



***COMMITTEE OF ADJUSTMENT***

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**AGENDA**

**Wednesday, November 28, 2018**

**7:30pm**

**Location: City of Markham, Council Chamber**

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

**Minutes: November 14, 2018**

**DISCLOSURE OF INTEREST**

**PREVIOUS BUSINESS**

**1. A/135/18**

**Owner Name: Warden Development Corporation (Dot Jones)  
Agent Name: QX4 Investments Ltd. - Consulting Services (Ben Quan)  
Warden Development Corporation 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 581 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/13/18**

**Owner Name: 7 Summit Realty Inc. (Danny Zheng)  
Agent Name: Royal Residence Inc. (Fanny Chan)  
7 Summit Realty Inc. 46 Hughson Dr, Markham  
PLAN 4556 LOT 20**

The applicant is requesting to:

- a) sever and convey a parcel of land with approximate lot frontage of 19.16 m and approximate lot area of 710 sq. m (Part 2);



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- b) retain a parcel of land with approximate lot frontage of 18.47 m and approximate lot area of 710.9 sq. m (Part 1).

The purpose of this application is to create a new residential lot. **(Central District, Ward 2)**

*\*Minor Variance applications A/136/18 and A/137/18 are related to this proposal.*

### 2. A/136/18

**Owner Name: 7 Summit Realty Inc. (Danny Zheng)**  
**Agent Name: Royal Residence Inc. (Fanny Chan)**  
**7 Summit Realty Inc. 46 Hughson Dr, Markham**  
**PLAN 4556 LOT 20**

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

**a) Section 7.2.2 (iv):**

a minimum rear yard setback of 7 m, whereas the By-law requires a minimum rear yard setback of 10 m;

**b) Section 7.2.2 (ix):**

a maximum dwelling depth of 22.66 m, whereas the By-law permits a maximum building dwelling depth of 19.9 m;

**c) Section 6.1.2 c):**

a maximum lot coverage of 34.11 percent, whereas the By-law permits a maximum lot coverage of 33.33 percent;

**d) Section 4.6:**

uncovered steps to encroach 0.52 m into the east interior side yard, whereas the By-law permits uncovered steps to encroach 0.45 m into any required yard;

**e) Section 4.6:**

uncovered steps to encroach 0.52 m into the exterior side yard, whereas the By-law permits uncovered steps to encroach 0.45 m into any required yard;

**f) Parking By-Law 28-97, Section 6.2.4.4 b) i):**

driveways in an exterior side yard to be located 6.08 m from the rear lot line, whereas the By-law requires that driveways be located no closer to a rear lot line than the minimum distance requirement for the main building from the rear lot line;

**g) Section 7.2.2 (v):**

a lot frontage of 50.92 percent (19.16 m) of the lot frontage of the lot as it existed on the date of passing of Amending By-law 2012-13, whereas the By-law requires lot frontage of 50 percent (18.82 m) of the lot frontage of a lot of record existing on the date of passing of Amending By-law 2012-13;



**h) Section 7.2.2 (vi):**

a lot area of 49.97 percent (710 sq. m) of the lot area of the lot as it existed on the date of passing of Amending By-law 2012-13, whereas the By-law requires lot area of 50 percent (710.45 sq. m) of the lot area of a lot of record existing on the date of passing of Amending By-law 2012-13;

as it relates to a proposed residential dwelling (Part 2). **(Central District, Ward 2)**

**3. A/137/18**

**Owner Name: 7 Summit Realty Inc. (Danny Zheng)**  
**Agent Name: Royal Residence Inc. (Fanny Chan)**  
**7 Summit Realty Inc. 46 Hughson Dr, Markham**  
**PLAN 4556 LOT 20**

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

**a) Section 7.2.2 (i):**

a minimum front yard setback of 8.55 metres, whereas the By-law requires a minimum front yard setback of 9.0 metres;

**b) Section 7.2.2. (ii):**

a minimum interior side yard setback of 1.5 m (east) and 1.21 m (west), whereas the By-law requires a minimum interior side yard setback of 1.80 metres;

**c) Section 6.1.2 c):**

a maximum lot coverage of 33.80 percent, whereas the By-law permits a maximum lot coverage of 33.33 percent;

