



COMMITTEE OF ADJUSTMENT

AGENDA

Wednesday, February 05, 2020

7:00pm

Location: City of Markham, Council Chamber

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

Minutes: January 22, 2020

DISCLOSURE OF INTEREST

NEW BUSINESS:

1. A/16/19

Owner Name: FIRE-WORKS PROPERTY GROUP INC. (Yan Liu)

Agent Name: Henry W Chiu Architect (Henry Chiu)

107 Main St, Unionville

PL 401 PART LOT 21 RS65R7710 PT 2

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

a) Amending By-law 122-72, Section 11.1:

to permit a rear yard paved parking area solely for the commercial uses located on the 105 Main Street, whereas parking lot in residential zone is not permitted;

b) Parking By-law 28-97, Section 6.2.4.4:

to permit rear driveway, parking pad and parking area located at 0.61m from the adjoining lot line; 2.68m from the north lot line, and 5.5m from the rear lot line;

as it relates to an existing paved parking area located at the rear of 107 Main Street, which serves the patrons of the offices and services located at 105 Main Street.

This application is related to Minor Variance application A/151/19. **(Heritage District, Ward 3)**



2. A/151/19

Owner Name: FIRE-WORKS PROPERTY GROUP INC. (Yan Liu)
Agent Name: Henry W Chiu Architect (Henry Chiu)
105 Main St, Unionville
PL 401 LT 22 TO 23

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

a) Amending By-law 404-85, Schedule A:

to permit 21 parking spaces, whereas Schedule A requires 23 parking spaces to be located on-site as it relates to total net floor area of 826sqm for the permitted use;

as it relates to an existing adjoining paved parking area located at the rear of 105 and 107 Main Street.

This file is also related to a minor variance application at 107 Main Street (A/16/19).
(Heritage District, Ward 3)

3. A/153/19

Owner Name: Amit Bhan
Agent Name: Imperium Engineering Inc. (Jagandeep Sandhu)
15 Almira Ave, Markham
PLAN 65M3295 LOT 51

The applicant is requesting relief from the requirements of By-law 77-96 as amended to permit:

a) Section 7.5.3 (c):

one (1) accessory basement dwelling unit, whereas the By-law does not permit the accessory dwelling unit to be located within the main building on the lot;

b) Parking By-law 28-97 as amended, Section 3.0, Table A (G):

zero (0) additional parking spaces for the accessory basement dwelling unit, whereas the By-law requires one (1) additional parking spaces per accessory dwelling unit;

as it relates to a proposed basement apartment. **(East District, Ward 5)**



4. A/154/19

Owner Name: Bo Wang
Agent Name: Brutto Consulting (Claudio Brutto)
11 Worsley Crt, Markham
PL 7566 LT 174

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

a) Section 6, Schedule B:

to permit a maximum height of 26 ft 11 in, whereas the By-law permits a maximum height of 25 ft;

as it relates to a proposed two-storey single detached dwelling. **(Central District, Ward 3)**

5. A/155/19

Owner Name: NEAMSBY INVESTMENTS INC C/O CEDARLAND PROPERTIES LTD
Agent Name: Neamsby Investments Inc. (Remington Group Inc.)
(Anthony Sotomayor)
130 Old Kennedy Rd, Markham
CON 5 PT LOT 1 65R5162 PTS 1 2 & 3

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

Block #1 Specific:

a) Amending By-law 2005-250, Section 7.283.2(c):

a minimum exterior side yard of 0.92m, whereas the By-law requires a minimum of 1.8m;

Blocks #2-4:

b) Section 5.1, Table B2(a):

that the minimum lot frontage not apply;

Site Wide:

c) Amending By-law 2005-250, Section 7.279 & 7.283:

for the purpose of applying zone standards, the lands identified be deemed as one lot;

d) Amending By-law 2005-250, Section 7.283.2(f):

a minimum required landscaped open space of 16 percent, whereas the By-law requires a minimum of 25 percent;



e) Section 6.5:

a maximum of 26 number of dwelling units, whereas the by-law permits no more than one dwelling unit on a lot;

f) Parking By-law 28-97, Section 3.0, Table A(e)(1):

to permit visitor parking on lands intended solely for the exclusive use of an individual residential unit in a development, whereas the By-law does not permit visitor parking on lands intended solely for the exclusive use of an individual residential unit in a development;

