



CITY OF MARKHAM
Virtual Meeting

October 15, 2025
7:00 pm

COMMITTEE OF ADJUSTMENT

Minutes

The 16th 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
Bowie Leung	7:03 pm
John Tidball	7:00 pm

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

2.1 INTRODUCTION OF NEW COMMITTEE MEMBERS

2.2 LAND ACKNOWLEDGEMENT AND CHAIRS OPENING REMARKS

2.2 APPOINTMENT OF CHAIR, VICE-CHAIR, AND SECRETARY-TREASURER

Member Reingold motioned to appoint Arun Prasad as Chair of the City of Markham, Committee of Adjustment.

Moved by: Jeannie Reingold

Seconded by: Joseph Caricari

Carried

Member Prasad motioned to appoint Jeannie Reingold as Vice Chair of the City of Markham, Committee of Adjustment.

Moved by: Arun Prasad

Seconded by: Joseph Caricari

Carried

Member Prasad motioned to appoint Shawna Houser as Secretary-Treasurer of the City of Markham, Committee of Adjustment.

Moved by: Arun Prasad

Seconded by: Jeamie Reingold

Carried

Member Prasad motioned to appoint Greg Whitfield as Acting Secretary-Treasurer of the City of Markham, Committee of Adjustment.

Moved by: Arun Prasad

Seconded by: Jeamie Reingold

Carried

Member Prasad motioned to appoint Erin O'Sullivan as Acting Secretary-Treasurer of the City of Markham, Committee of Adjustment.

Moved by: Arun Prasad

Seconded by: Jeamie Reingold

Carried

3. DISCLOSURE OF PECUNIARY INTEREST

Member Reingold declared a pecuniary interest in application A/123/25, 25 Fairway Heights Drive in accordance with the *Municipal Conflict of Interest Act*.

4. APPROVAL OF PREVIOUS MINUTES: September 10th, 2025

THAT the minutes of Meetings 15, of the City of Markham Committee of Adjustment, held September 24th, 2025 respectively, be:

- a) Approved on October 15th, 2025.

Moved by: Jeamie Reingold

Seconded by: Arun Prasad

Carried

5. REQUESTS FOR DEFERRAL

None

PREVIOUS BUSINESS:

6.1 A/158/24

Agent Name: Rockim Design Inc. (Rock Kim)
7726 9th Line, Markham
PLAN 19 E PT LOT 3 BLK A

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(J):**
a maximum outside wall height of 7.81 metres, whereas the by-law permits a maximum outside wall height of 7 metres;
- b) **By-law 2024-19, Section 6.2.1(b):**
a roof to project a maximum of 2.56 metres above the outside wall height, whereas the by-law permits a roof to project a maximum of 1 metre above the outside wall height;
- c) **By-law 2024-19, Section 6.3.2.2(c):**
a maximum main building coverage of 20.4 percent for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent for any storey above the first;
- d) **By-law 2024-19, Section 6.3.2.2(f):**
a minimum front yard setback of 6 metres, whereas the by-law requires a minimum front yard setback of 66.36 metres;
- e) **By-law 2024-19, Section 5.3.3(a)(i):**
a circular driveway on a lot with a main building setback of 6.0 metres, whereas the by-law requires a main building setback of 8.0 metres;
- f) **By-law 2024-19, Section 10.3.1.1:**
the construction of a detached house within the GWY1 zone, whereas no building was permitted to be constructed within the GWY1 zone;

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

The agent, Rock Kim, appeared on behalf of the application.

Member Reingold commented that the area had a mix of subdivisions and older estate homes and noted that the applicant had addressed the concerns of TRCA and Natural Heritage staff. Member Reingold agreed with the staff assessment, indicating that the application was of an appropriate scale, with only a small area encroaching into the GWY1 zone.

Member Tidball appreciated that the Committee's previous concerns regarding the TRCA and Natural Heritage had been addressed, and noted that the design reflected the lot configuration.

Member Reingold motioned for approval with conditions.

Moved by: Jeamie Reingold
Seconded by: John Tidball

The Committee unanimously approved the application.

