

Memorandum to the City of Markham Committee of Adjustment

September 27, 2021

File: B/016/20 and B/010/21
Address: 11 & 15 Grandview Boulevard – Markham, ON
Applicant: Chun Tao He
Agent: STEP Design Studio Inc.
Hearing Date: October 6, 2021

The following comments are provided on behalf of the East District team. The applicant has made two consent applications, requesting provisional consent to:

11 Grandview Boulevard – Parts 1 & 2 (B/016/20)

- a) retain a parcel of land with an approximate lot frontage of 21.34 m (70.01 ft) and approximate lot area of 875.48 m² (9,423.59 ft²) (Part 1);
- b) sever and convey a parcel of land with an approximate lot frontage of 9.13 m (29.95 ft) and an approximate lot area of 374.77 m² (4,033.99 ft²) (Part 2);

15 Grandview Boulevard – Parts 3 & 4 (B/010/21)

- a) sever and convey a parcel of land with an approximate lot frontage of 10.67 m (35.01 ft) and an approximate lot area of 437.94 m² (4,713.95 ft²) (Part 3); and
- b) retain a parcel of land with an approximate lot frontage of 19.80 m (64.96 ft) and approximate lot area of 812.32 m² (8,743.74 ft²) (Part 4).

BACKGROUND

11 Grandview Boulevard – Parts 1 & 2 (B/016/20) was deferred by the Committee of Adjustment (“the Committee”) at the initial hearing on May 5, 2021 to provide the applicant with additional time to ensure that the appropriate application processes are carried out, as recommended by staff. The applicant has revised their initial severance application (B/016/20), and has also submitted a new severance application (B/010/21). Revisions to the B/016/20 application includes proposed lot frontages and areas that would be more consistent with one another, and with those approved at 20 Grandview Boulevard.

NOTE: Please see the Staff Report dated April 30, 2021 for details relating to the initial severance application (Appendix “D”).

Property Description

The subject properties municipally known as 11 Grandview Boulevard, and 15 Grandview Boulevard are located on the east side of Grandview Boulevard, north of Riverview Avenue, south of Highway 7 East, and west of Main Street Markham South, and will be collectively referred to herein as the “subject lands”. Each property is currently developed with a one-storey single detached dwelling, with mature trees and vegetation existing throughout. The subject lands have a combined lot area of 2,500.51 m² (26,915.27 ft²), and lot frontage of 60.94 m (199.93 ft).

The surrounding area contains a mix of one and two-storey single detached dwellings on residential lots that are generally rectangular in shape, and vary in terms of their lot areas

and lot frontages. Mature trees and vegetation are a predominant characteristic of the neighbourhood.

Proposal

The applicant is proposing to sever and convey part of the lands currently located on 11 Grandview Boulevard (Part 2), and to sever and convey part of the lands located on the adjacent property at 15 Grandview Boulevard (Part 3).

If approved, the applicant intends to merge Parts 2 and 3 to facilitate the creation of one new developable residential lot to allow for the construction of one new two-storey single detached dwelling (Appendix "C"). The existing homes will be demolished and new two-storey dwellings would also be constructed on each of the retained lots. A total of three houses will be constructed.

Zoning Preliminary Review (ZPR) Undertaken

An initial ZPR was completed by zoning staff on March 26, 2021 which confirmed the need to obtain variances to the Zoning By-law relating to an increase to the maximum building depth, and a reduction to the driveway separation of the proposed circular driveway. However, the applicant submitted revised drawings as part of their initial application made (prior to the initial hearing date), and it was confirmed that the conceptual dwelling relating to file B/016/20 was in compliance with zoning requirements.

Based on a review of the new conceptual housing plans submitted, staff are satisfied that the applicant has sufficiently demonstrated that one new single detached dwelling can be accommodated on each new residential lot. A ZPR for the revised drawings has not been completed, and the applicant has not submitted any associated variance applications. If any non-compliances to the By-law are identified at the building permit stage, either variance application(s), or further revisions to the plans may be required to address any non-compliances. Any future applications would be evaluated in accordance with the development proposal and standards at that time.

