



Committee of Adjustment Agenda

COMMITTEE OF ADJUSTMENT AGENDA
Wednesday, July 16, 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/108/24

Agent Name: Jun An
41 Gladiator Road, Markham
PLAN 7326 LOT 24

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 main building coverage of 22 percent for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent for the second storey; and
- b) **By-law 2024-19, Section 6.3.2.2(e):**
a maximum main building distance of 15.57 metres from the established building line for the second storey, whereas the by-law permits a maximum distance of 14.5 metres for any storey above the first;

as it relates to a proposed two-storey dwelling.

(East District, Ward 4)

5.2 A/010/25

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



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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 6.3.2.2 C):**
a maximum second storey main building coverage of 27.2 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 2.56 metres above the outside wall height, whereas the by-law permits a maximum roof projection of 1 metre;
- d) **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 second storey main building distance from the established building line of 14.5 metres;
- e) **By-law 2024-19, Section 6.3.2.2 I):**
a minimum combined side yard setback of 4.9 metres, whereas the by-law requires a minimum combined side yard setback of 5.87 metres; and
- f) **By-law 2024-19, Section 4.8.10.2 D) (iii):**
a maximum porch and underground cold cellar projection of 1.83 metres beyond the established building line, whereas the by-law permits a porch and underground cold cellar to project 0.6 metres beyond the established building line;

as it relates to the proposed two storey dwelling.

(West District, Ward 1)

6. NEW BUSINESS:

6.1 B/006/25

**Agent Name: David Johnston Architect Ltd.
28 Station Street, Markham
CON 7 PT LOT 13**

The applicant is requesting provisional consent to:



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- a) **sever and convey** a parcel of land with an approximate lot frontage of 1.50 metres and an approximate lot area of 30.6 square metres (Part 3);
- b) **retain** a parcel of land with an approximate lot frontage of 22.28 metres and an approximate lot area of 454.7 square metres (Part 2); and
- c) **establish an easement** over the conveyed land (Part 3), for the purposes of surface use for access and servicing, in favour of the retained lands (Part 2).

The purpose of this application is to sever a portion of Backus Court to be consolidated with the adjacent lands to the south (28 Station Street) and to establish easements to facilitate the creation of a mutual access and servicing easement.

This application is associated with Minor Variance Application A/066/25 which is being reviewed concurrently.

(Heritage District, Ward 4)

6.2 A/066/25

**Agent Name: David Johnston Architect Ltd.
28 Station Street, Markham
CON 7 PT LOT 13**

The applicant is requesting relief from the requirements of By-law 153-80, as amended, to permit the following:

- a) **By-law 153-80, Section 2:**
the south lot line (abutting Station Street) to be designated the Front Lot Line, whereas the by-law defines Front Lot Line as being the lot line dividing the lot from the street (Backus Court);

as it relates to servicing for the dwelling at 28 Station Street and to maintain the feasibility of the proposed dwelling(s) at Backus Court.

This application is associated with Consent Application B/006/25 which is being reviewed concurrently.

(Heritage District, Ward 4)

6.3 A/046/25

**Agent Name: Nethery Planning (Denise Landry)
1443 Denison Street, Markham**



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PLAN 65M2230 PT LOTS 4 AND 5 RS65R38007 PTS 1 AND 2

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

a) Amending By-law 2018-124, Section 8.100.1:

a recreational establishment as an accessory use to a permitted Health Centre, whereas the by-law does not permit this use;

as it relates to an existing Health Centre.

(Central District, Ward 8)

6.4 A/111/22

Agent Name: ITI Building Permit Designer Inc. (Vivek Gupta)
65 Randall Avenue, Markham
PLAN 65M2351 LOT 48

The applicant is requesting relief from the requirements of By-law 90-81, as amended, to permit:

a) By-law 90-81, Section 6.2.1(b):

a minimum rear yard setback of 2.24 metres, whereas the by-law requires a minimum rear yard setback of 7.5 metres;

as it relates to an existing sunroom.

(Central District, Ward 8)

6.5 A/037/25

Agent Name: Uptown Developments Inc. (John Frasca)
31 Bakerdale Road, Markham
PLAN M1789 BLK A RS65R11404 PART 1

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 east interior side yard setback of 1.2 m and a combined interior side yard setback of 3.92m, whereas the by-law requires a minimum interior side yard of 1.8 m and a minimum combined interior yard setback of 5.05 m;



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

a deck to extend from the wall closest to the rear lot line a maximum of 4.72 metres, whereas the by-law permits a maximum of 3.7 metres; and

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

a maximum main building distance of 17.64 metres from the established building line for the second storey, whereas the by-law permits a maximum of 14.5 metres for any storey above the first storey;

as they relate to a proposed addition to the existing detached dwelling, which includes added space to the rear and second storey.

(East District, Ward 4)

6.6 A/065/25

**Agent Name: Gregory Design Group (Shane Gregory)
30 Washington Street, Markham
PL 18 BLK D PT LT 11**

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 maximum height of 6.1 metres, whereas the by-law permits a maximum height of 4.5 metres; and

b) By-law 2024-19, Section 4.9.10 (d):

a garden home with a maximum gross floor area of 148.64 square metres, whereas the by-law permits a maximum gross floor area of 104.09 square metres;

as it relates to a proposed garden home.

(Heritage District, Ward 4)

6.7 A/053/25

**Agent Name: SHDESIGN (Randa Zabaneh)
69 George Street, Markham
PLAN 2485 PT LOT 15 PT LOT 16**

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



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- a) **By-law 2024-19, Section 6.3.2.2 (J):**
a maximum outside wall height of 7.32 metres, whereas the by-law permits a maximum outside wall height of 7 metres; and
- b) **By-law 2024-19, Section 6.2.1 (b):**
a roof structure with a pitch of less than 25 degrees to project 2.77 metres above the maximum outside wall height, whereas the by-law permits a maximum projection of 1 metre;

as it relates to a proposed two storey residential dwelling.

(East District, Ward 4)

6.8 A/007/25

Agent Name: Paar Design Inc. (Nikol Paar)
24 Ridgevale Drive, Markham
PLAN 6230 LOT 27

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

- a) **By-law 2024-19, Section 4.8.8(c)(ii):**
a balcony (north side) to project a maximum of 7.315 metres, whereas the by-law permits a maximum projection of 1.8 metres;
- b) **By-law 2024-19, Section 4.8.8(c)(ii):**
a balcony (west side) to project a maximum of 2.41 metres, whereas the by-law permits a maximum projection of 1.8 metres;
- c) **By-law 2024-19, Section 4.8.8(c)(ii):**
a balcony (south side) to project a maximum 2.28 metres, whereas the by-law permits a maximum projection of 1.8 metres;
- d) **By-law 2024-19, Section 5.3.3.(a)(iii):**
an arc portion of a horseshoe driveway to be 5.49 metres, whereas the maximum width permitted is 3.7 metres;
- e) **By-law 2024-19, Section 6.2.1(b):**
a maximum roof projection of 4.37 metres, whereas the by-law permits a maximum of 1.0 metres;
- f) **By-law 2024-19, Section 6.3.2.2(e):**



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a maximum distance of 29.08 metres from the established building line for the first storey and a maximum distance of 27.6 metres from the established building line for the second storey, whereas the by-law permits a maximum of 19.5 metres for the first storey and 14.5 metres for the second storey; and

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

a maximum outside wall height of 7.41 metres, whereas the by-law permits a maximum of 7.0 metres;

as it relates to a proposed two-storey dwelling.

(East District, Ward 7)

7. ADJOURNMENT:

7.1 Next Meeting, July 30, 2025

7.2 Adjournment