



Committee of Adjustment Agenda

COMMITTEE OF ADJUSTMENT AGENDA
Wednesday, July 30, 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/013/25

Agent Name: Mehdy Ajvand
25 Honeybourne Crescent, Markham
PLAN 4949 LOT 121

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 6.3.3.2(c):**
a maximum second storey main building coverage of 23 percent, whereas the by-law permits a maximum coverage of 20 percent for any storey above the first;
- b) **By-law 2024-19, Section 4.8.10.2(d)(iii):**
a maximum porch projection from the established main building line of 1.27 metres, whereas the by-law permits a maximum projection of 0.6 metres; and
- c) **By-law 2024-19, Section 6.3.2.2(e):**
a maximum second storey distance from the established building line of 16.67 metres, whereas the by-law permits a maximum second storey distance from the established building line of 14.5 metres;

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

(East District, Ward 4)

6. NEW BUSINESS:



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6.1 A/068/25

Agent Name: Gregory Design Group (Shane Gregory)
12 Captain Armstrong's Lane, Markham
PLAN 7980 LOT 38

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(i):**
a minimum combined side yard setback of 3.68 metres, whereas the bylaw requires a minimum combined side yard setback of 4.57 metres;

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

(East District, Ward 4)

6.2 A/035/25

Agent Name: Dinh Design (Bach Dinh)
7 Coxworth Avenue, Markham
PLAN 65M2630 LOT 47

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 4.8.8(f):**
stairs and landing with a minimum interior side yard setback of 0.66 metres, whereas the by-law requires a minimum interior side yard setback of 1.2 metres;

as it relates to the addition of a proposed below grade walkout stair to an existing residential dwelling.

(East District, Ward 7)

6.3 A/078/25

Agent Name: Four Seasons Sunrooms (Nour Elgendy)
5 Digby Crescent, Markham
PLAN 65M2093 PT LOT 75 65R6768 PTS 27 & 28

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



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- a) **By-law 2024-19, Section 6.3.2.2 (c):**
a maximum main building coverage of 46.47 percent for the first storey, whereas the by-law permits a maximum of 30 percent for the first storey;
- b) **By-law 2024-19, Section 6.3.2.2 (d):**
a maximum lot coverage of 46.47 percent, whereas the by-law permits a maximum lot coverage of 35 percent; and
- c) **By-law 2024-19, Section 6.3.2.2 (e):**
a maximum main building distance of 23.23 metres for the first storey from the established building line, whereas the by-law permits a maximum main building distance of 19.5 metres from the established building line;

as it relates to a proposed rear sunroom addition.

(Central District, Ward 8)

6.4 A/054/25

Agent Name: SPRAGGE + COMPANY ARCHITECTS LTD. (TOM SPRAGGE)
33 Colborne Street, Thornhill
PLAN 71 E PT LOT 8

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 7.32 metres, whereas the by-law requires a minimum front yard setback of 10.96 metres;
- b) **By-law 2024-19, Section 6.3.2.2 m), Special Provision (viii):**
an attached private garage projection of 2.32 metres, whereas the by-law does not permit a garage to project beyond the main wall of a heritage building;
- c) **By-law 2024-19, Section 4.8.10.2d(iv):**
stairs used to access a porch to project a maximum of 1.02 metres beyond a permitted porch encroachment, whereas the by-law permits stairs used to access a porch to project a maximum of 0.45 metres beyond a permitted porch encroachment;
- d) **By-law 2024-19, Section 4.8.9.2 a)i):**
a minimum 1.25 metre landscape strip width made up of soft landscaping abutting the west interior side lot line and 1.24 metres abutting the east interior side yard, whereas



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the by-law requires a minimum 1.5 metre landscape strip width made up of soft landscaping abutting interior side lot lines;

e) By-law 2024-19, Special Standard (xv):

a maximum gross floor area of 309.23 square metres, whereas the by-law permits a maximum gross floor area of 280 square metres on lands within the Thornhill Heritage Conservation District;

f) By-law 2024-19, Section .3.2.2 I):

a minimum west side yard setback of 1.25 metres and a minimum east side yard setback of 1.57 metres with a minimum combined interior side yard on both sides of 2.82 metres, whereas the by-law requires a minimum of 1.8 metres and combined interior side yards on both sides of 25 percent of the lot frontage being 4.57 metres; and

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

an existing porch to project a maximum of 3.85 metres beyond the established building line, whereas the by-law permits a porch to project a maximum of 0.6 metres beyond an established building line;

as it relates to a proposed two storey addition with an attached garage to an existing two storey residential heritage dwelling.

(Heritage District, Ward 1)

6.5 A/048/25

Agent Name: SHDESIGN (Randa Zabaneh)
65 Hawkridge Avenue, Markham
PLAN 6584 LOT 10

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(i):

a combined interior side yard setback of 3.65 metres, whereas the by-law requires a minimum combined interior side yard setback of 4.85 metres;

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

a maximum main building coverage of 20.42 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;

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



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a minimum soft landscaping strip of 1.24 metres, whereas the by-law requires a minimum soft landscaping strip of 1.5 metres; and

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

a roof with a slope less than 25 degrees to project 1.64 metres above the maximum outside wall height, whereas the by-law permits a maximum projection of 1 metre above the maximum outside wall height;

as it relates to a proposed two-storey dwelling.

(East District, Ward 4)

6.6 A/040/25

Agent Name: Z Square Group (Mengdi Zhen)
44 Peter Street, Markham
PLAN 3905 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 6.3.2.2 (i):

a minimum interior side yard setback of 1.69 metres, whereas the by-law requires a minimum interior side yard setback of 1.8 metres;

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

a minimum combined interior side yard setback of 3.39 metres, whereas the by-law requires a minimum combined interior side yard setback of 4.98 metres; and

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

a maximum second storey main building coverage of 23.9 percent, whereas the by-law permits a maximum second storey main building coverage of 20 percent;

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

(East District, Ward 4)

6.7 A/060/25

Agent Name: Henry Chiu Architect Ltd (Henry Chiu)
2 Country Estates Drive, Markham
PLAN M1962 LOT 41



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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 (C) SP (xiv):**
a maximum combined main building coverage of 755 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 (F):**
a minimum front yard setback of 23.2 metres to 16th Avenue, whereas the by-law requires a minimum front yard setback of 44 metres;
- c) **By-law 2024-19, Section 6.3.2 (J):**
a maximum outside wall height of 8.45 metres, whereas the by-law permits a maximum outside wall height of 7 metres; and
- d) **By-law 2024-19, Section 4.9.9 b):**
two dwelling unit entrances facing a street, whereas the by-law permits one dwelling unit entrance facing a street;

as it relates to a proposed two-storey south side addition to the existing two-storey residential dwelling to accommodate an additional dwelling unit.

(Central District, Ward 6)

7. ADJOURNMENT:

- 7.1 Next Meeting,**
- 7.2 Adjournment**