

Memorandum to the City of Markham Committee of Adjustment

June 10, 2020

File: A/003/20
Address: 157 Krieghoff Ave – Markham, ON
Applicant: Bo-han Lee
Agent: Emami Design
Hearing Date: Tuesday July 7, 2020

The following comments are provided on behalf of the Central Team. The applicant is requesting relief from the following requirements of the “Fourth Density Single Family Residential – (R4) Zone” under By-law 11-72, as amended, as it relates to a proposed two-storey single detached dwelling. The variances requested are as follows:

a) Section 6.1:

a maximum height of 8.13 m (26.67 ft), whereas the By-law permits a maximum height of 7.62 m (25.0 ft);

b) Section 6.1:

a maximum lot coverage of 37.33%, whereas the By-law permits a maximum lot coverage of 33.33%;

c) Section 3.7:

overhang projection of 0.91 m (36 in) into the required yard, whereas the By-law permits a maximum of 0.45 m (18 in).

COMMENTS

The Committee of Adjustment (“the Committee”) deferred this variance application at the initial hearing on February 19, 2020, due to concern that the proposed lot coverage would result in a building size and scale that is too excessive for the site. Three area residents attended the hearing and spoke in opposition to the application expressing similar concern regarding the proposed lot coverage, and further concern regarding drainage caused by nearby residential infill developments, stating that the proposed development would worsen flooding in the area (Appendix “D”).

Drainage and flooding are assessed through the City’s permitting processes via the Residential Infill Grading and Servicing (RIGS) application, which is a required part of the approvals process for residential infill developments. The applicant has submitted revised plans (Appendix “B”) reducing the proposed lot coverage by approximately 44.0 m² (146.0 ft²), resulting in a new dwelling with increased setbacks from the rear and interior lot lines than initially proposed. The modifications to the proposed dwelling result in a reduction in lot coverage from 39.26% to 37.33%. Staff are of the opinion that the revised plans better align with the lot coverage requirement of the R4 Zone, as well as the surrounding community. Staff have no concerns with the revised application, and staff comments from the initial staff report (Appendix “C”) remain.

Tree Preservation & Compensation

The applicant initially submitted an arborist report and tree protection plan on May 15, 2020, completed by Five Star Tree Service & Landscaping & Design in response to Urban Design staff’s initial request to preserve an existing honey locust tree. The initial report proposed the removal of 14 privately owned trees and injury to one other tree. Staff were

of the opinion that further protection may be feasible and that tree protection, mitigation and replacement measures be further assessed by City staff through the conditions of approval provided in Appendix “A”.

The applicant has since submitted a new arborist report and tree protection plan. The new arborist report was completed by Al Miley & Associates, dated June 12, 2020. This report proposes the removal of four trees, as opposed to 14 as initially proposed. The new arborist report and tree preservation plan proposes the protection of a total of 16 trees, including one street tree owned by the City located in the front yard. The applicant's proposal to remove the honey locust tree remains, as the tree is located within the proposed building footprint. Planning staff are satisfied that the new arborist report better addresses tree protection and mitigation measures as it relates to the proposed development. Staff recommend that the tree protection conditions in Appendix “A” be adopted by the Committee in the event of approval.

PUBLIC INPUT SUMMARY

No written submissions were received as of June 10, 2020. 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.

APPLICATION PROCESSING

This application was deferred sine die at the February 19, 2020 COA meeting. In March of 2020, the Province of Ontario suspended *Planning Act* timelines for the consideration of consent and minor variance applications, as well as any appeal of an application to the Local Planning Appeal Tribunal (LPAT).

On June 12, 2020, the Province announced that the emergency regulations relating to *Planning Act* applications will end on June 22, 2020. After June 22, 2020, the procedural requirements (e.g. sending of notices, hearing of applications, eligibility for appeals to LPAT, etc.) of *Planning Act* applications shall proceed as they did prior to the declaration of the emergency. Revisions to the initial memorandum include an update on matters relating to application processing.

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 request meets 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 By-law, and how they satisfy the tests of the *Planning Act* required for the granting of minor variances.

APPENDICES

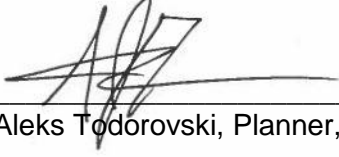
Appendix “A” – Revised Conditions of Approval

Appendix “B” – Revised Plans

Appendix “C” – Staff Report: February 19, 2020

Appendix “D” – Minutes Extract: February 19, 2020

PREPARED BY:

A handwritten signature in dark ink, appearing to be 'Aleks Todorovski', written over a horizontal line.

Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:

A handwritten signature in dark ink, appearing to be 'Sabrina Bordone', written over a horizontal line.

Sabrina Bordone, Senior Planner, Central District

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/003/20

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 plans attached as Appendix "B" to this Staff Report and received by the City of Markham on April 8, 2020, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design 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 arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from Tree Preservation Technician or Director of Operations 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 in accordance with the City's Streetscape Manual, including 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 Technician or Director of Operations;
5. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation Technician or Director of Operations.

CONDITIONS PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

APPENDIX “B”

REVISED PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/003/20

EMAMI DESIGN

204-35 THE LINKS RD.
TORONTO, ONTARIO, M2P 1T7
TEL: (416) 823-9353

157 KRIEGHOFF AVE

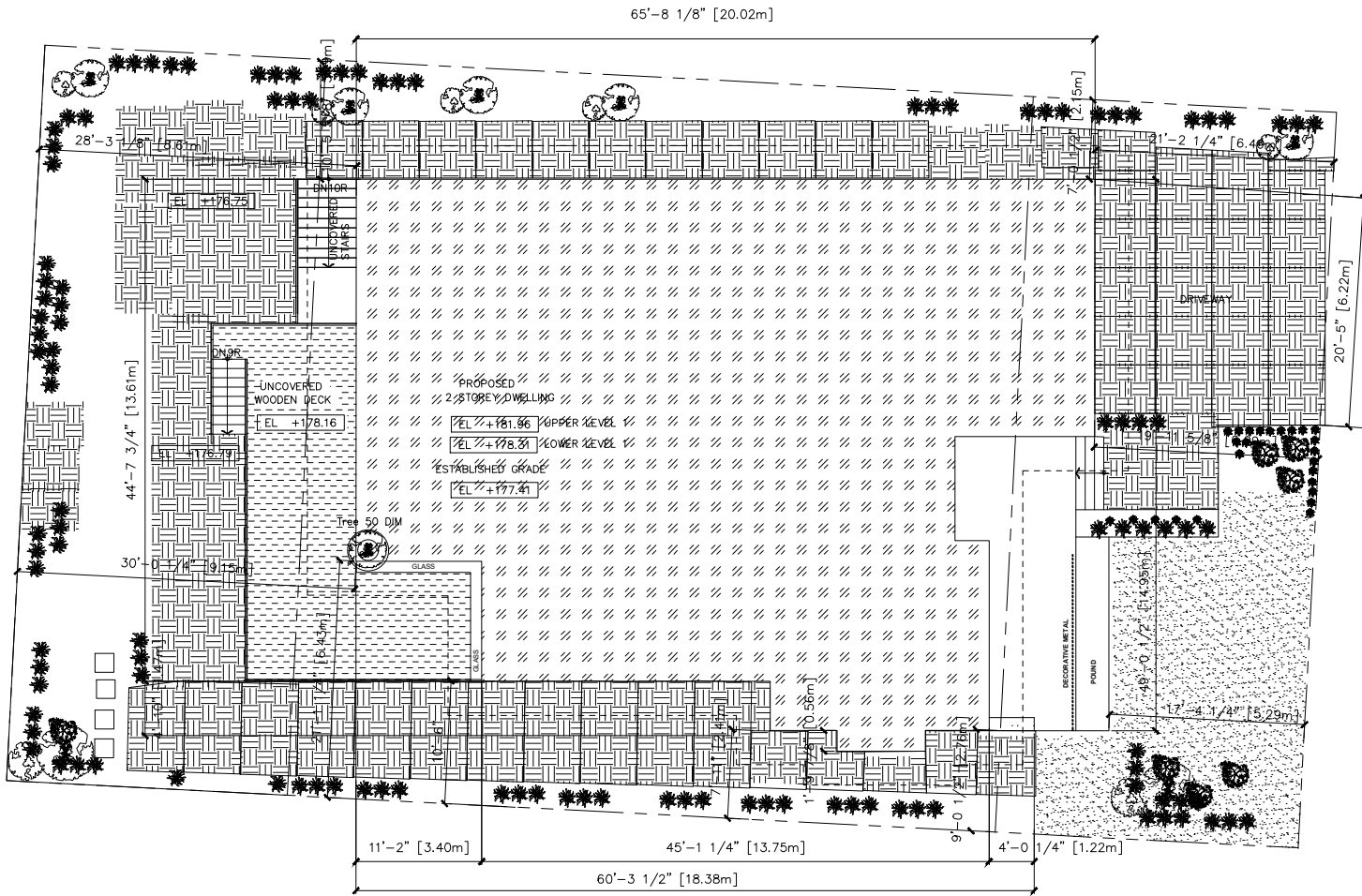
Re-issued for Committee of Adjustment

Date: 08 April 2020



EMAMI
DESIGN

NUM	REVISIONS	DATE	PROJECT NAME	ADDRESS	A0.1
01	ISSUED FOR PRELIMINARY ZONING REVIEW	13/11/2019	KRIEGHOFF HOUSE	157 KRIEGHOFF, TORONTO, ON.	
02	RE-ISSUED FOR PRELIMINARY ZONING REVIEW	20/12/2019	PROJECT NO.	DATE	
03	ISSUED FOR COA	13/01/2020	TITLE	OCT 2019	
04	REVISED FOR CONSULTATION	09/03/2020		SCALE	
05	RE-ISSUED FOR COA	08/04/2020			



