



COMMITTEE OF ADJUSTMENT

AGENDA

Wednesday, January 23, 2019

7:30pm

Location: City of Markham, Council Chamber

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

Minutes: December 12, 2018

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS (deferred applications)

1. A/154/18

**Owner Name: Mr Tao Song
Agent Name: SHENSHU ZHANG
24 Windridge Dr, Markham
PLAN 4429 LOT 7**

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 (i):**
a maximum building height of 10.2, whereas the By-law permits a maximum building height of 9.8 m;
- b) Infill By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 49.88 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;

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

2. 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 1229, 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)**

3. A/168/18

Owner Name: Yun Ling

Agent Name: AND Architecture Inc. (Sam Wu)

9 Lincoln Green Dr, Markham

PLAN 5810 LOT 100

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):

to permit a maximum floor area ratio of 49.9 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;

b) Section 11.2(c)(i):

to permit steps to encroach 2 feet 9 inches into the required front yard, whereas the By-law permits a maximum encroachment of 18 inches into any required yard.

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

4. A/128/18

Owner Name: Angela Tzu Ting Liao

Agent Name: AND Architecture Inc (Henry Wang)

41 Lillian Ave, Thornhill

CON 1 PT LOT 28 PLAN 9767 LOT 40

a) Section 6.1:

a minimum side yard setback of 1.52 m (south); whereas, the by-law requires a minimum side yard setback of 1.8 m on each side;

b) Section 6.1:

a minimum side yard setback of 1.53 m (north); whereas, the by-law requires a minimum side yard setback of 1.8 m on each side;

c) Infill By-law 101-90; Section 1.2 (i):

a maximum building height of 9.1 m; whereas, the by-law permits a maximum building height of 8.6 m;



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d) Infill By-law 101-90; Section 1.2 (vii):

a maximum floor area ratio of 55 percent (3,649 sq.ft.); whereas, the by-law permits a maximum floor area ratio of 50 percent (3,321 sq. ft.);

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

5. A/170/18

Owner Name: Craigmore Construction Ltd (Sid Jelinek)
Agent Name: Stantec Consulting Ltd. (David Charezenko)
100 Carlton Rd, Markham
PLAN M1440 PT BLK N RS66R10210 PT 1

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

a) Section 8.1:

to permit a commercial school, whereas the By-law does not permit a commercial school. **(Central District, Ward 3)**

NEW BUSINESS:

1. A/171/18

Owner Name: SAEED TAMIJI & SHOREH HAGHGOOIAN
Agent Name: Nahid Koochi
46 Woodward Ave, Thornhill
PLAN 2446 LOT 241

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

a) By-law 101-90 Section 1.2(vii):

a maximum floor area ratio of 52.9 percent, whereas the By-law permits a maximum floor area ration of 50 percent;

b) Section 6.1:

a minimum west sideyard setback of 1.51 metres and a minimum east sideyard setback of 1.53 metres; whereas the By-law requires a minimum interior sideyard setback of 1.8 metres on both sides;

c) By-law 101-90 Section 1.2(i):

a maximum building height of 8.9 metres, whereas the By-law permits a maximum building height of 8.6 metres;

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

2. A/172/18

Owner Name: Q-West Centre Inc (Denis Gubert)
Agent Name: KLM Planning Partners Inc. (Alistair Shields)
Q-West Centre Inc 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 32 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 32 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;

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

3. A/173/18

Owner Name: GUANJUN WANG
Agent Name: Paar Design (Nikol Paar)
31 Jeremy Dr, Markham
PLAN 7566 LOT 2

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

a) Section 6, Schedule B:



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a maximum lot coverage of 33.88 percent, whereas the By-law permits a maximum lot coverage of 33-1/3 percent;

b) Section 6, Schedule B:

a maximum building height of 27 feet, whereas the By-law permits a maximum building height of 25 feet;

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

4. A/174/18

**Owner Name: Parvin Rangchian
Agent Name: Manoush Hakimi
155 Fitzgerald Ave, Markham
PLAN 7566 LOT 274**

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

a) Section 6.4, Schedule B1:

a maximum building height of 26 feet, whereas the By-law permits a maximum building height of 25 feet;

b) Section 6.4, Schedule B1:

a maximum lot coverage of 33.7 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)**

5. A/153/18

**Owner Name: K&B Tires&Mags inc. (Kevin Barber)
91 Anderson Ave, Markham
YORK REGION CONDO PLAN 750 LEVEL 1 UNIT 7**

The applicant is requesting relief from the requirements of By-law 88-76, as amended to permit:

a) Parent By-law 88-76, Section 7.1 & 5.23 :

to permit retail sales and installation of tires, whereas the by-law prohibits retail sales, whether or not accessory or incidental to a permitted use. **(East District, Ward 5)**



6. A/175/18

**Owner Name: Mehdi Dadar
Agent Name: Land & Building Experts (Aarthi Thaya)
37 Chumleigh Cres, Thornhill
PLAN M1444 N PT LOT 363 RS66R6731 PART 7**

The applicant is requesting relief from the requirements of By-law 2612, as amended to permit:

- a) By-law 119-71, Section 1 (a) :**
a secondary suite, whereas the By-law permits no more than one single detached dwelling 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 proposed basement apartment. **(West District, Ward 1)**

7. A/178/18

**Owner Name: 49th Summit Investment Inc. (Zhang Tan Zheng)
Agent Name: AND Architecture Inc. (Sam Wu)
49th Summit Investment Inc.
25 Galsworthy Dr, Markham
PLAN 4949 LOT 128**

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 51.5 percent, whereas the By-law permits a maximum net floor area ratio of 45 percent;

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

8. A/176/18

**Owner Name: First Markham Place Properties Inc. (Ornella Richichi)
Agent Name: Macaulay Shiomi Howson (Lorelei Jones)
First Markham Place Properties Inc. 3265 7 Hwy, Markham**



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**CON 4 PT LOT 10 65R20150 PTS 8, 9 65R19636 PT 11, 12, 13, 14, 16 AND
PT PT 10**

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

- a) **Amending By-law 2016-147, Section 1.1 (a):**
a total gross floor area of 4,860 sq m, whereas the By-law permits one
"Supermarket or Food Store" with a gross floor area of up to 2,550 sq m.

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

9. A/181/18

**Owner Name: Canderel (Neil Vorhrah)
Agent Name: Malone Given Parsons Ltd. (Lincoln Lo)
Canderel 3500 Steeles Ave, Markham
PLAN M1785 PT BLK C 66R10113 PT 1**

The applicant is requesting relief from the requirements of By-law 108-81, as amended to permit:

- a) **Section 6.1(f):**
a minimum gross floor area of 970 m², whereas the by-law requires a
minimum gross floor area of 1,400 m²;

as it relates to a proposed generator building. **(Central District, Ward 8)**

Adjournment

- 1. Next Meeting, (February 6, 2019)**
- 2. Adjournment**