



CITY OF MARKHAM
Virtual Meeting

October 29, 2025
7:00 pm

COMMITTEE OF ADJUSTMENT

Minutes

The 17th 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

Arun Prasad, Chair	7:00 pm
Jeannie Reingold, Vice Chair	7:00 pm
Joe Caricari	7:00 pm
Sheng Huang	7:00 pm
John Tidball	7:00 pm

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

Regrets

Bowie Leung

2. DISCLOSURE OF PECUNIARY INTEREST

None

3. APPROVAL OF PREVIOUS MINUTES: October 15th, 2025

THAT the minutes of Meetings 16, of the City of Markham Committee of Adjustment, held October 15th, 2025 respectively, be:

- a) Approved on October 29th, 2025.

Moved by: Joe Caricari

Seconded by: Jeannie Reingold

Carried

4. REQUESTS FOR DEFERRAL: None

5. PREVIOUS BUSINESS:

5.1 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 33.33 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maximum building height of 25 feet and 11.5 inches, whereas the by-law permits a maximum building height of 25 feet; (withdrawn)~~

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

The agent, Mengdi Zhen, appeared on behalf of the application.

The Committee received four written pieces of correspondence.

Dan O'Kopniak, a neighbour, indicated the proposal would create adverse impacts that would limit the enjoyment of their property. The height and massing of the proposal would impact the available sunlight, drainage, and boundary trees.

Elizabeth Brown, Committee of Adjustment representative for the Markham Village Sherwood Forest Residents Association, was concerned with the height and massing and asked how the house would relate to the neighbourhood.

Ian Free, a neighbour, did not support the application, indicating that it did not meet the intent to provide diversity of building forms, that the massing was greater than appropriate for the lot, and that coverage was higher than would currently be allowable.

Christiane Bergauer-Free, a neighbour, opposed the application, indicating that the proposed building would impact existing trees, reduce privacy, and create drainage impacts. The application did not meet the four tests of the Planning Act and was not reflective of the original neighbourhood.

Mengdi Zhen addressed drainage comments from neighbours, indicating that the grading and drainage plan would be finalized during the building permit stage.

Member Reingold stated that, although the numbers were high, they did not appear unacceptable. However, Member Reingold expressed that the design provided no relief to the adjacent properties and lacked the character of the neighbourhood.

Member Tidball asked how the house would present if both variances were withdrawn.

Member Caricari indicated that the variances needed to be assessed as presented under the appropriate by-law; the applicant had removed the height variance and supported the requested lot coverage.

The Chair agreed that the application had to be considered under the by-law under which it had been made, and that, as the applicant had withdrawn the height variance, the Committee's consideration was limited to coverage only. The Chair also reiterated that drainage would be addressed through the engineering permit.

Member Caricari motioned for approval of variance **(a)** with conditions. The motion was not seconded and failed.

After further consideration, Member Reingold indicated that, as variance **(b)** had been withdrawn and considering the comments of the other Committee members, they could support the application.

Member Reingold motioned to approve variance **(a)** with conditions. The applicant withdrew variance **(b)**.

Moved by: Jeamie Reingold

Seconded by: Joe Caricari

Opposed: John Tidball, Sheng Huang

The majority of the Committee approved the application.

THAT Application **A/139/22** be **approved** subject to conditions contained in the staff report.

Resolution Carried

6. NEW BUSINESS:

6.1 B/026/25

Agent Name: Glen Schnarr & Associates Inc. (Sarah Clark)

7528 Woodbine Avenue, Markham

PLAN M1707 PT BLKS A AND R RP 65R41192 PARTS 3 TO 6

The owner was requesting provisional consent to:

- a) **establish** an easement over the retained lands severed under application B/019/24, being Part 4 of Plan 65R-41192, for the purposes of stormwater management in favour of the severed lands, being Parts 1 & 2, Plan 65R-41192.

The purpose of this application was to establish servicing easements for stormwater management.

This application was related to previously approved Consent application B/019/24 for a self-storage facility.

The agent, Sarah Clark, appeared on behalf of the application.

