



COMMITTEE OF ADJUSTMENT

AGENDA

Wednesday, April 21, 2021

7:00PM

Location: virtual meeting on zoom platform

Minutes: Wednesday, April 7, 2021

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS:

1. A/123/20

Owner Name: Salvisca Garaca

4 Calafia Street, Markham

PLAN 65M3884 PT LOT 82 RP 65R29348 PART 13

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

a) By-law 177-96, Sec. 6.3.1.2:

detached private garage and any storey location above have minimum setback of 5.23 m from the main building; whereas the By-law requires minimum setback of 6.0 m

b) By-law 177-96, Sec. 6.3.1.7 b):

lot coverage of 18.40% for detached private garage; whereas By-law allows maximum lot coverage of 18%

c) By-law 28-97, Sec. 3.0 Table A:

allow 2 parking spaces; whereas the By-law requires 3 parking spaces

as it relates to a proposed coach house above an existing detached garage.
(East District, Ward 5)



NEW BUSINESS:

1. A/105/20

**Owner Name: Mary Stella Victor
Agent Name: SRICHANDRA KURISSETTI
2 McCaul St, Markham
PLAN 65M3245 LOT 144**

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

- a) By-law 177-96, Section 6.5:**
an accessory dwelling unit, whereas the By-law permits no more than one dwelling unit on a lot;
- b) By-law 177-96, Section 6.6.3 a):**
an uncovered and unenclosed stair and landing project 3.05 metres into the required rear yard, whereas the By-law permits a maximum of 2 metres to encroach into the required rear yard.

as it relates to a proposed secondary suite. **(West District, Ward 6)**

2. A/020/21

**Owner Name: Xili YANG
Agent Name: H.T. Design & Homes (Dylan Su)
29 Jeremy Dr, Markham
PLAN 7566 LOT 3**

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

- a) Section 6.1:**
a maximum height of 27 feet, whereas the By-law permits a maximum height of 25 feet;
- b) Section 6.1:**
a maximum lot coverage of 34.5percent, whereas the By-law permits 33 1/3percent;

as it relates to a new two-storey detached dwelling. **(Central District, Ward 3)**



3. A/021/21

Owner Name: Nivethika Athesivan
Agent Name: Gregory Design Group (Shane Gregory)
14 George St, Markham
PLAN 18 LOT 11 BLK G

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

- a) By-law 99-90, Section 1.2 (iii):**
a maximum depth of 22.5; whereas the By-law permits a maximum of 16.8 metres;
- b) By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 53.8percent; whereas the By-law permits a maximum of 45percent;
- c) Table 11.1:**
a minimum side yard setback of 4.92 feet for a two storey portion of the dwelling; whereas the By-law requires a minimum of 6 feet;
- d) Section 11.3 (a) (vi):**
an accessory building to be located 3.28 feet (1.0 metre) from the rear lot line; whereas the By-law requires a minimum of 4 feet;

as it relates to a two-storey addition to an existing heritage house and a detached two-car garage with loft. **(Heritage District, Ward 4)**

4. A/024/21

Owner Name: Zhifei Hu
Agent Name: David Johnston Architect Ltd. (David Johnston)
1 Peter St, Markham
PL 1105 LTS 19 & 20 64R6653 PT 2

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

- a) Section 1.2 (iii):**
a maximum building depth of 17.7 metres; whereas the by-law permits a maximum of 16.8 metres;
- b) Section 1.2 (vi):**



COMMITTEE OF ADJUSTMENT

a maximum Floor Area Ratio of 50percent; whereas the by-law permits a maximum Floor Area Ratio of 45percent;

c) Parking By-law 28-97, Section 6.1.2 (a):

a required parking space to have a depth of 5.4 metres; whereas a minimum of 5.8 metres is required;

d) Table 11.1:

a minimum rear yard of 13 feet; whereas the by-law requires a minimum of 25 feet;

as it relates to a proposed 2-Storey addition to existing Heritage House.
(Heritage District, Ward 4)

