



COMMITTEE OF ADJUSTMENT

AGENDA

Wednesday, October 5, 2022

7:00pm

Location: Virtual Meeting on Zoom Platform

Minutes: September 21, 2022

DISCLOSURE OF INTEREST

NEW BUSINESS:

1. A/134/22

**Owner Name: Tom Gutfreund
Agent Name: Tom Gutfreund
20 Trimble Court, Thornhill
PLAN M1765 LOT 178**

The applicant is requesting relief from the requirements of By-law 151-75, as amended, to permit:

a) By-law 142-95, Section 2.2 (b)(i):

a 3.66 metre projection, whereas the By-law permits a maximum deck projection of 3.0 metres.

as it relates to a proposed deck replacement and extension.

(West District, Ward 1)

2. A/086/22

**Owner Name: Jatin Amin
Agent Name: GPF Design Services Inc. (Gabe Faraone)
21 Emerson Hill Drive, Markham
PLAN 65M2270 LOT 226**

The applicant is requesting relief from the requirements of By-law 134-79, as amended, to permit:

a) Section 7.2 (b):

a minimum rear yard setback of 6.05 metres (19'10"), whereas the By-law requires a minimum rear yard setback of 7.5 metres (24'7"); and



b) Section 7.2 (c):

a maximum lot coverage of 41.5 percent including rear covered porch, whereas the By-law permits a maximum lot coverage of 33.3 percent.

as it relates to a proposed rear covered deck.

(Central District, Ward 3)

3. A/057/22

Owner Name: Suresh Kumar

Agent Name: Excel Engineering (Krishna Shah)

29 Havelock Gate, Markham

PLAN 65M3038 LOT 67

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

a) Section 5.2.1:

a second dwelling unit, whereas the By-law permits no more than one single detached dwelling on one lot; and

b) Section 4.6 (a):

an uncovered platform/steps (basement walk-out) to encroach 0.6 metres into the required interior side yard, whereas the By-law permits no more than 0.45 metres encroachment into the required interior side yard.

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

(East District, Ward 7)

4. A/129/22

Owner Name: Paolo Arfo

Agent Name: Vin Engineering Inc (Sunil Shah)

5 Horsetail Street, Markham

PLAN 65M3767 LOT 253

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

a) Section 6.3.1.2:



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a private garage to be set back from the main building 5.63 metres, whereas the By-law requires 6.0 metres; and

b) Section 6.3.1.7 (a):

maximum lot coverage of a detached private garage to be 17.90 percent, whereas the By-law permits a maximum lot coverage of 15 percent;

as it relates to a proposed coach house above existing detached garage.

(East District, Ward 5)

5. A/121/22

Owner Name: Kit Chau

Agent Name: Battaglia Architect Inc. (Joseph Battaglia)

176 Krieghoff Avenue, Markham

PLAN 7566 LOT 108

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

a) By-law 11-72, Section 6.1:

minimum side yard setback of 5 feet, whereas the By-law requires a minimum side yard setback of 6 feet required for 2 storey building;

b) By-law 11-72, Section 6.1:

maximum lot coverage of 34.4percent, whereas the By-law permits a maximum lot coverage of 33.3 percent;

c) By-law 11-72, Section 6.1:

maximum building height of 25'8", whereas the By-law permits a maximum building height of 25';

as it relates to a proposed two-storey detached dwelling.

(Central District, Ward 3)

6. A/141/22

Owner Name: Kuwardeep Singh

Agent Name: Gregory Design Group (Shane Gregory)

33 Windridge Drive, Markham

PLAN 4429 LOT 38



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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 52.40 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;
- b) **Amending By-law 99-90, Section 1.2 (iii):**
a maximum building depth of 21.03 metres, whereas the By-law permits a maximum building depth of 16.80 metres;
- c) **By-law 1229, Table 11.1:**
a flankage yard of 7.51 ft whereas the By-law requires a flankage yard of 10 ft;
- d) **By-law 1229, Section 11.2 (c)(i):**
eaves to encroach 24 inches into a required yard, whereas the By-law requires 18 inches; and
- e) **By-law 1229, Section 11.2 (c)(i):**
a porch with stairs to encroach 36 inches, whereas the By-law requires 18 inches.

as it relates to proposed two-storey detached dwelling.

(East District, Ward 4)

7. B/018/22

Owner Name: Livante Holdings (Victoria Square Woodbine) Inc. (Ben Wong)

Agent Name: Gatzios Planning + Development Consultants Inc. (James Koutsovitis)

Vetmar Avenue, Markham

PLAN 65M4328 BLK 95 PART 1 65R33720

The applicant is requesting provisional consent to adjust the lot line between Block 95 (at the corner of Vetmar Avenue & Victoria Square Blvd.) and 11030 Victoria Square Boulevard by:

- a) severing and conveying a parcel of land with an approximate lot area of 459 sq. m (0.0459 ha) (Parts 2 and 3); and



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- b) retaining a parcel of land with an approximate lot area of 5,146 sq. m (0.51 ha) (Parts 1 and 4).

The purpose of this application is to sever a portion of Block 95 (Parts 2 & 3) and consolidate it with the lands to the south, known as 10978-11030 Victoria Square Boulevard to accommodate an outdoor landscaped amenity space and underground parking spaces for a future townhouse development on the block, which is subject to separate applications that have not yet been approved. This application is related to Site Plan Control application SPC 20 113250.

(West District, Ward 2)

PREVIOUS BUSINESS:

8. A/064/22

**Owner Name: Salvatore Rustico
Agent Name: Salvatore Rustico
12 Reesorville Road, Markham
PLAN M1385 LOT 57**

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 (ii):**
a maximum depth of 17.97 metres, whereas the By-law permits a maximum depth of 16.80 metres;
- b) **Amending By-law 99-90, Section 1.2 (i):**
a maximum height of 10.14 metres, whereas the By-law permits a maximum height of 9.80 metres; and
- c) **Amending By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 49.83 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;

as it relates to a proposed two-storey single detached dwelling.

(East District, Ward 4)

9. 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)

10. B/21/21

Owner Name: Moe Nikaïen
Agent Name: MHBC Planning Limited (Maire Stea)
21 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 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).



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(East District, Ward 4)

Adjournment

- 1. Next Meeting, (October 19, 2022)**
- 2. Adjournment**

*****Applications will be heard in the order that they appear in the agenda, or in any other order at the Committee's discretion*** (By-law 2014-170)**