

Memorandum to the City of Markham Committee of Adjustment

August 14, 2025

File: A/139/22
Address: 170 Krieghoff Avenue, Markham
Agent: Z Square Group (Mengdi Zhen)
Hearing Date: Wednesday, August 20, 2025

The following comments are provided on behalf of the Central Team.

The Applicant is requesting relief from the “Fourth Density Single Family Residential (R4)” zone requirements under By-law 11-72, as amended, as it relates to a proposed two-storey detached dwelling. The variances requested are to permit:

a) Section 6.1:

a maximum lot coverage of 35.86 percent, whereas the By-law permits a maximum lot coverage of 33 and one-third percent; and

b) Section 6.1:

a maximum building height of 25 feet and 11.5 inches whereas the By-law permits a maximum building height of 25 feet.

COMMENTS

As it relates to the proposed development, the Agent has failed to provide confirmation that the public notice signs were posted on the subject lands within the legislated timeframe in accordance with the Planning Act. Subsequently, Staff recommend that the application be *deferred sine die* by the Committee of Adjustment until such time as the Applicant sufficiently completes the notification requirements in the Planning Act. Staff note that the Applicant is continuing to work with Tree Preservation Staff to revise their plan to reduce the risk to injury of the trees along the property boundary.

PREPARED BY:



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REVIEWED BY:



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