



CITY OF MARKHAM
Virtual Meeting on Zoom

July 20, 2022
7:00 pm

COMMITTEE OF ADJUSTMENT

Minutes

The 13th regular meeting of the Committee of Adjustment for the year 2022 was held at the time and virtual space above with the following people present:

	<u>Arrival Time</u>
Gregory Knight Chair	7:00 PM
Arun Prasad	7:00 PM
Patrick Sampson	7:00 PM
Jeamie Reingold	7:03 PM
Kelvin Kwok	7:00 PM

Shawna Houser, Secretary-Treasurer
Greg Whitfield, Supervisor, Committee of Adjustment
Dinal Manawadu, Development Technician, Committee of Adjustment

Regrets

Tom Gutfreund
Sally Yan

DISCLOSURE OF INTEREST

None

Minutes: July 06, 2022

THAT the minutes of Meeting No. 12, of the City of Markham Committee of Adjustment, held July 06, 2022, respectively, be:

- a) Approved on July 20, 2022.

Moved By: Arun Prasad
Seconded By: Kelvin Kwok

Carried

REQUEST FOR DEFERRAL:

1. B/003/22

**Owner Name: Samia Sahyone & Mina Maseh
Agent Name: MMK Engineering Inc (Miral Hanna)
18 Gainsville Avenue (Parts 1 to 6), Markham**

The applicant was requesting provisional consent to:

- a) Sever and convey a parcel of land with an approximate lot frontage of 7.68 m (25.20 ft.) and approximate lot area of 306.66 sq. m (3,300.86 sq. ft.) (Parts 2, 4, and 6); and
- b) Retain a parcel of land with approximate lot frontage of 15.36 m (50.39 ft.) and approximate lot area of 613.32 sq. m (6,601.72 sq. ft.) (Parts 1, 3, and 5).

The purpose of this application was to sever and convey a portion of 18 Gainsville Avenue with the intent to merge this parcel with the severed portion of 20 Gainsville Avenue (B/006/22) to facilitate the creation of one new residential lot.
(Central District, Ward 3)

This application was related to Minor Variance applications A/031/22, A/039/22, A/040/22 and Consent Application B/006/22, which was being reviewed concurrently.

The Chair brought forward the request for deferral.

Member Sampson motioned for deferral.

**Moved By: Patrick Sampson
Seconded By: Kelvin Kwok**

THAT Application No **B/003/22** be **deferred** sine die

Resolution Carried

2. B/006/22

**Owner Name: Samia Sahyone
Agent Name: MMK Engineering Inc (Miral Hanna)
20 Gainsville Avenue (Parts 7 to 12), Markham**

The applicant was requesting provisional consent to:

- a) Sever and convey a parcel of land with an approximate lot frontage of 7.68 m (25.20 ft.) and approximate lot area of 306.66 sq. m (3,300.86 sq. ft.) (Parts 7, 9, and 11);
- b) Retain a parcel of land with approximate lot frontage of 15.36 m (50.39 ft.) and approximate lot area of 613.32 sq. m (6,601.72 sq. ft.) (Parts 8,10, and 12).

The purpose of this application was to sever and convey a portion of 20 Gainsville Avenue with the intent to merge this parcel with the severed portion of 18 Gainsville Avenue (B/003/22) to facilitate the creation of one new residential lot.

(Central District, Ward 3)

This application was related to Minor Variance applications A/031/22, A/039/22, A/040/22 and Consent Application B/003/22, which were being reviewed concurrently.

The Chair brought forward the request for deferral.

Member Sampson motioned for deferral.

Moved By: Patrick Sampson

Seconded By: Kelvin Kwok

THAT Application No **B/006/22** be **deferred** sine die

Resolution Carried

3. A/031/22

Owner Name: Samia Sahyone & Mina Maseh

Agent Name: MMK Engineering Inc (Miral Hanna)

18 Gainsville Avenue (Building A – Parts 1, 3, and 5), Markham

The applicant was requesting relief from the requirements of By-law 11-72, as amended to permit:

a) Section 3.7:

a decorative or ornamental roof that is less than 2 feet 5 inches in height to be disregarded in height calculation, whereas the By-Law does not have any provisions to permit ornamental roof encroachment;

b) Section 6.1:

a maximum lot coverage of 35%, whereas the By-Law permits a maximum of 33.33%.

