



# Committee of Adjustment Agenda

COMMITTEE OF ADJUSTMENT AGENDA  
Wednesday, May 14, 2025

7:00pm  
Virtual Meeting

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

5.1 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 the following:

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 an existing office use to a commercial school.

**(West District, Ward 8)**

5.2 A/151/24

**Owner Name: Jia Mei Gao**  
**Agent Name: Sakora Design Inc. (Marco Razzolini)**  
**138 Sherwood Forest Drive, Markham**  
**PLAN 5881 LOT 16**

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

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



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a maximum main building coverage of 21.79 percent for any storey above the first, 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(e):**

a maximum distance of 18.06 metres from the established building line for any storey above the first storey, whereas the by-law permits a maximum of 14.5 metres from the established building line for any storey above the first;

**c) By-law 2024-19, Section 4.8.9.2(a)(i):**

a minimum soft landscaping strip of 1.23 metres, whereas the by-law requires a minimum soft landscaping strip of 1.5 metres;

**d) By-law 2024-19, Section 4.8.10.1(a):**

a minimum exterior side yard porch depth of 0.77 metres, whereas the by-law requires a minimum exterior side yard porch depth of 1.8 metres; and

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

a porch to project 1.45 metres beyond the established building line, whereas the by-law permits a maximum projection of 0.6 metres beyond the established building line;

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

**(East District, Ward 4)**

**5.3 A/032/24**

**Agent Name: HJ Architects Inc (Joanne Ying)**  
**60 Chant Crescent, Markham**  
**PLAN M1440 LOT 36**

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

**a) By-law 2024-19, Section 6.3.2 c):**

a maximum second storey building coverage of 24 percent, whereas the by-law permits a maximum second storey building coverage of 20 percent;

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

a maximum distance of 16.3 metres from the established building line for the second storey, whereas the by-law permits a maximum distance of 14.5 metres from the established building line;

**c) By-law 2024-19, Section 6.3.2 J):**

a maximum outside wall height of 7.4 metres, whereas the by-law permits a maximum outside wall height of 7 metres;



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d) **By-law 2024-19, Section 6.3.2 K):**

a maximum of three storeys for a detached dwelling, whereas the by-law permits a maximum of two storeys for a detached dwelling;

e) **By-law 2024-19, Section 4.8.10.1 D):**

a maximum porch floor height above the average grade level of the porch of 1.42 metres, whereas the by-law permits a maximum of 1.2 metres; and

f) **By-law 2024-19, Section 4.8.10.2 D)(iv):**

a maximum encroachment of stairs used to access a porch of 2.34 metres beyond the permitted porch encroachment, whereas the by-law permits a maximum encroachment of 0.45 metres;

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

**(Central District, Ward 3)**

## 6. NEW BUSINESS:

### 6.1 A/025/25

**Agent Name: Rachelle Larocque  
5560 14th Avenue, Markham  
CON 7 PT LOT 6**

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

a) **By-law 177-96, Amending By-law 2022-86, Section i):**

a minimum of 80 parking spaces including accessible parking spaces, whereas the by-law requires a minimum of 100 parking spaces;

as it relates to a proposed two-storey multi-unit industrial building.

This application is related to Site Plan Control application 2020 116893 000 00 SPC.

**(East District, Ward 7)**

### 6.2 A/033/25

**Agent Name: Weston Consulting (Jane McFarlane)  
17 Chiavatti Drive, Markham  
PLAN 2440 PT LOTS 18 & 20 RS65R17570 PART 12**



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

- a) **By-law 2024-19, Section 6.3.2.2(F):**  
a minimum front yard setback of 1.0 metre, whereas the by-law requires a minimum front yard setback of 16.26 metres; and
- b) **By-law 2024-19, Section 6.3.2.2(I):**  
a minimum combined interior side yard of 6.14 metres, whereas the by-law requires a minimum combined interior side yard of 7.5 metres;

as it relates to a proposed below grade extension for general storage and vehicles for an existing two-storey residential dwelling.