COMMENTS

Official Plan 2014 (partially approved on November 24/17, and updated on April 19/18)

The subject lands are designated "Residential Low Rise", which provides for low rise housing forms including single detached dwellings. Where severances are proposed, Section 10.3.2 of the Official Plan outlines a set of criteria for provisional consents to be granted, and staff are of the opinion that the proposed development:

- would result in the creation of three or fewer lots, and a plan of subdivision is not necessary;
- is within the Markville community which has adequate servicing, and no extension of municipal services, or infrastructure is required, aside from the need to provide for new service connections to each lot, and disconnecting any unused service connections;
- fronts onto Grandview Boulevard, which is a public street;
- will not restrict the development of adjacent lands;
- is permitted by the size and frontage requirements of the Zoning By-law;
- would not impact cultural heritage resources; and
- is generally consistent with the relevant policies of the Official Plan.

There is a variation of lot sizes and frontages along the street and within the surrounding area, which are similar to the proposed lots (Appendix “E”). Properties such as 20 Grandview Boulevard, and 22 Grandview Boulevard have approximate lot frontages of 20.90 m (68.57 ft), and lot areas of 856.15 m² (9,215.52 ft²), which similarly comply with the Zoning By-law requirements.

Zoning By-law 1229, as amended

The subject property is zoned “Residential One (R1)” under By-law 1229, as amended, which permits one single detached dwelling per lot. This zone category requires lots to have a minimum lot frontage of 60.0 ft (18.28 m), and a minimum lot area of 6,600.0 ft² (613.16 m²). The proposed consent applications to sever and convey these parts would reduce each property’s lot frontage and lot area (11 Grandview Boulevard and 15 Grandview Boulevard), to facilitate the creation of one new residential lot formed by Parts 2 and 3 as shown in the Draft Reference Plan (Appendix “C”). Minimum lot frontage and area requirements would be met for the newly configured lots, upon Parts 2 and 3 being registered and merged on title. Provided below is a table summary of the proposed lot frontages and areas for each lot (*Table 1*).

Table 1 – Proposed Severance Applications for 11 Grandview Blvd & 15 Grandview Blvd

Municipal Address	Current Lot Frontage	Current Lot Area	Proposed Lot Frontage	Proposed Lot Area
11 Grandview Boulevard	30.47 (99.97 ft)	1,250.25 m ² (13,457.58 ft ²)	21.34 m (70.01 ft)	875.48 m ² (9,423.59 ft ²)
13 Grandview Boulevard (Proposed Parts 2 & 3)	N/A	N/A	19.80 m (64.96 ft)	812.71 m ² (8,747.94 ft ²)
15 Grandview Boulevard	30.47 (99.97 ft)	1,250.26 m ² (13,457.69 ft ²)	19.80 m (64.96 ft)	812.32 m ² (8,743.74 ft ²)

The applicant intends to demolish the two existing dwellings, to construct one new dwelling on each lot. Staff have no objections to the proposed severance applications to create one new additional lot, provided that the Committee adopts those conditions recommended in Appendix “A”, which includes that:

1. the applicant be required to partially or fully demolish the existing dwellings within one year of the date that notice of decision is given. This will allow the proposed lots to comply with the side yard setback requirements as a condition of provisional consent; and
2. the applicant register and merge the severed parcels (Parts 2 and 3) on title to form one new lot.

The applicant should be made aware that any adopted conditions are to be fulfilled within a period of one year after notice of decision is given, as detailed under Section 53(41) of the *Planning Act*. If conditions are not fulfilled within this timeframe, additional consent applications would be required for the proposed development. Staff have no objections to the proposed consent applications as the proposed lots comply with the zoning by-law and are compatible with the surrounding area, which has a range of varied lot sizes similar to the lots that are being proposed.

Urban Design Comments

Urban Design staff does not have any objections to the approval of the severance application, and recommends that conditions requiring payment of cash-in-lieu of parkland dedication, and submission of an appraisal report are adopted.

Tree Protection and Compensation

The applicant submitted an Arborist Report, and Tree Protection and Planting Plan (TAPP) dated June 10, 2021, and associated Tree Protection and Replanting Plans dated June 10, 2020 which confirms that a total of 11 trees are proposed to be removed, seven are proposed to be replanted, and seven are proposed to be protected on the subject lands. Staff recommend that conditions to ensure that the applicant provides appropriate tree protection, and required replacement trees and, or fees are adopted by the Committee (Appendix "A").

While the applicant is not requesting any variances associated with this application for the construction of the new dwellings, the applicant would be required to apply for, and obtain tree permits from the City for any proposed injury or removal of trees which have a trunk Diameter at Breast Height (DBH) of 20 cm (7.87 in), or greater. Should the Committee implement the tree related conditions as detailed, this would require staff's review and approval of the submitted TAPP, and further mitigation relating to the protection of certain trees may be assessed.

