

# Memorandum to the City of Markham Committee of Adjustment

May 05, 2025

**File:** A/151/24  
**Address:** 138 Sherwood Forest Drive, Markham  
**Applicant:** Sakora Design Inc. (Marco Razzolini)  
**Hearing Date:** Wednesday, May 14, 2025

The following comments are provided on behalf of the East Team:

The applicant is requesting relief from the following requirements of By-law 2024-19, RES-ENLR, as amended, as it relates to a proposed two-storey single family detached dwelling:

- a) **By-law 2024-19, Section 6.3.2.2(c):**  
a maximum main building coverage of 21.79 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;
- b) **By-law 2024-19, Section 6.3.2.2(e):**  
a maximum distance of 18.06 metres from the established building line for any storey above the first storey, whereas the by-law permits a maximum of 14.5 metres from the established building line for any storey above the first;
- c) **By-law 2024-19, Section 4.8.9.2(a)(i):**  
a minimum soft landscaping strip of 1.23 metres, whereas the by-law requires a minimum soft landscaping strip of 1.5 metres;
- d) **By-law 2024-19, Section 4.8.10.1(a):**  
a minimum exterior side yard porch depth of 0.77 metres, whereas the by-law requires a minimum exterior side yard porch depth of 1.8 metres;
- e) **By-law 2024-19, Section 4.8.10.2(d)(iii):**  
a porch to project 1.45 metres beyond the established building line, whereas the by-law permits a maximum projection of 0.6 metres beyond the established building line

## BACKGROUND

The Application was deferred at the request of the Applicant at the February 19, 2025 Committee of Adjustment hearing, for the applicant to address the Committee's concern over the massing of the proposed dwelling and the scale of the second floor. (Refer to Minutes – Appendix "D")

## COMMENTS

On March 31, 2025, the applicant had revised the minor variance application and also submitted updated drawings in response to the Committee's concern of the massing of the proposed dwelling.

The applicant has reduced the maximum second storey main building coverage to 21.79 percent, a reduction of 4.75 percent. The maximum second storey distance from the established building line has also been reduced by 0.61 m (2 ft) to 18.06m (59.25 ft)

In addition, the maximum outside wall height has been lowered to 6.75m (22.15 ft), eliminating the previously required variance for outside wall height of 7.26 (23.82 ft)

The applicant is now requesting a slightly increased exterior side yard porch depth of 0.77 m (2.53 ft), up from the previously proposed 0.62 m (2.03 ft), and a front porch projection of 1.45 m (4.76 ft), increased from 0.84 m (2.76 feet). Staff note that the front porch continues to maintain the minimum required depth of 1.8 m (5.90 ft) as required by the By-law and, as such, have no concerns with the reduced side porch depth or increased front porch projection.

Staff remain of the opinion that the requested variances are minor in nature and that the further reductions and modifications to the proposed dwelling will not adversely impact the character of the neighborhood.

### **PUBLIC INPUT SUMMARY**

As of May 5<sup>th</sup>, 2025, no additional written submissions have been received since the previous hearing. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

### **CONCLUSION**

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please refer to Appendix "A" for conditions to be attached to any approval of this application.

**APPENDICIES**

Appendix "A" – A/151/24 Conditions of Approval

Appendix "B" – Drawings

Appendix "C" – Staff Report Dated February 14 2025

Appendix "D" – Extract from February 29 2025 Committee of Adjustment Meeting Minutes

PREPARED BY:



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Aaron Chau, Planner I, East District

REVIEWED BY:



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Stacia Muradali, Development Manager, East District

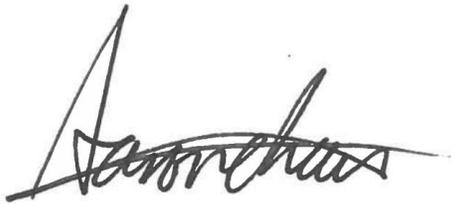
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**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/151/24**

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and received by the City of Markham on March 31, 2025, and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction;

CONDITIONS PREPARED BY:

A handwritten signature in black ink, appearing to read 'Aaron Chau', written over a horizontal line.

Aaron Chau, Planner I, East District

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2216839



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR.  
In accordance with  
Regulation 1026, Section 29(3).

**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1 - PLAN OF SURVEY OF  
**LOT 16**  
**REGISTERED PLAN 5881**  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF MARKHAM  
File: 24.200044.000.00.MNV

Appendix B

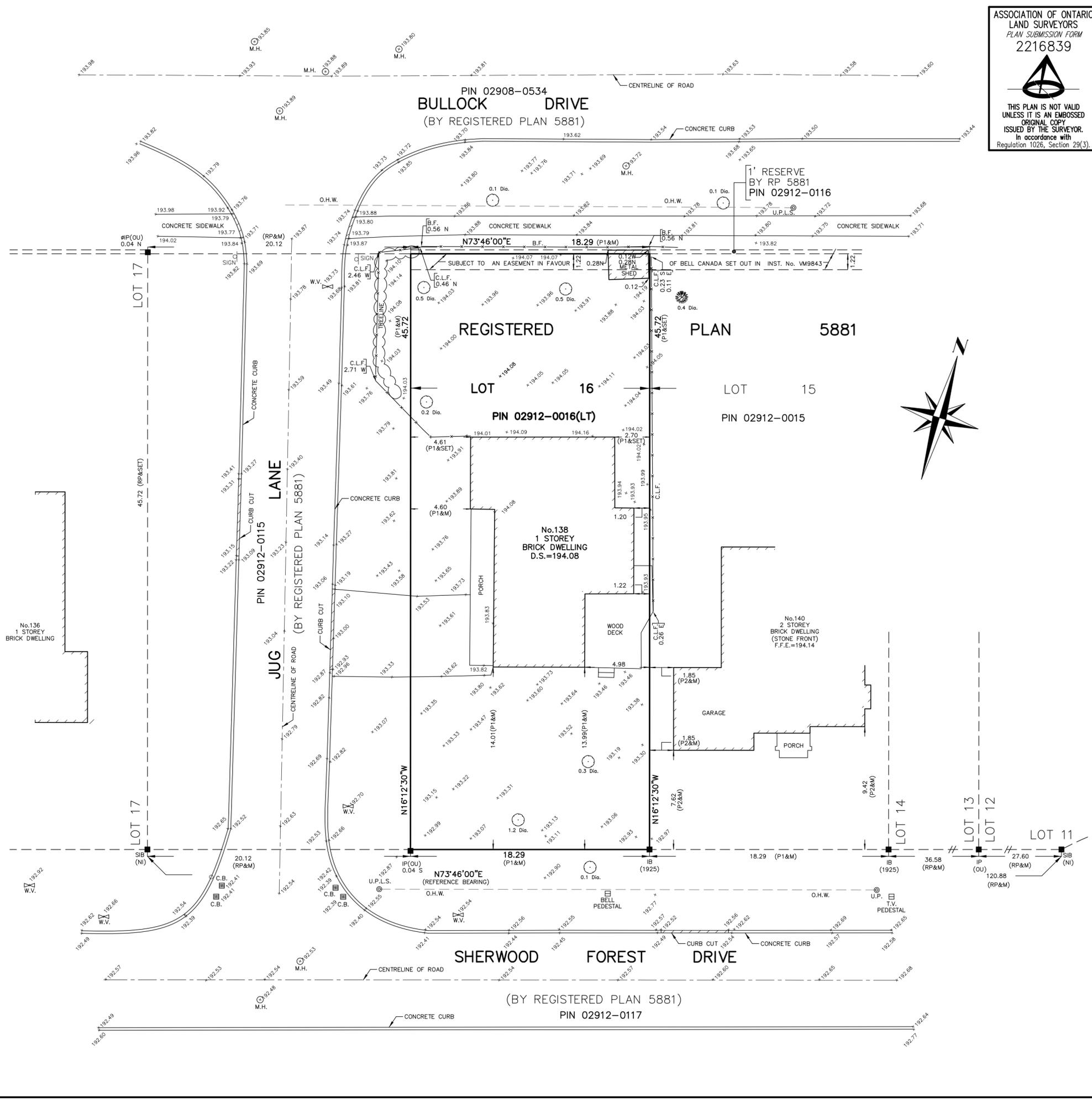
Date: 5/7/2025

SCALE 1:200



MANDARIN SURVEYORS LIMITED  
Date: MM/DD/YYYY

**METRIC**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE  
CONVERTED TO FEET BY DIVIDING BY 0.3048



**BENCHMARK NOTE**  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF MARKHAM BENCHMARK No.092883028 HAVING AN ELEVATION OF 193.980 M. LOCATED AT SOUTH SIDE BULLOCK DRIVE AND EAST OF JUG LANE.

THIS REPORT WAS PREPARED FOR GAO, LI YING AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

**PART 2 (SURVEY REPORT)**

- REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: SUBJECT TO EASEMENT IN FAVOR OF BELL CANADA AS SET OUT IN INST. No. VM9843.
- ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE NORTHERLY, EASTERLY AND WESTERLY LIMITS OF THE SUBJECT PROPERTY. NOTE THE LOCATION OF THE OVERHEAD WIRE AND WOOD BECK.
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 30th DAY OF JUNE, 2024

JULY 02, 2024  
DATE

Z. ZENG  
ONTARIO LAND SURVEYOR

**MANDARIN SURVEYORS LIMITED**  
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR  
WWW.MANDARINSURVEYORS.COM

2400 MIDLAND AVE., #121 SCARBOROUGH, ONTARIO, M1S 5C1 E-MAIL: MANDARINSURVEYOR@GMAIL.COM FAX: (647)799-4068

SURVEY BY: J.Z. DRAWN BY: S.N. CAD No: 24-232SRPR JOB No: 2024-232

# Appendix B

File: 24.200044.000.00.MNV

Date: 5/7/2025  
MM/DD/YYYY

PRINTS AND SPECIFICATIONS SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF SAKORA DESIGN INC.

ALL WORKS TO BE IN ACCORDANCE WITH ONTARIO BUILDING CODE AND ALL CODE REFERENCES REFER TO OBC 2012 DIVISION 'B'.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, DETAILS, OR DESIGN INTENT ITEMS THAT CANNOT BE DETERMINED FROM THE DRAWINGS, SAKORA DESIGN INC. SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH CONSTRUCTION AND/OR FABRICATION.

FOR ADDITIONAL GENERAL NOTES PLEASE REFER TO THE GENERAL NOTES SHEET INCLUDED.

DRAWING ARE NOT TO BE SCALED.

4	25/03/14	DESIGN CHANGES
3	25/01/24	REVISED AS PER CoFA PLANNER COMMENTS
2	24/12/04	REVISED AS PER CITY COMMENTS
1	24/11/01	ISSUED FOR ZONING
No:	DATE:	ISSUED FOR/REVISIONS

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS:

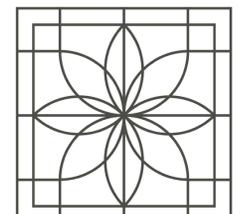
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 DIVISION C OF THE 2012 ONTARIO BUILDING CODE.

