



AGENDA

Wednesday, February 21, 2018

7:30pm

Location: City of Markham, Council Chamber

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

Minutes: February 7, 2018

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. A/84/16

Owner Name: 2101125 Ontario Ltd. (Kirupakaran Ehamparam)

Agent Name: Charles Sutherland

2101125 Ontario Ltd. 7543 Kennedy Rd, Markham

CON 6 PT LT 4 65R16696 PTS 1 & 2

The applicant is requesting relief from the requirements of By-law 90-81, as amended to permit:

a) Amending By-law 2007-69, Section 7.50, 3 b) i):

a maximum of 2 medical clinics, whereas the By-law only permits a maximum of 1 medical clinic;

b) Amending By-law 2007-69, Section 7.50, 2 e):

a maximum gross floor area of 461.1 sq. m, whereas the By-law permits a maximum gross floor area of 430 sq. m;

c) Amending By-law 2007-69, Section 7.50, 3 a) iv):

a minimum landscape strip along the south lot line of 1.029 m, whereas the By-law requires a minimum landscape strip along the south lot line of 1.4m,

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

a minimum of 12 parking spaces, whereas the By-law requires a minimum of 13 parking spaces;

as they relate to a proposed medical building. **(Central District, Ward 8)**

NEW BUSINESS:**1. B/30/17**

Owner Name: Ideal Asset Holdco Inc. (Luis Correia)
Agent Name: Howland Green Homes Ltd. (Dave de Sylva)
Address: Cachet Woods Crt, Markham
PLAN 65M4414 BLK 2

The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate area of 7,637.5 sq. m and lot frontage of 53.2 m (Part 1);
- b) retain a parcel of land with an approximate area of 7,944.6 sq. m and lot frontage of 49.05 m (Part 2).

This application is related to minor variance application A/182/17. **(West District, Ward 2)**

2. A/182/17

Owner Name: Ideal Asset Holdco Inc. (Luis Correia)
Agent Name: Howland Green Homes Ltd. (Dave de Sylva)
Address: Cachet Woods Crt, Markham
PLAN 65M4414 BLK 2

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

- a) **Amending By-law 48-93, Section 1.1:**
a minimum lot frontage of 53.2 metres, whereas the By-law requires a minimum lot frontage of 60 metres;
- b) **Amending By-law 48-93, Section 1.1:**
a minimum lot area of 0.76 hectares, whereas the By-law requires a minimum lot area of 1 hectare;
- c) **Amending By-law 12-81, Section (a):**
a maximum Floor Area Ratio of 83 percent, whereas the By-law permits a maximum Floor Area Ratio of 70 percent;
- d) **Amending By-law 70-82; Section 4.5.1(a)(ii):**
to permit no (0) loading spaces per building; whereas, the By-law requires a minimum of 2 loading spaces per building;
- e) **Section 4.7.1(b):**
a minimum 3.0 metres landscape strip adjoining Cachet Woods Court; whereas, the By-law requires a minimum landscape strip adjoining Cachet Wood Court of 6.0 metres;

f) Section 4.5.1 (a):

a permit overhead vehicular doors located in a yard or wall which adjoins or faces a street; whereas, the by-law requires that no loading space or platform or overhead vehicular door be located in any yard or wall of any building which adjoins or faces a street;

g) Section 5.2 (d) (ii):

a side yard of 6.0 metres, whereas the By-law requires a minimum side yard setback of 6.38 metres;

as they relate to a proposed commercial business office.

This application is related to consent application B/30/17. **(West District, Ward 2)**

3. B/31/17

Owner Name: Antonio Bruno

Agent Name: JKO Planning Services Inc. (Jim Kotsopoulos)

Address: 22 River Bend Rd, Markham

PLAN 3684 PT LOT 27

The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate area of 610.1 sq. m and lot frontage of 14.504 metres (Part 2);
- b) retain a parcel of land with an approximate area of 514.5 sq. m and lot frontage of 14.504 metres (Part 1).

Parts 3 and 4 with an approximate area of 902.9 sq. m are to be conveyed to the City of Markham.

This application is related to consent application B/32/17. **(Central District, Ward 3)**

4. B/32/17

Owner Name: Gennaro Bruno

Agent Name: JKO Planning Services Inc. (Jim Kotsopoulos)

Address: 24 River Bend Rd, Markham

PLAN 3684 PT LOT 28

The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate area of 588.81 sq. m and lot frontage of 15.393 m (Part 6);
- b) retain a parcel of land with an approximate area of 647 sq. m and lot frontage of 15.392 m (Part 5).

