



AGENDA

Wednesday, September 22, 2021

7:00pm

Location: virtual meeting on zoom platform

Minutes: Wednesday, September 8, 2021

DISCLOSURE OF INTEREST

NEW BUSINESS:

1. B/003/21

Owner Name: Wilson Xue

Agent Name: Prohome Consulting Inc (Shahrmb (Sean) Khatibzadeh)

45 Sciberras Road, Markham

PLAN 2886 L A7

For provisional consent to:

- a) sever and convey a parcel of land with an approximate lot frontage of 15.24 m (50.0 ft) and an approximate lot area of 898.40 sq m (9670.30 sq ft) (Part 2);
- b) retain a parcel of land with approximate lot frontage of 15.24 m (50.0 ft) and an approximate lot area of 898.40 sq m (9670.30 sq ft) (Part 1);

as it relates to a proposal to create one new residential lot. **(Central District, Ward 3)**

2. B/007/21

Owner Name: Andrin Wismer Homes Ltd.

Agent Name: Groundswell Urban Planners (Nour Bedas)

5430 16th Avenue, Markham

CON 7 LOT 16 65R26001 PTS 2 AND 5

For provisional consent to:

- a) Establish an access easement on 5430 16th Avenue (Part 1 on 65R-39410) in favor of 5440 16th Avenue.
- b) Establish an access easement on 5440 16th Avenue (Part 2 on 65R-39410) in favor of 5430 16th Avenue.
- c) Establish a servicing easement on 5440 16th Avenue (Part 1 on 65R-38299) in favor of 5430 16th Avenue.



The applicant is continuing to work toward securing approval for their proposed developments with staff. The applicants need to secure the proposed easements prior to issuance of site plan approval for the proposed development. The proposed easements should reflect staff comments. **(East District, Ward 4)**

**Relates to B/008/21*

3. B/008/21

Owner Name: The Bridge, A Markham Community Church (Brian Childs)
Agent Name: Groundswell Urban Planners (Nour Bedas)
5440 16th Avenue, Markham
CON 7 LOT 16 65R37416 PART 2 65R38299 PAR T 1

For provisional consent to:

- a) Establish an access easement on 5430 16th Avenue (Part 1 on 65R-39410) in favor of 5440 16th Avenue.
- b) Establish an access easement on 5440 16th Avenue (Part 2 on 65R-39410) in favor of 5430 16th Avenue.
- c) Establish a servicing easement on 5440 16th Avenue (Part 1 on 65R-38299) in favor of 5430 16th Avenue.

The applicant is continuing to work toward securing approval for their proposed developments with staff. The applicants need to secure the proposed easements prior to issuance of site plan approval for the proposed development. The proposed easements should reflect staff comments. **(East District, Ward 4)**

**Relates to B/007/21*

4. B/011/21

Owner Name: Simon Wai Kin Tong and Christina Chui Lin Tong
Agent Name: Henry K. Hui & Associates (Mr. Henry Hui)
42 Herrick Place, Markham
PLAN 65M2629 PT BLK 108 PLAN 65M2599 PT BLK 101 RS65R12946
PARTS 5 TO 8

To obtain certificate to register upon transfer. The subject lands of 42 Herrick Place, Markham, consists of two PINs: 02939-0176(LT) for Parts 6 & 8; and 02939-0366(LT) for Parts 5 & 7. Separate transfers for the two PINs contravenes the Planning Act provision regarding Part Lot Control (the exemption for this Subdivision was repealed by By-Law 57-97, registered on 1997/04/18 as LT1169954), it is therefore necessary to repair this contravention by the present transfer.



TONG, Christina Chui-Lin, TONG, Simon Wai-Kin and LO, Pao Lin, acting together, transfers 02939-0176 (LT) and 02939-0366 (LT) in one instrument to Christina and Simon and therefore it validates the two previous partial transfers that contravened the Planning Act.