MARCO RAZZOLINI 111893  
NAME SIGNATURE BCIN

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SAKORA DESIGN INC. 123145  
NAME SIGNATURE BCIN

NEW CUSTOM RESIDENCE  
138 SHERWOOD FOREST DR  
MARKHAM, ON



SAKORA  
DESIGN

SITE PLAN

SCALE: 3/16" = 1'-0"  
DATE: 25/03/26  
DRAWN BY: LC  
REVIEWED BY: MR  
PROJECT #: 24-27

SP1

## 138 Sherwood Forest Dr Markham, ON

### Designation RES-ENLR & R1-First Density Residential

Lot Area	836.16	m <sup>2</sup>	9,000.35	sq ft
Lot Frontage	18.29	m	60.01	ft
Lot Depth	45.72	m	150.00	ft

### General Information

TRCA	No
Flood Plain	No
Arborist	Yes

### Total Main Building Coverage - RES-ENLR

	Existing	Proposed
Total Ground Floor	221.71	2,384.48
Total Second Floor	182.22	1,961.44
Total GFA	403.93	4,347.92

Max GFA	418.08	m <sup>2</sup>	403.93	m <sup>2</sup>	4,347.92	sq ft
FSI	1st+2nd = 500m <sup>2</sup>		0.48			

### See Detailed Area Breakdown Below

Main Building Coverage - RES-ENLR		Ground Floor		Second Floor	
	Maximum	Proposed		Maximum	Proposed
Ground Floor	180.50	1,942.85	sq ft	171.36	1,844.48
Garage	41.21	443.63	sq ft	10.87	116.96
Max Coverage	250.85	2,211.71	m <sup>2</sup>	182.22	1,961.44
Percentage*	30%	26.52%		20%	21.79%

### Net Floor Area Ratio - R1

Net Lot Area	724.66	m <sup>2</sup>	7,800.18	sq ft		
Ground Floor	180.50	m <sup>2</sup>	1,942.85	sq ft		
Second Floor	171.36	m <sup>2</sup>	1,844.48	sq ft		
Garage	41.21	m <sup>2</sup>	443.63	sq ft		
Open To Below	10.87	m <sup>2</sup>	116.96	sq ft		
Max NFAR	326.10	m <sup>2</sup>	403.93	m <sup>2</sup>	4,347.92	sq ft
Percentage*	45%		55.74%			

### Basement Area

Finished Area	180.92	m <sup>2</sup>	1,947.44	sq ft
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### Coverage

	Existing	Proposed
House Footprint	221.57	2,384.95
Front Porch	6.15	66.15
Side Porch	2.65	28.48
Rear Porch	24.34	261.96
Total Coverage	0.00	2,741.54

### Max Coverage

Maximum	254.70	m <sup>2</sup>	2,741.54	sq ft
Percentage	35%		30.46%	

### Main Building Distance / Building Depth - RES-ENLR

	Maximum	Proposed
Building Depth (Ground F.)	19.50	17.53
Building Depth (Second F.)	14.50	18.06

### Building Depth - R1

Building Depth*	16.80	m	18.06	m	59.25	ft
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### Landscaping Stats

#### Front Yard Landscaping Calculations

Total Front Yard	1,545.54	sq ft	143.59	m <sup>2</sup>
Driveway	497.63	sq ft	46.23	m <sup>2</sup>
Porch	66.15	sq ft	6.15	m <sup>2</sup>
Steps	21.00	sq ft	1.95	m <sup>2</sup>
Total Removed	584.78	sq ft	54.33	m <sup>2</sup>
Front Landscape Area	960.76	sq ft	89.26	m <sup>2</sup>
	62.16%			

#### Front Hard Landscaping

Planter Walls	17.21	sq ft	1.60	m <sup>2</sup>
Walkway	162.81	sq ft	15.13	m <sup>2</sup>
Total Hard LA	180.02	sq ft	16.72	m <sup>2</sup>
Hard Landscape %	18.74%			
Soft Landscaping	780.74	sq ft	72.53	m <sup>2</sup>
Soft Landscape %	81.26%			

#### Rear Yard Landscaping Calculations

Total Rear Yard	4,104.86	sq ft	381.35	m <sup>2</sup>
Porch	261.96	sq ft	24.34	m <sup>2</sup>
Steps	21.38	sq ft	1.99	m <sup>2</sup>
Total Removed	283.34	sq ft	26.32	m <sup>2</sup>
Rear Landscape Area	3,821.52	sq ft	355.03	m <sup>2</sup>
	93.10%			

#### Rear Hard Landscaping

Walk-Up	222.53	sq ft	20.67	m <sup>2</sup>
Paver Stone Terrace	221.26	sq ft	20.56	m <sup>2</sup>
Total Hard LA	443.79	sq ft	41.23	m <sup>2</sup>
Hard Landscape %	11.61%			
Rear Landscaping	3,377.73	sq ft	313.80	m <sup>2</sup>
Soft Landscape %	88.39%			



LEGEND (BY PLAN)	
[Symbol]	EXISTING
[Symbol]	PROPOSED
[Symbol]	PROPOSED (DEMOLITION)
[Symbol]	PROPOSED (REMOVAL)
[Symbol]	PROPERTY LINE
[Symbol]	SETBACKS
[Symbol]	DEMO
[Symbol]	ENTRANCE

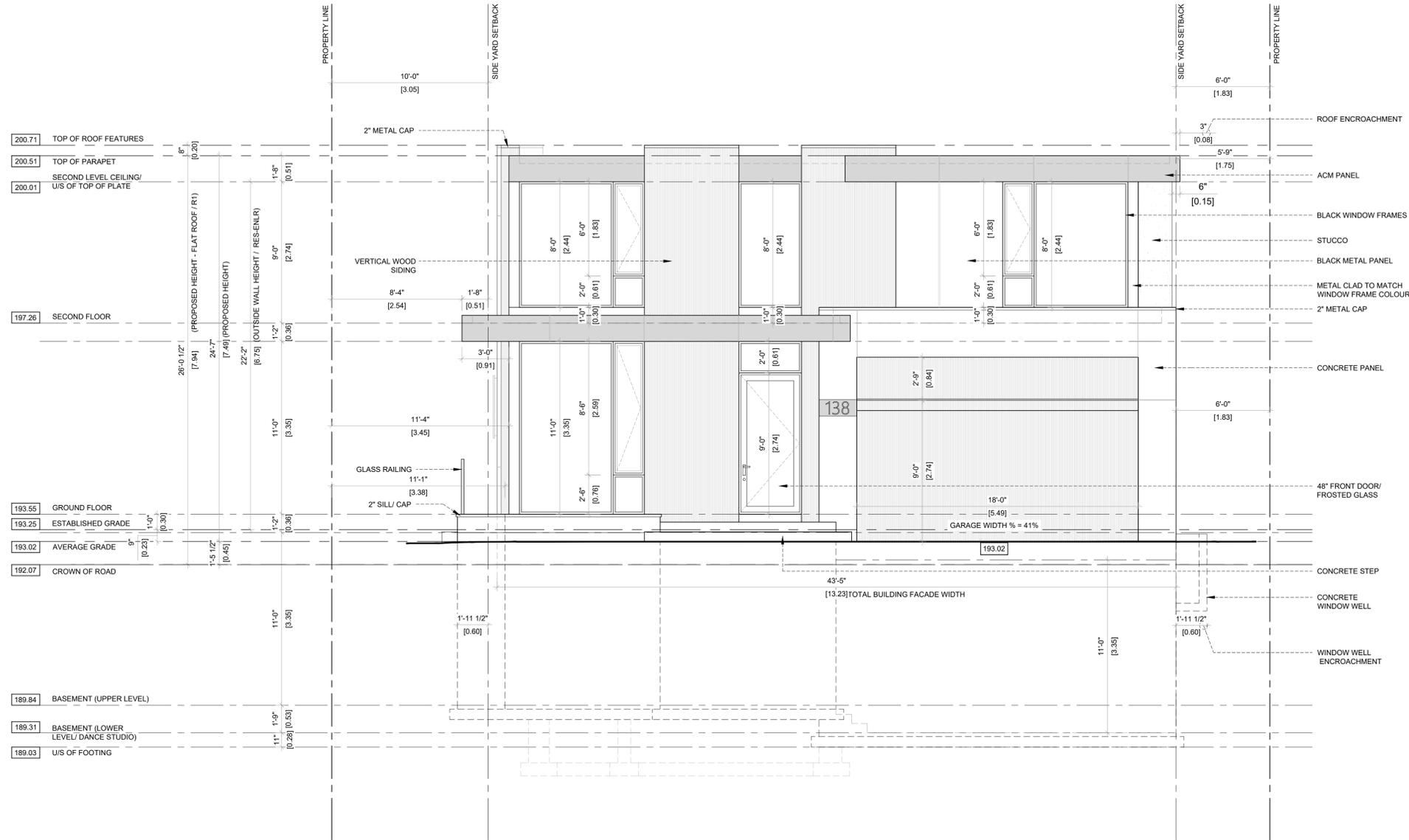
REFERENCE DATA ACQUIRED FROM PART 1 OF LOT 16 REGISTERED PLAN 5881, CITY OF MARKHAM, PREPARED BY MANDALAY SURVEYORS LIMITED, O.L.S., DATED JULY 02, 2024



# Appendix B

File: 24.200044.000.00.MNV

Date: 5/7/2025  
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1	24/11/01	ISSUED FOR ZONING
No:	DATE:	ISSUED FOR/REVISIONS

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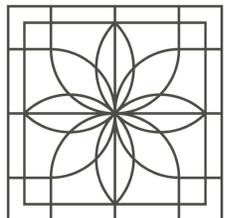
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NEW CUSTOM RESIDENCE  
138 SHERWOOD FOREST DR  
MARKHAM, ON



SAKORA  
DESIGN

FRONT ELEVATION  
(SOUTH)

SCALE: 1/4" = 1'-0"

