



Committee of Adjustment Agenda

COMMITTEE OF ADJUSTMENT AGENDA

Wednesday, January 22, 2025

7:00pm
Virtual Meeting

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. APPROVAL OF PREVIOUS MINUTES
4. PREVIOUS BUSINESS:

4.1 **A/091/24**

Agent Name: Prohome Consulting Inc. (Vincent Emami)
29 Jeremy Drive, Markham
PLAN 7566 LOT 3

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit:

- a) **By-law 2024-19, Section 6.3.2 c) & (iii) (iv):**
a maximum main building coverage of 25.43 percent for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent for the second storey;
- b) **By-law 2024-19, Section 6.3.2 c) & (iii) (iv):**
a maximum combined building coverage of 509.85 square metres, whereas the by-law permits a maximum combined building coverage of 500 square metres;
- c) **By-law 2024-19, Section 6.3.2 e):**
a maximum distance of 16.27 metres for the second storey measured from the established building line, whereas the by-law permits a maximum distance of 14.5 metres for the second storey measured from the established building line;
- d) **By-law 2024-19, Section 6.2.1 b):**
a roof structure to project a maximum of 1.5 metres above the permitted outside wall height, whereas the by-law permits over 10 percent of a roof containing a roof pitch less than 25 degrees is permitted to project a maximum of 1 metre above the permitted outside wall height; and



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e) **By-law 2024-19, Section 6.3.2 I):**

a minimum combined interior side yard of 4.79 metres, whereas the by-law requires a minimum combined interior side yard of 5.75 metres;

as it relates to the proposed two-storey residential dwelling.

(Central District, Ward 3)

5. NEW BUSINESS

5.1. A/123/24

Agent Name: Interior Resources Associates Inc. (Walter Ma)
158 Main Street, Unionville
CON 5 PT LT 12 65R23053 PT 4

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit:

a) **By-law 2024-19, Section 5.4.1(g)(SP#5):**

a minimum of zero parking spaces, whereas the by-law requires a minimum of six parking spaces;

as it relates to a proposed restaurant use.

(Heritage District, Ward 3)

5.2 A/128/24

Agent Name: Yue Li
53 Jinnah Avenue, Markham
PLAN 65M4686 LOT 27

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

a) **By-law 177-96, Section 5, Table B2, Part 1 of 3, E:**

an interior side yard setback of 0.9 metres, whereas the by-law requires a minimum interior side yard setback of 1.2 metres;

as it relates to a new exterior side door.

(East District, Ward 7)



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5.3 A/139/24

Agent Name: Einat Fishman
14 Whitelaw Court, Thornhill
PLAN M1727 LOT 7

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

a) By-law 1767, Section 9(i):

an encroachment of an uncovered platform into the required rear yard of 312 inches, whereas the by-law permits a maximum encroachment of an uncovered platform into the required rear yard of 18 inches;

as it relates to an existing deck.

(West District, Ward 1)

5.4 A/124/24

Agent Name: Nafiss Design Inc. (Nafiseh Zangiabadi)
25 Wilson Street, Markham
PL 247 PT LTS 15 & 17 65R18060 PT 2

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit:

a) By-law 2024-19, Section 6.3.2.2(i):

a minimum combined interior side yard setback of 1.94 metres, a minimum interior side yard setback of 0.54 metres (West Side), and a minimum interior side yard setback of 1.40 metres (East Side), whereas the by-law requires a minimum combined interior side yard setback of 4 metres and a minimum interior side yard setback of 1.8 metres; and

b) By-law 2024-19, Section 4.8.3(a)(ii):

a deck with an interior side yard setback of 0.61 metres, whereas the by-law requires a deck with a minimum interior side yard setback of 1.8 metres;

as it relates to a rear one storey addition to an existing two storey residential dwelling.

(Heritage District, Ward 4)

5.5 A/134/24



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Agent Name: RT Architects (Raffi Tashdjian)
45 Thorny Brae Drive, Thornhill
PLAN 7695 LOT 160

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit:

- a) **By-law 2024-19, Section 6.3.2.2 c):**
a maximum second storey coverage of 21 percent, whereas the by-law permits a maximum second storey coverage of 20 percent;
- b) **By-law 2024-19, Section 6.3.2.2 e):**
a maximum distance of the main building from the established building line of 17.1 metres for the second storey, whereas the by-law permits a maximum distance of the main building from the established building line of 14.5 metres;

as it relates to a proposed addition to a two-storey residential dwelling.

(West District, Ward 1)

5.6 A/130/24

Agent Name: Pro Vision Architecture Inc. (David Eqbal)
2 Windridge Drive, Markham
PLAN 4429 LOT 18

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit:

- a) **By-law 2024-19, Section 4.9.10 (f):**
a garden home with a maximum height of 5.8 metres, whereas the by-law permits a garden home with a maximum height of 4.5 metres;
- b) **By-law 2024-19, Section 5.3.2 (f):**
a driveway with a maximum width of 8.95 metres, whereas the by-law permits a driveway with a maximum width of 8.49 metres;

as it relates to a proposed coach house and a new two-storey residential dwelling.

(East District, Ward 4)

5.7 A/138/24



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Owner Name: Yingbo Ma
Agent Name: Prohome Consulting Inc. (Vincent Emami)
8 Summerfeldt Crescent, Markham
PLAN M1441 LOT 144

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit:

- a) **By-law 2024-19, Section 6.3.2 c):**
a maximum second-storey main building coverage of 26.6 percent, whereas the by-law permits a maximum main building coverage for the second-storey of 20 percent of the lot area;
- b) **By-law 2024-19, Section 6.3.2 E):**
a maximum distance of 15.12 metres for the second-storey measured from the established building line, whereas the by-law permits a maximum distance of 14.5 metres for the second-storey measured from the established building line;
- c) **By-law 2024-19, Section 6.3.2 I):**
a minimum combined interior side yard setback of 3.69 metres, whereas the by-law requires a minimum combined interior side yard setback of 4.0 metres;
- d) **By-law 2024-19, Section 4.8.10.1.a):**
a minimum front yard porch depth of 1.38 metres, whereas the by-law requires a minimum front yard porch depth of 1.8 metres; and
- e) **By-law 2024-19, Section 5.3.6 a):**
a double private garage size of 5.31 metres x 5.81 metres, whereas the by-law requires a minimum of 5.75 metres x 6 metres for a two-car private garage;

as it relates to a proposed two-storey residential dwelling.

(Central District, Ward 3)

6. ADJOURNMENT:

- 1. Next Meeting:** February 05, 2024
- 2. Adjournment**