As it related to proposed detached dwelling on the retained lot (Parts 1, 3, and 5).
(Central District, Ward 3)

This application was related to Minor Variance applications A/039/22, A/040/22 and Consent Applications B/003/22 and B/006/22, which were being reviewed concurrently.

The Chair brought forward the request for deferral.

Member Sampson motioned for deferral.

Moved By: Patrick Sampson
Seconded By: Kelvin Kwok

THAT Application No **A/031/22** be **deferred** sine die

Resolution Carried

4. A/039/22

Owner Name: Samia Sahyone & Mina Maseh
Agent Name: MMK Engineering Inc (Miral Hanna)
18 and 20 Gainsville Avenue (Building B – Parts 2, 4, 6, 7, 9, and 11),
Markham

The applicant was requesting relief from the requirements of By-law 11-72, as amended to permit:

a) Section 3.7:

a decorative or ornamental roof that is less than 2 feet 5 inches in height to be disregarded in height calculation, whereas the By-Law does not have any provisions to permit ornamental roof encroachment;

b) Section 6.1:

a maximum lot coverage of 35%, whereas the By-Law permits a maximum of 33.33%.

As it related to a proposed detached dwelling on the severed lot ((Parts 2, 4, 6, 7, 9, and 11). **(Central District, Ward 3)**

This application was related to Minor Variance applications A/031/22, A/040/22 and Consent Applications B/003/22 and B/006/22, which were being reviewed concurrently.

The Chair brought forward the request for deferral.

Member Sampson motioned for deferral.

Moved By: Patrick Sampson
Seconded By: Kelvin Kwok

THAT Application No **A/039/22** be **deferred** sine die

Resolution Carried

5. A/040/22

Owner Name: Samia Sahyone & Mina Maseh
Agent Name: MMK Engineering Inc (Miral Hanna)
20 Gainsville Avenue (Building C – Parts 8, 10, and 12), Markham

The applicant was requesting relief from the requirements of By-law 11-72, as amended to permit:

- a) **Section 3.7:**
a decorative or ornamental roof that is less than 2 feet 5 inches in height to be disregarded in height calculation, whereas the By-Law does not have any provisions to permit ornamental roof encroachment;
- b) **Section 6.1:**
a maximum lot coverage of 35%, whereas the By-Law permits a maximum of 33.33%;
- c) **Section 3.7:**
an interior (west) setback of 4 feet 2 inches, whereas the By-Law permits a setback of 6 feet.

As it related to a proposed detached dwelling on the retained lot (Parts 8, 10, and 12).
(Central District, Ward 3)

This application was related to Minor Variance applications A/031/22, A/039/22, and Consent Applications B/003/22 and B/006/22 which were being reviewed concurrently.

The Chair brought forward the request for deferral.

Member Sampson motioned for deferral.

Moved By: Patrick Sampson
Seconded By: Kelvin Kwok

THAT Application No **A/040/22** be **deferred** sine die

Resolution Carried

PREVIOUS BUSINESS:

1. A/025/22

**Owner Name: Sumithra Sathiyarayanan &
Sathiyarayanan Sathiyamoorthy**
Agent Name: Arc Design Group (Peter Jaruczik)
10 Strathroy Crescent, Markham
PLAN 5223 LOT 10

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

a) By-law 99-90, Section 1.2(i):

a maximum height of 11.39 m (37.37 ft), whereas the By-law permits a maximum height of 9.80 m (32.15 ft). **Amended to 11 m (36.09 ft)**

b) Table 11.2:

a minimum side yard setback of 1.41 m (4.62 ft), whereas the By-law requires a minimum side yard setback of 1.83 m (6.0 ft) for the two-storey portion;

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

a maximum Floor Area Ratio of 49.95%, whereas the By-law permits a maximum Floor Area Ratio of 45.0%;

d) By-law 28-97, Section 6.2.4.4 (a)(i):

a driveway to have a minimum setback of 0.81 m (2.65 ft) from the interior side lot line, whereas the By-law requires a driveway to be located no closer to an interior side lot line than the minimum distance requirement for the main building;

e) Table 11.1:

a minimum front yard setback of 6.08 m (19.95 ft), whereas the By-law requires a minimum front yard setback of 7.62 m (25.0 ft);

as it related to a proposed new two-storey single detached dwelling.
(East District, Ward 4)

The Chair introduced the application.

