



**AGENDA**

**Wednesday, December 02, 2020**

**7:00pm**

**Location: Virtual meeting on zoom platform**

**Minutes: Wednesday, November 18, 2020**

**DISCLOSURE OF INTEREST**

**PREVIOUS BUSINESS**

**1. A/048/20**

**Owner Name: 10057428 CANADA CORP. (Magdi Wanis)**

**Agent Name: 10057428 CANADA CORP. (Magdi Wanis)**

**220 Cachet Woods Crt, Markham**

**PLAN 65M4414 BLK 2 65R37169 PARTS 2 AND 3**

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

- a) Section 6.4.1 (d)(iii):**  
a maximum gross floor area for an accessory retail store of 278 sq.m., whereas the By-law permits a maximum of 100 sq.m.;
- b) Section 6.4.3 (a):**  
a maximum allowable floor area ratio of 137 percent, whereas the By-law permits a maximum of 70 percent;
- c) Section 4.6.2 (d)(i):**  
a minimum front yard setback of 3m, whereas the By-law requires a minimum front yard setback of 12m;
- d) Section 5.2 (d)(iii):**  
a minimum interior side yard setback of 3m (north), whereas the By-law requires a minimum interior side yard of 7.93m;
- e) Section 5.2 (d)(iii):**  
a minimum interior side yard setback of 6m (south), whereas the By-law requires a minimum interior side yard of 7.93m;
- f) Section 5.2. (d)(v):**  
a yard encroachment (north) of 1.5m, whereas the By-law permits a maximum encroachment of 0.45m;
- g) Section 5.2 (d)(v):**

a yard encroachment (south) of 2.0m, whereas the By-law permits a maximum encroachment of 0.45m;

**h) Section 5.2 (d)(v):**

a yard encroachment (front) of 1.5m, whereas the By-law permits a maximum encroachment of 0.45m;

**i) Parking By-law 28-97, Section 3.0:**

a minimum parking count of 344 spaces, whereas the By-law requires a minimum of 427 spaces;

**as it relates to a proposed 5-storey office building. (West District, Ward 2)**

**NEW BUSINESS:**

**1. A/023/20**

**Owner Name: Vetmar Limited (Sandra Vettesse)**

**Agent Name: Gagnon Walker Domes Ltd. (Marc De Nardis)**

**11050 Woodbine Ave, Markham**

**CON 3 PT LOT 27 PT LOT 28**

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

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

470 parking spaces, whereas the By-law requires a minimum of 712 parking spaces;

**b) Table B8 (E):**

a minimum parking area depth of 18.0 metres in the front yard, whereas the By-law permits a maximum parking area depth of 12.0 metres;

**c) Table B8 (J):**

a minimum 3.75 metre landscape strip along the front lot line, whereas the By-law requires a minimum landscape strip width of 6.0 metres;

**d) Table B8 (K):**

a minimum 0.0 metre landscape strip along a cul-de-sac, whereas the By-law requires a minimum landscape strip width of 6.0 metres;

**e) Table B8 (K):**

a minimum 0.0 metre landscape strip along any other lot line other than the front lot line, whereas the By-law requires a minimum landscape strip width of 3.0 metres;

**f) Section 3.65:**

a retaining wall within a landscape strip, whereas the By-law definition of landscaping does not include retaining walls;

as it relates to the severed portion of a proposed industrial development. This application is related to minor variance application A/024/20. This application is also related to consent application B/004/20, which was approved by Committee on July 21, 2020. **(West District, Ward 2)**

**2. A/024/20**

**Owner Name: Vetmar Limited (Sandra Vettesse)**  
**Agent Name: Gagnon Walker Domes Ltd. (Marc De Nardis)**  
**Vetmar Limited 11050 Woodbine Ave, Markham**  
**CON 3 PT LOT 27 PT LOT 28**

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

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

a minimum of 140 parking spaces, whereas the By-law requires a minimum of 227 parking spaces;

**b) Table B8 (E):**

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

**c) Table B8 (E):**

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

**d) Table B8 (J):**

a minimum 3.75 metre landscape strip along the front lot line, whereas the By-law requires a minimum landscape strip width of 6.0 metres;

**e) Table B8 (K):**

a minimum 0.0 metre landscape strip along any other lot line other than the front lot line, whereas the By-law requires a minimum landscape strip width of 3.0 metres;

