



AGENDA

Wednesday, May 30, 2018

7:30pm

Location: City of Markham, Canada Room

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

Minutes: May 9, 2018

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS:

1. A/46/18

Owner Name: Metrus Construction Limited

Agent Name: Baldassarra Architects

Address: Hillmount Road, Markham

PLAN 65M3250 PT BLK 1 65R37441 PARTS 3, 4 AND 5

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

a) Section 4.5.3 a):

loading spaces/overhead vehicular doors in a yard or wall which adjoins or faces a street; whereas, the By-law does not permit a loading space or platform or overhead door to be located in any yard or wall of any building or structure which adjoins or faces a street.

b) Section 4.5.3 b):

to be exempt from providing suitably screened loading spaces, platform or overhead door; whereas, any loading space, platform or overhead door when abutting two or more streets must be suitably screened so as not to be visible from the street which it faces.

c) Amending By-law 16-90; Exception 7.5.2 a):

a minimum setback of 47 metres from the street line of Major Mackenzie Drive E., and further exempt an industrial use from being part of a complex on the same lot or block; whereas, industrial uses are not permitted within 60 metres of the street line of Major Mackenzie Drive and such industrial use having to be part of a complex on the same lot or block.

d) Amending By-law 175-93; Section 1.2.2:

a maximum gross floor area of all building or structures of 30,016 sq. m;
whereas, the By-law permits a maximum total gross floor of 19,050 sq. m of
all buildings or structures;

e) Amending By-law 16-90; Exception 7.5.2 b):

a building height of 15 metres; whereas, the By-law requires any building or
structure located within 120 metres of the centreline of Major Mackenzie Drive
not to exceed 14 metres in height.

as they relate to a proposed industrial building. **(West District, Ward 2)**

**deferred from May 9 Committee of Adjustment meeting*

2. B/29/17

**Owner Name: 2581795 Ontario Inc. (Gil Schyolar)
Agent Name: Evans Planning Inc. (Adam Santos)
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 75.6 sq. m and lot frontage of 2.5 m (Part 2);
- b) retain a parcel of land with an approximate area of 615.8 sq. m and lot frontage of 20.36 m (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 application A/154/17. **(East District, Ward 4)**

**deferred from February 7 Committee of Adjustment meeting*

3. A/154/17

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

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

a) Section 12.5 (c)(ii):

a landscaping strip of 8.20 feet (2.5 metres) adjoining the south lot line, whereas the by-law requires a landscaped open space strip of at least 25 feet (7.62 metres) 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. **(East District, Ward 4)**

**deferred from February 7 Committee of Adjustment meeting*

4. A/22/18

Owner Name: Yongzhong Ke
Agent Name: Ryan Ke
65 Manila Ave, Markham
PLAN 65M4325 LOT 545

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

a) Section 6.2.1 b):

a deck with a height greater than 1.0 metre above the lowest ground surface to extend 4.0 metres from the wall closest to the rear lot line, whereas the by-law permits a maximum of 3.0 metres;

as it relates to a proposed rear deck. **(West District, Ward 6)**

**deferred from April 11 Committee of Adjustment meeting*

5. A/37/18

Owner Name: Mohammad Eskandari
Agent Name: KLM Planning Partners Inc
Address: 41 Elgin Street, Thornhill
PLAN 4211 PT LOT 15

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

- a) **Section 6.1:**
a minimum west side yard setback of 1.68 metres; whereas, the by-law permits a minimum side yard setback of 1.8 metres on each side;
- b) **Infill By-law 101-90; Section 1.2(iv):**
a maximum building depth of 21.47 metres; whereas, the by-law permits a maximum building depth of 16.8 metres;
- c) **Infill By-law 101-90; Section 1.2 (i):**
a maximum building height of 10.19 metres; whereas, the by-law permits a maximum building height of 9.8 metres;

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

**deferred from May 9 Committee of Adjustment meeting*

6. A/40/18

Owner Name: Robert Scherz
Agent Name: Penguin Basement (Jonathan Reece)
53 Busch Ave, Markham
PLAN 65M4325 LOT 521

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

- a) **Section 6.5:**
a second dwelling unit, whereas the By-law permits no more than one dwelling unit on a lot;

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. **(West District, Ward 6)**

**deferred from May 9 Committee of Adjustment meeting*

7. A/42/18

Owner Name: Mohammad Nahri
Agent Name: Avesta Design Group Inc
Address: 1 Sunflower Court, Thornhill
PLAN M899 LOT 36

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(i):

a maximum building height of 10.71 metres; whereas, the By-law permits a maximum building height of 9.8 metres;

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

a maximum building depth of 17.62 metres; whereas, the By-law permits a maximum building depth of 16.8 metres;

c) Section 9(i):

a maximum unenclosed roofed porch encroachment of 63"; whereas, the By-law permits a maximum encroachment of 18" into the required front yard;

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

**deferred from May 9 Committee of Adjustment meeting*

NEW BUSINESS:

1. B/03/18

**Owner Name: World Tech Construction (Labeed Al-Tahir)
Agent Name: World Tech Construction Inc. (Imran Iqbal)
221 Helen Ave, Markham
PLAN 2196 PT LOT 10**

The owner (s) are requesting

- a) sever and convey a parcel of land with lot frontage of 11.23 m and area of 376 sq. m (Part 2);
- b) retain a parcel of land with lot frontage of 10 m and area of 339 sq. m (Part 1). Part 3 with an approximate area of 67.5 sq. m is to be conveyed to the City for road widening. **(Central District, Ward 3)**

2. A/19/18

**Owner Name: Markandu Satkunan
Agent Name: Building Experts Canada Ltd. (Nalliah Thayabharan)
122 Eastvale Dr, Markham
PLAN 65M3928 LOT 25**

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 of an existing dwelling, whereas the by-law permits no more than one dwelling unit on one lot;
- 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 basement apartment. **(East District, Ward 7)**

3. A/33/18

Owner Name: Qing Wen Huang & Jing Qi Yu
Agent Name: Taes Architects Inc. (Shenshu Zhang)
23 Hagerman Blvd, Markham
PLAN M1441 LOT 239

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 21'-10" (6.65 m), whereas the By-law requires a minimum front yard setback of 27'-0" (8.23 m);

b) **Schedule B:**

a maximum building height of 26'-7" (8.1 m), whereas the By-law permits a maximum building height of 25' (7.62 m);

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

4. A/45/18

Owner Name: Jie Liu
Agent Name: SH Design (Samir Hinnawi)
72 Robinson St, Markham
PLAN 4949 LOT 85

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

a) **Table 11.1:**

a minimum two-storey side yard setback (west) of 4.53 feet, whereas the By-law requires a minimum two-storey side yard setback of 6 feet;

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

a maximum building depth of 21.23 metres, whereas the By-law permits a maximum building depth of 16.8 metres;

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

a maximum building height of 10.43 metres, whereas the By-law permits a maximum building height of 9.8 metres;

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

5. **A/47/18**

Owner Name: 2574023 Ontario Inc. (Amir Meysam Nahvi)

Agent Name: Avesta Design Group Inc. (Mohammad Ashouri)

3 Sunflower Crt, Thornhill

PLAN M899 LOT 37

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(i):**

a maximum building height of 11.52 metres; whereas, the By-law permits a maximum building height of 9.8 metres;

b) **Section 14(i)(e):**

a minimum rear yard setback of 37'-7"; whereas, the By-law requires a minimum rear yard setback of 50 feet;

c) **Section 9(i):**

a maximum unenclosed/unexcavated roofed porch encroachment of 62"; whereas, the By-law permit a maximum encroachment of 18" into the required front yard;

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

6. **A/49/18**

Owner Name: Sivarajan Sivanandarajah

Agent Name: Sivarajan Sivanandarajah

36 Galsworthy Dr, Markham

PLAN 4949 LOT 66

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 51.1 percent, whereas the By-law permits a maximum Floor Area Ratio of 45 percent;
 - b) **Infill By-law 99-90, Section 1.2 (i):**
a maximum building height of 10.2 metres, whereas the By-law permits a maximum building height of 9.8 metres;
 - c) **Infill By-law 99-90, Section 1.2 (iii):**
a maximum building depth of 17.96 metres, whereas the By-law permits a maximum building depth of 16.8 metres;
- as they relate to a proposed residential dwelling. **(East District, Ward 4)**

7. A/50/18

**Owner Name: Michael Simpson
Agent Name: Mr Clark Sun
15 Treeline Crt, Markham
PLAN 65M3453 LOT 31**

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

- a) **Deck By-law 142-95; Section 2.2b(i):**
a deck projection of 3.7 metres; whereas, the by-law permits maximum projection of 3.0 metres;
- as it relates to a proposed above-grade deck in rear of main detached dwelling. **(East District, Ward 7)**

8. A/53/18

**Owner Name: Ideal Asset Holdco Inc. (Luis Correia)
Agent Name: Howland Green Homes Ltd (Christina Orsi)
Ideal Asset Holdco Inc. 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):

a minimum lot frontage of 47 m, whereas the By-law requires a minimum lot frontage of 60 m; as it relates to a proposed industrial/commercial lot (Part 2).

This application is related to minor variance application A/54/18, as well as approved minor variance applications A/182/17, A/20/18, and consent B/30/17.
(West District, Ward 2)

9. A/54/18

Owner Name: Ideal Asset Holdco Inc. (Luis Correia)
Agent Name: Howland Green Homes Ltd (Christina Orsi)
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):

a minimum lot frontage of 52 m, whereas the By-law requires a minimum lot frontage of 60 m; as it relates to a proposed 3-storey office building (Part 1).

This application is related to minor variance application A/53/18, as well as approved minor variance applications A/182/17, A/20/18, and consent B/30/17.
(West District, Ward 2)

Adjournment

- 1. Next Meeting, June 13, 2018**
- 2. Adjournment**