Member Caricari indicated that the application was straightforward and motioned for approval with conditions.

Moved by: Joe Caricari

Seconded by: John Tidball

The Committee unanimously approved the application.

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

Resolution Carried

6.2 A/122/25

Agent Name: Rachel Liu

8 Porterfield Crescent, Thornhill

YORK REGION CONDO PLAN 279 UNIT 288

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 5.2.5 a):**
a minimum parking space length of 4.8 metres (16 feet) within the garage,
whereas the by-law requires a minimum parking space length of 5.8 metres
within the garage;

as it related to interior renovations to an existing townhouse dwelling.

The owner, Rachel Lui, appeared on behalf of the application.

The Committee asked questions about the available space to park a larger vehicle and to store garbage and recycling. The Committee expressed that the application met the four tests of the Planning Act and agreed with the staff recommendations.

Member Tidball motioned for approval with conditions.

Moved by: John Tidball
Seconded by: Joe Caricari

The Committee unanimously approved the application.

THAT Application **A/122/25** be **approved** subject to conditions contained in the staff report.

Resolution Carried

6.3 A/114/25

Agent Name: Bijan Homes Limited (Bijan (M.A.) Jamali)
41 Laureleaf Road, Thornhill
PLAN M896 LT 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, Special Standard (xiv):**
a maximum combined main building coverage of 569.12 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 15.2 metres, whereas the by-law requires a minimum front yard setback of 19.68 metres;
- c) **By-law 2024-19, Section 6.3.2.2 c):**
a maximum main building coverage of 20.38 percent (3,063 square feet) for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent (3000 square feet) of the lot area for any storey above the first;
- d) **By-law 2024-19, Section 6.3.2.2 J):**
a maximum outside wall height of 7.16 metres, whereas the by-law permits a maximum outside wall height of 7 metres;
- e) **By-law 2024-19, Section 6.3.2.2 I):**
a minimum combined interior side yard setback on both side of 7.4 metres, whereas the by-law requires a minimum 1.8 metre setback and a combined interior side yard setback on both sides of 7.62 metres;
- f) **By-law 2024-19, Section 4.8.10.2d(iv):**

stairs used to access a porch to project 0.6 metres beyond a permitted porch encroachment, whereas the by-law permits stairs used to access a porch to project 0.45 metres beyond a permitted porch encroachment;

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

The agent, Bijan Jamali, appeared on behalf of the application.

The Committee requested that the agent provide further details regarding the second-storey coverage, the combined main building coverage, and the front-yard setbacks, and expressed concern regarding potential flooding and reduced side-yard setbacks.

The applicant explained that both stories of the house would have equal coverage, the main building coverage was appropriate for the lot, the front yard setback was consistent with the front yard setback of the proposed custom home that would be built on the adjacent property, and that drainage concerns would be addressed at the time of permits.

Member Tidball motioned for approval with conditions.

Moved by: John Tidball

Seconded by: Jeamie Reingold

The Committee unanimously approved the application.

THAT Application **A/114/25** be **approved** subject to conditions contained in the staff report.

Resolution Carried

6.4 A/118/25

Agent Name: Prohome Consulting Inc. (Vincent Emami)
29 Alanadale Avenue, Markham
PLAN 5810 LOT 21

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 main building coverage of 25.41 percent for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent for the second storey; and
- b) **By-law 2024-19, Section 4.8.8 (f):**

a walkout stair to encroach a maximum of 3.07 metres into the rear yard,
whereas the by-law permits a walkout stair to encroach a maximum of 2 metres
into the rear yard;

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.

Elizabeth Brown, Committee of Adjustment representative for the Markham Village, Sherwood Forest Residents Association, expressed concerns about the massing and footprint of the proposal, indicating that it would have an impact on the streetscape and the adjacent neighbours.

Christiane Bergauer-Free, a resident of Markham, expressed concerns regarding the environmental impacts of the proposed construction and the protection of the existing trees on the property.

Sandra Wilson, a neighbour, asked about the house's cladding and whether the requested walk-out stair had been considered in relation to the Bell Canada easement.

