

# Memorandum to the City of Markham Committee of Adjustment

July 16, 2025

**File:** A/013/25  
**Address:** 25 Honeybourne Crescent, Markham  
**Applicant:** Mehdy Ajvand  
**Hearing Date:** Wednesday, July 30, 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 detached two-storey residential building. The requested variances are to permit:

- 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

## BACKGROUND

The application was previously deferred at the April 30, 2025 Committee of Adjustment hearing due to concerns regarding the size and scale of the proposed detached dwelling, as well as the presence of two front entrances, which gave the appearance of a duplex. In response, the applicant submitted revised drawings on June 6, 2025. The revised proposal includes the following changes:

- A reduction in maximum second storey main building coverage to 23%, representing an improvement of 1% over the previously proposed 24%
- A reduction in the front porch projection to 1.27 m (4.17 ft) from 1.83 m (6.00 ft), an improvement of 0.56 m (1.83 ft).
- A reduction in the maximum second storey distance from the established building line to 16.67 m (54.70 ft), representing an improvement of 0.77 m (2.53 ft) from the previous 17.44 m (57.22 ft).
- The removal of the variance request for two separate dwelling entrances
- The removal of the variance for maximum outside wall height

## Proposal

The applicant is proposing to construct a new two-storey single family detached dwelling with a gross floor area of 491.24 m<sup>2</sup> (5,288 ft<sup>2</sup>) and a building depth of 22.64 m (74.27 ft).

## **Official Plan and Zoning**

Official Plan 2014 (partially approved on November 24/17, and updated on July 17/24)

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 June 6, 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 in order 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 23% of the lot area, whereas the By-law permits a maximum of 20% for any storey above the first storey. This equates to a total second-storey coverage of 218.70 m<sup>2</sup> (2,354.1 ft<sup>2</sup>), representing an increase of 1% or approximately 9.51 m<sup>2</sup> (102.4 ft<sup>2</sup>) above what is permitted.

Staff note that the applicant revised the proposal from the previous request of 24% to 23%, reflecting a reduction of 1% or approximately 9.32 m<sup>2</sup> (100.30 ft<sup>2</sup>). Staff opinion remains unchanged, and believe that the requested variance will not significantly increase the building’s scale or massing and aligns with similar infill developments in the immediate area. As such, staff have no concerns with the requested variance.

### **Increase in Porch Projection**

The applicant is requesting relief to permit a maximum porch projection of 1.27 m (4.17 ft) from the established main building line, whereas the Zoning By-law permits a

maximum projection of 0.60 m (1.97 ft). This represents an additional projection of 0.67 m (2.17 ft) beyond what is permitted.

Staff's opinion remains unchanged as the proposed porch is unenclosed, well away from other residential dwellings and does not encroach into the required front yard setback.

Staff are of the opinion that the requested variance maintains the general intent and purpose of the Zoning By-law and have no concerns with the request

**Increase in Maximum Distance of the Main Building from the Established Building Line (Second Storey)**

The applicant is requesting a maximum distance of 16.67 metres (54.7 ft) from the established building line for any storey above the first, whereas the By-law permits a maximum of 14.5 metres (47.6 ft). The purpose of this regulation is to maintain a consistent streetscape by ensuring uniform building alignment, as well as to control building depth and massing relative to neighbouring dwellings. The applicant has reduced this distance from the previously proposed 17.44 metres (57.2 ft), representing an improvement of 0.77 metres (2.5 ft). Staff remain of the opinion that the proposed second storey does not disrupt the established streetscape or character of the neighbourhood and have no concerns with the requested variance.

**PUBLIC INPUT SUMMARY**

As of July 16, 2025 no additional correspondence has been received since the previous Committee of Adjustment meeting. 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**

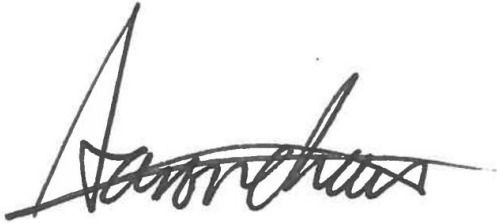
Appendix "A" – A/013/25 Conditions of Approval

Appendix "B" – Drawings

Appendix "C" – Staff Report Dated April 23, 2025

Appendix "D" – Minutes Extract

PREPARED BY:



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Aaron Chau, Planner I, East District

REVIEWED BY:



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Carlson Tsang, Senior Planner, East District

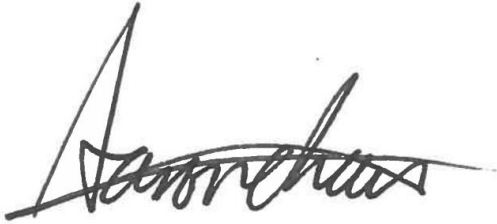
File Path: Amanda\File\ 25 110402 \Documents\District Team Comments Memo

**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/013/25**

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 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', with a large, sweeping initial 'A'.