**d) Section 7.2.2 (v):**

a lot frontage of 49.08 percent (18.47 m) of the lot frontage of the lot as it existed on the date of passing of Amending By-law 2012-13, whereas the By-law requires lot frontage of 50 percent (18.82 m) of the lot frontage of a lot of record existing on the date of passing of Amending By-law 2012-13;

**e) Section 7.2.2 (vi):**

a lot area of 50.03 percent (710.9 sq. m) of the lot area of the lot as it existed on the date of passing of Amending By-law 2012-13, whereas the By-law requires lot area of 50 percent (710.45 sq. m) of the lot area of a lot of record existing on the date of passing of Amending By-law 2012-13;

as it relates to a proposed residential dwelling (Part 1). **(Central District, Ward 2)**



**4. A/132/18**

**Owner Name: 1107656 Ontario Inc. (Hashem Ghadaki)**  
**Agent Name: Malone Given Parsons Ltd. (Lincoln Lo)**  
**1107656 Ontario Inc. South Park Rd, Thornhill**  
**PLAN 65M3226 BLK 45**

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

**a) Parking By-law 28-97, Section 6.1.3:**

underground structures including areas used for storage lockers, and uses accessory to an apartment building to have a 0.0 metre setback to any property line, whereas the By-law only permits underground private garages and parking garages to have a 0.0 metre setback to any property line. This exemption shall also apply to ventilation shafts and housings, stairways, planters, retaining walls extending from the garage wall and other similar facilities above Established Grade associated with underground structures;

as it relates to a proposed high-density residential development. **(West District, Ward 8)**

**5. A/156/18**

**Owner Name: True Jesus Church (Apostolic Faith) Canada (Scott Tsai)**  
**Agent Name: TAES Architects Inc. (Shenshu Zhang)**  
**True Jesus Church (Apostolic Faith) Canada 14th Ave, Markham**  
**PL 65M2457 PT LT 1 & PT BLK 16 65R21648 PTS 2 AND 4**

The applicant is requesting relief from the requirements of By-law 28-82, as amended to permit:

**a) Amending By-law 236-96, Section 6.5.3 (g):**

parking spaces to encroach 2.18 m into the required landscaped open space adjoining 14th Avenue, whereas the By-law does not permit parking spaces to encroach into landscaped open spaces adjoining streets and highways;

**b) Parking By-law 28-97, Table B:**

a minimum of 76 parking spaces, whereas the By-law requires a minimum of 97 parking spaces;

**c) Parking By-law 28-97, Section 6.1.2 (a):**

eight (8) required parking spaces to have a length of not less than 5.2 m, whereas the By-law requires a length of not less than 5.8 m;



as it relates to a proposed three-storey church. **(Central District, Ward 8)**

**6. A/159/18**

**Owner Name: Mr Jaffer Mustafa Liyakatali**  
**Agent Name: Mr Aleksandar Markovic**  
**23 Morgan Ave, Thornhill**  
**PLAN 2426 LOT 116**

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

**a) In-fill By-law 101-90, Sec. 1.2 (vii):**

a maximum floor area ratio of 54 percent; whereas the By-law permits maximum floor area ratio of 50 percent;

as it relates to a proposed residential dwelling. **(West District, Ward 1)**

**7. A/162/18**

**Owner Name: Sylvia Angelone**  
**Agent Name: Gregory Design Group (Shane Gregory)**  
**2 Brookfield Crt, Markham**  
**PLAN 9143 LOT 134**

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

**a) In-fill by-law 99-90, Section 1.2(iii):**

a maximum building depth of 20.92 metres; whereas the by-law permits a maximum building depth of 16.80 metres

**b) In-fill by-law 99-90, Section 1.2 (vi):**

a maximum net floor area ratio of 46.3%; whereas the by-law permits a maximum net floor area ratio of 45%

**c) In-fill by-law 99-90, Section 1.2 (i):**

a maximum building height of 10.16 metres; whereas the by-law permits a maximum building height of 9.8 metres

