



CITY OF MARKHAM
Virtual Meeting

September 10, 2025
7:00 pm

COMMITTEE OF ADJUSTMENT

Minutes

The 14th 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	7:08 pm
Jeamie Reingold	7:08 pm
Arun Prasad	7:08 pm
Patrick Sampson	7:08 pm

Shawna Houser, Secretary-Treasurer
Greg Whitfield, Supervisor, Committee of Adjustment
Michelle Chen, Development Technician

Regrets

Sally Yan

2. DISCLOSURE OF PECUNIARY INTEREST

None

3. APPROVAL OF PREVIOUS MINUTES: August 20th, 2025

THAT the minutes of Meetings 13, of the City of Markham Committee of Adjustment, held August 20th, 2025 respectively, be:

- a) Approved on September 10th, 2025.

Moved by: Patrick Sampson

Seconded by: Arun Prasad

Carried

4. REQUESTS FOR DEFERRAL: None

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b) By-law 2024-19, Section 4.9.9(d): Withdrawn

~~an unobstructed path of travel to an additional dwelling unit of 0.91 metres, whereas the by-law requires a minimum clear path of travel of 1.2 metres;~~

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

The agent, Tanvir Rai, appeared on behalf of the application, indicating that they had relocated the entrance, window, and utilities to other areas of the property and were withdrawing variance **(b)**.

Member Sampson noted that the applicant had addressed the Committee's previous safety concerns by withdrawing variance **(b)** and moving the obstructions from the path of travel, and indicated that variance **(a)** was minor.

Member Sampson motioned for approval with conditions.

Moved by: Patrick Sampson
Seconded by: Arun Prasad
Opposed: Jeamie Reingold

The majority of the Committee approved the application.

THAT Application **A/002/25** be **approved** subject to conditions contained in the staff report.

Resolution Carried

5.2 A/042/25

Agent Name: Prohome Consulting Inc. (Vincent Emami)
7 Worsley Court, Markham
PLAN 7566 LOT 172

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 c):

a maximum second storey main building coverage of 23.91 percent, whereas the by-law permits a maximum second storey main building coverage of 20 percent; and

b) By-law 2024-19, Section 6.3.2.2 i):

a minimum combined interior side yard setback of 4.2 metres, whereas the by-law requires a minimum combined interior side yard setback of 5.03 metres;

as it relates to a proposed two storey detached dwelling.

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

The Committee received three written pieces of correspondence.

Christianne Bergauer-Free did not support the application, indicating the build would have negative impacts on privacy, the existing vegetation, traffic, noise and infrastructure.

Ian Free expressed that the build would impact the immediate neighbourhood, as it did not conform to the Official Plan policies and did not meet the intent of the by-law. Additionally, it would affect the existing tree in the front yard.

Member Reingold indicated they would always prefer that the side yard setbacks be respected; however, they were mindful of the staff comments that the requests would not adversely affect the neighbours and expressed that they could align with the staff recommendations.

Member Prasad confirmed the immediate neighbours continued to support the application.

Member Reingold motioned for approval with conditions.

Moved by: Jeamie Reingold

Seconded by: Arun Prasad

The Committee unanimously approved the application.

THAT Application **A/042/25** be **approved** subject to conditions contained in the staff report.

Resolution Carried

6. NEW BUSINESS:

6.1 A/038/25

Agent Name: KLM Planning Partners Inc. (Marshall Smith)
26 Laidlaw Boulevard, Markham

PLAN 7564 LOT 9 LOT 10

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 9.4.2.1:

a restaurant as an accessory use to the existing industrial use, whereas the by-law does not permit a restaurant use;

as it relates to the proposed accessory use of a dine-in restaurant to the primary frozen food manufacturing use.

The agent, Courtney Fish, appeared on behalf of the application and requested removal of the Metrolinx condition.

The Chair requested further information from staff regarding the Metrolinx condition.

Greg Whitfield indicated that the applicant could contact Metrolinx to determine what would be required to clear the condition.

Member Sampson motioned for approval with conditions,

Moved by: Patrick Sampson

Seconded by: Arun Prasad

The Committee unanimously approved the application.

THAT Application **A/038/25** be **approved** subject to conditions contained in the staff report.

Resolution Carried

6.2 A/026/25

Agent Name: Gagnon Walker Domes Ltd. (Richard Domes)

50 Esna Park Drive, Markham

CON 4 PT LT 4 65R2181 PT 2 65R2215 PT 1

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 9.4.1.1:

a financial institution, banquet hall, trade and convention centre, childcare centre, recreational fitness centre, business office, restaurant, and minor local entertainment centre, whereas the by-law does not permit these specific uses;

as it relates to site specific uses otherwise not permitted on the subject lands.

Member Reingold indicated that the proposed uses were appropriate for the development of the property.

Member Sampson motioned for approval with conditions.

Moved by: Patrick Sampson
Seconded by: Jeamie Reingold

The Committee unanimously approved the application.

THAT Application **A/026/25** be **approved** subject to conditions contained in the staff report.

