



AGENDA

Wednesday, June 27, 2018

7:30pm

Location: City of Markham, Council Chamber

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

Minutes: June 13, 2018

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. A/142/16

Owner Name: Shahram Heidari

Agent Name: David Johnston Architect Ltd. (David Johnston)

30 Colbourne St, Thornhill

PLAN 71 E PT LOT 13 W PT LOT 14

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

a) Section 4.4.1:

a portion of a detached garage to be located in the side yard (west), whereas the By-law requires that all accessory buildings which are not part of the main building be erected in the rear yard; as it relates to a proposed detached garage. **(Heritage District, Ward 1)**

2. A/58/18

Owner Name: Box Grove Hill Developments Inc (Jeff Green)

Agent Name: Malone Given Parsons Ltd. (Lauren Capilongo)

294 & 296 Copper Creek Drive, Markham

PLAN 65M4496 PT BLK 30 65R37465 PART 12

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

a) Amending By-law 2015-123, Section 7.540.1:

a veterinary clinic, whereas the By-Law does not permit a veterinary clinic;

as it relates to a proposed veterinary clinic in the ground floor 'work' component of the live-work unit. **(East District, Ward 7)**

3. A/61/18

Owner Name: 2310601 Ontario Inc. (Andrew Chan)
Agent Name: Baird Town Planning (Jim Baird)
2310601 Ontario Inc. 3912 7 Hwy, Markham
CON 5 PT LOT 11

The applicant is requesting relief from the requirements of By-law 177-96 & 118-79, as amended to permit:

- c) Amending By-law 2016-77, Section 7.588.2 f):**
a maximum Floor Space Index of 3.95, whereas the By-law permits a maximum Floor Space Index of 3.5;
- d) Amending By-law 2016-77, Section 7.588.2 j) b.:**
a minimum side yard for all storeys above third floor to be 7.0 metres, whereas the By-law requires a minimum side yard of 7.0 metres for all storeys above second floor;
- e) Amending By-law 2016-77, Section 7.588.2 k) b.:**
a minimum rear yard to have no maximum setback from the front property line for all storeys above the second storey, whereas the By-law requires a minimum rear yard of maximum 165 metres from the front property line for all storeys above the second storey;

as it relates to a proposed retirement home. **(Central District, Ward 3)**

**Note: Minor Variances A/61/18A and A/61/18B were removed by applicant.*

4. A/64/18

Owner Name: Brij Sharma
Agent Name: Brij Sharma
17 Chiavatti Dr, Markham
PLAN 2440 PT LOTS 18 & 20 RS65R17570 PART 12

The applicant is requesting relief from the requirements of By-law 193-81, as amended to permit:

a) **Section 6.1 (c):**

a maximum lot coverage of 35.72 percent, whereas the Bylaw permits a maximum lot coverage of 25 percent;

as it relates to a proposed addition to an existing residential dwelling.
(Central District, Ward 8)

NEW BUSINESS:

1. **B/25/16**

Owner Name: Jimmy Tran

Agent Name: Paterson Twins Limited (Dave Paterson)

1 Station St, Markham

CON 7 PT LOT 13

The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate area of 393 sq. m and lot frontage of 24.26 m (Part 1);
- b) retain a parcel of land with an approximate area of 413.1 sq. m and lot frontage of 21.34 m (Part 2).

The purpose of this application is to create two residential development lots.
(Heritage District, Ward 4)

2, **A/181/16**

Owner Name: Jimmy Tran

Agent Name: Paterson Twins Limited (Dave Paterson)

1 Station St, Markham

CON 7 PT LOT 13

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 0.61 m whereas the By-law requires a minimum front yard setback of 25 feet (7.62 m);

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

3. A/182/16

Owner Name: Jimmy Tran
Agent Name: Paterson Twins Limited (Dave Paterson)
1 Station St, Markham
CON 7 PT LOT 13

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 0.61 m whereas the By-law requires a minimum front yard setback of 25 feet (7.62 m);

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

**Note: file Nos A/181/16 & A/182/16 to be heard concurrently with B/25/16*

4. B/04/18

Owner Name: 1521863 Ontario Limited (John Colangelo)
Agent Name: KLM Planning Partners Inc. (Billy Tung)
10 Albert St, Markham
PLAN 157 BLK Q PT LOT 2

The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with approximate lot frontage of 12.9 m and area of 512.7 sq. m (Part 2);
- b) retain a parcel of land with approximate lot frontage of 12.3 m and area of 487.3 sq. m (Part 1).

The purpose of this application is to divide the property for two semi-detached dwelling units that are currently under construction.
(Heritage District, Ward 4)

5. A/48/18

Owner Name: Maria DeAguiar
Agent Name: Gregory Design Group (Russ Gregory)
19 George St, Markham
PLAN 18 PT BLK H

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 0.55 m, whereas the By-law requires a minimum front yard setback of 25 ft (7.62 m);

b) Amending By-law 61-94, Section 1:

a minimum two-storey side yard setback of 1.18 m (north), whereas the By-law requires a minimum two-storey side yard setback of 6 ft (1.83 m);

c) Amending By-law 61-94, Section 1:

a minimum two-storey side yard setback of 1.22 m (south), whereas the By-law requires a minimum two-storey side yard setback of 6 ft (1.83 m);

d) Table 11.1:

a maximum lot coverage of 48.9 percent, whereas the By-law permits a maximum lot coverage of 35 percent;

as they relate to a proposed two-storey semi-detached dwelling addition to the existing one-storey dwelling. **(Heritage District, Ward 4)**

