



**AGENDA**

**Wednesday, February 17, 2021**

**7:00PM**

**Location: virtual meeting on zoom platform**

**Minutes: February 3, 2021**

**DISCLOSURE OF INTEREST**

**NEW BUSINESS:**

**1. A/112/20**

**Owner Name: 2203633 Ontario Inc (Dr Khushee Sharma)**

**Agent Name: MICON (Nigel Fung)**

**2203633 Ontario Inc**

**48 Washington St, Markham**

**PLAN 18 BLK D PT LOT 15 PT LOT 16**

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

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

To permit an unenclosed porch and stairs to encroach 105 inches\*, whereas the By-law permits 18 inches. \*Although encroachment request is 105 inches, the grandfathered footprint of the previous porch already encroaches approximately 90 inches; the request relative to current grandfathered encroachment is 15 inches (the width of 2 steps).

This application relates to a proposed replication of the historic front porch, as recommended by Heritage Markham. **(Heritage District, Ward 4)**

**2. B/017/20**

**Owner Name: Angus Glen Holdings Inc**

**Agent Name: Fasken Martineau (Joseph Guzzi)**

**Angus Glen Holdings Inc**

**10231 Warden Ave, Markham**

**CON 5 PT LTS 22 & 23 65R19400 PT OF PTS 4 & 5**



**To permit:**

- a) sever and convey a parcel of land with an approximate lot frontage of 162.45 m (532.74 ft) and approximate lot area of 13.38 ha (Parts 2 to 9, Stiver West Lands);
- b) retain and/or convey a parcel of land with an approximate lot area of 28.23 ha (Part 1, Stiver East Lands);
- c) establish an easement for access for the benefit of the Stiver East Lands over the adjoining Angus Glen South Course Lands (Part 10).

The purpose of this application is to create two parcels of agricultural land. This application is related to minor variance A/116/20. **(North Markham District, Ward 6)**

**3. A/116/20**

**Owner Name: Angus Glen Holdings Inc**  
**Agent Name: Fasken Martineau (Joseph Guzzi)**  
**Angus Glen Holdings Inc**  
**10231 Warden Ave, Markham**  
**CON 5 PT LTS 22 & 23 65R19400 PT OF PTS 4 & 5**

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

**a) Section 2:**

to permit a lot without frontage on a street, whereas the By-law defines a lot as a parcel of land fronting on a Street;

**b) Section 6.3(a):**

to permit a lot frontage of 0 metres, whereas the By-law requires a lot frontage of 120 metres;

as it relates to a proposed severance to create a new agricultural lot. This application is related to consent application B/017/20 (Part 1, Stiver East Lands). **(North Markham District, Ward 6)**

**4 A/121/20**

**Owner Name: Alan Spergel**  
**Agent Name: Ajtdesign.ca (Andy Trotter)**  
**49 Peterborough Ave, Thornhill**  
**PLAN 65M2062 LOT 39**

The applicant is requesting relief from the requirements of By-law 72-81 as amended to permit:



**a) Section 6.1.2 (b) - Minimum Yards:**

a minimum rear yard setback of 7.18 metres; whereas, the By-law requires a minimum rear yard setback of 7.5 metres;

**b) Section 6.1.2 (c) - Maximum Lot Coverage:**

a maximum lot coverage of 38.1% (180 sq. m); whereas, the By-law permits a maximum lot coverage of 33 1/3% (152.2 sq. m).

as it relates to a proposed one-storey rear addition to an existing two-storey single family dwelling. **(West District, Ward 1)**

**5. A/128/20**

**Owner Name: Jason Viegas**

**Agent Name: In Roads Consultants (Ida Evangelista)**

**209 The Meadows Ave, Markham**

**PLAN 65M4306 LOT 150**

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

**a) Parking By-law 28-97, Section 3.0 Table A:**

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

**b) Section 6.3.1.7:**

a lot coverage of 21.73 percent, whereas the By-law permits a maximum lot coverage of 15 percent for detached private garages and habitable floor area above;

**c) Section 7.190.2 c) ii):**

a minimum setback of 0.05 m to the east and west interior side lot lines, whereas the By-law requires a minimum setback of 0.3 metres;

as it relates to a proposed carport addition and 2nd storey coach house over the existing detached garage. **(East District, Ward 5)**

**6. A/137/20**

**Owner Name: Nigel Gibson**

**Agent Name: ekp designs inc. (Eddie Peres)**

**10 Bittersweet St, Markham**

**PLAN 65M3767 LOT 245**

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



- a) **By-law 177-96, Section 3.0, Table A:**  
2 parking spaces, whereas the By-law permits 3 parking spaces;
- b) **Section 6.3.1.7 a):**  
a detached garage and habitable floor area above to have a lot coverage of 22.58 percent, whereas the By-law permits a maximum of 15percent;

as it relates to a proposed addition to the existing coach house. **(East District, Ward 5)**

