

**Memorandum to the City of Markham Committee of Adjustment**  
October 23, 2025

**File:** A/139/22  
**Address:** 170 Krieghoff Avenue, Markham  
**Agent:** Z Square Group (Mengdi Zhen)  
**Hearing Date:** Wednesday, October 29, 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) **By-law 11-72, Section 6.1:** a maximum lot coverage of 35.86 percent, whereas the by-law permits a maximum lot coverage of 33.33 percent; and
- b) **By-law 11-72, 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; as it relates to a proposed two-storey residential dwelling.

**Application History**

The Application was first deferred at the October 14, 2022 Committee of Adjustment (“COA”) meeting (the “first variance request”) to allow the Applicant to address concerns related to size and massing. The Applicant submitted a revised submission (the “second variance request”) which was subsequently deferred at the March 28, 2023 COA meeting to address tree preservation concerns from Staff. The Applicant submitted a third submission (the “third variance request”) which was heard at the August 20, 2025 COA meeting. The Application was deferred for a third time due to the Applicant failing to provide confirmation that the public notice signs were posted on the subject lands within the legislated timeframe in accordance with the Planning Act.

The Applicant has since submitted revised plans on September 26, 2025 (Appendix “A” – Revised Plans). The revised plans do not result in a change in variance from the third variance request, but has resulted in revised variances for maximum lot coverage and maximum building height and removes the minimum front yard setback from the first variance request.

**ZONING PRELIMINARY REVIEW (ZPR) NOT UNDERTAKEN**

The Applicant has not conducted a ZPR for the revised plans. Consequently, it is the Applicant’s responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review

process, further variance application(s) may be required to address the non-compliance.

### **COMMENTS**

Staff have reviewed the revised plans and advise that the tree preservation concerns have been addressed and that the comments from the [original report](#) from October 19, 2022 remain applicable. Staff are of the opinion that the requested variances will not result in adverse impacts to neighbouring properties.

### **PUBLIC INPUT SUMMARY**

The City received one written objection for the initial variances. Six residents also spoke in opposition to the application at the October 19, 2022 COA meeting.

The City has received one written submission as of October 23, 2025 for the revised variances. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

### **CONCLUSION**

Planning Staff have reviewed the application with respect to Section 45(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance requests meet the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the Applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the *Planning Act* required for the granting of minor variances.

Please refer to Appendix "B" for conditions to be attached to any approval of this application.

PREPARED BY:



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Brendan Chiu, Planner I, Central District

REVIEWED BY:



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Stephen Corr, RPP MCIP, District Manager, Central District

### **APPENDICES**

Appendix "A" – Revised Plans  
Appendix "B" – A/139/22 Conditions of Approval

# Appendix A

File: 

Date: 10/24/2025  
MM/DD/YYYY

SITE STATISTICS		By-Law No. 11-72	
ZONING	Zone Label	R4	R4
LOT AREA	REQUIRED PROPOSED	580.64m <sup>2</sup> (6,250.00 sf)	686.77 m <sup>2</sup> (7,500 sf)
LOT WIDTH & FRONTAGE	PERMITTED PROPOSED	N/A	18.28m (60'-0")
LOT COVERAGE	PERMITTED PROPOSED	33.13% (230.02m <sup>2</sup> , 2,497.54sf)	35.86% (249.89m <sup>2</sup> , 2,689.77 sf)
GFA	PERMITTED PROPOSED	139.35m <sup>2</sup> (1500.00 sf)	440.84m <sup>2</sup> (4,745.20 sf) (FSI:0.63)
MAX. BUILDING HEIGHT	PERMITTED PROPOSED	7.62m (25'-0")	7.91m (25'-11 1/2")
SETBACKS: FRONT	PERMITTED PROPOSED	27' MIN.	27'
SETBACKS: EAST SIDE	PERMITTED PROPOSED	6' or 4' MIN.	6'
SETBACKS: WEST SIDE	PERMITTED PROPOSED	6' or 4' MIN.	6'
SETBACKS: REAR YARD	PERMITTED PROPOSED	25'	37'-1 1/2"
GARAGE FRONT YARD	PERMITTED PROPOSED	20'	32'

