



*COMMITTEE OF ADJUSTMENT*

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**AGENDA**

**Wednesday, February 16, 2022**

**7:00pm**

**Location: Virtual Meeting on Zoom Platform**

**Minutes: Wednesday, February 2, 2022**

**DISCLOSURE OF INTEREST**

**New Business:**

**1. A/058/21**

**Owner Name: Minfang Jin**

**Agent Name: W.E. Consulting & Construction Ltd. (Jerry Yue)**

**28 Garcia Street, Markham**

**PLAN 65M3178 LOT 42**

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

**a) Section 6.5:**

a second dwelling unit (basement unit), whereas the By-law permits one dwellingunit per lot;

as it relates to a proposed basement apartment (secondary suite). **(Central District, Ward 3)**

**2. A/141/21**

**Owner Name: Alia Kan**

**Agent Name: Hickory Dickory Decks – Markham (Steve Hall)**

**48 Pagnello Court, Markham**

**PLAN 65M4180 LOT 18**

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



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- a) **By-law 177-96, Section 6.2.1 (b)(ii):**  
a deck to be located closer to the interior side lot line than main building,  
whereas the By-law permits a deck to be located no closer to the interior side  
lot line than the main building;
- b) **By-law 177-96, Section 6.2.1 (b):**  
a deck to extend 3.65 m from the wall closest to the rear lot line, whereas the  
By-law permits a maximum extension of 3.0 m from the wall closest to the rear  
lot line;
- as it relates to a proposed deck. **(East District, Ward 7)**

3. **A/174/21**

**Owner Name: Xing Lin**  
**Agent Name: LHW Engineering (Lihang Wong)**  
**15 Karen Miles Crescent, Markham**  
**PLAN 65M2470 PT BLK 93 RS65R11396 PARTS 3, 4 & 5**

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

- a) **By-law 90-81, Section 5.2.6:**  
a door providing access to the interior of a dwelling to be located 0.60 m from  
the interior side lot line, whereas the By-law requires that a door providing  
access to the interior of a street townhouse dwelling to be located a minimum  
of 1.20 m from the interior side lot line;
- as it relates to a proposed side yard door to access the basement. **(East  
District, Ward 7)**

4. **A/182/21**

**Owner Name: Elly Verdi**  
**Agent Name: Elly Verdi**  
**19 Talisman Crescent, Markham**  
**PLAN 4877 LOT 41**

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):**  
a maximum floor area ratio of 50.6 percent, whereas the By-law permits a maximum floor area ratio of 45.0 percent;  
  
as it relates to a proposed detached dwelling. **(East District, Ward 4)**

5. **A/184/21**

**Owner Name: Ying Liang**  
**Agent Name: Gregory Design Group (Shane Gregory)**  
**18 Forest Park Crescent, Thornhill**  
**PLAN M1325 LOT 66**

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

- a) **Amending By-law 101-90, Section 1.2 (i):**  
a maximum building height of 10.84 metres, whereas the By-law permits a maximum building height of 9.80 metres;
- b) **By-law 2237, Section 6.1:**  
a minimum front yard setback of 21.5 feet, whereas the By-law requires a minimum front yard setback of 27.0 feet;
- c) **Amending By-law 101-90, Section 1.2 (vii):**  
a maximum floor area ratio of 58.3 percent (4,478 square feet), whereas the By-law permits a maximum floor area ratio of 50.0 percent (3,839 square feet);
- d) **By-law 2237, Section 6.1:**  
a maximum lot coverage of 38.3 percent (3,014 square feet), whereas the By-law permits a maximum lot coverage of 33 1/3 percent (2,616 square feet);
- e) **Amending By-law 101-90, Section 1.2 (vi):**  
a building depth of 21.94 metres, whereas the By-law requires 16.80 metres;  
  
as it relates to a proposed single detached dwelling. **(West District, Ward 1)**



**6. A/187/21**

**Owner Name: Haowei Zhou**  
**Agent Name: Z Square Group (Mengdi Zhen)**  
**10 Alanadale Avenue, Markham**  
**PLAN 5810 LOT 38**

