



CITY OF MARKHAM
Virtual Meeting

November 26, 2025
7:00 pm

COMMITTEE OF ADJUSTMENT

Minutes

The 19th 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 |
| Jeanie Reingold, Vice Chair | 7:00 pm |
| Joe Caricari | 7:00 pm |
| Sheng Huang | 7:00 pm |
| Bowie Leung | 7:00 pm |
| John Tidball | 7:00 pm |

Shawna Houser, Secretary-Treasurer
Greg Whitfield, Supervisor, Committee of Adjustment

2. DISCLOSURE OF PECUNIARY INTEREST: None

3. APPROVAL OF PREVIOUS MINUTES: November 12th, 2025

THAT the minutes of Meeting 18, of the City of Markham Committee of Adjustment, held November 12th, 2025 respectively, be:

a) Approved on November 26th, 2025.

Moved by: Jeanie Reingold
Seconded by: Sheng Huang

Carried

4. REQUESTS FOR DEFERRAL

4.1 A/130/25

Agent Name: Sensus Design and Build (Jesse Sahlani)
10 Rouge River Circle, Markham
PLAN 6230 LOT 25

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 (E):**
a maximum distance for the first storey of the main building from the established building line of 37.31 metres, whereas the by-law permits a maximum distance of 19.5 metres for the first storey of the main building from the established building line;
- b) **By-law 2024-19, Section 6.3.2.2 (E):**
a maximum distance for the second storey of the main building from the established building line of 28.81 metres, whereas the by-law permits a maximum distance of 14.5 metres for the second storey from the established building line;
- c) **By-law 2024-19, Section 5.3.3(c)(ii)(i):**
a maximum arc portion width for a circular driveway of 6 metres, whereas the by-law permits a maximum of 3.7 metres;
- d) **By-law 2024-19, Section 6.3.2.2(c)(xiv):**
a maximum main building coverage of 731 square metres, whereas the by-law permits a maximum main building coverage of 500 square metres;
- e) **By-law 2024-19, Section 6.3.2.2 (J):**
a maximum outside wall height of 8.2 metres, whereas the by-law permits a maximum outside wall height of 7 metres; and
- f) **By-law 2024-19, Section 6.2.1(b):**
a maximum flat roof projection over the maximum outside wall height of 4.64 metres, whereas the by-law permits a maximum flat roof projection over the maximum outside wall height of 1 metre;

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

The agent, Oriana Naoa, appeared on behalf of the application and requested the deferral.

Member Caricari motioned for approval with conditions.

Moved by: Joe Caricari

Seconded by: John Tidball

THAT Application A/130/25 be **deferred** sine die.

Resolution Carried

5. PREVIOUS BUSINESS:

5.1 A/040/25

**Agent Name: Z Square Group (Mengdi Zhen)
44 Peter Street, Markham
PLAN 3905 LOT 36**

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 (e):**
a maximum second storey main building distance from the established building line of 15.247 metres, whereas the by-law permits a maximum second storey main building distance from the established building line of 14.5 metres;
- b) By-law 2024-19, Section 6.3.2.2 (c):**
a maximum second storey main building coverage of 23 percent, whereas the by-law permits a maximum second storey main building coverage of 20 percent;
- c) By-law 2024-19, Section 4.8.8 (A):**
a maximum encroachment of an architectural feature into the required front yard of 1.057 metres, whereas the by-law permits a maximum encroachment of an architectural feature into the required front yard of 0.6 metres;

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

The agent, Christine Deng, appeared on behalf of the application.

The Committee thanked the applicant for their presentation and noted that the request for reduced side yards had been removed, as recommended by the Committee. The Committee indicated that the requests were minor and the development was appropriate for the area.

Member Caricari motioned for approval with conditions.

**Moved by: Jeamie Reingold
Seconded by: Joe Caricari**

The Committee unanimously approved the application.

THAT Application **A/040/25** be **approved** subject to conditions contained in the staff report.

Resolution Carried

5.2 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 24.60 percent, whereas the by-law permits a maximum second storey main building coverage of 20 percent;
- 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 second storey main building distance from the established building line of 14.5 metres;
- c) **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;

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

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

The Committee received three written pieces of correspondence.

