



COMMITTEE OF ADJUSTMENT

AGENDA

Wednesday, March 04, 2020

7:00pm

Location: City of Markham, Council Chamber

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

Minutes: February 5, 2020 and February 19, 2020

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. B/11/19

Owner Name: Wen Li

Agent Name: Gregory Design Group (Russ Gregory)

11 Gleason Ave, Markham

CON 8 PT LOT 14

The owner is requesting:

a) sever and convey a parcel of land with approximate lot frontage of 31.39 m (102.99 ft) and approximate lot area of 980.96 sq. m (7,329.79 sq.ft) (Part 2);

b) retain a parcel of land with approximate lot frontage of 25.72 m (84.38 ft) and approximate lot area of 664.29 sq. m (7,150.36 sq.ft) (Part 1).

The purpose of this application is to create a new residential lot. This application is related to minor variance applications A/72/19 & A/73/19. **(East District, Ward 4)**

2. A/72/19

Owner Name: Wen Li

Agent Name: Gregory Design Group (Russ Gregory)

11 Gleason Ave, Markham

CON 8 PT LOT 14

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



a) Deck By-law 142-95, Section 2.2 (b)(i):

a maximum projection of 3.07 m (10.07 ft), whereas the By-law permits a deck in excess of one metre in height to have a maximum projection of 3.0 metres from the point on the dwelling closest to the rear lot line;

b) Section 11.1:

a minimum rear yard setback of 6.96 m (22.83 ft), whereas the By-law requires a minimum rear yard setback of 7.62 m (25 ft);

c) Infill By-law 99-90, Section 1.2 (vi):

a floor area ratio of 47.73 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;

as it relates to an existing one storey detached dwelling with a proposed two-storey addition. **(East District, Ward 4)**

This application is related to consent application B/11/19 and minor variance application A/73/19.

3. A/73/19

Owner Name: Wen Li

Agent Name: Gregory Design Group (Russ Gregory)

11 Gleason Ave, Markham

CON 8 PT LOT 14

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

a) Section 11.1:

a minimum front yard setback of 1.22 m (4 ft), whereas the By-law requires a minimum front yard setback of 7.62 m (25 ft);

b) Section 11.1:

a minimum rear yard setback of 5.30 m (17.38 ft), whereas the By-law requires a minimum rear yard setback of 7.62 m (25 ft);

c) Section 11.1:

a minimum side yard setback of 0.91 m (2.98 ft), whereas the By-law requires a minimum side yard setback of 1.22 m (4 ft) for the one storey portions of a building;

d) Infill By-law 99-90, Section 1.2 (vi):

a maximum floor area ratio of 55.42 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;

e) Infill By-law 99-90, Section 1.2 (iv):

a garage to project 5.18 m (16.99 ft) beyond the point of the main building closest to the front lot line, whereas the By-law permits a maximum projection of 2.1 m (6.89 ft);

f) Infill By-law 99-90, Section 1.2 (iii):



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a maximum building depth of 17.53 m (57.51 ft), whereas the By-law permits a maximum of 16.8 m (55.12 ft);

g) Section 1.2 (i):

a maximum building height of 10.5 m (34.45 ft), whereas the By-law permits a maximum of 9.8 m (32.15 ft);

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

This application is related to consent application B/11/19 and minor variance application A/72/19.

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 owners 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).
- c) establish access and servicing easements.

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/126/19

Owner Name: Nimalharan Nagarajah and Bremshuya Sinnathamby
Agent Name: SHDesign (Samir Hinnawi)
69 Robinson St, Markham
PLAN 4949 LOT 96

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 10.46 metres, whereas the by-law permits a maximum building height of 9.80 metres;

b) Infill By-law 99-90, Section 1.2(vi):

a maximum Net Floor Area Ratio of 49.95 percent, whereas the by-law permits a maximum Net Floor Area Ratio of 45 percent;

c) Infill By-law 99-90, Section(iii):

a maximum building depth of 19.1 metres, whereas the By-law permits a maximum building depth of 16.8 metres;

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

NEW BUSINESS:

1. A/86/19

Owner Name: Tahera Begum and MD Lutfur Rahman Selim

Agent Name: MD Lutfur Rahman Selim

33 Rowe Crt, Markham

PLAN 65M2527 PT BLK 162 RS65R11656 PARTS 1 2

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

a) Section 5.2.1:

a secondary dwelling unit, whereas the By-law permits no more than one single detached dwelling on one lot;

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

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. **(East District, Ward 7)**

2. A/010/20

Owner Name: Gajaruban Kandavanam and Sayenthavy Arunthavanathan

Agent Name: Georgio Lolos Designs Inc. (Georgio Lolos)

