



COMMITTEE OF ADJUSTMENT

AGENDA

Wednesday, December 14, 2022

7:00pm

Location: Virtual Meeting on Zoom Platform

Minutes: December 07, 2022

DISCLOSURE OF INTEREST

SECONDARY SUITES

1. A/135/22

**Owner Name: Kirandip Singh
Agent Name: Sukhjot Josan
103 Highgate Drive, Markham
PL M1895 LT 34**

The applicant is requesting relief from the requirements of By-law 72-79, as amended, to permit:

a) By-law 72-79, Section 6.1:

an accessory dwelling unit, whereas the By-law only permits one dwelling unit per lot;

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

(Central District, Ward 8)

2. A/212/22

**Owner Name: Yu Qiao Yang
Agent Name: Markham Drafting & Design (Dongshan Cui)
55 Randall Avenue, Markham
PLAN 65M2350 LOT 137**

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

a) Section 5.2.1:



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a second dwelling unit, whereas they By-law permits no more than one dwelling unit on a lot.

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

(Central District, Ward 8)

3. A/214/22

**Owner Name: Behzad Soufivand
Agent Name: Building Experts Canada (Edgar Labuac)
42 Ladyslipper Court, Thornhill
PL M1095 LT 6**

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

a) Section 12(iii):

an accessory dwelling unit, whereas the By-law permits one dwelling unit per lot;

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

(West District, Ward 1)

4. A/228/22

**Owner Name: Leopold Leukam Happi
Agent Name: QBS Architects Inc. (Saba Al Mathno)
53 Raven Cross Avenue, Markham
PLAN 65M4375 LOT 93**

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

a) Section 7.190.1(b):

an accessory apartment to be located in the basement; whereas the By-law only permits an accessory apartment to be located above a private garage;

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



(East District, Ward 5)

5. A/197/22

**Owner Name: Nadeem Awan
Agent Name: Nadeem Awan
117 Russell Jarvis Drive, Markham
PLAN 65M3420 LOT 12**

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

- a) **Section 5.1 - Table B2(e):**
a minimum interior side yard setback of 0.56 m, whereas the By-law requires a minimum interior side yard setback of 0.6 m; 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.

(East District, Ward 7)

6. A/220/22

**Owner Name: Sandeep Gupta
Agent Name: Sandeep Gupta
27 Stacey Crescent, Thornhill
PLAN 65M2082 LOT 52**

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

- a) **By-law 142-95, Section 2.2(b)(i):**
a maximum deck projection of 3.66 metres, whereas the By-law permits a maximum deck projection of 3.0 metres; and
- b) **Section 6.1.1:**
an accessory dwelling unit, whereas the By-law permits no more than one dwelling unit on a lot;



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as it relates to a proposed deck and secondary dwelling with a new walkout basement door at the rear.

(West District, Ward 1)

NEW BUSINESS:

7. A/187/22

**Owner Name: Jan Morava
Agent Name: Markham Drafting & Design (Dongshan Cui)
12 Strathroy Crescent, Markham
PLAN 5223 LT 11**

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

- a) By-law 1229, Section 1.2 (ii):**
a maximum building depth of 18.67 metres, whereas the By-law permits a maximum building depth of 16.80 metres;

as it relates to a proposed canopy.

(East District, Ward 4)

8. A/222/22

**Owner Name: 2845222 Ontario Inc. (Yu Chen)
Agent Name: MPLAN INC. (Joshua Chitiz)
7550 Birchmount Road, Markham
PL M1915 BLK 37**

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

- a) Section 7.4.3 (a):**
a maximum floor area ratio of 45.40 percent, whereas the By-law permits a maximum floor area ratio of 40 percent;

as it relates to a proposed 1,743 square metres warehouse addition to the rear of an existing industrial building.



(Central District, Ward 8)

9. A/209/22

Owner Name: 8365 Woodbine Inc. (Mei Zhang)
Agent Name: KLM Planning Partners Inc. (Billy Tung)
8365 Woodbine Avenue, Markham
PL 3560 PT LT 12 CON 4 PT LT 10 65R6843 PT 1

The applicant is requesting relief from the requirements of By-law 165-80, as amended, to permit:

a) By-law 165-80, Section 6.12.1:

a motor vehicle sales establishment use, whereas the By-law does not permit a motor vehicle sales establishment use;

as it relates to a change of use to permit a car brokerage in Unit 1.

(Central District, Ward 8)

PREVIOUS BUSINESS

10. A/043/22

Owner Name: Red Banner Developments Ltd (Keith Lahey)
Agent Name: ARK Group (Daniel Wong)
5990 16th Avenue, Markham
CON 7 PT LOT 16 RS65R10123 PART 1 RS65R12779 PARTS 4 5 & 8

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

a) Section 12.24.4, By-law 1229:

a combined maximum gross floor area of 22.0 percent for all types of restaurants at 5970 and 5990 16th Avenue, whereas the By-law permits a combined maximum gross floor area of 15.0 percent for all types of restaurants at 5970 and 5990 16th Avenue;

as it relates to a proposed restaurant use.



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(Heritage District, Ward 4)

Adjournment

1. Next Meeting, January 18, 2023
2. Adjournment