



**CITY OF MARKHAM**  
**Virtual Meeting**

**July 16, 2025**  
**7:00 pm**

**COMMITTEE OF ADJUSTMENT**

**Minutes**

The 11<sup>th</sup> 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

Jeannie Reingold, Acting Chair	7:00 pm
Sally Yan	7:00 pm
Patrick Sampson	7:00 pm

Shawna Houser, Secretary-Treasurer  
Greg Whitfield, Supervisor, Committee of Adjustment  
Erin O'Sullivan, Development Technician

**Regrets**

Greg Knight, Chair  
Arun Prasad

**2. DISCLOSURE OF PECUNIARY INTEREST**

None

**3. APPROVAL OF PREVIOUS MINUTES: June 11<sup>th</sup>, 2025**

THAT the minutes of Meeting 10, of the City of Markham Committee of Adjustment, held June 11<sup>th</sup>, 2025 be approved.

**Moved by: Patrick Sampson**  
**Seconded by: Sally Yan**

**Carried**

**4. REQUESTS FOR DEFERRAL**

None

## 5. PREVIOUS BUSINESS

### 5.1 A/108/24

**Agent Name: Jun An**  
**41 Gladiator Road, Markham**  
**PLAN 7326 LOT 24**

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

- a) **By-law 2024-19, Section 6.3.2.2(c):**  
a maximum main building coverage of 22 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 6.3.2.2(e):**  
a maximum main building distance of 15.57 metres from the established building line for the second storey, whereas the by-law permits a maximum distance of 14.5 metres for any storey above the first;

as it related to a proposed two-storey dwelling.

The agent, Jun An, appeared on behalf of the application.

The Committee received one piece of written correspondence.

Karina La Macchia, a neighbour, expressed concerns that the build would create adverse impacts of reduced privacy and sunlight to the adjacent properties.

Jun An provided details that the design had been modified to reduce overlook and provided a shadow study.

Member Yan noted the resident concern regarding sunlight and privacy, but also recognized the applicant had modified the plans to reduce these impacts as well as address the Committee's previous concerns about massing. Member Yan indicated that the application was minor and met the four tests of the Planning Act and motioned for approval with conditions.

**Moved by: Sally Yan**  
**Seconded by: Patrick Sampson**

The Committee unanimously approved the application.

THAT Application **A/108/24** be **approved** subject to conditions contained in the staff report.

**Resolution Carried**

## 5.2 A/010/25

**Agent Name: Zanjani Architect Inc. (Sia Zanjani)**  
**18 Canadiana Drive, Thornhill**  
**PLAN M1319 LOT 9**

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

- a) **By-law 2024-19, Section 6.3.2.2 C):**  
a maximum second storey main building coverage of 27.2 percent, whereas the by-law permits a maximum main building coverage of 20 percent for any storey above the first;
- b) **By-law 2024-19, Section 6.3.2.2 J):**  
a maximum outside wall height of 7.56 metres, whereas the by-law permits a maximum outside wall height of 7 metres;
- c) **By-law 2024-19, Section 6.2.1 B):**  
a maximum roof projection of 2.56 metres above the outside wall height, whereas the by-law permits a maximum roof projection of 1 metre;
- d) **By-law 2024-19, Section 6.3.2.2 E):**  
a maximum second storey main building distance from the established building line of 15.4 metres, whereas the by-law permits a maximum second storey main building distance from the established building line of 14.5 metres;
- e) **By-law 2024-19, Section 6.3.2.2 I):**  
a minimum combined side yard setback of 4.9 metres, whereas the by-law requires a minimum combined side yard setback of 5.87 metres; and
- f) **By-law 2024-19, Section 4.8.10.2 D) (iii):**  
a maximum porch and underground cold cellar projection of 1.83 metres beyond the established building line, whereas the by-law permits a porch and underground cold cellar to project 0.6 metres beyond the established building line;

as it related to the proposed two storey dwelling.

The agent, Sia Zanjani, appeared on behalf of the application.

The Committee received twenty-eight written pieces of correspondence.

Robert Adams, a neighbour, highlighted the development of the Bayview Glen area and expressed resident concerns regarding potential drainage impacts related to grading.

