

# Memorandum to the City of Markham Committee of Adjustment

March 02, 2023

**File:** A/139/22  
**Address:** 170 Krieghoff Ave, Markham  
**Applicant:** Z Square Group (Mengdi Zhen)  
**Agent:** Z Square Group (Mengdi Zhen)  
**Hearing Date:** Wednesday, March 8, 2023

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 35.99 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, Staff have identified tree preservation as an area of concern. Subsequently, Staff recommend that the application be *deferred sine die* by the Committee of Adjustment until such time as the Applicant has addressed these concerns. Staff note that the Applicant has agreed to the deferral and has indicated that they will 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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Deanna Schlosser, MCIP RPP, Senior Planner, Central District

REVIEWED BY:



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Sabrina Bordone, MCIP RPP, Development Manager, Central District