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



**8. A/163/18**

**Owner Name: Minken Lawyers (Ronald Minken)**  
**Agent Name: Malone Given Parsons LTD. (MATTHEW CORY)**  
**Minken Lawyers 145 Main St, Unionville**  
**CON 6 PT LT 12 RS65R16648 PART 2**

The applicant is requesting relief from the requirements of By-law 122-27, as amended to permit:

**a) Parking Standards By-law 28-97. Sec. 3.0 Table B, Business office:**

propose 8 parking spaces (existing on site) for office space with gross floor area (GFA) of 328.5 sq. m; whereas the by-law requires 11 parking spaces (1.0 spaces/30 sq. m parking rate);

as it relates to a proposed interior extension of an existing lawyer's office into a coach house/garage. **(Heritage District, Ward 3)**

**9. A/167/18**

**Owner Name: Jie Zhou**  
**Agent Name: Vince Emam Jomeh**  
**41 Hawkridge Ave, Markham**  
**PLAN 4065 PT LOT 7**

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

**a) In-fill By-law 99-90, Sec. 1.2 (vi):**

a maximum floor area ratio (FAR) of 51.62 percent, whereas the By-law permits a maximum FAR of 45 percent;

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



**10. A/168/18**

**Owner Name: Yun Ling**  
**Agent Name: AND Architecture Inc. (Sam Wu)**  
**9 Lincoln Green Dr, Markham**  
**PLAN 5810 LOT 100**

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):**

to permit a maximum floor area ratio of 55.9 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;

**b) Section 6.1**

to permit a secondary suite (basement apartment), whereas the By-law permits no more than one dwelling unit on a lot;

**c) Section 11.2(c)(i):**

to permit steps to encroach 2 feet 9 inches into the required front yard, whereas the By-law permits a maximum encroachment of 18 inches into any required yard.

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

**11. B/10/18**

**Owner Name: Yuk Ching Wong**  
**Agent Name: Node Development Concept & Management (Alphonso Yau)**  
**9 Milne Lane, Markham**  
**CON 7 PT LOT 10**

The applicant is requesting to:

a) sever and convey a parcel of land with approximate lot frontage of 22.87 m and approximate lot area of 547.56 sq. m (Part 1);

b) retain a parcel of land with approximate lot frontage of 22.91 m and approximate lot area of 517.94 sq. m (Part 2). **(East District, Ward 4)**

*\*Minor Variance applications A/143/18 and A/144/18 are related to this proposal.*



**12. A/143/18**

**Owner Name: Yuk Ching Wong**  
**Agent Name: Node Development Concept & Management (Alphonso Yau)**  
**9 Milne Lane, Markham**  
**CON 7 PT LOT 10**

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

**a) Table 11.1:**

a minimum lot area of 5,893.90 sq. ft, whereas the By-law requires a minimum lot area of 6,600 sq. ft;

**b) Section 11.2 (c) (i):**

a maximum front porch encroachment of 3 ft, whereas the By-law permits a maximum porch encroachment of 18 in into the required front yard;

**c) Table 11.1:**

a minimum rear yard setback of 22.96 ft, whereas the By-law requires a minimum rear yard setback of 25 ft;

as it relates to a proposed residential dwelling (Part 1 on Draft Reference Plan for Consent B/10/18). **(East District, Ward 4)**

**13. A/144/18**

**Owner Name: Yuk Ching Wong**  
**Agent Name: Node Development Concept & Management (Alphonso Yau)**  
**9 Milne Lane, Markham**  
**CON 7 PT LOT 10**

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

**a) Table 11.1:**

a minimum lot area of 5,575.10 sq. ft, whereas the By-law requires a minimum lot area of 6,600 sq. ft;

**b) Section 11.2 (c) (i):**

a maximum front porch encroachment of 3 ft, whereas the By-law permits a maximum porch encroachment of 18 in into the required front yard;

**c) Table 11.1:**

a minimum rear yard setback of 19.69 ft, whereas the By-law requires a minimum rear yard setback of 25 ft;



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as it relates to a proposed residential dwelling (Part 2 on Draft Reference Plan for Consent B/10/18). **(East District, Ward 4)**

### **Adjournment**

1. **Next Meeting, December 12, 2018**
2. **Adjournment**