



AGENDA

Wednesday, February 07, 2018

7:30pm

Location: City of Markham, Council Chamber

Address: 101 Town Centre Boulevard (Anthony Roman Centre)

Minutes: January 24, 2018

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. A/165/16

Owner Name: EDDIE LEUNG & TSZ PING HO

Agent Name: EDDIE LEUNG

Address: 2 Wildrose Cres, Thornhill

PL M899 PT LT 87 66R2319 PTS 26 60 & 61

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

a) Infill By-law 100-90, Section 1.2(v):

a maximum garage width of 9.7 metres, whereas the By-law permits a maximum attached garage width of 7.7 m for any lot having a frontage of less than 18.3 metres (60 feet);

as it relates to a garage addition to the existing dwelling.

(West District, Ward 1)

2. A/139/17

Owner Name: Foundry Lane Holdings Inc. (Harry James)

Agent Name: Tom Garzelli

Address: 43 Elm St, Markham

PLAN 4292 LOT 19

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 (iii):

a maximum building depth of 25.2 m, whereas the By-law permits a maximum building depth of 16.8 m;

- b) **Infill By-law 99-90, Section 1.2 (i):**
a maximum building height of 9.85 m, whereas the By-law permits a maximum building height of 9.8 m;
 - c) **Deck By-law 142-95, Section 2.2 (b) (i):**
a maximum deck projection of 7.2 m, whereas the By-law permits a maximum deck projection of 3.0 m;
 - d) **Infill By-law 99-90, Section 1.2 (vi):**
a maximum Floor Area Ratio of 49 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)**

3. A/143/17

Owner Name: Haifeng Zhang
Agent Name: SIRLIN GILLER & MALEK ARCHITECTS (LAWRENCE MALEK)
Address: 10 Windridge Dr, Markham
PLAN 4429 LOT 14

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 10.05 metres; whereas the By-law permits a maximum height of 9.8 metres;
 - b) **Infill By-law 99-90, Section 1.2(vi):**
a maximum floor area ratio of 53.8 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)**

NEW BUSINESS:

1. B/29/17

Owner Name: 2581795 Ontario Inc. (Gil Schyolar)
Agent Name: Evans Planning Inc. (Adam Santos)
Address: 3 Ovida Blvd, Markham
PLAN 3252 PT LOT 6

The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate area of 90.7 sq. m (976.3 sq. ft) and lot frontage of 3 m (9.8 ft) (Part 2);

- b) retain a parcel of land with an approximate area of 560.1 sq. m (6,028.9 sq. ft) and lot frontage of 18.52 m (60.8 ft) (Part 3).

Part 2 is to be merged with the property to the north in order to provide a landscape open space strip between the existing commercial property and the residential lot on Part 3.

This application is related to minor variance applications A/153/17 and A/154/17.

(East District, Ward 4)

2. A/153/17

Owner Name: 2581795 Ontario Inc. (Gil Schyolar)

Agent Name: Evans Planning Inc. (Adam Santos)

Address: 3 Ovida Blvd, Markham

PLAN 3252 PT LOT 6

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 560.1 sq. m (6,028.9 sq. ft); whereas the By-law requires a minimum lot area of 613.2 sq. m (6,600 sq. ft);

as it relates to a proposed residential dwelling.

This application is related to consent application B/29/17 and minor variance application A/154/17. **(East District, Ward 4)**

3. A/154/17

Owner Name: 2581795 Ontario Inc. (Gil Schyolar)

Agent Name: Evans Planning Inc. (Adam Santos)

Address: 3 Ovida Blvd, Markham

PLAN 3252 PT LOT 6

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

a) Section 12.5 (c)(ii):

a minimum landscaped open space strip of 3 m (9.8 ft) in width; whereas the By-law requires a landscaped open space strip of at least 7.62 m (25 ft) in



width adjoining the lot line in any side or rear yard that abuts a Residential Zone;

as it relates to an existing commercial building.

This application is related to consent application B/29/17 and minor variance application A/153/17. **(East District, Ward 4)**

4. B/37/17

Owner Name: Renaissance (Swan Lake) Community Corporation (Laverne Hudson)

Agent Name: WSP (Sabrina Coletti)

Address: 6360 16th Ave, Markham

PLAN 65M3103 PT BLKS 10 & 11 65R21529 PTS 2 & 3

The applicant is requesting provisional consent to:

- a) establish an easement over driveways, at-grade parking, ramp, and underground parking and associated access and storage areas on the subject property in favour of the adjacent property at 6380 16th Avenue.

The proposed easement would have a total area of approximately 3,925 square metres.

