



AGENDA

Wednesday, May 31, 2023

7:00pm

Location: Virtual Meeting on Zoom Platform

Minutes: May 17, 2023

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. A/032/23

**Owner Name: Vachik Hagopian
Agent Name: RT Architects (Raffi Tashdjian)
67 Ramona Boulevard, Markham
PLAN 9143 LOT 266**

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(i):**
a maximum building height of 10.10 metres, whereas the By-law permits a maximum building height of 9.80 metres, and
- b) Amending By-law 99-90, Section 1.2(vi):**
a maximum floor area ratio of 49.95 percent, whereas the By-law permits a maximum floor area ratio of 45 percent.

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

NEW BUSINESS:

2. B/010/23

**Owner Name: Qiulei Xue
Agent Name: JKO Planning Services Inc. (Jim Kotsopoulos)
4 Sabiston Drive, Markham
PLAN 3684 LOT 12**

The applicant is requesting provisional consent to:



- a) sever and convey a parcel of land with an approximate lot frontage of 19.30 metres and an approximate lot area of 1014 square metres (Part 1); and
- b) retain a parcel of land with an approximate lot frontage of 19.30 metres and an approximate lot area of 1014.20 square metres (Part 2).

The purpose of this application is to sever the Subject Lands to facilitate the creation of one new residential lot. **(Central District, Ward 3)**

3. B/011/23

Owner Name: Xian Yu
Agent Name: JKO Planning Services Inc. (Jim Kotsopoulos)
14 River Bend Road, Markham
PLAN 3684 PT LOT 24 PT LOT 25

The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land to the City of Markham with an approximate lot width of 30.26 metres and approximate lot area of 1159.10 square metres (Part 1);
- b) sever and convey a parcel of land with an approximate lot frontage of 15.24 metres and approximate lot area of 591.7 square metres (Part 2);
- c) retain a parcel of land with an approximate lot frontage of 15.24 metres and approximate lot area of 562.70 square metres (Part 3);

The purpose of this application is to create a total of three lots, two lots for residential dwellings and one lot to be conveyed to the City of Markham as an Open Space parcel. **(Central District, Ward 3)**

4. B/012/23

Owner Name: Zhenchun Lin
Agent Name: JKO Planning Services Inc. (Jim Kotsopoulos)
15 River Bend Road, Markham
PLAN 3684 LOT 19

The applicant is requesting provisional consent to:



- a) sever and convey a parcel of land with an approximate lot frontage of 23.47 metres and approximate lot area of 715.7 square metres (Part 2);
- b) sever and convey a parcel of land with an approximate lot frontage of 25.36 metres and approximate lot area of 716.6 square metres (Part 3); and
- c) retain a parcel of land with approximate lot frontage of 36.51 metres and approximate lot area of 791.6 square metres (Part 1);

The purpose of this application is to create a two new residential lots, to facilitate the construction of three new single-detached dwellings. **(Central District, Ward 3)**

5. A/223/22

Owner Name: JASPREET SING MARWAH
Agent Name: Cantam Group LTD. (Yaso Somalingam)
78 Wootten Way, Markham
PLAN M1448 LOT 266

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 50.47 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 height of 10.24 metres, whereas the By-law permits a maximum height of 9.80 metres;

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

6. A/047/23

Owner Name: Dorsa Malek
Agent Name: Topdot Inc.
Property Address: 4 Elspeth Place, Thornhill
Legal Description: PLAN M862 LOT 17

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

- a) **Amending By-law 101-90, Section 1.2 (i):**

a maximum building height of 8.5 metres, whereas the By-law permits a maximum flat roof building height of 8 metres;

b) Amending By-law 101-90, Section 1.2 (vii):

a maximum floor area ratio of 55 percentage, whereas the By-law permits a maximum floor area ratio of 50 percentage;

c) By-law 2237, Section 3.7:

a basement window well encroachment of 56 inches, whereas the By-law permits a maximum encroachment of 18 inches into the required front yard setback.

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

7. A/078/23

Owner Name: Jeff Jafarpour

Agent Name: Oxnard Development Inc.

Property Address: 83 Elgin Street, Thornhill

Legal Description: PLAN 8 PT LOT 10 RS65R16105 PART 2

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

a) Amending By-law 101-90, Section 1.2 (i): a building height of 10.45 metres, whereas the By-law permits a maximum building height of 9.8 metres;

b) Amending By-law 101-90, Section 1.2 (iv): a building depth of 33.0 metres, whereas the By-law permits a maximum building depth of 16.8 metres;

c) Amending By-law 101-90, Section 1.2 (v): a garage projection of 8.33 metres, whereas the By-law permits a maximum garage projection of 2.1 metres; and

d) By-law 28-97, Section 6.2.4.2 b) i): a driveway width of 14.0 metres, whereas the By-law permits a maximum driveway width of 9.82 metres.

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



8. **A/050/23**
Owner Name: Unionville Pastry Cafe Holdings Limited
Agent Name: STEP Design Studio Inc.
147A Main Street, Unionville
CON 5 PT LT 12 65R19512 PT 1

The applicant is requesting relief from the requirements of By-law 122-72, as amended, to permit:

- a) **By-law 28-97, Section 8.2.2:**
0 parking spaces, whereas the By-law requires 12 parking spaces for the proposed net floor area of 188.37 square metres; and
- b) **By-law 122-72, Section 14.4 b):**
a maximum lot coverage of 78.2 percent, whereas the By-law permits a maximum lot coverage of 35 percent;

as it relates to a proposed bakery.

This application is related to a Site Plan Control Application (SPC 22 264435) which is being reviewed concurrently. **(West District, Ward 1)**

9. **A/045/23**

Owner Name: 463240 Ontario Limited (Peter LeGrice)
Agent Name: QX4 Investments Ltd. - Consulting Services (Ben Quan)
190 Bullock Drive, Markham
CON 7 PT LOT 12 RS65R7950 PART 2

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

- a) **By-law 1229, Section 8.1:**
a personal service shop (spa), whereas the By-law does not permit such use;

as it relates to a proposed personal service shop. **(East District, Ward 4)**

Adjournment

- 1. Next Meeting, (June 28, 2023)**
- 2. Adjournment**