



AGENDA

Wednesday, May 25, 2022

7:00pm

Location: Virtual Meeting on Zoom Platform

Minutes: Wednesday, May 4, 2022

DISCLOSURE OF INTEREST

Previous Business

1. A/086/21

Owner Name: Tina Baghdssarians

Agent Name: Trenton Drafting and Design (Dale Theriault)

45 Pringle Avenue, Markham

PLAN M1385 LOT 37

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 height of 10.84 m, whereas the By-law permits a maximum height of 9.8 m;
- b) **Amending By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 51.9 percent, whereas the By-law permits a maximum floor area ratio of 45.0 percent;
- c) **Amending By-law 99-90, Section 1.2 (ii):**
a maximum depth of 17.99 m, whereas the By-law permits a maximum depth of 16.8 m;
- d) **By-law 1229, Section 11.2 (c)(i):**
a maximum porch and stairs encroachment of 51.0 inches into the required front yard, whereas the By-law permits a maximum encroachment of 18.0 inches into any required yards;

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



2. 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; and
- c) **By-law 177-96, Section 6.6.3 (a):**
stairs to encroach 3.55 m into the required rear yard setback, whereas the By-law permits a maximum encroachment of 2.0 m into the required rear yard;

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

3. A/018/22

Owner Name: Farha Fatima Baquer
Agent Name: Paar Design Inc. (Nikol Paar)
225 Church Street, Markham
PLAN 180 PTBLK G RS64R6233 PART 1

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 47.63 percent, whereas the by-law permits a maximum floor area ratio of 45.0 percent; and
- b) **Amending By-law 99-90, Section 1.2 (ii):**
a maximum building depth of 18.40 m, whereas the by-law permits a maximum building depth of 16.80 m;



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

New Business:

1. A/188/21

**Owner Name: Leila Maham
Agent Name: Leila Maham
63 Elgin Street, Thornhill
PLAN 8 PT LOT 7**

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 (v):**
a maximum garage projection of 9.6 metres, whereas the By-law permits a maximum garage projection of only 2.1 metres beyond the point of the main building closest to the front lot line;
- b) **By-law 2237, Section 4.4.1:**
a detached garage (accessory building) to be erected in the front yard, whereas the By-law permits detached accessory buildings only in the rear yard;
- c) **By-law 2237, Section 6.1:**
a minimum front yard setback of 12.45 feet to a detached garage, whereas the By-law requires a minimum front yard setback of 27.0 feet;

as it relates to a proposed detached garage (accessory building). **(West District, Ward 1)**

2. A/017/22

**Owner Name: Ricky Wong
Agent Name: Nafiss Design Inc. (Nafiseh Zangiabadi)
4 Ranger Court, Markham
PLAN 65M2137 LOT 17**

The applicant is requesting relief from the requirements of By-law 162-78, as amended to permit:



- a) **Amending By-law 61-97, Section 7.2 (b):**
a minimum side yard setback of 1.27 metres, whereas the By-law requires a minimum side yard setback of 1.80 metres; and
- b) **Section 7.2 (c):**
a maximum lot coverage of 35.09 percent, whereas the By-law permits a maximum lot coverage of 33.33 percent;
- as it relates to a proposed second storey addition. **(East District, Ward 4)**

3. A/023/22

**Owner Name: Rahim Rahim
Agent Name: Haroon Hussain
344 Castlemore Avenue, Markham
PLAN 65M3390 LOT 175L**

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

- a) **Parking By-law 28-97, Section 3.0, Table A:**
a minimum of 2 parking spaces, whereas the By-law requires a minimum of 3 parking spaces;
- b) **Table A1 & Section 6.5:**
an accessory dwelling unit, whereas the By-law permits no more than one dwelling unit on a lot unless otherwise specified;
- as it relates to a proposed secondary dwelling unit (basement apartment).
(West District, Ward 6)

4. A/037/22

**Owner Name: Theepan Yoganathan
Agent Name: Building Experts Canada (Edgar Labuac)
31 Hamilton Hall Drive, Markham
PLAN M1385 LOT 1**



COMMITTEE OF ADJUSTMENT

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

- a) **Infill By-law 99-90, Section 1.2 (i):**
a maximum height of 9.96 metres, whereas the By-law permits a maximum height of 9.80 metres; and
- b) **Infill By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 48.85 percent, whereas the By-law permits a maximum floor area ratio of 45.0 percent;

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

5. A/044/22

Owner Name: Mr. KIRAN SHARMA
Agent Name: SHDESIGN (Randa Zabaneh)
30 Sir Caradoc Place, Markham
PLAN M1392 LOT 171

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

- a) **By-law 1229, Section Table 11.1:**
a maximum lot coverage of 35.6 percent, whereas the By-law permits a maximum lot coverage of 35.0 percent;
- b) **By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 50.74 percent, whereas the By-law permits a maximum floor area ratio of 45.0 percent;
- c) **By-law 99-90, Section 1.2 (i):**
a maximum height of 10.64 meters, whereas the By-law permits a maximum height of 9.8 meters;
- d) **By-law 142-95, Section 2.2 (b)(i):**
a deck to project a maximum of 3.251 meters, whereas the By-law permits a maximum deck projection of 3.0 meters;



COMMITTEE OF ADJUSTMENT

- e) **By-law 1229, Section 11.2 (c)(i):**
a porch to encroach 23.0 inches into the required front yard, whereas the By-law permits a maximum encroachment of 18.0 inches into any yards;

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

6. **A/059/22**

Owner Name: Hai Yun
Agent Name: AND Architecture Inc. (Sam Wu)
11 Jonquil Crescent, Markham
PLAN 4949 LOT 163

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 height of 10.32 m (33.86 ft), whereas the By-law permits a maximum height of 9.80 m (32.15 ft); and
- b) **Amending By-law 99-90, Section 1.2(vi):**
a maximum floor area ratio of 49.90 percent, whereas the By-law permits a maximum of 45.0 percent;

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

Adjournment

1. **Next Meeting, Wednesday, June 8, 2022**
2. **Adjournment**