LOT COVERAGE		
	AREA	AREA (SF)
GROUND FLOOR	204.78 m <sup>2</sup>	2204.27 SF
GARAGE	41.30 m <sup>2</sup>	444.50 SF
PORCH	3.81 m <sup>2</sup>	41.00 SF
TOTAL COVERAGE	249.89 m <sup>2</sup>	2689.77 SF

GROSS FLOOR AREA		
	AREA	AREA (SF)
SECOND FLOOR	236.06 m <sup>2</sup>	2540.93 SF
GROUND FLOOR	204.78 m <sup>2</sup>	2204.27 SF
GFA	440.84 m <sup>2</sup>	4745.20 SF

DEVELOPMENT STANDARDS	
Minimum Lot Frontage	50 feet
Minimum Lot Area	6,250 square feet
Minimum Front Yard Setback	27 feet
Minimum Front Yard Setback (garage only)	20 feet
Minimum Side Yard Setback (2 storey)	6 feet
Minimum Side Yard Setback (less than 2 storey)	4 feet
Minimum Rear Yard Setback	25 feet
Minimum Flankage Yard (greater of)	12 feet or 1/5 the height of the building
Maximum Building Height (Avg. grade to midpoint)	25 feet
Maximum Lot Coverage (all buildings on lot)	33.13%
Minimum Gross Floor Area (in sq. feet.)	1 Storey - 1100 1 1/2 Storey - 1200 2 Storey - 1500 Split Level - 1100 on plan

**NOTES:**

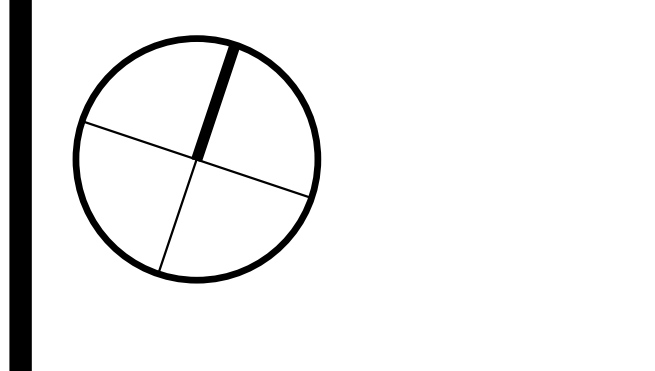
- ALL DIMENSIONS AND QUANTITIES OF MATERIALS ARE THE RESPONSIBILITY OF THE CONTRACTOR. AN ACCEPTABLE LEVEL OF FINISH MUST BE ACHIEVED AND APPROVED BY OWNER.
- ALL TRADES TO VERIFY DIMENSIONS AND DATA HEREIN WITH EXISTING ON SITE.
- REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER OR DESIGN ENGINEER AS APPLICABLE.
- GENERAL CONTRACTOR TO PROVIDE ALL BLOCKING REQUIRED IN WALLS TO ACCOMMODATE INSTALLATION OF MILLWORK, ARTWORK, FURNITURE, WASHROOM ACCESSORIES, AND EQUIPMENT.
- MOULD RESISTANT GYPSUM BOARD IN LIEU OF GYPSUM BOARD INDICATED ON WALL SURFACES WITHIN WASHROOMS & MUDROOMS.
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- DO NOT SCALE DRAWINGS.

**REVISION RECORD**

No.	Description	Date
1	REVISED AS PER CHANGEMARKS	JUNE 22, 2022

**ISSUE RECORD**

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 Toronto, Ontario, M2H 3B3  
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 E info@zsquareconsulting.com  
 W www.zsquareconsulting.com



