



COMMITTEE OF ADJUSTMENT

AGENDA

Wednesday, March 13, 2019

7:30pm

Location: City of Markham, Council Chamber

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

Minutes: February 20, 2019

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. A/112/17

Owner Name: Kiril Penkov & Teodora Buhteva

Agent Name: Ron Pansino

104 Glen Cameron Rd, Thornhill

PLAN 2426 LOT 165

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

a) Section 4.1:

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

b) Infill By-law 101-90, Section 1.2 (i):

a maximum building height of 9.22m, whereas the By-law permits a maximum building height of 8.6m;

c) Amending By-law 61-94, Section 4:

a minimum east side yard setback of 1.3m, whereas the By-law requires a minimum side yard setback of 1.8m;

d) Amending By-law 61-94, Section 4:

a minimum west side yard setback of 0.27m to an existing one storey carport, whereas the By-law requires a side yard setback of 1.2m;

as it relates to an addition to the existing dwelling. **(West District, Ward 1)**



2. A/71/18

Owner Name: Lina Dimartino
Agent Name: Lemca Consultants (Leo Mastrandrea)
57 Hawkrigde Ave, Markham
PLAN 6584 LOT 6

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 (iii):

a maximum building depth of 21.0 m, whereas the By-law permits a maximum building depth of 16.8 m;

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

a maximum floor area ratio of 54 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;

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

3. A/169/18

Owner Name: Liu Jiayi
Agent Name: Gregory Design Group (Russ Gregory)
3 Jonquil Cres, Markham
PLAN 4949 LOT 166

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

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

a maximum building depth of 18.99 m, whereas the By-law permits a maximum building depth of 16.8 m;

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

a maximum building height of 10.18 m, whereas the By-law permits a maximum building height of 9.8 m;

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



4. A/178/18

Owner Name: 49th Summit Investment Inc. (Zhang Tan Zheng)
Agent Name: AND Architecture Inc. (Sam Wu)
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 49.7 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)**

5. A/03/19

Owner Name: ARDEVAN and DARYA BAKHTARI
Agent Name: Markham High Tech Inc. Architects (Michael Forte)
154 Ramona Blvd, Markham
PLAN 9143 LOT 92

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

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

6. A/05/19

Owner Name: Gabriele and Stephen Tar
Agent Name: Shane Gregory
175 Main St, Markham
PLAN 18 PT LOT 4 BLK K

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



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a) Amending By-law 53-94, Section 1.2(k):

a sign for a business in the front yard, whereas the By-law does not permit a business sign;

as it relates to a home occupation within an existing residential dwelling. **(Heritage District, Ward 4)**

NEW BUSINESS:

1. A/110/18

**Owner Name: Morten & Marie-Louise Kongsted
Agent Name: Gregory Design Group (Russ Gregory)
41 Church St, Markham
PLAN 180 PT LOT 3 PT LOT 4**

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

a) Amending By-law 61-94, Section 1:

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

b) Amending By-law 61-94, Section 1:

a minimum two-storey side yard setback of 1.22 m (east), whereas the By-law requires a minimum two-storey side yard setback of 6 ft (1.83 m);

as it relates to a proposed attached garage and loft addition to a residential dwelling. **(Heritage District, Ward 4)**

2. A/01/19

**Owner Name: Vishnu and Usha Dooday
Agent Name: SMDA (Rick Mateljan)
62 Sherwood Forest Drive, Markham
PLAN 5810 S PT LOT 198 N PT LOT 199**

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 (iii):

a maximum building depth of 17.55 metres, whereas the By-law permits a maximum building depth of 16.80 metres;



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

a maximum Net Floor Area Ratio of 49.9 percent, whereas the By-law permits a maximum Net Floor Area Ratio of 45 percent;

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

3. A/02/19

Owner Name: Leora Blum and Bill Kokotsis

Agent Name: Gregory Forfar

38 Galsworthy Dr, Markham

PLAN 4949 LOT 65

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

a) By-law 1229; Table 11.1:

minimum front yard setback of 23.45 feet (7.15m), whereas the By-law requires a minimum front yard setback of 25 ft (7.62 m);

b) Amending By-law 99-90, Section 1.2 (i):

a maximum building height of 10.57 m, whereas the By-law permits a maximum building height 9.8 m;

as they relate to a proposed residential dwelling that is under construction. **(East District, Ward 4)**

4. A/12/19

Owner Name: KARI TRAN and CHI-SAM TRAN

Agent Name: Tai Architect Inc (Ken Tai)

7 Heritage Corners Lane, Markham

CON 7 PT LOT 16 RP 65R24463 PART 7

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

a) Amending By-law 260-87, 118-91, 2007-152, Section 1 (d)(iii):

a maximum building height of 5.67 m for an accessory building, whereas the By-law permits a maximum building height of 5.5 m for an accessory building;



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b) Amending By-law 260-87, 118-91, 2007-152, Section 1 (d)(iv):

a maximum Gross Ground Floor area of 91.30 sq.m for an accessory building, whereas the by-law permits a maximum Gross Ground Floor area of 65 sq.m for all accessory buildings;

as it relates to a proposed detached garage with studio space above. **(Heritage District, Ward 4)**

5. A/13/19

Owner Name: Trung Tran

Agent Name: Tran Dieu & Associates Inc (Elwin Wong)

1 Florelle Dr, Markham

PLAN 65M3809 LOT 78

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

a) Section 6.5:

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

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

two parking spaces, whereas the By-law requires three parking spaces;

as it relates to a proposed secondary unit. **(East District, Ward 6)**

6. A/14/19

Owner Name: SMNE Developments Limited (Fieldgate Commercial Properties) (Stephanie Volpentesta)

Agent Name: Zelinka Priamo Ltd. (Rob McFarlane)

7025 Markham Rd, Markham

PLAN 65M3530 BLK 100

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

a) Amending By-law 107-1999, Section 6.10.1 (b)(iii):

no more than 12 percent of the ground floor of any building or structure to be occupied by business and professional offices, whereas the By-law permits no more than 10 percent of the ground floor of any building or structure to be occupied by business and professional offices;



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as it relates to a proposed dental office in an existing building. **(East District, Ward 7)**

7. B/02/19

Owner Name: Langstaff Land Holdings Ltd.

Agent Name: FASKEN MARTINEAU DUMOULIN LLP, BARRISTERS & SOLICITORS (Neil M. Smiley)

**175, 201, 203 & 205 Langstaff Rd and 3, 5, 11, 17 & 21 Essex Rd, Thornhill
PLAN 2386 N PT LOTS 61 & 85 to 89**

The owner is proposing:

- a) sever and convey a parcel of land with an approximate area of 4,050.40 sq. m and lot frontage of 33.2 m (Lot 61);
- b) retain a parcel of land with an approximate area of 34,752 sq. m and lot frontage of 99.67 m (Lots 85 to 89).

The purpose of this application is to re-establish a lot that has been merged in title.
(West District, Ward 1)

Adjournment

- 1. Next Meeting, March 27, 2019**
- 2. Adjournment**