**7. A/139/20**

**Owner Name: Sarina Melangell**  
**Agent Name: V Architect Inc. (Pavlo Tourko)**  
**10 Ridley Cres, Markham**  
**PLAN 65M3038 LOT 75**

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

- a) **Section 6.1.2(b):**  
a minimum side yard setback of 0.70 m; whereas the By-law requires a minimum of 1.2m;

as it relates to an enclosure of a basement walkout. **(East District, Ward 7)**

**8. A/140/20**

**Owner Name: Yousef Kimiagar, Katayon Lashgary Seyed and Ehsan Kimiagar**  
**Agent Name: JKO Planning Services Inc. (Jim Kotsopoulos)**  
**8 Dove Lane, Thornhill**  
**PLAN 9766 PT LOT 41 65R37219 PART 1**

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

- a) **Infill By-law 101-90, Section 1.2 (vii) - Floor Area Ratio:**  
a floor area ratio of 57.5 percent (4,336 sq.ft.), whereas the By-law permits a maximum floor area ratio of 50 percent (3,558 sq.ft.);
- b) **Infill By-law 101-90, Section 1.2 (i) - Building Height:**  
a building height of 10.11 metres, whereas the By-law permits a maximum building height of 9.8 metres;



- c) **Section 6.1 - Rear Yard Setback:**  
a rear yard setback of 23 feet, whereas the By-law requires a minimum rear yard setback of 25 feet;
- d) **Section 6.1 - Front Yard Setback:**  
a front yard setback of 17 feet and 10 inches, whereas the By-law requires a minimum front yard setback of 27 feet;
- e) **Parking By-law 28-97, Section 6.2.4.5 i) - Provisions for Circular Driveways:**  
a main building setback of 5.43 metres, whereas the By-law requires a minimum main building setback of 8.0 metres from the street line;
- f) **Section 3.7 - Permitted Yard Encroachment:**  
an eaves encroachment of 19 inches, whereas the By-law permits a maximum eaves encroachment of 18 inches into the required yards;
- g) **Section 6.1 - Lot Coverage:**  
a maximum lot coverage of 33.6 percent (2,535 sq.ft.), whereas the By-law permits a maximum lot coverage of 33 1/3 percent (2,508 sq.ft.);

as it relates to a proposed new single detached dwelling. This application is related to consent application B/30/16, which was approved by Committee on March 22, 2017.  
**(West District, Ward 1)**

9. **A/142/20**

**Owner Name: Dwight Chase and Donna Harris**  
**Agent Name: Master Edge Homes (Nathan Proctor)**  
**21 Ravengloss Dr, Thornhill**  
**PLAN M1443 E PT LT 270 66R5951 PT 6**

The applicant is requesting relief from the requirements of By-law 2612 as amended to permit:

- a) **Section 5.2:**  
an accessory dwelling unit, whereas the By-law permits no more than one dwelling unit on a lot;

as it relates to a proposed basement apartment. **(West District, Ward 1)**

10. A/001/21

**Owner Name: Hong Yan Liu and Xiaohua Guo**  
**Agent Name: TAES Architects Inc. (Shenshu Zhang)**  
**23 Daffodil Ave, Thornhill**  
**PLAN M899 LT 56**

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

- a) **Infill By-law 100-90, Section 1.2 (i) - Building Height:**  
a maximum building height of 10.66 metres, whereas the By-law permits a maximum building height of 9.8 metres;
- b) **Section 14 (i)(c) - Minimum Front Yard Setback:**  
a front yard setback of 33 feet 4 inches (cold cellar), whereas the By-law requires a minimum front yard setback of 35 feet;
- c) **Infill By-law 100-90, Section 1.2 (iii) - Building Depth:**  
a maximum building depth of 19.91 metres, whereas the By-law permits a maximum building depth of 16.8 metres;

as it relates to a proposed 2-storey detached dwelling. **(West District, Ward 1)**

11. A/004/21

**Owner Name: Yonge Grandview Corp. (Andrew Murphy)**  
**Agent Name: Yonge Grandview Corp. (Andrew Murphy)**  
**Yonge Grandview Corp. 7089 Yonge St, Thornhill**  
**PLAN 2446 PART BLK A**

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

- a) **Parking By-law 28-97, Section 6.1.2 - Size of Required Parking Spaces:**  
two required residential parking spaces to have a minimum length of 5.7 metres, whereas the By-law requires a minimum length of not less than 5.8 metres, located within the underground parking garage;
- b) **Site Specific By-law 2013-56, Section 2.2.3 - Special Parking Provisions:**  
1 parking spaces per Live/Work unit, whereas the By-law requires 2 parking spaces per Live/Work unit;

as it relates to a proposed 27-storey mixed-use residential development, composed of 213 residential condo units and a mix of retail and office uses



*COMMITTEE OF ADJUSTMENT*

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upon a shared underground. The project also includes a roughly 3/4 acre public park. **(West District, Ward 1)**

**Adjournment**

1. **Next Meeting, March 10, 2021**
2. **Adjournment**