



CITY OF MARKHAM
Virtual Meeting

December 4, 2024
7:00 pm

COMMITTEE OF ADJUSTMENT

Minutes

The 19th regular meeting of the Committee of Adjustment for the year 2024 was held at the time and virtual space above with the following people present:

| | |
|-------------------------------|---------|
| Jeamie Reingold, Acting Chair | 7:00 pm |
| Sally Yan | 7:00 pm |
| Patrick Sampson | 7:00 pm |
| Arun Prasad | 7:00 pm |

Shawna Houser, Secretary-Treasurer
Greg Whitfield, Supervisor, Committee of Adjustment
Vivian Yap, Development Technician

Regrets

Greg Knight, Chair

2. DISCLOSURE OF PECUNIARY INTEREST

None

3. APPROVAL OF PREVIOUS MINUTES: November 20, 2024

THAT the minutes of Meeting 18, of the City of Markham Committee of Adjustment, held November 20, 2024 respectively, be:

- a) Approved on December 4, 2024.

Moved by: Patrick Sampson
Seconded by: Arun Prasad

Carried

4. REQUEST FOR DEFERRAL

4.1 A/108/24

Agent Name: Jun An
41 Gladiator Road, Markham
PLAN 7326 LOT 24

The applicant was requesting relief from the requirements of By-law 2024-19, as amended, to permit:

- a) **By-law 2024-19, Section 6.3.2.2(c):**
a maximum main building coverage of 27.6 percent for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent; and
- b) **By-law 2024-19, Section 4.8.10.1(a):**
a minimum porch depth of 1.52 metres, whereas the by-law requires a minimum porch depth of 1.8 metres;

as it related to a proposed two-storey dwelling.

The agent, Jun An, appeared to request deferral.

The Committee received two written pieces of correspondence.

Member Prasad motioned for deferral.

Moved by: Arun Prasad
Seconded by: Patrick Sampson

THAT Application **A/108/24** be **deferred** sine die.

Resolution Carried

5. NEW BUSINESS:

5.1 B/016/24

Agent Name: JKO Planning Services Inc. (Jim Kotsopoulos)
28 Kirk Drive, Thornhill
PLAN 4184 LOT 36

The applicant was requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 15.24 metres and an approximate lot area of 696.456 square metres (Part 1); and
- b) **retain** a parcel of land with an approximate lot frontage of 15.24 metres and an approximate lot area of 696.456 metres (Part 2).

The purpose of this application was to sever the subject lands to facilitate the creation of one new residential lot.

This application was associated with Zoning By-law Amendment Application PLAN 2024 161084 000 00.

The agent, Jim Kotsopoulos, appeared on behalf of the application.

Member Yan noted that the property had gone through previous planning processes and met the Official Plan policies for Consent. The application and the proposed lots created no adverse impacts and met the lot area and frontage requirements.

Member Sampson asked if the design of the homes had been accounted for in the Zoning By-law Amendment. Member Sampson motioned for approval with conditions.

Moved by: Patrick Sampson
Seconded by: Arun Prasad

The Committee unanimously approved the application.

THAT Application **B/016/24** be **approved** subject to conditions contained in the staff report.

Resolution Carried

5.2 A/046/24

Agent Name: Malone Given Parsons Ltd (Emily Grant)
Woodbine Avenue, Markham
CONC 4 PT LOTS 22 &23 PLAN 65R24972 PT 2

The applicant was requesting relief from the requirements of By-law 2021-106, as amended, to permit:

a) By-law 2021-106, Section 7.688.2.f.i):

Outdoor Amenity Space to be located at-grade, on a rooftop, above a private garage, and or be located on a balcony, whereas the by-law permits Outdoor Amenity Space to be located on a rooftop, above a private garage and or be located on a balcony;

as it related to proposed single-detached laneway dwelling units within the subject lands.

This application was related to PLAN application 2019 142694 000 00 which was under review.

The agent, Emily Grant, appeared on behalf of the application.

Member Yan noted the application was part of a secondary and subdivision plan, the request would allow the applicant to adapt the space to the various housing models, it met the intent of the zoning by-law and was technical.

Member Prasad asked for clarification regarding modifying the condition.

Member Yan motioned for approval with amended conditions.

Moved by: Sally Yan
Seconded by: Arun Prasad

The Committee unanimously approved the application.

THAT Application **A/046/24** be **approved** subject to conditions contained in the staff report (as amended).

Resolution Carried

5.3 A/127/24

Agent Name: 2860765 Ontario Inc. (Austin Emino)
85 Donnamora Crescent, Thornhill
PLAN M1411 W PT LOT 28 66R5970 PT 17

The applicant was requesting relief from the requirements of By-law 2024-19, as amended, to permit:

- a) **By-law 2024-19, Section 6.3.2.2 E):**
a maximum main building distance of 23.17 metres for the first storey, whereas the by-law permits a maximum distance of 19.5 metres for the first storey of the main building from the established building line;

as it related to a rear one-storey addition to the two-storey residential dwelling.