Residents Ian Free and Christiane Bergaurer-Free provided oral comments to the Committee.

Concerns raised by the residents' included impacts on neighbouring properties' privacy and sunlight, maintenance costs, drainage, and damage to existing mature trees. Comments about the application included: the application was not minor; the reduced front porch did not meet the intent of the by-law to provide adequate space for mobility devices; it did not meet the intent of the Official Plan for new infill to reflect the established neighbourhood.

Member Caricari asked the applicant to provide information regarding the porch size and the siting of the dwelling.

Member Leung expressed that they disagreed that the reduced porch could adequately meet the needs of a multi-generational family and had concerns that the reduction would result in impacts to the streetscape.

Member Reingold commented on the previous applications, noting that the applicant had maintained the required side yards as requested by the Committee and expressed that the application addressed the desire for second stories that meet the needs of modern indoor living. Member Reingold supported the application, indicating it was minor.

Member Huang supported the application, noting that it was reflective of existing infill in the Unionville area and that the applicant had provided a compact second storey that would provide the owner with appropriate living space.

Member Tidball opined that the applicant could have provided a front porch that met the by-law's standards and indicated that the request for increased second storey coverage did not meet the intent of the by-law and did not support the application.

Member Reingold motioned for approval with conditions.

Moved by: Jeannie Reingold
Seconded by: Sheng Huang
Opposed: John Tidball, Bowie Leung

The majority of the Committee approved the application.

THAT Application A/045/25 be **approved** subject to conditions contained in the staff report.

Resolution Carried

6. NEW BUSINESS:

6.1 A/057/25

Agent Name: Glen Schnarr & Associates Inc.
4611 Highway 7 East, Markham
CON 6 PT LOT 10

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 4.9.6(a):**
a minimum landscape strip of 0 metres abutting a front lot line, whereas the by-law requires a minimum landscape strip of 3.0 metres abutting a front lot line;
- b) By-law 2024-19, Section 4.9.6(b):**
a minimum landscape strip of 0.8 metres abutting a (west) interior side lot line, a landscape strip of 1.3 metres abutting a (east) interior side lot line, a landscape strip of 1.4 metres abutting a rear lot line and a landscape strip of 2.8 metres abutting a rear lot line, whereas the by-law requires a minimum landscape strip of 6.0 metres abutting the interior side lot line and rear lot line;
- c) By-law 2024-19, Section 5.2.6(c):**
a maximum of 18 dead end parking spaces on a parking aisle, whereas the by-law permits a maximum of 6 dead end parking spaces on a parking aisle;

d) By-law 2024-19, Section 5.2.8(b):

a minimum of 6.0 metres drive aisle width, whereas the by-law requires a full width of the drive aisle to project a minimum of 1.2 metres beyond the adjacent parking spaces;

e) By-law 2024-19, Section 7.2.1.2(f)(i):

a minimum (west) interior side yard setback of 0.89 metres, whereas the by-law requires a minimum interior side yard setback of 3.0 metres;

f) By-law 2024-19, Section 5.2.5(a):

a minimum width of 2.6 metres for parallel EV parking space, whereas the by-law requires a minimum width of 2.75 metres for parallel EV parking spaces;

g) By-law 2024-19, Section 5.7.1:

a minimum of five (5) Level 2 electric vehicle charging ready parking spaces and three (3) Level 2 electric vehicle charging stations, whereas the by-law requires a minimum of five (5) Level 2 electric vehicle ready parking space and five (5) Level 2 electric vehicle charging stations; and

h) By-law 2024-19, Section 5.2.4:

parking spaces to be obstructed by a loading space, whereas the by-law requires parking spaces to be unobstructed and available for parking purposes;

as it relates to renovations to a motor vehicle sales establishment facility with a surface parking area.

The agent, Patrick Pearson, appeared on behalf of the application and indicated that an additional variance might be required.

Greg Whitfield advised that any new variance would require public notice.

Patrick Pearson requested a deferral of the decision.

Member Reingold motioned for deferral.