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Aaron Chau, Planner I, East District

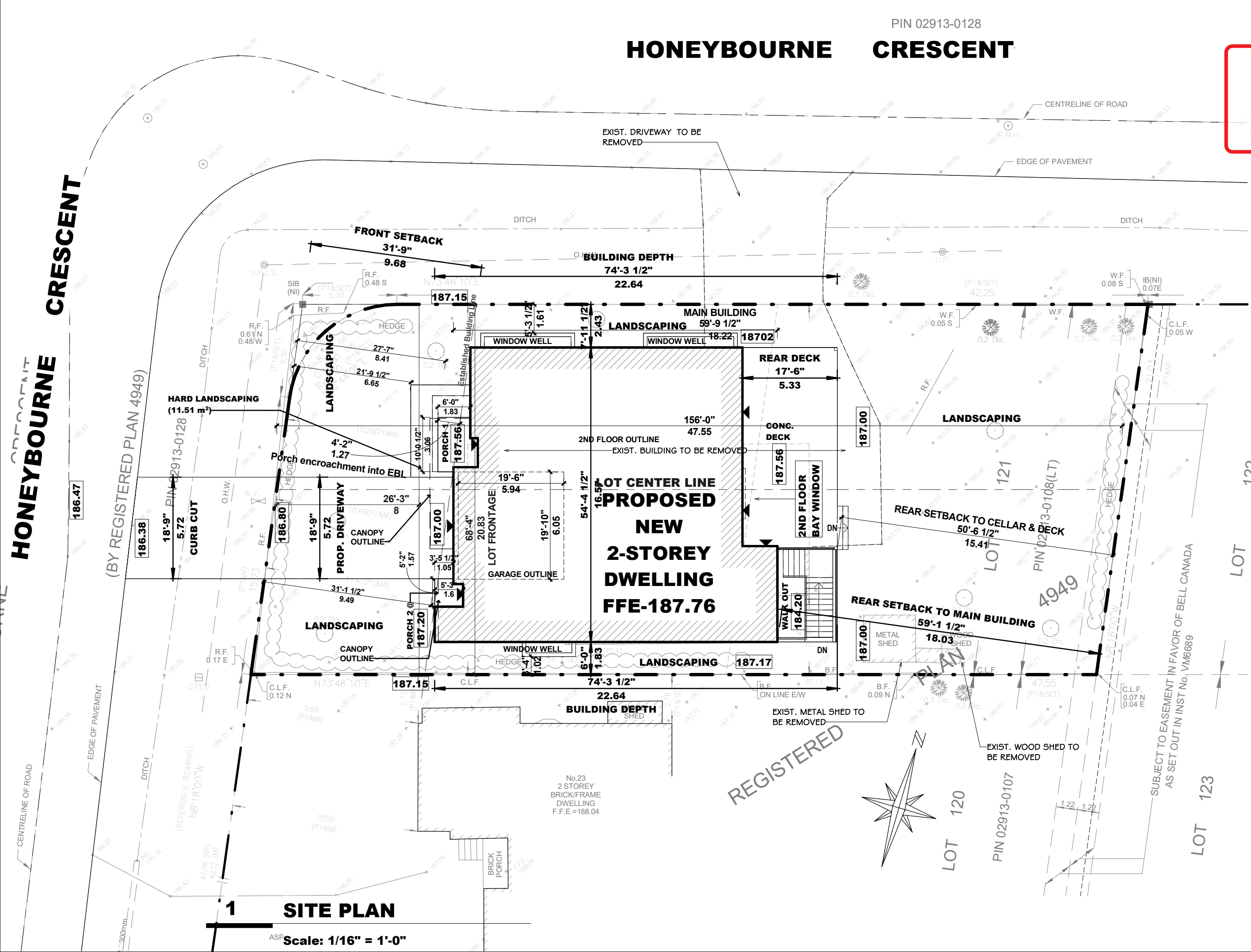
HONEYBOURNE CRESCENT

HONEYBOURNE CRESCENT

PIN 02913-0128

Appendix B

File:   
Date: 7/24/2025   
MM/DD/YYYY



Project:   
25 Honeybourne Cres.   
MARKHAM ONTARIO

Submission Chart			
No.	Date:	Issued For:	By:
1	24-10-15	ZONING REVIEW	
2	24-10-23	ZONING REVIEW	
3	25-01-08	AS PER CITY	
4	25-05-05	CLIENT REVIEW	
5	25-06-06	2ND COA	
6			
7			
8			
9			

