



***COMMITTEE OF ADJUSTMENT***

---

**AGENDA**

**Wednesday, October 21, 2020**

**7:30pm**

**Location: Virtual meeting on zoom platform**

**Minutes: October 7, 2020**

**DISCLOSURE OF INTEREST**

**NEW BUSINESS:**

**1. A/026/20**

**Owner Name: Ayesha and Fahd Naqui**

**Agent Name: Penguin Basements (Rodrigo Zagarese)**

**98 Ramona Blvd, Markham**

**PLAN 9143 LOT 118**

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

**a) Section 6.1:**

to permit one secondary dwelling unit in the basement, whereas only one single detached dwelling is permitted;

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

**2. A/041/20**

**Owner Name: Yaqing Yu**

**Agent Name: OBP Consultants Inc. (Hongxing Xin)**

**35 Bakerdale Rd, Markham**

**PLAN M1789 BLOCK B**

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(vi):**

a floor area ratio of 49.7 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;

**b) Infill By-law 99-90, Section 1.2(i):**



**COMMITTEE OF ADJUSTMENT**

---

a maximum building height of 10.12m (33.2ft), whereas the By-law permits a maximum height of 9.8m (32.15ft);

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

**3. A/081/20**

**Owner Name: Aiying Zhang  
201 Helen Ave, Markham  
PLAN 65M4066 LOT 2**

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

**a) Section 6.4(b):**

To permit a maximum permitted gross floor area of 23.78 square meters; whereas the By-law allows maximum permitted gross floor area of 10 square metres for detached accessory building;

as it relates to an existing accessory structure (garden shed) that was built without a permit. **(Central District, Ward 3)**

**4. A/088/20**

**Owner Name: Weins Canada Inc. (Ken Yokoyama)  
Agent Name: R.H.CARTER ARCHITECTS INC. (EMIL FRANK)  
7537 Woodbine Ave, Markham  
CON 4 PT LT 4 65R19862 PT 1**

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

**a) Parking By-law 28-97, Section 3.0 Table B:**

193 parking spaces, whereas the By-law requires a minimum of 209 parking spaces;

**b) Amending By-law 228-98, Section 6.4(h)(ii):**

0 meters landscaped open space immediately abutting northerly interior side lot line, whereas the By-law requires a minimum of 3 meters;

as it relates to a proposed car showroom and service department. **(Central District, Ward 8)**



5. **A/091/20**

**Owner Name: Tiago Dos Santos & Belinder Naccarato**  
**Agent Name: SHDesign (Samir Hinnawi)**  
**34 Shady Lane Cres, Thornhill**  
**PLAN 7686 LOT 375**

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

- a) Amending By-law 2223, Section 6.1 - Minimum Front Yard Setback:**  
a front yard setback of 19.84 feet (6.05m), whereas the By-law requires a minimum front yard setback of 20 feet;
- b) Section 3.7 - Permitted Yard Encroachment:**  
a front yard unenclosed roofed porch/eave encroachment of 91 inches, whereas the By-law permits a maximum encroachment of 18 inches into the required front yard;

as it relates to a proposed front yard addition and front covered porch (Note: the applicant is not requesting any variances for the proposed rear yard addition). **(West District, Ward 1)**

**Adjournment**

- 1. Next Meeting, November 4, 2020**
- 2. Adjournment**