5. A/025/21

Owner Name: Lawrence Croutch

Agent Name: David Johnston Architect Ltd. (David Johnston)

29 Jerman St, Markham

PLAN 18 BLK F PT LOT 5

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

a) Section 1.2 (iii):

a maximum depth of 18.9 metres; whereas the by-law permits a maximum of 16.8 metres;

b) Section 1.2 (vi):

a maximum floor area ratio of 50 percent; whereas the by-law permits a maximum of 45 percent;

c) Section 6.1:

an accessory dwelling unit; whereas the by-law does not permit the use;

as it relates to a accessory dwelling unit and a 1-storey rear addition to the existing heritage dwelling. **(Heritage District, Ward 4)**



6. **A/028/21**

Owner Name: Shuhe Yang
Agent Name: PMP DESIGN INC. (MEHRAN HEYDARI)
20 Sherwood Forest Dr, Markham
PLAN 5810 LOT 233

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

a) By-law 99-90, Section 1.2 (vi):

a maximum floor area ratio of 50 percent, whereas the by-law permits a maximum floor area ratio of 45 percent;

b) By-law 1229, Section 11.2 (c) (i):

a covered porch, cold cellar, and stairs to encroach a maximum of 58 1/2" into the required front yard; whereas the by-law permits a maximum encroachment of 18";

as it relates to a new two-storey single detached dwelling.. **(East District, Ward 4)**

7. **A/030/21**

Owner Name: James Reininger
Agent Name: Joseph N. Campitelli Architect Inc. (Joseph Campitelli)
20 Princess St, Markham
CON 7 PT LOT 9

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

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

a maximum building depth of 23.6 meters, whereas the by-law permits a maximum building depth of 16.8 meters;

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

a maximum floor area ratio of 49.85percent, whereas the by-law permits a maximum floor area ratio of 45percent;

c) By-law 1229, Section 11.2 (c) (i):

a structural column/wall to encroach 49" into the required front yard, whereas the by-law permits a maximum encroachment of 18' for unenclosed porches, sills, belt courses, cornices, eaves or gutters, chimney breasts, and pilasters;

d) By-law 1229, Section 11.2 (c) (i):



COMMITTEE OF ADJUSTMENT

a roof overhang to project 88" into the front yard, whereas the by-law permits a maximum projection of 18' into any required yard;

e) By-law 1229, Section 11.1:

a maximum lot coverage of 38.4 percent, whereas the by-law permits a maximum of 35percent;

as it relates to a new single detached dwelling. **(Heritage District, Ward 4)**

8 A/032/21

Owner Name: Parya Trillium Foundation (Ahmad Tabrizi)

Agent Name: Macaulay Shiomi Howson (Nick Pileggi)

344 John Street, Thornhill

PLAN2382 PT LOT 14

The applicant is requesting relief from the requirements of By-law 77-73 as amended to permit:

a) Section 7.2(f):

a maximum building height of 45 feet, whereas the By-law permits a maximum building height of 35 feet.

as it relates to a proposed gymnasium addition. **(West District, Ward 1)**

9. A/036/21

Owner Name: City of Markham (Sarah McDonald)

Agent Name: City of Markham (Sarah McDonald)

City of Markham 9350 48 Hwy, Markham

CON 7 PT LOT 16 EXP PL 558306 PT 1

The applicant is requesting relief from the requirements of By-law 1229 and 304-87 as amended to permit:

a) By-law 304-87, Section 9:

a theatre, including outdoor performances, whereas the By-law does not permit a theatre;

b) By-law 304-87, Section 9:

an art gallery, day camp, and commercial school, whereas the By-law does not permit these uses;

c) By-law 28-97, Section 3, Table B:



COMMITTEE OF ADJUSTMENT

150 parking spaces on site, whereas the By-law requires varied rates based on use;

as it relates to the proposed theatre, art gallery, day camp, and commercial school uses. **(East District, Ward 4)**

Adjournment

1. **Next Meeting, Wednesday, May 5, 2021**
2. **Adjournment**