Parts 7 and 8 with an approximate area of 927.2 sq. m are to be conveyed to the City of Markham.

This application is related to consent application B/31/17. **(Central District, Ward 3)**

5. A/160/17

Owner Name: Mi Fang
Agent Name: Shahram Khatibzadeh
Address: 14 Sherwood Forest Dr, Markham
PLAN 5810 LOT 236

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 floor area ratio of 50.84 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)**

6. A/171/17

Owner Name: Anna Maria Sgouros & Nicholas Steve Kalantzis
Agent Name: SDG Design (Stefano Di Giulio)
Address: 11 Fredericton Rd, Markham
PLAN 4427 LOT 24 PLAN 5879 PT LOT 17

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

a) Table 11.1:

lot coverage of 35.46 percent, whereas the By-law permits a maximum lot coverage of 35 percent;

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

a building height of 10.66 metres, whereas the By-law permits a maximum height of 9.8 metres;

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

a building depth of 20.85 metres, whereas the By-law permits a maximum depth of 16.8 metres;

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

a floor area ratio of 51.7 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)**

7. A/175/17

Owner Name: Sathiyabama Mathiyaparanam

Agent Name: Gerard Ratnarajah

Address: 50 Sir Bedevere Pl, Markham

PLAN M1392 LOT 136

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

a) Section 6.1(a):

a secondary suite, whereas the By-law does not permit a secondary suite;

b) Parking By-law 28-97, 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)**

8. A/184/17

Owner Name: An Lu

Agent Name: Battaglia Architect Inc. (JOE BATTAGLIA)

Address: 36 Summerfeldt Cres, Markham

PLAN M1441 LOT 130

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

a) Schedule B:

a minimum front yard setback of 26'-2", whereas the By-law requires a minimum front yard setback of 27';

b) Schedule 'B':

a minimum east side yard setback of 5'-6" for the two storey portion of the dwelling, whereas the By-law requires a minimum side yard setback of 6' for the two storey portion of the dwelling;

c) Schedule 'B':

a minimum west side yard setback of 4'-5 ¾" for the two storey portion of the dwelling, whereas the By-law requires a minimum side yard setback of 6' for the two storey portion of the dwelling;

d) Schedule 'B':

a maximum building height of 27'-3", whereas the By-law permits a maximum building height of 25';

e) Schedule 'B':

a maximum lot coverage of 39.32 percent whereas the By-law permits a maximum lot coverage of 33 1/3 percent,

as they relate to a proposed residential dwelling. **(Central District, Ward 3)**

9. A/188/17

Owner Name: 1826919 Ontario Inc. (Hashem Ghadaki)

Agent Name: Malone Given Parsons Ltd. (Lincoln Lo)

Address: 15 & 25 Water Walk Dr, Markham

PLAN 65M4395 BLK 2

The applicant is requesting relief from the requirements of By-law 2004-196, as amended to permit:

a) Amending By-law 2010-184, Section 6.11.3 a):

a maximum of 1.053 parking spaces per dwelling unit and a minimum of 0.1 parking spaces per dwelling unit for visitors; whereas the By-law requires a maximum of 1 parking space per dwelling unit and a minimum of 0.2 parking spaces per dwelling unit for visitors;

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

10. A/01/18

Owner Name: Ivana Venderis & Peter Venderis

Agent Name: Ivana Venderis

Address: 25 Elm St, Markham

PLAN 4292 LOT 11

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 10.65 metres, whereas the By-law permits a maximum building height of 9.80 metres;

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

a maximum building depth of 24.87 metres, whereas the By-law permits a maximum building depth of 16.80 metres;

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

a maximum floor area ratio of 51.4 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)**

11. A/02/18

Owner Name: Sujie Tang

Agent Name: Oneness Design Inc. (Shan Chih Tseng)

Address: 6 Honeybourne Cres, Markham

PLAN 4949 LOT 114

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 10.84 m, 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 Net Floor Area Ratio of 49.5 percent, whereas the By-law permits a maximum Net Floor Area Ratio of 45 percent;