**(Central District, Ward 8)**

**6.3 A/030/25**

**Agent Name: North Office Architects (Lang Cheng)**  
**49 Cachet Parkway, Markham**  
**PLAN 6897 LOT 43**

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

- a) **By-law 2024-19, Section 4.8.1(b):**  
a maximum gross floor area of 216.5 square metres per accessory building (pool cabana), whereas the by-law permits a maximum gross floor area per accessory building of 60 square metres if the lot area is 4,000 square metres or greater; and
- b) **By-law 2024-19, Section 5.3.3(a):**  
a two-level double arched horseshoe driveway in the front yard, whereas the by-law permits one horseshoe driveway for a lot with lot frontage greater than 16.8 metres;

as it relates to the renovation and addition to the two-storey dwelling with a proposed basement garage and ancillary pool house.

**(Central District, Ward 2)**

**6.4 A/158/24**

**Agent Name: Rockim Design Inc. (Rock Kim)**  
**7726 9th Line, Markham**  
**PLAN 19 E PT LOT 3 BLK A**



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

- a) **By-law 2024-19, Section 5.3.3(a)(i):**  
a circular driveway on a lot with a main building setback of 6.0 metres, whereas the by-law requires a main building setback of 8.0 metres;
- b) **By-law 2024-19, Section 6.2.1(b):**  
a maximum roof projection above the outside wall height of 2.56 metres, whereas the by-law permits a roof projection above the outside wall height of 1 metre;
- c) **By-law 2024-19, Section 6.3.2.2(c):**  
a maximum main building coverage of 20.4 percent for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent for any storey above the first;
- d) **By-law 2024-19, Section 6.3.2.2(f):**  
a minimum front yard setback of 6.0 metres, whereas the by-law requires a minimum front yard setback of 66.36 metres; and
- e) **By-law 2024-19, Section 6.3.2.2(j):**  
a maximum outside wall height of 7.81 metres, whereas the by-law permits a maximum outside main wall height of 7 metres;

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

(East District, Ward 7)

6.5 A/031/25

**Agent Name: CloudTop Design Inc (Xudong Tang)**  
**43 Aberfeldy Crescent, Thornhill**  
**PL M1442 E PT LT 236 66R6721 PT 4**

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

- a) **By-law 2024-19, Section 6.3.2.2 E):**  
a main building distance of 20.08 metres for the first and second storey, whereas the by-law permits a maximum distance of 19.5 metres for the first storey and 14.5 metres for any storey above the first from the established building line; and
- b) **By-law 2024-19, Section 6.3.2.2 c):**  
a main building coverage of 30.75 percent (1,250 square feet) for the first storey and 23.86 percent (970 square feet) for the second storey, whereas the by-law permits a



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maximum main building coverage of 30 percent of the lot area for the first storey and 20 percent of the lot area for any storey above the first;

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

**(West District, Ward 1)**

## **6.6 A/125/24**

**Agent Name: Four Seasons Sunrooms (Nour Elgendy)**  
**293 Main Street, Markham**  
**PLAN 1318 PT LOT 10, 11 RS65R8097 PART 1**

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

- a) **By-law 1229, Table 11.1:**  
a side yard setback of 3.64 feet, whereas the by-law requires a minimum side yard setback of 4 feet;
- b) **By-law 1229, Table 11.1:**  
a lot coverage of 40.20 percent, whereas the by-law permits a maximum lot coverage of 35 percent;
- c) **By-law 99-90, Section 1.2 (iii):**  
a maximum building depth of 22.83 metres, whereas the by-law permits a maximum building depth of 16.8m metres;
- d) **By-law 99-90, Section 1.2 (iv):**  
a maximum net floor area ratio of 61.60 percent, whereas the by-law permits a maximum net floor area ratio of 45 percent;
- e) **By-law 142-95, Section 2.3(a):**  
a deck to be located on the second floor, whereas the by-law requires a deck to be located at or below the level of the ground floor;

as it relates to a two-storey rear addition.

**(Heritage District, Ward 4)**

## **7. ADJOURNMENT:**

**7.1 Next Meeting, May 28<sup>th</sup>, 2025**

**7.2 Adjournment**