



**AGENDA**

**Wednesday, June 8, 2022**

**7:00pm**

**Location: Virtual Meeting on Zoom Platform**

**Minutes: Wednesday, May 24, 2022**

**DISCLOSURE OF INTEREST**

**Previous Business**

**1. A/173/21**

**Owner Name: Maria Periquet  
Agent Name: Joseph Fazzini  
9 Banquo Road, Thornhill  
PLAN M1347 LOT 418**

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 front yard setback of 22.5 feet, whereas the By-law permits a minimum front yard setback of 27 feet;
- b) **By-law 2489, Section 6.1:**  
a maximum lot coverage of 2,166 square feet (36 percent), whereas the By-law permits a maximum lot coverage of 2,005 square feet (33.3 percent);

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

**2. A/044/22**

**Owner Name: Mr. Kiran Sharma  
Agent Name: SHDESIGN (Randa Zabaneh)  
30 Sir Caradoc Place, Markham  
PLAN M1392 LOT 171**

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



**COMMITTEE OF ADJUSTMENT**

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- a) **By-law 99-90, Section 1.2 (i):**  
a maximum height of 10.64 meters, whereas the By-law permits a maximum height of 9.8 meters;
- b) **By-law 142-95, Section 2.2 (b)(i):**  
a deck to project a maximum of 3.251 meters, whereas the By-law permits a maximum deck projection of 3.0 meters;
- c) **By-law 1229, Section 11.2 (c)(i):**  
a porch to encroach 23.0 inches into the required front yard, whereas the By-law permits a maximum encroachment of 18.0 inches into any required yards;
- d) **By-law 99-90, Section 1.2 (vi):**  
a maximum floor area ratio of 50.74 percent, whereas the By-law permits a maximum floor area ratio of 45.0 percent;
- e) **By-law 1229, Section Table 11.1:**  
a maximum lot coverage of 35.6 percent, whereas the By-law permits a maximum lot coverage of 35.0 percent;
- f) **By-law 99-90, Section 1.2 (ii):**  
a depth of 19.15 meters, whereas the By-law permits a maximum of 16.8 meters;
- g) **By-law 1229, Section 11.2 (c) (i):**  
a stair encroachment of 95 inches into the required rear yard, whereas the By-law permits a maximum of 18.0 inches into any required yards;
- h) **By-law 1229, Table 11.1:**  
a rear setback of 23.17 feet, whereas the By-law requires a minimum of 25 feet;

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

**New Business:**

1. **B/018/20**

**Owner Name: Andrea Conlon**  
**Agent Name: Gregory Design Group (Shane Gregory)**  
**36 Washington Street, Markham**  
**PL 18 BLK D PT T 12 PT LT 13 64R7685 PT 1**



## ***COMMITTEE OF ADJUSTMENT***

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The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate lot frontage of 7.50 m (24.61 ft) and an approximate lot area of 334 sq m (3,595.15 sq ft) (Part Two - South);
- b) retain a parcel of land with an approximate lot frontage of 8.20 m (26.9 ft) and an approximate lot area of 330 sq m (3,552.09 sq ft) (Part One - North).

The purpose of this application is to create a new residential/commercial lot.  
**(Heritage District, Ward 4)**

### **2. B/013/21**

**Owner Name: Indrajit Chakraborty**  
**Agent Name: Memar Architects Inc (Lucy Mar Guzman)**  
**7739 9th Line, Markham**  
**CON 9 PT LOT 5**

The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate lot frontage of 30.24 m (99.21 ft) and approximate lot area of 753 sq m (8,105.22 sq ft) (Part 3);
- b) retain a parcel of land with an approximate lot frontage of 26.66 m (87.47 ft) and approximate lot area of 1,027.90 sq m (11,064.22 sq ft) (Part 2).

The purpose of this application is to create a new residential lot. This application is related to Zoning By-law Amendment application PLAN 19 126535. **(East District, Ward 7)**

### **3. A/014/22**

**Owner Name: Jovan Nikolic**  
**Agent Name: Next Project (GABRIELA GRIGORIU)**  
**54 Wild Cherry Lane, Thornhill**  
**PLAN 7686 LT 142**

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

- a) **By-law 2150, Section 6.1:**  
a south side yard setback of 4.0 feet, 1 inch, whereas the By-law requires a minimum 2 storey side yard setback of 6.0 feet;
- b) **By-law 2150, Section 4.4.1:**  
an existing accessory building (Frame Shed) setback of 1.64 feet (0.5 meters), whereas the By-law requires a minimum side yard setback of 2.0 feet (0.6 meters);

as it relates to a second floor addition over the existing garage and a front porch. **(West District, Ward 1)**