Resolution Carried

6.3 A/063/25

Agent Name: The Spruce Tree Interiors and Contracting (Diane Powers)
60 Apricot Street, Thornhill
PLAN M1319 LOT 41

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 4.8.2.1 a):**
a maximum height of 5.6 metres for a detached private garage not accessed by a lane, whereas the by-law permits a maximum height of 4.5 metres for a detached private garage not accessed by a lane;

as it relates to renovations to the existing detached garage.

The agent, Diane Powers, appeared on behalf of the application. The agent confirmed that their client will enter into the agreement with Metrolinx.

Member Reingold motioned for approval with conditions.

Moved by: Jeamie Reingold
Seconded by: Arun Prasad

The Committee unanimously approved the application.

THAT Application **A/063/25** be **approved** subject to conditions contained in the staff report.

Resolution Carried

6.4 A/091/25

Agent Name: Four Seasons Sunrooms (Nour Elgendy)

**16 Summerfeldt Crescent, Markham
PLAN M1441 LOT 140**

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 I):**
a minimum interior side yard setback of 1.5 metres, whereas the by-law requires a minimum interior side yard setback of 1.8 metres; and
- b) **By-law 2024-19, Section 6.3.2.I):**
a minimum combined interior side yard setback of 3.33 metres, whereas the by-law requires a minimum combined interior side yard setback of 4.0 metres;

as it relates to a proposed single storey rear sunroom addition.

The agent, Stephen Antoniadis, appeared on behalf of the application.

Member Prasad motioned for approval with conditions.

Moved by: Arun Prasad

Seconded by: Patrick Sampson

The Committee unanimously approved the application.

THAT Application **A/091/25** be **approved** subject to conditions contained in the staff report.

Resolution Carried

6.5 A/052/25

**Agent Name: MOHAMMAD TOURANI
144 Snowshoe Crescent, Thornhill
PLAN M1412 PT LOT 270 RS66R6241 PART 11**

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 minimum interior east side yard stair setback of 0.71 metres, whereas the by-law requires a minimum interior side yard stair setback of 1.2 metres; and
- b) **By-law 2024-19; Section 4.8.9.2 (a)(i):**
a minimum 0.71 metre landscape strip width made up of soft landscaping abutting the north interior side lot line, whereas the by-law requires a minimum 1.5 metre landscape strip width made up of soft landscaping abutting interior side lot lines;

as it relates to the existing side entrance.

The owner, Elaheh Rezaei, appeared on behalf of the application, explaining that the condition existed before they purchased the home and the basement was now used as an additional residential unit, but also had access through the primary floor residence.

Member Prasad, for the safety of the residents, indicated it was not possible to approve variances without safe emergency access to the additional residential unit.

The Chair expressed that the reduced setbacks would create negative grading and drainage impacts for the adjacent property and increase potential health and safety risks for first responders and current and future residents, and agreed that the application was not in the interest of the public and could not be supported.

Member Prasad motioned to deny the application.

Moved by: Arun Prasad

Seconded by: Patrick Sampson

The Committee unanimously denied the application.

THAT Application **A/052/25** be **denied**.

Resolution Carried

6.6 A/084/25

Agent Name: Aleksandar Markovic
76 Highland Park Boulevard, Thornhill
PLAN 2446 LOT 153

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 6.3.2.2.1:**
a minimum west side yard setback of 1.52 metres and a minimum combined interior side yard setback on both sides of 3.36 metres, whereas the by-law requires a minimum side yard setback of 1.8 metres and a minimum combined interior side yard setback on both sides of 4.00 metres;
- b) **By-law 2024-19, Section 6.2.1b):**
a maximum roof projection of 2.54 metres above the maximum outside wall height, whereas the by-law permits a roof structure with a pitch of less than 25 degrees to project a maximum of 1 metre above the maximum outside wall height;
- c) **By-law 2024-19, Section 6.3.2.2.c:**

a maximum main building coverage of 24 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;

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

The agent, Aleksandar Markovic, appeared on behalf of the application.

Member Reingold disagreed with the reduced side yard setbacks and indicated that the other variance requests were reflective of the development of the area.

Member Sampson disagreed with both the side yard setback and the massing of the second storey.

Member Prasad asked if the applicant could agree to increase the side yard setbacks and reduce the second-floor coverage.

The applicant indicated the variance requests could be reduced; however, the exact reduction could not be determined at the meeting.

The Chair recommended the application be deferred and the applicant return with new drawings after conferring with their client.

Member Prasad motioned for deferral.

Moved by: Arun Prasad

Seconded by: Jeamie Reingold

THAT Application **A/084/24** be **deferred** sine die.

Resolution Carried

Applications B/003/25, A/049/25, A/051/25, B/004/25, and A/051/25 were heard concurrently with the discussion recorded under application B/003/25.

