



COMMITTEE OF ADJUSTMENT

AGENDA

Wednesday, November 23, 2022

7:00pm

Location: Virtual Meeting on Zoom Platform

Minutes: November 09, 2022

DISCLOSURE OF INTEREST

SECONDARY SUITES

1. A/194/22

Owner Name: Rajan Dayanand

Agent Name: Excel Engineering (Krishna Shah)

6 Durant Crescent, Markham

PLAN 65M2599 LOT 85

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

a) Section 6.1.1(a):

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

as it relates to a proposed basement apartment.

(East District, Ward 7)

2. A/208/22

Owner Name: Vachagman Amirkhanian Mehrabians

Agent Name: SHDESIGN (Randa Zabaneh)

60 Senator Reesor's Drive, Markham

PLAN 8330 LOT 30

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

a) Section 5.9:

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



as it relates to a proposed basement apartment.

(East District, Ward 4)

PREVIOUS BUSINESS

1. A/079/22

**Owner Name: Yun-Ki Vicky Mac
Agent Name: Paar Design Inc. (Nikol Paar)
24 Gladiator Road, Markham
PLAN 6999 LOT 10**

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 10.13 metres, whereas the by-law permits a maximum height of 9.80 metres;
- b) Amending By-law 99-90, Section 1.2 (ii):**
a maximum depth of 19.40 metres, whereas the by-law permits a maximum depth of 16.80 metres; and
- c) Amending By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 49.54 percent, whereas the by-law permits a maximum floor area ratio of 45 percent;

as it relates to a proposed single detached dwelling.

(East District, Ward 4)

NEW BUSINESS:

1. A/143/22

**Owner Name: Yuen Seto
Agent Name: Emmanuel Olatoye
33 Furrow Street, Markham
PLAN 65M4341 LOT 85**



COMMITTEE OF ADJUSTMENT

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

a) **By-law 177-96, Section 6.2.1 (b)(iii):**

the floor of the deck to be higher than the floor level of the first storey of the main building, whereas the By-law requires the floor of the deck to be not higher than the floor level of the first storey of the main building.

as it relates to a proposed deck.

(East District, Ward 6)

2. **A/181/22**

**Owner Name: Patricia Conlon
Agent Name: Patricia Conlon
26 Peter Street, Markham
PL 1105 PT LT 46 65R5406 PT 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 1 foot 0 inches, whereas the By-law permits a minimum side yard setback of 4 feet 0 inches;

as it relates to a proposed carport.

(Heritage District, Ward 4)

3. **A/169/22**

**Owner Name: Mehrdad Bakhtiari
Agent Name: Nafiss Design Inc (Nafiseh Zangiabadi)
9 Marie Court, Thornhill
PLAN 8262 LOT 19**

The applicant is requesting relief from the requirements of By-law 2237, as amended, to permit:

a) **Section 6.1:**

a minimum north side yard setback of 1.23 metres, whereas the By-law requires a minimum side yard setback of 1.80 metres;



as it relates to a proposed second storey addition above the garage and an extension to the front porch.

(West District, Ward 1)

4. A/175/22

Owner Name: Bing Fu
Agent Name: Gregory Design Group (Shane Gregory)
117 Main Street, Unionville
PL 401 LOT 16

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

- a) Section 7.1:**
a minimum flankage side yard setback of 4 feet 9 inches (1.45 metres) for the proposed addition, whereas the by-law requires a flankage side yard setback no less than 12 feet (3.66 metres) or one half the height of the building;
- b) Section 11.2 (c):**
a minimum rear yard setback of 22 feet 11-1/2 inches (7 metres), whereas the by-law requires a minimum rear yard setback of 25 feet;
- c) Section 11.2 (d):**
a maximum lot coverage of 34.0 percent, whereas the by-law permits a maximum lot coverage of 33-1/3 percent;

as it relates to a proposed two-storey addition with a new detached garage with loft.