PUBLIC INPUT SUMMARY

City staff received a total of eight written letters in support of the previous application made, and a total of 18 written letters of objection as of the previous hearing date. Staff note that the applicant has revised their original severance application for 11 Grandview Boulevard, and has now submitted a new severance application for 15 Grandview Boulevard.

Eight new written submissions were received as of the writing of this report (September 27, 2021). Seven are in support of the proposed development and anticipated infill development. One objects to the proposed development, and cites concern with the inconsistencies between the lot frontages and lot areas of the proposed new lots and those of existing lots, with reference to Official Plan policy 8.2.3.5 a).

It is noted that additional information may be received after the writing of the report, and that the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

In determining its appropriateness, staff have had regard for Section 53 of the *Planning Act*, and have concluded that the proposed severance applications would create lots that are consistent with Provincial and City policies, and complies with the minimum requirements of the local Zoning By-law, and are compatible with other lots in the area. Planning staff recommend that any approval of this application be subject to the conditions provided in Appendix "A" to this report, and that the Committee considers public input in reaching a decision.

APPENDICES

Appendix A: Conditions of Approval

Appendix B: Plan of Survey

Appendix C: Draft Reference Plan

Appendix D: Initial Staff Report – April 30, 2021
Appendix E: Aerial Photo – Existing Parcel Fabric

PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:



Stacia Muradali, Development Manager, East District

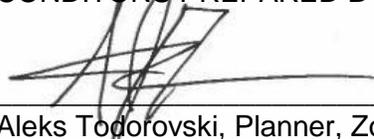
APPENDIX “A”

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/016/20 & B/010/21

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the severances applied for under Files B/016/20, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the *Planning Act*.
3. Submission to the Secretary-Treasurer of a deposited reference plan showing the subject lands, which conforms substantially to the application as submitted.
4. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended.
5. The Owner shall enter into a Development Agreement with the City to the satisfaction of the City Solicitor, Director of Planning and Urban Design, Director of Operations, and/or the Director of Engineering, or their designates, which Development Agreement shall be registered on title to the lands in priority to all mortgages, charges, liens and other encumbrances, and the Owner shall procure and cause to be executed and registered at its own cost and expense such discharges, postponements, and subordination agreements as may be required by the City in order to provide for the priority of registration for the Development Agreement on title to the Lands. The Development Agreement shall specifically provide for matters including but not limited to:
 - i) Payment of all applicable fees in accordance with the City's fee By-law;
 - ii) Review and approval of an Arborist Report and Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan;
 - iii) Erection and inspection of tree protection fencing by City staff, in accordance with the City's Streetscape Manual (2009), as amended, and the Tree Assessment and Preservation Plan;
 - iv) Planting of any required replacement trees, and payment of replacement fees in accordance with the City's Streetscape Manual (2009), as amended, and the Tree Assessment and Preservation Plan;
 - v) Submission of securities respecting any works to be provided in accordance with the Development Agreement;

- vi) Payment of cash-in-lieu of Parkland Dedication in accordance with By-law 195-90, as amended, upon execution of the development agreement.
 - vii) Submission of an Appraisal report prepared by a member of the Appraisal Institute of Canada in accordance with the City's terms of reference respecting the proposed new lot, to be reviewed and approved by the City; and
 - viii) Notice that the lands may not be connected to the City's water system, sewage system and/or drainage system (the "Municipal Services"), and that in order to connect to the Municipal Services, the Owner must submit an application to the City and pay for the connections to the Municipal Services, which shall be installed by the City.
6. Subsection 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.
 7. Submission of a Solicitor's Certificate certifying that upon registration of the required transfers to effect the severances applied for under File B/016/20 and B/010/21, title to Part 1 and Part 2 on the Draft Reference Plan submitted with File B/010/21 will merge with title to Part 3 and Part 4 on the Draft Reference Plan submitted with File B/010/21, all to the satisfaction of the Director of Planning or designate, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design, or their designate.
 8. That the Owner provides confirmation from an Ontario Land Surveyor that the severed and retained parcels, in their final configuration, meets all the requirements of the applicable Zoning By-law, including any development standards for building and structures, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Zoning Supervisor, or their designate.
 9. That the existing dwelling on the retained lots (Part 1, and Part 4) be partially or fully demolished, if required, to comply with all applicable Zoning By-law requirements, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Chief Building Official, or their designate.
 10. Fulfillment of all of the above noted conditions within one year of the date that notice of the decision was given under Section 50(17) or 50(24) of the *Planning Act*.