THAT Application **A/158/24** be **approved** subject to conditions contained in the staff report.

Resolution Carried

6.2 A/040/25

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

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 (i):**
a minimum combined interior side yard setback of 4.24 metres, whereas the by-law requires a minimum combined interior side yard setback of 4.98 metres; and
- 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;

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

The agent, Rick Leong, appeared on behalf of the application. The application had been revised to improve the combined side yard setback, decrease the maximum second-storey coverage, and comply with the required interior side yard setback.

The Committee received one written piece of correspondence and six letters of support from the applicant's neighbours.

Member Caricari indicated that after reviewing the changes made by the applicant, the proposal stayed in character with the area, the proposed side yards with the driveway of the house to the south would provide spatial separation on the streetscape, and met the four tests of the *Planning Act*.

Member Reingold did not support the application and agreed with the staff's recommendations, indicating that the changes made still required further reductions and that the reduced combined side yard setback was neither desirable nor in compliance with the by-law's intent.

Chair Prasad agreed with Member Reingold that the application required further reductions.

The owner, Jitin Dodd, stated that the reductions were made based on their understanding of the recommendations of the previous Committee.

Member Tidball requested clarification regarding the Committee's previous recommendations.

Member Caricari motioned to approve the application. The motion was not seconded and therefore failed.

Member Reingold motioned to defer the application.

Moved by: Jeamie Reingold
Seconded by: Sheng Huang

The Committee unanimously approved the application.

THAT Application **A/040/25** be **deferred** sine die.

Resolution Carried

7. NEW BUSINESS:

Member Reingold declared a pecuniary interest left the meeting room according to the rule of the Committee regarding a declaration of pecuniary interest.

7.1 A/123/25

Agent Name: Hossack & Associates Architects (Jonathan Knight)
Bayview Golf and Country Club Limited
25 Fairway Heights Drive, Thornhill
CON 2 PT LOTS 1 2 & 3

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 11.2.1(d):**
a minimum interior side yard setback of 1.5 metres for accessory buildings/structures, whereas the by-law requires that no accessory building or structure can be located within 7.5 metres of any lot line;

as it relates to the construction of a new maintenance and storage buildings and retaining wall.

This application was related to Site Plan Control application SPC 24 194620 which was currently under review.

The agent, Jonathan Knight, appeared on behalf of the application.

Member Huang requested additional information regarding the adjacent properties.

Jonathan Knight indicated that the adjacent lands were a privately owned woodlot.

Member Huang motioned for approval with conditions.

Moved by: Sheng Huang
Seconded by: John Tidball

The Committee unanimously approved the application.

THAT Application **A/123/25** be **approved** subject to conditions contained in the staff report.

Resolution Carried

7.2 A/083/25

Agent Name: Gregory Design Group (Shane Gregory)
11 Gleason Avenue, Markham
CON 8 PT LOT 14

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 (f)(v):**
a minimum front yard setback of 5 metres, whereas the by-law requires a minimum front yard setback of 7.5 metres;
- b) **By-law 2024-19, Section 6.3.2.2 (g):**
a minimum rear yard setback of 5.75 metres, whereas the by-law requires a minimum rear yard setback of 7.5 metres;
- c) **By-law 2024-19, Section 6.3.2.2 (i):**
a minimum interior side yard setback of 1.52 metres, whereas the by-law requires a minimum side yard setback of 1.8 metres;
- d) **By-law 2024-19, Section 4.8.10.2 (d)(iv):**
stairs accessing a porch to project 0.61 metres beyond the porch encroachment, whereas the by-law permits a maximum stair projection beyond the porch encroachment of 0.45 metres; and
- e) **By-law 2024-19, Section 4.8.10.2 (d)(iii):**
a porch projection beyond the established building line of 1.83 metres, whereas the by-law permits a maximum porch projection beyond the established building line of 0.6 metres;

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

The agent, Jonathan Knight, appeared on behalf of the application.

The agent, Shane Gregory, appeared on behalf of the application, indicating that the siting of the new home tried to keep the new dwelling in line with the existing bungalow on the property.

The Committee received two written pieces of correspondence.

