

Memorandum to the City of Markham Committee of Adjustment

November 4, 2025

File: A/120/25
Address: 10506 and 10508 Warden Avenue, Markham
Applicant: Malone Given Parsons Ltd. (Emily Grant)
Hearing Date: Wednesday, November 12, 2025

The following comments are provided on behalf of the Central Team:

The applicant is requesting relief from the following requirements of the Community Amenity Two (CA2*743) zone under By-law 177-96, as amended, to permit:

- 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 7.743.2j):**
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 on Draft Plan 19TM-22021. This application is also related to SPC 24 197537 which is being reviewed concurrently.

BACKGROUND

Property Description

The 20.22 ha (49.96 ac) subject property is located on the west side of Warden Avenue, north of Major Mackenzie Drive. Applications for Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment affecting the subject property were approved by Council on June 26, 2024. This application relates specifically to Block 38 on Draft Plan of Subdivision 19TM-22021.

Proposal

Through the related Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications, the Owner received approval for a maximum of 1,443 residential units across the entire subject lands, with a maximum of 160 units allocated for Block 38. The Owner is proposing to construct 258 stacked back-to-back townhouse units by reallocating units from Block 37. The total number of units for the overall subdivision is not proposed to change.

COMMENTS

Based on review of the application the City's Transportation Staff have requested additional information to support the request for a reduction to the visitor parking requirement. For this reason, Staff recommend the application be deferred sine die to allow additional time for Transportation Staff's comments to be adequately addressed.

The applicant has provided written confirmation on November 4th, 2025, supporting the recommendation to defer the application.

PREPARED BY:



Hailey Miller, RPP, MCIP, Senior Planner

REVIEWED BY:



Melissa Leung, RPP, MCIP, Senior Planner, Central District