170 KRIEGHOFF AVE  
for

22018 As indicateRL MDZ  
PROJECT SCALE DRAWN REVIEWED

SITE PLAN

## A1.1

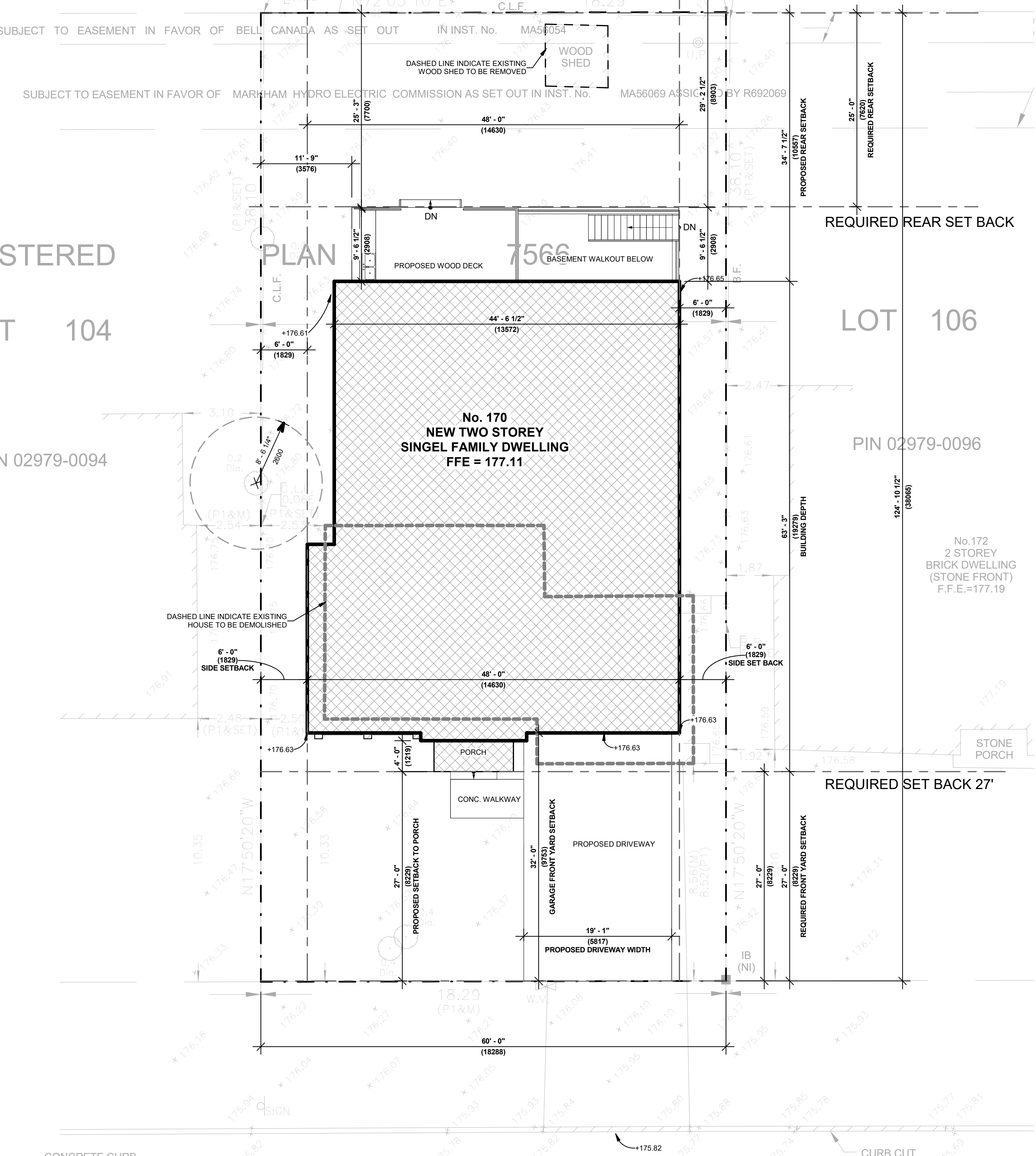
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LOT 18  
PIN 02979-0076

LOT 17  
PIN 02979-0075

REGISTERED  
LOT 104  
PIN 02979-0094

LOT 106  
PIN 02979-0096



SITE PLAN  
1: 100

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# Appendix A

File: 22-2106-000-0311

Date: 10/24/2025  
MM/DD/YYYY



① SOUTH (FRONT) ELEVATION  
1 : 50

### NOTES:

1. ALL DIMENSIONS AND QUANTITIES OF MATERIALS ARE THE RESPONSIBILITY OF THE CONTRACTOR. AN ACCEPTABLE LEVEL OF FINISH MUST BE ACHIEVED AND APPROVED BY OWNER.
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for

