



COMMITTEE OF ADJUSTMENT

AGENDA

Wednesday, February 06, 2019

7:30pm

Location: City of Markham, Council Chamber

Address: 101 Town Centre Boulevard, (Anthony Roman Centre)

Minutes: January 23, 2019

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. A/172/18

Owner Name: Q-West Centre Inc (Denis Gubert)

Agent Name: KLM Planning Partners Inc. (Alistair Shields)

Q-West Centre Inc

8570 Woodbine Ave, Markham

CON 3 PT LT 11 65R35635 PTS 1, 2, 3

The applicant is requesting relief from the requirements of By-law 165-80 as amended to permit:

a) Amending By-law 2015-122, Section 7.115.3 m) 2) i):

restaurants within shopping centres including associated food courts or eating areas to have a parking rate of 1 parking space per 25 square metres of leasable floor area for that portion which occupies 36 percent or less of the total leasable floor area of the shopping centre, whereas the By-law requires 1 parking space per 25 square metres of leasable floor area for that portion which occupies 20 percent or less of the total leasable floor area of the shopping centre;

b) Amending By-law 2015-122, Section 7.115.3 m) 2) ii):

restaurants within shopping centres including associated food courts or eating areas to have a parking rate of 1 parking space per 9 metres of leasable floor area for that portion which occupies more than 36 percent of the total leasable floor area of the shopping centre, whereas the By-law requires 1 parking space per 9 metres of leasable floor area for that portion which occupies more than 20 percent of the total leasable floor area of the shopping centre;

as they relate to a commercial development. **(West District, Ward 2)**



NEW BUSINESS:

1. B/23/18

**Owner Name: Nam Ngok Leung and Yoshimi Diane Inouye
Agent Name: Alawn Lai
15 Noble St, Markham
PLAN 2440 PT LOT 3 PT LOT 4**

The owner is requesting to:

- a) sever and convey a parcel of land with lot frontage of 45.72 m and area of 3044.30 sq. m (Part 2);
- b) retain a parcel of land with lot frontage of 24.38 m and area of 1523.07 sq. m (Part 1).

The purpose of this application is to sever a portion of the existing residential property at 15 Noble Street to be conveyed to a proposed subdivision to the east. This serves as a re-application for consent B/03/14, which was approved by the Committee of Adjustment on June 12, 2014 but lapsed due to unfulfilled conditions of approval. Related minor variance application A/38/14 was approved concurrently. **(Central District, Ward 8)**

2. A/133/18

**Owner Name: Mamdouh Nassim & Mary Maowad
62 Cobbler Cres, Markham
PLAN 65M2088 BLK 126 AND PLAN 65M2142 BLK 124**

The applicant is requesting relief from the requirements of By-law 153-80 as amended to permit:

- a) **Section 6.1:**
a second suite (basement apartment), whereas the By-law permits no more than one dwelling unit per lot;
- b) **Section 7.2 (c):**
a maximum lot coverage of 34.01percent whereas the by-law permits a maximum lot coverage of 33.33percent;

as it relates to an existing basement apartment and shade structure in the rear yard for which no permit record exists. **(East District, Ward 4)**



3. B/24/18

**Owner Name: Daniel Pasta
8 Hughson Dr, Markham
PLAN 4556 LOT 4**

The owner is requesting:

- a) sever and convey a parcel of land with a lot frontage of 14.97 m and an approximate lot area of 827.50 sq. m (Part 1);
- b) retain a parcel of land with a lot frontage of 14.97 m and an approximate lot area of 827.50 sq. m (Part 2).