The agent, Peter Jaruczik, appeared on behalf of the application. The applicant had returned to the Committee with reductions to both the height and Floor Area Ratio. Peter presented a streetscape rendering of the proposed dwelling and adjacent properties. The agent indicated that the house was at the road's crest, and the adjacent properties stagger downward from the road's crest. Consideration had been given to the Committee's previous request to implement measures to reduce the height, including a three-to-one slope at the rear and sinking the land to reduce the height. The applicant had not considered further reductions as the arborist indicated that a more significant reduction could damage the root structure of healthy trees on the property. The applicants had reduced the height by over a meter from the original design. Peter stated that the requested variance was an appropriate request, and this was the type of situation the Committee had been created to address. Peter agreed with the staff report and indicated that the application met the four tests of the *Planning Act*.

Elizabeth Brown, 65 Lincoln Green Drive, the Committee of Adjustment representative for the Markham Village Sherwood Conservation Residents Association, appeared to speak to the application. Elizabeth was still concerned with height and Floor Area Ratio with massing and scale of the house. Elizabeth noted that the applicant indicated a more significant reduction in height from the variance considered at the last meeting and that the stated decrease in height was from the original submission. Elizabeth stated the applicant could reduce the height by dropping further into the grade and the massing of the proposed dwelling could still be reduced further.

The agent, Peter Jaruczik, spoke to the comments from Elizabeth Brown. The property and neighbouring properties had been subject to flooding in the past, and as such, they did not want to cut into the back and maintain the finished floor level above the grade and have a two percent slope. The agent agreed that Elizabeth was correct and that the original submission had a height of 12.46m and the height presented at the first meeting was 11.89 m, now reduced to 11.39 m. The owner and agent had reduced the height through design and were now battling against the road's crown.

The Chair requested the agent to explain the height at the rear of the property. The Chair indicated that the house would appear particularly imposing at the top of the hill.

The agent Peter Jaruczik responded to the Chair's questions and comments.

Member Sampson noticed a balcony at the rear of the house and questioned if the trees at the rear of the property were cedars and would provide year-round privacy for the neighbours.

The agent Peter Jaruczik, and the owner, Nannan Sathiyamoorthy, confirmed the trees were cedar and provided shielding for the adjacent properties.

Member Reingold commented that the proposal was too tall, given the crown of the road and the area's geography. In consideration of the variance requests, the height

was a problematic variance. It was a tall house and would be more attractive for the area if the applicant further reduced the height.

Member Sampson agreed with Member Reingold that the height was the issue. Had the house been reversed and the step down to the garage on the other side, it would have been a less imposing feature coming up the hill. The member's opinion was that the present house was too tall for the curve of the street.

The Chair indicated that there could be ways to maintain the finished first floor above grade, and the applicant had done surveying and presented good evidence. The Chair indicated that a lower height could be settled upon at the meeting rather than holding the application up further.

Peter Jaruczuk indicated they desired to retain as many mature trees as possible; however, with some redesign, they could achieve 11 m.

Member Prasad requested information regarding the proposed ceiling heights. The member indicated that the Committee had not expressed concern with the other variances as requested and agreed with the Chair that the applicants had done considerable work and suggested that if the applicant agreed to an amended variance for height to 11 m, he would move for approval.

Member Prasad motioned for approval with an amendment to variance "a" from 11.39 m to 11 m.

Moved By: Arun Prasad
Seconded By: Jeamie Reingold

The Committee unanimously approved the application, as amended.

THAT Application No **A/025/22** be **approved** subject to conditions contained in the staff report as amended.

Resolution Carried

NEW BUSINESS:

1. A/028/22

Owner Name: Alai Developments Inc. (Alawn Lai)
Agent Name: STEP Design Studio Inc. (Stepan Sukiasyan)
Lee Avenue, Markham
19TM14013 LOT 3

The applicant was requesting relief from the requirements of By-law 193-31, as amended to permit:

- a) **Lot 1 - 88 Lee Avenue: Section 6.1(c):**
a property lot coverage of 31.1%, whereas the By-law allows maximum coverage of 25%;
- b) **Lot 3 - 5 Sunman Court: Section 6.1(c):**
a property lot coverage of 33.6%, whereas the By-law allows maximum coverage of 25%;
- c) **Lot 5 - 9 Sunman Court: Section 6.1(c):**
a property lot coverage of 26%, whereas the By-law allows maximum coverage of 25%;
- d) **Lot 6 - 11 Sunman Court: Section 6.1(c):**
a property lot coverage of 32.9%, whereas the By-law allows maximum coverage of 25%;
- e) **Lot 8 - 19 Sunman Court: Section 6.1(c):**
a property lot coverage of 38%, whereas the By-law allows maximum coverage of 25%;
- f) **Lot 9 - 18 Sunman Court: Section 6.1(c):**
a property lot coverage of 30%, whereas the By-law allows maximum coverage of 25%;
- g) **Lot 10 - 16 Sunman Court: Section 6.1(c):**
a property lot coverage of 39.9%, whereas the By-law allows maximum coverage of 25%;
- h) **Lot 10 - 16 Sunman Court: Section 6.1(b):**
a property front yard setback of 5.61m, whereas the By-law allow minimum front yard setback of 8m;
- i) **Lot 12 - 4 Sunman Court: Section 6.1(c):**
a property lot coverage of 26.5%, whereas the By-law allows maximum coverage of 25%;
- j) **Lot 13 - 86 Lee Avenue: Section 6.1(c):**
a property lot coverage of 26%, whereas the By-law allows maximum coverage of 25%;

as it related to the construction of new two-storey detached dwellings on nine lots in a draft approved plan of subdivision (SU 14 244871).

(Central District, Ward 8)

The Chair introduced the application.

One written request from M. Hussan 4723 14th Avenue regarding fences was received in response to the public notice.

The agent, Jim Kotsopoulos, appeared on behalf of the application. Jim agreed with the staff report. The agent shared a presentation showing the approved infill subdivision. The applicant highlighted similar lot coverages in the immediate area and the unique configuration of the lots and indicated that the impact from the requested variances would be minimal and stay within the parameters of this subdivision. The applicant indicated that the application met the four tests of the *Planning Act* and merited support.

The Committee members had no questions or comments regarding the application.

Member Prasad motioned to approve the application.

Moved By: Arun Prasad
Seconded By: Kelvin Kwok

The Committee unanimously approved the application.

THAT Application No **A/028/22** be **approved** subject to conditions contained in the staff report as amended

Resolution Carried

2. A/035/22

Owner Name: Hai Jie Zhu
Agent Name: F & A Associate Ltd. (Ali Shakeri)
15 Bowes-Lyon Court, Markham
PL 6897 LT 62

The applicant was requesting relief from the requirements of By-law 304-87, as amended to permit:

a) Parking By-law 28-97, Section 6.2.4.6:

a maximum driveway width of 17.14 m, whereas the By-law permits a maximum of 6.1 m where the garage door opening faces an interior side lot line; and

b) By-law 2008-21, Section 7.5 (b) (iv):

the sum of the width of both side yards to be 7.15 m, whereas the By-law requires a minimum width of 9.0 m;

as they relate to a proposed two-storey single detached dwelling.
(West District, Ward 2)

The Chair introduced the application.

The agent, Ali Shakeri, appeared on behalf of the application.

One letter of opposition was received from Yu Hua Xing, 11 Bowes-Lyon Court.

The Committee members had no questions or comments regarding the application.

Moved By: Patrick Sampson

Seconded By: Kelvin Kwok

The Committee unanimously approved the application.

THAT Application No **A/035/22** be **approved** subject to conditions contained in the staff report as amended

Resolution Carried

3. A/056/22

Owner Name: Heidi Chan & Adrian Leung
Agent Name: Placement Design Inc (Mike De Oliveira)
68 Normark Drive, Thornhill
PLAN 7695 LOT 105

The applicant was requesting relief from the requirements of By-law 2150, as amended to permit:

a) Section 6.1:

a minimum rear yard setback of 18 feet and 7 inches, whereas the By-law requires a minimum rear yard setback of 25 feet;

as it related to a proposed rear one storey addition.

(West District, Ward 1)

The Chair introduced the application.

The agent, Mike De Oliveira, appeared on behalf of the application. Mike noted that the owners had spoken to their neighbours and collected fifteen support letters. In addition, the applicant had worked with staff to bring forward a proposal that could be supported, including removing a proposed car that would have resulted in a side yard setback. Mike pointed out that due to the configuration of the rear lot line, a rear yard variance would be required for any proposed addition, and the proposed addition was small and would add only six feet.

Heidi Chan and Adrian Leung, the owners, were in attendance at the meeting.

Member Reingold was encouraged by the nature of the application. The request was minor, did not have adverse effects on the neighbours, and will improve the owners' living situation. Member Reingold agreed with the staff report, felt the application met the four Planning Act tests and motioned to approve the application.