KRIEGHOFF AVENUE

SITE DATA	
ZONING	R4
LOT #	LOT 198
PLAN #	7566
LOT AREA	7530 S.F. 699.6 S.M.
LOT FRONTAGE	65'-6" 19.96 m
LOT DEPTH	115'-0" 35.05m

AREA	PROPOSED	PROPOSED COVERAGE	ALLOWED COVERAGE
LOT COVERAGE	2811 S.F. 261 S.M.	% 37.33	% 33 1/3
G.F.A.	5197 S.F. 483 S.M.		
NO. OF STOREYS	2 STOREYS		
WIDTH	14.95 m		
DEPTH	20.02 m		
PARKING	2		

ESTABLISHED GRADE : $(177.36+177.46)/2=177.41$

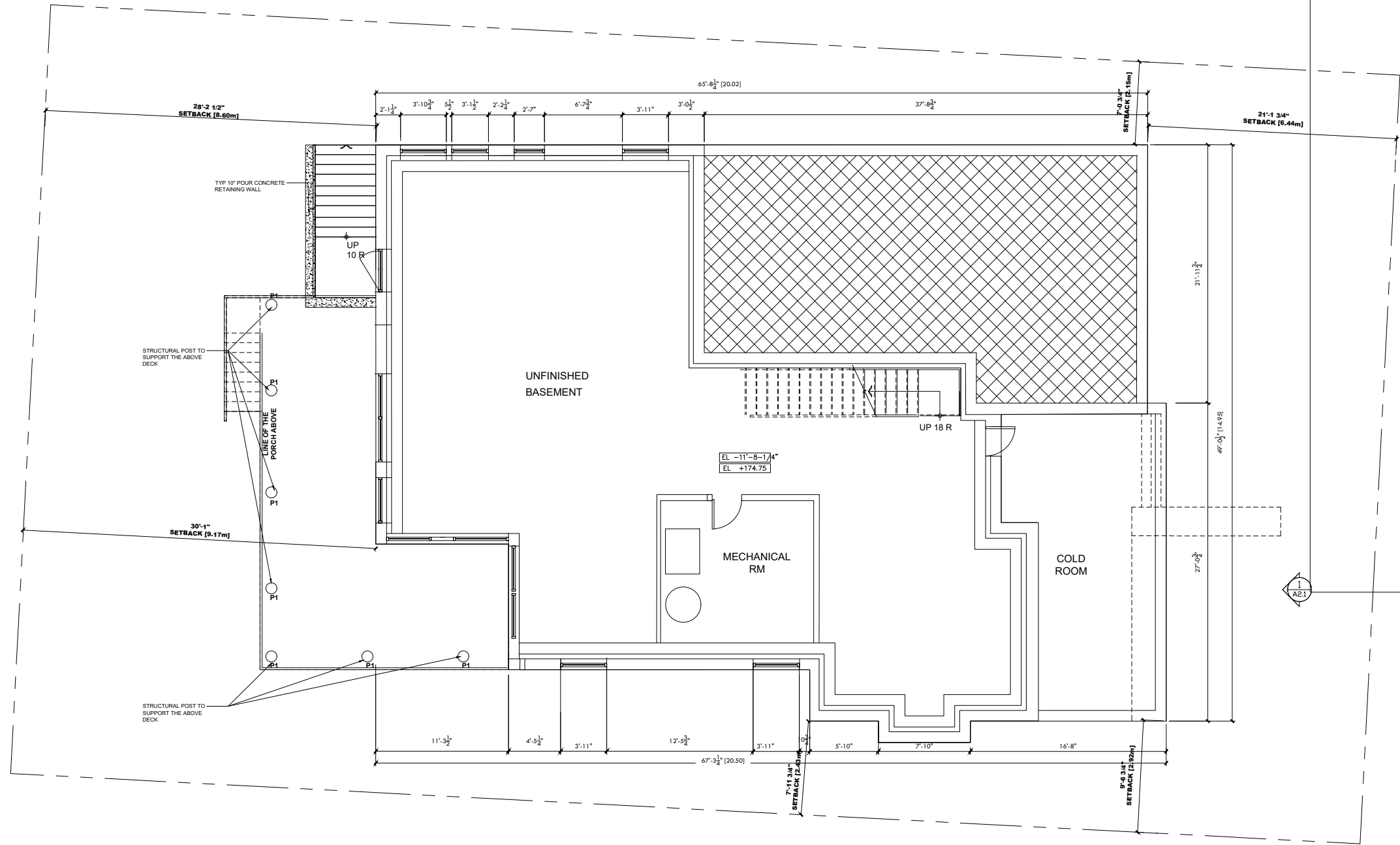
NUM	REVISIONS	DATE
01	ISSUED FOR ZONING REVIEW	06/01/2020
02	RE-ISSUED FOR PRELIMINARY ZONING REVIEW	20/12/2019
03	ISSUED FOR COA	13/01/2020
04	REVISED FOR CONSULTATION	09/03/2020
05	RE-ISSUED FOR COA	08/04/2020

PROJECT NAME	KRIEGHOFF HOUSE
PROJECT NO.	
TITLE	SITE PLAN

ADDRESS	157 KRIEGHOFF, TORONTO, ON.
DATE	OCT 2019
SCALE	1' = 1/16"



A0.2

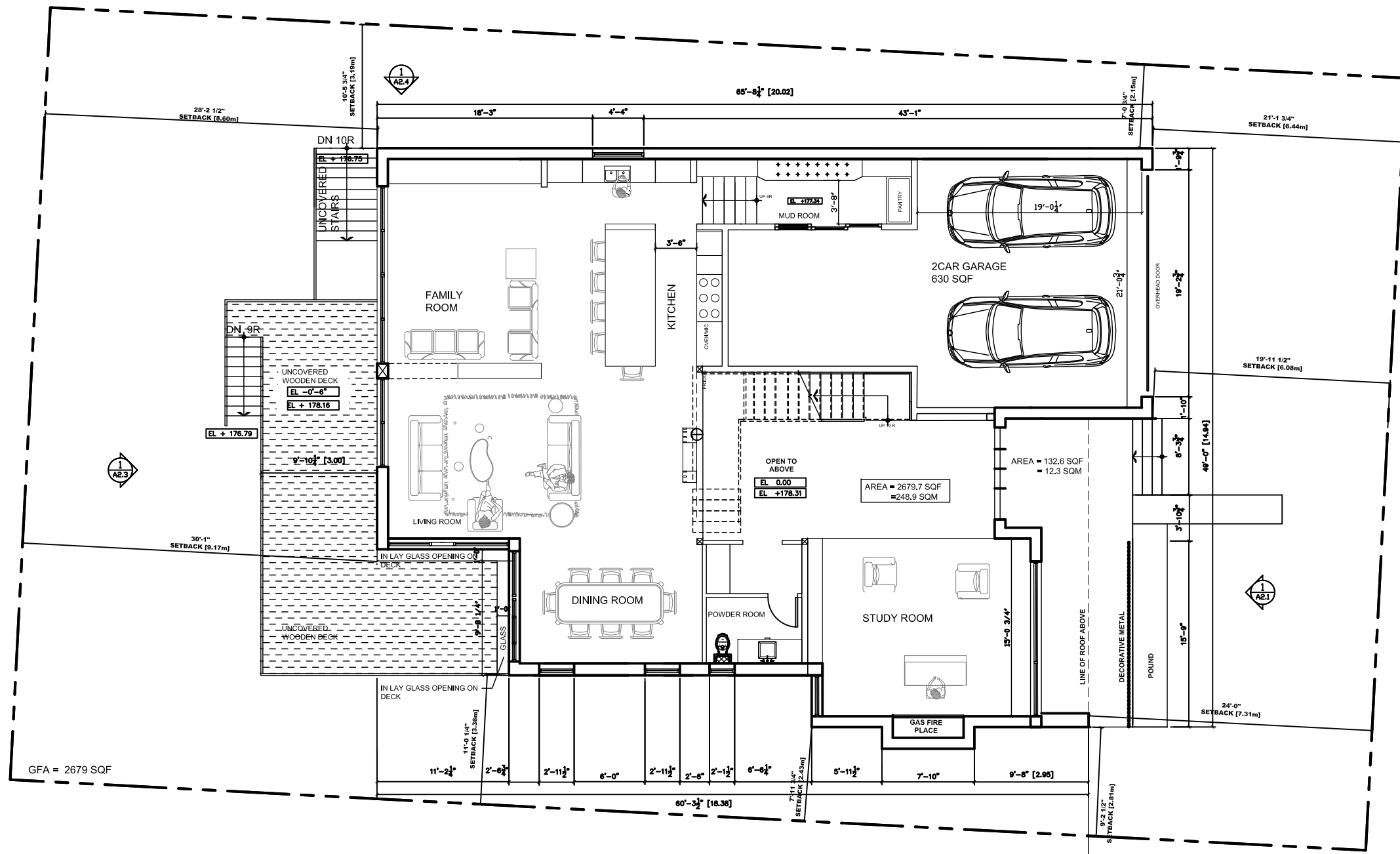


NUM	REVISIONS	DATE
01	ISSUED FOR ZONING REVIEW	06/01/2020
02	RE-ISSUED FOR PRELIMINARY ZONING REVIEW	20/12/2019
03	ISSUED FOR COA	13/01/2020
04	REVISED FOR CONSULTATION	09/03/2020
05	RE-ISSUED FOR COA	08/04/2020

