;

as it relates to proposed mixed used condominium building and townhouse development. **(West District, Ward 2)**

**3. A/121/21**

**Owner Name: David Hill**  
**Agent Name: Ballantry Homes (Viz Srikandarajah)**  
**32 Elm Street, Markham**  
**PLAN 4292 LOT 7**

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

- a) By-law 1229, Section 11.1:**  
maximum lot coverage of 36.0 percent, whereas the By-law permits a maximum lot coverage of 35.0 percent;

as it relates to the addition of an accessory building. **(East District, Ward 4)**

4. **A/123/21**

**Owner Name: Guizhen Shi**  
**Agent Name: LBMizrahi Architect (Limor Benmor-Mizrahi)**  
**92 Meadowview Avenue, Thornhill**  
**REG COMP PLAN 10327 LOT 59**

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 building height of 9.60 m, whereas the By-law permits a maximum building height of 8.6 m;
- b) **By-law 101-90, Section 1.2 (iv):**  
a building depth of 18.63 m, whereas the By-law permits a maximum building depth of 16.80 m;
- c) **By-law 101-90, Section 1.2 (vii):**  
a floor area ratio of 57.93 percent, whereas the By-law permits a maximum floor area ratio of 50.0 percent;
- d) **By-law 101-90, Section 6.1:**  
a front yard setback of 9.0 m, whereas the By-law allows a minimum front yard setback of 10.7 m;
- e) **Section 3.7:**  
a front yard unenclosed roof porch encroachment of 37.0", whereas the By-law permits an unenclosed roof porch encroachment of 18.0";

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

5. **A/136/21**

**Owner Name: Christina Henninger**  
**Agent Name: Sustain Design Architects Inc. (Cavin Cheung)**  
**25 Dove Lane, Thornhill**  
**PLAN 9766 PT LOT 46 RS64R4750 PART 2**

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



*COMMITTEE OF ADJUSTMENT*

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

a floor area ratio of 52.8 percent (5,408 square feet), whereas the By-law permits a maximum floor area ratio of 50.0 percent (5,119 square feet);

as it relates to the addition of interior floor space in an existing single detached dwelling. **(West District, Ward 1)**

**Adjournment**

- 1. Next Meeting, Wednesday, October 20, 2021**
- 2. Adjournment**