Member Yan expressed that the applicant had illustrated that the reduced side yard setback impacted only a portion of one side and that the minimum combined side yard had been met at various points with the articulation of the building. Member Yan was concerned with the massing of the second storey and recommended reductions.

Member Sampson agreed with their colleague that the increased second-storey building did not meet the intent of the by-law.

Sia Zanjani indicated that the second storey was reflective of the infill development of the area. Additionally, Sia noted that the drainage concerns would be addressed during the grading permits review and that they had already been in consultation with engineering staff.

The Chair indicated that further modifications were needed to the proposal and asked the applicant if they wanted to defer the application.

Sia Zanjani agreed to the deferral.

Member Sampson motioned for deferral.

**Moved by: Patrick Sampson**  
**Seconded by: Sally Yan**

THAT Application **A/010/25** be **deferred** sine die.

### **Resolution Carried**

#### **6. NEW BUSINESS:**

Applications B/006/25 and A/066/25 were heard concurrently with the discussion recorded under application B/006/25.

##### **6.1 B/006/25**

**Agent Name: David Johnston Architect Ltd.**  
**28 Station Street, Markham**  
**CON 7 PT LOT 13**

The applicant was requesting provisional consent to:

- a) sever and convey** a parcel of land with an approximate lot frontage of 1.50 metres and an approximate lot area of 30.6 square metres (Part 3);
- b) retain** a parcel of land with an approximate lot frontage of 22.28 metres and an approximate lot area of 454.7 square metres (Part 2); and

- c) establish an easement** over the conveyed land (Part 3), for the purposes of surface use for access and servicing, in favour of the retained lands (Part 2).

The purpose of this application was to sever a portion of Backus Court to be consolidated with the adjacent lands to the south (28 Station Street) and to establish easements to facilitate the creation of a mutual access and servicing easement.

This application was associated with Minor Variance Application A/066/25, which was being reviewed concurrently.

The owners, Graham Dewar and Caroline Dewar, appeared on behalf of the application.

Member Yan supported the application, indicating that Heritage Markham and staff had reviewed the application and it would provide servicing for the previously severed lot.

Member Sampson indicated the variances associated with the consent were minor and motioned for approval with conditions.

**Moved by: Patrick Sampson**  
**Seconded by: Sally Yan**

The Committee unanimously approved the application.

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

### **Resolution Carried**

#### **6.2 A/066/25**

**Agent Name: David Johnston Architect Ltd.**  
**28 Station Street, Markham**  
**CON 7 PT LOT 13**

The applicant was requesting relief from the requirements of By-law 153-80, as amended, to permit the following:

- a) By-law 153-80, Section 2:**  
the south lot line (abutting Station Street) to be designated the Front Lot Line, whereas the by-law defines Front Lot Line as being the lot line dividing the lot from the street (Backus Court);

as it related to servicing for the dwelling at 28 Station Street and to maintain the feasibility of the proposed dwelling(s) at Backus Court.

This application was associated with Consent Application B/006/25 which was being reviewed concurrently.

The owners, Graham Dewar and Caroline Dewar, appeared on behalf of the application.

Member Sampson motioned for approval with conditions.

**Moved by: Patrick Sampson**

**Seconded by: Sally Yan**

The Committee unanimously approved the application.

THAT Application **A/066/25** be **approved** subject to conditions contained in the staff report.

### **Resolution Carried**

#### **6.3 A/046/25**

**Agent Name: Nethery Planning (Denise Landry)**

**1443 Denison Street, Markham**

**PLAN 65M2230 PT LOTS 4 AND 5 RS65R38007 PTS 1 AND 2**

The applicant was requesting relief from the requirements of By-law 108-81, as amended, to permit:

**a) Amending By-law 2018-124, Section 8.100.1:**

a recreational establishment as an accessory use to a permitted Health Centre, whereas the by-law does not permit this use;

as it related to an existing Health Centre.

The agent, Marcus Ruggiero, appeared on behalf of the application.

Member Yan indicated the variance was technical and supported the application.

The Chair agreed that a recreational use, such as a golf simulator, was sensible in the context of a fitness centre.

Member Sampson motioned for approval with conditions.

**Moved by: Patrick Sampson**

**Seconded by: Sally Yan**

The Committee unanimously approved the application.

