



**AGENDA**

**Wednesday, November 29, 2023**

**7:00pm**

**Location: Virtual Meeting on Zoom Platform**

**Minutes: November 15, 2023**

**DISCLOSURE OF INTEREST**

**NEW BUSINESS:**

**1. A/067/22**

**Owner Name: Hamidreza Homayounisarvestani  
Agent Name: In Roads Consultants (Ida Evangelista)  
6 Marie Court, Thornhill  
PLAN 8262 LOT 3**

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

**a) Deck By-law 142-95, Section 2.2 (b)(i):**

a maximum deck projection of 4.30 metres, whereas the by-law permits a maximum deck projection of 3.0 metres; and

**b) Deck By-law 142-95, Section 2.2 (b)(ii):**

a minimum rear yard setback of 2.10 metres, whereas the by-law requires a minimum rear yard setback of 3.0 metres;

as it relates to a proposed deck extension.

**(West District, Ward 1)**

**2. A/179/23**

**Owner Name: Anjan Kumar Guttahalli  
Agent Name: Noble Prime Solutions Ltd (Jivtesh Bhaila)  
31 Saltspring Drive, Markham**

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



a) **By-law 177-96, Section 6.6.3 (a) (i):**

stairs and a landing to encroach 3.42 metres into the rear yard, whereas the by-law only permits an encroachment of 2 metres;

as it relates to a rear yard below grade entrance for a proposed secondary dwelling unit.

**(East District, Ward 5)**

3. **A/183/23**

**Owner Name: Afeez Sanini  
Agent Name: AEM Designs (Ravinder Singh)  
172 Billingsley Crescent, Markham  
PLAN 65M3530 PART BLOCK 76**

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

a) **By-law 90-81, Section 4.6 (a):**

an encroachment of 1.17 metres for a below-grade entrance, whereas the by-law permits a maximum encroachment of 0.45 metres;

b) **By-law 28-97, Section 6.2.4.2 (b):**

a driveway width of 6.52 metres, whereas the by-law permits a driveway width of 5.0 metres; and

c) **By-law 28-97, Section 6.2.4.2 (b)(i):**

a minimum of 0 percent soft landscaping, whereas the by-law permits a minimum of 25 percent soft landscaping in the front or exterior side yard in which the driveway is located;

as it relates to a rear yard below-grade entrance to a proposed basement unit.

**(East District, Ward 7)**

4. **A/188/23**

**Owner Name: Bettina Khouri and Daniel Smyth  
Agent Name: Gregory Design Group (Shane Gregory)  
104 Ramona Boulevard, Markham  
PLAN 9143 LOT 116**



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 49.75 percent, whereas the by-law permits a maximum floor area ratio of 45 percent;
- b) **By-law 1229, Section Table 11.1:**  
a side yard setback of 1.28 metres to a second storey, whereas the by-law requires a minimum 1.83 metre side yard setback to a second storey;

as it relates to a proposed second storey addition.

**(East District, Ward 4)**

5. **A/148/23**

**Owner Name: Meimei Yu**  
**Agent Name: Markham Drafting & Design (Dongshan Cui)**  
**58 Bendamere Crescent, Markham**  
**PLAN 65M2312 PT LOT 38 RS65R9342 PART 5**

The applicant is requesting relief from the requirements of By-law 153-80, as amended, to permit:

- a) **By-law 142-95, Section 2.1 (a)(iii):**  
a deck to be located above the ground floor, whereas the by-law requires a deck to be located at or below the level of the ground floor; and
- b) **By-law 142-95, Section 2.3 (a):**  
steps to be located off the second floor, whereas the by-law does not permit steps to be at an elevation higher than the ground floor;

as it relates to a proposed deck.

**(East District, Ward 4)**

6. **A/166/23**

**Owner Name: 10 - 20 Fincham Inc. (Eugene Kim)**  
**Agent Name: Stefan Balakji**  
**10 and 20 Fincham Avenue, Markham**  
**PLAN M1908 BLK 20 PLAN 65M2436 BLK 50**



The applicant is requesting relief from the requirements of By-law 163-78, as amended, to permit:

- a) **By-law 28-97, Section 3.9, Table B:**  
a minimum of 51 parking spaces, whereas the by-law requires a minimum of 62 parking spaces; and
- b) **By-law 61-92, Section 1.2.3:**  
a day care and/or child care facility, whereas the by-law does not permit this use;

as it relates to a proposed child care facility.

**(East District, Ward 4)**

**7. A/170/23**

**Owner Name: 7545 Yonge Street Ltd. (Maryam Nikzadfar)**  
**Agent Name: Bicorp Design Group Ltd. (Duro Bicanic)**  
**7545 Yonge Street, Thornhill**  
**PLAN 8 PART LOTS 1-3**

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

- a) **By-law 2237, Section 7.3.2:**  
a side yard setback abutting a street of 6.5 feet, whereas the by-law requires a 15 feet side yard setback for a side lot line abutting a street;
- b) **By-law 2237, Section 7.3.4:**  
a Yonge Street centre line setback of 65.85 feet, whereas the by-law requires a Yonge Street centre line setback of 127.79 feet;
- c) **By-law 2237, Section 8.6.2:**  
a minimum lot depth of 127.79 feet, whereas the by-law requires a minimum lot depth of 200 feet; and
- d) **By-law 2237, Section 8.6.1:**  
a minimum lot frontage of 101.41 feet, whereas the by-law requires a minimum lot frontage of 200 feet;



*COMMITTEE OF ADJUSTMENT*

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as it relates to demolishing an existing one-storey car rental building and replacing it with a one-storey car wash. This application is related to Site Plan Control (SPC 22 245693).

**(West District, Ward 1)**

**Adjournment**

- 1. Next Meeting, December 13, 2023**
- 2. Adjournment**