We are the solicitors for the owner of the subject property. They are selling the property and have discovered the previous transfer of title as described below is in contravention of the Planning Act. We wish to submit an application for the Validation of Title, on our client's behalf, to obtain certificate to register upon transfer. **(East District, Ward 7)**

5. **A/031/21**

Owner Name: Santajirao Patankar and Trupti Patankar
Agent Name: KBK Studios Inc. (Kyle Khadra)
2 Sir Ector Court, Markham
PLAN M1377 LT 27

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 (iii):**
a maximum depth of 18.31 metres, whereas the By-law permits a maximum depth of 16.80 metres;
- b) **Infill By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 49.96 percent, whereas the By-law permits a maximum floor area ratio of 45.0 percent;
- c) **Section 11.2 (c)(i):**
stairs to encroach 21.0 inches (0.53 m) into the required front yard, whereas the By-law permits a maximum encroachment of 18.0 inches (0.46 m) into a required yard;

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

6. **A/035/21**

Owner Name: Neil Tenn
Agent Name: Neil Tenn
8 Weidman Lane, Markham
PLAN 65M4454 PT BLK 1 RP 65R35904 PT 51

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

a) By-law 177-96, Section 6.2.1 b) iii):

a deck to be located at the second storey, whereas the By-law requires that the floor of the deck is not higher than the floor level of the first storey of the main building;

as it relates to an existing deck that was built without a permit. **(East District, Ward 5)**

7. A/063/21

Owner Name: Lenny Lesmana Ng
Agent Name: Yue Li
132 Dundas Way, Markham
PLAN 65M4454 PT BLK 1 RP 65R35904 PT 69

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

a) By-law 177-96, Section 6.2.1 b) iii):

a deck to be located at the second storey, whereas the By-law requires that the floor of the deck not be higher than the floor level of the first storey of the main building;

b) By-law 177-96, Section 6.2.1 b):

a deck with a maximum rear yard projection of 3.65 m, whereas the By-law permits a deck with a maximum rear yard projection of 3.0 m;

as it relates to proposed deck attached to back of house. **(East District, Ward 5)**

8. A/090/21

Owner Name: JOHNSON BAOFEN LI
Agent Name: KCCL Architect Inc (Kelvin Lo)
124 Dundas Way, Markham
PLAN 65M4454 PT BLK 1 RP 65R35904 PT 73



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

a) By-law 177-96, Section 6.2.11 (b)(iii):

a deck to be located at the second storey, whereas the By-law requires the floor of the deck not be higher than the floor level of the first storey of the main building;

as it relates to a proposed deck in rear yard. **(East District, Ward 5)**

9. A/118/21

Owner Name: Sibtain Raza Bawa
Agent Name: Rockim Design Inc. (Rock Kim)
61 Peter Street, Markham
PLAN 3905 LOT 12

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

a) By-law 99-90, Section 1.2 (i):

a maximum building height of 10.56 m, whereas the By-law permits a maximum building height of 9.8 m;

b) By-law 99-90, Section 1.2 (ii):

a maximum building depth of 17.0 m, whereas the By-law permits a maximum building depth of 16.8 m;

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

a maximum floor area ratio of 49.9 percent, whereas the By-law permits a maximum floor area ratio of 45.0 percent;

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

10. A/119/21

Owner Name: Michael Tadros
Agent Name: Gregory Design Group (Shane Gregory)
329 Main Street North, Markham
CON 8 PT LOT 15



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

- a) **By-law 1229, Section 1.2 (iii):**
a maximum building depth of 25.75 metres, whereas the By-law permits a maximum building depth of 16.80 metres;
- b) **By-law 1229, Section 11.2 (c):**
an unenclosed porch and stairs to encroach 13'3" into the required front yard, whereas the By-law permits a maximum of 18';
- c) **By-law 28-97, Section 6.2.4.4 a) iii):**
a driveway located 2'11" from the interior side lot line, whereas the By-law requires 4';

as it relates to construction of a new two storey rear addition and front porch addition to an existing two storey dwelling. **(Heritage District, Ward 4)**

Adjournment

1. **Next Meeting, Wednesday, October 6, 2021**
2. **Adjournment**