



**COMMITTEE OF ADJUSTMENT**

---

**AGENDA**

**Wednesday, November 10, 2021**

**7:00pm**

**Location: virtual meeting on zoom platform**

**Minutes: Wednesday, October 20, 2021**

**DISCLOSURE OF INTEREST**

**NEW BUSINESS:**

**1. B/019/21**

**Owner Name: Minto Communities Inc. (Anderson Marques)**

**Agent Name: Minto Communities Inc. (Anderson Marques)**

**Herman Gilroy Lane, Markham**

**65M4693 BLOCK 156 BLOCK 7**

**For provisional consent to:**

- a) grant an easement with an approximate lot frontage of 3.00 m (9.84 ft) and an approximate lot area of 162.72 sq m (533.86 sq ft).

The purpose of this application is to grant an easement over Part of Block 156, Plan 65M-4693 being Part 1, Plan 65R-39501. This easement will allow for servicing for the 9400 Kennedy Road property through Block 156 on Plan 65M-4693. **(West District, Ward 6)**

**2. A/089/21**

**Owner Name: Jeevaras Sinnadurai**

**Agent Name: Mr Indera Jauhari**

**154 Rizal Avenue, Markham**

**PLAN 65M3838 LOT 270**

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

- a) **By-law 177-96, Section 6.6.1 (a) (ii):**  
an architectural feature (roof cover) to encroach 2.48 m into the required rear yard, whereas the By-law permits a maximum of 2.0 m;



**b) By-law 177-96, Section 6.6.3 (a) (I):**

stairs and landings to encroach 2.24 m into a required rear yard, whereas the By-law allows a maximum of 2.0 m;

as it relates to a proposed rear yard entrance to basement and basement finishing. **(East District, Ward 7)**

**3. A/125/21**

**Owner Name: Shazia Jehanoor and Gul Asiya**

**Agent Name: Shazia Jehanoor**

**9 Rock Dove Avenue, Markham**

**PLAN 65M3478 LOT 31**

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

**a) By-law 177-96, Section 7.432.1:**

a separate accessory dwelling unit on a lot, whereas the By-law permits no more than one (1) dwelling unit on a lot;

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

**4. A/130/21**

**Owner Name: Mark Li**

**Agent Name: Yinghuan Weng**

**8 Galsworthy Drive, Markham**

**PLAN 4949 LOT 125**

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

**a) By-law 99-90, Section 1.2 (ii):**

a building depth of 20.72 m, whereas the By-law permits a building depth of 16.80 m;

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

a maximum floor area ratio of 52.9 percent, whereas the By-law permits a maximum floor area ratio of 45.0 percent;



**c) By-law 99.90, Section 1.2 (I):**

a building height of 10.51 m, whereas the By-law permits a building height of 9.80 m;

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

**5. A/131/21**

**Owner Name: Manjeet Morsara**

**Agent Name: YEJ Studio and Consulting Inc (Amr Robah)**

**6 Golden Fern Street, Markham**

**PLAN 65M4257 LOT 28**

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

**a) By-law 177-96, Section 7.190.1 (a) (ii):**

an accessory dwelling unit in basement, whereas the By-law permits an accessory dwelling unit only if it is located above a private garage;

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

**6. A/134/21**

**Owner Name: Uzair Ahmed**

**Agent Name: Varatha Design Associates (Ken Varatha)**

**303 Elson Street, Markham**

**PLAN 65M3669 PT BLK 157 RP 65R31598 PT 34**

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:**

2 parking spaces, whereas the By-law requires a minimum of 3 parking spaces;

**b) By-law 90-81, Section 5.2.1:**

2 unit dwellings, whereas the By-law permits a single family dwelling;

**c) By-law 2008-161, Section 2 b):**

45 units, whereas the By-law permits 41 units;

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

**7. A/144/21**

**Owner Name: Sekar Thuraisingam**  
**Agent Name: Varatha Design Associates (Ken Varatha)**  
**364 Cornell Centre Boulevard, Markham**  
**PLAN 65M4375 LOT 85**

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

- a) By-law 177-96, Section 6.3.1.4:**  
a maximum encroachment of 1.352 m into the required rear yard setback, whereas the By-law permits a maximum encroachment of 0.45 m into any setback area;
- b) By-law 177-96, Section 190.1 a):**  
a secondary accessory dwelling unit within the basement of the dwelling, whereas the By-law only permits an accessory dwelling unit above a private garage in either the main building or an accessory building on the same lot.

as it relates to a proposed secondary suite (basement apartment) with walkup stairs. **(East District, Ward 5)**

**8. A/150/21**

**Owner Name: Ololade Yetunde Adeyemi and Adeshola Idris Adeyemi**  
**Agent Name: QBS Architects Inc (Saba Al Mathno)**  
**47 Ladyslipper Court, Thornhill**  
**PL M1095 LT 55**

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

- a) Amending By-law 100-90, Section 1.2 (i):**  
a maximum building height of 9.07 m; whereas, the By-law permits a maximum flat roof building height of 8.0 m;
- b) By-law 1767, Section 18 (ii) (b):**  
a maximum lot coverage of 34.60 percent (2,595 sq ft); whereas, the By-law permits a maximum lot coverage of 33.33 percent (2,495 sq ft);



## ***COMMITTEE OF ADJUSTMENT***

---

- c) **By-law 1767, Section 18 (i) (d):**  
a minimum west side yard setback of 5'0"; whereas, the By-law requires a minimum side yard setback of 6'0" for a second storey addition;
- d) **Amending By-law 100-90, Section 1.2 (iii):**  
a maximum building depth of 17.73 m; whereas, the By-law permits a maximum building depth of 16.80 m;

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

### **9. A/153/21**

**Owner Name: Bakeeshan Kathirchelvan**  
**Agent Name: RK ARCHITECTS INC (ROHIT KUMAR)**  
**168 Smoothwater Terrace, Markham**  
**PLAN 65M4008 LOT 251**

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 a single dwelling unit on a lot;

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

### **Adjournment**

- 1. Next Meeting, Wednesday, November 24, 2021**
- 2. Adjournment**