DATE: 25/03/25

DRAWN BY: LC

REVIEWED BY: MR

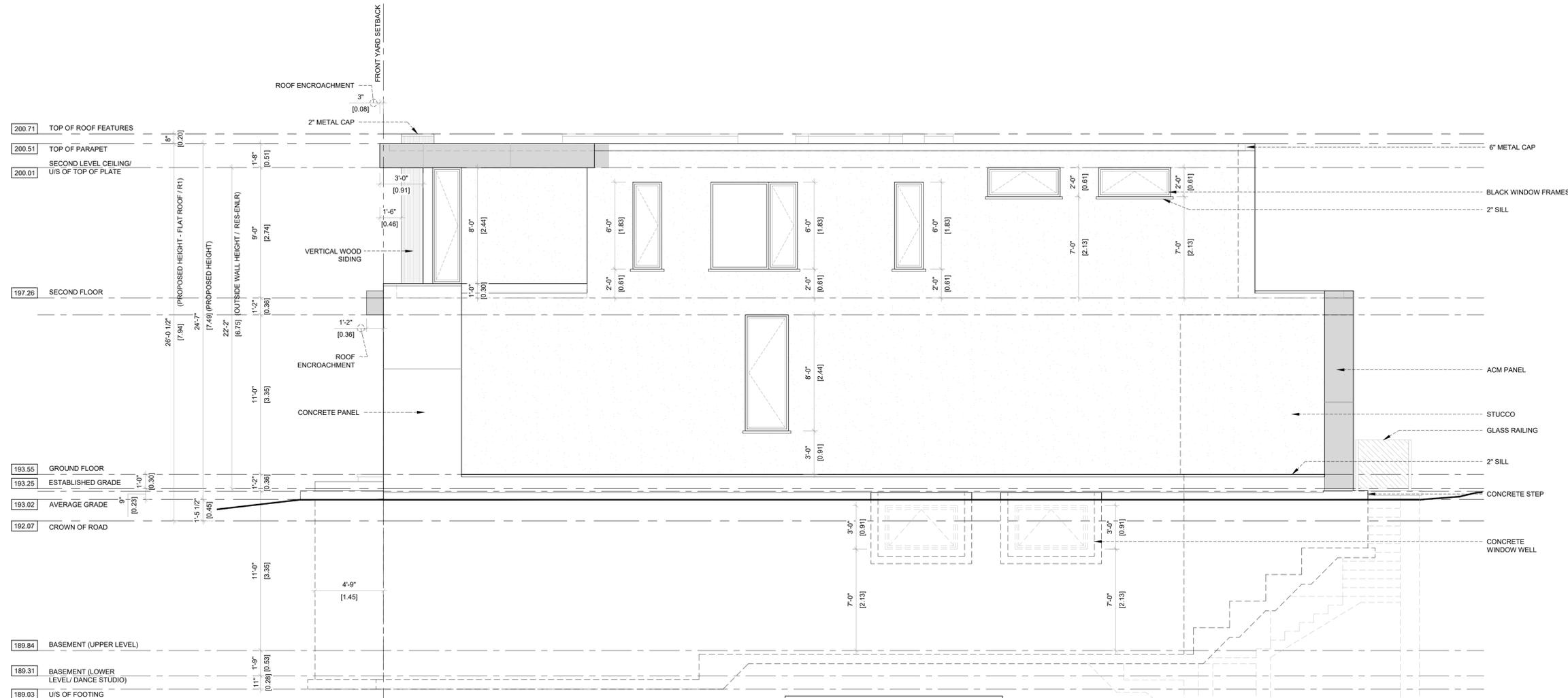
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A5

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UNPROTECTED OPENING CALCULATION (9.10.15.4 (1))			
PROP. BUILDING FACE	1,363.38	sf	126,662 m <sup>2</sup>
LIMITING DISTANCE	1.83m		
PERMITTED PERCENTAGE	7.00%		
PERMITTED GLAZED AREA	95.44	sf	8,866 m <sup>2</sup>
PROPOSED GLAZED AREA	89.03	sf	8,271 m <sup>2</sup>
PROPOSED PERCENTAGE	6.53%		

PLEASE NOTE: PROPOSED GLAZED AREA % OF OPENINGS HAS BEEN INTERPOLATED BASED ON O.B.C. TABLE 9.10.15.4 AND GLAZED AREAS WERE USED TO CALCULATE PROPOSED GLAZED AREAS NOTED ABOVE, AS ALLOWED BY 9.10.15.4

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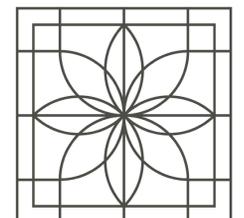
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138 SHERWOOD FOREST DR  
MARKHAM, ON



SAKORA  
DESIGN

RIGHT ELEVATION  
(EAST)

SCALE: 1/4" = 1'-0"

DATE: 25/03/26

DRAWN BY: LC

REVIEWED BY: MR

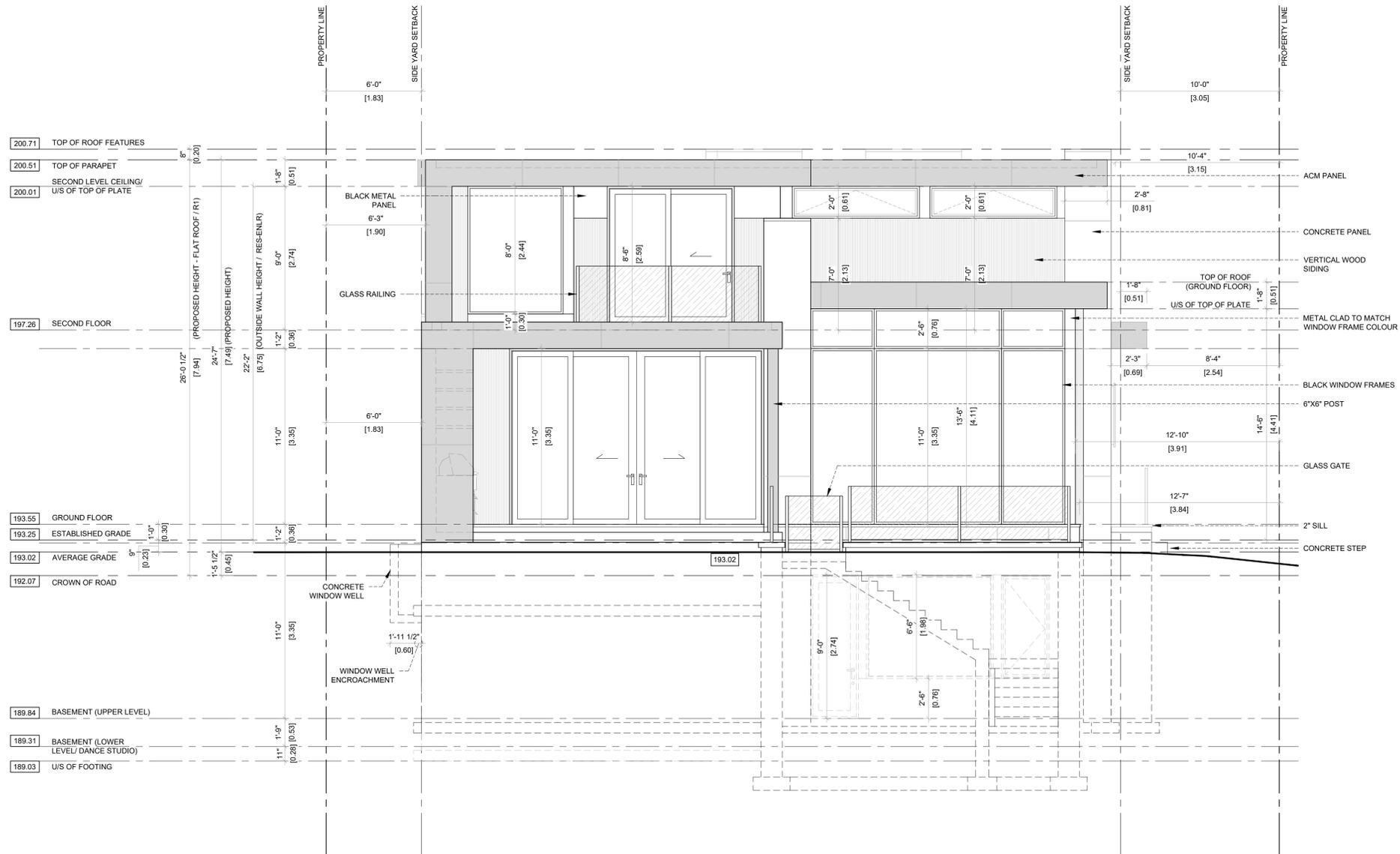
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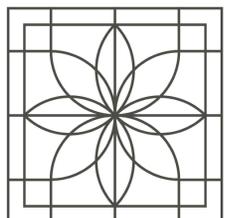
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MARKHAM, ON



SAKORA  
DESIGN

REAR ELEVATION  
(NORTH)

SCALE: 1/4" = 1'-0"

DATE: 25/03/26

DRAWN BY: LC

REVIEWED BY: MR

PROJECT #: 24-27

A7

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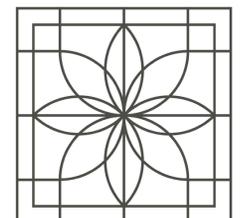
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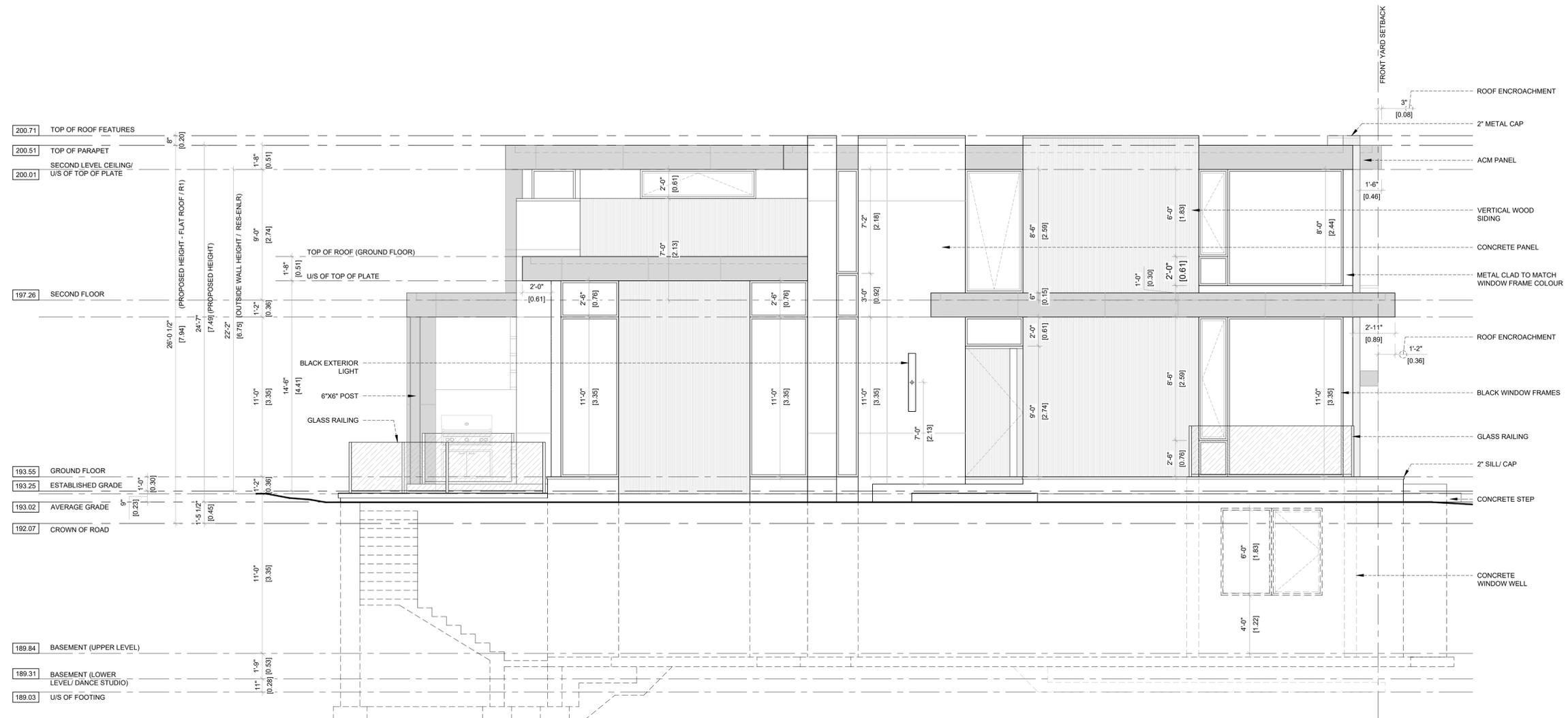
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CURRENT PROPOSAL - NO CHANGE