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HYPHEN STUDIO

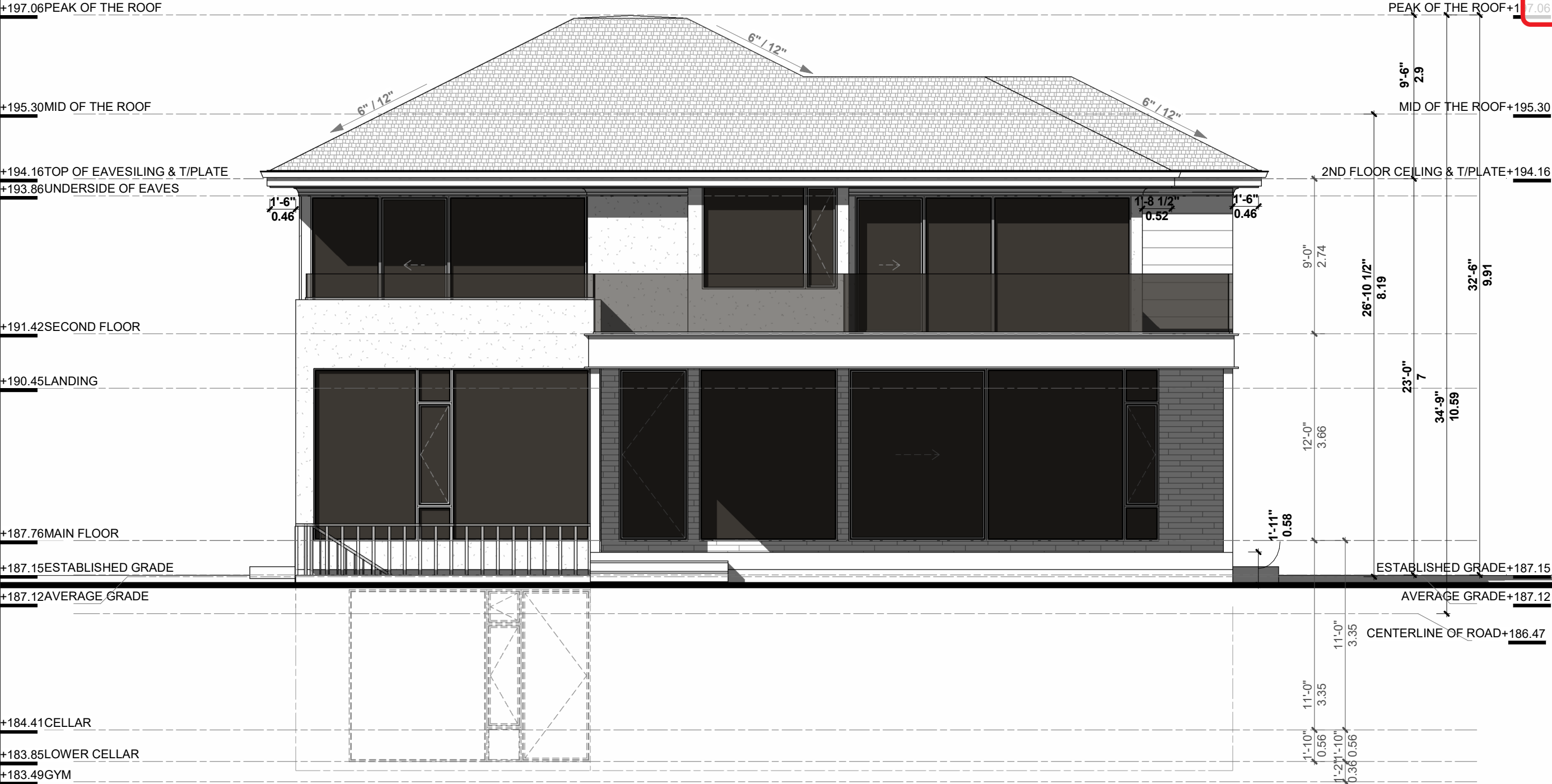
3429 Yonge St., Toronto, ON, M4N 2N1   
info@hyphenstudio.co   
(+1)647-869-9356 (+1)647-9796879

Sheet Title:   
SITE PLAN

Drawn: ARCH   
Checked: Checker   
Project No: 24-332   
Date: JUL 2024   
Scale: As indicated   
Sheet No:   
A01-00