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

12. A/03/18

Owner Name: Hing Pui Poon & Gally Chung Poon

Agent Name: Justin Poon

Address: 48 Steele Valley Rd, Thornhill

PLAN 4824 PT LOT 3

The applicant is requesting relief from the requirements of By-law 1767, as amended to permit:

a) Amending By-law 100-90; Section 1.2(i):

a maximum building height of 10.48 metres; whereas, the Bylaw permits a maximum flat roof building height of 8.0 metres;

b) Amending By-law 100-90; Section 1.2(iii):

a maximum building depth of 23.42 metres; whereas, the By-law permits a maximum building depth of 16.8 metres;

c) Section 20(i)(c):

a minimum front yard setback of 46 feet 6 inches; whereas, the By-law permits a minimum front yard setback of 50 feet;

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

13. A/05/18

Owner Name: Hakim Hasanzadah
Agent Name: LHW Engineering Ltd. (Mengchen Xu)
Address: 19 Fierheller Crt, Markham
PLAN 65M4398 LOT 214

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

a) Section 6.2.1 (b):

a maximum deck projection of 3.33 metres from the wall closest to the rear lot line, whereas the By-law permits a maximum deck projection of 3 metres from the wall closest to the rear lot line for decks with a height greater than 1 metre;

as it relates to a proposed rear deck addition to an existing residential dwelling. **(West District, Ward 6)**

14. A/07/18

Owner Name: 1637063 Ontario Inc. (Mohammed Rahman)
Agent Name: Y.T. Architectural (YOUSEF TADROS)
Address: 7160 Markham Rd, Markham
CON 7 PT LT 2

The applicant is requesting relief from the requirements of By-law 90-81, as amended to permit:

a) Amending By-law 165-93, Section 1.3:

a maximum building height of 13.41 metres, whereas the By-law permits a maximum height of 12 metres;

as it relates to a proposed medical office building. **(East District, Ward 7)**

15. A/08/18

Owner Name: Water Street Non-Profit Home Inc. (Mike Clare)
Agent Name: David Johnston Architect Ltd. (David Johnston)
Address: 20 & 22 Water St, Markham
CON 7 PT LT 12 65R9444 PTS 1 & 2 65R13753 PT 1

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

a) Table 11.1:

a minimum dwelling unit floor area of 500 sq. ft for one bedroom apartments, whereas the By-law requires a minimum dwelling unit floor area of 600 sq. ft for one bedroom apartments;

as it relates to a proposed residential building. **(Heritage District, Ward 4)**

16. A/10/18

Owner Name: Lisa Harper & Scott Harper
Agent Name: Master Edge Homes (Nathan Proctor)
Address: 32 Victoria Ave, Markham
PLAN 65M2331 LOT 82

The applicant is requesting relief from the requirements of By-law 122-72, as amended to permit:

a) Amending By-law 14-84, Section 1 (d):

a door sill elevation of 173.77 metres, Canadian Geodetic Datum, whereas the By-law requires a minimum elevation of 174.8 metres, Canadian Geodetic Datum;

b) Section 11.2 (c):

a minimum front yard setback of 4 feet 7.5 inches, whereas the By-law requires a minimum front yard setback of 25 feet;

c) Section 5.7:

a maximum porch projection of 4 feet 2 inches into the required front yard, whereas the By-law permits a maximum porch projection of 18 inches into any required yard;

as it relates to a proposed addition to the existing residential dwelling.
(Heritage District, Ward 3)

17. A/13/18

Owner Name: Kylemore Communities (Yorkton) Ltd
Agent Name: Kylemore Communities (Yorkton) Ltd
Address: 9366 Kennedy Rd, Markham
PLAN 3555 S PT LT 1

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

a) Table B1:

a minimum lot frontage of 14.2 m (Block 1 on the Site Plan), whereas the By-law requires a minimum lot frontage of 15 m;

b) Section 7.539.1 f) (ii):

a minimum width of 4.83 m for a townhouse dwelling end unit (Block 7, Lot 1 on the Site Plan), whereas the By-law requires a minimum width of 5.75 m for townhouse dwelling end units;

as they relate to two proposed residential lots on the Site Plan for SC 16 123806, on approved Draft Plan of Subdivision 19TM-14009. **(West District, Ward 6)**

ADJOURNMENT

- 1. Next Meeting, March 14, 2018**
- 2. Adjournment**