PROJECT NAME	KRIEGHOFF HOUSE
PROJECT NO.	
TITLE	BASEMENT

ADDRESS	157 KRIEGHOFF, TORONTO, ON.
DATE	OCT 2019
SCALE	1' = 3/32"



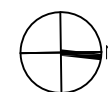


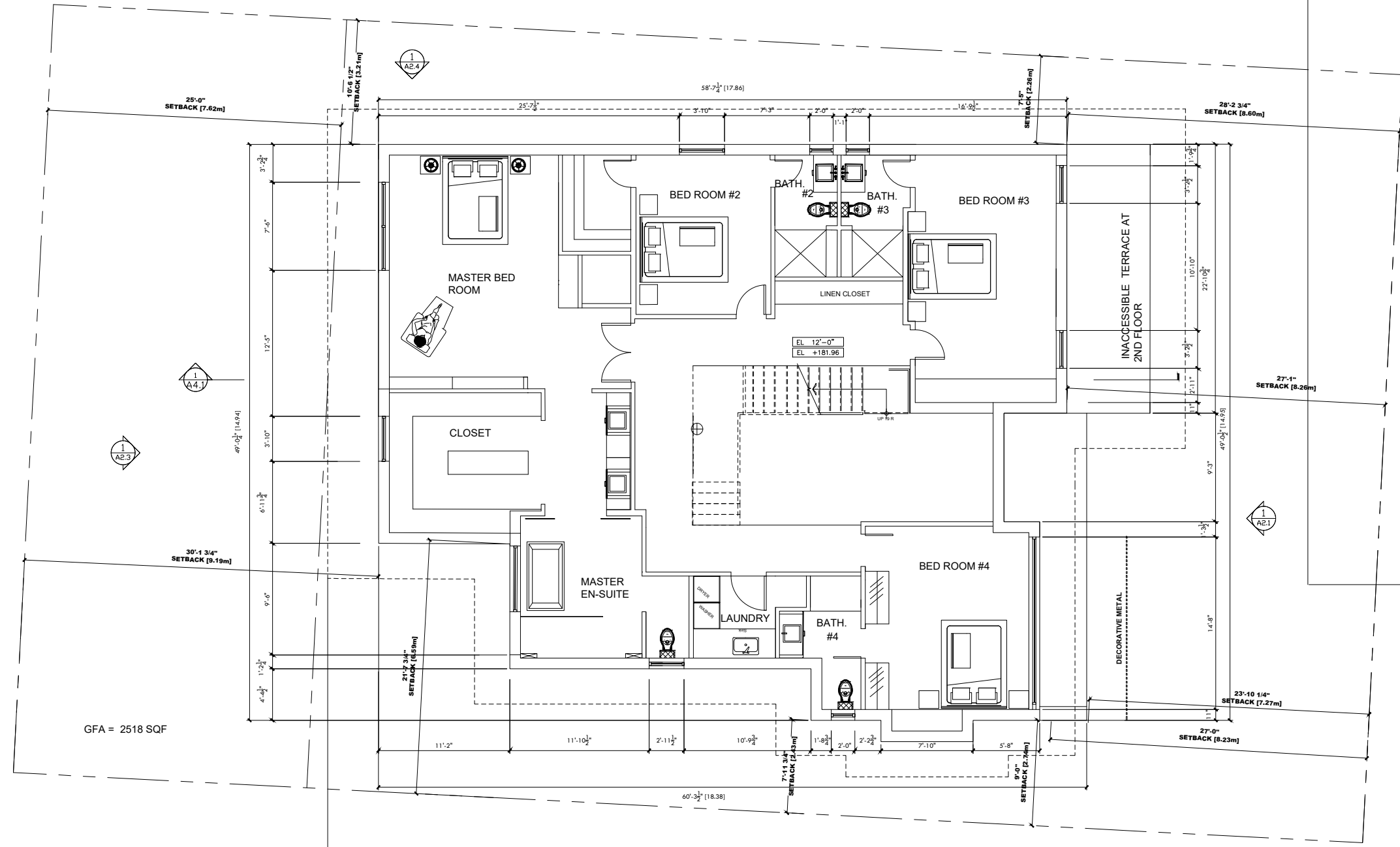
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NUM	REVISIONS	DATE
01	ISSUED FOR ZONING REVIEW	06/01/2020
02	RE-ISSUED FOR PRELIMINARY ZONING REVIEW	20/12/2019
03	ISSUED FOR COA	13/01/2020
04	REVISED FOR CONSULTATION	09/03/2020
05	RE-ISSUED FOR COA	08/04/2020

PROJECT NAME	KRIEGHOFF HOUSE
PROJECT NO.	
TITLE	GROUND FLOOR PLAN

ADDRESS	157 KRIEGHOFF, TORONTO, ON.
DATE	OCT 2019
SCALE	1' = 3/32"

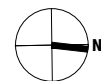




NUM	REVISIONS	DATE
01	ISSUED FOR ZONING REVIEW	06/01/2020
02	RE-ISSUED FOR PRELIMINARY ZONING REVIEW	20/12/2019
03	ISSUED FOR COA	13/01/2020
04	REVISED FOR CONSULTATION	09/03/2020
05	RE-ISSUED FOR COA	08/04/2020

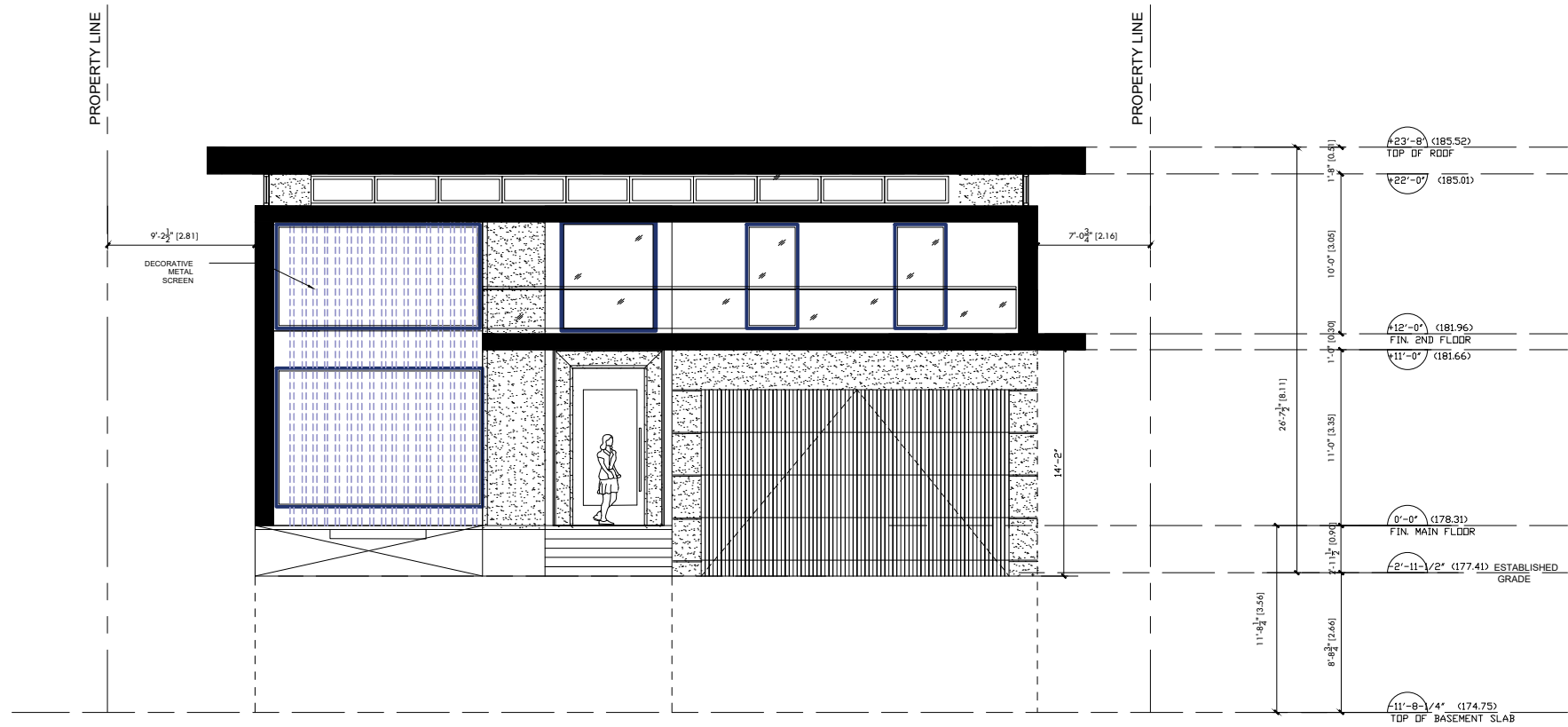
PROJECT NAME	KRIEGHOFF HOUSE
PROJECT NO.	
TITLE	SECOND FLOOR PLAN

ADDRESS	157 KRIEGHOFF, TORONTO, ON.
DATE	OCT 2019
SCALE	1' = 3/32"





