



## *COMMITTEE OF ADJUSTMENT*

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### **AGENDA**

**Wednesday, August 25, 2021**

**7:00pm**

**Location: virtual meeting on zoom platform**

**Minutes: Wednesday, August 11, 2021**

### **DISCLOSURE OF INTEREST**

#### **NEW BUSINESS:**

**1. A/080/21**

**Owner Name: Vishmad Singh Arora**

**Agent Name: Contempo Studio (Marin Zabzuni)**

**23 Portree Crescent, Thornhill**

**PLAN 7695 LOT 225**

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

- a) By-law 2150, Section 6.1:**  
a lot coverage of 40.58 percent, whereas the By-law permits a maximum lot coverage of 33.5 percent;
- b) By-law 2150, Section 6.1:**  
a building height of 27'7", whereas the By-law permits a height of 25';
- c) By-law 2150, Section 6.1:**  
a side yard setback of 5' on the east side, whereas the By-law permits a minimum side yard setback of 6';
- d) By-law 2150, Section 6.1:**  
a side yard setback of 5'8" on the west side, whereas the By-law permits a minimum side yard setback of 6';
- e) By-law 2150, Section 3.7:**  
an unenclosed porch encroachment of 24", whereas the By-law permits a maximum porch encroachment of 18";
- f) By-law 2150, Section 3.7:**  
a window well encroachment of 32", whereas the By-law permits a maximum of 18";



as it relates to a proposed 2 storey detached dwelling. **(West District, Ward 1)**

**2. A/082/21**

**Owner Name: Nan Li  
Agent Name: Kris He  
192 Ramona Boulevard, Markham  
PLAN 9143 LOT 74**

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

- a) By-law 1229, Section 6.1:**  
an accessory dwelling unit, whereas the By-law permits no more than one dwelling unit on a lot;

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

**3. A/093/21**

**Owner Name: Lochana Liyanage  
Agent Name: Lochana Liyanage  
13 Black Walnut Drive, Markham  
PLAN 65M3133 LOT 168**

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

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



**4. A/098/21**

**Owner Name: Weins Canada Inc. (Ken Yokoyama)**  
**Agent Name: Macaulay Shiomi Howson (Mr. Nick Pileggi)**  
**7200 Victoria Park Avenue, Markham**  
**PLAN M1785 BLK A**

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

- a) Amending By-law 2017-62, Section 7.578.2(l):**  
business office uses to occupy a minimum of 55.5 percent of gross floor area of all buildings on site, whereas the By-law requires a minimum of 60.0 percent;
- as it relates to proposed office and motor vehicle dealership building. **(Central District, Ward 8)**

**5. A/101/21**

**Owner Name: Christopher Malden**  
**Agent Name: Christopher Malden**  
**15 Jondan Crescent, Thornhill**  
**PLAN M1345 LOT 73**

The applicant is requesting relief from the requirements of By-law 2489 as amended to permit:

- a) By-law 2489, Section 6.1:**  
a minimum east side yard setback of 4 ft (1.22 m), whereas the By-law requires a minimum side yard setback of 6 ft (1.83 m) for each side;
- as it relates to addition to the existing dwelling. **(West District, Ward 1)**

**6. A/104/21**

**Owner Name: Sheri Watson**  
**Agent Name: Gregory Design Group (Shane Gregory)**  
**36 John Dexter Place, Markham**  
**PLAN 8330 LOT 121**



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

- a) **By-law 1229, Section 11.2 (c)(i):**  
a covered porch to encroach into the front yard 3'1", whereas the By-law permits a maximum encroachment of 1'6";
- b) **By-law 99-90, Section 1.2 (vi):**  
a maximum floor area ratio of 46.22 percent, whereas the By-law permits maximum floor area ratio of 45 percent;

as it relates to proposed ground floor and second floor additions to an existing two storey single family dwelling. **(East District, Ward 4)**

**7. A/106/21**

**Owner Name: Jey Anandarajan**  
**Agent Name: Jey Anandarajan**  
**14 Denby Court, Markham**  
**PLAN 65M2100 PT LOT 4**

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

- a) **By-law 134-79, Section 8.2:**  
a rear yard setback of 6.84 m, whereas the By-law permits a minimum rear yard setback of 7.5 m;

as it relates to proposed addition to the rear portion of a residential dwelling.  
**(Central District, Ward 3)**

**8. A/108/21**

**Owner Name: John and Lidia Mintsopoulos**  
**Agent Name: Gregory Design Group (Shane Gregory)**  
**32 Joseph Street, Markham**  
**PLAN 180 BLK D PT LOT 1**

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

- a) **By-law 1229, Section 1.2 (vi):**  
a maximum net floor area ratio of 50.42 percent, whereas the By-law requires a net floor area ratio of 45.0 percent;
- b) **By-law 1229, Section 1.2 (iii):**  
a maximum building depth of 19.67 m, whereas the By-law requires a building depth of 18.9 m;
- c) **By-law 1229, Section 11.1:**  
a front yard setback of 5.08 m, whereas the By-law requires a front yard setback of 7.62 m;

as it relates to proposed two storey single family dwelling with attached garage. **(Heritage District, Ward 4)**

**9. A/109/21**

**Owner Name: Kenneth Ernest Nash**  
**Agent Name: Nikol Paar**  
**62 Morgan Avenue, Thornhill**  
**PLAN 2426 LOT 84**

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

- a) **By-law 100-90, Section 1.2 (iv):**  
a maximum building depth of 19.0 m, whereas the By-law permits a maximum building depth of 16.8 m;
- b) **By-law 100-90, Section 3.7:**  
flankage side yard setback of 12'10", whereas the By-law permits a minimum flankage yard setback of 14'1";
- c) **By-law 100-90, Section 1.2 (vii):**  
a floor area ratio of 55.0 percent (3507 sq ft), whereas the By-law permits a maximum floor area ratio of 50.0 percent (3188 sq ft);

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



**10. A/114/21**

**Owner Name: Dharan Prakash**

**Agent Name: Alfa Engineering Solutions Inc. (Marwan AL-Farraj)**

**42 Terrance Drive, Markham**

**PLAN 65M3976 LOT 151**

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

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

a Second Dwelling Unit, whereas the By-law permits no more than one dwelling unit on a lot;

**b) Section 5.1, Table B2(e), By-law 177-96:**

a minimum interior side yard setback of 0.86 m, whereas the By-law permits a minimum of 1.2 m;

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

**Adjournment**

- 1. Next Meeting, Wednesday, September 8, 2021**
- 2. Adjournment**