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No:	DATE:	ISSUED FOR/REVISIONS
4	25/03/14	DESIGN CHANGES
3	25/01/24	REVISED AS PER CoFA PLANNER COMMENTS
1	24/11/01	ISSUED FOR ZONING

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS:

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 DIVISION C OF THE 2012 ONTARIO BUILDING CODE.

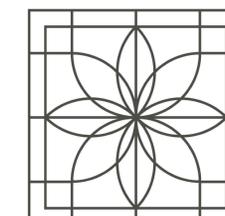
MARCO RAZZOLINI 111893  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 DIVISION C OF THE 2012 ONTARIO BUILDING CODE.

SAKORA DESIGN INC. 123145  
NAME SIGNATURE BCIN

NEW CUSTOM RESIDENCE

138 SHERWOOD FOREST DR  
MARKHAM, ON



SAKORA  
DESIGN

RENDER  
FRONT

SCALE: 1/4" = 1'-0"

DATE: 25/03/26

DRAWN BY: LC

REVIEWED BY: MR

PROJECT #: 24-27

A9.1

# Appendix B

File: 24.200044.000.00.MNV

Date: 5/7/2025  
MM/DD/YYYY



PREVIOUS DESIGN



CURRENT PROPOSAL

PRINTS AND SPECIFICATIONS SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF SAKORA DESIGN INC.

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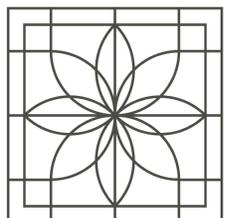
MARCO RAZZOLINI 111893  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 DIVISION C OF THE 2012 ONTARIO BUILDING CODE.

SAKORA DESIGN INC. 123145  
NAME SIGNATURE BCIN

NEW CUSTOM RESIDENCE

138 SHERWOOD FOREST DR  
MARKHAM, ON



SAKORA  
DESIGN

RENDER  
CORNER

SCALE: 1/4" = 1'-0"

DATE: 25/03/26

DRAWN BY: LC

REVIEWED BY: MR

PROJECT #: 24-27

A9.2

# Appendix B

File: 24.200044.000.00.MNV

Date: 5/7/2025  
MM/DD/YYYY



CURRENT PROPOSAL - NEW VIEW

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DRAWING ARE NOT TO BE SCALED.

4	25/03/14	DESIGN CHANGES
3	25/01/24	REVISED AS PER CoFA PLANNER COMMENTS
1	24/11/01	ISSUED FOR ZONING
No:	DATE:	ISSUED FOR/REVISIONS

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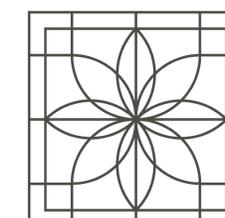
MARCO RAZZOLINI 111893  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 DIVISION C OF THE 2012 ONTARIO BUILDING CODE.

SAKORA DESIGN INC. 123145  
NAME SIGNATURE BCIN

NEW CUSTOM RESIDENCE

138 SHERWOOD FOREST DR  
MARKHAM, ON



SAKORA  
DESIGN

RENDER  
SIDE REAR

SCALE: 1/4" = 1'-0"

DATE: 25/03/26

DRAWN BY: LC

REVIEWED BY: MR

PROJECT #: 24-27

A9.3

# Appendix B

File: 24.200044.000.00.MNV

Date: 5/7/2025  
MM/DD/YYYY



PREVIOUS DESIGN



CURRENT PROPOSAL

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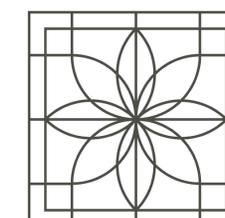
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SAKORA DESIGN INC. 123145  
NAME SIGNATURE BCIN

NEW CUSTOM RESIDENCE

138 SHERWOOD FOREST DR  
MARKHAM, ON



SAKORA  
DESIGN

RENDER  
REAR

SCALE: 1/4" = 1'-0"

DATE: 25/03/26

DRAWN BY: LC

REVIEWED BY: MR

PROJECT #: 24-27

A9.4

## Appendix C

File: 24.200044.000.00.MNV

Date: 5/7/2025  
MM/DD/YYYY

### Memorandum to the City of Markham Committee of Adjustment February 14, 2025

**File:** A/151/24  
**Address:** 138 Sherwood Forest Drive, Markham  
**Applicant:** Sakora Design Inc. (Marco Razzolini)  
**Hearing Date:** Wednesday, February 19, 2025

The following comments are provided on behalf of the East Team:

The applicant is requesting relief from the following requirements of By-law 2024-19, RES-ENLR, as amended, as it relates to a new two-storey single family detached dwelling:

- a) **By-law 2024-19, Section 6.3.2.2(c):**  
a maximum main building coverage of 26.54 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;
- b) **By-law 2024-19, Section 6.3.2.2(e):**  
a maximum distance of 18.67 metres for any storey above the first storey of the main building from the established building line, whereas the by-law permits a maximum of 14.5 metres for any storey above the first storey of the main building from the established building line;
- c) **By-law 2024-19, Section 6.3.2.2(j):**  
a maximum outside wall height of 7.26 metres, whereas the by-law permits a maximum outside wall height of 7 metres;
- d) **By-law 2024-19, Section 4.8.9.2(a)(i):**  
a minimum soft landscaping strip of 1.23 metres, whereas the by-law requires a minimum soft landscaping strip of 1.5 metres;
- e) **By-law 2024-19, Section 4.8.10.1(a):**  
a minimum exterior side yard porch with a depth of 0.62 metres, whereas the by-law requires a minimum exterior side yard porch with a depth of 1.8 metres; and
- f) **By-law 2024-19, Section 4.8.10.2(d)(iii):**  
a porch to project 0.84 metres beyond the established building line, whereas the by-law permits a maximum of 0.6 metres beyond the established building line

### BACKGROUND

#### Property Description

The 836.16 m<sup>2</sup> (9,000.35 ft<sup>2</sup>) subject property is a corner/through lot, located on the north side of Sherwood Forest Drive, east side of Jug Lane and south side of Bullock Drive (at the rear), and west of Main Street Markham North. The property is located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. The surrounding area is undergoing a transition with newer dwellings being developed as infill developments. Mature vegetation exists across the property.

There is an existing single family detached dwelling on the property, which according to assessment records was constructed in 1962. The subject property is not located within the Markham Village Heritage Conservation District.

## **Proposal**

The applicant is proposing to construct a new two-storey detached dwelling with a total gross floor area of 451.21 m<sup>2</sup> (4,856.74 ft<sup>2</sup>).

## **Official Plan and Zoning**

Official Plan 2014 (partially approved on November 24/17, and updated on April 9/18)

Section 8.2.3.5 of the 2014 Official Plan outlines development criteria for the “Residential Low Rise” designation to ensure infill development respects and reflects the existing pattern and character of the surrounding neighborhood. These criteria include policies with respect to height, massing, setbacks, and protection of existing vegetation.

## Zoning By-Law 2024-19

The subject property is zoned RES-ENLR under By-law 2024-19, as amended, which permits a Detached Dwelling, Home Child Care Home Occupation, and Shared Housing-Small Scale.

## **Zoning Preliminary Review (ZPR) Undertaken**

The applicant has completed a Zoning Preliminary Review (ZPR) to confirm the initial variances required for the proposed development. The applicant submitted revised drawings on January 24, 2025. The applicant has not conducted a Zoning Preliminary Review for the revised drawings. Consequently, it is the owner’s responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

## **COMMENTS**

The Planning Act states that four tests must be met for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

## **Increase in Main Building Coverage (Second Storey)**

The applicant is requesting a second storey main building coverage of 26.54% of the lot area, whereas the By-law permits a maximum of 20% for any storey above the first storey (30% for maximum for the first storey). This equates to a total second-storey coverage of approximately 221.4 m<sup>2</sup> (2,388.96 ft<sup>2</sup>), representing an additional 6.54% (54.71 m<sup>2</sup> or 588.89 ft<sup>2</sup>)

The proposed second storey coverage is less than the first storey which satisfies the intent of the By-law. Staff opine that the requested variance is appropriate, is similar with the recent surrounding infill development trend and will not negatively impact the surrounding neighborhood

## **Increase in Maximum Distance of the Main Building from the Established Building Line**

The applicant is requesting a maximum distance of the main building from the established building line for any storey above the first storey of 18.75 m (61.52 ft), whereas the By-

Law permits a maximum of 14.5 m (47.57 ft). The intent of regulating this maximum distance is to maintain a uniform streetscape by ensuring consistent building alignment in addition to the building depth and massing in relation to neighboring dwellings. The proposed secondary storey will not disrupt the established building line along streetscape. Staff have no concern with this requested variance.

#### **Increase in Maximum Outside Wall Height**

The applicant is requesting a maximum outside wall height of 7.26 m (23.82 ft), whereas the By-Law permits a maximum of 7 m (22.97 ft). This represents an increase of 0.26 m (0.85 ft). This is a minor increase that will not impact abutting properties or adverse impact to the streetscape. The requested variance is appropriate, and staff have no objection.