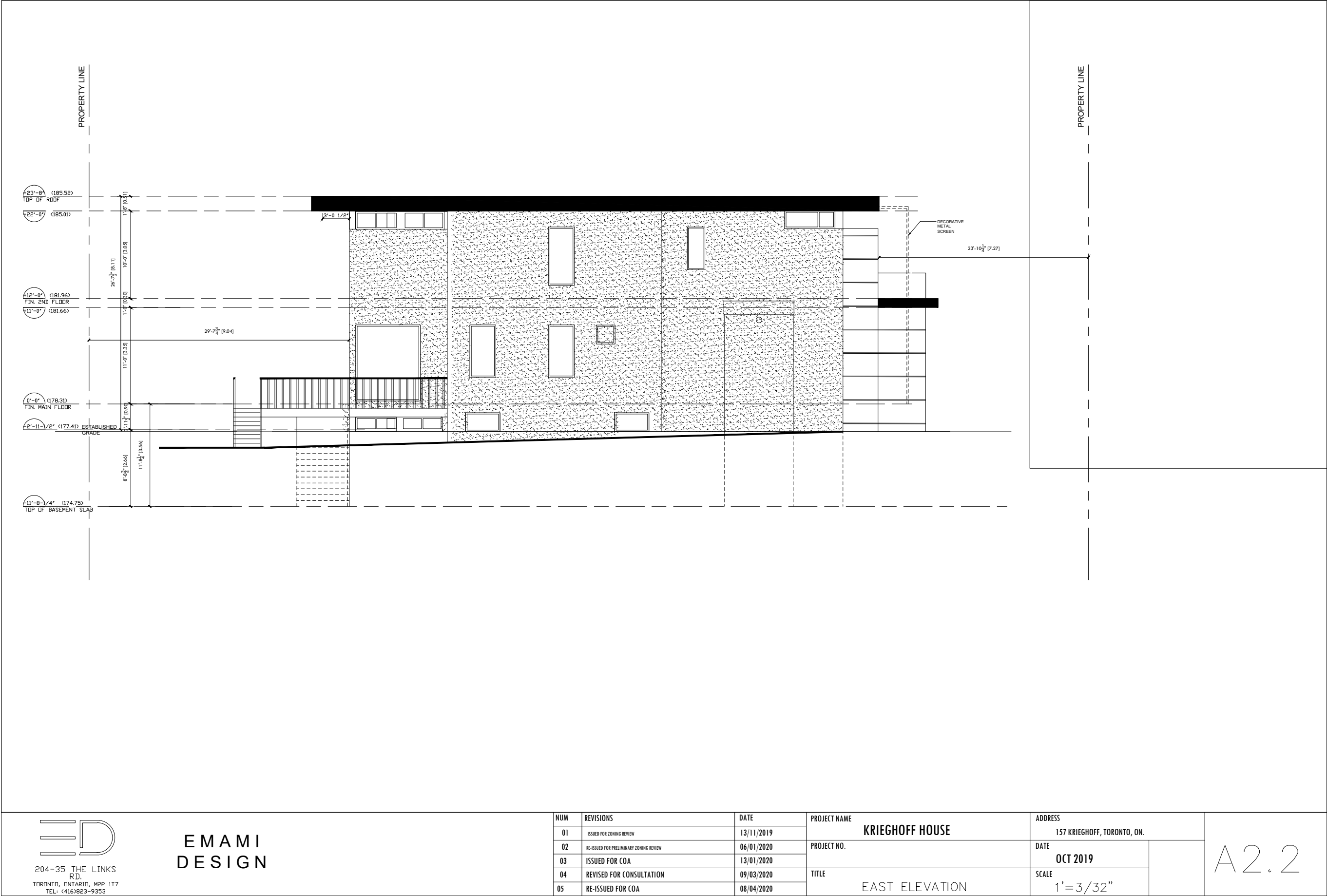
A14



NUM	REVISIONS	DATE
01	ISSUED FOR ZONING REVIEW	13/11/2019
02	RE-ISSUED FOR PRELIMINARY ZONING REVIEW	06/01/2020
03	ISSUED FOR COA	13/01/2020
04	REVISED FOR CONSULTATION	09/03/2020
05	RE-ISSUED FOR COA	08/04/2020

PROJECT NAME	KRIEGHOFF HOUSE
PROJECT NO.	
TITLE	NORTH ELEVATION

ADDRESS	157 KRIEGHOFF, TORONTO, ON.
DATE	OCT 2019
SCALE	1' = 3/32"



ED
204-35 THE LINKS
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TEL: (416) 823-9353

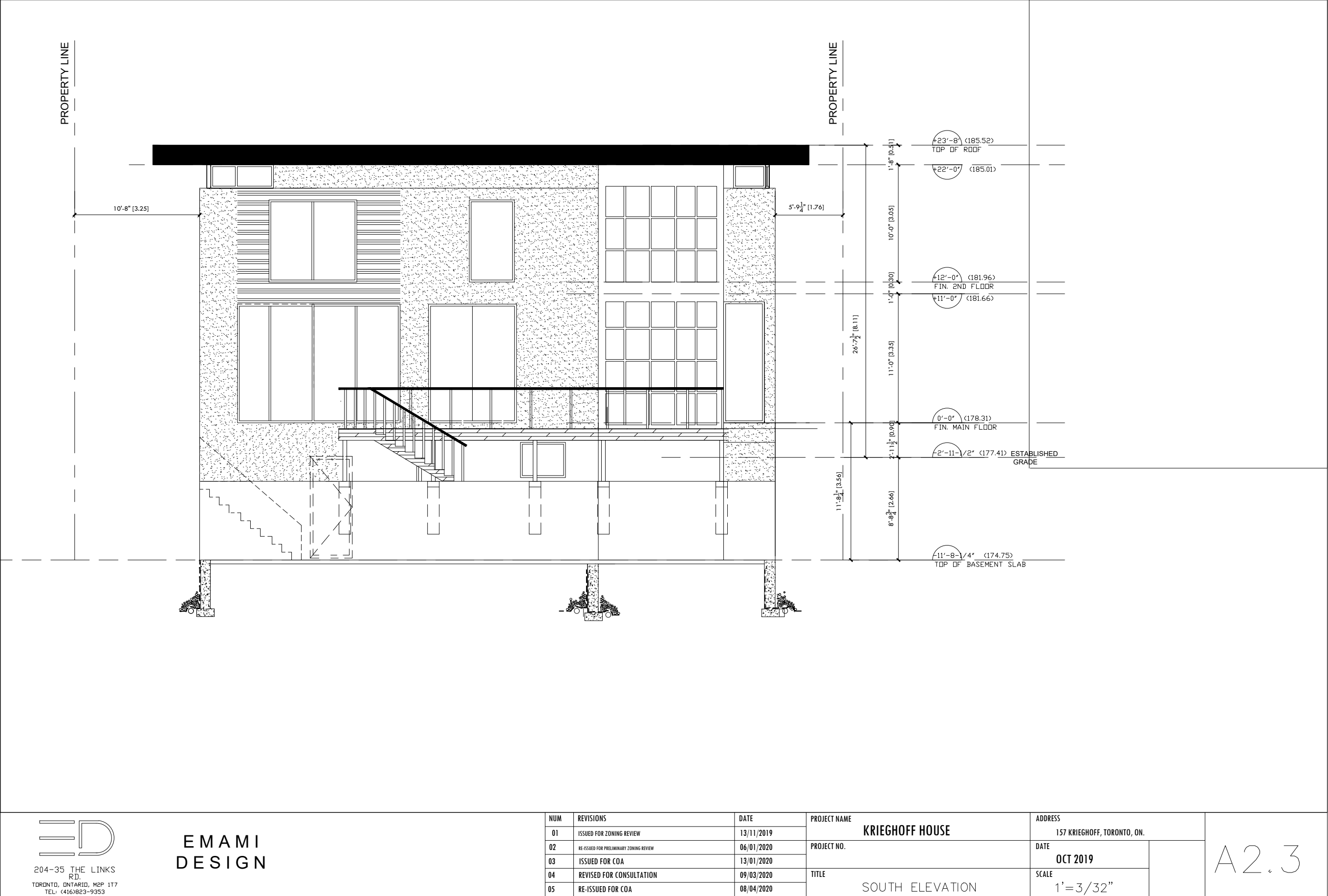
**EMAMI
DESIGN**

NUM	REVISIONS	DATE
01	ISSUED FOR ZONING REVIEW	13/11/2019
02	RE-ISSUED FOR PRELIMINARY ZONING REVIEW	06/01/2020
03	ISSUED FOR COA	13/01/2020
04	REVISED FOR CONSULTATION	09/03/2020
05	RE-ISSUED FOR COA	08/04/2020

PROJECT NAME	KRIEGHOFF HOUSE
PROJECT NO.	
TITLE	EAST ELEVATION

ADDRESS	157 KRIEGHOFF, TORONTO, ON.
DATE	OCT 2019
SCALE	1' = 3/32"

