



**COMMITTEE OF ADJUSTMENT**

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**AGENDA**

**Wednesday, December 12, 2018**

**7:30pm**

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

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

**Minutes: November 28, 2018**

**DISCLOSURE OF INTEREST**

**PREVIOUS BUSINESS (manual application input)**

**1. A/128/18**

**Owner Name: Angela Tzu Ting Liao**

**Agent Name: AND Architecture Inc (Henry Wang)**

**41 Lillian Ave, Thornhill**

**CON 1 PT LOT 28 PLAN 9767 LOT 40**

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

**a) Section 6.1:**

a minimum side yard setback of 1.52 m (south); whereas, the by-law requires a minimum side yard setback of 1.8 m on each side;

**b) Section 6.1:**

a minimum side yard setback of 1.53 m (north); whereas, the by-law requires a minimum side yard setback of 1.8 m on each side;

**c) Infill By-law 101-90; Section 1.2 (i):**

a maximum building height of 9.1 m; whereas, the by-law permits a maximum building height of 8.6 m;

**d) Infill By-law 101-90; Section 1.2 (vii):**

a maximum floor area ratio of 55 percent (3,649 sq.ft.); whereas, the by-law permits a maximum floor area ratio of 50 percent (3,321 sq. ft.);

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



**2. A/163/18**

**Owner Name: Minken Lawyers (Ronald Minken)**  
**Agent Name: Malone Given Parsons LTD. (MATTHEW CORY)**  
**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:**

4 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); **(Heritage District, Ward 3)**

**NEW BUSINESS:**

**1. B/16/18**

**Owner Name: James Reininger**  
**Agent Name: Stiver Vale, Barristers & Solicitors (Paul Read)**  
**65 Joseph St, Markham**  
**CON 8 PT LT 11 64R6526 PT 5-9**

The owner is requesting to:

a) establish an easement for stormwater outfall (Part 1) on the residential property at 65 Joseph Street in favour of the adjacent school property at 89 Church Street. **(East District, Ward 4)**

**2. A/169/18**

**Owner Name: Liu Jiayi**  
**Agent Name: Gregory Design Group (Russ Gregory)**  
**3 Jonquil Cres, Markham**  
**PLAN 4949 LOT 166**

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



**COMMITTEE OF ADJUSTMENT**

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

a maximum building depth of 18.40 m, whereas the By-law permits a maximum building depth of 16.8 m;

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

a maximum building height of 10.40 m, whereas the By-law permits a maximum building height of 9.8 m;

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

**3. A/170/18**

**Owner Name: Craigmere Construction Ltd (Sid Jelinek)**

**Agent Name: Stantec Consulting Ltd. (David Charezenko)**

**100 Carlton Rd, Markham**

**PLAN M1440 PT BLK N RS66R10210 PT 1**

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

**a) Section 8.1:**

to permit a commercial school, whereas the By-law does not permit a commercial school. **(Central District, Ward 3)**

**4. B/17/18**

**Owner Name: George Job**

**Agent Name: KLM Planning Partners Inc (Mark Yarranton)**

**14 Mill St, Markham**

**PLAN 18 PT BLK B LOT 4 TO 7**

The owner is requesting to:

a) sever and convey a parcel of land with approximate lot area of 254.9 sq. m (Part 5);

b) retain a parcel of land with approximate lot frontage of 20.8 m and approximate lot area of 468.7 sq. m (Part 6).

The purpose of this application is to add a portion of the existing residential property at 14 Mill Street to the adjacent residential property at 73 Main Street South.

**(Heritage District, Ward 4)**



**5. A/160/18**

**Owner Name: George Job**  
**Agent Name: KLM Planning Partners Inc (Mark Yarranton)**  
**14 Mill St, Markham**  
**PLAN 18 PT BLK B LOT 4 TO 7**

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

**a) Section 11.1:**

a minimum paired lot frontage of 20.8 m (68.2 ft) for semi-detached lots, whereas the By-law requires a minimum paired lot frontage of 75 ft;

**b) Section 11.1:**

a minimum southerly interior side yard setback of 0.6 m (2 ft), whereas the By-law requires a minimum side yard setback of 6 ft;

as it relates to an existing residential lot that is the subject of severance application B/17/18. **(Heritage District, Ward 4)**

**6. B/18/18**

**Owner Name: Jinghui Shen**  
**Agent Name: KLM Planning Partners Inc (Mark Yarranton)**  
**16 Mill St, Markham**  
**PLAN 18 BLK B PT LOT 5 PT LOT 6**

The owner is requesting to:

a) sever and convey a parcel of land with approximate lot area of 253.3 sq. m (Part 3);

b) retain a parcel of land with approximate lot frontage of 20.8 m and approximate lot area of 459 sq. m (Part 4).