Moved By: Jeamie Reingold
Seconded By: Arun Prasad

The Committee unanimously approved the application.

THAT Application No **A/056/22** be **approved** subject to conditions contained in the staff report

Resolution Carried

4. A/066/22

Owner Name: Ali Shamaila Nawaz & Mian Khan
Agent Name: Paar Design Inc. (Nikol Paar)
26 Honeybourne Crescent, Markham
PLAN 4949 LOT 104

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

- a) **By-law 99-90, Section 1.2(ii):**
a depth of 18.04 metres, whereas the By-law permits a maximum of 16.8 metres;
- b) **By-law 99-90, Section 1.2(i):**
a height of 10.11 metres, whereas the By-law permits a maximum of 9.8 metres;
- c) **By-law 99-90, Section 1.2(iv):**
a maximum Floor Area Ratio of 52.9 percent, whereas the By-law permits a maximum of 45 percent;

as it related to the demolition of an existing dwelling and to construct a new two storey dwelling.

(East District, Ward 4)

The Chair introduced the application.

The agent, Nichole Parr and owner Shamaila Khan appeared on behalf of the application.

Shamalia Khan indicated that they were long-term Markham residents, and the family had saved many years to purchase a home in Markham. The family had long-term work-from-home requirements as well as multigenerational family needs, including young children and aging parents. Consideration had been given to an addition to the existing dwelling before determining a new build would better meet their needs. Shamaila presented the characteristics of Honeybourne Crescent, including the details of five minor variance applications that the Committee had previously approved. The owners had personally met with their neighbours and had received letters of support from thirty-three residents within the circulation area. They had presented the plans and variances to the neighbours to allow for informed consent when providing support. The neighbours appreciated the clean design of the proposal. The home had been designed with minimal open-to-below areas, which resulted in a smaller dwelling than many neighbouring dwellings, which had been granted variances for lower Floor Area Ratio but which were much larger homes due to the open-to-below space included in the design.

The agent Nicole Parr presented dwellings of similar designs and styles within the neighbourhood. Nicole provided the Official Plan policies considered when designing the home, including the complementary design elements related to existing dwellings within the immediate area. Additionally, Nicole highlighted the supportive portions of the staff report, including how the proposal met the intent of the Zoning Bylaw and would not significantly impact the surrounding properties. In determining the proposed height, consideration was given to the crown of the road. Nicole noted that the average height of the proposed dwelling would be below the maximum height permitted. They demonstrated that the depth variance was not for the entire build but rather a corner of the build and resulted from the irregular shape of the lot and the curved frontage of the pie shape lot. The agent demonstrated areas where the second floor's design had been stepped in from the first floor to help reduce the GFA. The final design, however, resulted in the requested variance for GFA to meet the family's needs. Finally, Nicole highlighted several historical decisions for GFA that had been granted in the area by the Committee of Adjustment or the Ontario Land Tribunal.

The owner Shamaila Khan ended the presentation again, highlighting the support received within the community and specifically from the immediate neighbours.

Elizabeth Brown, 65 Lincoln Green Drive, the Committee of Adjustment representative for the Markham Village Sherwood Conservation Residents Association, appeared to speak to the application. Elizabeth spoke to Official Plan policies as outlined in the staff report and highlighted the sections related to the application. The Net Floor Area was 17.4% greater than what was permitted, and opined that this was not minor. Elizabeth spoke to the proposed height indicating that the design did not relate to the one-storey dwellings on the street and that the false dormers mimicked a third floor and emphasized the height of the building. Elizabeth noted that three trees were designated to be removed and wondered if a reduced depth and Net Floor Area could preserve the mature tree in the rear of the property. It was Elizabeth Brown's opinion that the application did not meet the four Planning Act tests; it was neither minor nor desirable. If approved, this would be the highest NFA on the street, and the owner should put less emphasis on reducing the open to below and place greater importance on reducing the scale and massing.

The Chair indicated that the applicant had highlighted the written submission received and reviewed by the Committee in their presentation.

Member Reingold supported the comments made by Elizabeth Brown. The member acknowledged that it was an attractive design. However, the appearance did not relate to the recent infill development on the street or the existing original homes of the neighbourhood. It was a very large house, and the member would not support over a 50% Floor Area Ratio variance, particularly on a lot with a width of 63 feet. The straight wall and flat roof and wall did not fit with the area's character; in their opinion, the house was too large for the lot.

