



AGENDA

Wednesday, May 9, 2018

7:30pm

Location: City of Markham, Council Chamber

Address: 101 Town Centre Boulevard (Anthony Roman Centre)

Minutes: April 25, 2018

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS:

1. A/02/18

Owner Name: Sujie Tang

Agent Name: Oneness Design Inc. (Shan Chih Tseng)

Address: 6 Honeybourne Cres, Markham

PLAN 4949 LOT 114

***deferred application**

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 Net Floor Area Ratio of 49.49 percent, whereas the By-law permits a maximum Net Floor Area Ratio of 45 percent;

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

NEW BUSINESS:

1. B/02/18

Owner Name: Gobiraj Nadarajalingam

Agent Name: Hestia Deisgn and Build

Address: 4954 14th Avenue, Markham

CON 6 PT LOT 6 RP 65R32027 PT 1

To obtain provisional consent to:

- a) sever and convey a parcel of land with approximate lot frontage of 30.48 m and area of 548.7 sq. m (Part 3);
- b) sever and convey a parcel of land with approximate lot frontage of 15.24 m and area of 531.8 sq. m (Part 4);
- c) retain a parcel of land with approximate lot frontage of 15.24 m and area of 531.8 sq. m (Part 5).

Parts 1 and 2 with an approximate area of 100.4 sq. m are to be conveyed to the Regional Municipality of York for road widening and reserve. **(Central District, Ward 8)**

2. A/17/18

Owner Name: Sohrab Hosraviani
Address: 54 Grandview Avenue, Thornhill
PLAN 2446 LOT 26

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 9.04 metres; whereas, the by-law permits a maximum building height of 8.6 metres;
- b) **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.);
- c) **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. **(Central District, Ward 3)**

3. A/34/18

Owner Name: Al Na Chung
Agent Name: Newry Shao
Address: 18 David Gohn Circle, Markham
PLAN 65M2761 LOT 22

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

a) **Section 3.2:**

a dwelling unit (coach house) within the existing detached garage, whereas an accessory building is not permitted to be used for human habitation;

b) **b) Amending By-law 260-87, Section 1 (c) (i):**

two dwelling units on the lands, whereas only one detached dwelling is permitted within a relocated building of architectural and/or historic interest on the lands;

as it relates to a proposed a coach house dwelling unit within the existing detached garage.

4. A/35/18

Owner Name: Wai Gus Gee
Agent Name: Gregory Design Group
Address: 8 Oakcrest Avenue, Markham
PLAN 3684 PT OF LOT 1 PLAN 65R25798 PT 1

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

a) **Section 5.7:**

a roofed porch with unenclosed sides to encroach 6'11 7/8" (2.13 m) into a required rear yard; whereas the by-law permits a maximum of 18" (0.45 m);

b) **Infill By-law 16-93, Section 1.2(iii):**

a maximum building depth of 19.81 m; whereas the by-law requires 16.8 m;

as it relates to an existing covered rear concrete porch. **(Central District, Ward 3)**

5. A/36/18

Owner Name: Annie Ai-Ling Cheng
Agent Name: Gladki Planning Associates Inc
Address: 2915 Bur Oak Avenue, Markham
PLAN 65M3637 PT BLK 3 RP 65R28914 PARTS 5 AND 6

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

- a) **Table A2:**
a fourplex dwelling, whereas the By-law does not permit a fourplex dwelling;
- b) **Parking By-law 28-97, Table A:**
1 parking space per dwelling unit, whereas the By-law requires 1.5 parking spaces per dwelling unit;

as they relate to an existing live/work townhouse that is proposed to be converted into a fourplex dwelling. **(East District, Ward 5)**

6. 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 1.52 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 10.6 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)**

7. A/38/18

Owner Name: Gurpreet Dhunna
Agent Name: Recon Consulting
Address: 45 Douglas Haig Drive, Markham
PLAN 65M2469 PT LOT 38 RS65R10875 PARTS 17 & 18

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

- a) **Section 6.1.2(b):**
a minimum side yard setback (south) of 1.22 m for the two storey portion of the building; whereas the By-law requires 1.8 m;
- b) **Section 6.1.2(b):**
a minimum side yard setback (north) of 0.61 m for the one-storey portion and 1.22 m for the two storey portion of the building; whereas the By-law requires 1.2 m for the one-storey portion and 1.8 m for the two-storey portion;
- c) **Section 6.1.2(a):**
a minimum lot frontage of 9.3 m; whereas the By-law requires a minimum lot frontage of 12 m;
- d) **Section 6.1.2(a):**
a minimum lot area of 317.76 sq. m, whereas the By-law requires a minimum lot area of 371.5 sq. m;

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

8. A/39/18

Owner Name: James Harwood
Agent Name: So-Arch
Address: 38 Ladyslipper Court, Thornhill
PL M1095 LT 4

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 10.27 m, whereas the By-law permits a maximum building height of 9.8 m;
- b) **Infill By-law 100-90, Section 1.2(iii):**
a maximum building depth of 18.42 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)**

9. A/40/18

**Owner Name: Robert Scherz
Agent Name: Penguin Basements
Address: 53 Busch Avenue, Markham
PLAN 65M4325 LOT 521**

The applicant is requesting 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;

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

10.A/41/18

**Owner Name: Wendy Maduri
Agent Name: Robert Hurlburt
Address: 1 Spirea Court, Thornhill
PLAN M899 LT 41**

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

a) Section 14(i)(c):

a minimum front yard setback of 26.9 feet (8.2 metres); whereas, the by-law requires a minimum front yard setback of 35 feet (10.67 metres);

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

a maximum building height of 10.1 metres; whereas, the By-law permits a maximum building height of 9.8 metres;

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

11.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 19.56 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 39"; 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)**

12.A/43/18

Owner Name: Sherrilynn Sbeih & Muhammad Beih
Agent Name: Manoush Hakimi
Address: 34 Old English Lane, Thornhill
PLAN M1127 LOT 10

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

- a) **Section 14(i)(c):**
a minimum front yard setback of 30 feet; whereas, the By-law requires a minimum front yard setback of 35 feet;
- b) **Section 14(i)(e):**
a minimum rear yard setback of 40 feet; whereas, the By-law requires a minimum rear yard setback of 50 feet;
- c) **Infill By-law 100-90; Section 1.2(i):**
a maximum building height of 10.72 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)**

13.A/44/18

Owner Name: Reza Saljoughian
Agent Name: Noushin Mozaffari
Address: 105 Fred Varley Drive, Markham
PLAN 7566 LOT 297

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 22', whereas the By-law requires a minimum front yard setback of 27';
- b) **Schedule B:**
a maximum building height of 26'6", whereas the By-law permits a maximum building height of 25';
- c) **Schedule B:**
a maximum lot coverage of 35.5 percent, whereas the By-law permits a maximum lot coverage of 33 1/3 percent;

as it relates to a proposed residential dwelling. **(Central District, Ward 3)**

14.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)**

Adjournment

- 1. Next Meeting, May 30, 2018**
- 2. Adjournment**