The purpose of this application is to add a portion of the existing residential property at 16 Mill Street to the adjacent residential property at 73 Main Street South.

**(Heritage District, Ward 4)**



**7. A/161/18**

**Owner Name: Jinghui Shen**  
**Agent Name: KLM Planning Partners Inc (Mark Yarranton)**  
**16 Mill St, Markham**  
**PLAN 18 BLK B PT LOT 5 PT LOT 6**

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

**a) Section 11.1:**

a minimum paired lot frontage of 20.8 m (68.2 ft), whereas the By-law requires a minimum paired lot frontage of 75 ft;  
as it relates to an existing residential property that is the subject of consent application B/18/18. **(Heritage District, Ward 4)**

**8. B/19/18**

**Owner Name: Eva Griffiths**  
**Agent Name: KLM Planning Partners Inc (Mark Yarranton)**  
**20 Mill St, Markham**  
**PLAN 18 BLK B PT LOT 5 PT LOT 6**

The owner is requesting to:

a) sever and convey a parcel of land with approximate lot area of 275 sq. m (Part 1);  
b) retain a parcel of land with approximate lot frontage of 22.9 m and approximate lot area of 443.8 sq. m (Part 2). The purpose of this application is to add a portion of the existing residential property at 20 Mill Street to the adjacent residential property at 73 Main Street South. **(Heritage District, Ward 4)**

**9. A/152/18**

**Owner Name: Promila Shorey**  
**Agent Name: Complete Home Construction Inc. (Giancarlo Tari)**  
**404 Manhattan Dr, Markham**  
**PLAN 65M2267 LOT 140**

The applicant is requesting relief from the requirements of By-law 134-79, as amended to permit:



**a) Section 7.2:**

to permit a maximum lot coverage of 35 percent, whereas the By-law permits a lot coverage of 33-1/3 percent;  
as it relates to a proposed two storey detached dwelling. **(Central District, Ward 3)**

**10. B/20/18**

**Owner Name: National Homes (Castlemore Ave) Inc. (Travis Nolan)**  
**Agent Name: KLM Planning Partners Inc. (Billy Tung)**  
**National Homes (Castlemore Ave) Inc.**  
**Anderson Ave, Markham**  
**PLAN 65M2505 PT BLOCKS 6 AND 7 RP 65R26137 PARTS 9**  
**AND 10 AND RP 65R30332 PARTS 4 AND 5**

The owner is requesting to:

- a) sever and convey a parcel of land with approximate lot frontage of 47.62m and approximate lot area of 3562.6 sq. m (Part 18);
  - b) sever and convey a parcel of land with approximate lot frontage of 14.5m and approximate lot area of 5050.6 sq. m (Part 14, 15, 16, 17);
  - c) retain a parcel of land with approximate lot frontage of 83.84 m and approximate lot area of 1.21 ha (Part 1).
  - d) establish easements for access, servicing, parking, and pedestrian access (Part 2, 7, 13, 15, 16, & 17) on the property Anderson Avenue (PLAN 65M2505 PT BLOCKS 6 AND 7).
- The purpose of this application is to facilitate the configuration of a mixed-use development. **(East District, Ward 5)**

**11. A/164/18**

**Owner Name: National Homes (Castlemore Ave) Inc. (Travis Nolan)**  
**Agent Name: KLM Planning Partners Inc. (Billy Tung)**  
**National Homes (Castlemore Ave) Inc.**  
**Anderson Ave, Markham**  
**PLAN 65M2505 PT BLOCKS 6 AND 7 RP 65R26137 PARTS 9 AND 10 AND**  
**RP 65R30332 PARTS 4 AND 5**

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

**a) Section 3.71:**

for the lands that are subject to this minor variance application, the definition of "lot" is varied to consist of a lot as it existed [day before variance granted].

