



**AGENDA**  
**Wednesday, March 9, 2022**  
**7:00pm**  
**Location: Virtual Meeting on Zoom Platform**

**Minutes: Wednesday, February 16, 2022**

**DISCLOSURE OF INTEREST**

**Previous Business**

**1. A/161/21**

**Owner Name: Hong Zhuang**  
**Agent Name: FDL Design and Construction Inc. (Lin Lan)**  
**136 Grandview Avenue, Thornhill**  
**PLAN M835 PT BLK A PLAN R617 PART 7**

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

- a) **By-law 101-90, Section 1.2 (I):**  
a maximum building height of 9.45 m, whereas the By-law permits a maximum building height of 8.6 m;
- b) **By-law 101-90, Section 1.2 (vii):**  
a maximum floor area ratio of 55.2 percent (3680 sq ft), whereas the By-law permits a maximum floor area ratio of 50.0 percent (3229 sq ft);  
  
as it relates to a proposed detached dwelling. **(West District, Ward 1)**

**2. A/190/21**

**Owner Name: 12243598 Canada Inc. (Ivan Lysak)**  
**Agent Name: Stoyanovskyy Architects Inc (Orest Stoyanovskyy)**  
**72 Meadowview Avenue, Thornhill**  
**REG COMP PLAN 10327 LOT 49**

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



- a) **By-law 101-90, Section 1.2 (ii):**  
a minimum front yard setback of 8.40 metres, whereas the By-law requires a minimum front yard setback of 10.70 metres;
- b) **By-law 101-90, Section 1.2 (vii):**  
a maximum floor area ratio of 57.0 percent, whereas the By-law permits a maximum floor area ratio of 50.0 percent;
- c) **By-law 101-90, Section 1.2 (iv):**  
a building depth of 20.15 metres whereas, the By-law permits a maximum building depth of 16.80 metres;
- d) **By-law 2237, Section 3.7:**  
a 20" west side yard second floor architectural roof overhang, whereas the By-law permits an 18" roof overhang encroachment into the required side yard;  
  
as it relates to a proposed second storey addition on a single detached dwelling. **(West District, Ward 1)**

**New Business:**

1. **A/004/20**

**Owner Name: Suncor Energy Products Partnership**  
**Agent Name: Brutto Consulting (Francesco Fiorani)**  
**7750 McCowan Road, Markham**  
**CON 6 PT LT 5 65R14272 PT 1 65R14126 PTS 6 & 7**

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

- a) **Section 4.7.2:**  
a building to be constructed within 23.98 m of the centerline of 14th Avenue, whereas the By-law does not permit any building or structure to be constructed within 30.0 m of the centreline of any arterial road or Provincial Highway;  
  
as it relates to the reconstruction of the canopy and kiosk of an existing gas station. **(Central District, Ward 8)**

2. A/026/21

**Owner Name: Violetta Fitzsimmons**  
**Agent Name: Brian Lee Architect (Ryan Quan)**  
**7703 Kennedy Road, Markham**  
**PLAN 2440 PT LOT 18**

The applicant is requesting relief from the requirements of By-law 193-81, as amended to permit:

- a) **Parking By-law 28-97, Section 3.0:**  
9 parking spaces, whereas the By-law requires a minimum of 15 parking spaces;
- b) **Amending By-law 213-90, Section 7.20:**  
a bridal salon and flower shop within the existing building and proposed addition, whereas the By-law permits a bridal salon and flower shop within the existing building only;

as it relates to converting an existing upper deck into a storage space.  
**(Central District, Ward 8)**

3. 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 20.89 ft, whereas the By-law permits a minimum front yard setback of 27 ft;
- b) **By-law 2489, Section 6.1:**  
a minimum rear yard setback of 16.75 ft, whereas the By-law permits a minimum rear yard setback of 25 ft;



c) **By-law 2489, Section 6.1:**  
a maximum lot coverage of 2,622 sq ft (43.5 percent), whereas the By-law permits a maximum lot coverage of 2,005 sq ft (33.3 percent);

d) **By-law 2489, Section 6.1:**  
a maximum building height of 26.93 ft, whereas the By-law permits a maximum building height of 25 ft;

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

**4. A/178/21**

**Owner Name: Simarjit Singh Bansal**  
**Agent Name: Grandesign Engineering Inc (Mohammad Ghofrani)**  
**105 Cimmaron Street, Markham**  
**PLAN 65M2525 PT LOT 80 RS65R11209 PARTS 7 & 8**