6.7 B/003/25

Agent Name: Anison & Associates (Tanya Roman)
21 Riverview Avenue, Markham
PLAN 4365 LOT 12

The owner was requesting provisional consent to:

- a) sever and convey** a parcel of land (Part 2) with an approximate lot width of 11.60 metres and an approximate lot area of 464.41 square metres; and
- b) retain a parcel of land** (Part 1) with an approximate lot width of 22.80 metres and an approximate lot area of 916.26 square metres.

The purpose of this application was to sever and convey a portion of 21 Riverview Avenue (Part 2) with the intent to merge this parcel with the severed portion of 23 Riverview Avenue (Part 3) to facilitate the creation of one new residential lot.

This application was related to Consent application B/004/25 and Minor Variance applications A/049/25, A/050/25 and A/051/25 which were reviewed concurrently.

The agent, Tanya Roman, appeared on behalf of the application.

The Committee received three written pieces of correspondence.

Tupper Wheatley, an area resident, spoke in support of the application.

Member Sampson asked how the application differed from the previously refused application.

Tanya Roman indicated that the lot area and frontage were larger in this application.

Member Prasad motioned for approval with conditions.

Moved by: Arun Prasad

Seconded by: Jeamie Reingold

The Committee unanimously approved the application.

THAT Application **B/003/25** be **approved** subject to conditions contained in the staff report.

Resolution Carried

6.8 A/049/25

Agent Name: Anison & Associates (Tanya Roman)
21 Riverview Avenue, Markham
PLAN 4365 LOT 13

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 a):**
a minimum lot frontage of 22.6 metres, whereas the by-law requires a lot frontage the greater of 23.0 metres or the average lot frontage of the two neighbouring lots;

as it relates to the creation of a new residential lot.

This application was associated with Consent applications B/003/25 and B/004/25 as well as Minor Variance applications A/050/25 and A/051/25 which were under review concurrently.

Member Sampson motioned for approval with conditions.

Moved by: Patrick Sampson
Seconded by: Jeamie Reingold

The Committee unanimously approved the application.

THAT Application **A/049/25** be **approved** subject to conditions contained in the staff report.

Resolution Carried

6.9 A/051/25

Agent Name: Anison & Associates (Tanya Roman)
21 Riverview Avenue, Markham
PLAN 4365 LOT 13

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 a):**
a minimum lot frontage of 22.6 metres, whereas the by-law requires a lot frontage the greater of 23.0 metres or the average lot frontage of the two neighbouring lots;

as it relates to the creation of a new residential lot.

This application was associated with Consent applications B/003/25 and B/004/25 as well as Minor Variance applications A/049/25 and A/050/25 which were under review concurrently.

Member Sampson motioned for approval with conditions.

Moved by: Patrick Sampson
Seconded by: Jeamie Reingold

The Committee unanimously approved the application.

THAT Application **A/051/25** be **approved** subject to conditions contained in the staff report.

Resolution Carried

6.10 B/004/25

Agent Name: Anison & Associates (Tanya Roman)
23 Riverview Avenue, Markham
PLAN 4365 LOT 12

The owner was requesting provisional consent to:

- a) **sever and convey** a parcel of land (Part 3) with an approximate lot width of 11.26 metres and an approximate lot area of 450.84 square metres; and
- b) **retain** a parcel of land (Part 4) with an approximate lot width of 22.86 metres and an approximate lot area of 912.48 square metres.

The purpose of this application was to sever and convey a portion of 23 Riverview Avenue (Part 3) with the intent to merge this parcel with the severed portion of 21 Riverview Avenue (Part 2) to facilitate the creation of one new residential lot.

This application was related to Consent application B/003/25 and Minor Variance applications A/049/25, A/050/25 and A/051/25 which were under review concurrently.

Member Sampson motioned for approval with conditions.

Moved by: Patrick Sampson
Seconded by: Jeamie Reingold

The Committee unanimously approved the application.

THAT Application **B/004/25** be **approved** subject to conditions contained in the staff report.

Resolution Carried

6.11 A/050/25

Agent Name: Anison & Associates (Tanya Roman)
23 Riverview Avenue, Markham
PLAN 4365 LOT 12

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 a):**
a minimum lot frontage of 22.6 metres, whereas the by-law requires a lot frontage the greater of 23.0 metres or the average lot frontage of the two neighbouring lots;

as it relates to the creation of a new residential lot.

This application was associated with Consent applications B/003/25 and B/004/25 as well as Minor Variance applications A/049/25 and A/051/25 which were under review concurrently.

Member Sampson motioned for approval with conditions.

Moved by: Patrick Sampson
Seconded by: Jeamie Reingold

The Committee unanimously approved the application.

THAT Application **A/050/25** be **approved** subject to conditions contained in the staff report.

Resolution Carried

7. Adjournment

Moved by: Jeamie Reingold
Seconded by: Arun Prasad

THAT the virtual meeting of the Committee of Adjustment was adjourned at 8:36 pm, and the next regular meeting would be held on September 24, 2025.

CARRIED

Signed on
September 24, 2025
Secretary-Treasurer
Committee of Adjustment

Signed on
September 24, 2025
Chair
Committee of Adjustment