#### **Reduced Soft Landscaping Strip**

The applicant is requesting a minimum soft landscaping strip of 1.23 m (4.04 ft), whereas the By-Law requires a minimum of 1.5 m (4.92 ft). The requested variance applies only where the basement window wells encroach into the required landscaping on the east side of the dwelling. Otherwise, this soft landscaping strip between the east side of the dwelling and interior lot line is 1.83 m (6.00 ft), exceeding the minimum requirement. Given that the reduction is limited to the proposed basement window wells, staff have no objections to the approval of this variance.

#### **Reduction in Exterior Side Yard Porch Depth**

The applicant is requesting a minimum exterior side porch depth of 0.62 m (2.03 ft), whereas the By-Law requires a minimum of 1.8 m (5.90 ft). This represents a decrease of 1.18 m (3.87 ft). The intent of the porch depth provision is to provide room for usable porches and for accessibility. The proposed exterior side yard is 3.07 m which does provide space to increase the depth of the proposed exterior porch. Staff note the front porch, however does comply with the By-law. Because of this, staff do not have concerns with the requested variance.

#### **Increased Front Porch Projection**

The applicant is requesting relief to permit an increased porch projection of 0.84 m (2.76 ft) beyond the established building line, whereas the By-Law permits a maximum of 0.6 m (1.97 ft) beyond the established building line.

This projection is necessary to ensure the front porch meets the minimum required depth of 1.8 m (5.90 ft), as required by the By-Law, providing a functional and accessible entry space. Staff consider this projection to be minor in nature and consistent with the scale and character of the neighbourhood. As such, staff have no concerns with the proposed variance.

#### **PUBLIC INPUT SUMMARY**

No written submissions were received as of February 13, 2025. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

**CONCLUSION**

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please refer to Appendix "A" for conditions to be attached to any approval of this application.

**APPENDICIES**

Appendix "A" – A/151/24 Conditions of Approval

Appendix "B" - Drawings

PREPARED BY:



---

Aaron Chau, Planner I, East District

REVIEWED BY:



---

Stephen Corr, Senior Planner, For:  
Stacia Muradali, Development Manager, East District

**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/151/24**

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and received by the City of Markham on January 24 2025 and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction;
3. The reduced soft landscaping variance only applies to the basement window wells on the east side of the dwelling.

CONDITIONS PREPARED BY:

A handwritten signature in black ink, appearing to read 'Aaron Chau', written in a cursive style.

---

Aaron Chau, Planner I, East District

# Appendix B

File: 24.200044.000.00.MNV

Date: 2/14/2025

MM/DD/YYYY

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DRAWING ARE NOT TO BE SCALED.

3	25/01/24	REVISED AS PER COFA PLANNER COMMENTS
2	24/12/04	REVISED AS PER CITY COMMENTS
1	24/11/01	ISSUED FOR ZONING
NO:	DATE:	ISSUED FOR/REVISIONS

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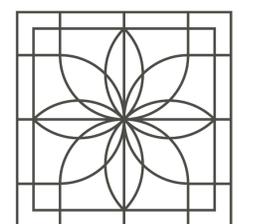
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MARCO RAZZOLINI 111893  
NAME SIGNATURE BCIN

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SAKORA DESIGN INC. 123145  
NAME SIGNATURE BCIN

NEW CUSTOM RESIDENCE  
138 SHERWOOD FOREST DR  
MARKHAM, ON



SAKORA  
DESIGN

SITE PLAN

SCALE: 3/16" = 1'-0"

DATE: 25/01/24

DRAWN BY: LC

REVIEWED BY: MR

PROJECT #: 24-27

SP1



LEGEND (BY PLAN)

[Symbol]	EXISTING
[Symbol]	PROPOSED (2025)
[Symbol]	PROPOSED (2024)
[Symbol]	PROPOSED (2023)
[Symbol]	PROPOSED (2022)
[Symbol]	PROPERTY LINE
[Symbol]	SETBACKS
[Symbol]	DEMO
[Symbol]	ENTRANCE

REFERENCE DATA ACQUIRED FROM PART 1 OF LOT 16 REGISTERED PLAN 5881, CITY OF MARKHAM, PREPARED BY MANDALAY SURVEYORS LIMITED, O.L.S., DATED JULY 02, 2024

## 138 Sherwood Forest Dr Markham, ON

Designation	RES-ENLR & R1-First Density Residential	
Lot Area	836.16 m <sup>2</sup>	9,000.35 sq ft
Lot Frontage	18.29 m	60.01 ft
Lot Depth	45.72 m	150.00 ft

Total Main Building Coverage - RES-ENLR		
	Existing	Proposed
Total Ground Floor	229.26 sq ft	2,467.78 sq ft
Total Second Floor	221.94 sq ft	2,388.96 sq ft
Total GFA	451.21 sq ft	4,856.74 sq ft
	Maximum	Proposed
Max GFA	418.08 m <sup>2</sup>	451.21 m <sup>2</sup>
FSI	1st+2nd ≤ 500m <sup>2</sup>	0.54

See Detailed Area Breakdown Below		
Main Building Coverage - RES-ENLR		
Ground Floor		
	Maximum	Proposed
Ground Floor	186.10 m <sup>2</sup>	2,003.15 sq ft
Garage	43.17 m <sup>2</sup>	464.63 sq ft
Max Coverage	250.85 m <sup>2</sup>	2,697.78 sq ft
Percentage	30%	27.42%
Second Floor		
	Maximum	Proposed
Second Floor	173.59 m <sup>2</sup>	1,868.50 sq ft
Open To Below	48.35 m <sup>2</sup>	520.46 sq ft
Max Coverage	167.23 m <sup>2</sup>	1,811.94 sq ft
Percentage*	20%	26.54%

Notes: \*Not including unenclosed decks, porch & balconies

Net Floor Area Ratio - R1		
	Existing	Proposed
Net Lot Area	724.66 m <sup>2</sup>	7,800.18 sq ft
	Maximum	Proposed
Ground Floor	186.10 m <sup>2</sup>	2,003.15 sq ft
Second Floor	173.59 m <sup>2</sup>	1,868.50 sq ft
Garage	43.17 m <sup>2</sup>	464.63 sq ft
Open To Below	48.35 m <sup>2</sup>	520.46 sq ft
Max NFAR	326.10 m <sup>2</sup>	3,527.14 sq ft
Percentage*	45%	62.26%

Notes: \*Not including unenclosed decks, porch & balconies

Basement Area		
Finished Area	180.92 m <sup>2</sup>	1,947.44 sq ft

Notes: Measured to interior face of exterior walls

Coverage		
	Existing	Proposed
House Footprint	229.26 sq ft	2,467.78 sq ft
Front Porch	6.15 m <sup>2</sup>	66.15 sq ft
Side Porch	2.55 m <sup>2</sup>	27.44 sq ft
Rear Porch	24.57 m <sup>2</sup>	264.49 sq ft
Total Coverage	262.53 m <sup>2</sup>	2,825.85 sq ft

Building Depth - R1		
	Maximum	Proposed
Building Depth*	16.80 m	18.67 m

Notes: Measured from Front Main Wall

Landscaping Slats		
Front Yard Landscaping Calculations		
Total Front Yard	1,545.54 sq ft	143.59 m <sup>2</sup>
Permitted Encroachments	497.63 sq ft	46.23 m <sup>2</sup>
Driveway	66.15 sq ft	6.15 m <sup>2</sup>
Porch	21.00 sq ft	1.95 m <sup>2</sup>
Steps	0.00 sq ft	0.00 m <sup>2</sup>
Total Removed	584.78 sq ft	54.33 m <sup>2</sup>
Front Landscape Area	960.76 sq ft	89.26 m <sup>2</sup>
	62.16%	

Front Hard Landscaping		
Planter Walls	17.21 sq ft	1.60 m <sup>2</sup>
Walkway	162.81 sq ft	15.13 m <sup>2</sup>
	0.00 sq ft	0.00 m <sup>2</sup>
	0.00 sq ft	0.00 m <sup>2</sup>
	0.00 sq ft	0.00 m <sup>2</sup>
Total Hard L.A	180.02 sq ft	16.72 m <sup>2</sup>
Hard Landscape %	18.74%	

Soft Landscaping		
Soft Landscaping	780.74 sq ft	72.53 m <sup>2</sup>
Soft Landscape %	81.26%	

General Information		
TRCA		No
Flood Plain		No
Arborist		Yes

Height Requirements			
	Maximum	Proposed	
Building Height (<= than 25')	Avg/ 9.8 m	N/A	N/A
Max Height Roof projection	3.00 m	N/A	N/A
Flat Roof (R1) (from crown of road)	8.00 m	7.94 m	26.07 m
Outside Wall Height (RES-ENLR)*	7.00 m	7.26 m	23.82 m
Dormer Width	35%	N/A	N/A
Storeys	2.00	2	2

Notes: 1- Roof with slope greater than 25 degrees may be increased to the avg. of the two neighbouring lots  
2- Roof with slope no less than 25 degrees may project 3m max above wall height  
3- Outside wall height is taken from established grade to the highest top of plate

Setbacks			
	Minimum	Proposed	
Front	7.62 (25')	7.62 m	25.00 ft
East Side L (R1)	3.05 (10')	3.07 m	10.07 ft
Int Side R	1.83 (6')	1.83 m	6.00 ft
Combined	N/A	4.90 m	16.08 ft
Rear (R1) (2nd Floor)	7.62 (25')	19.43 m	63.75 ft

Notes: 1- Max. distance of the main building from the established building line - the greater of 19.5m for 1st Sty. And 14.5m for any above 1st Sty. or the average max. distance of the main building from established building line of the two neighbouring lots  
2- Combined = greater of 4m or 25% of lot frontage

Encroachments & Exterior		
	Maximum	Proposed
F. Porch*	0.90 m	1.45 m
R. Porch	1.50 m	N/A
Arch Elements	0.60 m	N/A
Roof L	0.90 m	0.51 m
Roof R	0.45 m	0.08 m
Window Well L	0.60 m	0.60 m
Window Well R	0.60 m	0.60 m

Established Grade (By-Law 2024-19)			
	Left	Right	Average
Front	193.20	193.30	193.25

Notes: Avg. of 2 grades that are 0.1m beyond the two side set lines at the distance of the min. front yard setback

Average Front Yard Setback			
	Left	Right	Average
Front	N/A	7.62 m	7.62 m

Notes: Average of 2 direct neighbours

Garage		
	Maximum	Proposed
Projection	1.90 m	0.38 m
Max. Garage Door Width	50%	41%

Notes: Max. garage door width 50% of the building facade

Driveway		
	Maximum	Proposed
Garage Door (5.49m +2m)	7.49 m	6.10 m
	20.01 m	

Rear Yard Landscaping Calculations		
Total Rear Yard	3,984.85 sq ft	370.20 m <sup>2</sup>
Permitted Encroachments	264.49 sq ft	24.57 m <sup>2</sup>
Porch	21.38 sq ft	1.99 m <sup>2</sup>
Steps	0.00 sq ft	0.00 m <sup>2</sup>
Total Removed	285.87 sq ft	26.56 m <sup>2</sup>
Rear Landscape Area	3,698.98 sq ft	343.65 m <sup>2</sup>
	92.83%	