CONDITONS PREPARED BY:


Aleks Todorovski, Planner, Zoning and Special Projects

APPENDIX "B"
PLAN OF SURVEY



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
LOTS 21 AND 22
REGISTERED PLAN 4365
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK
 SCALE 1:200
 10m 5 0 10 METRES
 MANDARIN SURVEYORS LIMITED, O.L.S. ©
METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
 CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
■	DENOTES STANDARD IRON BAR
■	DENOTES SHORT STANDARD IRON BAR
■	DENOTES IRON BAR
■	DENOTES IRON PIPE
■	DENOTES REGISTERED PLAN 4365
P1	DENOTES PLAN OF SURVEY BY R.G. MCKIBBON LTD., O.L.S. DATED MARCH 25, 1986
P2	DENOTES PLAN OF SURVEY BY HORTON & HAYNES, O.L.S. DATED MARCH 22, 1955
P3	DENOTES PLAN OF SURVEY BY R.G. MCKIBBON LTD., O.L.S. DATED MARCH 11, 2003
P4	DENOTES PLAN 64R-4383
P5	DENOTES PLAN 65R-16086
D1	DENOTES INSTRUMENT NUMBER R677960
D2	DENOTES INSTRUMENT NUMBER R379436
CAL'D	DENOTES CALCULATED FROM D1 & D2
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
M	DENOTES MEASURED
N.S.E.W	DENOTES NORTH, SOUTH, EAST, WEST
C.L.F.	DENOTES CHAIN LINK FENCE
B.F.	DENOTES BOARD FENCE
1137	DENOTES R.G. MCKIBBON LTD., O.L.S.
H	DENOTES G.T. HORTON, O.L.S.
OU	DENOTES ORIGIN UNKNOWN
NI	DENOTES NOT IDENTIFIABLE
D.S.	DENOTES FINISHED SILL ELEVATION AT ENTRY
CONC.	DENOTES CONCRETE
U.P.	DENOTES UTILITY POLE
W.V.	DENOTES WATER VALVE
F.H.	DENOTES FIRE HYDRANT
M.H.	DENOTES MAN HOLE
C.B.	DENOTES CATCH BASIN
●	DENOTES CONIFEROUS TREE
○	DENOTES DECIDUOUS TREE



ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.
 BEARINGS ARE U.T.M. GRID DERIVED FROM SPECIFIED CONTROL POINTS 092883035 AND 092883039, U.T.M. ZONE 17, NAD83 (2000.0)

BENCHMARK NOTE
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF MARKHAM BENCHMARK No.092883039, HAVING AN ELEVATION OF 172.810 METRE WEST SIDE WILLOWGATE DRIVE OPPOSITE RIVERVIEW ROAD.

PART 2 (SURVEY REPORT)
 1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: NONE.
 2. ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE NORTHERLY, SOUTHERLY AND EASTERLY LIMITS OF THE SUBJECT PROPERTY.
 NOTE ALSO THE LOCATION OF OVERHEAD WIRE.
 3. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THIS REPORT WAS PREPARED FOR AKRIS CONSTRUCTION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 8th DAY OF MAY, 2020
MAY 20, 2020
 DATE
 Z. ZENG
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 2117471

 THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR.
 Regulation 1026, Section 29(3)

MANDARIN SURVEYORS LIMITED
 ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
 WWW.MANDARINSURVEYOR.COM
 2400 MIDLAND AVENUE #121 PHONE: (647)430-1366 FAX: (647)799-4068
 TORONTO, ONTARIO, M1S 1X7 E-MAIL: MANDARINSURVEYOR@GMAIL.COM
 SURVEY BY: S.Z. CAD No: 20-109SPRR JOB No: 2020-109

APPENDIX "C"
DRAFT REFERENCE PLAN



GRANDVIEW
(BY REGISTERED PLAN 0841(LT))
PIN 02916

OVIDA
(BY REGISTERED PLAN 3252)
BOULEVARD

RIVERVIEW ROAD
(FORMERLY RIVERVIEW AVENUE BY REGISTERED PLAN 4365)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 65R-

RECEIVED AND DEPOSITED

DATE _____, 2021 DATE _____, 2021

Z. ZENG
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (NO. 65)

SCHEDULE				
PART	PART OF LOT	REGISTERED PLAN	ALL OF PIN	AREA(m ²)
1	22	4365	02916-0409(LT)	875.48
2			02916-0408(LT)	374.77
3	21		02916-0408(LT)	437.94
4			02916-0408(LT)	812.32

PLAN OF SURVEY OF LOTS 21 AND 22, REGISTERED PLAN 4365 CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK

SCALE 1:200

10m 5 0 10 METRES

MANDARIN SURVEYORS LIMITED, O.L.S.