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:**  
an unenclosed stair to encroach 0.70 metres into the required interior side, whereas the By-law permits a maximum encroachment of 0.45 metres;

b) **By-law 90-81, Section 5.2.1:**  
a second dwelling unit (basement suite), whereas the By-law permits no more than one (1) single detached dwelling on one (1) lot;

as it relates to a proposed second dwelling unit (basement suite). **(East District, Ward 7)**

**5. A/180/21**

**Owner Name: Steven Wang**  
**Agent Name: Epic Designs Inc. (Marco Vieira)**  
**10 Milmar Court, Thornhill**  
**CON 3 PT LOT 3 PARCEL 6**



The applicant is requesting relief from the requirements of By-law 2571, as amended to permit:

- a) **By-law 2571, Section 6.1:**  
a front yard setback of 17'-0 1/2", whereas the By-law requires a minimum front yard setback of 35.0 feet to the dwelling;

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

6. **A/186/21**

**Owner Name: Kirupakaran Ehamparam**  
**Agent Name: Srikandarajah Kanagaratnam**  
**58 Peter Street, Markham**  
**PLAN 3905 LOT 29**

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

- a) **By-law 1229, Section 11.3 (vi):**  
a minimum side yard setback of 0.43 metres (1.41 ft), whereas the By-law requires a minimum setback of 1.22 metres (4.0 ft) to any lot line;

- b) **By-law 1229, Section 11.3 (vi):**  
a minimum rear yard setback of 0.30 metres (0.99 ft), whereas the By-law requires a minimum setback of 1.22 metres (4.0 ft) to any lot line;

as it relates to existing accessory building (shed). **(East District, Ward 4)**

7. **A/194/21**

**Owner Name: Jenani Veeravagupillai**  
**Agent Name: Brutto Consulting (Francesco Fiorani)**  
**22 Honeybourne Crescent, Markham**  
**PLAN 4949 LOT 106**

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 (i):**  
a maximum building height of 10.10 metres, whereas the By-law permits a maximum building height of 9.8 metres;
- b) **Amending By-law 99-90, Section 1.2 (ii):**  
a maximum building depth of 18.14 metres, whereas the By-law permits a maximum building depth of 16.8 metres;
- c) **Amending By-law 99-90, Section 1.2 (vi):**  
a maximum floor area ratio of 51.88 percent, whereas the By-law permits a maximum floor area ratio of 45.0 percent;

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

**8. A/199/21**

**Owner Name: Summit (5900 14th Avenue) Ltd. (Gunars Robeznieks)**  
**Agent Name: Baldassarra Architects Inc. (Milica Zekanovic)**  
**5900 14th Avenue, Markham**  
**PLAN 65M2757 LOTS 12-14 & 24-25**

The applicant is requesting relief from the requirements of By-law 108-81 as amended, to permit:

- a) **By-law 108-81, Section 4.6.1 (b):**  
a building to be constructed within 28.83 metres of the centerline of 14th Avenue, whereas the By-law requires a minimum setback of 36.0 metres from the centerline of 14th Avenue;
- b) **By-law 108-81, Section 4.7.1 (a):**  
a minimum depth of 1.60 metres for Landscaped Open Space facing 14th Avenue, whereas the By-law requires a minimum Landscaped Open Space of 9.0 metres;

as it relates to Site Plan Approval contingent on zoning relief. **(East District, Ward 7)**



9. B/023/21

**Owner Name: Humboldt Properties Inc. (Carlos Rodezno)**  
**Agent Name: KLM Planning Partners (Alyssa Woods)**  
**4118 14th Avenue, Markham**  
**PLAN 65R24025 PT 5**

The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate lot frontage of 151 m (495 ft) and an approximate lot area of 1.9 ha (4.7 ac) (Part 5);
- b) retain a parcel of land with an approximate lot frontage of 109 (358 ft) and an approximate lot area of 1.4 ha (3.5 ac) (Parts 1 and 4);
- c) establish servicing easements in favour of the severed lands (Parts 2 and 3).

The purpose of this application is to facilitate the severance of the subject commercial lands, which are currently functioning as separate parcels municipally known as 85 Citizen Court (the “Retained Lands”) and 4118 14th Avenue (the “Severed Lands”). **(Central District, Ward 8)**

**Adjournment**

- 1. **Next Meeting, Wednesday, March 23, 2022**
- 2. **Adjournment**