THAT Application **A/046/25** be **approved** subject to conditions contained in the staff report.

### **Resolution Carried**

**6.4 A/111/22**

**Agent Name: ITI Building Permit Designer Inc. (Vivek Gupta)  
65 Randall Avenue, Markham  
PLAN 65M2351 LOT 48**

The applicant was requesting relief from the requirements of By-law 90-81, as amended, to permit:

- a) **By-law 90-81, Section 6.2.1(b):**  
a minimum rear yard setback of 2.24 metres, whereas the by-law requires a minimum rear yard setback of 7.5 metres;

as it related to an existing sunroom.

The agent, Vivek Gupta, appeared on behalf of the application.

Member Sampson noted the variances would legalize an existing structure that provided rear yard amenity space.

Member Yan supported the application, indicating the request was minor, would not impact the neighbour, and maintained adequate side yards and amenity space.

Member Sampson motioned for approval with conditions.

**Moved by: Patrick Sampson  
Seconded by: Sally Yan**

The Committee unanimously approved the application.

THAT Application **A/111/22** be **approved** subject to conditions contained in the staff report.

**Resolution Carried**

**6.5 A/037/25**

**Agent Name: Uptown Developments Inc. (John Frasca)  
31 Bakerdale Road, Markham  
PLAN M1789 BLK A RS65R11404 PART 1**

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

- a) **By-law 2024-19, Section 6.3.2.2 (I):**  
a minimum east interior side yard setback of 1.2 m and a combined interior side yard setback of 3.92m, whereas the by-law requires a minimum interior side yard of 1.8 m and a minimum combined interior yard setback of 5.05 m;

**b) By-law 2024-19, Section 4.8.3 (b):**

a deck to extend from the wall closest to the rear lot line a maximum of 4.72 metres, whereas the by-law permits a maximum of 3.7 metres; and

**c) By-law 2024-19, Section 6.3.2.2 (e):**

a maximum main building distance of 17.64 metres from the established building line for the second storey, whereas the by-law permits a maximum of 14.5 metres for any storey above the first storey;

as they relate to a proposed addition to the existing detached dwelling, which includes added space to the rear and second storey.

The agent, Addison Milne-Price, appeared on behalf of the application.

The Committee received one written piece of correspondence.

Member Sampson indicated the requests would not result in significant impacts for the adjacent properties.

The Acting Chair expressed that the addition was well thought out and an appropriate use of the existing development of the land. The Chair noted that the applicant had indicated that privacy was a key factor for their clients, and measures would be put in place to ensure that privacy for both the homeowners and neighbours would be maintained.

Member Sampson motioned for approval with conditions.

**Moved by: Patrick Sampson**

**Seconded by: Sally Yan**

The Committee unanimously approved the application.

THAT Application **A/037/25** be **approved** subject to conditions contained in the staff report.

### **Resolution Carried**

**6.6 A/065/25**

**Agent Name: Gregory Design Group (Shane Gregory)**

**30 Washington Street, Markham**

**PL 18 BLK D PT LT 11**

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

**a) By-law 2024-19, Section 4.9.10 (f):**

a maximum height of 6.1 metres, whereas the by-law permits a maximum height of 4.5 metres; and



- b) By-law 2024-19, Section 4.9.10 (d):**  
a garden home with a maximum gross floor area of 148.64 square metres, whereas the by-law permits a maximum gross floor area of 104.09 square metres;

as it related to a proposed garden home.

The agent, Shane Gregory, appeared on behalf of the application.

The Committee received four written pieces of correspondence.

Joanne Aitken spoke to the Committee, supported the application and expressed the support of the other immediate neighbour.

Member Sampson indicated that the application had been determined by the floor area of the existing house, and the request was appropriate and would not result in parking concerns.

Member Yan indicated the application met the criteria for a garden suite and motioned for approval with conditions.

**Moved by: Sally Yan**  
**Seconded by: Patrick Sampson**

The Committee unanimously approved the application.

THAT Application **A/065/25** be **approved** subject to conditions contained in the staff report.