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

6. A/156/19

Owner Name: Shuyuan Zheng
Agent Name: Ali Shakeri
164 Krieghoff Avenue, Markham
PLAN 7566 LOT 102

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

a) Section 6, Schedule B:

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

as it relates to a proposed two-storey single detached dwelling. **(Central District, Ward 3)**

7. A/157/19

Owner Name: Chiu Chung Lung
Agent Name: TAES Architects Inc. (Shenshu Zhang)
57 Laureleaf Rd, Thornhill
PLAN M899 LT 79

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) - Building Height:

a maximum building height of 10.60 metres, whereas the By-law permits a maximum building height of 9.8 metres;

b) Section 15(i)(c) - Front Yard Setback:



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a minimum front yard setback of 25 ft 3 in, whereas the By-law permits a minimum front yard setback of 30 ft;

c) Section 15(i)(e) - Rear Yard Setback:

a minimum rear yard setback of 10 ft 1 in, whereas the By-law requires a minimum rear yard setback of 40 ft;

d) Infill By-law 100-90, Section 1.2(iii) - Building Depth:

a maximum building depth of 33.38 metres, whereas the By-law permits a maximum building depth of 16.8 metres;

as it relates to a proposed two-storey detached dwelling. **(West District, Ward 1)**

8. A/158/19

Owner Name: Yingqing Zhao

Agent Name: Henry Wen

139 Kenborough Crt, Markham

PLAN 65M2942 PT LOT 17 RS65R17136 PARTS 3 & 4

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

a) Section 5.2.1:

to permit a Second Dwelling Unit, whereas the By-law permits no more than one (1) semi-detached dwelling on one (1) lot;

as it relates to an existing basement apartment that was built without a permit.

(Central District, Ward 8)

9. A/159/19

Owner Name: 1901642 Ontario Inc. (Mario Colangelo)

Agent Name: 1901642 Ontario Inc. (Mario Colangelo)

1 Beech St, Markham

PLAN 65R22140 PART LOT 1

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

a) Parking By-law 28-97, Section 3.0, Table A:

zero (0) additional parking spaces for the accessory basement dwelling unit, whereas the By-law requires one (1) additional parking spaces per accessory dwelling unit;

as it relates to a proposed basement apartment.



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This application is related to minor variance A/35/19 to permit a secondary dwelling unit, which was approved by the Committee of Adjustment on May 8, 2019. The parking variance was not identified at that time. **(Heritage District, Ward 4)**

10. A/31/19

Owner Name: LINDVEST PROPERTIES (CORNELL) LIMITED
Agent Name: Lindvest Properties Limited (Donna Bravo)
38 Lindcrest Manor, Markham
PLAN 65M4458 PT BLK 2L

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

a) Section 5.1, Table B2(a):

to permit a minimum lot frontage of 14.2m, whereas the By-law requires a minimum lot frontage of 14.4m for two semi-detached dwellings on a corner lot;

b) Section 5.1, Table B2(a):

to permit a minimum lot frontage of 6.35m, whereas the By-law requires a minimum of 6.6m;

as it relates to an existing residential lot to be severed into two lots.

This application is related to minor variance application A/001/20. **(East District, Ward 5)**

11. A/001/20

Owner Name: LINDVEST PROPERTIES (CORNELL) LIMITED
Agent Name: Lindvest Properties Limited (Donna Bravo)
40 Lindcrest Manor, Markham
PLAN 65M4458 PT BLK 2R

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

a) Section 5.1, Table B2(a):

to permit a minimum lot frontage of 14.2m, whereas the By-law requires a minimum lot frontage of 14.4m for two semi-detached dwellings on a corner lot;

b) Section 6.17(i):

to permit a minimum exterior side yard of 1.99m for a parking pad, whereas the By-law requires a minimum of 2.4m;



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as it relates to an existing residential lot to be severed into two lots.

This application is related to minor variance application A/31/19. **(East District, Ward 5)**

Adjournment

1. **Next Meeting, February 19, 2020**
2. **Adjournment**