(Heritage District, Ward 3)

5. A/081/22

Owner Name: Julie DeGasperis
Agent Name: Action Planning Consultants (Franco Romano)
25 Steele Valley Road, Thornhill
PLAN 4824 E PT LOT 8

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(vi):**
a floor area ratio 48.5 percent (17,773 sq.ft.), whereas, the By-law permits a maximum floor area ratio of 42 percent (15,356 sq.ft.);
- b) **Amending By-law 100-90, Section 1.2(i):**
a maximum building height of 12.36 metres, whereas, the By-law permits a maximum building height of 11.3 metres; and
- c) **Amending By-law 100-90, Section 1.2(ii):**
a third storey, whereas, the By-law requires that no single detached dwelling shall be comprised of more than two storeys within a single vertical plane.

as it relates to a proposed habitable attic space (third storey) for a detached dwelling.

(West District, Ward 1)

6. A/165/22

Owner Name: Varahram Hemmati
Agent Name: Soodeh Salehin
11 Shady Lane Crescent, Thornhill
PLAN 7686 LOT 406

The applicant is requesting relief from the requirements of By-law 2150, as amended, to permit:

- a) **Section 3.7:**
an uncovered porch and stairs to encroach 6 feet 8 inches into the required front yard, whereas the By-law permits a maximum encroachment of 5 feet 0 inches into the required front yard;
- b) **Section 3.7:**
an encroachment of 30 inches for eaves and gutters into the interior side yards, whereas the By-law permits a maximum encroachment of 18 inches into the interior side yards;
- c) **Section 6.1:**
a maximum lot coverage of 36.63 percent, whereas the By-law permits a maximum lot coverage of 33.33 percent;
- d) **Section 6.1:**



COMMITTEE OF ADJUSTMENT

a maximum building height of 26 feet 0, inches whereas the By-law permits a maximum of 25 feet 0 inches and

e) Section 6.1:

a minimum side yard setback of 4 feet 0 inches, whereas the By-law requires a minimum side yard setback of 6 feet 0 inches for two-storey portions of a building;

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

(West District, Ward 1)

7. A/155/22

**Owner Name: Robert Atkinson and Mahnaz Atkinson
Agent Name: Talah Rose Developments Inc. (Tara Modir)
9 Riverview Road, Markham
PLAN 3252 PT LOT 29**

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

a) Parking By-law 28-97, Section 6.2.4.6 (a):

a maximum driveway width in the front yard of 8.02 metres, whereas the By-law permits a maximum driveway width of 6.1 metres;

b) Amending By-law 99-90, Section 1.2 (iv):

a garage to project 16 meters beyond the point of the main dwelling closest to the front lot line, whereas the by-law permits no part of a garage to project closer to the front lot line than 2.1 metres beyond the point of the main building closest to the front lot line; and

c) Amending By-law 99-90, Section 1.2 (iii):

a maximum building depth of 32.9 metres, whereas the By-law permits a maximum building depth of 16.8 metres;

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

(East District, Ward 4)

8. A/156/22

Owner Name: Su Dehua



COMMITTEE OF ADJUSTMENT

Agent Name: Prohome Consulting Inc. (Vincent Emami)
97 Fred Varley Drive, Markham
PLAN 7566 LOT 301

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

- a) **Section 6.1 - Schedule B:**
a maximum lot coverage of 35.83 percent, whereas the By-law permits a maximum lot coverage of 33.33 percent; and
- b) **Section 6.1 - Schedule B:**
a minimum front yard setback of 21 feet 5 inches, whereas the By-law permits a minimum front yard setback of 27 feet.

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

(Central District, Ward 3)

9. A/153/22

Owner Name: Fasheng Zhou
Agent Name: Alit Design (Ali Tanha)
11 Drakefield Road, Markham
PLAN 5880 LOT 56

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 building depth of 17.88 metres, whereas the By-law permits a maximum building depth of 16.80 metres;
- b) **Amending By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 54.9 percent, whereas the By-law permits a maximum floor area ratio of 45 percent; and

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

(East District, Ward 4)

Adjournment



COMMITTEE OF ADJUSTMENT

1. Next Meeting, December 07, 2022
2. Adjournment