



**AGENDA**

**Wednesday, May 3, 2023**

**7:00pm**

**Location: Virtual Meeting on Zoom Platform**

**Minutes: April 19, 2023**

**DISCLOSURE OF INTEREST**

**PREVIOUS BUSINESS**

**1. A/001/23**

**Owner Name: Calvin Ho Tai Wong  
Agent Name: Calvin Ho Tai Wong  
118 Romfield Circuit, Thornhill  
PLAN M1346 LOT 218**

The applicant is requesting relief from the requirements of By-law 2489, as amended to permit:

**a) Section 6.1:**

a maximum lot coverage of 33.60 percent (2,019 square feet), whereas the By-law permits a maximum lot coverage of 33 1/3 percent (1,997 square feet); and

**b) Section 6.1:**

a west sideyard setback of 4 feet (1.22 metres), whereas the By-law requires a minimum side yard setback of 6 feet (1.83 metres) for the second floor addition;

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

**2. A/124/22**

**Owner Name: Xinyu Huang  
Agent Name: Chuan Liang Architects (Chuan Liang)  
7 Fredericton Rd, Markham  
PLAN 4427 LOT 26**

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



a) **Amending By-law 99-90, Section (vi):**

a maximum floor area ratio of 49.1 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;

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

3. **A/149/22**

**Owner Name: Yi Huang**  
**Agent Name: XIAORU SONG**  
**98 Clark Ave, Thornhill**  
**CON 1 PT LOT 28**

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 (vii):**

a floor area ratio of 54.95 percent, whereas the By-law permits a maximum floor area ratio of 50 percent;

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

4. **A/242/22**

**Owner Name: Oxana Mukan**  
**Agent Name: Donya Abasiliasi**  
**36 Jondan Crescent, Thornhill**  
**PLAN M1345 LOT 49**

The applicant is requesting relief from the requirements of By-law 2489, as amended to permit:

a) **By-law 2489, Section 6.1:**

a building height of 28 feet and 3 inches, whereas the By-law permits a maximum height of 25 feet;

b) **By-law 2489, Section 6.1:**

a lot coverage of 34.9 percent, whereas the By-law permits a maximum lot coverage of 33 1/3 percent;

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



**NEW BUSINESS:**

5. A/034/23

**Owner Name: ARK Group (Daniel Wong)**  
**Agent Name: ARK Group (Daniel Wong)**  
**163 Fred Varley Drive, Markham**  
**PLAN 7566 LOT 47**

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

a) **Section 6.1.1:**

a minimum front yard setback of 25 feet and 5 inches, whereas the By-law requires a minimum front yard setback of 27 feet;

b) **Parking By-law 28-97, Section 6.2.4.1 c):**

motor vehicle parking between an outside wall of an attached private garage and an interior side lot line, whereas the By-law does not permit motor vehicle parking between an attached private garage and an interior side lot line; and

c) **Parking By-law 28-97, Section 6.2.4.2:** a maximum driveway width of 9.96 metres, whereas the By-law permits a maximum driveway width of 6.1 metres;

as it relates to a proposed second storey addition.  
**(Central District, Ward 3)**

6. A/046/23

**Owner Name: Simon Drosi**  
**Agent Name: FINE LINES DESIGN (JOSHUA THERIAULT)**  
**32 Shady Lane Crescent, Thornhill**  
**PLAN 7686 LOT 374**

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

a) **Section 3.7:**

a second floor eaves encroachment of 24 inches, whereas the By-law permits a maximum encroachment of 18 inches into the required side yards;

**b) Section 3.7:**

an uncovered platform/stairs encroachment of 7.611 feet into a front yard, whereas the By-law permits a maximum encroachment of no more than 5 feet into a front yard;

**c) Section 4.4.1:**

an existing shed to be 1.7 feet from the nearest lot line, whereas the By-law require at least 2 feet;

**d) Section 6.1:**

a building height of 26.54 feet, whereas the By-law permits a maximum building height of 25 feet; and

**e) Section 6.1:**

a second floor east side yard setback of 4.72 feet, whereas the By-law requires a minimum side yard setback of 6 feet;

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

**7. A/260/22**

**Owner Name: Fan Yang**  
**Agent Name: Michael Mao**  
**30 Arrowflight Drive, Markham**  
**PLAN 5810 LOT 5**

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 64 inches into a required yard, whereas the By-law permits 18 inches;

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

a maximum floor area ratio of 51.87 percent, whereas the By-law permits a maximum floor area ratio of 45 percent; and

**c) Table 11.1:**

a minimum setback of 6.98 feet to the exterior side lot line, whereas the By-law permits 10 feet;

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

**8. A/110/22**

**Owner Name: Kevin Cribari**  
**Agent Name: Joseph N. Campitelli Architect Inc. (Joseph Campitelli)**  
**19 Grenfell Cres, Markham**  
**PLAN 4949 LOT 74**

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

- a) **Section 11.2 (c) (i):**  
eaves to encroach a maximum of 41 inches into the required front yard, whereas the By-law permits a maximum encroachment of 18 inches into a required yard;
- b) **Table 11.1:**  
a maximum lot coverage of 42.2 percent, whereas the Zoning By-law allows a maximum lot coverage of 35 percent;
- c) **By-law 1229, Section 11.1:**  
a minimum flankage yard of 8.0 feet, whereas the Zoning By-law permits a minimum flankage yard of 10.0 feet;
- d) **Amending By-law 99-90, Section 1.2 (vi):**  
a maximum floor area ratio of 52.4 percent, whereas the Zoning By-law permits a maximum floor area ratio of 45 percent;
- e) **Amending By-law 99-90, Section 1.2 (ii):**  
a maximum depth of 22.42 metres, whereas the Zoning By-law permits a maximum depth of 16.80 metres;
- f) **Amending By-law 99-90, Section 1.2 (i):**  
a maximum height of 11.0 metres, whereas the zoning By-law permits a maximum height of 9.80 metres; and



**g) Section 11.2 (c) (i):**

eaves to encroach a maximum of 24 inches into the flankage side yard, whereas the By-law permits a maximum encroachment of 18 inches into a required yard;

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

**(East District, Ward 4)**

**Adjournment**

- 1. Next Meeting, May 17, 2023**
- 2. Adjournment**