



AGENDA

Wednesday, January 24, 2018

7:30pm

Location: City of Markham, Council Chamber

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

Minutes: November 29, 2017

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. A/120/17

Owner Name: Mario Barbaro & Lori Morgado

Agent Name: Gregory Design Group (Russ Gregory)

Address: 23 Sir Bodwin Pl, Markham

PLAN M1392 LOT 219

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

a) Table 11.1:

a minimum front yard setback of 6.5 metres, whereas the By-law requires a minimum front yard setback of 7.62 metres;

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

a maximum net floor area ratio of 50.32 percent, whereas the By-law permits a maximum net floor area ratio of 45 percent;

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

a maximum building height of 10.03 metres, whereas the By-law permits a maximum building height of 9.8 metres;

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

2. A/132/17

Owner Name: ENDEEN INVESTMENTS LTD. (Dino Quarin)
Agent Name: MGL & Co. Inc. (Maggie Low)
Address: 2680 14th Ave, Markham
PLAN 65M2481 LOT 24

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

a) Parking By-law 28-97, Section 4.0:

a minimum of 121 parking spaces with 9 accessible spaces, whereas the by-law requires a minimum of 174 parking spaces with 9 accessible spaces;

as it relates to the expansion of a badminton club. **(West District, Ward 8)**

3. A/133/17

Owner Name: 1421121 Ontario Limited (Sylvester Chuang)
Agent Name: Matthews Planning & Management Ltd (David Matthews)
Address: 4080 7 Hwy, Markham
CON 5 PT LOT 11 RP 65R28640 PART 1

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

a) Amending By-law 199-2000, Section 3.2 a):

repair and service of motor vehicles, whereas the by-law does not permit repair and service of motor vehicles;

b) Amending By-law 199-2000, Section 3.3 a):

an automobile sales establishment to operate as three (3) premises within a single building, where as the by-law prohibits an automobile sales establishment unless operated as a single premise within a single building;

c) Section 3.3 a) iii):

a minimum west side yard setback of 7.44 m, whereas the by-law requires a minimum side yard setback of 12 m;

d) Section 3.3 a) iv):

a maximum building height of 14.3 m, whereas the by-law permits a maximum building height of 6.5 m within 25 m of the rear lot line and 11 m for the remainder of the lot;

e) Section 5.13:

zero (0) loading spaces, whereas the by-law requires a minimum of two (2) loading spaces;

as they relate to three new interconnected automobile dealerships. **(Central District, Ward 3)**

NEW BUSINESS:**1. A/149/17**

Owner Name: AILING WANG

Agent Name: Bill Ross & Associates (Bill Ross)

Address: 9 Fairway Heights Cres, Thornhill

PLAN 6350 LOT 70

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(vi):

a maximum floor area ratio of 49.5% (7,426 sq. ft.); whereas, the By-law permits a maximum floor area ratio of 47% (7,050 sq. ft.);

b) Infill By-law 100-90; Section 1.2(i):

a maximum building height of 10.83 metres; whereas, the Bylaw permits a maximum building height of 9.8 metres;

c) Infill By-law 100-90; Section 1.2(iii):

a maximum building depth of 22.16 metres; whereas, the By-law permits a maximum building depth of 16.8 metres;

d) Section 15(i)(e):

a minimum rear yard setback of 32'-9"; whereas, the By-law requires a minimum rear yard setback of 40 feet;

e) Section 9 (i):

a maximum (window well) side yard encroachment of 24"; whereas, the By-law permits a maximum yard encroachment of 18" into the required side yard;

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

2. A/151/17

Owner Name: VIDYA THAKUR
Agent Name: Shekar Thakur
Address: 31 Castle Rock Crt, Markham
PLAN 65M4457 LOT 32

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

a) Section 5.2.1:

a secondary suite in the basement, whereas the By-law permits no more than one single detached dwelling on one lot;

as it relates to a basement apartment. **(East District, Ward 7)**

3. A/155/17

Owner Name: Neda Tajik
Agent Name: F & A Associate Ltd. (Ali Shakeri)
Address: 22 Woodward Ave, Thornhill
PLAN 2446 LOT 231

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 (vii):

a maximum net floor area ratio of 53.9 percent, whereas the By-law permits a maximum net floor area ratio of 50 percent;

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

a maximum building height of 9.3 m, whereas the By-law permits a maximum building height of 8.6 m;

c) Section 1.2 (iv):

a maximum building depth of 16.99 m, whereas the By-law permits a maximum building depth of 16.8 m;

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

4. A/156/17

Owner Name: Shabnam Mostafavi
Agent Name: F & A Associate Ltd. (Ali Shakeri)
Address: 70 Highland Park Blvd, Thornhill
PLAN 2446 LOT 150

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 (vii):**
a maximum net floor area ratio of 53.9 percent, whereas the By-law permits a maximum net floor area ratio of 50 percent;
- b) Infill By-law 101-90, Section 1.2 (i):**
a maximum building height of 9.3 m, whereas the By-law permits a maximum building height of 8.6 m;
- c) Infill By-law 101-90, Section 1.2 (iv):**
a maximum building depth of 16.99 m, whereas the By-law permits a maximum building depth of 16.8 m;

