



Committee of Adjustment Meeting Agenda

April 8, 2026

7:00 pm

Electronic Meeting

1. CALL TO ORDER

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron- Wendat, Anishnabeg, Seneca, Chippewa, and the Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF PREVIOUS MINUTES

4. REQUESTS FOR DEFERRAL

5. PREVIOUS BUSINESS

5.1 A/147/25

Agent Name: Renoasis Inc. (Scott Campbell)
48 Evergreen Crescent, Thornhill
PLAN M1946 LOT 19

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 interior side yard setback on both sides of 3.06 metres, whereas the by-law requires a minimum combined interior side yard setback on both sides of 5.12 metres;
- b. **By-law 2024-19, Section 6.3.2.2 d)**: a maximum lot coverage of 36.3 percent, whereas the by-law permits a maximum lot coverage of 35 percent; and
- c. **By-law 2024-19, Section 6.3.2.2 c)**: a maximum main building coverage of 36.3 percent, whereas the by-law permits a maximum main building coverage of 30 percent;

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

(West District, Ward 1)

5.2 A/049/22

Agent Name: Jun Chen Sun
257 Main Street North, Markham
PLAN 1318 LOT 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 99-90, Section 1.2 (ii)**: a three-storey detached dwelling, whereas the by-law permits no more than two storeys within a single vertical plane;
- b. **By-law 1229, Amending By-law 99-90, Section 1.2(i)**: a maximum height of 11.1 metres, whereas the by-law permits a maximum height of 9.8 metres;
- c. **By-law 1229, Amending By-law 99-90, Section 1.2(iii)**: a maximum depth of 17.32 metres, whereas the by-law permits a maximum depth of 16.8 metres;
- d. **By-law 1229, Section 11.3**: an accessory building (garage) to have a minimum interior side yard setback of 2.16 feet, whereas the by-law requires a minimum interior side yard setback of 4 feet;
- e. **By-law 1229, Table 11.1**: a maximum floor area ratio of 60.5 percent, whereas the by-law permits a maximum floor area ratio of 45 percent; and
- f. **By-law 1229, Section 11.3(a)(i)**: an accessory building with a maximum height of 13.19 feet, whereas the by-law permits an accessory building with a maximum height of 12 feet;

as it relates to a proposed addition to an existing residential dwelling.

(Heritage District, Ward 4)

6. NEW BUSINESS

6.1 A/010/26

Agent Name: Paradigm Architecture + Design (Yeseul Yoon)
4355 Highway 7 East, Markham
PLAN 2926 PT LOTS 10-15

The applicant is requesting relief from the requirements of By-law 122-72, as amended, to permit the following:

- a. **By-law 194-79, Section 1 (a)**: a minimum of 28 parking spaces, whereas the by-law requires a minimum of 34 parking spaces; and
- b. **By-law 194-79, Section 1 (d)**: a minimum of 50 square metres of landscaping on the lot, whereas the by-law requires landscaping to be provided in accordance with Schedule 'A' to By-law 194-79;

as it relates to an existing retail plaza.

(Heritage District, Ward 3)

6.2 A/032/26

Agent Name: History Hill (Steven De Santis)
Flato Drive, Markham
65M4800 BLOCK 2

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

- a. **By-law 28-97, Section 3, Table B - Non-Residential Uses**: a minimum of 272 parking spaces, whereas the by-law requires a minimum of 392 parking spaces; and,
- b. **By-law 177-96, Amending By-law 2023-7, Section 7.670.2i)**: a maximum setback from the front lot line of 18.19 metres for Building 'E', whereas the by-law permits a maximum setback from the front lot line of 6 metres;

as it relates to the proposed multi-building development on Site 'B'.

This application is related to previously approved Minor Variance application A/047/24 and Site Plan Control application SPC 24 200497 which is under review.

(West District, Ward 2)

6.3 A/018/26

**Agent Name: Cesar Alarcon
82 Larksmere Court, Markham
PLAN M1893 PT BLK 186**

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)**: a maximum main building coverage of 37 percent of the lot area for the first storey, whereas the by-law permits a maximum main building coverage of 30 percent of the lot area for the first storey; and,
- b. **By-law 2024-19, Section 6.3.2.2(d)**: a maximum lot coverage of 44 percent, whereas the by-law permits a maximum lot coverage of 35 percent;

as it relates to the existing rear deck of a two-storey residential dwelling.

