



**CITY OF MARKHAM**  
**Virtual Meeting**

**August 20, 2025**  
**7:00 pm**

**COMMITTEE OF ADJUSTMENT**

**Minutes**

The 13<sup>th</sup> regular meeting of the Committee of Adjustment for the year 2025 was held at the time and virtual space above with the following people present:

Arrival Time

Gregory Knight Chair	7:02 pm
Jeannie Reingold	7:02 pm
Sally Yan	7:02 pm
Patrick Sampson	7:02 pm

Shawna Houser, Secretary-Treasurer  
Greg Whitfield, Supervisor, Committee of Adjustment  
Derek Lutz, Development Technician

**Regrets**

Arun Prasad

**2. DISCLOSURE OF PECUNIARY INTEREST**

None

**3. APPROVAL OF PREVIOUS MINUTES: July 16<sup>th</sup>, 2025 and July 30<sup>th</sup>, 2025**

THAT the minutes of Meeting 11, of the City of Markham Committee of Adjustment, held July 16<sup>th</sup>, 2025 respectively, be:

- a) Approved on August 20, 2025.

**Moved by: Patrick Sampson**

**Seconded by: Jeannie Reingold**

THAT the minutes of Meeting 12, of the City of Markham Committee of Adjustment, held July 30<sup>th</sup>, 2025 respectively, be:

- a) Approved on August 20, 2025.

**Moved by: Patrick Sampson**  
**Seconded by: Sally Yan**

**Carried**

#### **4. REQUESTS FOR DEFERRAL and WITHDRAWAL**

##### **4.1 A/072/25 - WITHDRAWN**

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

The applicant was 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 related to a proposed parking pad for a Townhouse unit with a lane-based detached garage.

##### **4.2 A/139/22**

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

The applicant was 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 related to a proposed two-storey single detached dwelling.

Staff advised that the public notice sign had not been posted on the property within the legislated time frame, and the application was unable to proceed to the hearing.

Member Sampson motioned for deferral.

**Moved by: Patrick Sampson**  
**Seconded by: Sally Yan**

THAT Application **A/139/22** be **deferred** sine die.

**Resolution Carried**

**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 was 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 related to a basement walkout for an additional residential dwelling unit.

The agent did not attend the meeting, and it was the consensus of the Committee to defer the application until the applicant was available to participate in the discussion of the application.

Member Sampson motioned for deferral.

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

THAT Application **A/002/25** be **deferred** sine die.

**Resolution Carried**

**5.2 A/138/24**

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

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 6.3.2 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 related to a proposed two-storey residential dwelling.

The agent, Ida Evangelista, appeared on behalf of the application.

The Committee received two written pieces of correspondence.

Christiane Bergauer-Free, a Unionville resident, indicated that in their opinion the variances were not minor, and expressed concerns regarding massing, overshadowing, privacy and drainage.

Ian Free, a Unionville resident, indicated the proposal was overly large, the design did not befit the neighbourhood, and the requests were not minor.

Member Sampson indicated that the proposal positively reflected the character of other infill homes on the street.

Member Yan indicated that the size and massing of the building had been reduced; in the context of the streetscape, there were no significant impacts, and the neighbours had no objections.

Member Reingold noted the support of the staff.

The Chair indicated that through revisions, the massing and scale had been reduced, the requests were minor, and the proposal would form part of the changing streetscape.

Member Sampson motioned for approval with conditions.

**Moved by: Patrick Sampson**

**Seconded by: Sally Yan**

The Committee unanimously approved the application.

THAT Application **A/138/24** be **approved** subject to conditions contained in the staff report.

### **Resolution Carried**

#### **6. NEW BUSINESS:**

Applications A/071/25, A/073/25, A/074/25, A/075/25, A/076/25 and A/077/25 were heard concurrently with the discussion recorded under application A/071/25.

##### **6.1 A/071/25**

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

The applicant was 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 related to a proposed parking pad for a Townhouse unit with a lane-based detached garage.

The agent, David Huie, appeared on behalf of the application.

Member Sampson confirmed that the parking pad contained additional space beyond the one parking space.

Member Yan indicated the request was technical.

Member Sampson motioned for approval with conditions.

**Moved by: Patrick Sampson**  
**Seconded by: Sally Yan**

The Committee unanimously approved the application.

THAT Application **A/071/25** be **approved** subject to conditions contained in the staff report.

### **Resolution Carried**

**6.2 A/073/25**

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

The applicant was 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 related to a proposed parking pad for a Townhouse unit with a lane-based detached garage.

Member Sampson motioned for approval with conditions.

**Moved by: Patrick Sampson**  
**Seconded by: Sally Yan**

The Committee unanimously approved the application.

THAT Application **A/073/24** be **approved** subject to conditions contained in the staff report.

**Resolution Carried**

**6.3 A/074/25**

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

The applicant was 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 related to a proposed parking pad for a Townhouse unit with a lane-based detached garage.

Member Yan motioned for approval with conditions.

**Moved by: Sally Yan**  
**Seconded by: Jeamie Reingold**

The Committee unanimously approved the application.

THAT Application **A/074/24** be **approved** subject to conditions contained in the staff report.

**Resolution Carried**

**6.4 A/075/25**

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

The applicant was 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 related to a proposed parking pad for a Townhouse unit with a lane-based detached garage.

Member Yan motioned for approval with conditions.

**Moved by: Sally Yan**  
**Seconded by: Jeamie Reingold**

The Committee unanimously approved the application.