Appendix B

File: 24-332-0000  
Date: 7/24/2025  
MM/DD/YYYY



Project: **25 Honeybourne Cres.**  
MARKHAM ONTARIO

Submission Chart			
No.	Date:	Issued For:	By:
1	24-10-02	CLIENT REVIEW	
2	24-10-15	ZONING REVIEW	
3	24-10-15	ZONING REVIEW	
4	24-10-23	ZONING REVIEW	
5	25-01-08	AS PER CITY	
6	25-05-06	CLIENT REVIEW	
7	25-06-06	2ND COA	
8			
9			

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**HYPHEN** STUDIO

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(+1)647-869-9356 (+1)647-9796879

Sheet Title: **REAR ELEVATION**

Drawn: ARCH Sheet No:  
Checked: Checker  
Project No: 24-332  
Date: JUL 2024  
Scale: 1 : 75

**A02-02**

Appendix B

File: 24-11042-000-0000

Date: 7/24/2025  
MM/DD/YYYY



1 NORTH ELEVATION

Scale: 1 : 75

Project:

25 Honeybourne Cres.  
MARKHAM ONTARIO

Submission Chart

No.	Date:	Issued For:	By:
1	24-10-02	CLIENT REVIEW	
2	24-10-15	ZONING REVIEW	
3	24-10-23	ZONING REVIEW	
4	25-01-08	AS PER CITY	
5	25-05-06	CLIENT REVIEW	
6	25-06-06	2ND COA	
7			
8			
9			

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STUDIO

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Sheet Title:

SIDE ELEVATION

Drawn: ARCH  
Checked: Checker  
Project No: 24-332  
Date: JUL 2024  
Scale: 1 : 75

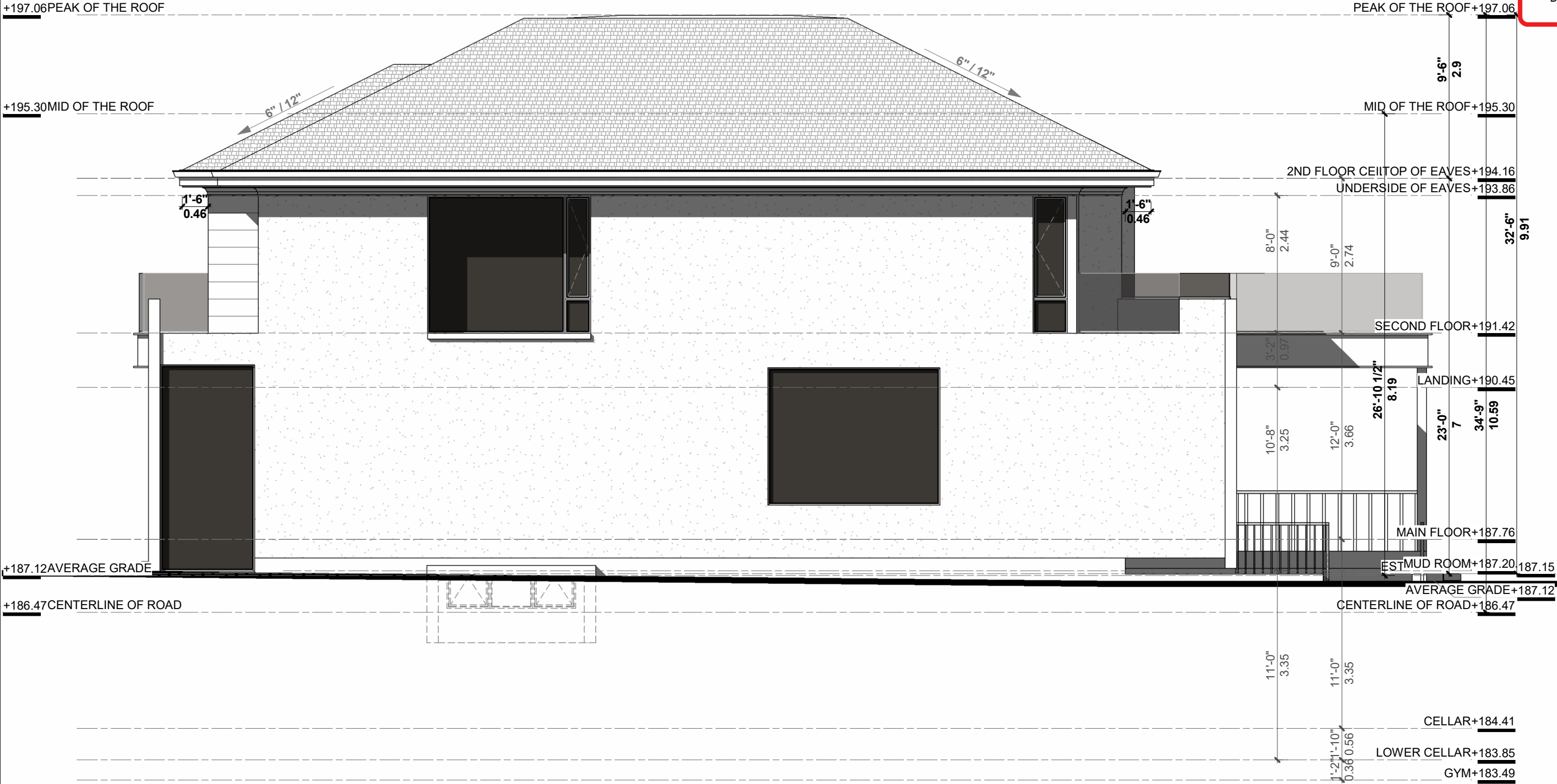
Sheet No:

A02-03



Appendix B

File: 24-11042-000-0000  
Date: 7/24/2025  
MM/DD/YYYY



Project:

**25 Honeybourne Cres.**  
MARKHAM ONTARIO

Submission Chart

No.	Date:	Issued For:	By:
1	24-10-02	CLIENT REVIEW	
2	24-10-15	ZONING REVIEW	
3	24-10-23	ZONING REVIEW	
4	25-01-08	AS PER CITY	
5	25-05-06	CLIENT REVIEW	
6	25-06-06	2ND COA	
7			
8			
9			

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**HYPHEN** STUDIO

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info@Hyphenstudio.co  
(+1)647-869-9356 (+1)647-9796879

Sheet Title:

**SIDE ELEVATION**

Drawn: ARCH  
Checked: Checker  
Project No: 24-332  
Date: JUL 2024  
Scale: 1 : 75

Sheet No:

**A02-04**

**1**

**SOUTH ELEVATION**

Scale: 1 : 75

Appendix B

File: 24-11462-000-0000  
Date: 7/24/2025  
MM/DD/YYYY

Project:  
**25 Honeybourne Cres.**  
MARKHAM ONTARIO

Submission Chart			
No.	Date:	Issued For:	By:
1	24-10-02	CLIENT REVIEW	
2	24-10-15	CLIENT REVIEW	
3	24-10-15	ZONING REVIEW	
4	24-10-23	ZONING REVIEW	
5	25-01-08	AS PER CITY	
6	25-05-06	CLIENT REVIEW	
7	25-06-06	2ND COA	
8			
9			

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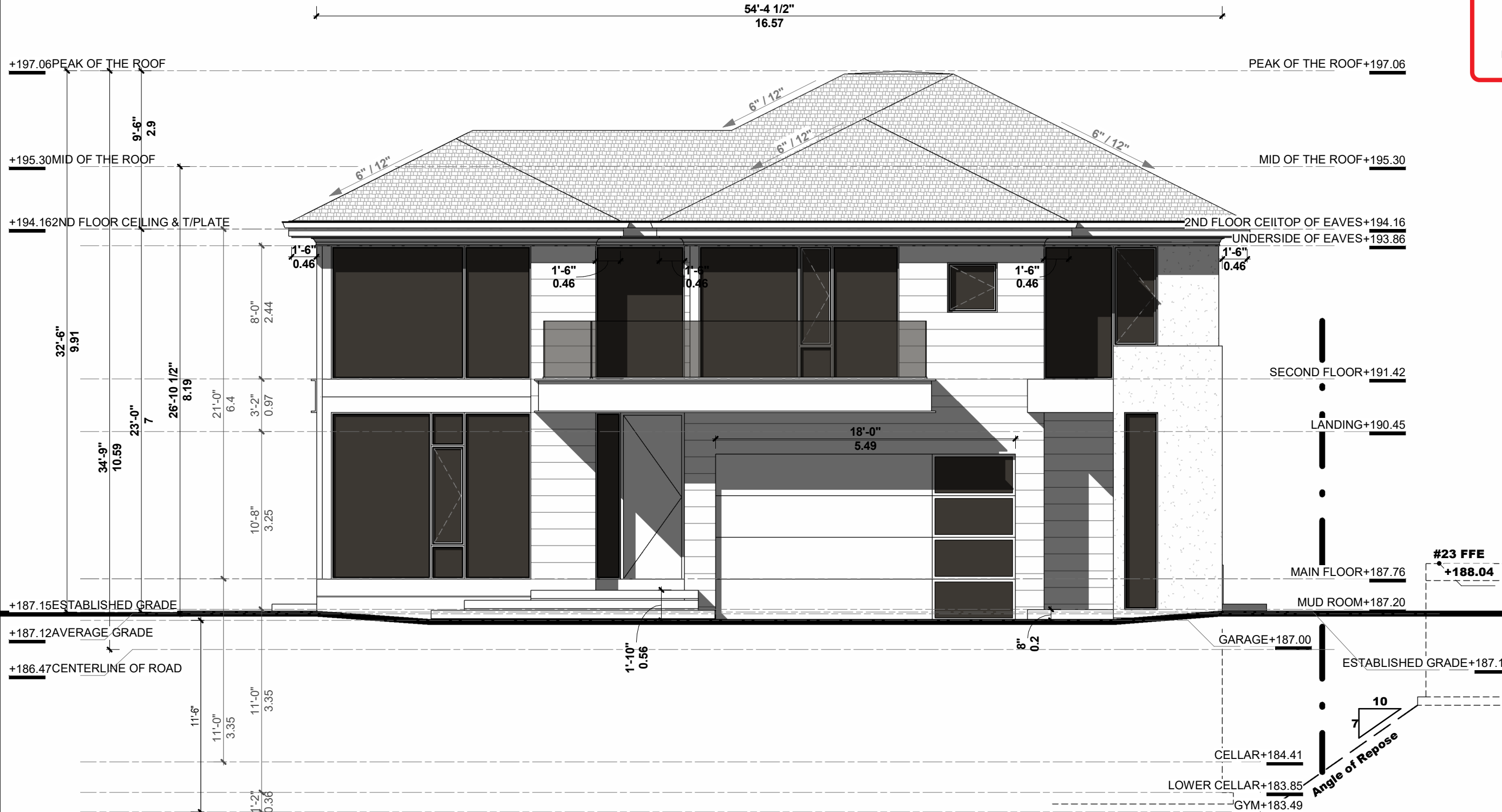
**HYPHEN** STUDIO