A2.2



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204-35 THE LINKS
RD.
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TEL: (416)823-9353

**EMAMI
DESIGN**

NUM	REVISIONS	DATE
01	ISSUED FOR ZONING REVIEW	13/11/2019
02	RE-ISSUED FOR PRELIMINARY ZONING REVIEW	06/01/2020
03	ISSUED FOR COA	13/01/2020
04	REVISED FOR CONSULTATION	09/03/2020
05	RE-ISSUED FOR COA	08/04/2020

PROJECT NAME	KRIEGHOFF HOUSE
PROJECT NO.	
TITLE	SOUTH ELEVATION

ADDRESS	157 KRIEGHOFF, TORONTO, ON.
DATE	OCT 2019
SCALE	1' = 3/32"

A2.3

PROPERTY LINE

23'-10 $\frac{1}{4}$ " (7.27)

DECORATIVE
METAL
SCREEN

29'-1" (8.87)

11'-0 $\frac{1}{2}$ " (3.40)

8'-0 $\frac{3}{4}$ " (2.46)

26'-7 $\frac{1}{2}$ " (8.11)

1'-0" (0.30)

10'-0" (3.05)

1'-0" (0.30)

+23'-8" (185.52)

TOP OF ROOF

+22'-0" (185.01)

+12'-0" (181.96)

FIN. 2ND FLOOR

+11'-0" (181.66)

0'-0" (178.31)

FIN. MAIN FLOOR

+2'-11 $\frac{1}{2}$ " (177.41)

ESTABLISHED GRADE

+11'-0 $\frac{1}{4}$ " (174.75)

TOP OF BASEMENT SLAB

PROPERTY LINE

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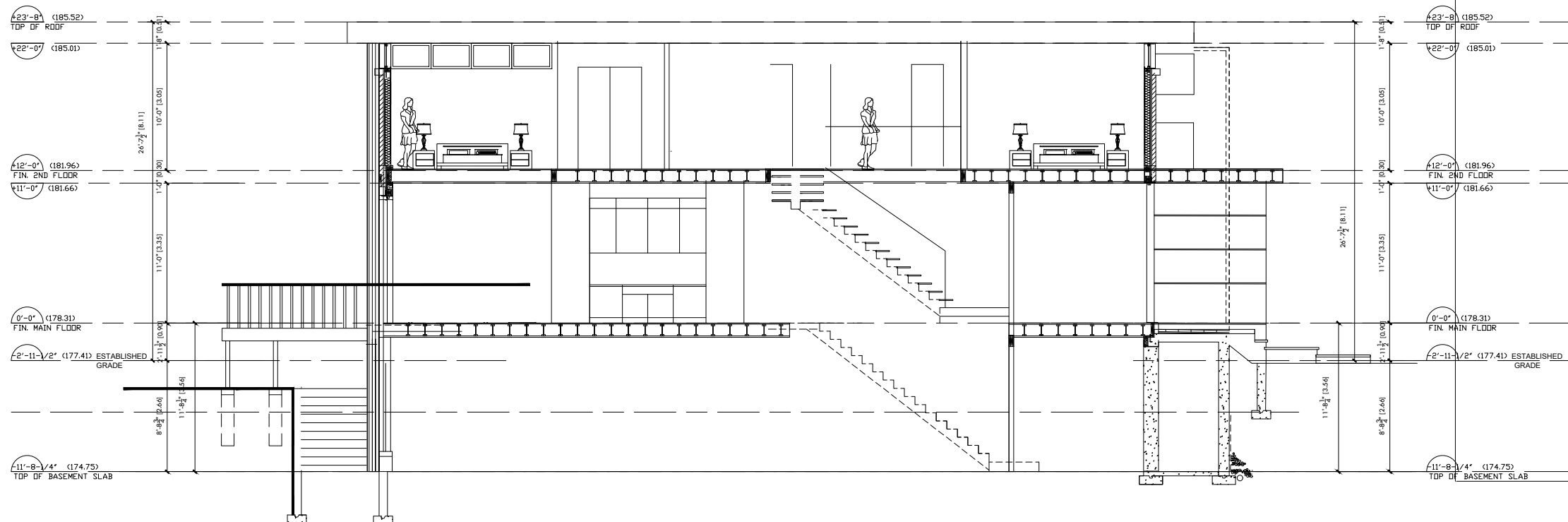
**EMAMI
DESIGN**

NUM	REVISIONS	DATE
01	ISSUED FOR ZONING REVIEW	13/11/2019
02	RE-ISSUED FOR PRELIMINARY ZONING REVIEW	06/01/2020
03	ISSUED FOR COA	13/01/2020
04	REVISED FOR CONSULTATION	09/03/2020
05	RE-ISSUED FOR COA	08/04/2020

PROJECT NAME	KRIEGHOFF HOUSE
PROJECT NO.	
TITLE	WEST ELEVATION

ADDRESS	157 KRIEGHOFF, TORONTO, ON.
DATE	OCT 2019
SCALE	1' = 3/32"

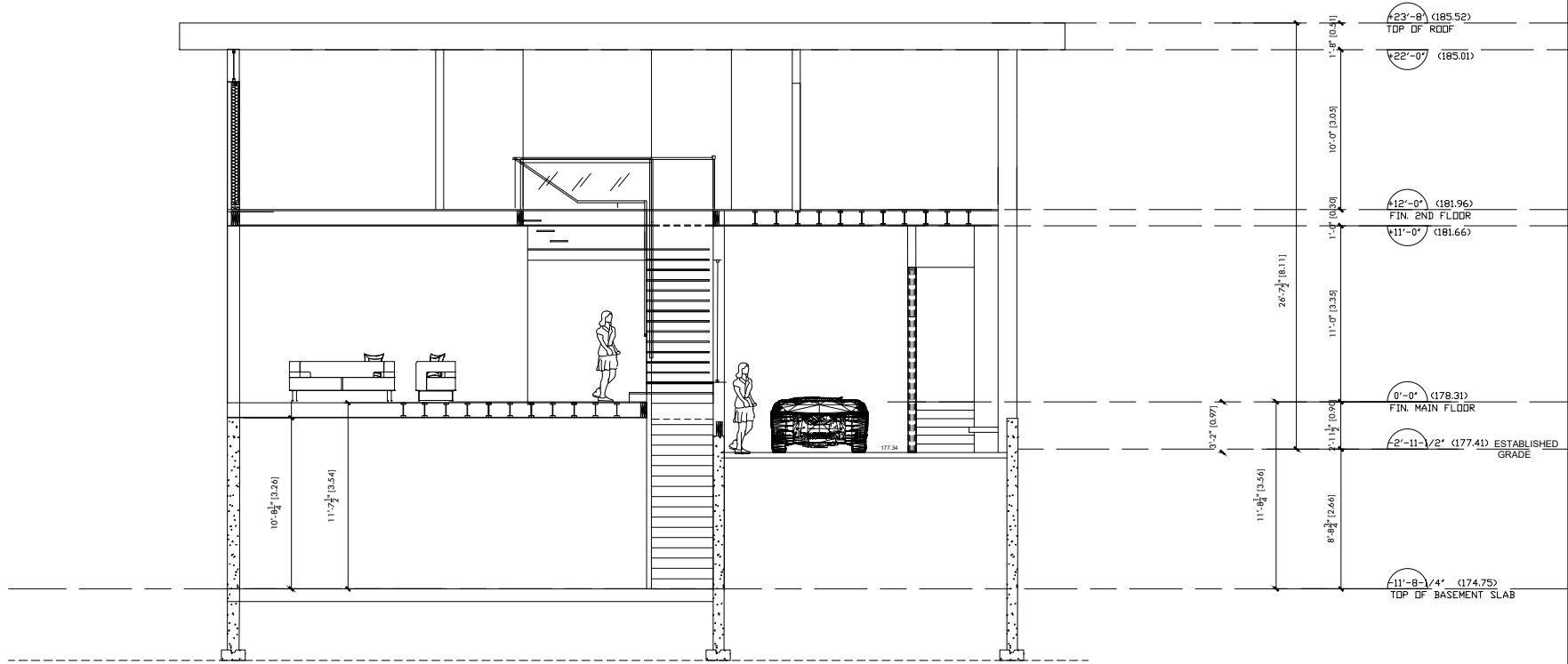
A2.4



NUM	REVISIONS	DATE
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02	RE-ISSUED FOR PRELIMINARY ZONING REVIEW	06/01/2020
03	ISSUED FOR COA	13/01/2020
04	REVISED FOR CONSULTATION	09/03/2020
05	RE-ISSUED FOR COA	08/04/2020

PROJECT NAME	KRIEGHOFF HOUSE
PROJECT NO.	
TITLE	SECTION 1

ADDRESS	157 KRIEGHOFF, TORONTO, ON.
DATE	OCT 2019
SCALE	1' = 3/32"



NUM	REVISIONS	DATE
01	ISSUED FOR ZONING REVIEW	13/11/2019
02	REVISED FOR CONSULTATION	09/03/2020
03	RE-ISSUED FOR COA	08/04/2020

PROJECT NAME	KRIEGHOFF HOUSE
PROJECT NO.	
TITLE	SECTION 2

ADDRESS	157 KRIEGHOFF, TORONTO, ON.
DATE	OCT 2019
SCALE	1' = 3/32"

APPENDIX “C”

STAFF REPORT: FEBRUARY 19, 2020

Memorandum to the City of Markham Committee of Adjustment

February 10, 2020

File: A/003/20
Address: 157 Krieghoff Ave – Markham, ON
Applicant: Bo-han Lee
Agent: Emami Design
Hearing Date: Wednesday February 19, 2020

The following comments are provided on behalf of the Central Team. The Applicant requests relief from the “Fourth Density Single Family Residential – R4 Zone” requirements of By-law 11-72, as amended, to permit a new two-storey single detached dwelling (the “proposed development”) with the following variances:

a) Section 6.1:

A maximum height of 8.13 m (26 ft 8 in), whereas the By-law permits a maximum height of 7.62 m (25 ft);

b) Section 6.1:

A maximum lot coverage of 39.26%, whereas the By-law permits a maximum lot coverage of 33.33%;

c) Section 3.7:

Overhang projection of 0.91 m (36 in) into the required yard, whereas the By-law permits a maximum of 0.45 m (18 in).

