



COMMITTEE OF ADJUSTMENT

AGENDA

Wednesday, August 07, 2019

7:30pm

Location: City of Markham, Council Chamber

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

Minutes: July 24, 2019

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. A/36/19

**Owner Name: Donald Clarke
Agent Name: Mario Colangelo
284 Main St, Markham
PLAN 1105 LOT 5**

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

a) Section 6.1:

an accessory dwelling unit, whereas the By-law does not permit an accessory dwelling unit;

b) Parking By-law 28-97, Section 6.2.4.4 a) i):

an existing driveway setback of 0.0 feet, whereas the By-law requires a minimum 4 feet setback

as it relates to a proposed coach house. **(Heritage District, Ward 4)**

2. A/67/19

**Owner Name: Polina Petkova & Dimitar Teodosiev
Agent Name: Gregory Design Group (Russ Gregory)
115 Senator Reesor's Drive
PLAN 8330 LOT 83**

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

b) Section 11.1:

minimum front yard setback (to porch) of 5.35 metres, whereas the By-law requires a minimum front yard setback of 25 ft (7.62 m);

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

a maximum building height of 10.0 metres, whereas the By-law permits a maximum building height 9.8 metres;

as it relates to a proposed two-storey single detached dwelling to be constructed on existing foundations. **(East District, Ward 4)**

NEW BUSINESS:

1. B/10/19

Owner Name: Sixteenth Land Holdings Inc (Michael Montgomery)
Agent Name: Gatzios Planning & Development Consultants Inc. (Maria Gatzios)
4134 16th Ave, Markham
CON 5 PT LOTS 16 TO 18

For provisional consent to:

- a) sever and convey a parcel of land with approximate lot frontage of 1064 m and approximate lot area of 92.6 ha (Parts 27, 28, 30 to 32 and 34);
- b) retain a parcel of land with approximate lot frontage of 613 m and approximate lot area of 75.9 ha (Parts 1 to 26, 29, 33 and 35 to 49);
- c) discharge a mortgage from a portion of the retained parcel (Parts 3 to 5, 25 and 38 to 49).

The purpose of this application is to create two separate parcels of land, each with its own Draft Plan of Subdivision approval and associated conditions to facilitate the development of each parcel at its own pace by its own separate future owner.

This application is also related to minor variance applications A/61/19 and A/62/19.
(West District, Ward 6)



2. A/61/19

Owner Name: Sixteenth Land Holdings Inc (Michael Montgomery)
Agent Name: Gatzios Planning & Development Consultants Inc. (Maria Gatzios)
4134 16th Ave, Markham
CON 5 PT LOTS 16 TO 18

The applicant is requesting relief from the requirements of By-law 304-87, as amended to permit:

a) Section 10.2 (c):

a minimum side yard and rear yard setback of 0.0m for an accessory building, whereas the By-law permits a minimum side and rear yard setback of 7.5m;

as it relates to an existing building that currently sits on the proposed severance line.

This application is related to consent application B/10/19 and minor variance application A/62/19. **(West District, Ward 6)**

3. A/62/19

Owner Name: Sixteenth Land Holdings Inc (Michael Montgomery)
Agent Name: Gatzios Planning & Development Consultants Inc. (Maria Gatzios)
4134 16th Ave, Markham
CON 5 PT LOTS 16 TO 18

The applicant is requesting relief from the requirements of By-law 304-87, as amended to permit:

a) Section 10.2 (c):

a minimum side yard and rear yard setback of 0.0m for an accessory building, whereas the By-law permits a minimum side and rear yard setback of 7.5m;

as it relates to an existing building that currently sits on the proposed severance line.

This application is related to consent application B/10/19 and minor variance application A/61/19. **(West District, Ward 6)**



4. A/70/19

Owner Name: Nileshkumar & Mittalkumari Patel
Agent Name: Ashra Professionals Inc (Hetal Parmar)
33 Roy Rainey Avenue, Markham
PLAN 65M3788 LOT 71

The applicant is requesting relief from the requirements of By-law 304-87, as amended to permit:

a) Amending By-law 119-71, Section 1(9):

a secondary suite in the basement of an existing residential dwelling, whereas the By-law permits no more than one dwelling unit on a lot;

b) Parking By-law 28-91, Section 3.0:

a minimum of 2 parking spaces, whereas the By-law requires a minimum of 3 parking spaces;

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

5. A/71/19

Owner Name: Betty Tse & Samson Chan
Agent Name: Sparrow Studio (Robin McKenna)
21 Personna Blvd, Markham
PLAN 5316 PT BLK R

The applicant is requesting relief from the requirements of By-law 304-87, as amended to permit:

a) Amending By-law 2008-21, Section 7.5 (b)(iv):

a minimum side yard setback of 3.35 metres and the sum of the width of both side yards of 8.1 metres, whereas the By-law requires a minimum side yard setback of 3.0 metres and the sum of the width of both side yards shall not be less than 9.0 metres;

as it relates to an existing detached garage. **(West District, Ward 2)**

6. A/76/19

Owner Name: Shanti & Nanthakumaran Balasingham
Agent Name: Krishanthini Ganesh
28 Carolwood Crescent, Markham
PLAN 5937 LOT 29



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The applicant is requesting relief from the requirements of By-law 304-87, as amended to permit:

a) Amending By-law 2008-21, Section 1.1:

a sum width of not less than 6.01 m for both side yards, whereas the By-law permits a sum width of not less than 9 m;

as it relates to a proposed detached dwelling. **(East District, Ward 7)**

Adjournment

- 1. Next Meeting, August 28, 2019**
- 2. Adjournment**