



Committee of Adjustment Agenda

COMMITTEE OF ADJUSTMENT AGENDA
Wednesday, September 24, 2025

7:00pm
Virtual Meeting

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. APPROVAL OF PREVIOUS MINUTES
4. REQUESTS FOR DEFERRAL
5. PREVIOUS BUSINESS:

5.1 B/032/23

Agent Name: Cantam Group LTD. (Yaso Somalingam)
44 Rouge Street, Markham
PLAN 173 BLK L LOT 12

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 15.09 metres (49.50 feet) and an approximate lot area of 454.90 square metres (4,896.36 square feet) (Part 1); and
- b) **retain** a parcel of land with an approximate lot frontage of 15.03 metres (49.31 feet) and an approximate lot area of 454.0 square metres (4,886.67 square feet) (Part 2).

This application proposes to sever the Subject Property to create one (1) new residential lot.

This application is related to Minor Variance applications A/154/23 and A/155/23.

(Heritage District, Ward 4)

5.2 A/154/23

Agent Name: Cantam Group LTD. (Yaso Somalingam)
44 Rouge Street, Markham
PLAN 173 BLK L LOT 12

The applicant is requesting relief from the requirements of By-law 1229, as amended, to permit the following:



Committee of Adjustment Agenda

- a) **By-law 1229, Section 11.2 (c) (i):**
a porch with stairs to encroach 20 inches into a required yard, whereas the by-law permits a maximum encroachment of 18 inches;
- b) **By-law 1229, Table 11.1:**
a minimum lot area of 4896.36 square feet, whereas the by-law requires a minimum lot area of 6600 square feet;
- c) **By-law 1229, Table 11.1:**
a lot frontage of 49.50 feet, whereas the by-law requires a minimum lot frontage of 60 feet; and
- d) **By-law 1229, Amending By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 47.93 percent, whereas the by-law permits a maximum floor area ratio of 45 percent;

as it relates to a proposed two-storey residential dwelling on the severed lot.

(Heritage District, Ward 4)

5.3 A/155/23

Agent Name: Cantam Group LTD. (Yaso Somalingam)
44 Rouge Street, Markham
PLAN 173 BLK L LOT 12

The applicant is requesting relief from the requirements of By-law 1229, as amended, to permit the following:

- a) **By-law 1229, Table 11.1:**
a minimum lot area of 4886.67 square feet, whereas the by-law requires a minimum lot area of 6600 square feet;
- b) **By-law 1229, Table 11.1:**
a lot frontage of 49.31 feet, whereas the by-law requires a minimum lot frontage of 60 feet;
- c) **By-law 1229, Amending By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 47.75 percent, whereas the by-law permits a maximum floor area ratio of 45 percent; and
- d) **Section 1.2(ii), Amending By-law 99-90 Section 1.2(iii):**
a maximum building depth of 17.48 metres, whereas the by-law permits a maximum building depth of 16.8 metres;



Committee of Adjustment Agenda

as it relates to proposed modifications to the existing dwelling on the retained lot.

(Heritage District, Ward 4)

5.4 A/060/25

Agent Name: Henry Chiu Architect Ltd (Henry Chiu)
2 Country Estates Drive, Markham
PLAN M1962 LOT 41

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- a) **By-law 2024-19, Section 6.3.2.2 (C) SP (xiv):**
a maximum combined main building coverage of 755 square metres, whereas the by-law permits a maximum combined main building coverage of 500 square metres;
- b) **By-law 2024-19, Section 6.3.2.2 F):**
a minimum front yard setback of 14.9 metres, whereas the by-law requires a minimum front yard setback of 23.55 metres;
- c) **By-law 2024-19, Section 6.3.2.2 (J):**
a maximum outside wall height of 8.45 metres, whereas the by-law permits a maximum outside wall height of 7 metres; and
- d) **By-law 2024-19, Section 4.9.9 b):**
more than one dwelling unit entrance facing a street, whereas the by-law permits one dwelling unit entrance facing a street;

as it relates to a proposed two-storey south side addition to the existing two-storey residential dwelling to accommodate an additional dwelling unit.

