



# Committee of Adjustment Agenda

COMMITTEE OF ADJUSTMENT AGENDA  
Wednesday, May 28, 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/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 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
- b) **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/138/24

**Agent Name: Ida Evangelista, In Roads Consultants**  
**8 Summerfeldt Crescent, Markham**  
**PLAN M1441 LOT 144**



# Committee of Adjustment Agenda

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 24.54 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 1.53 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)**

## **6. NEW BUSINESS:**

### **6.1 A/028/25**

**Agent Name: The Biglieri Group Ltd (Morgan Baker)  
8545 McCowan Road, Markham  
PLAN 3965 PT LOTS 1 & 3 65R7715 PTS 1 – 3**

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

**a) By-law 1229, Amending By-law 326-82, Section 1.2(b):**

retail sales of jewelry, whereas the by-law does not permit retail sales of jewelry;

as it relates to a proposed Jewelry Store.

**(East District, Ward 4)**

### **6.2 A/029/25**



# Committee of Adjustment Agenda

**Agent Name: KLM Planning Partners Inc. (Marshall Smith)**  
**146 Old Kennedy Road, Markham**  
**19TM16012 PT BLOCK 1 PT BLOCK 11 UNIT 4**

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

**Block 11:**

- a) **By-law 177-96, Section 7.585.2 g), Amending By-law 2017-108:**  
an attached private garage to be setback 2 metres from the private street, whereas the by-law requires a minimum setback from the private street of 5.8 metres;

**Blocks 2, 4, 6, 8, & 9:**

- b) **By-law 177-96, Section 6.2.1 a) ii), Amending By-law 2017-108:**  
decks with a height between 0.6 metres and 1.0 metres to be setback a minimum of 3 metres from the interior side lot line, whereas the by-law requires a minimum setback of 5 metres from the interior side lot line;

as it relates to a proposed townhouse development.

This application is related to Draft Plan of Subdivision 19TM-16012 and Site Plan SC 17 138057.

**(Central District, Ward 8)**

**6.3 A/147/24**

**Agent Name: STEP Design Studio Inc. (Stepan Sukiasyan)**  
**7 Sunman Court, Markham**  
**65M4758 LOT 4**

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)(xiv):**  
a combined main building coverage of 610 square metres, whereas the by-law permits a maximum combined main building coverage of 500 square metres;
- b) **By-law 2024-19, Section 6.3.2.2(c):**  
a first storey main building coverage of 35 percent of the lot area and a proposed second storey main building coverage of 33 percent of the lot area, whereas the by-law



# Committee of Adjustment Agenda

permits a 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;

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

a lot coverage of 39.9 percent, whereas the by-law permits a maximum lot coverage of 35 percent;

**d) By-law 2024-19, Section 6.3.2.2 (J):**

an outside wall height of 7.29 metres, whereas the by-law permits a maximum outside wall height of 7.0 metres;

**e) By-law 2024-19, Section 6.2.1:**

a pitched roof with a slope of not less than 25 degrees to project 4.61 metres above the maximum permitted outside wall height of 7.0 metres, whereas the by-law permits pitched roofs with a slope of not less than 25 degrees to project a maximum of 3.0 metres above the maximum permitted outside wall height;

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

a front yard setback of 7 metres, whereas the by-law requires a minimum front yard setback of 12.50 metres;

**g) By-law 2024-19, Section 6.3.2.2 (G):**

a rear yard setback of 5.05 metres, whereas the by-law requires a minimum rear yard setback of 7.5 metres;

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

a combined interior side yard setback of 3.63 metres, whereas the by-law requires a minimum combined interior side yard setback of 5.71 metres;

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

a maximum distance of 14.97 metres from the established building line for any storey above the first, whereas the by-law permits a maximum distance from the established building line of 14.5 metres;

**j) By-law 2024-19, Section 5.3.3 (a):**

a horseshoe driveway on a lot with a main building setback of 7.0 metres, whereas the by-law requires a main building setback of 8.0 metres; and

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

to permit a porch with a floor height of 1.56 metres above the average grade level of the porch, whereas the by-law permits a maximum porch floor height of 1.2 metres;

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



# Committee of Adjustment Agenda

(Central District, Ward 8)

6.4 A/156/24

**Agent Name: EcoVue Consulting Services (Kent Randall)**  
**67 Chatelaine Drive, Markham**  
**PLAN 65M3064 PT LOT 3 RP 65R35410 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 j):**  
a maximum outside wall height of 7.52 metres, whereas the by-law permits a maximum outside wall height of 7.0 metres;
- b) **By-law 2024-19, Section 6.3.2.2 (c)(xiv):**  
a maximum main building coverage of 749 square metres, whereas the by-law permits a maximum main building coverage of 500 square metres;
- c) **By-law 2024-19, Section 6.3.2.2 e):**  
a maximum building distance for the first storey from the established building line of 19.71 metres, whereas the by-law permits a maximum main building distance of 19.5 metres for the first storey from the established building line; and
- d) **By-law 2024-19, Section 6.3.2.2 e):**  
a maximum building distance for the second storey from the established building line of 14.58 metres, whereas the by-law permits a maximum main building distance of 14.5 metres for the second storey from the established building line;

as it relates to a proposed new two storey dwelling.

(East District, Ward 7)

## 7. ADJOURNMENT:

7.1 Next Meeting, June 11, 2025

7.2 Adjournment