



## ***COMMITTEE OF ADJUSTMENT***

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### **AGENDA**

**Wednesday, November 4, 2020**

**7:00pm**

**Location: On zoom platform (participate by digital device or telephone)**

**Minutes: Wednesday, October 21, 2020**

### **DISCLOSURE OF INTEREST**

### **PREVIOUS BUSINESS**

**1. A/01/19**

**Owner Name: Vishnu and Usha Dooday  
Agent Name: SMDA (Rick Mateljan)  
62 Sherwood Forest Drive, Markham  
PLAN 5810 S PT LOT 198 N PT LOT 199**

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 (iii):**

a maximum building depth of 17.4 metres, whereas the By-law permits a maximum building depth of 16.80 metres;

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

**2. A/018/20**

**Owner Name: Fang Chen and Junhua He  
Agent Name: Rachel Y.H. Sun Architect (Rachel Sun)  
7 Shorthill Dr, Markham  
PLAN 65M2269 LOT 17**

The applicant is requesting relief from the requirements of By-law 134-79 as amended to permit:

**a) Section 6.1:**

one accessory dwelling unit in the basement, whereas the By-law permits a single detached dwelling;



**b) Section 5.7 (a):**

To permit uncovered stairs to project a distance of 1.01 m into the required interior side yard; whereas the by-law permits a maximum projection of 0.45 metres

**c) Section 7.2:**

a maximum lot coverage of 34.6 percent, whereas the By-law permits a maximum of 33-1/3 percent;

**d) Section 6.2:**

an accessory building located 0.35m from the side yard, whereas the By-law permits a minimum of 0.6m from the nearest lot line;

as it relates to an existing rear shed and basement apartment with a walkout that was built without a permit. (Central District, Ward 3)

**3. A/045/20**

**Owner Name: Lin Jian**

**Agent Name: Brutto Consulting (Claudio Brutto)**

**17 Jonquil Cres, Markham**

**PLAN 4949 LOT 160**

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 maximum floor area ratio of 49.84 percent; whereas the by-law permits a maximum of 45 percent;

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

**NEW BUSINESS:**

**1. B/012/20**

**Owner Name: Gil Shcolyar and marina Shcolyar**

**Agent Name: Evans Planning Inc. (Eleni Mermigas)**

**12 Deer Park Lane, Markham**

**PLAN 1149 PT LTS 11 & 12**

**To permit:**



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- a) sever and convey a parcel of land with an approximate lot area of 302 sqm (3,250.70 sqft); b) retain a parcel of land with an approximate lot frontage of 22.63m (74.25 ft) and approximate lot area of 600 sqm (6,458.35 sqft).

The purpose of this application is to sever and convey the rear portion of the property to 16 Deer Park Lane with the intent to create a one single-family residential lot and two semi-detached residential lots. This application is related to consent applications B/013/20 and B/014/20 for 12 and 16 Deer Park Lane. This application is also related to Zoning Amendment application PLAN 19 128208. **(East District, Ward 4)**

### **2. B/013/20**

**Owner Name: Gil Shcolyar and Marina Shcolyar**  
**Agent Name: Evans Planning Inc. (Eleni Mermigas)**  
**16 Deer Park Lane, Markham**  
**PL 1149 PT LT 11 PT LT 12**

#### **To permit:**

- a) sever and convey a parcel of land with an approximate lot frontage of 13.50m (44.29 ft) and an approximate lot area of 604 sqm (6,501.40 sqft);  
b) retain a parcel of land with an approximate lot frontage of 22.63m (74.25 ft) and approximate lot area of 530 sqm (5,704.87 sqft).

The purpose of this application is to sever and convey the rear portion of the property with the intent to create a one single-family residential lot and two semi-detached residential lots. This application is related to consent applications B/012/20 and B/014/20 for 12 and 16 Deer Park Lane. This application is also related to Zoning Amendment application PLAN 19 128208. **(East District, Ward 4)**

### **3. B/014/20**

**Owner Name: Gil Shcolyar and Marina Shcolyar**  
**Agent Name: Evans Planning Inc. (Eleni Mermigas)**  
**12 Deer Park Lane, Markham**  
**PLAN 1149 PT LTS 11 & 12**

#### **To permit:**



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- a) sever and convey a parcel of land with an approximate lot frontage of 1.55m (5.08ft) and an approximate lot area of 39 sqm (419.79 sqft);
- b) retain a parcel of land with an approximate lot frontage of 21.06 (69.09 ft) and an approximate lot area of 562 sqm (6,049.32 sqft).

The purpose of this application is to sever and convey a portion of the property to 16 Deer Park Lane with the intent to create a one single-family residential lot and two semi-detached residential lots. This application is related to consent applications B/013/20 and B/014/20 for 12 and 16 Deer Park Lane. This application is also related to Zoning Amendment application PLAN 19 128208. **(East District, Ward 4)**

### **4. A/090/20**

**Owner Name: Amphenol Canada-Condor Properties**  
**Agent Name: Baldassarra Architects Inc (Milica Zekanovic)**  
**5950 14<sup>th</sup> Ave, Markham**  
**PLAN 65M2757 LOT 26**

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

**a) Section 4.6.1 (b):**

to permit a building to be constructed within 22.63 m of the centre line of 14th Avenue, whereas the By-law requires 36 m;

**b) Section 6.1 (d)(i):**

to permit minimum a front yard setback of 3.44 m, whereas the By-law requires 12 m;

**c) Section 4.7.1 (a):**

to permit a minimum depth of 0.64 m landscaped open space, whereas the By-law required 9m;

as it relates to a proposed industrial building with office component. **(East District, Ward 7)**

### **5. A/096/20**

**Owner Name: Balvinder Singh Jassar**  
**Agent Name: YEJ Studio and Consulting Inc (Amr Robah)**  
**61 Busch Ave, Markham**  
**PLAN 65M2757 LOT 26**

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



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**a) By-law 177-96, Section 6.5:**

to allow an accessory dwelling unit (basement apartment); whereas the By-law does not permit an accessory dwelling unit

as it relates to a basement apartment in the existing residential dwelling.  
**(West District, Ward 6)**

### **Adjournment**

- 1. Next Meeting, Wednesday, November 14, 2020**
- 2. Adjournment**