



# Committee of Adjustment Agenda

COMMITTEE OF ADJUSTMENT AGENDA  
Wednesday, April 30, 2025

7:00pm  
Virtual Meeting

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. APPROVAL OF PREVIOUS MINUTES
4. REQUESTS FOR DEFERRAL
5. NEW BUSINESS:
  - 5.1 A/017/25

**Agent Name: Lindvest Properties Limited (Frank Palombi)**  
**82 Markham Veterans Street, Markham**  
**65M4830 LOT 2**

The applicant is requesting relief from the requirements of 177-96, as amended, to permit the following:

- a) **By-law 177-96, Amending By-law 2020-74, Exception 7.657.2 a):**  
a minimum rear yard setback of 0.6 metres, whereas the by-law requires a minimum rear yard setback of 13 metres;

as it relates to the relocation of a heritage house (Abraham Reesor House).

**(East District, Ward 5)**

- 5.2 A/015/25

**Owner Name: Megan McIver**  
**Agent Name: Gregory Design Group (Shane Gregory)**  
**117 Robinson Street, Markham**  
**PLAN 18 PT BLK E**

The applicant is requesting relief from the requirements of 2024-19, as amended, to permit the following:

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



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a minimum front yard setback of 3.23 metres, whereas the by-law requires a minimum front yard setback of 8.84 metres;

**b) By-law 2024-19, Section 4.8.10.2(d)(iii):**

a porch to project beyond the established building line by 5.61 metres, whereas the by-law permits a porch to project 0.6 metres beyond the established building line;

as it relates to a proposed second storey addition and porch expansion to an existing heritage dwelling.

**(Heritage District, Ward 4)**

**5.3 A/022/25**

**Agent Name: Gregory Design Group (Shane Gregory)  
22 Paradise Avenue, Markham  
PLAN 4427 LOT 30**

The applicant is requesting relief from the requirements of 2024-19, as amended, to permit the following:

**a) By-law 2024-19, Section 4.8.10.1(a):**

a porch with a depth of 1.32 metres, whereas the by-law requires a porch with a minimum depth of 1.8 metres; and

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

a minimum front yard setback of 9.92 metres, whereas the by-law requires a minimum front yard setback of 14.4 metres;

as it relates to a proposed covered front porch for an existing residential dwelling.

**(East District, Ward 4)**

**5.4 A/013/25**

**Agent Name: Mehdy Ajvand  
25 Honeybourne Crescent, Markham  
PLAN 4949 LOT 121**

The applicant is requesting relief from the requirements of 2024-19, as amended, to permit the following:

**a) By-law 2024-19, Section 6.3.3.2(c):**



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a maximum second storey main building coverage of 24 percent, whereas the by-law permits a maximum coverage of 20 percent for any storey above the first;

**b) By-law 2024-19, Section 4.8.10.2(d)(iii):**

a maximum porch projection from the established main building line of 1.83 metres, whereas the by-law permits a maximum projection of 0.6 metres;

**c) By-law 2024-19, Section 6.3.3.2(j):**

a maximum outside wall height of 7.52 metres, whereas the by-law permits a maximum outside wall height of 7 metres;

**d) By-law 2024-19, Section 4.9.9(b):**

two separate dwelling entrances within the same wall facing the street, whereas the by-law permits one entrance in a wall facing a street; and

**e) By-law 2024-19, Section 6.3.2.2(e):** a maximum second storey distance from the established building line of 17.44 metres, whereas the by-law permits a maximum second storey distance from the established building line of 14.5 metres;

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

**(East District, Ward 4)**

## 6. PREVIOUS BUSINESS:

### 6.1 B/030/24

**Agent Name: Macaulay Shiomi Howson (Nick Pileggi)**  
**Major Mackenzie Drive East, Markham**  
**PLAN RP 65R33373 PTS 1 2 AND 3**

The applicant is requesting provisional consent to:

- a) sever and convey** a parcel of land with an approximate lot frontage of 12.24 metres and an approximate lot area of 0.69 ha (Part 4);
- b) retain** a parcel of land with an approximate lot frontage of 92.4 metres and an approximate lot area of 5.4 ha (Parts 1, 2, 3, and 5);
- c) establish an easement** over Part 4 for the purposes of access in favour of the retained lands (Parts 1, 2, 3, and 5).

The purpose of this application is to sever the Subject Lands and for Part 4 to be merged with the adjacent lands to the north and to facilitate the creation of a mutual access easement.



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(West District, Ward 2)

## 6.2 B/031/24

**Agent Name: Macaulay Shiomi Howson (Nick Pileggi)**  
**Markland Street, Markham**  
**CON 3 PT LOT 21**

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 48.5 metres and an approximate lot area of 1.08 ha (Parts 8 and 9);
- b) **retain** a parcel of land with an approximate lot frontage of 84.3 metres and an approximate lot area of 2.49 ha (Parts 6 and 7).

The purpose of this application is to sever the Subject Lands (Parts 6,7,8, and 9), and for Part 9 to be merged with the adjacent lands to the east (Part 10).

This application is related to Consent Application B/030/24.