148 Church St, Markham

PLAN 1445 PT 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 6.2.4.4 a) i):

a minimum driveway side yard setback of 3.94 feet, whereas the By-law requires a minimum driveway side yard setback of 4 feet;

b) Infill By-law 99-90, Section 1.2(iii):

a maximum building depth of 22.32 metres, whereas the By-law permits a maximum building depth of 16.80 metres;

c) Infill By-law 99-90, Section 1.2(i):

a maximum building height of 10.79 metres, whereas the By-law permits a maximum building height of 9.80 metres;

d) Section 6.1 (a):

an accessory basement apartment, whereas the By-law does not permit an accessory basement apartment;

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

3. A/011/20

Owner Name: Ho Lim Ng and Alice CHeung
Agent Name: Vin Engineering Inc. (Sunil Shah)
12 Bittersweet St, Markham
PLAN 65M3767 LOT 246

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 detached private garage and any storey above to be setback a minimum of 5.69 metres from the main building, whereas the By-law requires a minimum setback of 6.0 metres;

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

4. A/013/20

Owner Name: Yi Li
Agent Name: Impressions Group (Newry Shao)
95 Parkway Ave, Markham
PLAN M1378 LOT 98

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 floor area ratio of 57.3 percent, whereas the By-law permits a maximum of 45 percent;

b) Section 11.2 (c)(i):

an unenclosed porch (inc. cold cellar below) and stairs to encroach 11 ft 2 in into the required front yard, whereas the By-law permits a maximum encroachment of 18 in for an unenclosed porch and stairs;

c) Section 11.2 (c)(i):

a minimum front yard of 23 ft 3 in (25 ft 0 in - 1 ft - 9 in bay window), whereas the By-law requires a minimum front yard of 25 ft;

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

5. A/014/20

Owner Name: Anise Kara and Tamara Kara

Agent Name: Giancarlo's Design Services (Giancarlo Di Giambattista)

52 Glenbourne Park Dr, Markham

PLAN 6037 LOT 22

The applicant is requesting relief from the requirements of By-law 304-87 as amended to permit:

a) Section 5.5:

an accessory building located minimum of 30.42m from the arterial road, whereas no part of any structure shall be constructed within 40m of the centre line of any arterial road;

b) Section 7.6:

an accessory building erected in the side yard, whereas an accessory building is only permitted in the rear yard;

c) Section 7.5 b)(iv):

a minimum rear yard setback of 3.76m for the accessory building, whereas the By-law requires a minimum of 7.5m;

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

6. A/016/20

Owner Name: CANADIAN PROPERTY HOLDINGS (ONTARIO) INC and Calloway REIT (Woodside) Inc

Agent Name: SmartCentres REIT (Matthew Howard)



**3155 Highway 7 E, Markham
CON 4 PT LOT 10 RP 65R16619 PARTS 1 TO 4 6 7 13 TO 15 30 TO 33
AND RP 65R17009 PART 3 AND RP 65R19051 PART 4**

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

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

to permit a minimum of 1282 parking spaces, whereas a minimum of 1333 parking spaces is required;

as it relates to a proposed new commercial building consisting of three restaurant units.

This application is related to an active Site Plan Control Application SPC 19 115859. (Central District, Ward 8)

7. B/001/20

**Owner Name: INCUMBENT AND CHURCHWARDENS OF GRACE
CHURCH**

**Agent Name: Weston Consulting Group (John Zipay)
19 Parkway Ave, Markham
CON 8 PT LOT 12**

The owner is requesting:

- a) sever and convey a parcel of land with an approximate lot frontage of 8.45 m on Parkway Avenue and 7.15 m on Town Crier Lane, and an approximate lot area of 26.84 sq. m (Parts 1 & 2);
- b) retain a parcel of land with an approximate lot frontage of 78.08 m on Parkway Avenue and 62.47 m on Town Crier Lane, and an approximate lot area of 13,837.16 sq. m (Part 1).

The purpose of this application is to sever a 26.84 sq m parcel of land located at the northeast portion of the subject property (19 Parkway Avenue), so that it can be conveyed and added to the abutting property to the east (7 Town Crier Lane). The severed parcel is proposed to be added to the abutting property to expand a driveway entrance onto Parkway Avenue for a proposed residential development currently under review by the City (Draft Approved Plan of Subdivision SU 16 175583 and Site Plan Control Application SC 16 175583). **(Heritage District, Ward 4)**



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Adjournment

1. Next Meeting, March 18, 2020
2. Adjournment