**4. A/025/22**

**Owner Name: Sumithra Sathiyarayanan**  
**Agent Name: Arc Design Group (Peter Jaruczik)**  
**10 Strathroy Crescent, Markham**  
**PLAN 5223 LOT 10**

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

- a) **Table 11.1:**  
a minimum side yard setback of 4.29 feet, whereas the By-law requires a minimum side yard setback of 6 feet for the two-storey portion;
- b) **Table 11.1:**  
a minimum front yard setback of 17.75 feet, whereas the By-law requires a minimum front yard setback of 25 feet;
- c) **By-Law 99-90, Section 1.2 (i):**  
a height of 12.46 m, whereas the By-law permits a maximum height of 9.8m;
- d) **By-Law 99-90, Section 1.2 (vi):**  
a maximum floor area ratio of 51.60 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;
- e) **By-Law 28-97, Section 6.2.4.4 (a)(i):**  
a driveway to have a minimum side yard setback of 2.43 feet, whereas the By-law requires a driveway to have a minimum side yard setback of 4 feet;



*COMMITTEE OF ADJUSTMENT*

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

**5. A/032/22**

**Owner Name: Jason Gangaram**  
**Agent Name: Building Experts Canada (Edgar Labuac)**  
**65 Reginald Lamb Crescent, Markham**  
**PLAN 65M3853 LOT 108**

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 per lot;

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

**6. A/038/22**

**Owner Name: Robert Devane**  
**Agent Name: Jun An**  
**3 Towne Court, Markham**  
**PLAN M1368 LOT 4**

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

- a) **Section 6.1:**  
a minimum front yard setback of 15 feet, whereas the By-law requires a minimum front yard setback of 27 feet;
- b) **Section 6.1:**  
a minimum side yard setback of 5 feet, whereas the By-law requires a minimum side yard setback of 6 feet;



**COMMITTEE OF ADJUSTMENT**

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- c) **Section 6.1:**  
a minimum rear yard setback of 19 feet and 2 inches, whereas the By-law requires a minimum rear yard setback of 25 feet;
- d) **Section 6.1:**  
a maximum lot coverage of 35 percent, whereas the By-law permits a maximum lot coverage of 33 3-1/3 percent;

as it relates to a proposed 2 storey single detached dwelling. **(Central District, Ward 3)**

**7. A/045/22**

**Owner Name: Cornell Rouge Development Corp. (Eddie Lee)**  
**Agent Name: Forest Hill Homes (Eddie Lee)**  
**Rustle Woods Avenue, Markham**  
**65M4525 BLK 2**

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

- a) **By-law 177-96, Section 7.607.2:**  
projections of decks and balconies on the first storey above the garage a minimum of 2.10 meters, whereas the By-law requires projections of decks and balconies on the first storey above the garage to be a minimum of 2.59 meters;

as it relates to the deck projections above the garages for a proposed 60 unit townhouse project.

This application is related to a Site Plan Control Application (SPC 21 140960) that is being reviewed concurrently. **(East District, Ward 5)**

**8. A/054/22**

**Owner Name: Roger Johnson**  
**Agent Name: Vin Engineering Inc. (Sunil Shah)**  
**72 Innisvale Drive, Markham**  
**PL 65M3759 PT LT 12 65R28030 PT 1**



## ***COMMITTEE OF ADJUSTMENT***

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

- a) **By-law 28-97, Section 3.0:**  
two parking spaces, whereas the By-law requires a minimum of three parking spaces;
- b) **By-law 177, Section 6.3.1.2:**  
a minimum setback from the main building of 4.66 meters, whereas the By-law requires a setback of 6 meters;

as it relates to a proposed coach house on top of existing detached private garage. **(East District, Ward 5)**

### **9. A/063/22**

**Owner Name: Paul Ghioghiu**  
**Agent Name: Gregory Design Group (Shane Gregory)**  
**116 Parkway Avenue, Markham**  
**PLAN M1378 LOT 110**

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 48.90 percent, whereas the By-law permits a maximum floor area ratio of 45.0 percent;
- b) **Section 11.2 (c)(i):**  
a front porch to encroach 33.5 inches, whereas the By-law permits a maximum encroachment of 18 inches; and
- c) **Table 11.1:**  
a side yard setback of 3.9 feet, whereas the By-law requires a minimum side yard setback of 4 feet;

as it relates to proposed second-storey addition. **(East District, Ward 4)**

### **Adjournment**

- 1. Next Meeting, Wednesday, June 22, 2022**
- 2. Adjournment**