Moved by: Jeamie Reingold

Seconded by: Bowie Leung

THAT Application **A/057/25** be **deferred sine die**.

Resolution Carried

6.2 A/138/25

Agent Name: Enterprise Boulevard Inc. (Jonathan Karavos)
570 Enterprise Boulevard, Markham
CON 5 PT LOT 9 RP 65R40039 PART 1

The applicant is requesting relief from the requirements of By-law 2004-196, as amended, to permit the following:

a) **By-law 2004-196, Amended by By-law 2022-103, Schedule H2:**

a maximum of 1,368 residential units, whereas the by-law permits a maximum of 1,360 units;

as it relates to a high density mixed-used development.

This application is related to previously approved Minor Variance application A/159/23.

The agent, James Koutsovitis, and Macquinn Victoria, appeared on behalf of the application.

The Committee noted the justifications provided in the staff report and by the applicant during their presentation, and indicated support for the application.

Member Reingold motioned for approval with conditions.

Moved by: Jeamie Reingold

Seconded by: John Tidball

The Committee unanimously approved the application.

THAT Application A/138/25 be **approved** subject to conditions contained in the staff report.

Resolution Carried

6.3 A/131/25

Agent Name: RN Design (David Huie)
133 Thomas Catterall Street, Markham
65M4830 PT BLOCK 10

The applicant is requesting relief from the requirements of By-law 117-96, as amended, to permit the following:

a) **By-law 177-96, Section 6.3.2.1 a) iii):**

a minimum interior side yard setback of 0 metres for a detached private garage, whereas the by-law requires a minimum interior side yard setback of 0.5m for a detached private garage;

as it relates to a proposed rear detached garage.

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

The Committee indicated that the request reflected the area's development pattern and was appropriate.

Member Tidball motioned for approval with conditions.

Moved by: John Tidball

Seconded by: Jeamie Reingold

The Committee unanimously approved the application.

THAT Application **A/131/25** be **approved** subject to conditions contained in the staff report.

Resolution Carried

6.4 A/139/25

**Agent Name: Ian Robertson Design (Michael Grisch)
7580 9th Line, Markham
PLAN 6230 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)(xiv):

a maximum combined main building coverage of 964.89 square metres, whereas the by-law permits a maximum combined main building coverage of 500 square metres; and

b) By-law 2024-19, Section 4.8.2.1(a):

a maximum height for a detached private garage of 4.83 metres, whereas the by-law permits a maximum height for a detached private garage of 4.5 metres;

as it relates to the proposed addition of a detached 3 car garage to an existing two-storey residential dwelling.

The agent, Ian Robertson, appeared on behalf of the application.

Member Caricari indicated that the main building coverage is already considerably larger than permitted and that the massing of the proposed detached garage encroached on the streetscape, expressing that the proposal did not reflect the existing patterns of development of the surrounding neighbourhood and did not meet the four tests of the *Planning Act*.

Member Huang expressed that the application required additional consideration.

Member Reingold highlighted that, while the combined main building coverage was high, the overall lot coverage was low at 22% when 35% was allowed. Member Reingold agreed with the staff assessment that the application respected and reflected the area's existing patterns and character and did not represent overdevelopment.

Member Tidball noted that the coverage predates the passing of By-law 2024-19 and that the additional coverage was minor.

Member Caricari agreed that the garage's dimensions were appropriate; however, they expressed that the garage would be clearly visible from the street and questioned whether there was an alternate location on the property where the garage could be sited without imposing on the streetscape.

Member Leung indicated that the façade was appropriate for the existing development of the property and the area, and that the proposal was an appropriate development that would fit the area's existing character.

Member Leung motioned for approval with conditions.

Moved by: Bowie Leung

Seconded by: John Tidball

Opposed: Joe Caricari, Sheng Huang

The majority of the Committee approved the application.

THAT Application A/139/25 be approved subject to conditions contained in the staff report.

Resolution Carried

7. Adjournment

Moved by: Jeamie Reingold

Seconded by: John Tidball

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

CARRIED

Original Signed
December 10, 2025

Secretary-Treasurer
Committee of Adjustment

Original Signed
December 10, 2025

Chair
Committee of Adjustment