



COMMITTEE OF ADJUSTMENT

AGENDA

Wednesday, May 4, 2022

7:00pm

Location: Virtual Meeting on Zoom Platform

Minutes: Wednesday, April 20, 2022

DISCLOSURE OF INTEREST

Previous Business

1. A/193/21

Owner Name: Patrick Lam

Agent Name: Z Square Group (Mengdi Zhen)

33 Alanadale Avenue, Markham

PLAN 5810 LOT 23

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

- a) **Section 11.2 (c)(i):**
an encroachment of 110.50 inches of basement walkout stairs into the rear yard, whereas the By-law permits a maximum of 18.0 inches;
- b) **Amending By-law 99-90, Section 1.2 (vi):**
a maximum floor area ratio of 49.68 percent, whereas the By-law permits a maximum floor area ratio of 45.0 percent;

as it relates to a proposed two storey dwelling. **(East District, Ward 4)**

New Business:

1. A/156/21

Owner Name: Penny Geffen

Agent Name: Davey Does It (Matthew Davey)

21 Innisbrook Crescent, Thornhill

PLAN M1751 LOT 207



COMMITTEE OF ADJUSTMENT

The applicant is requesting relief from the requirements of By-law 151-75 as amended, to permit:

- a) **Deck By-law 142-95, Section 2.2 (b) (i) Maximum Projection:**
a 3.66 meters deck projection, whereas the By-law permits a maximum deck projection of 3.0 meters;

as it relates to a proposed addition to a residential dwelling. **(West District, Ward 1)**

2. A/001/22

**Owner Name: Neil Alfred
Agent Name: Neil Alfred
82 Morgan Avenue, Thornhill
PLAN 2426 LOT 75**

The applicant is requesting relief from the requirements of By-law 2237, as amended to permit:

- a) **Infill By-law 101-90, Section 1.2 (i):**
a maximum height of 9.14 metres, whereas the By-law permits a maximum height of 8.60 metres;
- b) **Infill By-law 101-90, Section 1.2 (vii):**
a maximum floor area ratio of 53.9 percent, whereas the By-law permits a maximum floor area ratio of 50.0 percent;
- c) **Section 6.1:**
a minimum front yard setback of 6.096 metres, whereas the By-law requires a minimum front yard setback of 8.23 metres;

as it relates to a proposed two storey detached dwelling. **(West District, Ward 1)**

3. A/019/22

**Owner Name: Devron Developments (Adrienne Van)
Agent Name: Devron Developments (Adrienne Van)
7089 Yonge Street, Thornhill
PLAN 2446 PART BLK A**



COMMITTEE OF ADJUSTMENT

The applicant is requesting relief from the requirements of By-law 2337, as amended to permit:

- a) **Parking By-law 28-97, Section 6.1.2(a):**
6 parking spaces 100 mm short, whereas the By-law requires 5.8 m in length;
- b) **Parking By-law 28-97, Section 6.1.2(a):**
1 parking space 400 mm short, whereas the By-law requires 5.8m in length;

as it relates to parking space dimensioning standards for a proposed 27-storey mixed-use residential development. **(West District, Ward 1)**

4. B/004/22

Owner Name: ANDREW WAI CHUNG IP
Agent Name: STEP Design Studio Inc. (Stepan Sukiasyan)
16 Riverview Avenue, Markham
PLAN 4365 LOT 17

The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate lot area of 732.61 sq m and lot frontage of 24.23 m;
- b) retain a parcel of land with an approximate lot area of 737.28 sq m and lot frontage of 24.38 m.

This serves as a re-application for consent B/005/20, which was approved by the Committee of Adjustment but lapsed due to unfulfilled conditions of approval. **(East District, Ward 4)**

Adjournment

- 1. Next Meeting, Wednesday, May 25, 2022**
- 2. Adjournment**