Rear Hard Landscaping		
Walk-Up	222.53 sq ft	20.67 m <sup>2</sup>
Paver Stone Terrace	221.26 sq ft	20.56 m <sup>2</sup>
	0.00 sq ft	0.00 m <sup>2</sup>
	0.00 sq ft	0.00 m <sup>2</sup>
	0.00 sq ft	0.00 m <sup>2</sup>
Total Hard L.A	443.79 sq ft	41.23 m <sup>2</sup>
Hard Landscape %	12.00%	

Rear Soft Landscaping		
Rear Soft Landscaping	3,255.19 sq ft	302.42 m <sup>2</sup>
Soft Landscape %	88.00%	



PIN 02908-0534  
BULLOCK DRIVE  
(BY REGISTERED PLAN 5881)

1' RESERVE  
BY RP 5881  
PIN 02912-0116



LOT 15  
PIN 02912-0015  
PIN 02912-0015

No. 140  
2 STOREY  
BRICK DWELLING  
(STONE FRONT)  
F.F.E.=194.14

SHERWOOD FOREST DRIVE

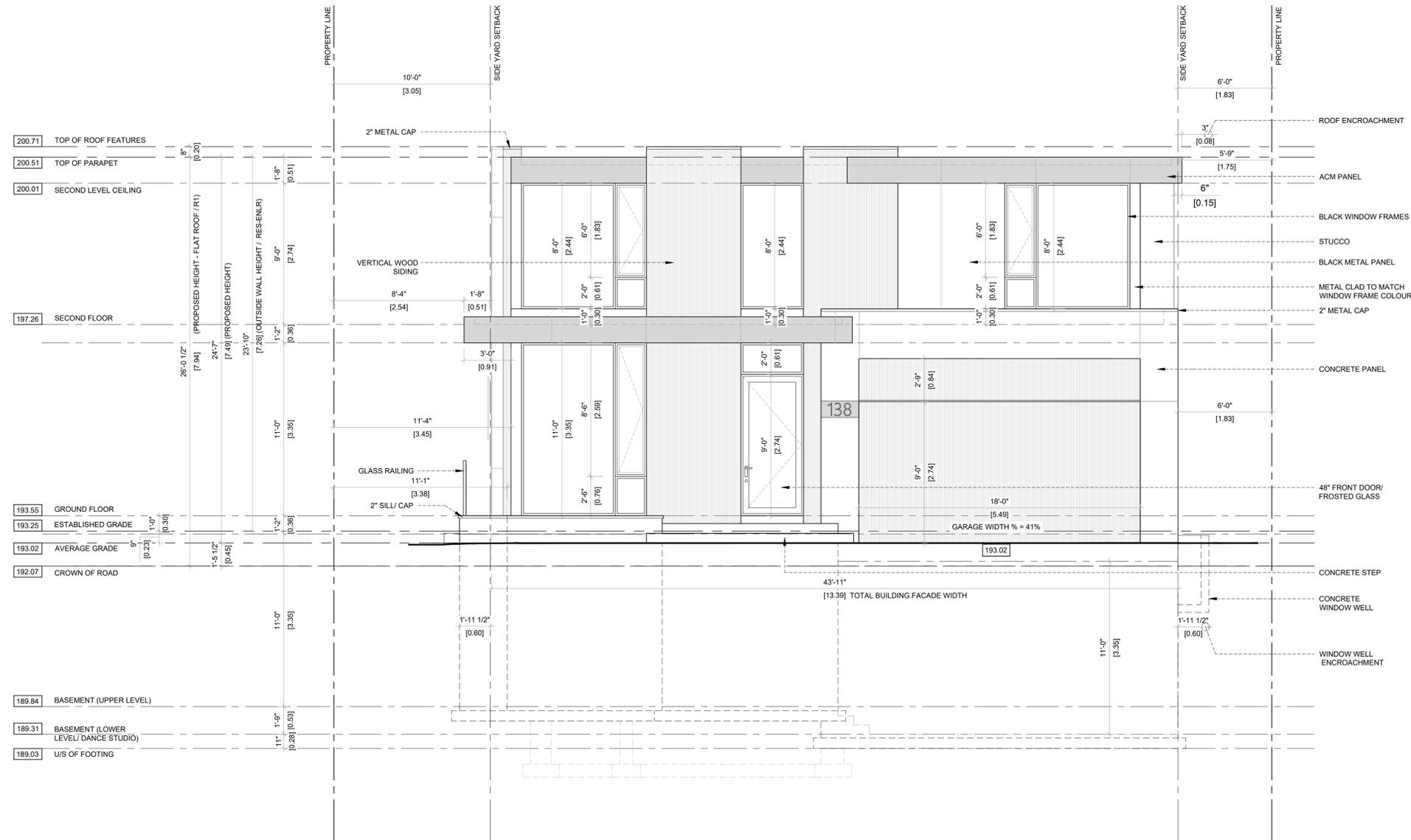
LEGEND (BY PLAN)

[Symbol]	EXISTING
[Symbol]	PROPOSED (2025)
[Symbol]	PROPOSED (2024)
[Symbol]	PROPOSED (2023)
[Symbol]	PROPOSED (2022)
[Symbol]	PROPERTY LINE
[Symbol]	SETBACKS
[Symbol]	DEMO
[Symbol]	ENTRANCE

# Appendix B

File: 24.200044.000.00.MNV

Date: 2/14/2025  
MM/DD/YYYY



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CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, DETAILS, OR DESIGN INTENT ITEMS THAT CANNOT BE DETERMINED FROM THE DRAWINGS, SAKORA DESIGN INC. SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH CONSTRUCTION AND/OR FABRICATION.

FOR ADDITIONAL GENERAL NOTES PLEASE REFER TO THE GENERAL NOTES SHEET INCLUDED.

DRAWING ARE NOT TO BE SCALED.

1	24/11/01	ISSUED FOR ZONING
No:	DATE:	ISSUED FOR/REVISIONS

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS:

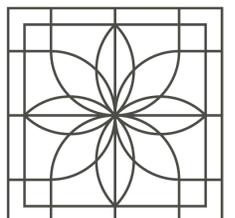
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 DIVISION C OF THE 2012 ONTARIO BUILDING CODE.

MARCO RAZZOLINI 111893  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 DIVISION C OF THE 2012 ONTARIO BUILDING CODE.

SAKORA DESIGN INC. 123145  
NAME SIGNATURE BCIN

NEW CUSTOM RESIDENCE  
138 SHERWOOD FOREST DR  
MARKHAM, ON



SAKORA  
DESIGN

FRONT ELEVATION  
(SOUTH)

SCALE: 1/4" = 1'-0"

DATE: 25/01/24

DRAWN BY: LC

REVIEWED BY: MR

PROJECT #: 24-27

A5

# Appendix B

File: 24.200044.000.00.MNV

Date: 2/14/2025  
MM/DD/YYYY

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No:	DATE:	ISSUED FOR/REVISIONS

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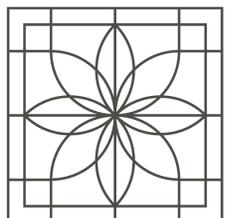
MARCO RAZZOLINI 111893  
NAME SIGNATURE BCIN

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SAKORA DESIGN INC. 123145  
NAME SIGNATURE BCIN

NEW CUSTOM RESIDENCE

138 SHERWOOD FOREST DR  
MARKHAM, ON



SAKORA  
DESIGN

RIGHT ELEVATION  
(EAST)

SCALE: 1/4" = 1'-0"