Member Sampson, for the most part, agreed with Member Reingold. While the design was not within the purview of the Committee, this particular design added mass that other new homes in the area did not seem to have. Therefore, the member could not support the design of the dwelling as it added massing and held to their previous position that the Committee should not approve a Floor Area Ratio variance over 50%.

Member Prasad asked if the agent could alter the design to bring the Floor Area Ratio closer to 51% by changing the bathrooms on the second floor.

Nicole Parr indicated that there were design elements that would result in a minor reduction in floor area; however, the needs and desires of the family were included in the design presented.

Member Prasad indicated that the Committee did not deny the need or support of the application; instead, they were addressing the application to determine if it could be brought into a position for approval. Member Prasad indicated that they could present a deferral for the proposal to allow the applicant to return to the Committee with a reduced request closer to the 50% suggested by the Committee members.

The agent deferred to her client in response to Member Prasad's suggestion of a deferral to reduce the size of the proposed dwelling.

Shamaila Khan indicated this would be the smallest house on the street.

The Chair indicated that the proposal had been thoroughly discussed and requested a response from the owners if they wanted the offered deferral or the Committee to proceed to a vote.

The owner Shamaila Khan indicated that they wished to proceed to a vote.

The Chair commented that the design filled the entire pallet on the front elevation in massing. The proposal was designed to be built from the minimum lot setbacks with an increased height, filling the total available space of massing from the street. The massing of the proposed dwelling had been accentuated to every possible extent. In contrast, in the past, the Committee had granted significant variances when proposals respected the streetscape through reduced rooflines and varied architectural designs.

Member Kwok stated that the combination of variances, as highlighted by the Chair, produced a massing that filled the entire canvas of the streetscape. Additionally, the proposal for a Floor Area Ratio of 52.9% was an increase of over 17%, which the member did not assess as minor in nature. Therefore, the Floor Area Ratio, coupled with the height, accentuated everything.

Member Sampson motioned to deny the application.

Moved By: Patrick Sampson
Seconded By: Jeamie Reingold

Opposed: Arun Prasad

The majority of the Committee denied the application.

THAT Application No **A/066/22** be **denied**.

Resolution Carried

5. A/115/22

Owner Name: Mattamy (Berczy Glen) Limited (Andrew Sjogren)
Agent Name: Mattamy Homes (Mehr Hazari)
3319 Elgin Mills Road, Markham
CON 4 PT LT 25 65R20663 PT 1

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

a) Parking By-law 28-97, Section 3.0:

0.15 visitor parking spaces per unit accessed by a private street, whereas the By-law requires 0.25 visitor parking spaces per unit accessed by a private street;

as it related to the development of Block 131 consisting of 26 townhouse units.

(North Markham District, Ward 2)

This application was related to and submitted alongside a Site Plan Control Application (SPC 20 135108), in which both files were being reviewed concurrently.

The Chair introduced the application.

The agent, Mehr Hazari, representing Mattamy Berzy Glen Ltd., appeared on behalf of the application. Mehr presented the context of the Mattamy Berzy Glen development underway for the past five years. As a result of servicing requirements on Elgin Mills Road, the draft plan was redlined to a site plan, and this change resulted in a requirement to provide visitor parking. Mattamy had worked with City staff to meet the visitor parking requirements. Mehr put forward that the four tests of the *Planning Act* had been met.

Member Kwok asked if there would be parallel parking on the private laneway.

Mehr Hazari confirmed that the laneway would have no parking signage and no provision for parallel parking in the laneway and indicated that this was similar to already developed townhomes in Cornell and other phases of Berzy Glen.

The Chair noted that the request was for a reduction of three visitor parking spaces for twenty-six units.

Member Kwok reviewed the staff report, agreed with the comments, and supported the application. Accordingly, member Kwok put forward a motion for approval.

Moved By: Kelvin Kwok

Seconded By: Jeamie Reingold

The Committee unanimously approved the application.

THAT Application No **A/115/22** be **approved** subject to conditions contained in the staff report as amended

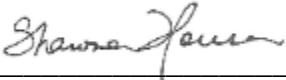
Resolution Carried

Adjournment


Moved by: Arun Prasad
Seconded by: Patrick Sampson

THAT the virtual meeting of the Committee of Adjustment was adjourned at 8:26 pm, and the next regular meeting would be held on August 10, 2022.

CARRIED



Secretary-Treasurer
Committee of Adjustment



Chair
Committee of Adjustment