



Committee of Adjustment Agenda

COMMITTEE OF ADJUSTMENT AGENDA
Wednesday, November 12, 2025

7:00pm
Virtual Meeting

1. CALL TO ORDER & LAND ACKNOWLEDGEMENT

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF PREVIOUS MINUTES

4. REQUESTS FOR DEFERRAL

5. PREVIOUS BUSINESS:

5.1 A/139/24

Agent Name: Einat Fishman
14 Whitelaw Court, Thornhill
PLAN M1727 LOT 7

The applicant is requesting relief from the requirements of By-law 1767, as amended, to permit the following:

a) By-law 1767, Section 9(i):

an encroachment of an uncovered platform into the required rear yard of 138 inches, whereas the by-law permits a maximum encroachment of an uncovered platform into the required rear yard of 18 inches;

as it relates to an existing deck.

(West District, Ward 1)

6. NEW BUSINESS:

6.1 A/117/25

Agent Name: YI Design Inc. (CHEN ZHOU)
3265 Highway 7 East, Markham
CON 4 PT LOT 10 65R20150 PTS 8, 9 65R19636 PT 11, 12, 13, 14, 16 AND PT PT 10



Committee of Adjustment Agenda

The applicant is requesting relief from the requirements of By-law 165-80, as amended by By-law 179-95, to permit the following:

a) By-law 165-80, Amending By-law 179-95, Section 1.3.2 (g):

a minimum stair setback of 17.5 metres from the open space (O1) zone, whereas the by-law requires a minimum stair setback of 25 metres from the open space (O1) zone;

as it relates to the proposed replacement of stairs to an existing commercial building.

(Central District, Ward 8)

6.2 A/115/25

Agent Name: YSH Engineering (YE HU)
28 Evaridge Drive, Markham
PLAN 65M3759 LOT 243

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 4.9.12 (c):

a minimum lot frontage of 9 metres, whereas the by-law requires a minimum lot frontage of 9.75 metres; and

b) By-law 2024-19, Section 4.9.12 (b):

a coach house with a maximum gross floor area of 63.1 square metres, whereas the by-law permits a coach house with a maximum gross floor area of 60 square metres;

as it relates to a proposed coach house dwelling.

(East District, Ward 5)

6.3 A/124/25

Agent Name: J+B Engineering Inc. (Hanieh Roshani)
21 Delhi Crescent, Markham
PLAN M1971 LT 14

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 4.9.10 g):



Committee of Adjustment Agenda

a garden home to be located a maximum distance of 41 metres from the street, whereas the by-law permits a garden home to be located a maximum distance of 30 metres from the street;

as it relates to a proposed garden home.

(Central District, Ward 3)

6.4 A/120/25

Agent Name: Malone Given Parsons Ltd (Ms. Emily Grant)
10506 Warden Avenue, Markham
CON 4 PT LT 24

The applicant is requesting relief from the requirements of By-law 177-96, as amended by By-law 2024-135, to permit the following:

- a) **By-law 177-96, Amending By-law 2024-135, Section 7.743.2(h)(i):**
a maximum of 258 dwelling units, whereas the by-law permits a maximum of 160 dwelling units;
- b) **By-law 177-96, Amending By-law 2024-135, Section 7.743.2 (n)(ii):**
a minimum of 0.15 parking spaces per unit for visitor parking, whereas the by-law requires a minimum of 0.25 spaces per unit for visitor parking;
- c) **By-law 177-96, Table B7, CC):**
a minimum landscaped open space of 20 percent, whereas the by-law requires a minimum landscaped open space of 25 percent; and
- d) **By-law 177-96, Amending By-law 2024-135, Section 7.743.2(c)(i):**
a minimum front yard setback of 3.6 metres, whereas the by-law requires a minimum front yard setback of 4.5 metres;

as it relates to Block 38 of Draft Plan 19TM-22021.

This application is related to SPC 24 197537 000 00 which is under review concurrently.

(North District, Ward 2)

6.5 B/023/25



Committee of Adjustment Agenda

Agent Name: Kagan Shastri DeMelo Winer Park LLP (Chris Drew)
200, 380, and 400 Bentley Street, Markham
PLAN 65M2438 BLK 6

The owner is requesting provisional consent to:

- a) **sever and convey** a parcel of land having an approximate lot frontage 61.06 metres and an approximate lot area of 10,444.1 square metres (Parts 1, 5, and 6);
- b) **retain** a parcel of land having an approximate lot frontage of 64.51 metres and an approximate lot area of 19,132 square metres (Parts 2, 3, and 4);
- c) **establish an easement** over Parts 1, 5 and 6 for the purposes of access and maintenance of utilities and services; drainage and overland flow; and emergency egress in favour of the retained land (Parts 2, 3, and 4);
- d) **establish an easement** over Parts 2, 3 and 4 for the purposes of access and maintenance of utilities and services; drainage and overland flow; and emergency egress in favour of the conveyed land (Parts 1, 5, and 6);
- e) **establish an easement** over Part 3 and 4 for the purposes of general pedestrian, vehicular, and emergency services ingress and egress over designated at-grade driveway in favour of the conveyed lands (Part 1, 5 and 6);
- f) **establish an easement** over Part 4 for the purposes of pedestrian, vehicular, and emergency services ingress and egress over designated at-grade driveway for maintenance of services in favour of conveyed lands (Part 1, 5 and 6);
- g) **establish an easement** over Part 5 for the purposes of general pedestrian, vehicular, and emergency services ingress and egress over designated at-grade driveway in favour of the retained lands (Part 2, 3 and 4);
- h) **establish an easement** over Part 5 for the purpose pedestrian, vehicular, and emergency services ingress and egress over designated at-grade driveway for maintenance services in favour of retained lands (Parts 2, 3 and 4); and
- i) **establish an easement** over Part 6 for the purpose of pedestrian, vehicular, and emergency services ingress and egress over designated at-grade truck sweep path for access to loading bays in favour of retained lands (Parts 2, 3 and 4).



Committee of Adjustment Agenda

The purpose of this application is to sever the Subject Lands to facilitate the creation of one new lot.

This application is related to Minor Variance applications A/093/25 and A/101/25 which are under review concurrently.

(Central District, Ward 8)

6.6 A/093/25

Agent Name: Kagan Shastri DeMelo Winer Park LLP (Chris Drew)
200 Bentley Street, Markham
PLAN 65M2438 BLK 6

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 9.3.4(a)(ii):**
a minimum landscape strip width of 0 metres abutting the east and west interior side lot lines and the north rear lot line, whereas the By-law requires a minimum landscape strip of 3 metres;

as it relates to a building with warehouse and office uses.

This application is related to Consent application B/023/25 and Minor Variance application A/101/25. The applications are under review concurrently.

(Central District, Ward 8)

6.7 A/101/25

Agent Name: Kagan Shastri DeMelo Winer Park LLP (Chris Drew)
380 Bentley Street, Markham
PLAN 65M2438 BLK 6

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 9.3.4(a)(ii):**
a minimum landscape strip width of 0 metres abutting the east interior side lot line and the north rear lot line, whereas the By-law requires a minimum landscape strip of 3 metres;



Committee of Adjustment Agenda

as it relates to two buildings with warehouse and office uses.

This application is related to Consent application B/023/25 and Minor Variance application A/093/25. The applications are under review concurrently.

(Central District, Ward 8)

7. ADJOURNMENT:

7.1 Next Meeting, November 26, 2025

7.2 Adjournment