



**AGENDA**

**Wednesday, November 1, 2023**

**7:00pm**

**Location: Virtual Meeting on Zoom Platform**

**Minutes: October 18, 2023**

**DISCLOSURE OF INTEREST**

**PREVIOUS BUSINESS**

**1. A/204/22**

**Owner Name: Vanessa Locilento  
Agent Name: David Johnston Architect Ltd. (David Johnston)  
4 Grenfell Crescent, Markham  
PLAN 5160 LOT 4**

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(vi):**  
a maximum floor area ratio of 49.9 percent, whereas the by-law permits a maximum floor area ratio of 45 percent;

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

**(East District, Ward 4)**

**NEW BUSINESS:**

**1. A/177/23**

**Owner Name: 1000027304 Ontario Limited (Joanna Wang)  
Agent Name: Zelinka Priamo Ltd. (Connor Wright)  
Woodbine By-Pass, Markham  
CON 3 PT LOTS 23 AND 24 RP 65R14395 PT PART 1 RP 65R29756  
PARTS 1 AND 2**

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



a) **By-law 177-96, Section 4.1, Table A3:**

an access driveway to be located within an OS1 Zone, whereas the by-law does not permit an access driveway within the OS1 Zone;

as it relates to the proposed north access driveway to the subject lands.

This application is related to SPC 22 112558.

**(West District, Ward 2)**

2. **A/150/23**

**Owner Name: Eden Engineering & Design Inc. (Albert Yerushalmi)**  
**Agent Name: Eden Engineering & Design Inc. (Albert Yerushalmi)**  
**34 Pheasant Valley Court, Thornhill**  
**PLAN M1212 LOT 12 65R38783 PART 2**

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 (iv):**

a maximum depth of 24.92 metres, whereas the by-law permits a maximum building depth of 16.80 metres;

b) **By-law 2237, Section 6.1:**

a maximum lot coverage of 33.90 percent (2,693 square feet), whereas the by-law permits a maximum lot coverage of 33 1/3 percent (2,645 square feet);

c) **Amending By-law 101-90, Section 1.2 (vii):**

a maximum floor area ratio of 59.90 percent (4,453 square feet), whereas the by-law permits a maximum floor area ratio of 50 percent (3,548 square feet);

as it relates to a proposed sunroom addition.

**(West District, Ward 1)**

3. **A/156/23**

**Owner Name: Ruifu Zhang**  
**Agent Name: LHW Engineering (Lihang Wang)**  
**5 Sherwood Forest Drive, Markham**  
**PLAN 5810 LOT 149**



*COMMITTEE OF ADJUSTMENT*

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

- a) **By-law 1229, Table 11.1:**  
a rear yard setback of 23.6 feet, whereas the by-law requires a minimum setback of 25 feet; and
- b) **By-law 99-90, Section 1.2 (vi):**  
a maximum floor area ratio of 50.45 percent, whereas the By-law permits a maximum of 45 percent;

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

**(East District, Ward 4)**

**4. B/029/23**

**Owner Name: ZHX Development Group - 5077 14th Ave Inc.**  
**Agent Name: KBK Architects Inc. (Kyle Khadra)**  
**5077 14th Avenue, Markham**  
**CON 6 PT LOT 5 RS65R37109 PART 2**

The applicant is requesting provisional consent to:

- a) **Sever and convey** a parcel of land with an approximate lot frontage of 15.25 metres (50.03 feet) and approximate lot area of 404 square metres (4,348.62 square feet) (Parts 2 and 4);
- b) **Retain** a parcel of land with approximate lot frontage of 15.25 metres (50.03 feet) and approximate lot area of 388.80 square metres (4,185.01 square feet) (Part 3); and
- c) **Establish servicing easement** over Part 4, in favor of Parts 2 and 3.

The purpose of the following consent applications is to sever and convey the subject property at 5077 14th Avenue into two residential lots, and to establish the necessary servicing easements on 5077 14th Avenue, 52 Deib Crescent, and 54 Deib Crescent, to facilitate the construction of two new single-detached dwellings fronting onto 14th Avenue.

These applications are related to a previously approved Consent application (B/13/16) for two single detached dwellings fronting onto 52 and 54 Deib Crescent.

**(Central District, Ward 8)****5. A/151/23**

**Owner Name: ZHX Development Group - 5077 14th Ave Inc**  
**Agent Name: KBK Architects Inc. (Kyle Khadra)**  
**5077 14th Avenue, Markham**  
**CON 6 PT LOT 5 RS65R37109 PART 2**

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

- a) Section 4.4.1 (a)(iii):**  
a front yard setback for the garage of 5 metres, whereas the by-law requires a minimum front yard setback of 5.40 metres;
- b) Section 6.1.2(a):**  
a minimum lot area of 404.48 metres squared, whereas the by-law requires a minimum lot area of 450 metres squared;
- c) Section 6.1.2(c):**  
a maximum lot coverage of 41.2 percent, whereas the by-law permits a maximum lot coverage of 40 percent;
- d) Section 6.1.2(b):**  
a rear yard setback of 6.57 metres, whereas the by-law requires a minimum rear yard setback of 7.5 metres; and
- e) Section 6.1.2(b):**  
a two storey side yard interior setback of 1.20 metres and 1.65 metres, whereas the by-law requires a minimum side yard setback of 1.80 metres for the two-storey portion of the dwelling;

as it relates to a proposed two-storey single detached dwelling on the severed lot (Parts 2 and 4).