The agent, Austin Emino, appeared on behalf of the application.

Member Sampson indicated that the location of the lot mitigated impacts to the neighbouring properties and motioned for approval with conditions.

Moved by: Patrick Sampson
Seconded by: Sally Yan

The Committee unanimously approved the application.

THAT Application **A/127/24** be **approved** subject to conditions contained in the staff report.

Resolution Carried

5.4 A/126/24

**Agent Name: Gregory Design Group (Shane Gregory)
10 Galsworthy Drive, Markham
PLAN 4949 LOT 124**

The applicant was requesting relief from the requirements of By-law 2024-19, as amended, to permit:

- a) **By-law 2024-19, Section 6.3.2.2(e):**
a maximum main building distance from the established building line of 21.92 metres for the first storey, whereas the by-law permits a maximum distance of 19.50 metres for the first storey from the established building line; and
- b) **By-law 2024-19, Section 6.3.2.2(i):**
a combined interior side yard of 4.6 metres, whereas the by-law requires a minimum combined interior side yard of 5.22 metres;

as it related to a proposed two storey dwelling.

The agent, Shane Gregory, appeared on behalf of the application.

Member Sampson supported the application, noting that the reduced side yard was only for a small pop-out.

Member Yan expressed that the proposed house was well designed, had suitable massing for the property, the requests were minor and motioned for approval with conditions.

**Moved by: Sally Yan
Seconded by: Patrick Sampson**

The Committee unanimously approved the application.

THAT Application **A/126/24** be **approved** subject to conditions contained in the staff report.

Resolution Carried

5.5 A/122/24

Owner Name: Pang Yingning
Agent Name: Gregory Design Group (Russ Gregory)
2 Wismer Place, Markham
PLAN 65M2761 LOT 8

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

- a) **By-law 1229, as amended by By-law 260-87, Section 1(d)(iv):**
an accessory building with a gross ground floor area of 72.62 metres, whereas the by-law permits a maximum gross ground floor area of 65 square metres;
- b) **By-law 1229, as amended by By-law 260-87, Section 1(d)(iii):**
an accessory building with a height of 6.25 metres, whereas the by-law permits a maximum building height of 5.5 metres; and
- c) **By-law 1229, as amended by By-law 260-87, Section 1(d)(iv):**
a combined gross ground floor area of 154.42 square metres for a relocated heritage building plus all new additions, whereas the by-law permits a maximum combined gross floor area of 139 square metres;

as it related to a proposed detached accessory building and a one-storey addition to an existing relocated heritage dwelling.

The agent, Russ Gregory, appeared on behalf of the application.

The Committee received two written pieces of correspondence.

Member Sampson indicated the request was small and minor.

Member Yan supported the application indicating that it was appropriate development of the property, would enhance the use of the site and was minor.

Member Sampson motioned for approval with conditions.

Moved by: Patrick Sampson

Seconded by: Sally Yan

The Committee unanimously approved the application.

THAT Application **A/122/24** be **approved** subject to conditions contained in the staff report.

Resolution Carried

5.6 A/101/24

**Agent Name: Edwin Cheng
55 Renfrew Drive, Markham
PLAN 65M2452 LOT 6**

The applicant was requesting relief from the requirements of By-law 2024-19, as amended, to permit:

- a) **By-law 2024-19, Section 9.4.2:**
a Private School, whereas the by-law does not permit a Private School;

as it related to interior alterations to an existing two-storey office building.

The agent, Edwin Chang, appeared on behalf of the application. Edwin indicated that if the use was approved any changes to the property would be required to proceed through Site Plan Control.

Member Sampson stated that the Committee had supported similar uses in the area.

Member Yan expressed that a private school was a compatible use and appropriate for the area, indicating that changes to the property would require Site Plan approval.

Member Prasad motioned for approval with conditions.

**Moved by: Arun Prasad
Seconded by: Patrick Sampson**

The Committee unanimously approved the application.

THAT Application **A/101/24** be **approved** subject to conditions contained in the staff report.

Resolution Carried

6. Adjournment

**Moved by: Arun Prasad
Seconded by: Patrick Sampson**

THAT the virtual meeting of the Committee of Adjustment was adjourned at 8:06 pm, and the next regular meeting would be held on December 18, 2024.

CARRIED

Original Signed by
Shawna Houser
Secretary-Treasurer
Committee of Adjustment

Original Signed by
Greg Knight
Chair
Committee of Adjustment