#### **Resolution Carried**

#### **6.7 A/053/25**

**Agent Name: SHDESIGN (Randa Zabaneh)**  
**69 George Street, Markham**  
**PLAN 2485 PT LOT 15 PT LOT 16**

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

- a) By-law 2024-19, Section 6.3.2.2 (J):**  
a maximum outside wall height of 7.32 metres, whereas the by-law permits a maximum outside wall height of 7 metres; and
- b) By-law 2024-19, Section 6.2.1 (b):**  
a roof structure with a pitch of less than 25 degrees to project 2.77 metres above the maximum outside wall height, whereas the by-law permits a maximum projection of 1 metre;

as it related to a proposed two storey residential dwelling.

The agent, Samir Hinnawi, appeared on behalf of the application.

Member Sampson indicated that several homes had been redeveloped in the area, and the proposal would be appropriate for the street, and the requests were minor.

Member Yan agreed that the proposed dwelling would complement the development in the area, and the requests were minor with minimal impacts.

The Acting Chair agreed that the requested variances met the four tests of the Planning Act.

Member Sampson motioned for approval with conditions.

**Moved by: Patrick Sampson**

**Seconded by: Sally Yan**

The Committee unanimously approved the application.

THAT Application **A/053/25** be **approved** subject to conditions contained in the staff report.

### **Resolution Carried**

#### **6.8 A/007/25**

**Agent Name: Paar Design Inc. (Nikol Paar)**

**24 Ridgevale Drive, Markham**

**PLAN 6230 LOT 27**

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

- a) **By-law 2024-19, Section 4.8.8(c)(ii):**  
a balcony (north side) to project a maximum of 7.315 metres, whereas the by-law permits a maximum projection of 1.8 metres;
- b) **By-law 2024-19, Section 4.8.8(c)(ii):**  
a balcony (west side) to project a maximum of 2.41 metres, whereas the by-law permits a maximum projection of 1.8 metres;
- c) **By-law 2024-19, Section 4.8.8(c)(ii):**  
a balcony (south side) to project a maximum 2.28 metres, whereas the by-law permits a maximum projection of 1.8 metres;
- d) **By-law 2024-19, Section 5.3.3.(a)(iii):**  
an arc portion of a horseshoe driveway to be 5.49 metres, whereas the maximum width permitted is 3.7 metres;

**e) By-law 2024-19, Section 6.2.1(b):**

a maximum roof projection of 4.37 metres, whereas the by-law permits a maximum of 1.0 metres;

**f) By-law 2024-19, Section 6.3.2.2(e):**

a maximum distance of 29.08 metres from the established building line for the first storey and a maximum distance of 27.6 metres from the established building line for the second storey, whereas the by-law permits a maximum of 19.5 metres for the first storey and 14.5 metres for the second storey; and

**g) By-law 2024-19, Section 6.3.2.2(j):**

a maximum outside wall height of 7.41 metres, whereas the by-law permits a maximum of 7.0 metres;

as it related to a proposed two-storey dwelling.

The agent, Nikol Paar, appeared on behalf of the application.

Member Sampson agreed with the staff recommendation and noted the substantial landscaping that would be provided with the proposal and expressed that the proposal was appropriately sized relative to the size of the lot and previous development of the street.

Member Yan noted that the applicant had provided a history of the development of the area and demonstrated that the other homes were built under different standards that did not reflect the established neighbourhood designation. Member Yan indicated that the proposal reflected the overall development of the area, taking into account the size and landscaping of the adjacent homes, and the requests were minor.

Member Sampson motioned for approval with conditions.

**Moved by: Patrick Sampson**

**Seconded by: Sally Yan**

The Committee unanimously approved the application.

THAT Application **A/007/25** be **approved** subject to conditions contained in the staff report.

**Resolution Carried**

## **7. Adjournment**

**Moved by: Patrick Sampson**

**Seconded by: Sally Yan**

Committee of Adjustment Minutes  
Wednesday July 16, 2025

THAT the virtual meeting of the Committee of Adjustment was adjourned at 8:51 pm,  
and the next regular meeting would be held on July 30, 2025.

**CARRIED**

Signed  
August 20, 2025 \_\_\_\_\_  
Secretary-Treasurer  
Committee of Adjustment

Signed  
August 20, 2025  
Chair  
Committee of Adjustment