



# Committee of Adjustment Agenda

COMMITTEE OF ADJUSTMENT AGENDA  
Wednesday, August 20, 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/002/25

**Agent Name: Noble Prime Solution Ltd. (PAVNEET KAUR)**  
**78 Lahore Crescent, Markham**  
**PLAN 65M3928 PT LOT 58 RP 65R29790 PTS 15 AND 16**

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):**  
a rear yard stair encroachment of 2.75 metres, whereas the by-law permits a maximum stair encroachment of 2.0 metres into the required rear yard; and
- b) **By-law 2024-19, Section 4.9.9(d):**  
an unobstructed path of travel to an additional dwelling unit of 0.91 metres, whereas the by-law requires a minimum clear path of travel of 1.2 metres;

as it relates to a basement walkout for an additional residential dwelling unit.

**(East District, Ward 7)**

- 5.2 A/138/24

**Agent Name: Prohome Consulting Inc (Vincent Emami)**  
**8 Summerfeldt Crescent, Markham**  
**PLAN M1441 LOT 144**



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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):**

a maximum second-storey main building coverage of 23.42 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 3.8 metres, whereas the By-law requires a minimum combined interior side yard setback of 4.0 metres; and

**c) 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)**

## **5.3 A/139/22**

**Agent Name: Z Square Group (Mengdi Zhen)**  
**170 Krieghoff Avenue, Markham**  
**PLAN 7566 LOT 105**

The applicant is requesting relief from the requirements of By-law 11-72, as amended, to permit the following:

**a) By-law 11-72, Section 6.1:**

a maximum lot coverage of 35.86 percent, whereas the by-law permits a maximum lot coverage of 33.3 percent; and

**b) By-law 11-72, Section 6.1:**

a maximum building height of 25 feet and 11.5 inches whereas the by-law permits a maximum building height of 25 feet;

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

**(Central District, Ward 3)**



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## 6. NEW BUSINESS:

### 6.1 A/071/25

**Agent Name: RN Design (David Huie)**  
**84 Markham Veterans Street, Markham**  
**65M4830 PT BLOCK 64**

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 3.0 (E):**

a minimum of one parking space, whereas the by-law requires a minimum of two parking spaces;

as it relates to a proposed parking pad for a Townhouse unit with a lane-based detached garage.

**(East District, Ward 5)**

### 6.2 A/072/25

**Agent Name: RN Design (David Huie)**  
**3 Alexander Donaldson Street, Markham**  
**65M4830 PT BLOCK 63**

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 3.0 (E):**

a minimum of one parking space, whereas the by-law requires a minimum of two parking spaces;

as it relates to a proposed parking pad for a Townhouse unit with a lane-based detached garage.

**(East District, Ward 5)**

### 6.3 A/073/25

**Agent Name: RN Design (David Huie)**  
**9 Vice Chancellor Drive, Markham**  
**65M4830 PT BLOCK 22**



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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 3.0 (E):**

a minimum of one parking space, whereas the by-law requires a minimum of two parking spaces;

as it relates to a proposed parking pad for a Townhouse unit with a lane-based detached garage.

**(East District, Ward 5)**

**6.4 A/074/25**

**Agent Name: RN Design (David Huie)  
82 Alexander Donaldson Street, Markham  
65M4830 PT BLOCK 19**

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 6.2.4.2 a):**

a minimum driveway width of 8.00 metres, whereas the by-law requires a minimum driveway width equal to the garage door width, 8.38 metres;

as it relates to a proposed parking pad for a Townhouse unit with a lane-based detached garage.

**(East District, Ward 5)**

**6.5 A/075/25**

**Agent Name: RN Design (David Huie)  
16 Rover House Avenue, Markham  
65M4830 PT BLOCK 11**

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 3.0 (E):**

a minimum of one parking space, whereas the by-law requires a minimum of two parking spaces;



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as it relates to a proposed parking pad for a Townhouse unit with a lane-based detached garage.

