



CITY OF MARKHAM
101 Town Centre Boulevard
Markham, Ontario
Council Chambers

April 24, 2019
7:30 p.m.

COMMITTEE OF ADJUSTMENT

Minutes

The 7th regular meeting of the Committee of Adjustment for the year 2019 was held at the time and place above with the following people present:

| | <u>Arrival Time</u> |
|--------------------|---------------------|
| Gregory Knight | 7:30PM |
| Philip Gunn, Chair | 7:30PM |
| Jeamie Reingold | 7:30PM |
| Arun Prasad | 7:30PM |

Justin Leung, Secretary-Treasurer
Michelle Lui, Development Technician
Hailey Miller, Development Technician

Regrets
Tom Gutfreund
Gary Muller

Minutes: April 10, 2019

THAT the minutes of Meeting No. 6 of the City of Markham Committee of Adjustment, held April 10 2019, be

- a) Approved as submitted, on April 24, 2019

Moved By: Jeamie Reingold
Seconded By: Arun Prasad

Carried

The Chair indicated this is the last sitting of the current Committee. He wanted to thank all members for their work and dedication. Committee member Arun Prasad commented that the Chair and Vice-Chair have worked quite well.

DISCLOSURE OF INTEREST –

None

APPOINTMENT OF ACTING SECRETARY-TREASURER

- That Michelle Lui be appointed Acting Secretary-Treasurer, Committee of Adjustment, to discharge duties and responsibilities of the Secretary-Treasurer position in the absence of the primary Secretary-Treasurer.

Moved By: Jeamie Reingold
Seconded By: Gregory Knight

THAT Michelle Lui be appointed Acting Secretary-Treasurer, Committee of Adjustment, to commence this day April 24, 2019 onwards.

Resolution Carried

PREVIOUS BUSINESS:

1. A/134/18

Owner Name: Dan Zhou
127 Sherwood Forest Dr, Markham
PLAN 5881 LOT 25

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

- a) Section 11.2(c)(i):**
an unenclosed/uncovered porch and steps to encroach a maximum of 5.76 feet into the required front yard setback, whereas the By-law permits a maximum encroachment of 18 inches into any required yard;

as it relates to an addition of a deck to an existing residential dwelling. **(East District, Ward 4)**

The Secretary-Treasurer introduced the application.

The owner Dan Zhou appeared on behalf of the application. Ms. Zhou provided views from her neighbour properties to provide a perspective in relation to her subject property. She indicated it appears she is the only raised bungalow on the street. She believes the character of neighbourhood will not be negatively impacted.

Committee member Jeamie Reingold commented that there is a mature, well maintained hedge on the property which should be retained if possible. If building materials and construction is done to complement the neighbourhood this proposal could be supportable.

Committee member Arun Prasad commented that this is a unique corner lot. He also commented that it appears staff is not supportive of the application.

Moved By: Jeamie Reingold
Seconded By: Gregory Knight

THAT Application No. A/134/18 be approved subject to conditions contained in the staff report.

Resolution Carried

2. 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 48.8 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;

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

The Secretary-Treasurer introduced the application.

The agent Sam Wu appeared on behalf of the application. He indicated that a previous variance requested has now been withdrawn. They are now only requesting one variance. Some other modifications to the proposal were also made.

Nancy Ling, resident directly adjacent to subject property, commented that variance requests should be minor in nature. Incremental variance request should be issue taken into account.

Liz Brown of 65 Lincoln Green Drive spoke in opposition to the application. Ms. Brown commented that porch footprint appears to be similar to previous request. The overall proposal appears to be still substantial. This is the third deferral of this application.

Committee member Arun Prasad inquired about the porch.

The agent responded that the porch now complies with zoning requirements. Only minor increases are being requested with this proposal. He also commented that the City's Official Plan does contemplate for variety of housing stocks.

Committee member Gregory Knight stated that massing does not appear that significant.

Committee member Jeamie Reingold indicated that design appears compatible in relation to other developments in area.

Moved By: Arun Prasad

Seconded By: Jeamie Reingold

THAT Application No. A/168/18 be approved subject to conditions contained in the staff report.