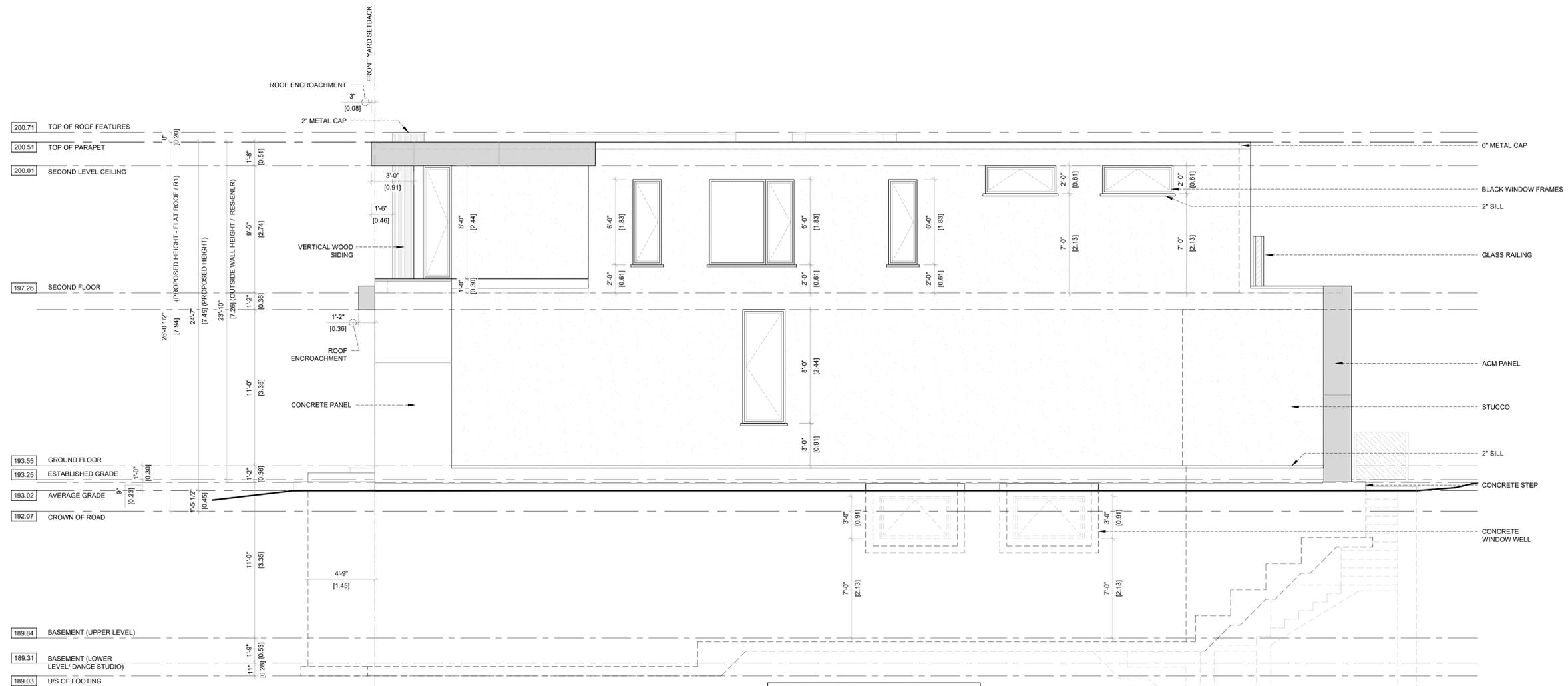
DATE: 25/01/24

DRAWN BY: LC

REVIEWED BY: MR

PROJECT #: 24-27

A6



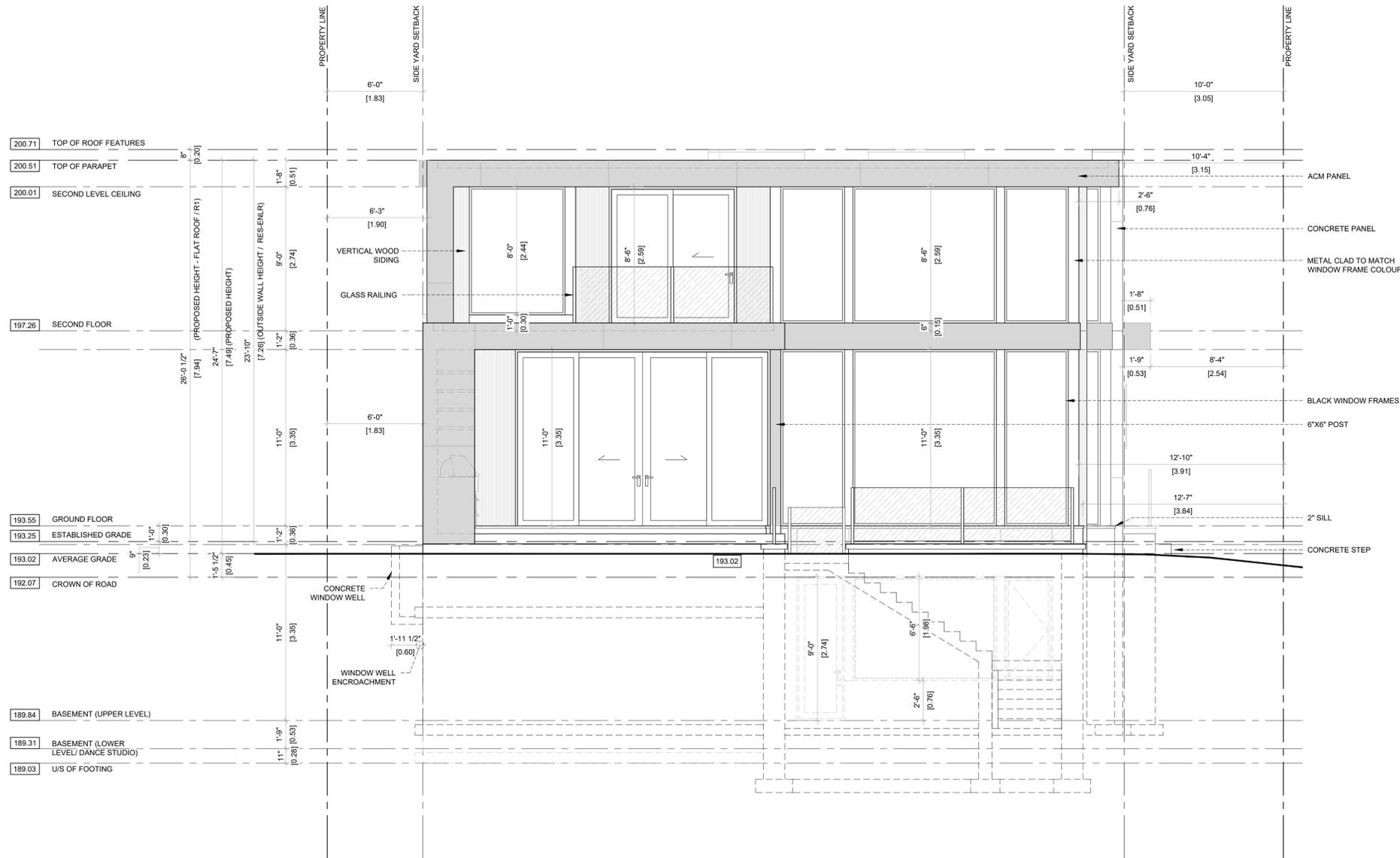
UNPROTECTED OPENING CALCULATION (9.10.15.4 (1))			
PROP. BUILDING FACE	1,411.55	sf	131.137 m <sup>2</sup>
LIMITING DISTANCE	1.83m		
PERMITTED PERCENTAGE	7.00%		
PERMITTED GLAZED AREA	98.81	sf	9.180 m <sup>2</sup>
PROPOSED GLAZED AREA	89.03	sf	8.271 m <sup>2</sup>
PROPOSED PERCENTAGE	6.31%		

PLEASE NOTE: PROPOSED GLAZED AREA % OF OPENINGS HAS BEEN INTERPOLATED BASED ON O.B.C. TABLE 9.10.15.4 AND GLAZED AREAS WERE USED TO CALCULATE PROPOSED GLAZED AREAS NOTED ABOVE, AS ALLOWED BY 9.10.15.4

# Appendix B

File: 24.200044.000.00.MNV

Date: 2/14/2025  
MM/DD/YYYY



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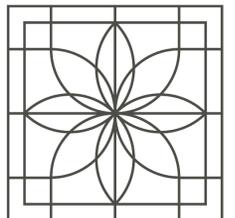
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MARCO RAZZOLINI 111893  
NAME SIGNATURE BCIN

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SAKORA DESIGN INC. 123145  
NAME SIGNATURE BCIN

NEW CUSTOM RESIDENCE  
138 SHERWOOD FOREST DR  
MARKHAM, ON



SAKORA  
DESIGN

REAR ELEVATION  
(NORTH)

SCALE: 1/4" = 1'-0"

DATE: 25/01/24

DRAWN BY: LC

REVIEWED BY: MR

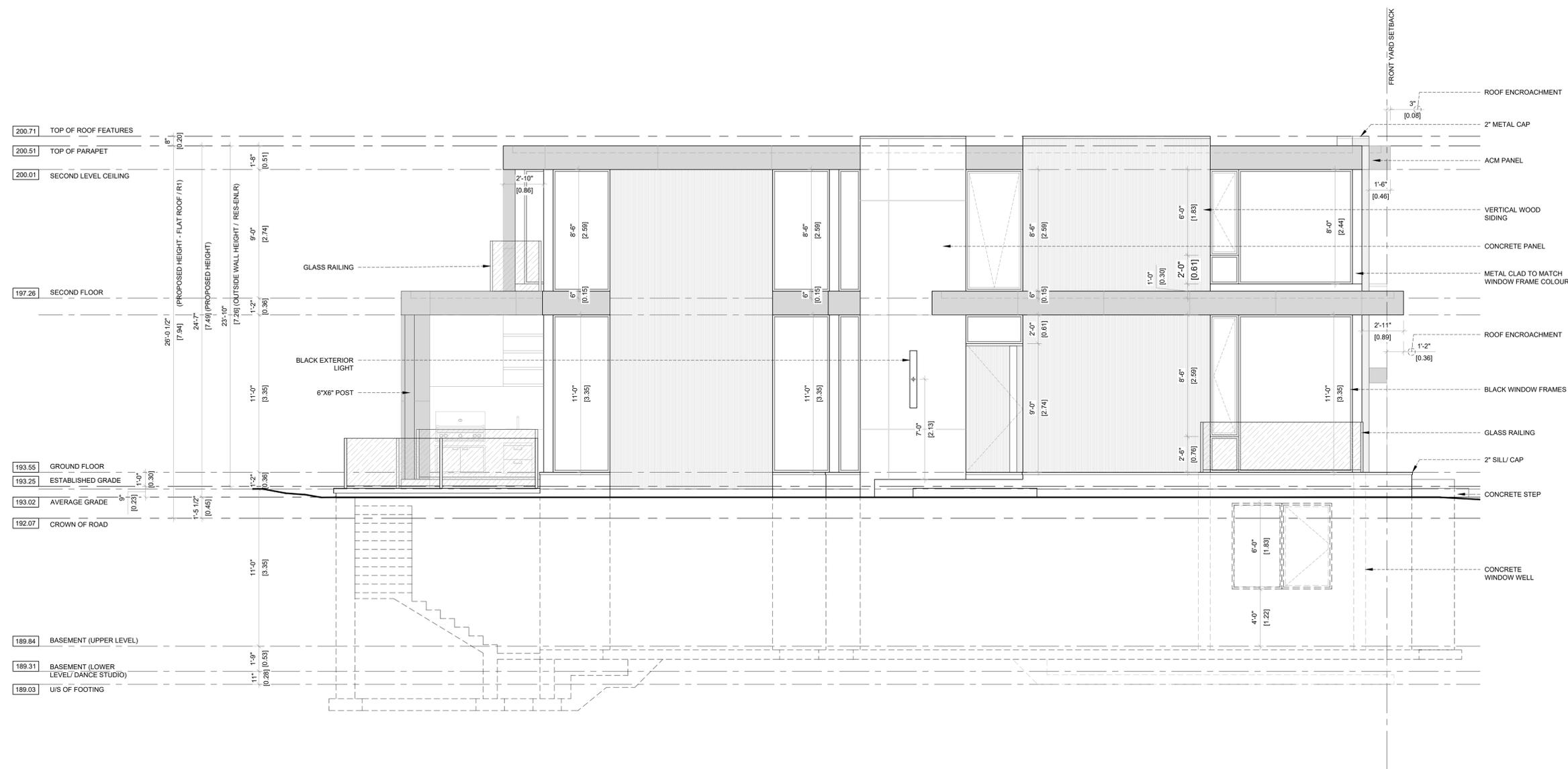
PROJECT #: 24-27

A7

# Appendix B

File: 24.200044.000.00.MNV

Date: 2/14/2025  
MM/DD/YYYY



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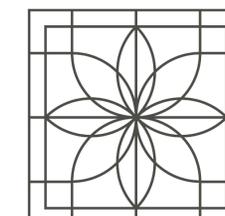
MARCO RAZZOLINI 111893  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 DIVISION C OF THE 2012 ONTARIO BUILDING CODE.

SAKORA DESIGN INC. 123145  
NAME SIGNATURE BCIN

NEW CUSTOM RESIDENCE

138 SHERWOOD FOREST DR  
MARKHAM, ON



SAKORA  
DESIGN

LEFT ELEVATION  
(WEST)

SCALE: 1/4" = 1'-0"

DATE: 25/01/24

DRAWN BY: LC

REVIEWED BY: MR

PROJECT #: 24-27

A8

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2216839



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR.  
In accordance with  
Regulation 1026, Section 29(3).