**(East District, Ward 5)**

**6.6 A/076/25**

**Agent Name: RN Design (David Huie)  
14 Rover House Avenue, Markham  
65M4830 PT BLOCK 10**

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 3.0 (E):**

a minimum of one parking space, whereas the by-law requires a minimum of two parking spaces;

as it relates to a proposed parking pad for a Townhouse unit with a lane-based detached garage.

**(East District, Ward 5)**

**6.7 A/077/25**

**Agent Name: RN Design (David Huie)  
19 Chappellet Avenue, Markham  
65M4830 PT BLOCK 8**

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 3.0 (E):**

a minimum of one parking space, whereas the by-law requires a minimum of two parking spaces;

as it relates to a proposed parking pad for a Townhouse unit with a lane-based detached garage.

**(East District, Ward 5)**

**6.8 A/081/25**



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**Agent Name: Seyedhadi Amini**  
**171 Cottonwood Court, Thornhill**  
**PLAN 65M2053 PT BLK 32 RS65R4665 PARTS 8 & 9**

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(c)(ii):**

a rear main wall balcony projection of 2.52 metres, whereas the by-law permits a maximum projection of any balcony from the main wall of 1.8 metres;

as it relates to an existing deck located in the rear of a residential dwelling.

**(West District, Ward 1)**

**6.9 A/062/25**

**Agent Name: MEM ENGINEERING INC (Harjinder Singh)**  
**7 Thorny Brae Drive, Thornhill**  
**PLAN 7695 LOT 205**

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 1.22 metres on each side with a combined interior side yard setback on both sides of 2.46 metres, whereas the by-law requires a minimum interior side yard setback of 1.8 metres and combined interior side yards on both sides of 4.19 metres; and

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

a maximum porch projection of 0.92 metres beyond the established building line, whereas the by-law permits a porch to project a maximum of 0.6 metres beyond the established building line;

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

**(West District, Ward 1)**

**6.10 A/032/25**

**Agent Name: Cunha Design Consultants Ltd. (Charles Chan Wai)**



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**208 Church Street, Markham  
PLAN M2011 LOT 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 6.3.2.2(E):**

a maximum distance from the established building line of 21.76 metres for any storey above the first, whereas the by-law permits a maximum distance from the established building line of 14.5 metres for any storey above the first;

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

**(East District, Ward 4)**

**6.11 A/086/25**

**Agent Name: TAES Architects Inc. (Shenshu Zhang)  
59 Proctor Avenue, Thornhill  
PLAN 2368 PT LOT 15**

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 4.8.9.2(a)(i):**

a soft landscaping strip with a minimum width of 0.6 metres abutting the interior east side lot line, whereas the by-law requires a minimum soft landscaping strip of 1.5 metres abutting the interior side lot line;

**b) By-law 2024-19, Section 5.3.2(b)(i):**

a driveway located in the front yard to be located 0.6 metres from the interior east side lot line, whereas the by-law requires a driveway to be located no closer than 1.8 metres from the interior side lot line;

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

a maximum distance from the established building line of 23.32 metres for the first storey, whereas the by-law permits a maximum distance from the established building line of 22.19 metres for the first storey;

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



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a front yard setback of 20.10 metres, whereas the by-law requires a minimum front yard setback of 34.42 metres.

as it relates to a proposed one-storey addition with a covered corridor connected to the existing one-and-a-half storey dwelling.

**(West District, Ward 1)**

## **6.12 A/079/25**

**Agent Name: Sensus Design and Build (Jesse Sahlani)**  
**21 Ridgevale Drive, Markham**  
**PLAN 6230 LT 39**

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 distance from the established building line of 25.72 metres for the first storey, whereas the by-law permits a maximum distance from the established building line of 19.5 metres for the first storey;

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

a maximum distance from the established building line of 22.71 metres for the second storey, whereas the by-law permits a maximum distance from the established building line of 14.5 metres for any storey above the first; and

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

a roof structure with a pitch of less than 25 degrees to project a maximum of 2.95 metres, whereas the by-law permits a maximum roof projection of 1 metre;

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

**(East District, Ward 7)**

## **7. ADJOURNMENT:**

**7.1 Next Meeting, September 10, 2025**

**7.2 Adjournment**