



COMMITTEE OF ADJUSTMENT

AGENDA

Wednesday, November 14, 2018

7:30pm

Location: City of Markham, Council Chamber

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

Minutes: October 24, 2018

DISCLOSURE OF INTEREST

APPOINTMENT OF ACTING SECRETARY-TREASURER

PREVIOUS BUSINESS

1. A/71/18

Owner Name: Lina Dimartino

Agent Name: Lemca Consultants (Leo Mastrandrea)

57 Hawkrigde Ave, Markham

PLAN 6584 LOT 6

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 (i):

a maximum building height of 10 m, whereas the By-law permits a maximum building height of 9.8 m;

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

a maximum building depth of 21.48 m, whereas the By-law permits a maximum building depth of 16.8 m;

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

a maximum floor area ratio of 55 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;

as they relate to a proposed residential dwelling. **(East District, Ward 4)**

2. A/91/18

Owner Name: Steven Lee

Agent Name: Empire Design Company (Peter Vozikas)



**22 Rouge St, Markham
PLAN 173 BLK L LOT 25**

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

a) Amending By-law 61-94, Section 1:

a minimum two-storey side yard setback of 1.22 m (east), whereas the By-law requires a minimum two-storey side yard setback of 6 ft (1.83 m);

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

a maximum building depth of 17.46 m, whereas the By-law permits a maximum building depth of 16.8 m;

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

a maximum Floor Area Ratio of 49.7 percent, whereas the By-law permits a maximum Floor Area Ratio of 45 percent;

as they relate to a proposed residential dwelling. **(Heritage District, Ward 4)**

3. A/135/18

**Owner Name: Warden Development Corporation (Dot Jones)
Agent Name: QX4 Investments Ltd. - Consulting Services (Ben Quan)
7020 Warden Ave, Markham
CON 4 PT LT 1 65R26717 PTS 1 TO 15**

The applicant is requesting relief from the requirements of By-law 119-73, as amended to permit:

a) Parking By-law 28-97, Section 3.0, Table B:

a minimum of 587 parking spaces, whereas the By-law requires a minimum of 622 parking spaces;

as it relates to a proposed 110.2 sq. m restaurant to replace a tutoring school within the existing shopping centre. **(Central District, Ward 8)**

NEW BUSINESS:

1. B/12/18

**Owner Name: 2447298 Ontario Inc. (Arminda Soares)
Agent Name: Gregory Design Group (Russ Gregory)
17 George St, Markham
PLAN 18 PT LOT 5 PT LOT 6 BLK H**

The owner is requesting:

- a) sever and convey a parcel of land with approximate lot frontage of 10.73 m and approximate lot area of 327.1 sq. m (Part 2);
- b) retain a parcel of land with approximate lot frontage of 19.14 m and approximate lot area of 430.2 sq. m (Part 1).

The purpose of this application is to create a new residential lot. **(Heritage District, Ward 4)**

2 A/121/18

**Owner Name: Rick Gubb
Agent Name: Gregory Design Group (Russ Gregory)
40 Albert St, Markham
PLAN 157 BLK A PT LOT 7**

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 49 percent, whereas the By-law permits a maximum Net Floor Area Ratio of 45 percent;
- b) **Section 11.1:**
a maximum lot coverage of 36.6 percent, whereas the By-law permits a maximum lot coverage of 35 percent;
- c) **Section 11.3 (a) (vi):**
a minimum setback of 3.2 ft to any lot line for an accessory building in the rear yard, whereas the By-law requires a minimum 4 ft setback to any lot line for accessory buildings;
- d) **Section 11.3 (a) (i):**
a maximum detached garage height of 4.9 m, whereas the By-law permits a maximum accessory building height of 12 ft (3.66 m);
- e) **Section 11.1:**
a minimum front yard setback of 16.1 ft, whereas the By-law requires a minimum front yard setback of 25 ft (7.62 m);
- f) **Infill By-law 99-90, Section 1.2 (iii):**
a maximum building depth of 25.25 m; whereas the by-law permits a maximum building depth of 16.80 m;
- g) **Amending By-law 61-94, Section 1:**
a minimum two storey northerly side yard setback of 4.59 ft; whereas the by-law requires a minimum two storey side yard setback of 6 ft;
- h) **Section 11.2 (c)(i):**
a maximum encroachment of 10 ft into the minimum front yard setback for the front porch and steps, whereas the By-law permits a maximum encroachment of 18 inches;

as it relates to a proposed two-storey addition and detached garage for a residential dwelling.
(Heritage District, Ward 4)

3. A/151/18

Owner Name: Katrina Hannan
Agent Name: SDG Design (Stefano Di Giulio)
6 Houghton Blvd, Markham
PLAN 4608 LOT 3

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 47.46 percent, whereas the By-law permits a maximum Net Floor Area Ratio of 45 percent;
- b) Infill By-law 99-90, Section 1.2 (i):**
a maximum building height of 10.29 m, whereas the By-law permits a maximum building height of 9.8 m;
- c) Infill By-law 99-90, Section 1.2 (iii):**
a maximum building depth of 25.52 m, whereas the By-law permits a maximum building depth of 16.8 m;
- d) Section 11.1:**
a minimum front yard setback of 21 ft, whereas the By-law requires a minimum front yard setback of 25 ft;
- e) Section 11.1:**
a minimum rear yard setback of 23 ft 10.75 in, whereas the By-law requires a minimum rear yard setback of 25 ft;
- f) Infill By-law 99-90, Section 1.2 (iv):**
a maximum garage projection of 13.2 m, whereas the By-law permits a maximum garage projection of 2.1 m;

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

4. A/154/18

Owner Name: Mr Tao Song
Agent Name: SHENSHU ZHANG
24 Windridge Dr, Markham
PLAN 4429 LOT 7

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 (i):**

a maximum building height of 10.2, whereas the By-law permits a maximum building height of 9.8 m;

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

a maximum floor area ratio of 49.88 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;

as they relate to a proposed two storey dwelling. **(East District, Ward 4)**

5. A/157/18

Owner Name: Prabhakaran Selvadurai

48 Proctor Avenue

PLAN 2368 S PT LOT 30 W PT LOT 31 RP 65R34184 PT 3

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

a) Infill By-law 101-90, Section 1.2 (vi):

a maximum building depth of 20.52 metres; whereas the by-law permits building depth of 16.8 metres;

as it relates to a residential dwelling that is under construction. **(West District, Ward 1)**

Adjournment

- 1. Next Meeting, November 28, 2018**
- 2. Adjournment**