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

5. A/157/17

Owner Name: Payman Berjis
Agent Name: Arcica Inc. (Mr Ali Shakeri)
Address: 73 Meadowview Ave, Thornhill
PLAN 2446 LOT 370

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(vii):**
a floor area ratio of 53.9 percent, whereas the By-law permits a maximum floor area ratio of 50 percent;
- b) Infill By-law 101-90, Section 1.2(i):**
a building height of 9.6 metres, whereas the By-law permits a maximum height of 8.6 metres;
- c) Infill By-law 101-90, Section 1.2(ii):**
a front yard setback of 9.18 metres, whereas the By-law requires a minimum front yard setback of 10.7 metres;

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

6. A/159/17

Owner Name: Kamal Kamali & Pershang Kamali
Agent Name: Hamid Kashani Architects (Hamid Kashani)
Address: 20 Hammok Cres, Thornhill
PLAN M941 LOT 160 REG'D SURVEY R-1726 PARTS 2

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

a) Section 12(iv)(a):

a minimum front yard setback of 33 feet 2 inches (cold cellar); whereas, the By-law requires the front yard of any dwelling being erected between two existing buildings shall comply with the corresponding yards of the two existing buildings 34 feet;

b) Section 15(i)(e):

a minimum rear yard setback of 35 feet 6 inches; whereas, the By-law requires a minimum rear yard setback of 40 feet;

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

7. A/161/17

Owner Name: Forest Bay Homes Ltd. (Lorne Leibel)
Agent Name: RN Design Ltd. (Jamie Lopes)
Address: 6350 Steeles Ave, Markham
CON 8 PT LT 3 65R15734 PT PT 1 & PT 2

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

a) Section 4.6(a):

a roofed porch encroachment of 1.52 metres, whereas the By-law permits a roofed porch encroachment of 0.45 metres into any required yard;

b) Section 4.6(a):

a step encroachment of 2.02 metres, whereas the By-law permits a step encroachment of 0.45 metres into any required yard;

c) Section 4.6(a):



COMMITTEE OF ADJUSTMENT

a bay window encroachment of 0.5 metres, whereas the By-law does not permit bay window encroachment;

as they relate to a proposed residential dwelling on an approved Draft Plan of Subdivision.

This application is for part of Lot 74 on approved Draft Plan of Subdivision 19TM-98017. Minor Variance Applications A/162/17, A/163/17, A/164/17, A/165/17 and A/166/17 are related. **(East District, Ward 7)**

8. A/162/17

Owner Name: Forest Bay Homes Ltd. (Lorne Leibel)

Agent Name: RN Design Ltd. (Jamie Lopes)

Address: 6350 Steeles Ave, Markham

CON 8 PT LT 3 65R15734 PT PT 1 & PT 2

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

a) Section 4.6(a):

a roofed porch encroachment of 1.52 metres, whereas the By-law permits a roofed porch encroachment of 0.45 metres into any required yard;

b) Section 4.6(a):

a step encroachment of 2.02 metres, whereas the By-law permits a step encroachment of 0.45 metres into any required yard;

c) Section 4.6(a):

a bay window encroachment of 0.86 metres, whereas the By-law does not permit bay window encroachment;

as they relate to a proposed residential dwelling on an approved Draft Plan of Subdivision.

This application is for part of Lot 75 on approved Draft Plan of Subdivision 19TM-98017. Minor Variance Applications A/161/17, A/163/17, A/164/17, A/165/17 and A/166/17 are related. **(East District, Ward 7)**

9. A/163/17

Owner Name: Forest Bay Homes Ltd. (Lorne Leibel)
Agent Name: RN Design Ltd. (Jamie Lopes)
Address: 6350 Steeles Ave, Markham
CON 8 PT LT 3 65R15734 PT PT 1 & PT 2

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

- a) Section 4.6(a):**
a roofed porch encroachment of 1.71 metres, whereas the By-law permits a roofed porch encroachment of 0.45 metres into any required yard;
- b) Section 4.6(a):**
a step encroachment of 1.36 metres, whereas the By-law permits steps to encroach 0.45 metres into any required yard;

as they relate to a proposed residential dwelling on an approved Draft Plan of Subdivision.

This application is for part of Lot 113 on approved Draft Plan of Subdivision 19TM-98017. Minor Variance Applications A/161/17, A/162/17, A/164/17, A/165/17 and A/166/17 are related. **(East District, Ward 7)**

10. A/164/17

Owner Name: Forest Bay Homes Ltd. (Lorne Leibel)
Agent Name: RN Design Ltd. (Jamie Lopes)
Address: 6350 Steeles Ave, Markham
CON 8 PT LT 3 65R15734 PT PT 1 & PT 2

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

- a) Section 4.6(a):**
a roofed porch encroachment of 1.71 metres, whereas the By-law permits a roofed porch encroachment of 0.45 metres into any required yard;
- b) Section 4.6(a):**
a step encroachment of 1.18 metres, whereas the By-law permits steps to encroach 0.45 metres into any required yard;



COMMITTEE OF ADJUSTMENT

as they relate to a proposed residential dwelling on an approved Draft Plan of Subdivision.

