



COMMITTEE OF ADJUSTMENT

AGENDA

Wednesday, July 7, 2021

7:00pm

Location: virtual meeting on zoom platform

Minutes: Wednesday, June 23, 2021

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS:

1. A/052/21

Owner Name: Wasantharooby Poopalasingiam

Agent Name: Varatha Design Associates (Ken Varatha)

45 Gracewell Road, Markham

PLAN 65M3814 LOT 16

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

- a) By-law 177-96, Section 6.6.3:**
stairs and landings to encroach into the required rear yard setback a distance of 3.0 m, whereas the By-law allows stairs and landings to encroach a distance of no more than 2.0 m into the required rear yard setback;
- b) By-law 177-96, Section 6.5:**
one accessory dwelling unit (basement apartment), whereas the By-law permits one single family dwelling;
- c) Parking By-law 28-97, Section 3:**
two parking spaces, whereas the By-law requires a minimum of three parking spaces;

as it relates to proposed secondary suite (basement apartment) and walk up stairs. **(East District, Ward 5)**



NEW BUSINESS:

1. B/33/17

Owner Name: Eileen Baron and Glenn Baron
Agent Name: David Johnston Architect Ltd. (David Johnston)
251 Helen Avenue, Markham
PLAN 2196 PT LOT 8

For provisional consent to:

- a) sever and convey a parcel of land with an approximate area of 450.5 m² and lot frontage of 10.34 m (Part 1);
- b) sever and convey a parcel of land with an approximate area of 450.5 m² and lot frontage of 10.34 m (Part 2);
- c) retain a parcel of land with an approximate area of 450.5 m² and lot frontage of 10.34 m.

The purpose of this application is to create a total of three residential development lots. This application is related to Minor Variance application A/141/20. **(Central District, Ward 3)**

2. A/141/20

Owner Name: Glen Baron and Eileen Baron
Agent Name: David Johnston Architect Ltd. (David Johnston)
251 Helen Avenue, Markham
PLAN 2196 PT LOT 8

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

- a) **Amending By-law 2010-38, Section 7.418.1:**
lots with a minimum frontage of 10 metres, whereas the By-law requires minimum lot frontages of 15 metres;
- b) **Amending By-law 2010-38, Section 7.418.1:**
lots with a minimum frontage of 10 metres, whereas the By-law requires minimum lot frontages of 11.5 metres;
- c) **Amending By-law 2010-38, Schedule A:**
12 lots, whereas the By-law permits a maximum of 11 lots;
- d) **Amending By-law 2010-38, Section 6.5 & Table A1:**
an accessory dwelling unit, whereas the By-law permits no more than one single detached dwelling/dwelling unit on a lot, unless otherwise specified;



e) **Parking By-law 28-97, Section 3.0:**

a minimum of 2 parking spaces, whereas the By-law requires a minimum of 3 parking spaces;

as it relates to 3 proposed new residential lots. This application is also related to consent application B/33/17 which is being reviewed concurrently. **(Central District, Ward 3)**

3. **A/049/21**

Owner Name: Rizwan Ismail

Agent Name: NOBLE PRIME SOLUTIONS LTD (JIVTESH BHAILA)

111 Boxwood Crescent, Markham

PLAN 65M3101 LT 108

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

a) **By-law 90-81, Section 5.2.1:**

a second dwelling unit, whereas the By-law permits no more than one (1) single detached dwelling on one (1) lot;

as it relates to proposed secondary dwelling (basement apartment). **(East District, Ward 7)**

4. **A/072/21**

Owner Name: Venkata Boddu

Agent Name: YEJ Studio and Consulting Inc (Amr Robah)

1920 Bur Oak Avenue, Markham

PLAN 65M3663 PT LOT 3 RP 65R26126 PARTS 1 AND 2

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

a) **By-law 177-96, Section 6.5:**

one accessory dwelling unit, whereas the By-law does not permit an accessory dwelling unit;

b) **By-law 28-98, Section 3.0:**

a minimum of 2 parking spaces, whereas the By-law requires a minimum of 3 parking spaces;



as it relates to proposed basement apartment. **(East District, Ward 5)**

5. A/073/21

Owner Name: Shan Hongchao
Agent Name: vin engineering inc (sunil shah)
19 Spring Meadow Avenue, Markham
PLAN 65M3202 LT 41

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

- a) **By-law 177-96, Section 6.3.1.6:**
a maximum height of 6.73 m to the mid-point of the roof, whereas the By law permits a maximum height of 4.5;
- b) **By-law 177-96, Section 6.3.1.7 (b):**
a maximum lot coverage of 20.45 percent , whereas the By-law permits a maximum lot coverage of 18.0 percent on a lot with a lot frontage of less than 9.75 m;

as it relates to proposed coach house atop garage. **(East District, Ward 5)**

6. A/075/21

Owner Name: Eric Ho
Agent Name: Four Seasons Sunrooms (Nour Elgendy)
29 Montgomery Court, Markham
PLAN 65M2117 LOT 79

The applicant is requesting relief from the requirements of By-law 221-81 as amended to permit:

- a) **By-law 221-81, Section 6.1.2 c):**
a maximum lot coverage of 34.80 percent, whereas the By-law permits a maximum lot coverage of 33.33 percent;

as it relates to proposed rear sunroom. **(Central District, Ward 2)**

7. A/076/21

Owner Name: Faye Jung Leask
Agent Name: Belinda Jones Architect (Belinda Jones)
32 Colborne Street, Thornhill
PLAN 71 E PT LOT 14 W PT LOT 15

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

- a) **By-law 223-94, Section 1(B):**
maximum floor area of 303 m², whereas By-law permits maximum floor area of 278.7 m²;
- b) **By-law 223-94, Section 1(B):**
maximum garage floor area of 47.2 m², whereas By-law permits maximum floor area of 41.8 m²;
- c) **By-law 223-94, Section 6.1:**
east side yard setback of 0.98 m, whereas By-law requires setback of 1.8 m;
- d) **By-law 101-90, Section 1.2 (iv):**
building depth of 21.59 m, whereas By-law requires maximum of 16.8 m;

as it relates to proposed rebuild of a fire damaged house in the heritage conservation district. **(Heritage District, Ward 1)**

8. A/078/21

Owner Name: Kenneth Vopni
Agent Name: Gregory Design Group (Shane Gregory)
36 Washington Street, Markham
PL 18 BLK D PT T 12 PT LT 13 64R7685 PT 1

- a) to permit the extension/enlargement of an existing legal non-conforming use;

as it relates to a proposed addition to an existing single family dwelling on a lot zoned as "Commercial Two (C2)." This application is being applied under Section 45(2)(a) of the Planning Act. **(Heritage District, Ward 4)**



9. A/079/21

**Owner Name: David Hicks
Agent Name: RN Design (Ravi Patel)
37 Elm Street, Markham
PLAN 4292 PT OF LOT 15 LOT 16 RP 65R33271 PTS 1 AND 2**

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

- a) **By-law 99-90, Section 1.2 (iii):**
a building depth of 20.40 m, whereas the By-law permits maximum building depth of 16.8 m;
- b) **By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 50.06 percent, whereas the By-law permits a maximum floor area ratio of 45.0 percent;
- c) **By-law 1229, Section 11.1:**
a minimum front yard setback of 20'4', whereas the by-law requires minimum front yard setback of 25';

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

Adjournment

- 1. **Next Meeting, Wednesday, July 21, 2021**
- 2. **Adjournment**