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

- a) **By-Law 99-90, Section 1.2 (i):**  
a maximum height of 8.44 metres, whereas the By-law permits a maximum height of 8.0 metres;
  - b) **By-law 1229, Section 11.2 (c)(i):**  
a basement walkout to encroach 7.21 feet into the required rear yard, whereas the By-law permits a maximum encroachment of 18.0 inches into any required yard;
  - c) **By-law 99-90, Section 1.2 (vi):**  
a maximum floor area ratio of 49.4 percent, whereas the By-law permits a maximum floor area ratio of 45.0 percent;
- as it relates to a proposed single detached dwelling. **(East District, Ward 4)**

**7. A/190/21**

**Owner Name: 12243598 Canada Inc. (Ivan Lysak)**  
**Agent Name: Stoyanovskyy Architects Inc (Orest Stoyanovskyy)**  
**72 Meadowview Avenue, Thornhill**  
**REG COMP PLAN 10327 LOT 49**

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

- a) **By-law 101-90, Section 1.2(ii):**  
a minimum front yard setback of 9.90 metres, whereas the By-law requires a minimum front yard setback of 10.70 metres;



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- b) **By-law 101-90, Section 6.1:**  
a minimum west side yard setback of 1.22 metres for a second-storey addition, whereas the By-law requires a minimum side yard setback of 1.80 metres for a two-storey portion of a dwelling;
- c) **By-law 101-90, Section 1.2 (vii):**  
a maximum floor area ratio of 57.0 percent, whereas the By-law permits a maximum floor area ratio of 50.0 percent;
- d) **By-law 2237, Section 3.7:**  
a front yard roofed canopy encroachment of 60 inches, whereas the By-law permits a maximum roofed canopy encroachment of 18 inches into the required front yard;

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

**8. A/196/21**

**Owner Name: Shahnaz Khimji**  
**Agent Name: Paar Design Inc. (Nikol Paar)**  
**9 Cachet Parkway, Markham**  
**PLAN 6897 LOT 79**

The applicant is requesting relief from the requirements of By-law 304-87 as amended, to permit:

- a) **By-law 304-87, Section 5.5:**  
a building to have a minimum setback of 22.10 metres from the centre line of Warden Avenue, whereas the By-law requires a minimum setback of 40.0 metres from the centre line of any arterial road to any part of a building;
- as it relates to proposed two storey detached dwelling. **(West District, Ward 2)**

**9. B/015/21**

**Owner Name: Ebrahim Javady Torabi**  
**Agent Name: Alexander Planning Inc. (Deborah Alexander)**  
**2968 Elgin Mills Road East, Markham**  
**CON 3 PT LOT 26 RP 65R5591 PART 1**



The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate area of 473.80 square metres (5,099.94 square feet) and an approximate lot frontage of 17.43 metres (57.18 feet) (Parts 2 and 9);
- b) retain a parcel of land with an approximate area of 1,463.00 square metres (15,747.60 square feet) and an approximate lot frontage of 26.52 metres (87.01 feet) (Parts 1, 3, 4, 5, 6, 7 & 8).

The purpose of this application is to produce a total of three lots for a semi-detached residential development. The retained parcel will then be further divided to produce individual lots for each unit and to create the common element laneway. This application is related to consent application B/029/21 for 2968 Elgin Mills Road E. **(West District, Ward 2)**

**10. B/029/21**

**Owner Name: Ebrahim Javady Torabi**  
**Agent Name: Alexander Planning Inc. (Deborah Alexander)**  
**2968 Elgin Mills Road East, Markham**  
**CON 3 PT LOT 26 RP 65R5591 PART 1**

The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate area of 414.70 square metres (4,463.79 square feet) and an approximate lot frontage of 13.80 metres (45.28 feet) (Parts 3 and 8);
- b) retain a parcel of land with an approximate area of 1,048.30 square metres (11,283.80 square feet) and an approximate lot frontage of 14.53 metres (47.67 feet) (Parts 1, 4, 5, 6, & 7).

The purpose of this application is to produce a total of three lots for a semi-detached residential development. This application is related to consent application B/015/21 for 2968 Elgin Mills Road E. **(West District, Ward 2)**



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**Adjournment**

1. Next Meeting, Wednesday, March 9, 2022
2. Adjournment