(Central District, Ward 6)

6. NEW BUSINESS:

6.1 A/111/25

Agent Name: Macaulay Shiomi Howson (Nick Pileggi)
8050 Woodbine Avenue, Markham
R2841 PTS 2,3 & 15

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



Committee of Adjustment Agenda

a) **By-law 28-97, Section 3.0:**

a minimum of 250 parking spaces, whereas the by-law requires a minimum of 334 parking spaces;

b) **By-law 177-96, Section 6.21:**

mechanical units and platforms located approximately 3.0 metres from the Highway 407 streetline, whereas the by-law requires all buildings and structures to be located no closer than 14.0 metres from the highway 407 streetline;

as it relates to the internal expansion of office space in an existing industrial building.

This application is related to A/141/24 which has been approved.

(West District, Ward 8)

6.2 A/106/25

**Agent Name: Kris He
5328 Highway 7, Markham
PL 3965 LT 8 9 ROW 65R7143 PTS 2 4**

The applicant is requesting relief from the requirements of By-law 1229, as amended, to permit the following:

a) **By-law 1229, Amending By-law 326-82, Section 1.2)(b):**

a recreational establishment, whereas the by-law does not permit a recreational establishment use;

as it relates to a proposed recreational club.

(East District, Ward 4)

6.3 A/103/25

**Agent Name: Malone Given Parsons Ltd (Ms. Emily Grant)
133 - 137 Beaverbrae Drive, Markham
65M4837 PT BLOCK 303**

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

a) **By-law 177-96, Section 7.642.2b):**

a minimum lot frontage of 6.1 metres per unit on an interior lot, whereas the by-law requires a minimum lot frontage of 7.0 metres per unit on an interior lot;



Committee of Adjustment Agenda

as it relates to 3 townhouse lots located within Block 303 on PLAN 65M-4837.

(Central District, Ward 2)

6.4 A/099/25

Agent Name: Gatzios Planning + Development Consultants Inc. (James Koutsovitis)

**27 Balance Crescent, 29 Balance Crescent, 31 Balance Crescent, 33 Balance Crescent, 12 Tranquility Crescent, Markham
65M4824 LOTS 1, 2, 3, 4, and 59**

The applicant is requesting relief from the requirements of By-law 177-96, as as further amended by By-law 2020-66, to permit the following:

Lot 1 - 27 Balance Crescent

a) By-law 177-96, Section 7.609.2 d):

a maximum garage width of 9.8 metres, whereas the by-law permits a maximum garage width of 6.4 metres;

Lot 2 - 29 Balance Crescent

b) By-law 177-96, Section 7.609.2 d):

a maximum garage width of 9.8 metres, whereas the by-law permits a maximum garage width of 6.4 metres;

Lot 3 - 31 Balance Crescent

c) By-law 177-96, Section 7.609.2 d):

a maximum garage width of 9.8 metres, whereas the by-law permits a maximum garage width of 6.4 metres;

Lot 4 - 33 Balance Crescent

d) By-law 177-96, Section 7.609.2 d):

a maximum garage width of 9.8 metres, whereas the by-law permits a maximum garage width of 6.4 metres; and

Lot 59 - 12 Tranquility Crescent

e) By-law 177-96, Section 7.609.2 d):

a maximum garage width of 9.8 metres, whereas the by-law permits a maximum garage width of 6.4 metres;

as it relates to a proposed three-car garage for five detached dwellings within a Registered Plan of Subdivision (65M-4824).

(Central District, Ward 6)



Committee of Adjustment Agenda

6.5 A/092/25

Agent Name: Cornell Rouge Development Corporation
655 Cornell Centre Boulevard, 627 Cornell Centre Boulevard, 619 Cornell Centre Boulevard, 24 Countryside Street, 20 Countryside Street, and 16 Countryside Street, Markham
PLAN 65M3888 BLK 339, PLAN 65M4545 LOTS 2, 6, 9, 11, and 13

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

Part of Block 21, Parts 1 to 8 (Townhouse Lots)

a) By-law 177-96, Section 7.190.2(i):

a minimum front yard setback of 2.0 metres, whereas the by-law requires a minimum front yard setback of 3.0 metres;