This application is for part of Lot 114 on approved Draft Plan of Subdivision 19TM-98017. Minor Variance Applications A/161/17, A/162/17, A/163/17, A/165/17 and A/166/17 are related. **(East District, Ward 7)**

11. A/165/17

Owner Name: Forest Bay Homes Ltd. (Lorne Leibel)
Agent Name: RN Design Ltd. (Jamie Lopes)
Address: 6350 Steeles Ave, Markham
CON 8 PT LT 3 65R15734 PT PT 1 & PT 2

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

a) Section 4.6(a):

a roofed porch encroachment of 1.12 metres, whereas the By-law permits a roofed porch encroachment of 0.45 metres into any required yard;

as they relate to a proposed residential dwelling on an approved Draft Plan of Subdivision.

This application is for part of Lot 122 on approved Draft Plan of Subdivision 19TM-98017. Minor Variance Applications A/161/17, A/162/17, A/163/17, A/164/17 and A/166/17 are related. **(East District, Ward 7)**

12. A/166/17

Owner Name: Forest Bay Homes Ltd. (Lorne Leibel)
Agent Name: RN Design Ltd. (Jamie Lopes)
Address: 6350 Steeles Ave, Markham
CON 8 PT LT 3 65R15734 PT PT 1 & PT 2

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

a) Section 4.6(a):

a roofed porch encroachment of 1.71 metres, whereas the By-law permits a roofed porch encroachment of 0.45 metres into any required yard;

b) Section 4.6(a):

a step encroachment of 1.18 metres, whereas the By-law permits steps to encroach 0.45 metres into any required yard;

as they relate to a proposed residential dwelling on an approved Draft Plan of Subdivision.

This application is for part of Lot 130 on approved Draft Plan of Subdivision 19TM-98017. Minor Variance Applications A/161/17, A/162/17, A/163/17, A/164/17 and A/165/17 are related. **(East District, Ward 7)**

13. A/167/17

Owner Name: Thavaraja Rajarathnam

Agent Name: Vanle Architect Inc. (Tom Vanle)

Address: 2 Ridgevale Dr, Markham

PLAN 6230 LOT 1

The applicant is requesting relief from the requirements of By-law 194-82, as amended to permit:

a) Section 8.2(d):

a building height of 11.85 metres, whereas the By-law permits a maximum building height of 10.5 metres;

b) Section 4.5.1(a):

a minimum setback of 23.5 metres to the centre line of 9th Line, whereas the By-law requires a minimum setback of 36.5 metres to the centre line of 9th Line;

c) Section 6.3.2:

a minimum flankage yard setback of 4.5 metres, whereas the By-law requires a minimum flankage yard setback of 5.925 m (half the height of the building);

as they relate to a proposed residential dwelling. **(East District, Ward 7)**

14. A/168/17

Owner Name: Fanny Chan
Agent Name: Fanny Chan
Address: 7 Towne Crt, Markham
PLAN M1368 LOT 6

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

a) Schedule B:

a maximum building height of 26'-5", whereas the by-law permits a maximum building height of 25'-0";

b) Schedule B:

a maximum lot coverage of 35.27 percent, whereas the by-law permits a maximum lot coverage of 33.33 percent;

c) Section 3.7:

the basement walk-out stair to encroach 9'-1" into the rear yard, whereas the by-law permits uncovered platforms (Inc. stairs) to encroach no more than 5'-0" into a front or rear yard;

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

15. A/170/17

Owner Name: Pablo Delrey & Paul Jeffrey Aaron
Agent Name: Arcica Inc. (Mr Ali Shakeri)
Address: 40 Glen Cameron Rd, Thornhill
PLAN 2426 LOT 195

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(vii):

a Floor Area Ratio of 53.9 percent, whereas the By-law permits a maximum Floor Area Ratio of 50 percent;

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

a maximum height of 9.3 metres, whereas the By-law permits a maximum height of 8.6 metres;

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

16. A/179/17

Owner Name: Manivasagar Kanagaratnam
Agent Name: QX4 Investments Ltd. - Consulting Services (Ben Quan)
Address: 158 Church St, Markham
PLAN 1445 PT LOT 1

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

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

17. A/181/17

Owner Name: Joseph Fera
Agent Name: Joseph Fera
Address: 10 Rougecrest Dr, Markham
PLAN 4427 LOT 5

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 49.79 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)**



Other Business:

1. A/181/17

**Owner Name: Joseph Fera
Agent Name: Joseph Fera
Address: 10 Rougecrest Dr, Markham
PLAN 4427 LOT 5**

The applicant is requesting under Section 69 (2) of the Planning Act a reduction to the required fee for the processing of the application.

ADJOURNMENT

- 1. Next Meeting, February 7, 2018**
- 2. Adjournment**