



Committee of Adjustment Agenda

COMMITTEE OF ADJUSTMENT AGENDA

Wednesday, March 19, 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/002/24

Agent Name: Prohome Consulting Inc (Vincent Emami)
66 Liebeck Crescent, Markham
PLAN M1441 LOT 350

The applicant is requesting relief from the requirements of By-law 11-72, as amended, to permit:

- a) **By-law 11-72, Section 6.1:**
a minimum north side yard setback of 5 feet, whereas the By-law requires a minimum side yard setback of 6 feet for a two-storey building;
- b) **By-law 11-72, Section 6.1:**
a minimum south side yard setback of 5 feet, whereas the By-law requires a minimum side yard setback of 6 feet for a two-storey building;
- c) **By-law 11-72, Section 6.1:**
a maximum lot coverage of 35.87 percent, whereas the By-law permits a maximum lot coverage of 33 1/3 percent; and
- d) **By-law 11-72, Section 6.1:**
a maximum height of 27 feet 1 inches, whereas the By-law permits a maximum height of 25 feet;

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

(Central District, Ward 3)



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4.2. A/138/24

**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 25.65 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 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;
- c) **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
- d) **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)

5. NEW BUSINESS

5.1 A/150/24

**Agent Name: Eden Engineering & Design Inc. (Albert Yerushalmi)
15 Frank Ash Street, Markham
PLAN 65M4479 LOT 64 65R37177 PARTS 38, 39 AND 40**

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

- a) **By-law 2024-19, Section 6.2.1(d):**



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a roof containing dormers which occupy 42.61 percent of the width of the roof length, whereas the by-law permits a maximum of 35 percent;

b) By-law 2024-19, Section 4.9.12(c):

a coach house dwelling on a lot that has a lot frontage of 8.28 metres; whereas the by-law requires a minimum lot frontage of 9.75 metres; and

c) By-law 2024-19, Section 4.9.12(d):

a coach house dwelling to be setback 5.26 metres from the main building on the lot, whereas the by-law requires a minimum setback from the main building of 6 metres;

as it relates to the proposed coach house dwelling.

(East District, Ward 5)

5.2 A/010/25

**Agent Name: Zanjani Architect Inc. (Sia Zanjani)
18 Canadiana Drive, Thornhill
PLAN M1319 LOT 9**

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 main building coverage of 27 percent, whereas the by-law permits a maximum main building coverage of 20 percent for any storey above the first;

b) By-law 2024-19, Section 6.3.2.2 J):

a maximum outside wall height of 7.56 metres, whereas the by-law permits a maximum outside wall height of 7 metres;

c) By-law 2024-19, Section 6.2.1 B):

a maximum roof projection of 2.58 metres, whereas the by-law permits a maximum roof projection of 1 metre;

d) By-law 2024-19, Section 4.8.10.2 D) (iii):

a maximum porch and underground cold cellar projection of 1.83 metres, whereas the by-law permits a maximum encroachment of 0.6 metres;

e) By-law 2024-19, Section 6.3.2.2 I):



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a minimum side yard setback of 1.52 metres, whereas the by-law requires a minimum side yard setback of 1.8 metres;

f) **By-law 2024-19, Section 4.8.9.2 A) (i):**

a minimum soft landscape strip of 0.66 metres, whereas the by-law requires a minimum soft landscape strip of 1.5 metres;

g) **By-law 2024-19, Section 4.8.8 A):**

a maximum side yard window well encroachment of 0.864 metres, whereas the by-law permits a maximum side yard window well encroachment of 0.6 metres; and

h) **By-law 2024-19, Section 6.3.2.2 E):**

a maximum second storey main building distance from the established building line of 15.4 metres, whereas the by-law permits a maximum distance from the established building line of 14.5 metres.

as it relates to the proposed two storey dwelling.

(West District, Ward 1)

5.3 A/009/25

**Agent Name: Henry Chiu Architect Ltd. (Henry Chiu)
7050 Woodbine Avenue, Markham
PLAN R4641 PT LOTS 1 & 2 PLAN 66R5173 PTS 7 – 12**

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

a) **By-law 2024-19, Section 9.4.3.1:**

a commercial school, whereas the by-law does not permit a commercial school;

as it relates to the conversion of existing office use to a commercial school.