22018 1 : 50 PROJECT SCALE  
RL MDZ DRAWN REVIEWED

SOUTH (FRONT) ELEVATION

# A3.1

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# Appendix A

File: \_\_\_\_\_

Date: **10/24/2025**  
MM/DD/YYYY



① NORTH (REAR) ELEVATION  
1 : 50

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NORTH (REAR) ELEVATION

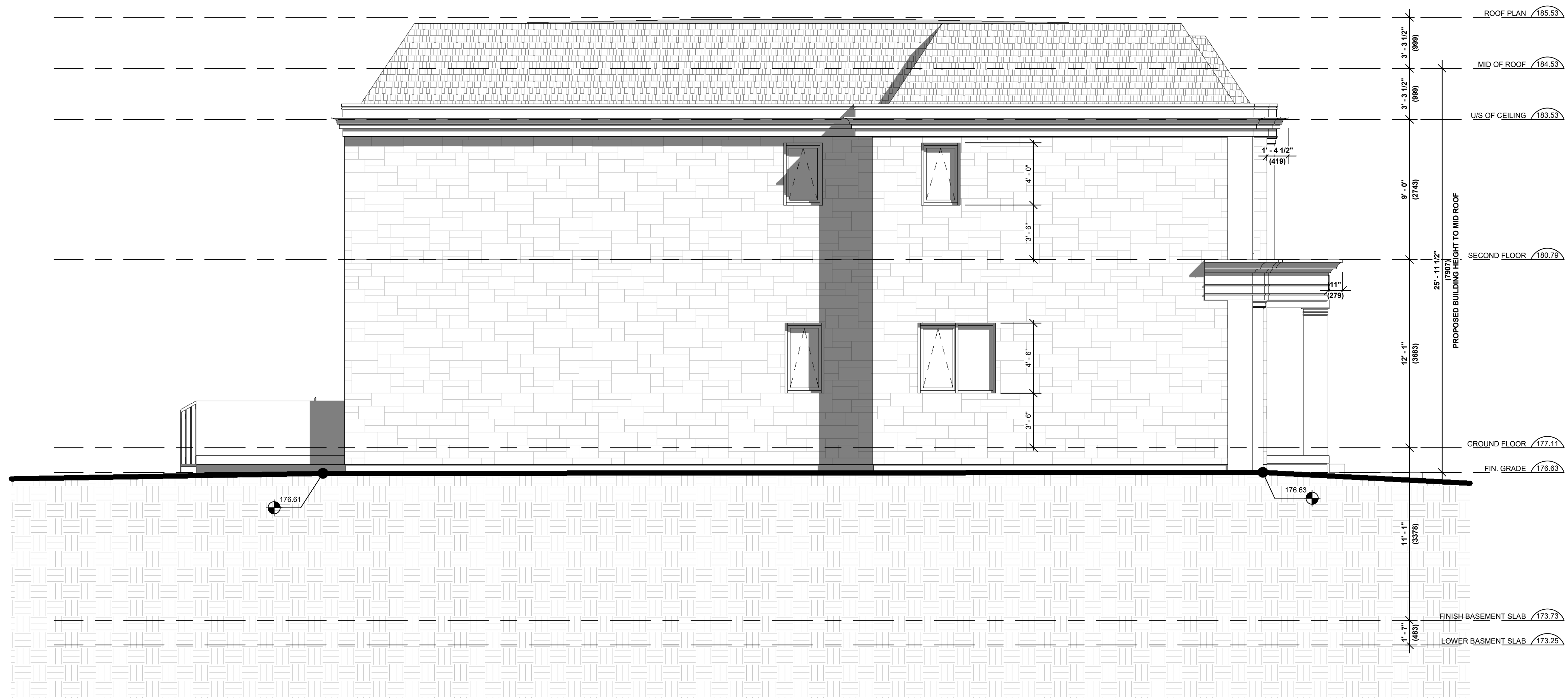
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# Appendix A