THAT Application **A/075/24** be **approved** subject to conditions contained in the staff report.

**Resolution Carried**

**6.5 A/076/25**

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

The applicant was 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 related to a proposed parking pad for a Townhouse unit with a lane-based detached garage.

Member Yan motioned for approval with conditions.

**Moved by: Sally Yan**

**Seconded by: Jeamie Reingold**

The Committee unanimously approved the application.

THAT Application **A/076/24** be **approved** subject to conditions contained in the staff report.

**Resolution Carried**

**6.6 A/077/25**

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

The applicant was 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 related to a proposed parking pad for a Townhouse unit with a lane-based detached garage.

The agent, David Huie, appeared on behalf of the application.

Member Yan motioned for approval with conditions.

**Moved by: Sally Yan**

**Seconded by: Jeamie Reingold**

The Committee unanimously approved the application.

THAT Application **A/077/25** be **approved** subject to conditions contained in the staff report.



## Resolution Carried

### 6.7 A/081/25

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

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 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 related to an existing deck located in the rear of a residential dwelling.

The owner appeared on behalf of the application.

The Committee received five written pieces of correspondence.

Svetlana Smelian, a neighbour, expressed concerns regarding overlook, noise, safety, open burning, and tree removal, and noted that the use of the structure creates nuisance impacts for neighbours.

Member Sampson noted that the deck had been in place before the current owners and indicated the request was minor.

The Chair spoke to the attendees and indicated that property standards concerns should be directed to by-law enforcement, indicating that when considering only the variance, the requests were minor.

Member Reingold agreed with the staff report, expressing that the variance met the four tests of the *Planning Act*. However, addressing the owners, Member Reingold suggested that planting some columnar evergreens to enhance privacy and buffer the noise could improve the neighbouring relationships.

Member Sampson motioned for approval with conditions.

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

The Committee unanimously approved the application.

THAT Application **A/081/25** be **approved** subject to conditions contained in the staff report.

**Resolution Carried**

**6.8 A/062/25**

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

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 6.3.2.2 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 related to a proposed front second floor addition to an existing residential dwelling.

The agent, Harjinder Singh, appeared on behalf of the application.

Member Sampson noted that the addition placed the proposed massing at the front of the home; however, the proposal complied with the maximum massing, and the requested variances were minor.

Member Yan noted the applicants were utilizing the existing footprint and that variances did not relate to massing and motioned for approval with conditions.

**Moved by: Sally Yan**

**Seconded by: Patrick Sampson**

The Committee unanimously approved the application.

THAT Application **A/062/25** be **approved** subject to conditions contained in the staff report.

**Resolution Carried**

**6.9 A/032/25**

**Agent Name: Cunha Design Consultants Ltd. (Charles Chan Wai)**  
**208 Church Street, Markham**  
**PLAN M2011 LOT 6**

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 6.3.2.2(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 related to a proposed second storey addition to an existing two-storey residential dwelling.

The agent, Charles Chan Wai, appeared on behalf of the application.

Member Reingold noted the proposal was an appropriate development of the property and motioned for approval with conditions.

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

The Committee unanimously approved the application.

THAT Application **A/032/24** be **approved** subject to conditions contained in the staff report.

**Resolution Carried**

**6.10 A/086/25**

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

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 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):**

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

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

The agent, Shenshu Zhang, appeared on behalf of the application.

The Committee received three written pieces of correspondence.

Evelyn Ellison, the president of the Ward 1 Residents Association, indicated that the connecting walkway had significant amounts of glazing, which could result in bird impacts.

Member Sampson found the configuration of the garage and driveway irregular, but expressed that the requested variances were minor.

Sally Yan left the meeting at 8:26 pm and reentered at 8:29 pm.

The Chair expressed that the design was unique and different, but appropriate and appealing for the lot, meeting the owners' needs, and was an unassuming use of land considering the size of the parcel.

Member Yan had concerns that the long driveway resulted in a loss of open space between the houses, but noted the applicant was trying to work with the existing trees and topography of the lot, and sufficient landscaped areas were present on the property. Member Yan also noted that the overall development of the parcel would be smaller in scale relative to other properties in the immediate area and motioned for approval with conditions.

**Moved by: Sally Yan**

**Seconded by: Patrick Sampson**

The Committee unanimously approved the application.

THAT Application **A/086/25** be **approved** subject to conditions contained in the staff report.

**Resolution Carried**

**6.12 A/079/25**

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

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 6.3.2.2 (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 related to a proposed two-storey residential dwelling.

The agent, Addison Milne-Price, appeared on behalf of the application.

Member Sampson agreed with the staff report, indicating that it was an appropriate design for the property.

Member Yan noted the requests related to the orientation of the house on the lot and were not related to performance standards, and expressed that the variances were minor and met the four tests of the Planning Act.

Member Sampson motioned for approval with conditions.

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

The Committee unanimously approved the application.

THAT Application **A/079/25** be **approved** subject to conditions contained in the staff report.

**Resolution Carried**

**6. Adjournment**

**Moved by: Patrick Sampson**

**Seconded by: Jeamie Reingold**

THAT the virtual meeting of the Committee of Adjustment was adjourned at 8:43 pm, and the next regular meeting would be held on September 10, 2025.

**CARRIED**

Signed  
September 10, 2025  
Secretary-Treasurer  
Committee of Adjustment

Signed  
September 10, 2025  
Chair  
Committee of Adjustment