



Notice of Rescheduled Hearing

COMMITTEE OF ADJUSTMENT

November 25, 2025

To Whom It May Concern:

**Re: 10506 and 10508 Warden Avenue, Markham
Committee of Adjustment File: A/120/25**

As requested by the applicant, the above-noted Minor Variance application was deferred at the November 12th, 2025 Committee of Adjustment (COA) meeting.

The applicant has requested that the application be brought back to the December 10th, 2025, COA meeting. You may contact COA staff at coa@markham.ca if you require more information on how to participate in this virtual COA meeting or if you would like further information regarding this application.

Variance Requests:

- a) **By-law 177-96, Amending By-law 2024-135, Section 7.743.2(h)(i)**: a maximum of 258 dwelling units, whereas the by-law permits a maximum of 160 dwelling units;
- b) **By-law 177-96, Amending By-law 2024-135, Section 7.743.2(j)**: a minimum of 0.15 parking spaces per unit for visitor parking, whereas the by-law requires a minimum of 0.25 spaces per unit for visitor parking;
- c) **By-law 177-96, Table B7, CC)**: a minimum landscaped open space of 20 percent, whereas the by-law requires a minimum landscaped open space of 25 percent; and
- d) **By-law 177-96, Amending By-law 2024-135, Section 7.743.2(c)(i)**: a minimum front yard setback of 3.6 metres, whereas the by-law requires a minimum front yard setback of 4.5 metres;

as it relates to Block 38 of Draft Plan 19TM-22021.

This application is related to SPC 24 197537 000 00 which is under review concurrently.

The variances, as previously submitted remain unchanged.

If you have any further questions or comments contact the undersigned at coa@markham.ca or 905.475.4721.

Yours truly,

Shawna Houser, Secretary-Treasurer, Committee of Adjustment
City of Markham, 101 Town Centre Boulevard, Markham, Ontario L3R 9W3