



COMMITTEE OF ADJUSTMENT

AGENDA

Wednesday, February 19, 2020

7:30pm

Location: City of Markham, Council Chamber

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

Minutes: February 5, 2020

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. A/107/19

Owner Name: Peng Fei Cao

Agent Name: In Roads Consultants (Ida Evangelista)

147 Fitzgerald Ave, Markham

PLAN 7566 LOT 271

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

To permit:

a) Section 6, Schedule B:

a maximum lot coverage of 37.18 percent, whereas the By-law permits a maximum lot coverage of 33-1/3 percent;

b) Section 6, Schedule B:

a maximum height of 26.53 ft (8.085 m), whereas the By-law permits a maximum height of 25 ft (7.62 m);

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



NEW BUSINESS:

1. A/148/19

**Owner Name: QI HUANG
Agent Name: In Roads Consultants (Ida Evangelista)
42 Fonthill Blvd, Markham
PLAN 7566 LOT 140**

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

- a) Section 6:**
to permit a maximum building height of 28 ft, whereas the By-law permits a maximum of 25 ft;
- b) Section 6:**
to permit a maximum lot coverage of 37.3 percent, whereas the By-law permits a maximum of 33 1/3 percent;
- c) Section 3.7:**
to permit a covered porch to project 2 ft into the required front yard and to permit an uncovered and unenclosed walk-up stair in the rear yard;

as it relates to a proposed 2-storey single detached dwelling. **(Central District, Ward 3)**

2. A/152/19

**Owner Name: Zhi Bo Li and Yuan Wu
Agent Name: In Roads Consultants (Ida Evangelista)
178 Krieghoff Ave, Markham
PLAN 7566 LOT 109**

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

- a) Section 3.7:**
a 4 ft covered porch with 3 ft uncovered steps to project into the required front yard;
- b) Section 6.1:**
a maximum height of 28 ft, whereas the By-law permits a maximum of 25 ft;
- c) Section 6.1:**
a maximum lot coverage of 37.21 percent, whereas the By-law permits a maximum of 33 1/3 percent;
- d) Section 4.1:**



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one accessory dwelling unit in the basement, whereas the By-law only permits one single family detached dwelling;

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

3. A/002/20

**Owner Name: Quoc Paul Phung and Ada Nguyen
Agent Name: Vin Engineering Inc. (Sunil Shah)
109 Lawrence Pilkington Ave, Markham
PLAN 65M4427 LOT 52**

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

a) Section 6.3.1.2:

to permit a minimum setback between the main building and detached garage of 5.35 metres, whereas the By-law requires a minimum setback between the main building and detached garage of 6.0 metres;

as it relates to a proposed coach house over an existing detached garage. **(East District, Ward 5)**

4. B/16/19

**Owner Name: Bayview Summit Development Limited (Mark Johnson)
Agent Name: Gatzios Planning + Development Consultants Inc. (James Koutsovitis)
Bayview Summit Development Limited
2900 Steeles Ave, Markham
CON 3 PT LT 1 PLAN M1444 BLK E 66R8741 PTS 1-18**

The owner (s) are requesting

a) sever and convey a parcel of land with an approximate area of 21,202.1 sq. m and lot frontage of 153.5 m (Parts 19-25);

b) retain a parcel of land with an approximate area of 50,627.5 sq. m and lot frontage of 251.5 m (Parts 1-18).

The purpose of this application is to create a new residential lot to facilitate the redevelopment of the property. **(West District, Ward 1)**



5. A/003/20

Owner Name: Bo-Han Lee
Agent Name: Emami Design (Amir Emami)
157 Krieghoff Ave, Markham
PLAN 7566 LOT 198

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

a) Section 6.1:

a maximum height of 26 ft 8 in, whereas the By-law permits a maximum height of 25 feet;

b) Section 6.1:

a maximum lot coverage of 39.26 percent, whereas the By-law permits a maximum lot coverage of 33 1/3 percent;

c) Section 3.7:

overhang projection of 36 inches into the required yard, whereas the By-law permits a maximum of 18 inches;

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

6. A/005/20

Owner Name: Mr Shamsheer Khan and Memoon Khan
Agent Name: Ali Ahmed
121 Alfred Paterson Dr, Markham
PLAN 65M3594 LOT 208

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

a) Table A1:

to permit an accessory basement apartment, whereas an accessory basement apartment is not permitted;

as it relates to a proposed secondary suite in the basement. **(East District, Ward 5)**