(West District, Ward 8)

5.4 A/155/24

**Agent Name: Stantec Consulting Ltd. (Emma Borho)
5300 14th Avenue, Markham
CON 7 PT LOT 6 65R14231 PT 4 65R14470 PT 1**



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

a) **By-law 2024-19, Table 5.4.1:**

one parking space per 54 square metres of gross floor area, whereas the by-law requires one parking space per 30 square metres of gross floor area;

as it relates to a proposed driveway realignment and parking lot reconfiguration.

This application is associated with Site Plan Control application SPC 2022 118426 000 00 which is currently under review.

(East District, Ward 7)

5.5 A/109/24

Agent Name: TAES Architects Inc. (Shenshu Zhang)
37 Esna Park Drive, Markham
CON 4 PT LOT 4 R2102 PT 1

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

a) **By-law 108-81, Section 4.7.1(b):**

a landscaping strip of 0 m, whereas the by-law requires a minimum landscaping strip of 6.0m;

b) **By-law 108-81, Section 4.6.1(b):**

a building to be constructed within 33.85m from the centre line of Esna Park Drive, whereas the by-law requires a building to be constructed within 36m from the centre line of Esna Park Drive; and

c) **By-law 28-97, Section 3.0, Table 'B':**

a minimum of 59 parking spaces, whereas the by-law requires a minimum of 99 parking spaces;

as it relates to a proposed addition to an existing industrial warehouse building.

This application is related to a Site Plan application (SPC 23 11827), which is currently under review.

(Central District, Ward 8)



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5.6. A/006/25

Agent Name: API Development Consultants Inc. (Natalia Garavito)
365 Hood Road, Markham
PLAN M1792 LTS 52-53

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

- a) **By-law 2024-19, Table 5.8.1 (D):**
a minimum of 1 loading space, whereas the by-law requires a minimum of 2 loading spaces;
- b) **By-law 2024-19, Section 9.4.3.2 C):**
a maximum front yard setback of 39.9 metres, whereas the by-law permits a maximum front yard setback of 20.1 metres;
- c) **By-law 2024-19, Section 9.4.3.2 H):**
a maximum height of 52 metres from average grade, whereas the by-law permits a maximum of 46 metres from average grade;
- d) **By-law 2024-19, Section 9.3.4:**
electric vehicle stations within a landscaping strip, whereas the by-law does not permit electric vehicle stations within a landscaping strip; and
- e) **By-law 2024-19, Section 9.3.4 a) ii):**
a minimum of 1.5 metres wide landscaping strip abutting the south interior side lot line, whereas the by-law requires a minimum landscaping strip of 3 metres;

as it relates to a proposed 15 storey hotel.

(Central District, Ward 8)

5.7. A/012/25

Agent Name: Baldassarra Architects Inc. (Milica Zekanovic)
La Tache Crescent, Markham
CON 3 PT LOT 26 RP 65R36783 PART 3

The applicant is requesting relief from the requirements of By-law 177-96 and By-law 28-97, as amended, to permit:



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- a) **By-law 177-96, Section 5.1, Table B8 K:**
a landscaping width of 0.2 metres adjacent to the interior north lot line, whereas the by-law requires a minimum landscaping width of 3.0 metres;
- b) **By-law 177-96, Section 5.1, Table B8 K:**
a landscaping width of 0.0 metres adjacent to the interior south lot line, whereas the by-law requires a minimum landscaping width of 3.0 metres;
- c) **By-law 28-97, Table B - Non-Residential Uses:**
136 parking spaces, whereas the by-law requires a minimum of 188 parking spaces; and
- d) **By-law 28-97, Section 6.2.3:**
a two-way driveway/site access width of 4.5 metres, whereas the by-law requires a minimum two-way driveway/site access width of 6.0 metres.

as it relates to two proposed mixed-use buildings with office and industrial units.

This application is associated with Site Plan Control application SPC 23 122001 which is currently under review.

(West District, Ward 2)

6. ADJOURNMENT:

- 1. Next Meeting, April 02, 2025**
- 2. Adjournment**