The purpose of this application is to create two residential lots. This application is related to minor variance applications A/179/18 and A/180/18. **(Central District, Ward 2)**

4. A/179/18

**Owner Name: Daniel Pasta
8 Hughson Dr, Markham
PLAN 4556 LOT 4**

The applicant is requesting relief from the requirements of By-law 221-81 as amended to permit:

- a) **Amending By-law 2012-13, Section 7.2.2 (i):**
a minimum front yard setback of 8.55 m, whereas the By-law requires a minimum front yard setback of 9.0 m;
- b) **Amending By-law 2012-13, Section 7.2.2 (ix):**
a maximum dwelling depth of 23.43 m, whereas the By-law permits a maximum building dwelling depth of 19.9 m.

as it relates to a proposed residential dwelling. This application is related to consent application B/24/18 and minor variance application A/180/18. **(Central District, Ward 2)**



5. A/180/18

**Owner Name: Daniel Pasta
8 Hughson Dr, Markham
PLAN 4556 LOT 4**

The applicant is requesting relief from the requirements of By-law 221-81 as amended to permit:

- a) Amending By-law 2012-13, Section 7.2.2. (ii):**
a minimum interior side yard setback of 1.6 m, whereas the By-law requires a minimum interior side yard setback of 1.80 metres;
- b) Amending By-law 2012-13, Section 7.2.2 (ix):**
a maximum dwelling depth of 23.43 m, whereas the By-law permits a maximum building dwelling depth of 19.9 m.

as it relates to a proposed residential dwelling. This application is related to consent application B/24/18 and minor variance application A/179/18. **(Central District, Ward 2)**

6. B/25/18

**Owner Name: ROSEMARY TORELLI
Agent Name: Marcus Gagliardi
27 Hughson Dr, Markham
PLAN 4556 LOT 34**

The owner is requesting:

- a) sever and convey a parcel of land with a lot frontage of 16.34 m and an approximate lot area of 698 sq. m (Part 1);
- b) retain a parcel of land with a lot frontage of 16.34 m and an approximate lot area of 698 sq. m (Part 2).

The purpose of this application is to create two residential lots. **(Central District, Ward 2)**



7. A/182/18

Owner Name: Zhi Hui Liang
Agent Name: TAES Architects Inc. (Shenshu Zhang)
5 Emily Carr St, Markham
PLAN M1368 LOT 68

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

- a) **Schedule 'B':**
a maximum building height of 27 feet (8.23 metres) whereas the By-law permits a maximum building height of 25 feet (7.62 metres);
- b) **Schedule 'B':**
a maximum lot coverage of 36 percent whereas the By-law permits a maximum lot coverage of 33 1/3 percent;
- c) **Schedule 'B':**
a minimum north side yard setback of 5 feet 8 1/2 inches (1.74 metres) whereas the By-law requires a minimum side yard setback of 6 feet (1.83 metres);

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

8. A/183/18

Owner Name: FUYU CORPORATION
Agent Name: Henry W Chiu Architect (Henry Chiu)
FUYU CORPORATION
85 Steelcase Rd, Markham
PLAN 9001 LOT 75

The applicant is requesting relief from the requirements of By-law 108-81 as amended to permit:

- a) **Parking By-law 28-97, Table B:**
a minimum of 56 parking spaces, whereas the By-law requires a minimum of 73 parking spaces;

as it relates to an existing industrial plaza. **(Central District, Ward 8)**



9. A/03/19

Owner Name: ARDEVAN BAKHTARI & DARYA BAKHTARI
Agent Name: Markham High Tech Inc. Architects (Michael Forte)
154 Ramona Blvd, Markham
PLAN 9143 LOT 92

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 Net Floor Area Ratio of 53 percent, whereas the By-law permits a maximum Net Floor Area Ratio of 45 percent;

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

10. A/04/19

Owner Name: Simon Drosi
32 Shady Lane Cres, Thornhill
PLAN 7686 LOT 374

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

- a) **Section 6.1:**
a minimum west side yard setback of 4'-4' feet and a minimum east side yard setback of 4'-5' feet, whereas the By-law requires a minimum side yard setback of 6 feet on both sides;
- b) **Section 6.1:**
a maximum building height of 25'-2' feet, whereas the By-law permits a maximum building height of 25 feet;

as they relate to a proposed addition to a residential dwelling. **(West District, Ward 1)**

Adjournment

1. Next Meeting, February 20, 2019
2. Adjournment