



# Committee of Adjustment Agenda

COMMITTEE OF ADJUSTMENT AGENDA  
Wednesday, April 02, 2025

7:00pm  
Virtual Meeting

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. APPROVAL OF PREVIOUS MINUTES
4. REQUEST FOR DEFERRAL OR WITHDRAWN
5. PREVIOUS BUSINESS:

5.1 A/088/24

**Agent Name: Building Experts Canada Ltd. (Miaoyi Xue)**  
59 Lee Avenue, Markham  
PLAN 2440 W PT LOT 32

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 (g):**

a garden home to be located no further than 51 metres from a lot line abutting a street, whereas the by-law permits a garden home to be located no further than 30 metres from a lot line abutting a street;

as it relates to the proposed garden home.

**(Central District, Ward 8)**

5.2. 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)**

## **6. NEW BUSINESS:**

### **6.1 A/016/25**

**Agent Name: API Development Consultants Inc. (Natalia Garavito)  
8330 Woodbine Avenue, Markham  
PLAN 3940 LOTS 14 & 15 PLAN 65M2326 BLK 19 PLAN 65M2073 LOT 19**

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

**a) By-law 2024-19, Section 5.2.5 A):**

61 parking spaces with a minimum length of 5.5 metres, whereas the by-law requires a minimum length of 5.8 metres;

**b) By-law 2024-19, Section 5.8.1:**

a minimum of one loading space, whereas the by-law requires a minimum of four loading spaces;

**c) By-law 2024-19, Section 8.3.1.2 (G):**

a maximum building height of 48 metres above average grade, whereas the by-law permits a maximum building height of 46 metres above average grade;

**d) By-law 2024-19, Section 8.3.1.2 (I):**

a minimum landscaping strip abutting an interior side lot line or rear lot line of 1.15 metres, whereas the by-law requires a minimum landscaping strip of 3 metres;

**e) By-law 2024-19, Section 8.3.1.2 (J):**



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a minimum landscaping strip abutting a front lot line or exterior side lot line of 2 metres, whereas the by-law requires a minimum landscaping strip of 3 metres;

f) **By-law 2024-19, Section 4.8.8 (B):**

a roof canopy overhang encroachment of 5.75 metres into the required rear yard setback, whereas the by-law permits a maximum encroachment of 0.9 metres;

g) **By-law 2024-19, Section 5.2.6 (C):**

a maximum of 29 dead end parking spaces on a parking aisle, whereas the by-law permits a maximum of 6 dead end parking spaces on a parking aisle;

h) **By-law 2024-19, Section 5.2.8 (B):**

a minimum parking aisle projection beyond the adjacent parking spaces to the parking aisle terminus of 0.9 metres, whereas the by-law requires the full width of the aisle to project 1.2 metres beyond the adjacent parking spaces to the parking aisle terminus; and

i) **By-law 2024-19, Section 8.3.1.2 (I) (J):**

electric vehicle charging stations to be located within the required landscaping strip, whereas the by-law does not permit electric vehicle charging stations to be located within the required landscaping strip;

as it relates to the proposed hotel.

## (West District, Ward 8)

### 6.2 A/002/25

**Agent Name: Noble Prime Solution Ltd/ (PAVNEET KAUR)**  
**78 Lahore Crescent, Markham**  
**PLAN 65M3928 PT LOT 58 RP 65R29790 PTS 15 AND 16**

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

a) **By-law 2024-19, Section 4.9.9(d):**

a rear yard stair encroachment of 2.75 metres, whereas the by-law permits a maximum stair encroachment of 2.0 metres into the required rear yard; and

b) **By-law 2024-19, Section 4.8.8(f):**

an unobstructed path of travel to an additional dwelling unit of 0.66 metres, whereas the by-law requires a minimum clear path of travel of 1.2 metres;

as it relates to a basement walkout for an additional residential dwelling unit.



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(East District, Ward 7)

6.3 A/008/25

**Agent Name: Gatzios Planning + Development Consultants Inc. (James Koutsovitis)**  
**9392 Kennedy Road, Markham**  
**65M4613 PART BLOCK 3 65R39998 PART 1**

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

- a) **By-law 177-96, Table B1 (5):**  
a private garage to be attached to the main building for a lot accessed by a laneway, whereas the by-law does not permit an attached garage for a lot accessed by a laneway;
- b) **By-law 177-96, Table B1, (A):**  
a minimum lot frontage of 12 metres, whereas the by-law requires a minimum lot frontage of 15 metres;
- c) **By-law 177-96, Table B1, (G):**  
a minimum rear yard setback of 13 metres, whereas the by-law requires a minimum rear yard setback of 14.8 metres;
- d) **By-law 177-96, Table B1, (H):**  
a maximum building height of 11.5 metres, whereas the by-law permits a maximum building height of 11 metres; and
- e) **By-law 177-96, Section 6.17:**  
a parking pad no closer than 1 metre from the north lot line, whereas the by-law requires a parking pad to be no closer than the required exterior side yard setback distance;

as it relates to the relocation of an existing heritage house and proposed addition.

(Central District, Ward 6)

6.4 A/014/25

**Agent Name: Hirman Architects Inc. (Mani Yeganegi)**  
**10901 Victoria Square Boulevard, Markham**  
**PLAN 4123 LOT 2**

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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, Section 6.3.2. c):**  
a maximum main building coverage of 20.5 percent for the second storey, whereas the by-law permits a main building coverage of 20 percent for any storey above the first;
- b) **By-law 2024-19, Section 6.3.2. c) & xiv):**  
a combined main building coverage area of 572 square metres, whereas the by-law permits a maximum combined main building coverage of 500 square metres;
- c) **By-law 2024-19, Section 6.3.2. e):**  
a maximum distance from the established building line of 16.93 metres for the second storey, whereas the by-law permits a maximum distance from the established building line of 14.5 metres for the second storey;
- d) **By-law 2024-19, Section 6.3.2. l):**  
a minimum combined interior side yard of 5.26 metres, whereas the by-law requires a minimum combined interior side yard setback of 5.87 metres;
- e) **By-law 2024-19, Section 6.3.2. j):**  
a maximum outside wall height of 8.57 metres, whereas the by-law permits a maximum outside wall height of 7.0 metres;
- f) **By-law 2024-19, Section 6.2.1. b):**  
a roof structure to project a maximum of 2.6 metres above the maximum outside wall height, whereas the by-law permits a maximum projection above the maximum outside wall height of 1.0 metres;
- g) **By-law 2024-19, Section 6.2.1. d):**  
dormers to occupy 36.45 percent of the width of the front roof length, whereas the by-law permits a maximum of 35 percent of the width of the front roof length;
- h) **By-law 2024-19, Section 4.8.10 d):**  
a front porch with a roof height above the porch of 8.7 metres above established grade to encroach 0.51 metres into the front yard, whereas the by-law permits a porch to encroach a maximum of 1.8 metres into the required front yard setback, provided the underside of the roof of the porch is located not more than 4.5 metres above established grade;

as it relates to a single detached dwelling.

## (West District, Ward 2)

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## 7. ADJOURNMENT:

7.1 Next Meeting, April 30, 2025

7.2 Adjournment