



**AGENDA**

**Wednesday, April 05, 2023**

**7:00pm**

**Location: Virtual Meeting on Zoom Platform**

**Minutes: March 22, 2023**

**DISCLOSURE OF INTEREST**

**NEW BUSINESS:**

**1. A/002/23**

**Owner Name: Forest Hill Homes (Joel Seider)**

**Agent Name: Forest Hill Homes (Joel Seider)**

**655 Cornell Centre Boulevard, Markham**

**PLAN 65M3888 BLK 339**

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

**Lot 1 (Cornell Centre Blvd) and Lot 15 (16th Avenue):**

**a) Section 6.3.1.2:**

a garage to be setback a minimum of 5.0 metres from the main building, whereas the by-law requires a garage to be setback a minimum of 6.0 metres from the main building;

**b) Section 6.3.1.7 (b):**

a garage with a maximum lot coverage of 20 percent, whereas the by-law permits a maximum lot coverage of 18 percent;

**c) Section 7.190.2 (ii):**

a minimum rear yard setback of 12.0 metres, whereas the By-law requires a minimum rear yard setback of 13.0 metres;



**Lots 2 to 7 (Cornell Centre Blvd) and Lots 12 to 14 (16th Avenue):**

**d) Section 6.3.1.2:**

a garage to be setback a minimum of 5.0 metres from the main building, whereas the by-law requires a garage to be setback a minimum of 6.0 metres from the main building;

**e) Section 6.3.1.7 (b):**

a garage with a maximum lot coverage of 24 percent, whereas the by-law permits a maximum lot coverage of 18 percent;

**f) Section 7.190.2 (ii):**

a minimum rear yard setback of 12.0 metres, whereas the By-law requires a minimum rear yard setback of 13.0 metres;

**Lot 8 (Cornell Centre Blvd) and Lot 11 (16th Avenue):**

**g) Section 7.190.2 (ii):**

a minimum rear yard setback of 12.0 metres, whereas the By-law requires a minimum rear yard setback of 13.0 metres;

**Lot 9 and Lot 10 (Old Oak Lane):**

**h) Section 6.3.1.2:**

a garage to be setback a minimum of 5.0 metres from the main building, whereas the by-law requires a garage to be setback a minimum of 6.0 metres from the main building;

as they relate to 13 townhouse units and 2 semi-detached dwelling units located within Block 21 on Registered M-Plan 65M-4545.  
**(East District, Ward 5)**

**2. A/210/22**

**Owner Name: Felix Tse  
Agent Name: Felix Tse  
122 Dundas Way, Markham  
PLAN 65M4454 PT BLK 1 RP 65R35904 PT 74**

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

**a) Section 6.2.1 b) (iii):**

A deck to be located at the second storey, whereas the By-law requires the floor of the deck not to be higher than the floor level of the first storey of the main building;

as it relates to a proposed raised deck.

**(East District, Ward 5)**

**3. A/150/22**

**Owner Name: Xiaolei He  
Agent Name: Z Square Group (Mengdi Zhen)  
9 Trumpour Court, Markham  
PLAN M1440 LOT 12**

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

**a) Section 6.1:**

a minimum rear yard setback of 16 feet 11.5 inches, whereas the by-law requires a minimum rear yard setback of 25 feet; and

**b) Section 6.1:**

a maximum building height of 26 feet 11 inches, whereas the by-law permits a maximum building height of 25 feet.

as it relates to a proposed two-storey single detached dwelling.

**(Central District, Ward 3)**

**4. A/011/23**

**Owner Name: Yan Zhu  
Agent Name: LHW Engineering (Lihang Wang)  
30 Toulouse Court, Markham**

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

**a) Section 6.3.1.2:**

a detached garage to be setback 5 metres from the main building, whereas the By-law requires 6 metres;

as it relates to a proposed coach house.

**(East District, Ward 5)**

5. **A/012/23**

**Owner Name: Timothy Chan**  
**Agent Name: LHW Engineering (Lihang Wang)**  
**32 Toulouse Court, Markham**  
**PLAN 65M4345 LOT 27**

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

a) **Section 6.3.1.2:**

a detached garage to be setback 5 metres from the main building, whereas the By-law requires 6 metres;

as it relates to a proposed coach house.

**(East District, Ward 5)**

6. **A/030/23**

**Owner Name: Jinchong Cao**  
**Agent Name: LHW Engineering (Lihang Wang)**  
**78 Southdale Drive, Markham**  
**PLAN 7326 LOT 28**

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

a) **By-law 99-90, Section 1.2(ii):**

a depth of 17.53 metres, whereas the By-law permits a maximum of 16.8 metres;

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

a maximum floor area ratio of 52.8 percent, whereas the By-law permits a maximum of 45 percent;

c) **By-law 1229, Table 11.1:**

a minimum setback of 4.75 feet to the interior side lot line, whereas the By-law requires a minimum of 6 feet for the two-storey portion of the building.

as it relates to a proposed second storey addition and porch.  
**(East District, Ward 4)**

**7. A/261/22**

**Owner Name: Xuezhi Na**  
**Agent Name: Allera Engineering and Construction Inc. (Ally Yi)**  
**71 Proctor Avenue, Thornhill**  
**PLAN 2368 N PT LOT 14**

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

- a) **Amending 101-90, Section 1.2 (vii):**  
a floor area ratio of 58.1 percent, whereas the By-law permits a maximum floor area ratio of 50 percent; and
- b) **Amending 101-90, Section 1.2 (iv):**  
a building depth of 18.92 metres, whereas the By-law permits a maximum building depth of 16.8 metres;

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

**8. A/031/23**

**Owner Name: Ru Ging Huang & Mujie Ye**  
**Agent Name: Gregory Design Group (Shane Gregory)**  
**96 Southdale Drive, Markham**  
**PLAN 7326 LOT 6**

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

- a) **Amending By-law 99-90, Section 1.2 (vi):**  
a maximum floor area ratio of 78.93 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;
- b) **Amending By-law 99-90, Section 1.2 (i):**  
a maximum building height of 10.70 metres, whereas the By-law permits a maximum building height of 9.80 metres; and



**c) Amending By-law 99-90, Section 1.2 (ii):**

a detached dwelling to be comprised of three (3) storeys, whereas the By-law permits a maximum of two (2) storeys;

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

**Adjournment**

- 1. Next Meeting, April 19, 2023**
- 2. Adjournment**