



AGENDA

7:00pm

Location: Virtual Meeting on Zoom Platform

Minutes: Wednesday, July 20, 2022

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. A/064/22

**Owner Name: Salvatore Rustico
Agent Name: Salvatore Rustico
12 Reesorville Road, Markham
PLAN M1385 LOT 57**

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 (ii):

a maximum depth of 17.97 metres, whereas the By-law permits a maximum depth of 16.80 metres;

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

a maximum height of 10.14 metres, whereas the By-law permits a maximum height of 9.80 metres; and

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

a maximum floor area ratio of 51.7%, whereas the By-law permits a maximum floor area ratio of 45%;

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

2. B/003/22

**Owner Name: Samia Sahyone & Mina Maseh
Agent Name: MMK Engineering Inc (Miral Hanna)
18 Gainsville Avenue (Parts 1 to 6), Markham
PLAN 7566 LOT 18 & 19**



COMMITTEE OF ADJUSTMENT

The applicant is requesting provisional consent to:

- a) Sever and convey a parcel of land with an approximate lot frontage of 7.68 m (25.20 ft.) and approximate lot area of 306.66 sq. m (3,300.86 sq. ft.) (Parts 2, 4, and 6); and
- b) Retain a parcel of land with approximate lot frontage of 15.36 m (50.39 ft.) and approximate lot area of 613.32 sq. m (6,601.72 sq. ft.) (Parts 1, 3, and 5).

The purpose of this application is to sever and convey a portion of 18 Gainsville Avenue with the intent to merge this parcel with the severed portion of 20 Gainsville Avenue (B/006/22) to facilitate the creation of one new residential lot.
(Central District, Ward 3)

This application is related to Minor Variance Applications A/031/22, A/039/22, A/040/22 and Consent Application B/006/22, which are being reviewed concurrently.

3. B/006/22

Owner Name: Samia Sahyone
Agent Name: MMK Engineering Inc (Miral Hanna)
20 Gainsville Avenue (Parts 7 to 12), Markham
PLAN 7566 LOT 18 & 19

The applicant is requesting provisional consent to:

- a) Sever and convey a parcel of land with an approximate lot frontage of 7.68 m (25.20 ft.) and approximate lot area of 306.66 sq. m (3,300.86 sq. ft.) (Parts 7, 9, and 11);
- b) Retain a parcel of land with approximate lot frontage of 15.36 m (50.39 ft.) and approximate lot area of 613.32 sq. m (6,601.72 sq. ft.) (Parts 8, 10, and 12).

The purpose of this application is to sever and convey a portion of 20 Gainsville Avenue with the intent to merge this parcel with the severed portion of 18 Gainsville Avenue (B/003/22) to facilitate the creation of one new residential lot.
(Central District, Ward 3)

This application is related to Minor Variance Applications A/031/22, A/039/22, A/040/22 and Consent Application B/003/22, which are being reviewed concurrently.



4. A/031/22

Owner Name: Samia Sahyone & Mina Maseh
Agent Name: MMK Engineering Inc (Miral Hanna)
18 Gainsville Avenue (Building A – Parts 1, 3, and 5), Markham
PLAN 7566 LOT 18 & 19

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

- a) **Section 3.7:**
a decorative or ornamental roof that is less than 2 feet 5 inches in height to be disregarded in height calculation, whereas the By-Law does not have any provisions to permit ornamental roof encroachment;
- b) **Section 6.1:**
a maximum lot coverage of 35%, whereas the By-Law permits a maximum of 33.33%.

As it relates to proposed detached dwelling on the retained lot (Parts 1, 3, and 5).
(Central District, Ward 3)

This application is related to Minor Variance Applications A/039/22, A/040/22 and Consent Applications B/003/22 and B/006/22, which are being reviewed concurrently.

5. A/039/22

Owner Name: Samia Sahyone & Mina Maseh
Agent Name: MMK Engineering Inc (Miral Hanna)
18 and 20 Gainsville Avenue (Building B – Parts 2, 4, 6, 7, 9, and 11),
Markham
PLAN 7566 LOT 18 & 19

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

- a) **Section 3.7:**
a decorative or ornamental roof that is less than 2 feet 5 inches in height to be disregarded in height calculation, whereas the By-Law does not have any provisions to permit ornamental roof encroachment;



COMMITTEE OF ADJUSTMENT

b) Section 6.1:

a maximum lot coverage of 35%, whereas the By-Law permits a maximum of 33.33%.

As it relates to proposed detached dwelling on the severed lot ((Parts 2, 4, 6, 7, 9, and 11). **(Central District, Ward 3)**

This application is related to Minor Variance Applications A/031/22, A/040/22 and Consent Applications B/003/22 and B/006/22, which are being reviewed concurrently.

6. A/040/22

Owner Name: Samia Sahyone & Mina Maseh
Agent Name: MMK Engineering Inc (Miral Hanna)
20 Gainsville Avenue (Building C – Parts 8, 10, and 12), Markham
PLAN 7566 LOT 18 & 19

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

a) Section 3.7:

a decorative or ornamental roof that is less than 2 feet 5 inches in height to be disregarded in height calculation, whereas the By-Law does not have any provisions to permit ornamental roof encroachment;

b) Section 6.1:

a maximum lot coverage of 35%, whereas the By-Law permits a maximum of 33.33%;

c) Section 3.7:

an interior (west) setback of 4 feet 2 inches, whereas the By-Law permits a setback of 6 feet.