Resolution Carried

NEW BUSINESS:

1. A/29/19

Owner Name: YIGUANG HUANG

Agent Name: Structfit Consulting Inc. (David Zhang)

48 Eton St, Markham

PLAN 65M2520 LOT 21

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

a) Section 7.1.1:

one secondary dwelling unit, whereas the By-law permits a Single Family Dwelling;

as it relates to a proposed basement apartment. **(Central District, Ward 3)**

The Secretary-Treasurer introduced the application.

The agent David Zhang appeared on behalf of the application.

The Chair asked how many bedrooms in the property.

Mr. Zhang responded 5 -6 bedrooms.

Councillor Reid McAlpine appeared on behalf of the application. He indicated this appears to be a rooming house.

Secretary-Treasurer indicated that the application is for the basement apartment only while other issues are being addressed with Building and By-law staff.

Committee member Gregory Knight stated that there appears to be issues on the property which should be addressed.

Moved By: Arun Prasad

Seconded By: Gregory Knight

THAT Application No. A/29/19 be deferred sine die.

Resolution Carried

2. A/28/19

Owner Name: HANISHA INCORATED & GOPAL INVESTMENTS LTD.

Agent Name: The Planning Partnership (Bruce Hall & Arthur Grabowski)

8330 Woodbine Ave, Markham

PLAN 3940 LOTS 14 & 15 PLAN 65M2326 BLK 19 PLAN 65M2073 LOT 19

The applicant is requesting relief from the requirements of By-law 165-80, as amended to permit:

- a) Section 5.3(g):**
a maximum height of 25.75m for the hotel and a maximum height of 17.01m for the office, whereas the By-law permits a maximum height of 14m;
- b) Section 5.3(d):**
a minimum front yard setback of 4.89m, whereas the By-law requires a minimum front yard setback of 12.0m;
- c) Section 5.3(d):**
a minimum rear yard setback of 5.0m, whereas the By-law requires a minimum rear yard setback of 12.0m;
- d) Section 5.3(d):**
a minimum flankage setback of 3.85m, whereas the By-law requires a minimum setback of 6.0m;
- e) Section 5.3(f):**
a minimum Gross Ground Floor Area of 744.9sqm, whereas the By-law requires a minimum Gross Ground Floor Area of 1,400sqm;
- f) Section 6.6.1:**
a restaurant, whereas the By-law does not permit a restaurant;
- g) Parking By-law 28-97, Table B:**

a minimum of 236 parking spaces, whereas the By-law requires a minimum of 317 parking spaces;

h) Section 4.1.5:

a minimum of 2 loading spaces, whereas the By-law requires a minimum of 4 loading spaces;

i) Section 4.6.2:

a minimum Arterial Road Centreline setback of 28.23m, whereas the By-law requires a minimum setback of 40.0m;

j) Section 4.7.1:

a minimum landscape strip of 4.89m (east), whereas the By-law requires a minimum landscape strip of 9.0m;

k) Section 4.7.1:

a minimum landscape strip of 3.0m (south), whereas the By-law requires a minimum landscape strip of 6.0m;

l) Section 4.7.1:

a minimum landscape strip of 1.15m (west), whereas the By-law requires a minimum landscape strip of 6.0m;

m) Section 4.7.1:

a minimum landscape strip of 3.0m (north), whereas the By-law requires a minimum landscape strip of 6.0m;

as it relates to a proposed seven-storey hotel and four-storey office with a restaurant at-grade. **(West District, Ward 8)**

The Secretary-Treasurer introduced the application.

Moved By: Jeamie Reingold

Seconded By: Arun Prasad

THAT Application No. A/28/19 be deferred sine die.

Resolution Carried

The Secretary-Treasurer indicated a new Committee will be sitting at the next Committee of Adjustment meeting. He thanked the current Committee for their hard work and commitment to the Committee and wished them best of luck moving forward.


MOTION TO ADJOURN

Moved by Arun Prasad

Seconded by Gregory Knight

THAT the meeting of Committee of Adjustment be adjourned at 8:22 p.m., and the next regular meeting will be held on May 8, 2019.

CARRIED


Secretary-Treasurer,
Committee of Adjustment


Chair