3429 Yonge St., Toronto, ON, M4N 2N1  
info@Hyphenstudio.co  
(+1)647-869-9356 (+1)647-9796879

Sheet Title:  
**MAIN ELEVATION**

Drawn: ARCH Sheet No:  
Checked: Checker  
Project No: 24-332  
Date: JUL 2024  
Scale: 1 : 75

**A02-01**



**1 WEST ELEVATION**

Scale: 1 : 75

## Appendix C

### Memorandum to the City of Markham Committee of Adjustment

April 23, 2025

**File:** A/013/25  
**Address:** 25 Honeybourne Crescent, Markham  
**Applicant:** Mehdy Ajvand  
**Hearing Date:** Wednesday, April 30, 2025

File: \_\_\_\_\_  
Date: **7/24/2025**  
MM/DD/YYYY

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 detached two-storey residential dwelling, to permit:

- a) **By-law 2024-19, Section 6.3.3.2(c):**  
a maximum second storey main building coverage of 24 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 1.83 metres, whereas the by-law permits a maximum projection of 0.6 metres;
- c) **By-law 2024-19, Section 6.3.3.2(j):**  
a maximum outside wall height of 7.52 metres, whereas the by-law permits a maximum outside wall height of 7 metres;
- d) **By-law 2024-19, Section 4.9.9(b):**  
two separate dwelling entrances within the same wall facing the street, whereas the by-law permits one entrance in a wall facing a street; and
- e) **By-law 2024-19, Section 6.3.2.2(e):**  
a maximum second storey distance from the established building line of 17.44 metres, whereas the by-law permits a maximum second storey distance from the established building line of 14.5 metres

### BACKGROUND

#### Property Description

The 984.71 m<sup>2</sup> (10,600 ft<sup>2</sup>) subject property is a corner lot located at the bend of Honeybourne Crescent, west of Galsworthy Drive and north of Highway 7 East. 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 one-storey single detached dwelling on the property, which according to assessment records was constructed in 1957.

#### Proposal

The applicant is proposing to construct a new two-storey single family detached dwelling with a gross floor area of 497.48 m<sup>2</sup> (5,355 ft<sup>2</sup>) and a main building depth of 18.22 m (59.77 ft). The building features two dwelling entrances on the west façade.

## **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 March 14, 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 in order 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 24% of the lot area, whereas the By-law permits a maximum of 20% for any storey above the first storey. This equates to a total second-storey coverage of 228.02 m<sup>2</sup> (2,454.5 ft<sup>2</sup>), representing an increase of 4% or approximately 38.0 m<sup>2</sup> (409.0 ft<sup>2</sup>) above what is permitted.

