



AGENDA

Wednesday, July 25, 2018

7:30pm

Location: City of Markham, Council Chamber

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

Minutes: July 11, 2018

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. A/17/18

**Owner Name: Sohrab Khosraviani
54 Grandview Ave, Thornhill
PLAN 2446 LOT 342**

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 floor area ratio of 54.79 percent (3,411.2 sq. ft.); whereas, the by-law permits a maximum floor area ratio of 50 percent (3,112 sq. ft.);

b) Section 6.1:

a minimum interior side yard of 1.52 metres on both sides; whereas, the by-law permits a minimum interior side yard setback of 1.8 metres on both sides;

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

2. B/36/17

**Owner Name: Samithamby & Shivanthini Harichandran
Agent Name: QX4 Investments Ltd. - Consulting Services (Ben Quan)
21 Lanor Crt, Markham
PLAN 65M3453 LOT 11**

The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate area of 516.7 sq. m and lot frontage of 14.6 m;

- b) retain a parcel of land with an approximate area of 665.7 sq. m and lot frontage of 23.2 m.

This application is related to Minor Variance Applications A/185/17 and A/186/17.
(East District, Ward 7)

3. A/185/17

Owner Name: Shivanthini Harichandran
Agent Name: QX4 Investments Ltd. - Consulting Services (Ben Quan)
21 Lanor Crt, Markham
PLAN 65M3453 LOT 11

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

- a) **Section 6.1.2:**
a minimum front yard of 6.9 m, whereas the By-law requires a minimum front yard of 8 m;
- b) **Section 6.1.2:**
a minimum rear yard of 6.1 m, whereas the By-law requires a minimum rear yard of 7.5 m.
- c) **Amending By-law 61-94, Section 17:**
a minimum side yard of 1.6 m (south), whereas the By-law requires a minimum side yard of 1.8 m;
- d) **Amending By-law 61-94, Section 17:**
a minimum side yard of 0.6 m for a one-storey portion of the building (south), whereas the By-law requires a minimum side yard of 1.2 m;

as they relate to an existing residential dwelling.

This application is related to Consent Application B/36/17 and Minor Variance Application A/186/17. **(East District, Ward 7)**

4. A/186/17

Owner Name: Samithamby Harichandran
Agent Name: QX4 Investments Ltd. - Consulting Services (Ben Quan)
21 Lanor Crt, Markham
PLAN 65M3453 LOT 11

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

- a) **Section 6.1.2:**
a minimum lot frontage of 14.6 m, whereas the By-law requires a minimum lot frontage of 18 m;
- b) **Section 6.1.2:**
a minimum lot area of 516.7 sq. m, whereas the By-law requires a minimum lot area of 613 sq. m
- c) **Section 6.1.2:**
a minimum rear yard of 6.9 m, whereas the By-law requires a minimum rear yard of 7.5 m;
- d) **Amending By-law 61-94, Section 17:**
a minimum side yard of 1.2 m (south), whereas the By-law requires a minimum side yard of 1.8 m;
- e) **Amending By-law 61-94, Section 17:**
a minimum side yard of 1.2 m (north), whereas the By-law requires a minimum side yard of 1.8 m;

as they relate to a proposed residential dwelling.

This application is related to Consent Application B/36/17 and Minor Variance Application A/185/17. **(East District, Ward 7)**



NEW BUSINESS:

1. A/75/18

**Owner Name: Joanne Johnston
Agent Name: David Johnston Architect Ltd. (David Johnston)
12 Gleason Ave, Markham
PLAN 1318 PT LOT 29**

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 17'-6", whereas the By-law requires a minimum front yard setback of 25';

as it relates to a proposed second storey addition to the existing detached dwelling. **(Heritage District, Ward 4)**

2. A/76/18

**Owner Name: Manchunling Dehuasu
Agent Name: Arben Shpati
22 Jonquil Cres, Markham
PLAN 4949 LOT 151**

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

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

a maximum floor area ratio of 50.6 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/77/18

**Owner Name: Majid Yazdan Panah
84 Highland Park Blvd, Thornhill
PLAN 2446 LOT 157**

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 maximum building height of 9.40 metres; whereas, the bylaw permits a maximum building height of 8.6 metres;
 - b) Infill By-law 101-90; Section 1.2 (vii):**
a maximum net floor area ratio of 54.9 percent (3,642 sq. ft.); whereas, the by-law permits a maximum net floor area ratio of 50 percent (3,313 sq. ft.);
 - c) Sections 4.1 and 5.1 (a):**
a second dwelling unit (basement apartment), whereas the By-law permits no more than one single detached dwelling on a lot;
- as they relate to a proposed residential dwelling. **(West District, Ward 1)**

4. A/78/18

**Owner Name: Cheri Gregory
Agent Name: Gregory Design Group (Russ Gregory)
16 Church St, Markham
PLAN 18 BLK H PT LOT 4**

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 451.56 sq. m, whereas the By-law requires a minimum lot area of 6,600 sq. ft (613.16 sq. m);
- b) Table 11.1:**
a minimum front yard setback of 2.17 m, whereas the By-law requires a minimum front yard setback of 25 ft (7.62 m);

