



COMMITTEE OF ADJUSTMENT

AGENDA

Wednesday, April 20, 2022

7:00pm

Location: Virtual Meeting on Zoom Platform

Minutes: Wednesday, April 6, 2022

DISCLOSURE OF INTEREST

Previous Business

1. A/174/21

Owner Name: XING LIN

Agent Name: LHW Engineering (Lihang Wang)

15 Karen Miles Crescent, Markham

PLAN 65M2470 PT BLK 93 RS65R11396 PARTS 3, 4 & 5

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

a) By-law 90-81, Section 5.2.6:

a door providing access to the interior of a dwelling to be located 0.60 m from the interior side lot line, whereas the By-law requires that a door providing access to the interior of a street townhouse dwelling to be located a minimum of 1.20 m from the interior side lot line;

as it relates to a proposed side yard door to access the basement. **(East District, Ward 7)**

2. A/182/21

Owner Name: Elly Verdi

Agent Name: EPL Construction (John Nassr)

19 Talisman Crescent, Markham

PLAN 4877 LOT 41

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



- a) **By-law 99-90, Section 1.2(vi):**
a maximum floor area ratio of 49.90 percent, whereas the By-law permits a maximum floor area ratio of 45.0 percent;

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

New Business:

1. A/198/21

Owner Name: Sylvia Pinto
Agent Name: Epic Designs Inc. (Marco Vieira)
142 Riverlands Avenue, Markham
PLAN 65M3236 BLOCK 35

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

- a) **By-law 177-96, Section 7.5.2 (a):**
a minimum setback of 0 metres from the interior side lot line, whereas the By-law only permits a minimum setback of 0 metres where a private garage shares a common wall with another private garage;
- b) **By-law 177-96, Section 7.5.2 (b):**
a maximum of 6 private garages on abutting lots to share common walls or common roofs, whereas the By-law permits a maximum of 4 private garages to share common walls.

as it relates to the legalization and extension of existing carport. **(East District, Ward 5)**

2. B/004/21

Owner Name: Leslie Benczik
Agent Name: Malone Given Parsons Ltd (Elyse Holwell)
118 and 120 Main Street North, Markham
PLAN 18 PT LOT 4 BLK N

The applicant is requesting provisional consent to:



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- a) sever and convey a parcel of land (118 Main Street North) with an approximate lot frontage of 7.52 metres (24.67 feet) and an approximate lot area of 0.04 hectares (0.1 acres); and
- b) retain a parcel of land (120 Main Street North) with an approximate lot frontage of 7.34 metres (24.08 feet) and an approximate lot area of 0.05 hectares (0.13 acres).

The purpose of this application is to re-establish the pre-existing lot line between 118 Main Street North and 120 Main Street North. This application is related to minor variance applications A/204/21. **(Heritage District, Ward 4)**

3. A/204/21

Owner Name: Leslie Benczik
Agent Name: Malone Given Parsons Ltd (Elyse Holwell)
118 and 120 Main Street North, Markham
PLAN 18 PT LOT 3 & 4 BLK N

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

- a) **Section 11.1:**
a front yard setback of 0.59 feet, whereas the By-law requires a front yard setback of 10 feet;

as it relates to an existing condition for a lot that has merged on title. This application is related to Consent application B/004/21. **(Heritage District, Ward 4)**

4. A/008/22

Owner Name: Mr Zlatko Trifunovski
Agent Name: SHDESIGN (Randa Zabaneh)
21 Pomander Road, Markham
PLAN M1368 LOT 45

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

- a) **Section 6:**
a front yard setback of 20 feet 0.5 inches (6.1 metres), whereas the By-law requires a minimum front yard setback of 27 feet;
 - b) **Section 6:**
a maximum lot coverage of 40.73 percent, whereas the By-law permits a maximum lot coverage of 33.33 percent;
 - c) **Section 6:**
a maximum height of 27 feet 7.5 inches (8.4 metres), whereas the By-law permits a maximum height of 25 feet;
- as it relates to proposed 2-storey detached dwelling. **(Central District, Ward 3)**

5. A/016/22

Owner Name: Chitra Pathmanathan
Agent Name: Varatha Design Associates (Ken Varatha)
1388 Castlemore Avenue, Markham
PLAN 65M4025 LOT 164

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

- a) **By-law 28-97, Section 3.0 - Table A:**
two parking spaces, whereas the By-law requires three parking spaces;
 - b) **By-law 177-97, Section 6.5:**
an accessory dwelling unit, whereas the By-law does not permit more than one dwelling unit on a lot;
 - c) **By-law 177-96, Section 7.134.2 (a)(ii):**
an interior side yard setback of 0.127 metres, whereas the By-law requires a 0.3 metre with a minimum 1.2 metre separation between dwellings on abutting lots;
- as it relates to proposed basement apartment (secondary suite). **(East District, Ward 5)**



6. A/022/22

**Owner Name: Satinder Brar
Agent Name: Four Seasons Sunrooms (Nour Elgendy)
51 Coledale Road, Markham
PLAN 65M2359 LOT 62**

The applicant is requesting relief from the requirements of By-law 118-79 as amended, to permit:

- a) **Section 7.2 (b):**
a rear yard setback of 6.9 metres, whereas the By-law requires a minimum rear yard setback of 7.5 metres;
- b) **Section 7.2 (c):**
a lot coverage of 36.9 percent, whereas the By-law permits a maximum lot coverage of 33.33 percent;

as it relates to a proposed rear one-story sunroom addition. **(Central District, Ward 2)**

7. A/024/22

**Owner Name: Shalini Habilan
Agent Name: Ranjani Kalaeswaran
308 Cornell Centre Boulevard, Markham
PLAN 65M4406 LOT 15**

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

- a) **Section 7.190.1 (a)(ii):**
a basement secondary dwelling unit, whereas the By-law permits only one dwelling unit on a lot;

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



8. **A/034/22**

**Owner Name: Janarthanan Arumaithurai
Agent Name: Janarthanan Arumaithurai
2 Reddington Road, Markham
65M4619 LOT 122L 65R38036 PARTS 1 AND 2**

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

- a) **By-law 90-81, Section 4.6 (a):**
a maximum encroachment of 1.27 meters into the flankage yard, whereas the By-law permits a maximum encroachment of 0.45 meters into any yards;
 - b) **By-law 90-81, Section 5.2.1:**
an accessory dwelling unit, whereas the By-law permits only one dwelling unit;
 - c) **By-law 28-97, Section 3 (Table A Residential Use):**
2 parking spaces, whereas the By-law requires 3 parking spaces;
- as it relates to a proposed basement apartment. **(East District, Ward 7)**

Adjournment

- 1. Next Meeting, Wednesday, May 4, 2022**
- 2. Adjournment**