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- LEGEND**
- DENOTES MONUMENT SET
 - DENOTES MONUMENT FOUND
 - SB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - IP DENOTES IRON PIPE
 - RP DENOTES REGISTERED PLAN 4365
 - P1 DENOTES PLAN OF SURVEY BY R.G. MCKIBBON LTD., O.L.S. DATED MARCH 25, 1986
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 - P4 DENOTES PLAN 64R-4383
 - P5 DENOTES PLAN 65R-16086
 - D1 DENOTES INSTRUMENT NUMBER R677960
 - D2 DENOTES INSTRUMENT NUMBER R379436
 - CAL'D DENOTES CALCULATED FROM D1 & D2
 - PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - M DENOTES MEASURED
 - N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
 - C.L.F. DENOTES CHAIN LINK FENCE
 - B.F. DENOTES BOARD FENCE
 - 1137 DENOTES R.G. MCKIBBON LTD., O.L.S.
 - H DENOTES H.T. HORTON, O.L.S.
 - OU DENOTES ORIGIN UNKNOWN
 - NI DENOTES NOT IDENTIFIABLE
 - CONC. DENOTES CONCRETE
 - SCP DENOTES SPECIFIED CONTROL POINTS

SPECIFIED CONTROL POINTS (SCP's)
U.T.M. ZONE 17, NAD83
COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG.216/10

POINT ID	NORTHING	EASTING
SCP 092883035	4859465.534	639092.877
SCP 092883039	4858652.363	639151.588
1	4858852.26	639221.99
2	4858792.56	639234.22

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

NOTES

BEARINGS ARE U.T.M. GRID DERIVED FROM SPECIFIED CONTROL POINTS 092883035 AND 092883039, U.T.M. ZONE 17, NAD83

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999811

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 8th DAY OF MAY, 2020

JUNE 21, 2021
DATE

Z. ZENG
ONTARIO LAND SURVEYOR

MANDARIN SURVEYORS LIMITED
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
WWW.MANDARINSURVEYOR.COM

2400 MIDLAND AVENUE #121 PHONE: (647)430-1366 FAX: (647)799-4068
TORONTO, ONTARIO, M1S 1X7 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: S.Z. CAD No: 20-106RPLAN JOB No: 2020-109

APPENDIX "D"
INITIAL STAFF REPORT: APRIL 30, 2021

Memorandum to the City of Markham Committee of Adjustment

April 30, 2021

File: B/016/20
Address: 11 Grandview Boulevard – Markham, ON
Applicant: Chun Tao He
Agent: STEP Design Studio Inc.
Hearing Date: May 5, 2021

The applicant is requesting provisional consent to:

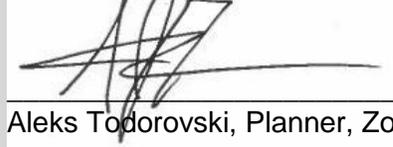
- a) retain a parcel of land with an approximate lot frontage of 24.38 m (79.99 ft) and approximate lot area of 1,000.36 m² (10,767.79 ft²) (Part 1); and
- b) sever and convey a parcel of land with an approximate lot frontage of 6.10 m (20.01 ft) and an approximate lot area of 249.90 m² (2,689.90 ft²) (Part 2).

COMMENTS

Planning staff have made the applicant aware that the current Consent application, if approved by the Committee of Adjustment as is, would result in a separately conveyable lot (Part 2) with an approximate lot frontage of 6.10 m (20.01 ft) and lot area of 249.90 m² (2,689.90 ft²) which would not comply with the minimum zoning requirements. An additional application is required to convey the severed portion of land to the adjacent parcel.

The applicant has provided staff with written confirmation requesting that the Consent application be deferred. This will provide the applicant with additional time to ensure that the appropriate application processes are carried out prior to, or concurrently with the Consent application. Staff therefore recommend that the application be deferred sine die.

PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

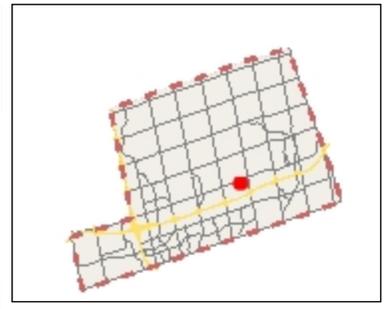
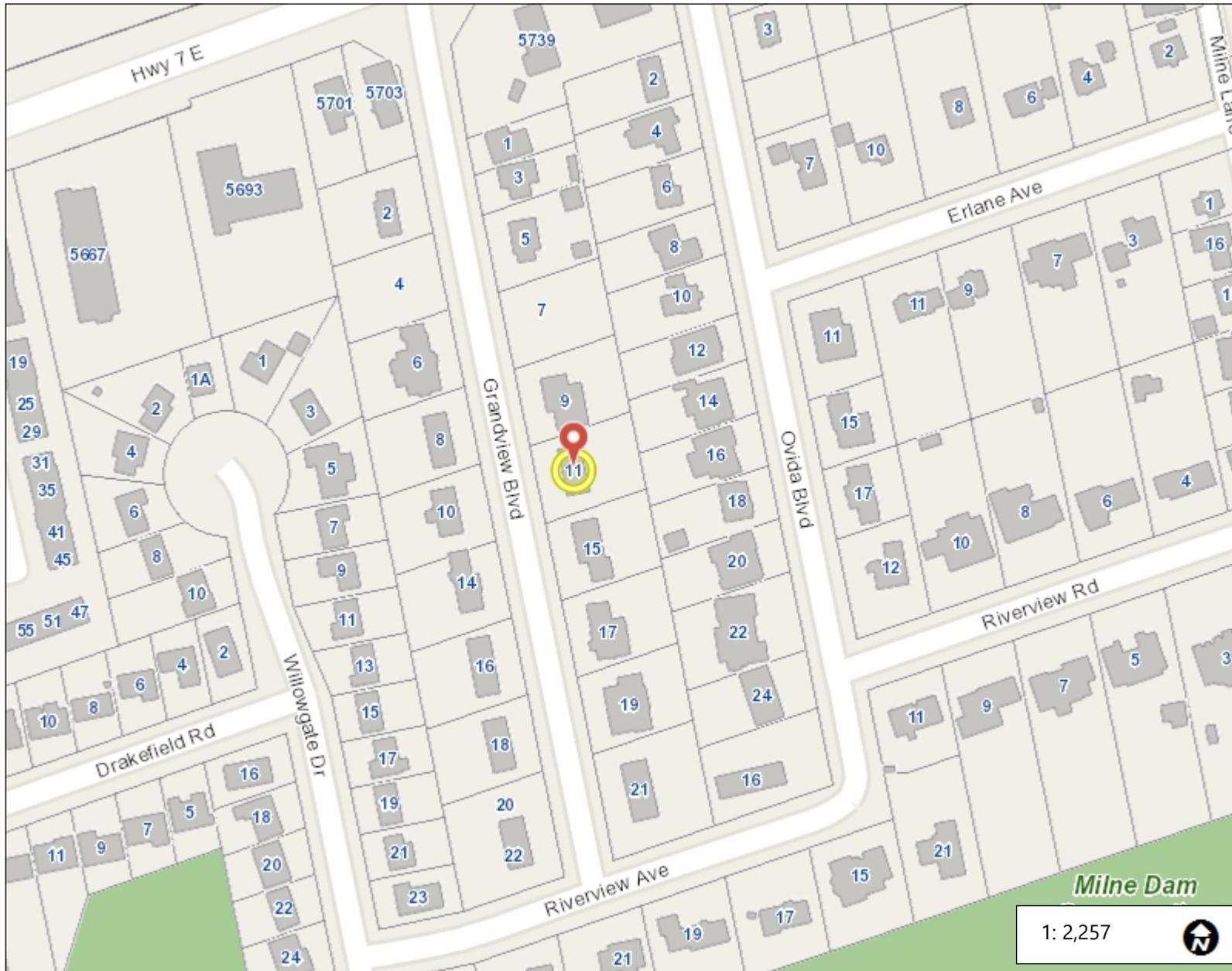
REVIEWED BY:



Brad Roberts, Zoning and Special Projects Manager

APPENDIX "E"

AERIAL PHOTO: LOT SIZES AND LOT FRONTAGES, SURROUNDING AREA



Legend

- LANDMARKS_6000
- SLRN_6000
- PARKS_6000
- Building Footprints
- Ponds
- Creeks
- Rivers
- Parcel (MPAC)
- Park Facilities
- Parks**
- <all other values>
- Under Development

Notes