Member Tidball requested that Ida Evangelista provide justification for the increased second-floor coverage, giving consideration to the reasoning for the standards established in by-law 2024-19.

Ida Evangelista indicated that, in this case, the increase was carefully considered to allow for the efficient use of the house's internal space without creating excessive massing. The additional footprint was modest, given that the design included articulation, the depth of the second floor was below the maximum permitted, and the build was consistent with other new builds in the area.

Member Reingold expressed that they agreed with staff that the requested variances were minor and supportable and motioned for approval with conditions.

Moved by: Jeamie Reingold

Seconded by: Joe Caricari

The Committee unanimously approved the application.

THAT Application **A/118/25** be **approved** subject to conditions contained in the staff report.

Resolution Carried

6.5 A/121/25

Agent Name: Wang Architects Inc. (Henry Wang)
50 Sciberras Road, Markham
CON 5 PT LOT 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 4.8.10.2 d)(i):**
a maximum height of ~~8.33 metres~~ **7.11 metres** from established grade to the underside of the roof of the porch, whereas the by-law permits the underside of the roof of a porch to be a maximum of 4.5 metres above established grade;
- b) **By-law 2024-19, Section 4.8.10.2 d)(iii):**
a maximum porch projection into the front yard of 0.9 metres, whereas the by-law permits a maximum porch projection into the front yard of 0.6 metres;
- c) **By-law 2024-19, Section 6.3.2.2 J):**
a maximum outside wall height of ~~7.41 metres~~, **7.11 metres**, whereas the by-law permits a maximum outside wall height of 7 metres;
- d) **By-law 2024-19, Section 6.3.2.2 E):**
a maximum second floor distance from the established building line of 17.9 metres, whereas the by-law permits a maximum second floor distance from the established building line of 14.5 metres; and
- e) **By-law 2024-19, Section 4.8.10.2 d)(iv):**
stairs used to access a porch to project a maximum of 1.12 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 related to a proposed two-storey residential dwelling.

The agent, Joe Battaglia, appeared on behalf of the application.

The Committee received one written piece of correspondence.

Elizabeth Brown, Committee of Adjustment representative for the Markham Village, Sherwood Forest Residents Association, expressed concerns regarding the proposed height and massing of the main building, porch and dormers and the visual impacts the proposal would have on the streetscape and character of the neighbourhood.

Christiane Bergauer-Free, a resident of Unionville, indicated that the neighbours had concerns about the proposed massing and height and suggested that the house and porch heights could be reduced to meet the by-law, and that the porch could be recessed to break up the massing and improve privacy for the neighbours. Christiane stated that the application did not meet the intent of the Official Plan or the other tests under the *Planning Act*.

The agent indicated that the applicants had letters of support from residents of the neighbourhood and expressed that the design would not visually impact the streetscape. The builder, Ravi Parsotam, indicated that the build would not adversely impact the neighbouring properties.

Member Caricari had issues with the overall height of the building and the proposed porch, as well as the proposed building depth and did not support the application.

After further discussion with the Committee, the agent Joe Battaglia indicated that the applicant would be willing to revise the requested variances and reduce the outside wall height to 7.11 metres, and agreed to lower the underside roof porch height to meet the wall height of 7.11 metres.

Member Tidball indicated that they had no issue with the proposed depth and that their primary concerns had been with the increased height. They could support the application, given the applicant's agreement to reduce the height.

Member Reingold expressed that they could support the application with the proposed changes.

Member Tidball motioned for approval with conditions.

Moved by: John Tidball
Seconded by: Jeannie Reingold
Opposed: Joe Caricari

The Committee majority of the Committee approved the application.

THAT Application **A/121/25** be **approved** subject to conditions contained in the staff report.

Resolution Carried

7. Adjournment

Moved by: John Tidball
Seconded by: Joe Caricari

THAT the virtual meeting of the Committee of Adjustment was adjourned at 10:05 pm, and the next regular meeting would be held on November 12, 2025.

CARRIED

Original Signed on
November 12, 2025
Secretary-Treasurer
Committee of Adjustment

Original Signed on
November 12, 2025
Chair
Committee of Adjustment