BACKGROUND

Property Description

The 699.56 m² (7,530 ft²) subject property is located on the south side of Krieghoff Avenue, north and east of Fred Varley Drive, and west of Main Street Unionville. The subject property consists of mature trees and is adjacent to a one-storey single detached dwelling at 159 Krieghoff Avenue, and a recently constructed two-storey detached dwelling (infill development) at 155 Krieghoff Avenue. The subject property is located within an established residential neighbourhood comprised of a mix of one and two-storey single detached dwellings. The surrounding area is undergoing a transition with new infill development.

Proposal

The Applicant proposes to demolish the existing one-storey single detached dwelling and construct the proposed development.

Official Plan and Zoning

Official Plan 2014 (partially approved on Nov 24/17, and updated on April 9/18)
“Residential Low Rise & Greenway Buffer”

The subject property is designated “Residential Low Rise”, which provides for low rise housing forms including single detached dwellings. Section 8.2.3.5 of the 2014 Official Plan outlines development criteria for the “Residential Low Rise” designation with respect to height, massing, and setbacks. This criteria is established to ensure that the development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street. In considering applications for development approval in a “Residential Low Rise” area, which includes

variances, infill development is required to meet the general intent of these development criteria. Regard shall also be had for retention of existing trees and vegetation, the width of proposed garages and driveways and the overall orientation and sizing of new lots within a residential neighbourhood.

Zoning By-Law 11-72

The subject property is zoned “Fourth Density Single Family Residential – R4 Zone” under By-law 11-72, as amended, which permits one single detached dwelling per lot. The proposed development does not comply with the maximum permitted height, lot coverage and overhang projection requirements as provided in the By-law.

Varley Village Infill Area

The subject property is within an area of the City where there is a trend to build larger houses. In response to concerns within this trend, a number of residents asked that Markham consider an infill housing by-law for the Varley Village neighbourhood. The Unionville Sub-Committee, a Committee of Council, undertook a review of this issue with community consultation, and ultimately recommend that no action be taken on an infill by-law at this time. This position was endorsed by Development Services Committee on June 19, 2012. As such, the existing by-law standards continue to apply.

Applicant’s Stated Reasons for Not Complying with Zoning

According to the information provided by the applicant, the reason for not complying with Zoning is because,

“The building is very important as the design is based on culturally significant Feng Shui concepts, which is an aspect for consideration by the Committee.”

Zoning Preliminary Review (ZPR) Undertaken

The Applicant completed a ZPR on January 8, 2020, to confirm the variances required for the proposed development.

COMMENTS

The *Planning Act* states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained; and
- d) The general intent and purpose of the Official Plan must be maintained.

Tree Preservation

Urban Design staff requested the Applicant preserve the existing mature tree located in the rear yard. The Applicant, in response, provided an additional site plan and a survey confirming the location of the tree and its canopy, which is located within the building envelope.

Staff are satisfied that the Applicant provided the appropriate plans and justification to support the removal of the tree, and therefore, recommend that any approval of this

Application be subject to the tree conditions provided in Appendix "A" so that the appropriate tree compensation or replacement be provided through mitigation measures, subject to determination by the City.

Increase in Maximum Building Height

The Applicant requests relief to permit a maximum building height of 8.13 m (26 ft 8 in), whereas the By-law permits a maximum building height of 7.62 m (25 ft). This represents an increase of 0.51 m (1 ft 8 in). Staff are of the opinion that the proposed increase in height is generally consistent with other building heights along the street and within the surrounding area.

Increase in Maximum Lot Coverage

The Applicant requests relief for a maximum lot coverage of 39.26%, whereas the By-law permits a maximum floor area ratio of 33.33%. While there are other examples of approved infill developments for increased lot coverage in the surrounding area, these increases were largely attributable to proposed covered and unenclosed porches that do not contribute to the mass of the dwelling. The proposed development maintains all setbacks, and staff are of the opinion that the proposed lot coverage compliments the surrounding massing and character of the neighbourhood, and should not have adverse impacts to the streetscape.

Increase in Maximum Overhang Projection

The Applicant requests a maximum overhang projection of 0.91 m (36 in) into the required front and rear yards and interior side yard along the west side of the building, whereas the By-law permits a maximum overhang projection of 0.45 m (18 in) into any required yard. This represents an increase of 0.45 m (18 in). Staff do not have concerns with the proposed overhang.

PUBLIC INPUT SUMMARY

No written submissions were received as of February 10, 2020. 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 request meets 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 see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:

A handwritten signature in black ink, appearing to be 'SL', followed by a period.

Stephen Lue, Development Manager, Central District

File Path: Amanda\File\ 20 106742 \Documents\District Team Comments Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/003/20

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 plans attached as Appendix "B" to this Staff Report and received by the City of Markham on January 15, 2020, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design 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 arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from Tree Preservation Technician or Director of Operations 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 in accordance with the City's Streetscape Manual, including 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 Technician or Director of Operations;
5. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation Technician or Director of Operations.

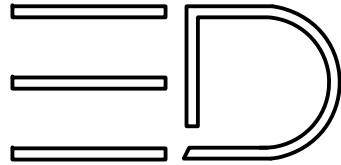
CONDITIONS PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

APPENDIX “B”

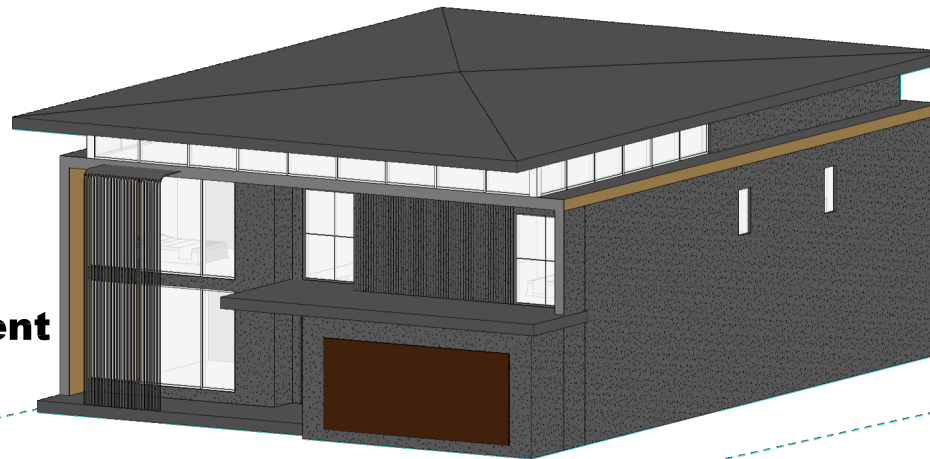
PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/003/20