The building layout otherwise complies with all applicable zoning provisions—such as setbacks, lot coverage, and height—that establish the prescribed building envelope. This ensures the proposed dwelling will remain in keeping with the intended scale and character of residential infill developments in the neighbourhood. The proposed gross floor area is also consistent with the evolving infill development pattern in the area.

Furthermore, the proposed second-storey coverage is less than the first-storey coverage and thereby helps reduce the perceived massing of the upper floor in which the zoning by-law seeks to achieve.

Staff are of the opinion that the requested variance is minor, reflects the current infill development trend, and will not result in any negative impacts on the surrounding neighbourhood.

#### **Increase in Porch Projection**

The applicant is requesting relief to permit a maximum porch projection of 1.83 m (6 ft) from the established main building line, whereas the Zoning By-law permits a maximum projection of 0.60 m (1.97 ft). This represents an additional projection of 1.23 m (4.03 ft) beyond what is permitted.

The proposed porch is unenclosed, well away from other residential dwellings and does not encroach into the required front yard setback. Staff do not anticipate the porch projection will result in any adverse impact on the streetscape character. Staff are of the opinion that the requested variance maintains the general intent and purpose of the Zoning By-law and have no concerns with the request.

#### **Increase in Maximum Outside Wall Height and Maximum Second Storey Distance from Established Building Line**

The applicant is requesting relief to permit a maximum outside wall height of 7.52 m (24.67 ft), whereas the By-law permits a maximum outside wall height of 7.00 m (22.97 ft). This represents an increase of approximately 0.52 metres (1.71 ft) above what is permitted. By limiting projections above the maximum outside wall height, the By-law ensures that buildings maintain consistent overall heights and prevents rooflines from appearing disproportionate or top-heavy. The applicant is also requesting relief to permit a maximum second storey distance from the established building line of 17.44 m (57.23 ft), whereas the By-law permits a maximum second storey distance of 14.5 m (47.57 t). This represents an increase of approximately 2.94 m (9.65 ft) beyond what is permitted.

Staff are satisfied that the requested increase in maximum outside wall height and second storey distance from the established building line maintains a scale that is considered appropriate for the neighbourhood and does not present adverse impacts to the streetscape.

#### **Two Separate Dwelling Entrances**

The applicant is requesting relief to permit two separate dwelling entrances within the same wall facing the street, whereas the Zoning By-law permits a maximum of one entrance in a wall facing a street.

The intent of this provision is to preserve a consistent and unified streetscape by limiting the number of primary entrances on the front elevation of a dwelling. Multiple entrances within the same wall can result in a visual appearance more commonly associated with duplex or semi-detached dwellings, which may be out of character with the established built form in the neighbourhood. This can detract from the uniformity and single-detached identity of the streetscape.

In this case, the proposed configuration alters the perceived form and function of the dwelling, which may result in confusion or an inconsistent visual rhythm along the street frontage. Staff are of the opinion that the variance does not maintain the general intent of the Zoning By-law, and do not support this variance.

## **PUBLIC INPUT SUMMARY**

No written submissions were received as of April 25, 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.

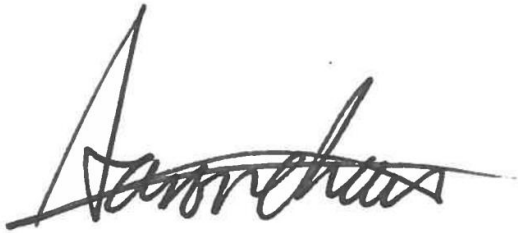
## **CONCLUSION**

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 variance requests a, b, c & e meets the four tests of the Planning Act and have no objection. Staff recommend the denial of variance d as it does not meet the four tests of the Planning Act. 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.

PREPARED BY:



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Aaron Chau, Planner I, East District

REVIEWED BY:



---

Carlson Tsang, Senior Planner, East District

File Path: Amanda\File\ 25 110402 \Documents\District Team Comments Memo

## **APPENDICIES**

Appendix "A" – A/013/25 Conditions of Approval

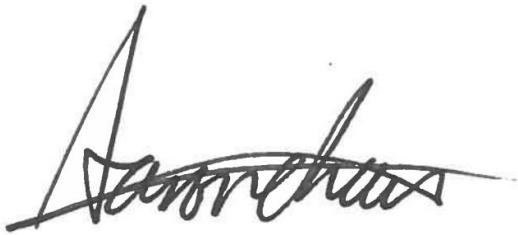
Appendix "B" – Drawings

**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/013/25**

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 14 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', with a large, sweeping initial 'A'.