6. A/51/18

Owner Name: Northland Properties Corporation Ltd. (Scott Harwood)
Agent Name: Pacific Coast Architecture Inc. (Mr Paul Kwasnicky)
575 Cochrane Dr, Markham
PLAN 65M2326 LOT 1 & PT LOT 2 65R14021 PTS 1 & 2 65R18484 PT 1

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

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

a minimum of 264 parking spaces, whereas the By-law requires a minimum of 315 parking spaces;

as it relates to a proposed hotel, restaurant and banquet centre. **(West District, Ward 8)**

7. **A/55/18**

**Owner Name: Frank and Pasqualina Pacitto
41 Morgan Ave, Thornhill
PLAN 2426 LOT 124**

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

a) **Section 6.1:**

a minimum front yard setback of 23.3 ft, whereas the By-law requires a minimum front yard setback of 27 ft;

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

a maximum building height of 10.0 m, whereas the By-law requires a maximum building height of 8.6 m;

c) **Section 6.1:**

a maximum lot coverage of 38.2 percent, whereas the by-law requires a maximum lot coverage of 33 1/3 percent;

d) **Infill By-law 101-90 Section 1.2 (iv):**

a maximum building depth of 17.47 m, whereas the By-law requires a maximum building depth of 16.8 m;

e) **Infill By-law 101-90 Section 1.2 (vii):**

a maximum floor area ratio of 57.5 percent, whereas the By-law requires a maximum floor area ratio of 50 percent;

as they relate to a proposed addition to an existing detached dwelling. **(West District, Ward 1)**

8. A/65/18

Owner Name: Jesse Lumsden & Hayley Cotterill
Agent Name: Gregory Design Group (Shane Gregory)
28 Wales Ave, Markham
PLAN 1318 LOT 32

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 1.72 m, whereas the By-law requires minimum front yard setback of 25 ft (7.62 m);
- b) **Infill By-law 99-90, Section 1.2 (iii):**
a maximum building depth of 17.17 m, whereas the By-law permits a maximum building depth of 16.8 m;
- c) **Section 11.3 (a) (vi):**
a minimum side yard setback to an accessory building of 0.11 m (north), whereas the By-law requires a minimum side yard setback to an accessory building of 4 ft (1.22 m);
- d) **Section 11.3 (a) (i):**
a maximum accessory building height of 4.58 m, whereas the By-law permits a maximum accessory building height of 12 ft (3.66 m);
- e) **Infill By-law 99-90, Section 1.2 (vi):**
a maximum net floor area ratio of 52.50 percent, whereas the By-law permits a maximum net floor area ratio of 45 percent.;

as they relate to a proposed two-storey side addition to an existing two-storey dwelling. **(Heritage District, Ward 4)**

9. A/68/18

Owner Name: Jie Zhang
Agent Name: Yujia Hu
34 Loweswater Ave, Markham
PLAN 65M2359 LOT 82

The applicant is requesting relief from the requirements of By-law 118-79, as amended to permit:

a) Amending By-law 118-79, Section 7.2 (c):

a maximum lot coverage of 35.2 percent, whereas the By-law permits a maximum lot coverage of 33-1/3 percent;

as it relates to a proposed front porch. **(Central District, Ward 2)**

10. A/69/18

Owner Name: Deqin Chen

Agent Name: Frontop Engineering (Jiande Feng)

107 Risebrough Cirt, Markham

PLAN M1798 LOT 251

The applicant is requesting relief from the requirements of By-law 250-77, as amended to permit:

a) Section 6.1:

a secondary suite, whereas the By-law permits no more than one dwelling per lot;

as it relates to an existing basement apartment. **(Central District, Ward 8)**

11. A/73/18

Owner Name: Q-West Centre Inc. (Luisa Di Iulio)

Agent Name: KLM Planning Partners Inc. (Alistair Shields)

8570 Woodbine Ave, Markham

CON 3 PT LT 11 65R35635 PTS 1, 2, 3

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

a) Amending By-law 2015-122, Section 7.115.3 m) 2) i):

restaurants within shopping centres including associated food courts or eating areas to have a parking rate of 1 parking space per 25 square metres of leasable floor area for that portion which occupies 27 percent or less of the total leasable floor area of the shopping centre, whereas the By-law requires 1 parking space per 25 square metres of leasable floor area for that portion which occupies 20 percent or less of the total leasable floor area of the shopping centre;

b) Amending By-law 2015-122, Section 7.115.3 m) 2) ii):

restaurants within shopping centres including associated food courts or eating areas to have a parking rate of 1 parking space per 9 metres of leasable floor area for that portion which occupies more than 27 percent of the total leasable floor area of the shopping centre, whereas the By-law requires 1 parking space per 9 metres of leasable floor area for that portion which occupies more than 20 percent of the total leasable floor area of the shopping centre;

c) Amending By-law 2015-122, Section 7.115.3 k):

a maximum combined gross floor area of 2,620 sq. m for all buildings on a lot, whereas the By-law permits a maximum combined gross floor area of 2,560 sq. m for all buildings on a lot;

as they relate to a commercial development. **(West District, Ward 2)**

ADJOURNMENT

- 1. Next Meeting, July 11, 2018**
- 2. Adjournment**