



COMMITTEE OF ADJUSTMENT

AGENDA

Wednesday, April 05, 2023

7:00pm

Location: Virtual Meeting on Zoom Platform

Minutes: March 22, 2023

DISCLOSURE OF INTEREST

NEW BUSINESS:

1. A/002/23

Owner Name: Forest Hill Homes (Joel Seider)

Agent Name: Forest Hill Homes (Joel Seider)

655 Cornell Centre Boulevard, Markham

PLAN 65M3888 BLK 339

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

Lot 1 (Cornell Centre Blvd) and Lot 15 (16th Avenue):

a) Section 6.3.1.2:

a garage to be setback a minimum of 5.0 metres from the main building, whereas the by-law requires a garage to be setback a minimum of 6.0 metres from the main building;

b) Section 6.3.1.7 (b):

a garage with a maximum lot coverage of 20 percent, whereas the by-law permits a maximum lot coverage of 18 percent;

c) Section 7.190.2 (ii):

a minimum rear yard setback of 12.0 metres, whereas the By-law requires a minimum rear yard setback of 13.0 metres;



Lots 2 to 7 (Cornell Centre Blvd) and Lots 12 to 14 (16th Avenue):

d) Section 6.3.1.2:

a garage to be setback a minimum of 5.0 metres from the main building, whereas the by-law requires a garage to be setback a minimum of 6.0 metres from the main building;

e) Section 6.3.1.7 (b):

a garage with a maximum lot coverage of 24 percent, whereas the by-law permits a maximum lot coverage of 18 percent;

f) Section 7.190.2 (ii):

a minimum rear yard setback of 12.0 metres, whereas the By-law requires a minimum rear yard setback of 13.0 metres;

Lot 8 (Cornell Centre Blvd) and Lot 11 (16th Avenue):

g) Section 7.190.2 (ii):

a minimum rear yard setback of 12.0 metres, whereas the By-law requires a minimum rear yard setback of 13.0 metres;

Lot 9 and Lot 10 (Old Oak Lane):

h) Section 6.3.1.2:

a garage to be setback a minimum of 5.0 metres from the main building, whereas the by-law requires a garage to be setback a minimum of 6.0 metres from the main building;

as they relate to 13 townhouse units and 2 semi-detached dwelling units located within Block 21 on Registered M-Plan 65M-4545.
(East District, Ward 5)

2. A/210/22

**Owner Name: Felix Tse
Agent Name: Felix Tse
122 Dundas Way, Markham
PLAN 65M4454 PT BLK 1 RP 65R35904 PT 74**

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



a) Section 6.2.1 b) (iii):

A deck to be located at the second storey, whereas the By-law requires the floor of the deck not to be higher than the floor level of the first storey of the main building;

as it relates to a proposed raised deck.

(East District, Ward 5)

3. A/150/22

**Owner Name: Xiaolei He
Agent Name: Z Square Group (Mengdi Zhen)
9 Trumpour Court, Markham
PLAN M1440 LOT 12**

The applicant is requesting relief from the requirements of By-law 11-72, as amended to permit:

a) Section 6.1:

a minimum rear yard setback of 16 feet 11.5 inches, whereas the by-law requires a minimum rear yard setback of 25 feet; and

b) Section 6.1:

a maximum building height of 26 feet 11 inches, whereas the by-law permits a maximum building height of 25 feet.

as it relates to a proposed two-storey single detached dwelling.

(Central District, Ward 3)

4. A/011/23

**Owner Name: Yan Zhu
Agent Name: LHW Engineering (Lihang Wang)
30 Toulouse Court, Markham**

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

a) Section 6.3.1.2:

a detached garage to be setback 5 metres from the main building, whereas the By-law requires 6 metres;



as it relates to a proposed coach house.

(East District, Ward 5)

5. A/012/23

Owner Name: Timothy Chan

Agent Name: LHW Engineering (Lihang Wang)

32 Toulouse Court, Markham

PLAN 65M4345 LOT 27

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

a) Section 6.3.1.2:

a detached garage to be setback 5 metres from the main building, whereas the By-law requires 6 metres;

as it relates to a proposed coach house.

(East District, Ward 5)

6. A/030/23

Owner Name: Jinchong Cao

Agent Name: LHW Engineering (Lihang Wang)

78 Southdale Drive, Markham

PLAN 7326 LOT 28

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 depth of 17.53 metres, whereas the By-law permits a maximum of 16.8 metres;

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

a maximum floor area ratio of 52.8 percent, whereas the By-law permits a maximum of 45 percent;

c) By-law 1229, Table 11.1:

a minimum setback of 4.75 feet to the interior side lot line, whereas the By-law requires a minimum of 6 feet for the two-storey portion of the building.



as it relates to a proposed second storey addition and porch.
(East District, Ward 4)

7. A/261/22

Owner Name: Xuezhi Na
Agent Name: Allera Engineering and Construction Inc. (Ally Yi)
71 Proctor Avenue, Thornhill
PLAN 2368 N PT LOT 14

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

- a) **Amending 101-90, Section 1.2 (vii):**
a floor area ratio of 58.1 percent, whereas the By-law permits a maximum floor area ratio of 50 percent; and
- b) **Amending 101-90, Section 1.2 (iv):**
a building depth of 18.92 metres, whereas the By-law permits a maximum building depth of 16.8 metres;

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

8. A/031/23

Owner Name: Ru Ging Huang & Mujie Ye
Agent Name: Gregory Design Group (Shane Gregory)
96 Southdale Drive, Markham
PLAN 7326 LOT 6

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

- a) **Amending By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 78.93 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;
- b) **Amending By-law 99-90, Section 1.2 (i):**
a maximum building height of 10.70 metres, whereas the By-law permits a maximum building height of 9.80 metres; and



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c) Amending By-law 99-90, Section 1.2 (ii):

a detached dwelling to be comprised of three (3) storeys, whereas the By-law permits a maximum of two (2) storeys;

as it relates to a proposed two-storey addition.

(East District, Ward 4)

Adjournment

- 1. Next Meeting, April 19, 2023**
- 2. Adjournment**