**b) Section 3.136:**

for the lands subject to this minor variance application, the definition of storey shall be varied such that any portion of a storey exceeding 6.3 metres in height shall be considered an additional storey, whereas the by-law requires any storey exceeding 4.2 metres in height to be considered an additional storey.

**c) Section 7.427.1 a)**

to permit townhouse dwellings, in accordance with the provisions of the MJC\*425 zone, whereas the only permitted use is a public park.

**d) Section 7.425.3 p)**

to permit a minimum setback of 0 metres for any storey above the first storey of a townhouse dwelling, whereas the by-law requires the main wall of any storey above the first storey to be setback a minimum of 7 metres from the main wall of the first storey along Castlemore Avenue.

**e) Section 6.2.2 a)**

to permit a porch to project a minimum of 0.80 metres towards the streetline, whereas the by-law requires any porch that is located between the main wall of a building and a streetline shall extend at least 1.5 metres towards the streetline from the main wall that abuts the porch.

**f) Section 7.425.3 c)**

to permit a residential Floor Space Index (FSI) of 2.05, whereas the by-law permits a maximum of 2.0.

**g) Section 7.425.4 b) (iii)**

to permit a minimum of 52 residential visitors parking spaces for two (2)- 18 storey mixed use buildings with a total of 329 dwelling units, whereas, the by-law requires a minimum of 66 residential visitors parking spaces.

**h) Section 7.425.3 m)**

to permit a minimum landscaped open space of 3.6 metres along Anderson Avenue, whereas the bylaw requires 4.5 metres.

**i) Section 7.425.3 l)**

to permit minimum landscaped open space of 3.0 metres, whereas the by-law requires 4.5 metres. Notwithstanding the definition of landscaped open space, transformers shall be permitted to encroach into landscaped open space, to the lot line.

as they relate to a proposed mixed-use development **(East District, Ward 5)**



**Owner Name: National Homes (Castlemore Ave) Inc. (Travis Nolan)**  
**Agent Name: KLM Planning Partners Inc. (Billy Tung)**  
**National Homes (Castlemore Ave) Inc.**  
**Anderson Ave, Markham**  
**PLAN 65M2505 PT BLOCKS 6 AND 7 RP 65R26137 PARTS 9**  
**AND 10 AND RP 65R30332 PARTS 4 AND 5**

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

**a) Section 3.71:**

for the lands that are subject to this minor variance application, the definition of "lot" is varied to consist of a lot as it existed [day before variance granted].

**b) Section 3.136:**

for the lands subject to this minor variance application, the definition of storey shall be varied such that any portion of a storey exceeding 6.3 metres in height shall be considered an additional storey, whereas the by-law requires any storey exceeding 4.2 metres in height to be considered an additional storey.

**c) Section 7.427.1 a)**

to permit townhouse dwellings, in accordance with the provisions of the MJC\*425 zone, whereas the only permitted use is a public park.

**d) Section 7.425.3 p)**

to permit a minimum setback of 0 metres for any storey above the first storey of a townhouse dwelling, whereas the by-law requires the main wall of any storey above the first storey to be setback a minimum of 7 metres from the main wall of the first storey along Castlemore Avenue.

**e) Section 6.2.2 a)**

to permit a porch to project a minimum of 0.80 metres towards the streetline, whereas the by-law requires any porch that is located between the main wall of a building and a streetline shall extend at least 1.5 metres towards the streetline from the main wall that abuts the porch.

**f) Section 7.425.3 c)**

to permit a residential Floor Space Index (FSI) of 2.05, whereas the by-law permits a maximum of 2.0.

**g) Section 7.425.4 b) (iii)**

to permit a minimum of 52 residential visitors parking spaces for two (2)- 18 storey mixed use buildings with a total of 329 dwelling units, whereas, the by-law requires a minimum of 66 residential visitors parking spaces.

**h) Section 7.425.3 m)**

to permit a minimum landscaped open space of 3.6 metres along Anderson Avenue, whereas the bylaw requires 4.5 metres.





