



COMMITTEE OF ADJUSTMENT

AGENDA

Wednesday, July 06, 2022

7:00 pm

Location: Virtual Meeting on Zoom Platform

Minutes: June 22, 2022

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. A/185/21

**Owner Name: Prem Kohli
Agent Name: Prem Kohli
31 Cranleigh Dr, Markham
PLAN 65M2478 LOT 83**

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

a) By-law 118-79, Section 5.7:

a maximum roofed porch encroachment of 1.70 m (67 inches) into the required rear yard, whereas the By-law permits a maximum roofed porch encroachment of 0.45 m (18 inches) into any required yard.

b) By-law 118-79, Section 7.2 c):

a maximum lot coverage of 35.80 percent, whereas the By-law permits a maximum lot coverage of 33.33 percent;

as it relates to a proposed roofed porch in the rear yard.

(Central District, Ward 2)

NEW BUSINESS:

1. B/011/22

**Owner Name: Marina Baran and William Harper
Agent Name: Gregory Design Group (Shane Gregory)
16 Grandview Blvd, Markham
PLAN 4365 LOT 9**



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The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate lot frontage of 12.13m (39.79 ft.) and approximate lot area of 498.70 sq. m (5367.96 sq.) (Part 2);
- b) retain a parcel of land with approximate lot frontage of 18.28m (59.97 ft.) and approximate lot area of 749.69 sq. m (8069.59 sq.) (Part 1);

The purpose of this application is to sever and convey Part 2 of 16 Grandview Boulevard (see B/011/22) with the intent to merge this parcel with the severed portion of 18 Grandview Boulevard (see Part 3 of B/012/22) to facilitate the creation of one new residential lot.

(East District, Ward 4)

2. B/012/22

Owner Name: Marina Baran and William Harper
Agent Name: Gregory Design Group (Shane Gregory)
18 Grandview Blvd, Markham
PLAN 4365 LOT 10

The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate lot frontage of 6.15m (20.17 ft.) and approximate lot area of 250.93 sq. m (2700.98 sq.) (Part 3);
- b) retain a parcel of land with approximate lot frontage of 24.25m (79.56ft) and approximate lot area of 996.64 sq. m (10,727.74 sq.) (Part 4);

The purpose of this application is to sever and convey Part 3 of 18 Grandview Boulevard (see B/012/22) with the intent to merge this parcel with the severed portion of 16 Grandview Boulevard (see Part 2 of B/011/22) to facilitate the creation of one new residential lot.

(East District, Ward 4)

3. A/043/22

Owner Name: Vipul Upadhyay and Madhavi Upadhyay
Agent Name: Jay Upadhyay
40 Timbers Cir, Markham
PLAN 65M2351 PT BLK 103 65R9652 PTS 9, 10, 11



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

a) Section 6.3.1:

a Second Dwelling Unit, whereas the By-law does not permit Second Dwelling Units in Street Townhouse Residential (RST1) Zones;

b) Section 5.2.6:

a door facing interior side lot line be 0.61m from interior side property line, whereas the By-law requires minimum of 1.2m; and

c) 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 an existing basement apartment.

(Central District, Ward 8)

4. A/051/22

Owner Name: Nichols Law Professional Corporation (Graham Nichols)

Agent Name: Robert Chopee

51 Main St, Markham

PLAN 18 BLK D PT LOT 9

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

a) Section 7.1(b)(ii):

the use of a veterinary clinic, whereas the By-law prohibits this use;

as it relates to a proposed veterinary clinic.

(Heritage District, Ward 4)

5. A/053/22

Owner Name: Liyi Lin

Agent Name: Archizoning Design Inc. (Lei Zhang)

48 Glendale Rd, Thornhill

PLAN 65M2144 LOT 58



COMMITTEE OF ADJUSTMENT

The applicant is requesting relief from the requirements of By-law 72-81, as amended to permit:

- a) **Section 6.1.2 (c):** a maximum lot coverage of 2,054 sq. ft. (38 percent lot coverage), whereas the By-law permits a maximum lot coverage of 1,807 square feet (33.33 percent lot coverage);

as it relates to proposed ground floor addition.

(West District, Ward 1)

6. A/055/22

Owner Name: Nivlog Investments Limited (Mr. Stuart Golvin)

Agent Name: MHBC Planning Limited (Ashish Abraham)

330 Denison St, Markham

PLAN M1318 LOT 45 RP 65R26630 PT 2

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

- a) **Amending By-law 2001-92, Section 1.2 a)(ii):**
a bank and financial use, whereas the By-law permits only office uses;

as it relates to proposed financial institution.

(Central District, Ward 8)

7. A/065/22

Owner Name: Vagn Lauritsen

Agent Name: Gregory Design Group (Shane Gregory)

25 Victoria Ave, Markham

PLAN 348 PT LOT 7

The applicant is requesting relief from the requirements of By-law 122-72, as amended to permit:

- a) **By-law 122-72, Section 11.2:**
a front yard setback of 5.16 ft. (1.58m) for the front covered porch of existing heritage house, whereas the by-law requires a minimum front yard setback of 25ft (7.62m).

- b) **By-law 122-72, Section 11.2:**
a maximum lot coverage of 34.5 percent whereas the by-law permits a maximum lot coverage of 33.33 percent;
- c) **By-law 142-95, Section 2.2 b)(i):** a rear concrete deck without cellar below to project 3.66 m from the dwelling, whereas a deck over 1 m in height is permitted to project maximum of 3.0m;
- d) **Amended By-law 340-83, Section 1(e):** a window opening at geodetic datum elevation of 174.7m, whereas the by-law requires that there be no openings below a geodetic datum elevation of 174.8m;

as it relates to a proposed rear two-storey addition to the existing heritage house, and construction of a new two-car garage.

This Minor Variance application has been submitted concurrently with a Site Plan Control Application (SPC 22 116892), both files are being reviewed concurrently.

(Heritage District, Ward 3)

8. A/070/22

Owner Name: Susan Steele and Reid McAlpine
Agent Name: David Johnston Architect Ltd. (David Johnston)
27 Victoria Ave, Markham
PLAN 348 LOT 8

The applicant is requesting relief from the requirements of By-law 122-12, as amended to permit:

- a) **Section 11.2 (c):**
an existing side yard of 5 feet 8 inches, whereas the By-Law requires a side yard of 6 feet;
- b) **By-Law 28-97, Section 6.1.1 (b):**
one parking space, whereas the By-law requires two parking spaces;

as it relates to a proposed 2-storey rear addition to an existing heritage home.

This Minor Variance Application has been submitted concurrently with a Site Plan Control Application (SPC 22 111838), in which both files are being reviewed concurrently.

(Heritage District, Ward 3)



9. **A/077/22**

Owner Name: Au Shu Kwan and Wang Yu
Agent Name: Vin Engineering Inc. (Sunil Shah)
11 Spring Meadow Ave, Markham
PLAN 65M3202 LT 45

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

- a) **Section 6.3.1.1:**
an interior side setback of 0.62 meters, whereas the By-Law requires a minimum interior side yard setback of 1.2 meters;
- b) **Section 6.3.1.6:**
a maximum height of 7.0 meters, whereas the By-law permits a maximum height of 4.5 meters;
- c) **Section 6.3.1.7(b):**
a maximum lot coverage of 21.07 percent, whereas the By-law permits a maximum lot coverage of 18 percent;

as it relates to a proposed coach house on top of an existing detached garage
(East District, Ward 5)

Adjournment

- 1. Next Meeting, July 20, 2022**
- 2. Adjournment**