

# Memorandum to the City of Markham Committee of Adjustment

September 6, 2023

**File:** A/132/23  
**Address:** 176 Krieghoff Avenue, Markham  
**Applicant:** Setless Architecture (Michael Lafreniere)  
**Agent:** Setless Architecture (Michael Lafreniere)  
**Hearing Date:** Wednesday, September 13, 2023

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

The Applicant is requesting relief from the following "Fourth Density Single Family Residential (R4)" zone requirements of By-law 11-72, as amended, as it relates to a new single detached dwelling. The variances requested are to permit:

- a) **By-law 11-72, Section 6.1 Schedule 'B':**  
a maximum building height of 35 feet, whereas the by-law permits maximum building height of 25 feet;
- b) **By-law 11-72, Section 6.1 Schedule 'B':**  
a maximum lot coverage of 40.7 percent, whereas the by-law permits a maximum lot coverage of 33.3 percent;
- c) **By-law 11-72, Section 3.7:**  
uncovered front steps to project 6 feet, 5 inches into the required front setback, whereas the by-law permits uncovered front steps to project 5 feet; and
- d) **By-law 11-72, Section 3.7:**  
uncovered rear walk up stairs and platform to project into the rear yard setback 10 feet, 1 inch into the required rear setback, whereas the by-law permits uncovered rear walk up stairs and platform to project into the rear setback 5 inches into the required rear setback.

## COMMENTS

As it relates to the proposed development, Planning Staff have identified concerns with the requested height and lot coverage variances. Staff recommend that the application be *deferred sine die* by the Committee of Adjustment until such time as the Applicant has address these concerns.

PREPARED BY:



Bernie Tom, Planning Technician, Zoning and Special Projects

REVIEWED BY:



Deanna Schlosser, RPP MCIP, Senior Planner, Central District