



## *COMMITTEE OF ADJUSTMENT*

---

### **AGENDA**

**Wednesday, November 18, 2020**

**7:00pm**

**Location: virtual meeting on zoom platform**

**Minutes: Wednesday, November 4, 2020**

### **DISCLOSURE OF INTEREST**

#### **PREVIOUS BUSINESS**

**1. A/013/20**

**Owner Name: Zhang Yandan**

**Agent Name: Impressions Group (Newry Shao)**

**95 Parkway Ave, Markham**

**PLAN M1378 LOT 98**

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

**b) By-law 1229, Section 11.1:**

a minimum front yard setback of 24 ft 8 in, whereas the By-law requires a minimum front yard setback of 25 ft;

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

an uncovered stairs to encroach 3ft into the required front yard, whereas the By-law requires a maximum encroachment of 18 in into any required yard;

**d) By-law 1229, Section 11.1:**

a minimum side yard setback of 4 ft, whereas the By-law requires a minimum side yard setback of 6 ft;

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

#### **NEW BUSINESS:**

**1. A/021/20**

**Owner Name: Sheng Huang**



***COMMITTEE OF ADJUSTMENT***

---

**Agent Name: Jiawei Gu  
298 Main Street Unionville  
CON 5 PT LOT 14 RS65R14006 PART 1**

The applicant is requesting relief from the requirements of By-law 122-72 as amended to permit:

- a) Bylaw 122-72, Section 11.1:**  
To permit an accessory dwelling unit, whereas only single family detached dwelling is allowed.
- b) By-law 29-97, Section 6.1.1 b) and 6.1.2 b):**  
To permit minimum parking space of 2.6 m x 5.63 m inside private garage whereas minimum of 2.6 m x 5.8 m is required.

as it relates to an accessory dwelling located in the basement of the subject property.  
**(Heritage District, Ward 3)**

**2. A/051/20**

**Owner Name: Sasha Lazarou  
3 Sir Ector Crt, Markham  
PLAN M1377 LT 18**

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 net floor area ratio of 49.97%; whereas the by-law permits a maximum of 45%.

as it relates to the proposed new dwelling. **(East District, Ward 4)**

**3. A/079/20**

**Owner Name: Tracy Ng  
Agent Name: KCCL Architect Inc (Kelvin Lo)  
15 Bellcroft Ln, Markham  
PLAN 65M4013 LOT 114**

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

- a) By-law 28-97, Section 3:**



2 parking spaces, whereas the By-law requires minimum of 3 parking spaces as it relates to proposed laneway house at rear of property. **(East District, Ward 5)**

**4. A/086/20**

**Owner Name: Qi Zhou**  
**Agent Name: Prohome Consulting Inc (Shahramb (Sean) Khatibzadeh)**  
**6 Sherwood Forest Dr, Markham**  
**PLAN 5810 LOT 239**

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):**  
allow a floor area ratio of 49.79 %; whereas the By-law permits maximum floor area ratio of 45%

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

**5. A/101/20**

**Owner Name: Wendy Maduri**  
**Agent Name: Gary Stein Architect (Gary Stein)**  
**1 Spirea Crt, Thornhill**  
**PLAN M899 LT 41**

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

- a) Section 14(i)(c):**  
a minimum front yard setback of 26.9 feet (8.2 metres); whereas, the by-law requires a minimum front yard setback of 35 feet (10.67 metres);
- b) Infill By-law 100-90; Section 1.2(i):**  
a maximum building height of 10.1 metres; whereas, the By-law permits a maximum building height of 9.8 metres;
- c) Infill By-law 100-90, Section (iii):**  
a building depth of 20.73 metres, whereas the By-law permits a maximum building depth of 16.8 metres;
- d) Section 14 (i)(e):**  
a rear yard setback of 44.7 feet, whereas the By-law requires a minimum rear yard setback of 50 feet;



***COMMITTEE OF ADJUSTMENT***

---

as it relates to a proposed dwelling that is under construction. **(West District, Ward 1)**

**6. A/102/20**

**Owner Name: Forest Bay Homes Ltd. (Clay Leibel)**  
**Agent Name: Southoak Estates Inc. (Clay Leibel)**  
**Forest Bay Homes Ltd.**  
**6350 Steeles Ave, Markham**  
**CON 8 PT LT 3 65R15734 PT PT 1 & PT 2**

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

**a) Amending By-law 2015-6, Section 7.64.1 h):**

to permit a minimum setback of 6 m, whereas the By-law requires a minimum setback of 7 m from an Open Space Zone;

as it relates to 34 proposed semi-detached dwelling units (BLK 152). **(East District, Ward 7)**

**7. A/104/20**

**Owner Name: Orang Yazdani and Giselle Braganza**  
**Agent Name: Orang Yazdani**  
**102 Highland Park Blvd, Thornhill**  
**PLAN 2446 LOT 164**

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

**a) Infill By-law 101-90, Section 1.2 (vii) - Building Depth:**

to permit a maximum floor area ratio of 53.3 percent (3,528 sq.ft.), whereas the By-law permits a maximum floor area ratio of 50 percent (3,313 sq.ft.);

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

**8. A/106/20**

**Owner Name: Sherri-Lee O'Hanlon**  
**Agent Name: Gregory Design Group (Shane Gregory)**  
**41 Elm St, Markham**  
**PLAN 4292 LOT 17 TO 18**



## ***COMMITTEE OF ADJUSTMENT***

---

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

- a) **By-law 1229, Sec. 1.2(iii):**  
to allow a building length of 22.8 m; whereas the by-law allows a length of 16.76 m
- b) **By-law 1229, Sec. 1.2 (vi):**  
to allow net floor area ratio of 54.5% whereas the by-law allows a floor area ratio of 45%
- c) **By-law 1229, Sec. 1.2(l):**  
to allow a building height of 10.21 m; whereas the by-law allows a height of 9.8 m;

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

### **9. A/094/20**

**Owner Name: Weins Canada Inc.**  
**Agent Name: Macaulay Shiomi Howson (Nick Pileggi)**  
**205 Torbay Rd, Markham**  
**PLAN 9001 Lots 81-82**

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

- a) **By-law 108-81, Section 7.1.1:**  
interim motor vehicle sales establishment, up to 18 months; whereas the by-law does not permit this use;
- b) **By-law 28-97, Section 3.0:**  
to permit 168 parking spaces; whereas the by-law requires 187 parking spaces;

as it relates to a proposed interim motor vehicle sales facility. **(Central District, Ward 8)**

### **Adjournment**

- 1. Next Meeting, Wednesday, December 2, 2020**
- 2. Adjournment**