



AGENDA

Wednesday, February 21, 2024

7:00pm

Location: Virtual Meeting on Zoom Platform

Minutes: February 7, 2024

DISCLOSURE OF INTEREST

PREVIOUS BUSINESS

1. A/114/22

Owner Name: Sakineh Safarzad Gourabjavar

Agent Name: Contempo Studio (Marin Zabzuni)

67 Babcombe Drive, Thornhill

PLAN M941 LOT 114

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

a) Section 18 (ii)(b):

a lot coverage of 34.50 percent, whereas the by-law permits a maximum lot coverage of 33.33 percent;

b) By-law 100-90, Section 1.2:

a floor area ratio of 48.10 percent, whereas the by-law permits a maximum floor area ratio of 47 percent;

c) By-law 100-90, Section 1.2(iii):

a maximum building depth of 20.75 metres, whereas the by-law permits a maximum building depth of 16.8 metres;

d) Section 12 (iv)(a):

a minimum front yard setback of 36.12 feet, whereas the by-law requires that the front yard setback of a dwelling to be erected between two existing dwellings shall comply with the corresponding yards of the two existing dwellings being 42.7 feet;

e) Section 9(i):

an encroachment of 29 inches for an architectural feature, whereas the by-law permits an encroachment of no more than 18 inches into the required front yard; and



f) **By-law 100-90, Section 1.2(i):**

a building height of 8.54 metres, whereas the by-law permits a maximum flat roof building height of 8.0 metres;

as it relates to the construction of a new two-storey detached dwelling.

(West District, Ward 1)

2. **A/123/23**

Owner Name: Roger Nguyen

Agent Name: In Roads Consultants (Ida Evangelista)

221 The Meadows Avenue, Markham

PLAN 65M4306 LOT 156

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

a) **By-law 177-96, Section 6.3.1.7(a):**

a garage lot coverage of 19.71 percent, whereas the by-law permits a maximum of 15 percent;

b) **By-law 177-96, Section 7.190.2(c)(ii):**

a side yard setback of 0.01 metres, whereas the by-law permits a maximum of 0.3 metres;

c) **By-law 177-96, 6.3.1.2:**

a setback from the main building of 5.80 metres, whereas the by-law requires a minimum of 6.0 metres; and

d) **By-law 28-97, Section 3.0:**

2 parking spaces, whereas the by-law requires 3 parking spaces;

as it relates to a coach house.

(East District, Ward 5)

3. **A/184/23**

Owner Name: Yongqin Li

Agent Name: Humphries Planning Group Inc. (Puneh Jamshidi)

10197 Victoria Square Boulevard, Markham

CON 4 PT LT 22 65R25245 PT 5



COMMITTEE OF ADJUSTMENT

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

- a) **By-law 304-87, Section 7.1:**
an accessory garden suite dwelling to be located in the front yard whereas, the by-law does not permit an accessory building in the front yard;
- b) **By-law 304-87, Section 7.5 (b)(i):**
a south side yard setback of 1.6 metres for the house whereas, the by-law requires a minimum side yard setback of 3 metres;
- c) **By-law 304-87, Section 7.5 (b)(i):**
a north side yard setback 2.02 metres for the garden suite whereas, the by-law requires a minimum side yard setback of 3 metres;
- d) **By-law 304-87, Section 7.5 (b)(i):**
a 3.6 metre front yard setback for the garden suite whereas, the by-law requires a minimum front yard setback of 7.5 metres;

as it relates to a proposed two-storey detached dwelling and a proposed one-storey accessory garden suite in the front yard.

(West District, Ward 2)

NEW BUSINESS:

1. **A/207/23**

**Owner Name: Brian Tsang
Agent Name: Digitech Designs Inc. (Andre Grisolia)
111 Grandview Avenue, Thornhill
PLAN 2446 LOT 276 W PT LOT 275**

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

- a) **By-law 101-90, Section 1.2 (iv):**
a maximum building depth of 20 metres, whereas the by-law permits a maximum building depth of 16.8 metres;

as it relates to a proposed rear covered porch and cabana.

(West District, Ward 1)

2. **A/208/23**

Owner Name: Ru Hong Zhao
Agent Name: Frank Rotundo Architect Inc. (Frank Rotundo)
4 Strathroy Crescent, Markham
PLAN 65M4306 LOT 156

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

- a) **By-law 1229, Section Table 11.1:**
a lot coverage of 38.99 percent, whereas the by-law permits a maximum lot coverage of 35 percent;

as it relates to a proposed shed.

(East District, Ward 4)

3. **A/218/23**

Owner Name: Yafang Chen
Agent Name: Prohome Consulting Inc. (Vincent Emami)
66 Fonthill Boulevard, Markham
PLAN 7566 LOT 133

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

- a) **By-law 11-72, Section 6.1:**
a minimum side yard setback of 4 feet, whereas the by-law requires a minimum side yard setback of 6 feet for the two-storey building;
- b) **By-law 11-72, Section 6.1:**
a maximum lot coverage of 35.85 percent, whereas the by-law permits a maximum lot coverage of 33.33 percent;
- c) **By-law 11-72, Section 6.1:**
a maximum height of 26 feet 6 inches, whereas the by-law permits a maximum height of 25 feet; and
- d) **By-law 11-72, Section 6.1:**



a minimum flankage side yard of 12 feet, whereas the by-law requires a minimum flankage side yard of 13 feet 3 inches with half the building height of 26 feet 6 inches;

as it relates to a proposed two-storey residential dwelling.

(Central District, Ward 3)

4. A/009/24

**Owner Name: Ronald Langendyk and Brenda Langendyk
Agent Name: DB Designs (Dylan Borsten)
29 Pringle Avenue, Markham
PLAN M1385 LOT 29**

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

- a) **Section 11.2 (c) (i):**
a porch to encroach 34.6 inches into a required yard, whereas the by-law permits a maximum encroachment of 18 inches;
- b) **Table 11.1:**
a rear yard setback of 16.99 feet, whereas the by-law requires a minimum rear yard setback of 25 feet; and
- c) **Amending By-law 99-90, Section 1.2(iii):**
a depth of 24.4 metres, whereas the by-law permits a maximum depth of 16.8 metres;

as it relates to a proposed addition to a residential dwelling.

Adjournment

- 1. Next Meeting, March 6, 2024**
- 2. Adjournment**