(West District, Ward 2)

## 6.3 B/032/23

**Agent Name: Cantam Group LTD. (Yaso Somalingam)**  
**44 Rouge Street, Markham**  
**PLAN 173 BLK L LOT 12**

The applicant is requesting provisional consent to:

- a) **sever and convey** a parcel of land with an approximate lot frontage of 15.09 metres (49.51 feet) and an approximate lot area of 454.90 square metres (4,896.36 square feet) (Part 1); and
- b) **retain** a parcel of land with an approximate lot frontage of 15.03 metres (49.31 feet) and an approximate lot area of 454.0 square metres (4,886.67 square feet) (Part 2).

This application proposes to sever the Subject Property to create one (1) new residential lot.

This application is related to Minor Variance applications A/154/23 and A/155/23.



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(Heritage District, Ward 4)

## 6.4 A/154/23

**Agent Name: Cantam Group Ltd. (Yaso Somalingam)**  
**44 Rouge Street, Markham**  
**PLAN 173 BLK L LOT 12**

The applicant is requesting relief from the requirements of 1229, as amended, to permit the following:

- a) **By-law 1229, Section 11.2 (c) (i):**  
a porch with stairs to encroach 50.4 inches into a required yard, whereas the by-law permits a maximum encroachment of 18 inches;
- b) **By-law 1229, Table 11.1:**  
a minimum lot area of 4896.36 square feet, whereas the by-law requires a minimum lot area of 6600 square feet;
- c) **By-law 1229, Table 11.1:**  
a lot frontage of 49.51 feet, whereas the by-law requires a minimum lot frontage of 60 feet; and
- d) **By-law 1229, Amending By-law 99-90, Section 1.2 (vi):**  
a maximum floor area ratio of 48.87 percent, whereas the by-law permits a maximum floor area ratio of 45 percent;

as it relates to a proposed two-storey residential dwelling on the severed lot.

(Heritage District, Ward 4)

## 6.5 A/155/23

**Agent Name: Cantam Group LTD. (Yaso Somalingam)**  
**44 Rouge Street, Markham**  
**PLAN 173 BLK L LOT 12**

The applicant is requesting relief from the requirements of 1229, as amended, to permit the following:

- a) **By-law 1229, Table 11.1:**  
a minimum lot area of 4886.67 square feet, whereas the by-law requires a minimum lot area of 6600 square feet;



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**b) By-law 1229, Table 11.1:**

a lot frontage of 49.31 feet, whereas the by-law requires a minimum lot frontage of 60 feet;

**c) By-law 1229, Amending By-law 99-90, Section 1.2 (vi):**

a maximum floor area ratio of 48.61 percent, whereas the by-law permits a maximum floor area ratio of 45 percent; and

**d) Section 1.2(ii), Amending By-law 99-90 Section 1.2(iii):**

a maximum building depth of 17.48 metres, whereas the by-law permits a maximum building depth of 16.8 metres;

as it relates to proposed modifications to the existing dwelling on the retained lot.

**(Heritage District, Ward 4)**

**6.6 A/189/23**

**Agent Name: Gregory Design Group (Shane Gregory)  
38 Elm Street, Markham  
PLAN 4292 LOT 4**

The applicant is requesting relief from the requirements of 2024-19, as amended, to permit the following:

**a) By-law 2024-19, Section 4.3.2.2 (i):**

a minimum combined interior side yard of 4.38 metres, whereas the by-law requires a minimum combined interior side yard of 4.97 metres;

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

a maximum distance of 24.76 metres for the first storey measured from the established building line, whereas the by-law permits a maximum distance from the established building line of 19.5 metres;

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

a maximum distance of 16.16 metres for the second storey measured from the established building line, whereas the by-law permits a maximum distance from the established building line of 14.5 metres; and

**d) By-law 2024-19, Section 6.2.1(a):**

a roof to project 3.55 metres above the maximum permitted outside wall height, whereas the by-law permits a maximum projection of 3.0 metres;

**e) By-law 2024-19, Section 4.8.10.2(d)(iv):**



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a stair to project 0.58 metres past the permitted porch encroachment, whereas the by-law permits a maximum of 0.45 metres;

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

**(East District, Ward 4)**

**6.7 A/091/24**

**Agent Name: Prohome Consulting Inc. (Vincent Emami)**  
**29 Jeremy Drive, Markham**  
**PLAN 7566 LOT 3**

The applicant is requesting relief from the requirements of 2024-19, as amended, to permit the following:

- a) By-law 2024-19, Section 6.3.2 c) & (iii) (iv):**  
a maximum main building coverage of 24.89 percent for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent for the second storey;
- b) By-law 2024-19, Section 6.3.2 e):**  
a maximum distance of 16.12 metres for the second storey measured from the established building line, whereas the by-law permits a maximum distance of 14.5 metres for the second storey measured from the established building line; and
- c) By-law 2024-19, Section 6.3.2 I):**  
a minimum combined interior side yard of 5.11 metres, whereas the by-law requires a minimum combined interior side yard of 5.75 metres;

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

**(Central District, Ward 3)**

**6.8 A/108/24**

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

The applicant is requesting relief from the requirements of 2024-19, as amended, to permit the following:

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



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a maximum main building coverage of 25.8 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 of 14.5 metres for any storey above the first;

as it relates to a proposed two-storey dwelling.

**(East District, Ward 4)**

## **7. ADJOURNMENT:**

**7.1 Next Meeting, May 14, 2025**

**7.2 Adjournment**