



**COMMITTEE OF ADJUSTMENT**

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**AGENDA**

**Wednesday, May 26, 2021**

**7:00 pm**

**Location: Virtual Meeting on Zoom Platform**

**Minutes: May 5, 2021**

**DISCLOSURE OF INTEREST**

**PREVIOUS BUSINESS:**

**1. A/025/21**

**Owner Name: Lawrence Croutch**

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

**29 Jerman Street, 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;
- d) **By-law 28-97, Section 3.0:**  
permit reduction in 1 parking space, whereas the By-law requires 1 parking space for an accessory dwelling unit;

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



**NEW BUSINESS:**

**1. A/019/21**

**Owner Name: Jeyanthi Sempotsothi and Sutharsan Kathir**  
**Agent Name: VIYA SISTERS INC. (Mayu Balasubramaniam)**  
**5 Jonquil Crescent, Markham**  
**PLAN 4949 LOT 165**

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

- a) **Infill By-law 99-90, Section 1.2 (i):**  
a maximum height of 10.20 metres, whereas the By-law permits a maximum of 9.8 metres;
- b) **Infill By-law 99-90, Section 1.2 (iii):**  
a maximum depth of 16.97 metres, whereas the By-law permits a maximum of 16.8 metres;
- c) **Infill By-law 99-90, Section 1.2 (vi):**  
a maximum floor area ratio of 51.9 percent, whereas the By-law permits a maximum of 45 percent;
- d) **Section 6.1:**  
an accessory dwelling unit, whereas the By-law does not permit the use;

as it relates to a proposed detached dwelling with a basement apartment.  
**(East District, Ward 4)**

**2. A/041/21**

**Owner Name: Irina Rada**  
**Agent Name: Vin Engineering Inc (Sunil Shah)**  
**44 Colchester Street, Markham**  
**PLAN 65M3767 LOT 291**

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

- a) **By-law 177-96, Sec. 6.3.1.7 (a):**  
a lot coverage of 17.7 percent on a private Garage, whereas By-law permits 15 percent on private garage where a lot frontage is more than 9.75 m.



as it relates to proposed coach house atop detached garage. **(East District, Ward 5)**

**3. A/046/21**

**Owner Name: NIRESHA RAMESWARAN**  
**Agent Name: Markham Drafting & Design (Dongshan Cui)**  
**56 Legacy Dr, Markham**  
**PLAN 65M-3133 LOT 20**

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:**  
second dwelling unit, whereas By-law permits no more than one dwelling unit on a lot;

as it relates to proposed secondary suite. **(East District, Ward 7)**

**4. A/048/21**

**Owner Name: Jeyanthiny Selvarajah**  
**Agent Name: Building Experts Canada (Edgar Labuac)**  
**138 Alfred Paterson Dr, Markham**  
**PLAN 65M3594 LOT 180**

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

- a) **By-law 177-96, Section 4:**  
to permit a secondary suite, whereas the By-law permits no more than one dwelling per lot;

as it relates to proposed secondary suite. **(East District, Ward 5)**



6. **A/050/21**

**Owner Name: Teny Yahya**  
**Agent Name: F & A Associate Ltd. (Ali Shakeri)**  
**4 Marie Court, Thornhill**  
**PLAN 8262 LOT 2**

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

- a) **Amending By-law 101-90, Section 1.2 (I):**  
maximum flat roof building height of 9.12 m, whereas the By-law permits a building height of 8.0 m;
- b) **Section 6.1:**  
a minimum front yard setback of 20 ft, whereas the By-law requires a setback of 27 ft;
- c) **Parking By-law 28-97, Section 6.2.4.5 (a) (I):**  
second 3.7 m wide driveway with a main building setback of 6.1 m from the streetline, whereas the By-law requires a main building to be setback minimum of 8.0 m from the streetline;
- d) **Amending By-law 101-90, Section 1.2 (vii):**  
maximum floor area ratio of (52.3 percent) 4093 sq ft, whereas the By-law permits maximum floor area ratio of (50 percent) 3907 sq ft;

as it relates to a proposed detached dwelling. **(West District, Ward 1)**

7. **A/053/21**

**Owner Name: Daniel Ling**  
**Agent Name: Nelson Kwong Architect (Nelson Kwong)**  
**46 Squire Baker's Lane, Markham**  
**PL 7980 LT 101**

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

- a) **By-law 99-90, Section 1.2 (i):**  
maximum building height of 8.34 m, whereas By-law permits 8.0 m;
- b) **By-law 99-90, Section 1.2 (vi):**  
a maximum floor area ratio of 51.5 percent, whereas the By-law permits a maximum floor area ratio of 45.0 percent;



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as it relates to a proposed detached dwelling. **(East District, Ward 4)**

**8. A/023/21**

**Owner Name: Seemlamuthu Bharathiraja**  
**Agent Name: Varatha Design Associates (Ken Varatha)**  
**7 Voysey Way, Markham**  
**PLAN 65M3669 PT BLK 157 RP 65R31598 PT 7**

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

- a) **By-law 28-97, Section 3.0, Table A:**  
a minimum of 2 parking spaces, whereas a minimum of 3 parking spaces is required;
- b) **By-law 90-81, Section 5.2.1:**  
a Second Dwelling Unit, whereas the By-law permits not more than one Single Detached Dwelling on one lot;
- c) **By-law 2008-161, Section 7.52 (2)(b):**  
a maximum of 43 dwelling units within the designated area of this By-law, whereas the By-law permits a maximum of 41 dwelling units within the designated area;

as it relates to a proposed basement apartment. **(East District, Ward 7)**

**Adjournment**

- 1. Next Meeting Wednesday, June 9, 2021**
- 2. Adjournment**