**i) Section 7.425.3 l)**

to permit minimum landscaped open space of 3.0 metres, whereas the by-law requires 4.5 metres. Notwithstanding the definition of landscaped open space, transformers shall be permitted to encroach into landscaped open space, to the lot line.

as they relate to a proposed mixed-use development **(East District, Ward 5)**  
**(East District, Ward 5)**

**13. A/166/18**

**Owner Name: National Homes (Castlemore Ave) Inc. (Travis Nolan)**  
**Agent Name: KLM Planning Partners Inc. (Billy Tung)**  
**National Homes (Castlemore Ave) Inc.**  
**Anderson Ave, Markham**  
**PLAN 65M2505 PT BLOCKS 6 AND 7 RP 65R26137 PARTS 9**  
**AND 10 AND RP 65R30332 PARTS 4 AND 5**

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

**a) Section 3.71:**

for the lands that are subject to this minor variance application, the definition of "lot" is varied to consist of a lot as it existed [day before variance granted].

**b) Section 3.136:**

for the lands subject to this minor variance application, the definition of storey shall be varied such that any portion of a storey exceeding 6.3 metres in height shall be considered an additional storey, whereas the by-law requires any storey exceeding 4.2 metres in height to be considered an additional storey.

**c) Section 7.427.1 a)**

to permit townhouse dwellings, in accordance with the provisions of the MJC\*425 zone, whereas the only permitted use is a public park.

**d) Section 7.425.3 p)**

to permit a minimum setback of 0 metres for any storey above the first storey of a townhouse dwelling, whereas the by-law requires the main wall of any storey above the first storey to be setback a minimum of 7 metres from the main wall of the first storey along Castlemore Avenue.

**e) Section 6.2.2 a)**

to permit a porch to project a minimum of 0.80 metres towards the streetline, whereas the by-law requires any porch that is located between the main wall of a building and a streetline shall extend at least 1.5 metres towards the streetline from the main wall that abuts the porch.



**f) Section 7.425.3 c)**

to permit a residential Floor Space Index (FSI) of 2.05, whereas the by-law permits a maximum of 2.0.

**g) Section 7.425.4 b) (iii)**

to permit a minimum of 52 residential visitors parking spaces for two (2)- 18 storey mixed use buildings with a total of 329 dwelling units, whereas, the by-law requires a minimum of 66 residential visitors parking spaces.

**h) Section 7.425.3 m)**

to permit a minimum landscaped open space of 3.6 metres along Anderson Avenue, whereas the bylaw requires 4.5 metres.

**i) Section 7.425.3 l)**

to permit minimum landscaped open space of 3.0 metres, whereas the by-law requires 4.5 metres. Notwithstanding the definition of landscaped open space, transformers shall be permitted to encroach into landscaped open space, to the lot line.

as they relate to a proposed mixed-use development **(East District, Ward 5)**  
**(East District, Ward 5)**

**14. B/21/18**

**Owner Name: King Square Limited (Wenyi Wang)**  
**Agent Name: KLM Planning Partners Inc. (Billy Tung)**  
**King Square Limited**  
**9390 Woodbine Ave, Markham**  
**PLAN 65M3925 PT BLK 1 RP 65R34025 PTS 1 AND 2**

The owner is requesting to:

a) to establish an easement for pedestrian and vehicular access over Block 1 and part of Block 2, Plan 65M-3925 (Part 1 and 2) in favour of the adjacent property to the west.  
**(West District, Ward 2)**

**15. B/22/18**

**Owner Name: Markland Residential Corporation (Wenyi Wang)**  
**Agent Name: KLM Planning Partners Inc. (Billy Tung)**  
**Markland Residential Corporation**  
**9390 Woodbine Ave, Markham**  
**PLAN 65M3925 PT BLK 1 RP 65R34025 PTS 1 AND 2**

The owner is requesting to:



## *COMMITTEE OF ADJUSTMENT*

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a) to establish an easement for pedestrian and vehicular access over part of Block 2, Plan 65M-3925 (Part 3) in favour of the adjacent property to the east. This easement would apply only to a depth of 199.50 metres. The purpose of the stratified easement is to ensure the access easement applies only to the surface and does not encumber an underground parking structure that is proposed to be constructed under the easement. **(West District, Ward 2)**

### **Adjournment**

1. Next Meeting, January 23, 2019
2. Adjournment