EMAMI DESIGN

204-35 THE LINKS RD.
TORONTO, ONTARIO, M2P 1T7
TEL: (416) 823-9353

157 KRIEGHOFF AVE



Issued for Committee of Adjustment

Date: 13 January 2020

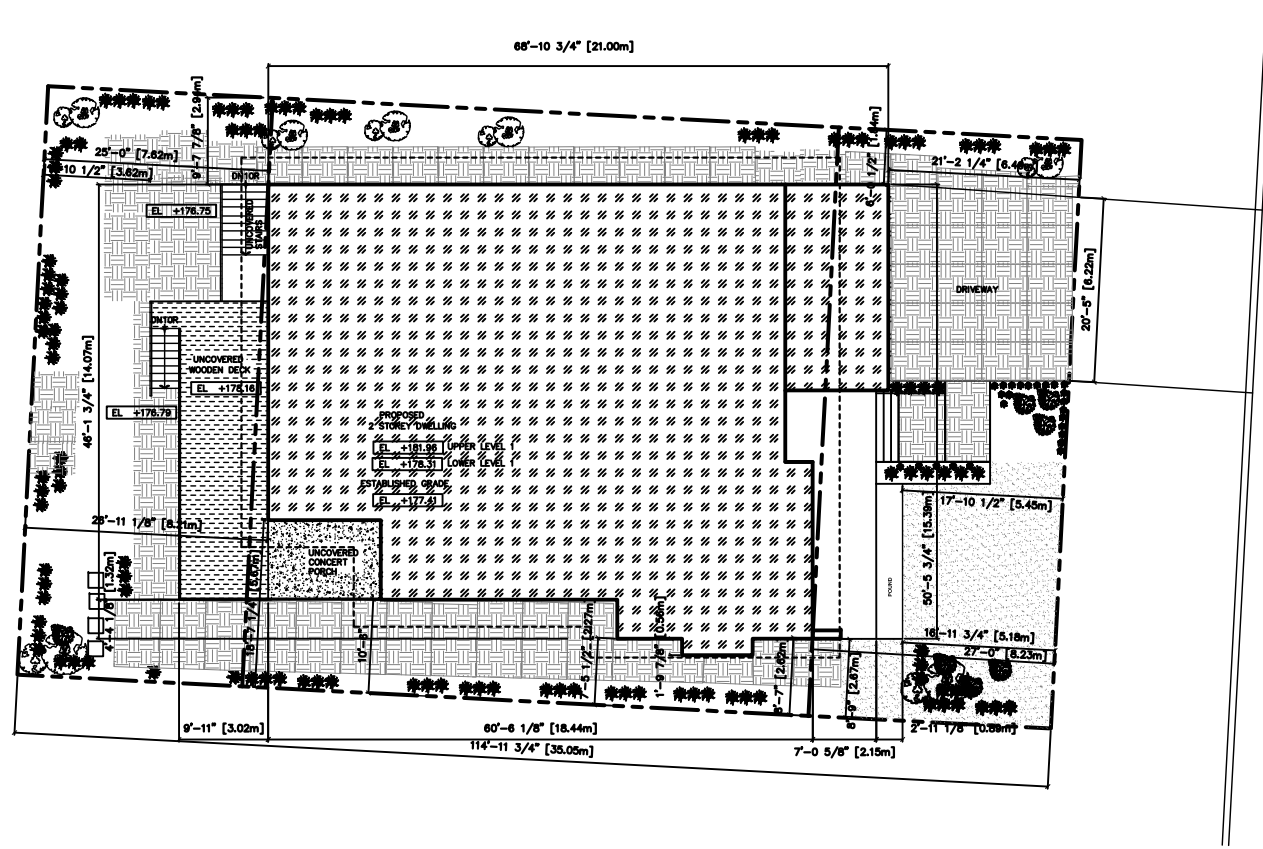


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EMAMI
DESIGN

NUM.	REVISIONS	DATE	PROJECT NAME	ADDRESS
01	ISSUED FOR PRELIMINARY ZONING REVIEW	13/11/2019	KRIEGHOFF HOUSE	157 KRIEGHOFF, TORONTO, ON.
02	RE-ISSUED FOR PRELIMINARY ZONING REVIEW	20/12/2019	PROJECT NO.	DATE
03	ISSUED FOR COA	13/01/2020		OCT 2019
			TITLE	SCALE

A0.1



KRIEGHOFF AVENUE

SITE DATA	
ZONING	R4
LOT #	LOT 198
PLAN #	7566
LOT AREA	7530 S.F. 699.6 S.M.
LOT FRONTAGE	65'-6" 19.96 m
LOT DEPTH	115'-0" 35.05m

AREA	PROPOSED	PROPOSED COVERAGE	ALLOWED COVERAGE
LOT COVERAGE	2957 S.F. 275 S.M.	% 39.26	% 33 1/3
G.F.A.	5720 S.F. 531 S.M.		
NO. OF STORIES	2 STOREYS		
WIDTH	15.1 m		
DEPTH	19.08 m		
PARKING	2		

ESTABLISHED GRADE : (177.36+177.46)/2=177.41

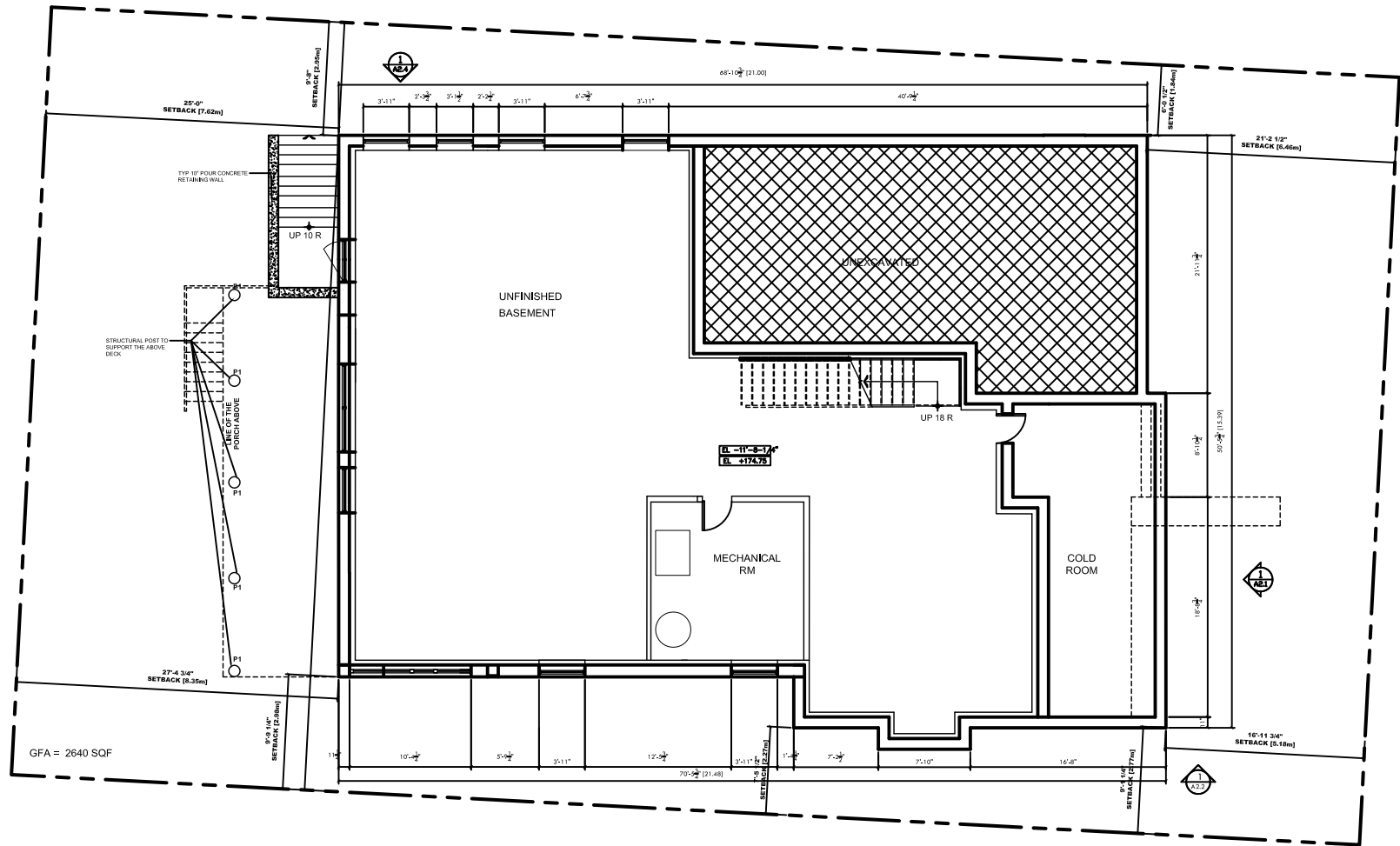
NUM	REVISIONS	DATE
01	ISSUED FOR ZONING REVIEW	06/01/2020
02	RE-ISSUED FOR PRELIMINARY ZONING REVIEW	20/12/2019
03	ISSUED FOR COA	13/01/2020

PROJECT NAME	KRIEGHOFF HOUSE
PROJECT NO.	
TITLE	SITE PLAN

ADDRESS	157 KRIEGHOFF, TORONTO, ON.
DATE	OCT 2019
SCALE	1'=1/16"