As it relates to a proposed detached dwelling on the retained lot (Parts 8, 10, and 12).

(Central District, Ward 3)

This application is related to Minor Variance Applications A/031/22, A/039/22, and Consent Applications B/003/22 and B/006/22 which are being reviewed concurrently.



NEW BUSINESS:

1. B/001/22 (Validation of Title, Section 57 *Planning Act*)

Owner Name: Amy Xin Wei Zhang and Lichen Jai
Agent Name: Gowling WLG (Canada) LLP (Kevin Dias)
68 Barnstone Drive, Markham
PLAN 65M4193 PT BLK 110 PLAN 65M4240 PT BLK 37 RP 65R32875 PTS
13 AND 25

To obtain a Certificate of Validation in order that a contravention of Section 50 of the *Planning Act* or a predecessor of it, or of a by-law passed under a predecessor of Section 50, or an order made under clause 27(1)(b) of the *Planning Act* as it reads on the 25th day of June, 1970, being chapter 296 of the Revised Statutes of Ontario, 1960 or a predecessor of it, does not have and shall be deemed never to have had, the effect of preventing the conveyance of, or creation of any interest in the parcel of land described as follows: Part Block 110, Plan 65M4193, Part 13, Plan 65R32875; subject to an easement for entry as in YR2133626; City of Markham, being all of PIN 03060-7554 (LT); and Part Block 37, Plan 65M4240, Part 25, 65R32875; subject to an easement for entry as in YR2133626; City of Markham, being all of PIN 03060-7556 (LT).

2. B/002/22

Owner Name: Old Village Construction (Graham & Mary Dewar)
Agent Name: David Johnston Architect Ltd. (David Johnston)
28 Station Street, Markham
CON 7 PT LOT 13

The applicant is requesting provisional consent to:

- a)** Sever and convey a parcel of land with an approximate lot frontage of 23.78 meters (78.01 feet) and an approximate lot area of 485.38 square meters (5224.58 square feet);
- b)** Retain a parcel of land with an approximate lot frontage of 23.78 meters (78.01 feet) and an approximate lot area of 456.73 square meters (4916.20 square feet);

The purpose of this application is to develop the land to hold two single detached dwellings: (1) the existing heritage house fronting Station Street, and (2) the proposed dwelling fronting Backus Court.



(Heritage District, Ward 4)

This application is related to Minor Variance Applications A/088/22 and A/089/22, which are being reviewed concurrently.

3. A/088/22

Owner Name: Old Village Construction (Graham & Mary Dewar)
Agent Name: David Johnston Architect Ltd. (David Johnston)
28 Station Street, Markham
CON 7 PT LOT 13

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

a) By-law 153-80, Section 7.2(b):

A front yard setback of 4.6 meters, whereas the By-law requires a minimum of 6.0 meters;

b) By-law 153-80, Section 7.2(b):

A rear yard setback of 2.4 meters, whereas the By-law requires a minimum of 7.5 meters.

as it relates to proposed detached dwelling on the retained lot.
(Heritage District, Ward 4)

This application is related to Minor Variance Application A/089/22 and Consent Application B/002/22, which are being reviewed concurrently.

4. A/089/22

Owner Name: Old Village Construction (Graham & Mary Dewar)
Agent Name: David Johnston Architect Ltd. (David Johnston)
28 Station Street, Markham
CON 7 PT LOT 13

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



a) By-law 153-80, Section 7.2(b):

a front yard setback of 4.6 meters, whereas the By-law requires a minimum of 6.0 meters.

as it relates to a proposed detached dwelling on the severed lot.
(Heritage District, Ward 4)

This application is related to Minor Variance Application A/088/22 and Consent Application B/002/22, which are being reviewed concurrently.

5. A/068/22

Owner Name: Allan Seychuk
Agent Name: David Small Designs (Julie Odanski)
31 Christman Court, Markham
PLAN 7426 LOT 15

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

a) Section 10.1:

the construction of a single detached dwelling within an Open Space zone, whereas the by-law does not permit construction within an Open Space zone; and

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

a maximum depth of 22.58 metres, whereas the by-law permits a maximum depth of 16.80 metres;

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

6. A/079/22

Owner Name: Yun-Ki Vicky Mac
Agent Name: Paar Design Inc. (Nikol Paar)
24 Gladiator Road, Markham
PLAN 6999 LOT 10

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 10.13 metres, whereas the by-law permits a maximum height of 9.80 metres;
- b) **Amending By-law 99-90, Section 1.2 (ii):**
a maximum depth of 19.40 metres, whereas the by-law permits a maximum depth of 16.80 metres; and
- c) **Amending By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 50.92%, whereas the by-law permits a maximum floor area ratio of 45%;

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

Adjournment

1. Next Meeting, August 24, 2022
2. Adjournment