**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1 - PLAN OF SURVEY OF  
**LOT 16**  
**REGISTERED PLAN 5881**  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF MARKHAM  
File: 24.200044.000.00.MNV

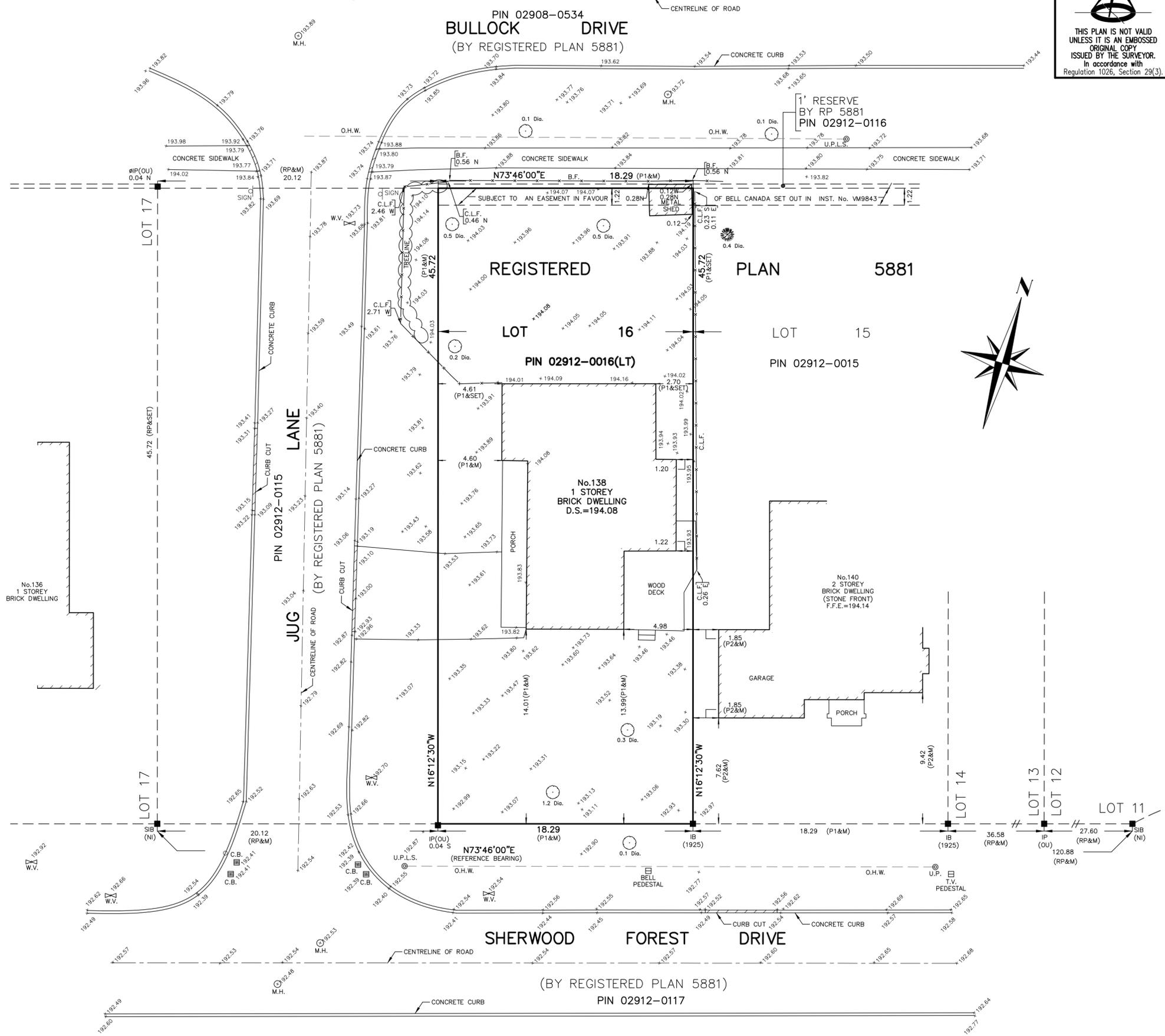
**Appendix B**

Date: 2/14/2025  
MM/DD/YYYY

SCALE 1:200



MANDARIN SURVEYORS LIMITED  
METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE  
CONVERTED TO FEET BY DIVIDING BY 0.3048



**BENCHMARK NOTE**  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF MARKHAM BENCHMARK No.092883028 HAVING AN ELEVATION OF 193.980 M. LOCATED AT SOUTH SIDE BULLOCK DRIVE AND EAST OF JUG LANE.

THIS REPORT WAS PREPARED FOR GAO, LI YING AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

**PART 2 (SURVEY REPORT)**

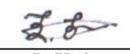
- REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: SUBJECT TO EASEMENT IN FAVOR OF BELL CANADA AS SET OUT IN INST. No. VM9843.
- ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE NORTHERLY, EASTERLY AND WESTERLY LIMITS OF THE SUBJECT PROPERTY. NOTE THE LOCATION OF THE OVERHEAD WIRE AND WOOD BECK.
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 30th DAY OF JUNE, 2024

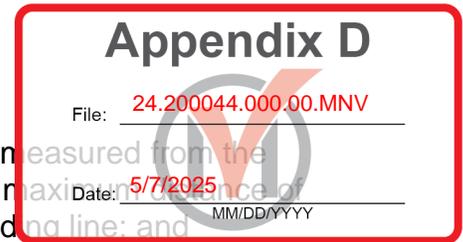
JULY 02, 2024  
DATE

  
Z. ZENG  
ONTARIO LAND SURVEYOR

**MANDARIN SURVEYORS LIMITED**  
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR  
WWW.MANDARINSURVEYORS.COM

2400 MIDLAND AVE., #121 SCARBOROUGH, ONTARIO, M1S 5C1 E-MAIL: MANDARINSURVEYOR@GMAIL.COM FAX: (647)799-4068

SURVEY BY: J.Z. DRAWN BY: S.N. CAD No: 24-232SRPR JOB No: 2024-232



**b) By-law 2024-19, Section 6.3.2 E):**

a maximum distance of 24.57 metres for the 1st storey measured from the established building line, whereas the by-law permits a maximum distance of 19.5 metres for the first storey from the established building line; and

**c) By-law 2024-19, Section 4.8.1 e) iii):**

an accessory building located between the main building and the interior side lot line with a side yard setback of 1.1 metres, whereas the by-law requires a side yard setback of 1.8 metres;

as it related to a two-storey addition including a secondary suite to an existing two-storey residential dwelling.

The agent, Shane Gregory, appeared on behalf of the application.

Member Reingold expressed that the proposal was reasonable and well-proportioned for the property and streetscape.

Member Yan agreed with their colleague that there would be minimal impacts and that the proposal was suitable infill development.

Member Reingold motioned for approval with conditions.

**Moved by: Jeamie Reingold**

**Seconded by: Sally Yan**

The Committee unanimously approved the application.

THAT Application **A/001/24** be **approved** subject to conditions contained in the staff report.

**Resolution Carried**

**5.2 A/151/24**

**Agent Name: Sakora Design Inc. (Marco Razzolini)**  
**138 Sherwood Forest Drive, Markham**  
**PLAN 5881 LOT 16**

The applicant was 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 26.54 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;

- b) By-law 2024-19, Section 6.3.2.2(e):**  
a maximum distance of 18.67 metres for any storey above the first storey of the main building from the established building line, whereas the by-law permits a maximum of 14.5 metres for any storey above the first storey of the main building from the established building line;
- c) By-law 2024-19, Section 6.3.2.2(j):**  
a maximum outside wall height of 7.26 metres, whereas the by-law permits a maximum outside wall height of 7 metres;
- d) By-law 2024-19, Section 4.8.9.2(a)(i):**  
a minimum soft landscaping strip of 1.23 metres, whereas the by-law requires a minimum soft landscaping strip of 1.5 metres;
- e) By-law 2024-19, Section 4.8.10.1(a):**  
a minimum exterior side yard porch with a depth of 0.62 metres, whereas the by-law requires a minimum exterior side yard porch with a depth of 1.8 metres; and
- f) By-law 2024-19, Section 4.8.10.2(d)(iii):**  
a porch to project 0.84 metres beyond the established building line, whereas the by-law permits a maximum of 0.6 metres beyond the established building line;

as it related a new two-storey single family detached dwelling.

The agent, Marco Razzolini, appeared on behalf of the application.

The Committee received six written pieces of correspondence.

Elizabeth Brown, Committee of Adjustment representative for the Markham Village Sherwood Forest Residents Association, spoke to the Committee and stated that the proposed build was more prominent than other infill builds in the area and that the floor area and height of the second storey created massing that impacted the streetscape.

Ian Free, a Markham resident, objected to the requested variances, indicating the massing did not fit the neighbourhood.

Christiane Bergauer-Free, a Markham resident, stated concerns about drainage, privacy, shadowing, climate change, and mature trees, indicating these issues relate to infill development in established neighbourhoods across the City. Christiane objected to the requested variances, indicating that the proposal did not fit the area.

Member Sampson indicated that the second floor had significant open-to-below space, which did not contribute to the multi-generational home required by the owner, and expressed that the second-floor massing should be reduced to align with the intent of the by-law.

Member Reingold indicated that they did not have an issue with the house's orientation but expressed that the massing of the second floor needed to be reduced.

The Chair agreed that the orientation of the driveway to Sherwood Forest Drive provided a safer entrance for the property. However, the Chair indicated that the Committee had not approved floor area variances of this size in the neighbourhood and asked the applicant to consider deferring the decision.

Member Yan concurred with their colleagues regarding the orientation of the dwelling and indicated that the applicant should reduce the requested floor area in variance **a**).

Marco Razzolini requested a deferral of the decision.

Member Sampson motioned for deferral.

**Moved by: Patrick Sampson**  
**Seconded by: Jeamie Reingold**

THAT Application **A/151/24** be **deferred** sine die.

### **Resolution Carried**

#### **5.3 A/131/24**

**Agent Name: Galbraith Planning & Associates Inc. (Sean Galbraith)**  
**24 Orsi Court, Thornhill**  
**PLAN 8 PCL J**

The applicant was 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 30.9 percent (3,711 square feet) for the first storey and 20.6 percent (2484 square feet) for the second storey, whereas the by-law permits a maximum main building coverage of 30 percent (3,605 square feet) of the lot area for the first storey and 20 percent (2,403 square feet) of the lot area for any storey above the first;
- b) By-law 2024-19, Section 6.3.2.2(f):**  
a minimum front yard setback of 6.93 metres, whereas the by-law requires a minimum front yard setback of approximately 8.48 metres;
- c) By-law 2024-19, Section 6.3.2.2(i):**  
a minimum west interior side yard setback of 1.51 metres and a combined interior side yard on both sides of 4.41 metres, whereas the by-law permits a minimum interior side yard of 1.8 metres and combined interior side yard on both sides of 11.75 metres;