



COMMITTEE OF ADJUSTMENT

AGENDA

Wednesday, December 07, 2022

7:00pm

Location: Virtual Meeting on Zoom Platform

Minutes: November 23, 2022

DISCLOSURE OF INTEREST

SECONDARY SUITES

1. A/075/22

**Owner Name: John Andreacchi
Agent Name: John Andreacchi
20 Elizabeth Street, Markham
PLAN 1149 PT LOT 18 65R12379 PT 3**

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

a) Section 6.1:

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

b) Parking By-law 28-97, Section 3.0:

two parking spaces, whereas the By-law requires a minimum of three spaces;

as it relates to a proposed secondary suite.

(East District, Ward 4)

NEW BUSINESS:

2. A/170/22

**Owner Name: Alai Developments Inc. (Alawn Lai)
Agent Name: STEP Design Studio Inc. (Stepan Sukiasyan)
17 Sunman Court, Markham
19TM14013 LOT 7**

The applicant is requesting relief from the requirements of By-law 193-81, as amended, to permit:



a) By-law 193-81, Section 6.1 (c):

a lot coverage of 27.70 percent, whereas the By-law allows a maximum lot coverage of 25.0 percent:

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

(Central District, Ward 8)

3. A/179/22

**Owner Name: Dawei Song
Agent Name: Dawei Song
126 Dundas Way, Markham
PLAN 65M4454 PT BLK 1 RP 65R35904 PT 72**

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

a) Section 6.2.1 (b)(iii):

a deck to be located at the second storey, whereas the By-law requires the floor of the deck to not be higher than the floor level of the first storey of the main building;

as it relates to a proposed deck.

(East District, Ward 5)

4. A/201/22

**Owner Name: Zhou Liu
Agent Name: Brutto Consulting (Francesco Fiorani)
28 Sciberras Road, Markham
CON 5 PT LOT 11 65R38799 PART 4**

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

a) By-law 11-72, Section 4.11:



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a flankage side yard setback of 6 feet 4 inches (1.94 metres), whereas the By-law requires a minimum flankage side yard setback of 12 feet (3.66 metres) or one half the height of the building (whichever is greater);

as it relates to the retention of an existing detached dwelling.

The requested variance is a direct result of the lot severances B/15/17 and B/16/17, which were approved by the Ontario Municipal Board on September 21, 2018.

(Central District, Ward 3)

5. A/207/22

**Owner Name: Zhou Mei Liu
Agent Name: Brutto Consulting (Francesco Fiorani)
30 Sciberras Road, Markham
CON 5 PT LOT 11 65R38799 PART 4**

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

a) By-law 11-72, Section 4.11:

a minimum rear yard setback of 14 feet 5 inches (4.4 metres), whereas the By-law requires a minimum rear yard setback of 25 feet (7.62 metres).

as it relates to the retention of an existing detached dwelling.

The requested variance is a direct result of the lot severances B/15/17 and B/16/17, which were approved by the Ontario Municipal Board on September 21, 2018.

(Central District, Ward 3)

6. A/166/22

**Owner Name: Yan Fang
Agent Name: ARK Group (Daniel Wong)
9 Gainsville Avenue, Markham
PLAN 7566 LOT 27**

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:

a minimum front yard setback of 8.12 metres (26 feet 7 inches), whereas the By-law requires a minimum setback of 8.23 metres (27 feet);

as it relates to a covered porch.

(Central District, Ward 3)

7. A/190/22

Owner Name: Jiankun Li
Agent Name: Paar Design Inc. (Nikol Paar)
11 Gainsville Avenue, Markham
PLAN 7566 LOT 26

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

a) Section 6.1:

a maximum lot coverage of 36.3 percent, whereas the By-law permits a maximum lot coverage of 33.33 percent; and

b) Section 6.1:

a maximum building height of 27 feet (8.23 metres), whereas the By-law permits a maximum building height of 25 feet;

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

(Central District, Ward 3)

8. A/189/22

Owner Name: Neamsby Investments Inc. (Joseph Pavia)
Agent Name: The Remington Group (Joseph Pavia)
1271 Denison Street, Markham
PLAN M1915 BLKS 1 2 & 4 AND PART OF BLKS 3 & 5

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

a) Section 8.19:



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a Commercial School as a permitted use, whereas the By-law does not permit this use on the property; and

b) Section 8.19:

a Recreational Establishment as a permitted use, whereas the By-law does not permit this use on the property;

as it relates to a proposed golf simulation and instruction facility and a recording studio.

(Central District, Ward 8)

9. A/118/22

**Owner Name: Kamran Naghavi
Agent Name: Brickhaus (Michael Shirzadfar)
5 Wildrose Crescent, Thornhill
PLAN M899 PT LOT 63**

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 maximum floor area ratio of 56.9 percent (4,823 sq. ft.), whereas the By-law permits a maximum floor area ratio of 50 percent (4,234 sq.ft.);

b) By-law 1767, Section 18(i)(d):

a minimum side yard setback of 4.82 feet (1.47 metres), whereas the By-law permits a minimum side yard setback of 6 feet (1.83 metres); and

c) By-law 1767, Section 12(vi)(a):

a minimum setback for an existing accessory building (Cabana) of 0 feet (0 metres) from the west side lot line, whereas the By-law requires a minimum setback for an accessory building to be 2 feet (0.6096 metres) from the nearest lot line.

as it relates to a proposed second-storey and rear addition to the existing one-storey portion of the dwelling.

(West District, Ward 1)

PREVIOUS BUSINESS



10. A/141/22

Owner Name: Kuwardeep Singh
Agent Name: Gregory Design Group (Shane Gregory)
33 Windridge Drive, Markham
PLAN 4429 LOT 38

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 51.53 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) **Table 11.1:**
a flankage yard of 7.51 feet whereas the By-law requires a flankage yard of 10 feet;
- d) **Section 11.2 (c)(i):**
eaves to encroach 24 inches into a required yard whereas the By-law requires 18 inches; and
- e) **Section 11.2 (c)(i):** a porch with stairs to encroach 36 inches, whereas the By-law requires 18 inches.

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

(East District, Ward 4)

Adjournment

- 1. Next Meeting, December 14, 2022**
- 2. Adjournment**