



COMMITTEE OF ADJUSTMENT

AGENDA

Wednesday, February 20, 2019

7:30pm

Location: City of Markham, Council Chamber

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

Minutes: February 6, 2019

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS (manual application input)

1. A/167/18

Owner Name: Jie Zhou

Agent Name: Vince Emam Jomeh

41 Hawkridge Ave, Markham

PLAN 4065 PT LOT 7

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

a) In-fill By-law 99-90, Sec. 1.2 (vi):

a maximum floor area ratio (FAR) of 49.96 percent, whereas the By-law permits a maximum FAR of 45 percent;

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

NEW BUSINESS:

1. A/05/19

Owner Name: Gabriele & Stephen Tar

Agent Name: Shane Gregory

175 Main St, Markham

PLAN 18 PT LOT 4 BLK K

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

a) Amending By-law 53-94, Section 1.2(k):



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a sign for a business in the front yard, whereas the By-law does not permit a business sign;

as it relates to a home occupation within an existing residential dwelling. **(Heritage District, Ward 4)**

2. A/06/19

Owner Name: Kevin & Anita Guidolin
Agent Name: Memar Architects INC (Lucy Mar Guzman)
25 Talisman Cres, Markham
PLAN 4877 LOT 38

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 18.64 metres, whereas the By-law permits a maximum building depth of 16.80 metres;
- b) Section 11.2 (c) (i):**
a maximum front step encroachment of 5.3 feet into the minimum front yard setback, whereas the By-law permits a maximum 18 inch encroachment for steps into any required yard;
- c) Section 11.1:**
a maximum lot coverage of 36.7 percent, whereas the By-law permits a maximum lot coverage of 35 percent;
- d) Infill By-law 99-90, Section 1.2 (vi):**
a maximum Net Floor Area Ratio of 54.1 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)**

3. A/07/19

Owner Name: Aris Nurmohamed
Agent Name: Lasonne Engineering Limited (Daniel Falzon)
127 Smoothwater Terr, Markham
PLAN 65M4008 LOT 275

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

- a) Section 5.3 (b):**



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a maximum deck projection of 6.12 metres from the wall closest to the rear lot line, whereas the By-law permits a maximum deck projection of 3 metres from the wall closest to the rear lot line for decks with a height greater than 1 metre;

as it relates to an existing rear deck of a residential dwelling. **(East District, Ward 7)**

4. A/08/19

Owner Name: JOHN GIDEON

Agent Name: Black Pearl Custom Homes Inc (Soodeh Salehin)

45 Wildrose Cres, Thornhill

PLAN M899 PT LTS 74 & 75 66R2319 PTS 4 & 38

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

a) Amending By-law 100-90, Section 1.2 (iii):

a maximum building depth of 17.74 metres, whereas the By-law permits a maximum building depth of 16.8 metres;

b) Section 12 (iv)(a):

a minimum front yard setback of 27 feet (8.22 metres), whereas the By-law requires the front yard of a dwelling to be erected between two existing building shall comply with the corresponding yards of the two existing buildings of 32.7 feet (9.9 metres);

c) Amending By-law 100-90, Section 1.2 (i):

a maximum building height of 10.46 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)**

5. A/09/19

Owner Name: Guard Me / 1984427 Ontario Inc. (Keith Segal)

Agent Name: De-Zine International Consulting Ltd. (Lloyd Segal)

Guard Me / 1984427 Ontario Inc.

80 Allstate Pky, Markham

PL M2029 PT BLK 11 65R11471 PTS 1-6

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

a) Section 6.4.1 (c)(i):



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one fast food restaurant as an accessory use within an existing office building, whereas the By-law does not permit fast food restaurants within a business office building;

as it relates to a proposed fast food restaurant within an existing office building.
(West District, Ward 2)

6. A/10/19

Owner Name: Cunrui Li
Agent Name: AND Architecture Inc. (Sam Wu)
96 Briarwood Rd, Markham
PLAN M1714 LOT 92

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

- a) Section 6, Schedule B:**
a maximum building height of 28' 4-3/4", whereas the By-law permits a maximum height of 25 ft;
- b) Section 6, Schedule B:**
a minimum side yard setback of 4' 3/8" and 4' 3-1/2", whereas the By-law permits a minimum side yard setback of 6 ft;

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

7. A/11/19

Owner Name: Robert Chung
Agent Name: Robert Chung
39 Artisan Trail, Markham
PL 65M3670 PT BLK 136 65R27660 PT 6

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

- a) Table B1 (G):**
a minimum rear yard setback of 4.0 metres, whereas the By-law permits a minimum rear yard setback of 7.5 metres;
- b) Table B1 (D):**



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a maximum garage width of 9.1 metres, whereas the By-law permits a maximum garage width on a lot that is not accessed by a lane to be 50 percent of the lot frontage (8.3 metres);

as it relates to a proposed residential dwelling. **(West District, Ward 2)**

8. A/155/18

Owner Name: Weimin Wang
Agent Name: PMP DESIGN INC. (MEHRAN HEYDARI)
44 Gainsville Ave, Markham
PLAN M1368 LOT 34

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

- a) **Section 6, Schedule B:**
a minimum two-storey side yard setback of 4 ft (east) and 4 ft 7 in (west), whereas the By-law requires a minimum two-storey side yard setback of 6 ft;
- b) **Section 6, Schedule B:**
a maximum lot coverage of 35.89 percent, whereas the By-law permits a maximum lot coverage of 33 1/3 percent;
- c) **Section 3.7:**
an unenclosed stair projected no more than 5 ft 4 1/2 in into the rear yard;

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

Adjournment

- 1. Next Meeting, March 13, 2019**
- 2. Adjournment**