Shanti Suppiah, a neighbour, raised concerns about the narrow roadway and the proposed parking arrangements.

Jason Gronsdahl also spoke and mentioned the narrow street, noting that the applicant had addressed questions regarding sufficient parking and emergency vehicle access.

Member Reingold expressed that the proposal was an appropriate development of the property and had been reviewed by both TRCA and Metrolinx. The irregular shape of the lot posed challenges, and the applicant had designed a plan that addressed the constraints. The requested reduction to the side yard setback was minimal, given the lot and neighbourhood context. Member Reingold indicated that the requests were minor and the proposal was consistent with the infill development on both Wales Avenue and Gleason Avenue.

Member Sheng asked for additional details regarding the side yard setback, inquiring about the limiting factor preventing the house from being moved eastward to meet the required setback.

Shane explained that the lot had grading and drainage patterns that would require drainage towards the east side of the property, and that the house had been situated to maximize the rising grade on that side.

Member Caricari supported the application, noting that the Committee had received confirmation from staff that Emergency Services had reviewed the application and had not raised any concerns.

Member Huang motioned for approval, subject to the condition that the adjacent lands were a privately owned woodlot.

Member Huang motioned for approval with conditions.

Moved by: Sheng Huang
Seconded by: Jeamie Reingold

The Committee unanimously approved the application.

THAT Application **A/083/25** be **approved** subject to conditions contained in the staff report.

Resolution Carried

7.3 A/087/24

Agent Name: Hirman Architects Inc. (Jonathan Benczkowski)
53 Old English Lane, Thornhill

PLAN M1127 LOT 16

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 J):**
a maximum outside wall height of 8.39 metres, whereas the by-law permits a maximum outside wall height of 7 metres;
- b) **By-law 2024-19, Section 6.3.2.2 K):**
a garage door width of 52.2 percent (33 feet 8 inches), whereas the by-law permits a maximum garage door width of 50 percent (32 feet 3 inches) of the building facade;
- c) **By-law 2024-19, Section 6.3.2.2 E):**
a maximum distance from the established building line of 20.74 metres for the first and second storey, whereas the by-law permits a maximum first storey distance from the established building line of 19.5 metres and a maximum second storey distance from the established building line of 14.5 metres;
- d) **By-law 2024-19, Section 6.3.2.2 C):**
a maximum second storey main building coverage of 22.2 percent, whereas the by-law permits a maximum second storey main building coverage of 20 percent; and
- e) **By-law 2024-19, Special Standard (xiv):**
a maximum combined main building coverage of 753.1 square metres, whereas the by-law permits a maximum combined main building coverage of 500 square metres;

as it relates to a proposed two-storey residential dwelling with a rear yard pool house.

The agent, Jonathan Benczkowski, appeared on behalf of the application.

Member Reingold asked what recourse would be taken to mitigate potential flooding-related damage for both the homeowner and adjacent neighbours.

Jonathan Benczkowski indicated that the property was relatively flat and had sufficient setbacks and open areas to permit implementation of drainage solutions that could protect both the proposed home and the adjacent properties.

Member Tidball asked whether Jonathan could provide further clarification on the intent of the request for maximum combined primary building coverage.

Jonathan indicated that the intent of the standard considers all floor area, including the first and second floors of the house, as well as the pool house. In this instance, the proposed increase in second-floor coverage was minor, the house had articulations that

mitigated the massing, and the additional floor of the pool house was appropriate and in scale with the lot's size and open space.

Member Reingold motioned for approval with conditions.

Moved by: Jeamie Reingold
Seconded by: Bowie Leung

The Committee unanimously approved the application.

THAT Application **A/087/24** be **approved** subject to conditions contained in the staff report.

Resolution Carried

8. Adjournment

Moved by: Jeamie Reingold
Seconded by: John Tidball

THAT the virtual meeting of the Committee of Adjustment was adjourned at 8:28 pm, and the next regular meeting would be held on October 15, 2025.

CARRIED

Signed on
October 29, 2025
Secretary-Treasurer
Committee of Adjustment

Signed on
October 29, 2025
Chair
Committee of Adjustment