File: \_\_\_\_\_

Date: **10/24/2025**  
MM/DD/YYYY



① WEST (SIDE) ELEVATION  
1 : 50

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WEST (SIDE) ELEVATION

**A3.3**

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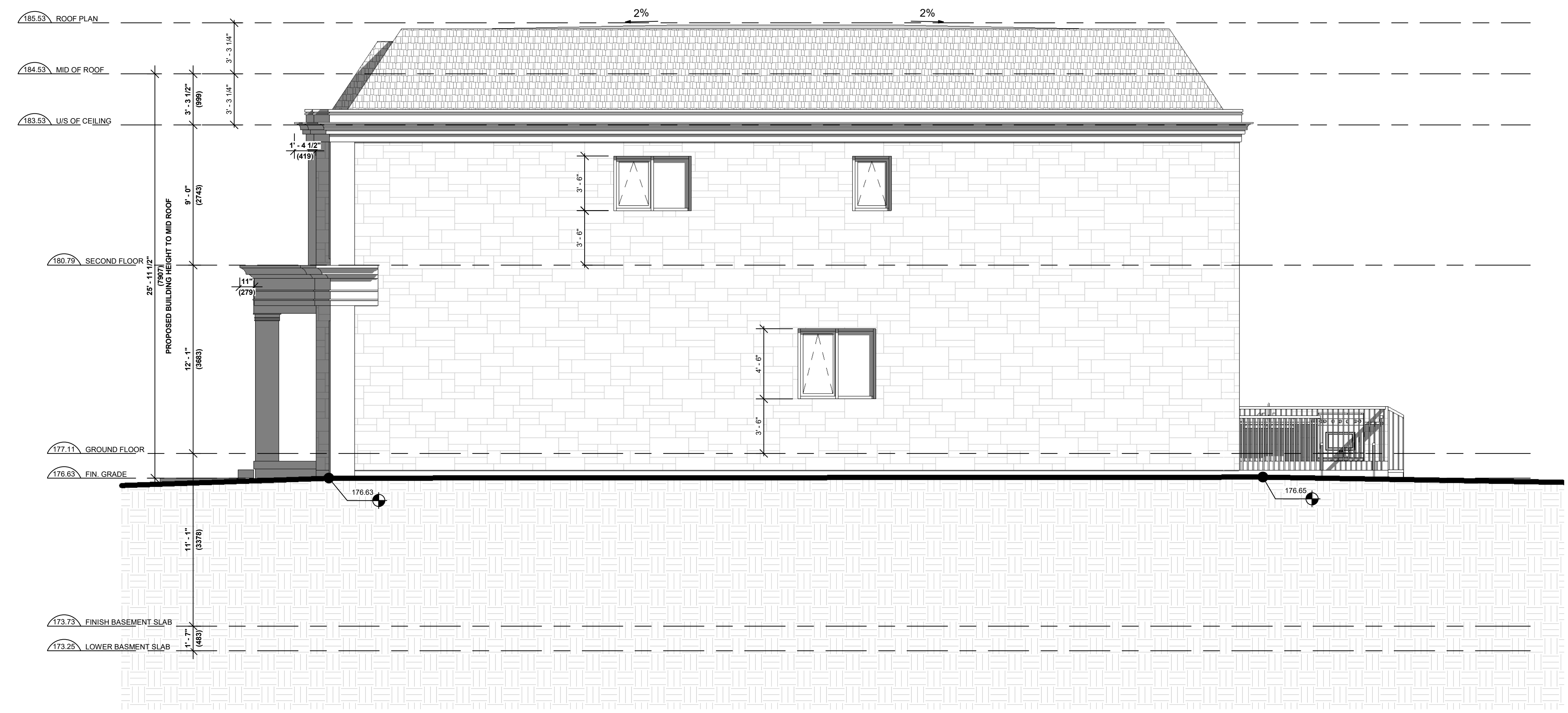
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# Appendix A



File: 22.01.086-100.00-00.00

Date: **10/24/2025**  
MM/DD/YYYY



① EAST (SIDE) ELEVATION  
1 : 50

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170 KRIEGHOFF AVE  
for

22018 1 : 50 PROJECT SCALE    **RL** DRAWN    **MDZ** REVIEWED

EAST (SIDE) ELEVATION

## A3.4

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**APPENDIX “C” – A/139/22 CONDITIONS OF APPROVAL  
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/139/22**

1. The variances apply only to the Proposed Development as long as it remains;
2. That the variances apply only to the Proposed Development, in substantial conformity with the plan(s) attached as 'Appendix A' to this Staff Report, and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to his or her satisfaction;
3. Submission of a Tree Assessment and Preservation Plan, prepared by a Qualified Tree Expert in accordance with the City's Tree Assessment and Preservation Plan (TAPP) Requirements (2024) as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from the Tree Preservation By-law Administrator that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan.
4. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site, neighbouring properties, and street trees, in accordance with the City's Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Tree Preservation By-law Administrator.
5. That If required as per Tree Preservation review, tree securities and/or tree fees be paid to the City and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation By-law Administrator.

CONDITIONS PREPARED BY:



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Brendan Chiu, Planner I, Central District