Lot 9 (Single Detached Lot) – 24 Countryside Street

b) By-law 177-96, Section 7.192.1a)iv):

a maximum rear yard setback to the attached garage of 1.43 metres, whereas the by-law permits a maximum rear yard setback to the attached garage up to 1.2 metres;

c) By-law 177-96, Section 5.1, Table B2(D):

a minimum exterior side yard setback of 1.7 metres, whereas the by-law requires a minimum exterior side yard setback of 2.4 metres; and

Lots 2, 6, 11 & 13 (Single Detached Lots) – 619 & 627 Cornell Centre Boulevard and 16 & 20 Countryside Street

d) By-law 28-97, Section 3.0, Table A:

a minimum of 1 parking space per dwelling unit, whereas, the by-law requires a minimum of 2 parking spaces for the main dwelling unit and one parking space for each additional dwelling unit;

as it relates to 8 proposed townhouse dwellings (Part of Block 21) and 5 proposed single detached dwellings located within Plan 65M-4545.

(East District, Ward 5)

6.6 A/027/25

Agent Name: Prohome Consulting Inc (Vincent Emami)
21 Ovida Boulevard, Markham
PLAN 3252 S PT LOT 30



Committee of Adjustment Agenda

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- a) **By-law 2024-19, Section 6.3.2.1 (c)(xvi):**
a combined main building coverage of 601.36 square metres, whereas the by-law permits a maximum combined main building coverage of 500 square metres;
- b) **By-law 2024-19, Section 6.3.2.2 (j):**
a maximum outside wall height of 7.37 metres, whereas the by-law permits a maximum outside wall height of 7.0 metres;
- c) **By-law 2024-19, Section 6.2.1 (b):**
a roof structure with a pitch of less than 25 degrees to project 1.88 metres beyond the maximum outside wall height, whereas the by-law permits a roof structure to project a maximum outside wall height of 1.0 metres;
- d) **By-law 2024-19, Section 6.3.2.2 (L):**
a maximum garage door width of 4.88 metres or 60 percent of the building facade, whereas the by-law permits a maximum garage door width of 50 percent of the building facade; and
- e) **By-law 2024-19, Section 4.8.8 (c)(ii):**
a balcony to project 4.6 metres from the main wall, whereas the by-law permits a maximum balcony projection of 1.8 metres;

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

(East District, Ward 4)

6.7 A/045/25

**Agent Name: Prohome Consulting Inc (Vincent Emami)
67 Sciberras Road, Markham
PLAN 7566 LOT 311**

The applicant is requesting relief from the requirements of By-law 2024-19, as amended, to permit the following:

- a) **By-law 2024-19, Section 6.3.2.2 c):**
a maximum second storey main building coverage of 24.64 percent, whereas the by-law permits a maximum main building coverage for the second storey of 20 percent of the lot area;



Committee of Adjustment Agenda

- b) **By-law 2024-19, Section 6.3.2.2 E):**
a maximum second storey main building distance from the established building line of 16.4 metres, whereas the by-law permits a maximum distance from the established building line of 14.5 metres;
- c) **By-law 2024-19, Section 6.3.2.2 I):**
a minimum combined interior side yard setback of 3.69 metres, whereas the by-law requires a minimum combined interior side yard setback of 4.0 metres;
- d) **By-law 2024-19, Section 4.8.10.1 a):**
a minimum front porch depth of 1.37 metres, whereas the by-law requires a minimum front porch depth of 1.8 metres;
- e) **By-law 2024-19, Section 4.8.10 d)(iii):**
a porch and underground cold cellar to project 0.82 metres beyond the established building line, whereas the by-law permits a maximum projection beyond the established building line of 0.6 metres; and
- f) **By-law 2024-19, Section 4.8.10(d)(iv):**
stairs used to access a porch to project 0.83 metres beyond the permitted porch encroachment, whereas the by-law permits stairs used to access a porch to project a maximum of 0.45 metres beyond the permitted porch encroachment;

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

(Central District, Ward 3)

7. ADJOURNMENT:

7.1 Next Meeting, September 24, 2025

7.2 Adjournment