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Aaron Chau, Planner I, East District

## Appendix D

File: \_\_\_\_\_

Date: **7/24/2025**

MM/DD/YYYY

**a) By-law 2024-19, Section 4.8.10.1(a):**

a porch with a depth of 1.32 metres, whereas the by-law requires a porch with a minimum depth of 1.8 metres; and

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

a minimum front yard setback of 9.92 metres, whereas the by-law requires a minimum front yard setback of 14.4 metres;

as it related to a proposed covered front porch for an existing residential dwelling.

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

Member Yan expressed that the request was minor.

Member Sampson supported the application, indicating the request was minor, and motioned for approval with conditions.

**Moved by: Patrick Sampson**

**Seconded by: Arun Prasad**

The Committee unanimously approved the application.

THAT Application **A/022/25** be **approved** subject to conditions contained in the staff report.

### Resolution Carried

#### 5.4 A/013/25

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

The applicant was 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 24 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 1.83 metres, whereas the by-law permits a maximum projection of 0.6 metres;

**c) By-law 2024-19, Section 6.3.3.2(j):**



a maximum outside wall height of 7.52 metres, whereas the by-law permits a maximum outside wall height of 7 metres;

**d) By-law 2024-19, Section 4.9.9(b):**

two separate dwelling entrances within the same wall facing the street, whereas the by-law permits one entrance in a wall facing a street; and

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

a maximum second storey distance from the established building line of 17.44 metres, whereas the by-law permits a maximum second storey distance from the established building line of 14.5 metres;

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

The agent, Mehdy Ajvand, appeared on behalf of the application.

The Committee received one written piece of correspondence.

The owner, Kevin Liang, spoke about the request for two front doors. Kevin indicated that the home was being constructed for a multi-generational family with two distinct units that would be connected and shared, but provide private living space. The second door was requested to respect cultural traditions that consider the main entrance a symbol of belonging. Having an entrance directly from the street front would provide respect, dignity and honour to the residents of both units.

Elizabeth Brown, the representative of the Markham Village Sherwood Forest Residents Association. Elizabeth reflected on the request for two front doors, wondering if a possible solution could be found by utilizing the two frontages of the corner lot. Elizabeth indicated that the second-storey coverage was considerably larger than was permitted and was not minor. Additionally, Elizabeth spoke to the policies of Section 8.2.3.5 in the Official Plan, indicating that the scale and massing of the did meet the intent of the established neighbourhoods.

Christiane Bergauer-Free, a resident of Markham, understood the desire for multi-generational homes. Christiane agreed that variances a), b), c), and e) were oversized requests, while variance d) was not permitted. The build would result in impacts on the environment and the privacy of neighbours.

Member Yan did not consider the five variances to be cumulatively minor. There were issues with the scale and massing, particularly when considering the visibility of the corner lot. Member Yan understood the need for multi-generational living, but did not agree with the second entrance, indicating that the plans presented as a semi-detached build and agreed that consideration should be given to the flexibility that the corner lot street frontage provided for a second entrance.

Member Sampson indicated that while the internal configuration of the living space was connected, having two front doors made the application seem like a duplex, which was

not permitted. This in combination with the scale and massing, made the proposal unsuitable for the area.

Member Prasad agreed with their colleagues.

The Acting Chair indicated that the entire proposal needed to be reduced to be more compatible with the neighbourhood.

Mehdy Ajvand, the agent, indicated that the irregular configuration of the lot impacted how the depth of the building was measured, that a well-articulated design was present on the flankage yard, and no side yard setbacks were required. The overall height of the building was only four inches above the permitted combined building and roof height. Care had been taken to design a house appropriate to the streetscapes of each road frontage, and moving the second door to the flankage yard would impact this design. The proposal met the general intent of the by-law, and the owner had consulted with the immediate neighbour to ensure that their concerns were considered in the design.

Member Reingold indicated that the proposal was too large and recommended that the applicant consider a deferral.

Mehdy Ajvand requested a deferral.

Member Prasad motioned for deferral.

**Moved by: Arun Prasad**  
**Seconded by: Patrick Sampson**

THAT Application **A/013/25** be **deffered sine die**.

### **Resolution Carried**

Applications B/030/24 and B/031/24 were heard concurrently with the discussion recorded under B/030/24.

## **6. PREVIOUS BUSINESS:**

### **6.1 B/030/24**

**Agent Name: Macaulay Shiomi Howson (Nick Pileggi)**  
**Major Mackenzie Drive East, Markham**  
**PLAN RP 65R33373 PTS 1 2 AND 3**

The applicant was requesting provisional consent to:

- a) sever and convey** a parcel of land with an approximate lot frontage of 12.24 metres and an approximate lot area of 0.69 ha (Part 4);