(Central District, Ward 8)

6.4 A/016/26

**Agent Name: Peng Engineering Inc. (Peter Peng)
76 Quantum Street, Markham
PLAN 65R20994 PT 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 4.8.8 (i)**: an encroachment of 0.95 metres into the required side yard, whereas the by-law permits a maximum encroachment of 0.45 metres into the required side yard;

as it relates to a proposed basement walk-out entrance to an existing two storey residential dwelling.

(East District, Ward 7)

6.5 A/157/25

Agent Name: ARD Development Inc. (Allen Dibaian)
2 Ladyslipper Court, Thornhill
PL M899 LT 7 RSR4150 PTS 1 – 5

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 maximum main building distance from the established building line of 18.9 metres for the second storey, whereas the by-law permits a maximum main building distance of 14.5 metres from the established building line for any storey above the first;
- b. **By-law 2024-19, Special Standard (xiv)**: a maximum combined main building coverage of 670.516 square metres, whereas the by-law permits a maximum combined main building coverage of 500 square metres;
- c. **By-law 2024-19, Section 6.3.2.2 J**: a maximum outside wall height of 7.86 metres, whereas the by-law permits a maximum outside wall height of 7 metres; and
- d. **By-law 2024-19, Section 6.2.1 b**: a maximum roof projection of 1.8 metres above the maximum outside wall height, whereas the by-law permits a roof structure with a pitch of less than 25 degrees to project a maximum of 1 metre above the maximum outside wall height;

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

(West District, Ward 1)

6.6 A/018/25

Agent Name: Lasonne Engineering Limited (Daniel Falzon)
189 Krieghoff Avenue, Markham
PLAN 7566 LOT 132

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 first storey main building coverage of 35.03 percent, whereas the by-law permits a maximum first storey main building coverage of 30 percent;
- b. **By-law 2024-19, Section 6.3.2 (c)**: a maximum second storey main building coverage of 35.06 percent, whereas the by-law permits a maximum second storey main building coverage of 20 percent;
- c. **By-law 2024-19, Section 6.3.2 (d)**: a maximum lot coverage of 37.08 percent,

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

- d. **By-law 2024-19, Section 6.3.2 (e)**: a maximum second storey distance from the established building line of 18.15 metres, whereas the by-law permits a maximum second storey distance from the established building line of 14.5 metres;
- e. **By-law 2024-19, Section 6.3.2.2 (f)**: a minimum front yard setback of 8.1 metres, whereas the by-law requires a minimum front yard setback of 8.39 metres;
- f. **By-law 2024-19, Section 6.3.2 (i)**: a minimum combined interior side yard setback of 4.02 metres, whereas the by-law requires a minimum combined interior side yard setback of 4.57 metres;
- g. **By-law 2024-19, Section 4.8.10 (d)(i)**: a porch with the under-side of the roof height of 7.6 metres above the established grade to encroach a maximum of 0.76 metres into the required front yard, whereas the by-law permits a maximum under side porch roof height of 4.5 metres above the established grade to encroach into the required front yard to a maximum of 1.8 metres;
- h. **By-law 2024-19, Section 4.8.10 (d)(iii)**: a maximum porch projection beyond the established building line of 1.05 metres, whereas the by-law permits a maximum porch projection beyond the established building line of 0.6 metres;
- i. **By-law 2024-19, Section 4.8.10 (d)(iii)**: a maximum stair access projection of 0.6 metres beyond the porch, whereas the by-law permits a maximum stair access projection of 0.45 metres beyond the porch;
- j. **By-law 2024-19, Section 6.3.2 (j)**: a maximum outside wall height of 7.79 metres, whereas the by-law permits a maximum outside wall height of 7 metres; and
- k. **By-law 2024-19, Section 4.8.10.1 (a)**: a porch to access the street with a minimum depth of 1.67 metres, whereas the by-law requires a porch to access the street with a minimum depth of 1.8 metres;

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

(Central District, Ward 3)

7. ADJOURNMENT

7.1 Next Meeting, April 22, 2026

7.2 Adjournment