This application is related to Consent application B/029/23, B/033/23, B/034/23 and Minor Variance applications A/130/23, A/131/23, A/152/23.

**(Central District, Ward 8)**

**6. A/152/23**

**Owner Name: ZHX Development Group - 5077 14th Ave Inc  
Agent Name: KBK Architects Inc. (Kyle Khadra)  
5077 14th Avenue, Markham  
CON 6 PT LOT 5 RS65R37109 PART 2**

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

**a) Section 4.4.1 (a)(iii):**

a front yard setback for the garage of 5 metres, whereas the by-law requires a minimum front yard setback of 5.40 metres;

**b) Section 6.1.2(a):**

a minimum lot area of 388.69 metres squared, whereas the by-law requires a minimum lot area of 450 metres squared;

**c) Section 6.1.2(c):**

a maximum lot coverage of 42.87 percent, whereas the by-law permits a maximum lot coverage of 40 percent;

**d) Section 6.1.2(b):**

a rear yard setback of 6.57 metres, whereas the by-law requires a minimum rear yard setback of 7.50 metres; and

**e) Section 6.1.2(b):**

a two storey side yard interior setback of 1.20 metres and 1.24 metres, whereas the by-law requires a minimum side yard setback of 1.80 metres for the two-storey portion of the dwelling;

as it relates to a proposed two-storey single detached dwelling on the retained lot (Part 3).

This application is related to Consent applications B/029/23, B/033/23, B/034/23, and Minor Variance applications A/130/23, A/131/23, A/151/23.

**(Central District, Ward 8)**

**7. B/033/23**



**Owner Name: ZHX Development Group - 5077 14th Avenue Inc.  
Agent Name: KBK Architects Inc. (Kyle Khadra)  
52 Deib Crescent, Markham  
CON 6 PT LOT 5 RS65R37109 PART 5**

The applicant is requesting provisional consent to:

- a) Establish servicing easements** over Parts 8 and 10, in favor of Part 3.

The purpose of this application is to establish servicing easements on the lot in order to facilitate the development of two new single detached dwellings located at 5077 14th Avenue, as shown in application B/029/23.

This application is related to a previously approved Consent application (B/13/16) for two single detached dwellings fronting onto 52 and 54 Deib Crescent. This Consent application is also related to Consent applications B/029/23 and B/034/23 and Minor Variance applications A/130/23, A/131/23, A/151/23, A/152/23.

**(Central District, Ward 8)**

**8. A/130/23**

**Owner Name: ZHX Development Group - 5077 14th Ave Inc  
Agent Name: KBK Architects Inc. (Kyle Khadra)  
52 Deib Crescent, Markham  
CON 6 PT LOT 5 RS65R37109 PART 5**

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

- a) Section 6.1.2(b):**  
a front yard setback of 5.65 metres, whereas the by-law requires a minimum of 8 metres; and
- b) Section 6.1.2(b):**  
a two storey side yard interior setback of 1.45 metres and 1.57 metres, whereas the by-law requires a minimum of 1.80 m for the two-storey portion of the dwelling;

as it relates to a proposed two-storey single detached dwelling on the previously established lot (Parts 8, 9, and 10).



*COMMITTEE OF ADJUSTMENT*

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This application is related to Consent application B/029/23, B/033/23, B/034/23 and Minor Variance applications A/131/23, A/151/23, A/152/23.

**(Central District, Ward 8)**

**9. B/034/23**

**Owner Name: ZHX Development Group - 5077 14th Ave Inc  
Agent Name: KBK Architects Inc. (Kyle Khadra)  
54 Deib Crescent, Markham  
CON 6 PT LOT 5 RS65R37109 PARTS 3 AND 4**

The applicant is requesting provisional consent to:

- a) Establish servicing easements** over Parts 5 and 7, in favor of Parts 2, 3, and 4.

The purpose of this application is to establish servicing easements on the lot in order to facilitate the development of two new single detached dwellings located at 5077 14th Avenue, as shown in application B/029/23.

This application is related to a previously approved Consent application (B/13/16) for two single detached dwellings fronting onto 52 and 54 Deib Crescent. This Consent application is also related to Consent applications B/029/23 and B/033/23 and Minor Variance applications A/130/23, A/131/23, A/151/23, A/152/23.

**(Central District, Ward 8)**

**10. A/131/23**

**Owner Name: ZHX Development Group - 5077 14th Ave Inc  
Agent Name: KBK Architects Inc. (Kyle Khadra)  
54 Deib Crescent, Markham  
CON 6 PT LOT 5 RS65R37109 PARTS 3 AND 4**

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

- a) Section 6.1.2(b):**  
a front yard setback of 5.29 metres, whereas the by-law requires a minimum of 8 metres; and



**b) Section 6.1.2(b):**

a two storey side yard interior setback of 1.65 metres, whereas the by-law requires a minimum of 1.80 metres for the two-storey portion of the dwelling;

as it relates to a proposed two-storey single detached dwelling on the previously established lot (Parts 5, 6, 7).

This application is related to Consent application B/029/23, B/033/23, B/034/23, and Minor Variance applications A/130/23, A/151/23, A/152/23.

**(Central District, Ward 8)**

**Adjournment**

- 1. Next Meeting, November 15, 2023**
- 2. Adjournment**