



COMMITTEE OF ADJUSTMENT

AGENDA

Wednesday, August 24, 2022

7:00pm

Location: Virtual Meeting on Zoom Platform

Minutes: August 10, 2022

DISCLOSURE OF INTEREST

NEW BUSINESS:

1. B/020/21

Owner Name: JUN LIU

Agent Name: MHBC Planning Limited (Maire Stea)

19 Riverview Avenue, Markham

PLAN 4365 LOT 13

The applicant is requesting provisional consent to:

- a)** sever and convey a parcel of land with an approximate lot frontage of 2.21 m (7.25 ft.) and an approximate lot area of 88.89 sq.m. (956.80 sq.ft.) (Part 3);
and
- b)** retain a parcel of land with an approximate lot frontage of 32.08 m (105.25 ft.)
and an approximate lot area of 1294.17 sq.m. (13,930.33 sq.ft.) (Part 4).

The purpose of this application is to sever and convey a portion of 19 Riverview Avenue (B/020/21) with the intent to merge this parcel (Part 3) with the severed portion of 21 Riverview Avenue (B/021/21) (Part 2) to facilitate the creation of one new residential lot which will have a total approximate lot frontage of 18.3 m and a total approximate lot area of 735.76 sq. m.

(East District, Ward 4)

2. B/21/21

Owner Name: Moe Nikaïen

Agent Name: MHBC Planning Limited (Maire Stea)

21 Riverview Avenue, Markham

PLAN 4365 LOT 13



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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 16.09 m (52.79 ft.), and an approximate lot area of 646.87 sq. m. (6,962.85 sq. ft.) (Part 2); and
- b) retain a parcel of land with an approximate lot frontage of 18.30 m (60.04 ft.), and an approximate lot area of 734.02 sq.m. (7,900.93 sq. ft.) (Part 1).

The purpose of this application is to sever and convey a portion of 21 Riverview Avenue (B/021/21) with the intent to merge this parcel (Part 2) with the severed portion of 19 Riverview Avenue (B/020/21) (Part 3) to facilitate the creation of one new residential lot which will have a total approximate lot frontage of 18.3 m and a total approximate lot area of 735.76 sq. m. (as noted above in B/020/21).

(East District, Ward 4)

3. A/100/21

Owner Name: Yanhui Jia
Agent Name: W.E Consulting & Construction Ltd. (Jerry Yue)
165 Carlton Road, Markham
PLAN M1838 LOT 2

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

- a) **Section 5.1:**
one accessory dwelling unit, whereas the By-law permits no more than one dwelling unit on a lot.

as it relates to proposed secondary suite (basement apartment).

(Central District, Ward 3)

4. A/049/22

Owner Name: Jun Chen Sun
Agent Name: Jun Chen Sun
257 Main Street, Markham
Location: PLAN 1318 LOT 3



COMMITTEE OF ADJUSTMENT

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

- a) **By-law 1229, Section 11.3 (a)(i):**
an accessory building with a height of 13.81 feet, whereas the By-law permits a maximum of 12 feet;
- b) **By-law 1229, Section 11.3 (vi):**
an accessory building with a side yard setback of 2 feet 2 inches, whereas the By-law requires a minimum of 4 feet;
- c) **By-law 1229, Table 11.1:**
a minimum setback of 4.04 feet to the interior side lot line, whereas the By-law requires a minimum of 6 feet for a two-storey dwelling;
- d) **Parking By-law 28-97, Section 6.2.4.4 (a)(i):**
a driveway to have a setback of 0 metres, whereas the By-law requires a minimum setback from the driveway to the side lot line of 4 feet;
- e) **Amending By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 59.83 percent, whereas the By-law permits a maximum of 45 percent;
- f) **Amending By-law 99-90, Section 1.2 (i):**
a height of 10.89 metres, whereas the By-law permits a maximum of 9.80 metres; and
- g) **Amending By-law 99-90, Section 1.2 (ii):**
a detached dwelling to be three storeys, whereas the By-law permits no more than two storeys within a single vertical plane.

as it relates to proposed addition to existing dwelling.
(Heritage District, Ward 4)

5. A/072/22

**Owner Name: Kiran Babu
Agent Name: Varatha Design Associates (Ken Varatha)
10 Outlook Terrace Drive, Markham
PLAN 65M3587 LOT 98**



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

- a) **Section 6.5:**
an accessory dwelling unit, whereas the By-law permits no more than one dwelling unit on a lot;
- b) **Parking By-law 28-97, Section 3.0, Table A:**
two parking spaces, whereas the By-law requires a minimum of three parking spaces;
- c) **Parking By-law 28-97, Section 6.2.4.2 (b)(i)(b):**
a minimum of 35.0 percent soft landscaping in the front yard, whereas the By-law requires a minimum of 40.0 percent soft landscaping provided in the front yard in the case of a lot with a lot frontage of 10.10 m (33.14 ft.), or greater;

as it relates to a proposed basement apartment.

(East District, Ward 5)

6. A/100/22

Owner Name: Soren Dumrath
Agent Name: Orangeink Design Inc. (Tony Diodati)
7 Circle Court, Thornhill
PLAN 65M3495 LOT 9

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

- a) **Parking By-law 28-97, Section 6.1.1 (b):**
two parking spaces to be located within the front yard; whereas the By-law permits no more than one required parking space to be located within the front yard on a driveway.

as it relates to a proposed rear two-storey addition.

(West District, Ward 1)



7. A/106/22

**Owner Name: Naveed Iqbal
Agent Name: Varatha Design Associates (Ken Varatha)
125 Maria Road, Markham
PLAN 65M4317 PT LOT 10 RP 65R33875 PTS 3 AND 4**

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:

two parking spaces, whereas the By-law requires three parking spaces for a detached dwelling with one accessory dwelling; and

b) Section 6.5:

an accessory dwelling unit, whereas the By-law permits no more than one dwelling unit on a lot;

as it relates to a proposed secondary suite (basement apartment).
(East District, Ward 4)

Adjournment

- 1. Next Meeting, September 07, 2022**
- 2. Adjournment**