**f) Section 3.65:**

a retaining wall within a landscape strip, whereas the By-law definition of landscaping does not include retaining walls;

as it relates to the retained portion of a proposed industrial development. This application is related to minor variance application A/023/20. This application is also related to consent application B/004/20, which was approved by Committee on July 21, 2020. **(West District, Ward 2)**



**3. A/089/20**

**Owner Name: Ebrahim Javady Torabi**  
**Agent Name: JIM KOTSOPOULOS**  
**2968 Elgin Mills Rd, Markham**  
**CON 3 LT 26 PT 65R5591 PT 1**

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

**a) Table B2 (F) –**

Minimum Rear Yard Required on Lot Accessed By Lane (Special Provision 5): to permit a private garage to be within or attached to the main building, whereas the By-law requires the private garage to be detached from the main building, if the lot is accessed by a lane;

as it relates to the proposed construction of 6 semi-detached units with rear lane access **(West District, Ward 2)**

**4. A/095/20**

**Owner Name: Greg Ireland**  
**42 Galsworthy Drive, Markham**  
**PLAN 4949 LOT 63**

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

**a) By-law 1229, Sec. 1.2(iii):**

a maximum building depth of 20.93 m (68.67 ft); whereas the by-law permits a maximum building depth of 16.8 m (55.12 ft).

**b) By-law 1229, Sec. 1.2(vi):**

maximum floor area ratio of 49.93%; whereas the by-law permits a maximum floor area ratio of 45%

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

**5. A/100/20**

**Owner Name: Moheb Kheir**  
**Agent Name: Neveen**  
**14 Meyer Circle, Markham**  
**PLAN M1898 PT LOTS 51 & 52**



**COMMITTEE OF ADJUSTMENT**

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The applicant is requesting relief from the requirements of By-law 163-78 as amended to permit:

**a) By-law 163-78, Sec. 7.2(b):**

allow an interior side yard setback of 1.21 m; where as the By-law requires minimum interior side yard setback of 1.8 m

as it relates to a proposed two storey rear and side addition. **(East District, Ward 4)**

**6. A/0107/20**

**Owner Name: Naipaul Sheosankar**

**Agent Name: Vin Engineering Inc. (Sunil Shah)**

**16 Peony Street, Markham**

**PLAN 65M3767 LOT 8**

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

**a) By-law 177-96, Sec. 6.3.1.2:**

allow rear yard setback of 4.755 m, whereas the By-law permits 6.0 m

**b) By-law 177-96, Sec. 6.3.1.7a:**

allow lot coverage of 17.46%; whereas the By-law permits 15%

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

**7. A/0108/20**

**Owner Name: Cornell Rouge Development Corp. (Miguel Singer)**

**Agent Name: Madison Homes Cornell Ltd (Shana Rezvan)**

**215 Webb Street, Markham**

**65M4544 LOT 47**

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

**a) By-law 177-96, Section 7.192.1(IV)**

To increase the required rear yard set back of 1.20m as per zoning By-law to 6.0 so; that it would prevent uneven streetscape as well as not exposing the side elevation of the house adjacent to it.



## *COMMITTEE OF ADJUSTMENT*

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as it relates to a proposed detached dwelling (**East District, Ward 5**)

**8. A/110/20**

**Owner Name: Wagama Nominee Ltd (Charlotte Schickedanz)**  
**Agent Name: Delta Urban Inc. (Hatim Jafferjee)**  
**10162 Warden Avenue, Markham**  
**CON 4 PT LOTS 22 AND 23 RP 65R37430 PARTS 2 AND 3**

The applicant is requesting relief from the requirements of By-law 304-87 and 28-97 as amended to permit:

**a) By-law 304-87, Section 6.1:**

To permit a semi-detached dwelling, whereas the By-law permits only one single detached dwelling.

**b) By-law 28-97, Section 6.2.4.3 b)i)b):**

To permit a driveway width of 12.33 metres, whereas the By-law permits a maximum parking pad width of 6.1 metres.

as it relates to a proposed semi-detached dwelling. (**North District, Ward 2**)

### **Adjournment**

- 1. Next Meeting, Wednesday, January 20, 2021**
- 2. Adjournment**