



**AGENDA**

**Wednesday, September 07, 2022**

**7:00pm**

**Location: Virtual Meeting on Zoom Platform**

**Minutes: August 24, 2022**

**DISCLOSURE OF INTEREST**

**NEW BUSINESS:**

**1. A/154/22**

**Owner Name: Forest Bay Homes (Clay Leibel)**

**Agent Name: Forest Bay Homes (Clay Leibel)**

**6350 Steeles Avenue, Markham**

**CON 8 PT LT 3 65R15734 PT PT 1 & PT 2**

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

**a) Amending By-law 2015-6, Section 7.64.1 g:**

a minimum setback of 1.50 metres, whereas the By-law requires a minimum setback of 7.0 metres to an open space zone.

as it relates to the proposed townhouse development.

**(East District, Ward 7)**

**2. A/082/22**

**Owner Name: 2456965 Ontario Inc. (Hamid Ghadaki)**

**Agent Name: Malone Given Parsons Ltd. (Rohan Sovig)**

**18 Water Walk Drive, Markham**

**PLAN 65M4395 BLK 3**

The applicant is requesting relief from the requirements of By-law 2004-196, as amended to permit:

**a) Section 6.11.3:**

a minimum of 0.09 visitor parking spaces per unit, whereas the By-law requires a minimum of 0.2 parking spaces per unit; and



b) **Section 6.11.3:**

a maximum of 1.1 residential parking spaces per unit, whereas the By-law requires a maximum of 1.0 resident parking spaces per unit.

as it relates to a mixed-use development that is currently under construction. This application is also related to Site Plan Control application SPC 22 115746 which is being reviewed concurrently.

**(Central District, Ward 3)**

3. **A/116/22**

**Owner Name: CHERYL GREGORY**

**Agent Name: Gregory Design Group (Shane Gregory)**

**16 Church Street, Markham**

**PLAN 18 BLK H PT LOT 4**

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

a) **Table 11.1:** a side yard setback of 5.35 feet, whereas the by-law requires a minimum of 8 feet;

b) **Table 11.1:** a lot area of 4860.50 sq.ft., whereas the by-law requires 6500 sq.ft.;

c) **Table 11.1:**  
one dwelling unit in a triplex to have an area of 513 sq.ft. and a second dwelling unit of 665 sq.ft. whereas the by-law requires a minimum area of 900 sq.ft.; and

d) **By-law 28-97, Section 3.0, Table A:**  
three (3) parking spaces; whereas the by-law requires five (5) parking spaces;

as it relates to converting an existing single family dwelling to a triplex, including a second driveway for parking.

**(Heritage District, Ward 4)**

4. **A/120/22**

**Owner Name: Yun Hong Ma**

**Agent Name: LHW Engineering (Lihang Wang)**

**69 Forty Second Street, Markham**

**PLAN 65M2269 LOT 188**

a) **Section 7.2 (c):**

a maximum lot coverage of 41 percent, whereas the By-law permits a maximum lot coverage of 33.33 percent;

b) **Section 7.2 (b):**

a rear yard setback of 7.4 metres, whereas the By-law requires a minimum rear yard setback of 7.5 metres; and

c) **Section 7.2 (b):**

a side yard setback of 0.82 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres;

as it relates to a proposed one-storey rear sunroom addition.

**(Central District, Ward 3)**

5. **A/117/22**

**Owner Name: Gaetano Carvelli**

**Agent Name: Joseph N. Campitelli Architect Inc. (Joseph Campitelli)**

**4250 19th Avenue, Markham**

**CON 5 PT LOT 31 RS66R4559 PART 1**

The applicant is requesting relief from the requirements of By-law 304-87, as amended to permit:

a) **Section 7.5(b)(iii):**

an east side yard setback of 1.1m for a detached accessory building and 3.0m for the detached dwelling, whereas the By-law states a minimum side yard setback of 6.0m is required;

b) **Section 7.5(b)(iii):**

a rear yard setback of 4.9m for a detached accessory building whereas the By-law states a minimum rear yard setback of 7.5m is required;

c) **By-law 28-97, Section 6.2.4.2(b)(i):**

a maximum driveway width of 15.2m whereas the By-law states maximum 12.2m is permitted;

as it relates to the demolition of an existing residence to construct a new 2-storey single family residence with an attached garage.

**(West District, Ward 6)**

**6. A/172/21**

**Owner Name: Afshin Baghaei**  
**Agent Name: Urbanscape Architects Inc. (Ali Malek-Zadeh)**  
**81 Meadowview Avenue, Thornhill**  
**PLAN 2446 LOT 366**

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 (vii):**

a maximum floor area ratio of 56.1 percent (3,462 square feet), whereas the By-law permits a maximum floor area ratio of 50.0 percent (3,086 square feet);

**b) Amending By-law 101-90, Section 1.2 (i):**

a maximum building height of 9.53 metres, whereas the By-law permits a maximum building height of 8.60 metres; and

**c) Amending By-law 101-90, Section 1.2 (iv):**

a maximum building depth of 17.11 metres, whereas the By-law permits of depth of 16.80 metres;

as it relates to a proposed two-storey detached dwelling.  
**(West District, Ward 1)**

**7. A/102/22**

**Owner Name: Jiaheng Wei**  
**Agent Name: Ali Shams**  
**49 Wildrose Crescent, Thornhill**  
**PL M899 PT LTS 75 & 76 66R2319 PTS 2 & 36**

The applicant is requesting relief from the requirements of By-law 1767, as amended to permit:

**a) Amending By-law 100-90, Section 1.2 (iii):**

a maximum building depth of 18.67 metres, whereas the By-law permits a maximum building depth of 16.80 metres; and

**b) Amending By-law 100-90, Section 1.2 (vi):**

a maximum floor area ratio of 55.4 percent (4,564 square feet), whereas the By-law permits a maximum floor area ratio of 50 percent (4,117 square feet);



## *COMMITTEE OF ADJUSTMENT*

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as it relates to a proposed two-storey single detached dwelling.  
(West District, Ward 1)

### **8. Other Business (as required)**

#### **Adjournment**

1. Next Meeting, September 21, 2022
2. Adjournment