- c) **Table 11.1:**
a minimum rear yard setback of 1.83 m, whereas the By-law requires a minimum rear yard setback of 25 ft (7.62 m);
- d) **Section 11.1 (f):**
a minimum flankage yard setback of 1.88 m, whereas the By-law requires a minimum flankage yard setback of 10 ft (3.05 m);
- e) **Table 11.1:**
a maximum lot coverage of 40.5 percent, whereas the By-law permits a maximum lot coverage of 35 percent;
- f) **Infill By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 47.8 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;
- g) **Infill By-law 99-90, Section 1.2 (iii):**
a maximum building depth of 17.19 m, whereas the By-law permits a maximum building depth of 16.8 m;
- h) **Amending By-law 53-94, Section 1.2 (b):**
a home occupation to occupy a maximum of 50 percent of the combined gross floor area of the dwelling unit and any accessory buildings on the same lot, whereas the By-law permits a home occupation to occupy a maximum of 25 percent of the combined gross floor area of the dwelling unit and any accessory buildings on the same lot;

as it relates to a proposed rear addition to the existing residential dwelling.
(Heritage District, Ward 4)

5. A/79/18 & A/80/18

Owner Name: Forest Bay Homes Ltd. (Corey Leibel)
Agent Name: Forest Bay Homes Ltd. (Clay Leibel)
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 & 304-87, as amended to permit:

- a) **By-law 90-81, Section 6.1.2 (b):**
 - i. a minimum rear yard setback of 6.4 m (Lot 66), whereas the By-law requires a minimum rear yard setback of 7.5 m;
 - ii. a minimum rear yard setback of 6.7 m (Lot 86), whereas the By-law requires a

minimum rear yard setback of 7.5 m;

- iii. a minimum rear yard setback of 6.7 m (Lot 87), whereas the By-law requires a minimum rear yard setback of 7.5 m;
- iv. a minimum rear yard setback of 6.6 m (Lot 88), whereas the By-law requires a minimum rear yard setback of 7.5 m;

b) Amending By-law 2015-6, Section 2.3 (7.62.1 a) v)):

- i. a minimum rear yard setback of 6.05 m (Lot 139), whereas the By-law requires a minimum rear yard setback of 7 m;
- ii. a minimum rear yard setback of 5.2 m (Lot 140), whereas the By-law requires a minimum rear yard setback of 7 m;
- iii. a minimum rear yard setback of 6.55 m (Lot 141), whereas the By-law requires a minimum rear yard setback of 7 m;
- iv. a minimum rear yard setback of 6.1 m (Lot 142), whereas the By-law requires a minimum rear yard setback of 7 m;
- v. a minimum rear yard setback of 6.45 m (Lot 143), whereas the By-law requires a minimum rear yard setback of 7 m;
- vi. a minimum rear yard setback of 5.85 m (Lot 144), whereas the By-law requires a minimum rear yard setback of 7 m;
- vii. a minimum rear yard setback of 6.55 m (Lot 145), whereas the By-law requires a minimum rear yard setback of 7 m;

c) Amending By-law 2015-6, Section 2.3 (7.62.1 c)):

a maximum lot coverage of 46.45 percent (Lot 140), whereas the By-law permits a maximum lot coverage of 45 percent;

as they relate to multiple residential dwellings on Draft Plan of Subdivision 19TM-98019. **(East District, Ward 7)**

Note: Minor Variance applications A/79/18 and A/80/18 both relate to the same development proposal

6. A/92/18

Owner Name: Enamul Haque & Zannat Haque
Agent Name: JR Design and Construction (John Ramirez)
14 Townley Ave, Markham
PLAN 65M2351 LOT 71



COMMITTEE OF ADJUSTMENT

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

a) **Section 6.1.1:**

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

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

7. **A/98/18**

**Owner Name: Samer Ghabbour & Mariam Attia
74 Saxony Dr, Markham
PLAN 65M3368 LOT 97**

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

a) **Section 6.5:**

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

as it relates to a proposed basement apartment. **(West District, Ward 6)**

8. **A/100/18**

**Owner Name: Shannon Logan & Sean Sells
27 Cornell Common Rd, Markham
PLAN 65M3235 LOT 5**

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

a) **Section 6.3.1.2:**

a maximum rear covered porch encroachment of 1.86 m into the minimum 6 m setback between the main building and the detached garage, whereas the By-law does not permit covered porches to encroach into the required setback between the main building and the detached garage;

as it relates to a rear covered porch addition to an existing residential dwelling.
(East District, Ward 5)

9. A/103/18

**Owner Name: Houman Ghasemian
Agent Name: Ali Tanha
32 Dove Lane, Thornhill
PLAN 4834 PT LOT 7 RP 65R36140 PART 1**

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 (iv):

a maximum building depth of 18.87 m, whereas the By-law permits a maximum building depth of 16.8 m;

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

ADJOURNMENT

- 1. Next Meeting, August 8, 2018**
- 2. Adjournment**