This application is related to Consent B/38/17. **(East District, Ward 5)**

5. B/38/17

Owner Name: Amica (Swan Lake) Community Corporation (Laverne Hudson)

Agent Name: WSP (Sabrina Coletti)

Address: 6380 16th Ave, Markham

PLAN 65M3103 BLOCK 9

The applicant is requesting provisional consent to:

- a) establish an easement over driveways, at-grade parking, and underground parking and associated access and storage areas on the subject property in favour of the adjacent property at 6360 16th Avenue.

The proposed easement would have a total area of approximately 3,917 square metres.

This application is related to Consent B/37/17. **(East District, Ward 5)**

6. A/173/17

Owner Name: Poetry Living (Abbey Lane) Ltd. (Antonio DiSabatino)
Agent Name: Gagnon Walker Domes Ltd. (Andrew Walker)
Address: Lord Melborne St, Markham
PLAN 65M4026 BLK 300

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

a) Amending By-law 2017-79:

a minimum front yard setback of 2 metres, whereas the By-law requires a minimum front yard setback of 3 metres;

as it relates to a proposed residential dwelling within an approved Draft Plan of Subdivision.

This application is for Unit #104 on Block 17 of approved Draft Plan of Subdivision 19TM-15003. **(West District, Ward 2)**

7. A/174/17

Owner Name: Haixia Li
Agent Name: Paar Design (Nikol Paar)
Address: 65 Proctor Ave, Thornhill
PLAN 2368 E PT LOT 15

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(i):

a building height of 10.8 metres, whereas the By-law permits a maximum height of 9.8 metres;

b) Infill By-law 101-90, Section 1.2(iv):

a building depth of 21.08 metres, whereas the By-law permits a maximum depth of 16.8 metres;

as they relate to a proposed residential dwelling. **(West District, Ward 1)**

8. 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; as it relates to a proposed basement apartment. **(East District, Ward 4)**

9. A/176/17

Owner Name: Saroginidevy Ratnavel
Agent Name: CANTAM GROUP LTD (YASO SOMALINGAM)
Address: 27 Castle Rock Crt, Markham
PLAN 65M4457 LOT 30

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

a) Section 5.2.1:

a second dwelling unit; whereas the By-law permits no more than one single detached dwelling on one lot;

b) Section 4.5:

an uncovered platform with steps to project a distance of not more than 0.92 m into a required interior side yard; whereas the By-law permits a distance of not more than 0.45 m;

as they relate to a proposed basement apartment. **(East District, Ward 7)**

10. A/178/17

Owner Name: Trimon Management Inc. (Sandra Martinez)
Agent Name: Trimon Management Inc. (Sandra Martinez)
Address: Woodbine Ave, Markham
PLAN M1707 PT BLKS A AND T 65R25510 PTS 1 4 AND 5



COMMITTEE OF ADJUSTMENT

The applicant is requesting relief from the requirements of By-law 108-81, as amended to permit:

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

a minimum of 213 parking spaces, whereas the By-law requires a minimum of 220 parking spaces;

as it relates to a proposed retail/office building. **(West District, Ward 8)**

11. A/180/17

Owner Name: 9831827 Canada Inc. (Martin Ferreira)

Agent Name: Rockim Design Inc. (Rock Kim)

Address: 14 David St, Markham

PLAN 1105 W PT LOT 37 W PT LOT 38

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

a) Section 11.1 (f):

a minimum flankage yard setback of 9.9 feet, whereas the By-law requires a minimum flankage yard setback of 10 feet;

b) Table 11.1:

a minimum east side yard setback of 3.93 feet for the two-storey portion of the building, whereas the By-law requires a minimum side yard setback of 6 feet for the two-storey portion;

c) Section 11.2 (c) (i):

a front porch step encroachment of 5.94 feet, whereas the By-law permits front porch steps to encroach 18 inches into the required yard;

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

a Net Floor Area of 49.96 percent, whereas the By-law permits a maximum Net Floor Area of 45 percent;

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

12. A/183/17

Owner Name: 2417219 Ontario Inc. (Jae Park)

Agent Name: Michael Smith Planning Consultants; Development Coordinators Ltd. (Gord Mahoney)

Address: 26 Glen Cameron Rd, Thornhill

PLAN 2426 LOT 201



COMMITTEE OF ADJUSTMENT

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

a) Amending By-law 53-94; Section 1.2(b):

a Home Occupation use to occupy 35 percent of the total combined gross floor area of the Dwelling unit; whereas, the By-law restricts a Home Occupation use to 25 percent of the total gross floor area of the dwelling unit;

b) Amending By-law 53-94; Section 1.2(d):

a maximum of three (3) employees not residing in the dwelling unit; whereas, the Bylaw permits no more than one employee not residing in the dwelling unit;

as it relates to a home occupation within an existing residential dwelling.
(West District, Ward 1)

ADJOURNMENT

1. **Next Meeting: February 21, 2018**
2. **Adjournment**