



AGENDA

Wednesday, August 30, 2023

7:00 pm

Location: Virtual Meeting on Zoom Platform

Minutes: August 16, 2023

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. A/038/23

Owner Name: 1000183958 Ontario Inc. (Grumeet Minhas)

Agent Name: Zero Degree Studio Inc. (Roy Chan)

41 Galsworthy Drive, Markham

PLAN 4949 LOT 47

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;

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

a maximum depth of 19.91 metres, whereas the By-law permits a maximum of 16.80 metres;

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

a maximum floor area ratio of 50 percent, whereas the By-law permits a maximum of 45 percent;

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

NEW BUSINESS:

1. A/140/23

Owner Name: Pardeep Pradhan

Agent Name: Vin Engineering Inc. (Sunil Shah)

70 Spring Meadow Avenue, Markham



PLAN 65M3203 LT 39

The applicant is requesting relief from the requirements of By-law 117-96, as amended, to permit:

a) **By-law 177-96, Section 6.3.1.6:**

a maximum height of 6.4 m, whereas the By-law permits a maximum height of 4.5 m;

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

2. A/143/23

**Owner Name: Martin Jun Jian Xie
Agent Name: Jun An
344 Manhattan Drive, Markham
PLAN 65M2269 LOT 70**

The applicant is requesting relief from the requirements of By-law 134-79, as amended to permit:

a) **Section 7.2:**

a maximum lot coverage of 36.9 percent, whereas the By-law permits a maximum of 33.33 percent;

as it relates to a single family detached dwelling.
(Central District, Ward 3)

3. A/126/23

**Owner Name: Cen Wen Hao
Agent Name: Frank Bandiera Architect Inc. (Frank Bandiera)
29 Briarcrest Drive, Markham
PLAN 65M3632 PT BLK 11 RP 65R26389 PARTS 21 TO 23**

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

a) **By-Law 177-96, Table B2 (P):**

a minimum front yard setback of 1.6 metres to the enclosed porch whereas minimum front yard setback of 3 metres is required; and

b) By-law 28-97, Section 3 and 6.1.1 b):

a required parking size of 2.6m x 4.4m whereas a minimum size of 2.6m x 5.8m is required inside a private garage;

as it relates to a single family semi-detached dwelling.
(West District, Ward 6)

4. A/146/23

Owner Name: Jeffrey Cowan and Eleni Galanis
Agent Name: Gregory Design Group (Shane Gregory)
63 Hawkrige Avenue, Markham
PLAN 6584 LOT 9

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

a) By-law 1229, Table 11.1:

a side yard setback of 4 feet whereas the by-law requires a minimum of 6 feet;

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

a maximum floor area ratio of 51.2 percent; whereas the by-law permits a maximum floor area ratio of 45 percent;

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

a building depth of 17.81m whereas the by-law permits a maximum building depth of 16.8m;

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

a height of 10.3m whereas the by-law permits a maximum height of 9.80m;

e) By-law 1229, Table 11.1:

a front yard setback of 23.92 feet whereas the bylaw requires a front yard setback of 25 feet;

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

5. A/134/23

Owner Name: Wendy Oi Yee Lo and David Wen Long Liu
Agent Name: Prohome Consulting Inc. (Vincent Emami)
38 Fonthill Boulevard, Markham

PLAN 7566 LOT 142

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

a) Section 4.11:

a minimum flankage side yard of 12 feet, 6 inches, whereas a flankage side yard setback of 13 feet 2 inches is required, which is half the building height of 26 feet 3 inches;

b) Section 6.1:

minimum west side yard of 4 feet, whereas the By-law requires minimum side yard setback of 6 feet;

c) Section 6.1:

a maximum lot coverage of 35.75 percent, whereas the By-law permits a maximum of 33 1/3 percent;

d) Section 6.1:

a maximum building height of 26 feet, 3 inches, whereas the By-law permits a maximum building height of 25 feet;

as it relates to a new single detached dwelling with deck.

(Central District, Ward 3)

6. A/146/23

Owner Name: CEFA Early Learning (Christine Yang)

Agent Name: Sajecki Planning Inc. (Morgan Dundas)

10 Esna Park Drive, Markham

CON 4 PT LOT 4 R1379 PT OF PT 1 65R7552 PT 1 MINUS

65R9891 PTS 1-3

The applicant is requesting relief from the requirements of By-law 108-81 as amended to permit:

a) By-law 28-97, Section 3, Table B:

286 parking stalls, whereas the By-law requires a total of 294 parking stalls;

as it relates to the proposed conversion of a commercial building to a daycare. This application is related to Site Plan application 23 113933.

(Central District, Ward 8)



7. **A/138/23**

Owner Name: 2456965 Ontario Inc. (Hashem Ghadaki)
Agent Name: Malone Given Parsons Ltd. (Rohan Sovig)
3825 Highway 7, Markham
CON 5 PT LT 10 66R10854 PTS 1 TO 4

The applicant is requesting relief from the requirements of By-law 2004-196, as amended to permit:

a) **Schedule F3:**

43 and 48 storeys, whereas the By-law permits 40 and 45 storeys;

b) **Section 6.11.2 (c):**

a minimum first floor height of 3.0 metres, whereas the By-law requires a minimum first floor height of 3.6 metres;

c) **By-law 2020-145, Section 6.ZZ.1 (a)(i):**

a minimum of 0.11 visitor parking spaces per dwelling unit and a maximum of 0.12 visitor parking spaces per dwelling unit, whereas the by-law requires 0.12 parking spaces per dwelling unit for visitors;

as it relates to a proposed high rise residential development with at-grade retail.

8. **A/135/23**

Owner Name: Valleyview Gardens (Larry Varlese)
Agent Name: Sally Campbell
8636 Reesor Road, Markham
CON 9 PT LOT 11

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

a) **Section 7.3:**

a retail garden centre as an accessory use, whereas the By-law does not permit a retail garden centre;

b) **Section 7.3:**

a farm labour residence, whereas the By-law does not permit the use;

- c) **Section 5.5:** a building setback of 26.82 metres from the centerline of an arterial road, whereas the By-law requires a setback of 40 metres;
- d) **Section 7.3:** a rear yard setback setback of 1.97 metres, whereas the By-law requires a rear yard setback of 7.5 metres;
- e) **Section 7.3:** a side yard setback (north side) of 4.7 metres, whereas the By-law requires 7.5 metres;
- f) **By-law 28-97, Section 3.0, table B:** a parking rate of 1 space per 34 sq. metres of net floor area for nursery/garden centre; whereas the by-law requires 1 space per 30 sq. metres of net floor area for nursery/garden centre;

as it relates to a garden centre.
(East District, Ward 5)

Adjournment

- 1. Next Meeting, September 13, 2023**
- 2. Adjournment**