7. B/28/19

Owner Name: Samithamby Harichandran
Agent Name: QX4 Investments Ltd. - Consulting Services (Ben Quan)
21 Lanor Crt, Markham
PLAN 65M3453 LOT 11

The owner (s) are requesting

- a) sever and convey a parcel of land with an approximate area of 516.7 sq. m and lot frontage of 14.6 m;**
- b) retain a parcel of land with an approximate area of 665.7 sq. m and lot frontage of 23.2 m.**

This serves as a re-application for consent B/36/17, which was approved by the Committee of Adjustment on July 25, 2018 but lapsed due to unfulfilled conditions of approval. Related minor variance applications A/185/17 and A/186/17 were approved concurrently. **(East District, Ward 7)**

8. A/006/20

Owner Name: Samithamby Harichandran
Agent Name: QX4 Investments Ltd. - Consulting Services (Ben Quan)
21 Lanor Crt, Markham
PLAN 65M3453 LOT 11

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

- a) Section 6.1.2:**
a minimum lot frontage of 14.6m, whereas the By-law requires a minimum lot frontage of 18m;
- b) Section 6.1.2:**
a minimum lot area of 516.7sqm, whereas the By-law requires a minimum lot area of 613sqm;
- c) Section 6.1.2:**
a minimum rear yard of 6.9m, whereas the By-law requires a minimum rear yard of 7.5m;
- d) Amending By-law 61-94, Section 17:**
a minimum south side yard of 1.2m, whereas the By-law requires a minimum side yard of 1.8m;
- e) Amending By-law 61-94, Section 17:**

a minimum north side yard of 1.2m, whereas the By-law requires a minimum side yard 1.8m;

f) Section 6.1.2:

a maximum lot coverage of 41.01 percent, whereas the By-law permits a maximum lot coverage of 40 percent;

as it relates to a proposed two-storey detached dwelling. This application is related to a previously approved minor variance application (A/186/17), in which the submitted plans have subsequently been revised. This application is also related to consent application B/28/19. **(East District, Ward 7)**

9. A/007/20

Owner Name: Julie DeGasperis

Agent Name: Thomas Marzotto Architect (Thomas Marzotto)

25 Steele Valley Rd, Thornhill

PLAN 4824 E PT LOT 8

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

a) Amending By-law 101-90, Section 1.2(iii) - Building Depth:

a maximum building depth of 36.74 metres, whereas the By-law permits a maximum building depth of 16.8 metres;

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

a minimum interior east side yard driveway setback of 2 feet, whereas the By-law requires a minimum setback of 10 feet, as required for the main building from the interior sideyard;

c) Parking By-law 28-97, Section 6.2.4.7 a) - Elevation of Garage Floor:

a finished garage floor elevation (156.01) to be lower than the elevation of the public street from which access to the parking garage is provided, whereas the By-law requires the finished garage floor elevation to be higher than the elevation of the public street (158.33) from which access to the private garage is provided, measured at the mid-point of the private driveway at the streetline;

d) Parking By-law 28-97, Section 6.2.4.2 b) i):

a maximum driveway width of 14.4 metres (47 ft 2 in), whereas the By-law permits a maximum driveway width of 7.5 metres (24 ft 6 in);

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



10. A/008/20

**Owner Name: Caralen Law and Keith Law
Agent Name: SHDesign (Samir Hinnawi)
32 Billy Joel Cres, Markham
PLAN 5879 LT 19**

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

a) Section 11.1:

to permit a minimum rear yard setback of 10 feet 7 inches, whereas the By-law requires a minimum rear yard setback of 25 feet;

as it relates to a proposed 1-storey rear addition and deck. **(East District, Ward 4)**

11. A/009/20

**Owner Name: TARAN DEVELOPMENTS LIMITED
Agent Name: Taran Developments Inc (Marian Marcante)
TARAN DEVELOPMENTS LIMITED
1 Stone Mason Dr, Markham
PL 65M2087 LT 105**

The applicant is requesting relief from the requirements of By-law 153-80 as amended to permit:

a) Section 11.1:

to permit a commercial school, whereas a commercial school is not a permitted use;

as it relates to a proposed commercial school. **(East District, Ward 4)**

Adjournment

- 1. Next Meeting, March 4, 2020**
- 2. Adjournment**