A0.3

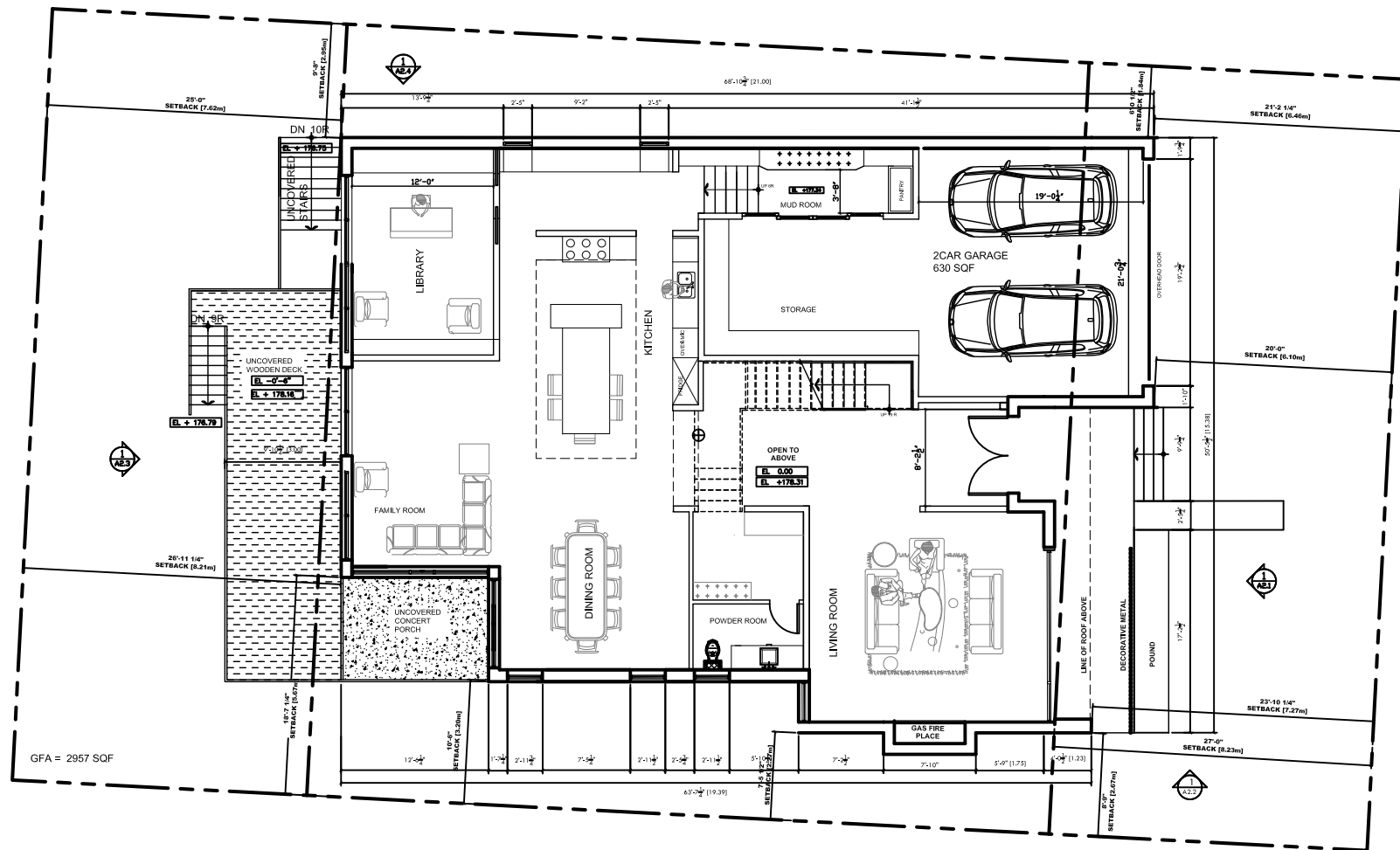


NUM	REVISIONS	DATE
01	ISSUED FOR ZONING REVIEW	06/01/2020
02	RE-ISSUED FOR PRELIMINARY ZONING REVIEW	20/12/2019
03	ISSUED FOR COA	13/01/2020

PROJECT NAME	KRIEGHOFF HOUSE
PROJECT NO.	
TITLE	BASEMENT

ADDRESS	157 KRIEGHOFF, TORONTO, ON.
DATE	OCT 2019
SCALE	1'=3/32"





ED
204-35 THE LINKS
RD.
TORONTO, ONTARIO, M6P 1T7
TEL: 416/623-9353

EMAMI
DESIGN

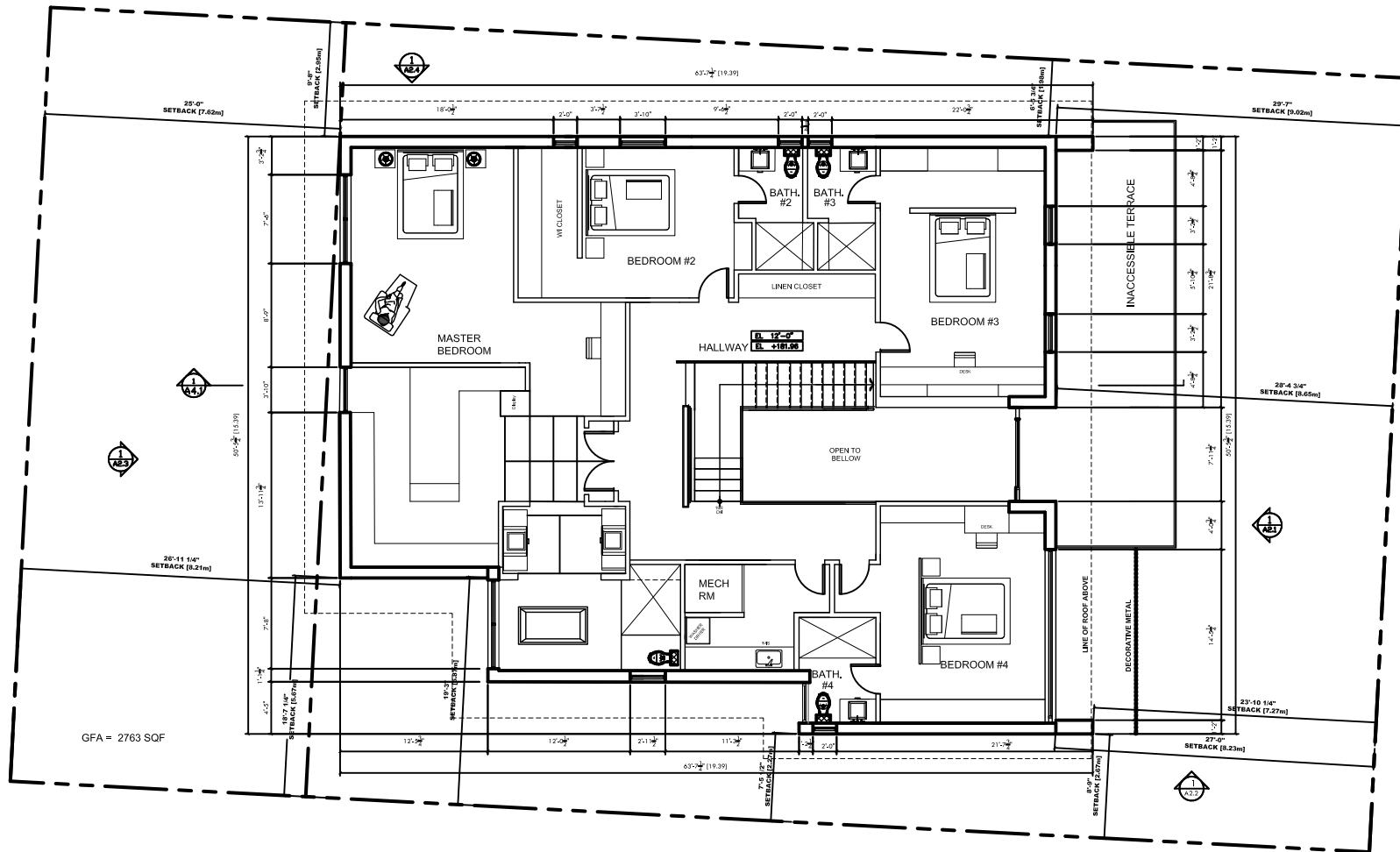
NUM	REVISIONS	DATE
01	ISSUED FOR ZONING REVIEW	06/01/2020
02	RE-ISSUED FOR PRELIMINARY ZONING REVIEW	20/12/2019
03	ISSUED FOR COA	13/01/2020

PROJECT NAME	KRIEGHOFF HOUSE
PROJECT NO.	
TITLE	GROUND FLOOR PLAN

ADDRESS	157 KRIEGHOFF, TORONTO, ON.
DATE	OCT 2019
SCALE	1' = 3/32"



A1.2



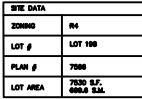
NUM	REVISIONS	DATE
01	ISSUED FOR ZONING REVIEW	06/01/2020
02	RE-ISSUED FOR PRELIMINARY ZONING REVIEW	20/12/2019
03	ISSUED FOR COA	13/01/2020

PROJECT NAME	KRIEGHOFF HOUSE
PROJECT NO.	
TITLE	SECOND FLOOR PLAN

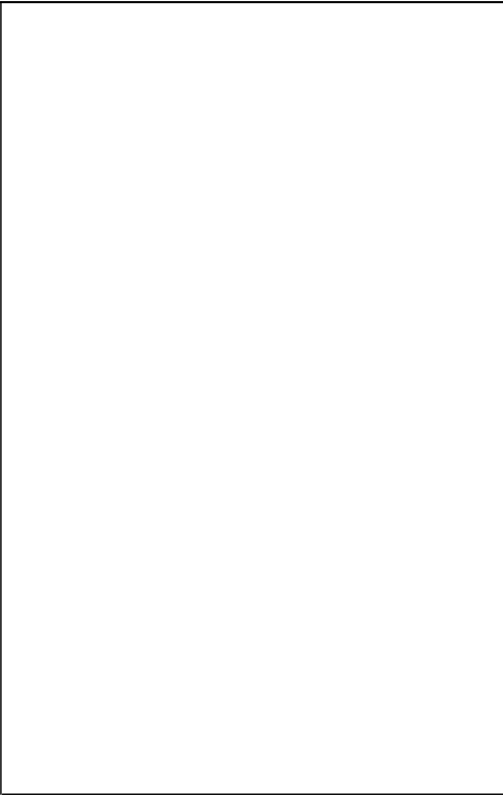
ADDRESS	157 KRIEGHOFF, TORONTO, ON.
DATE	OCT 2019
SCALE	1' = 3/32"



A1.3



NUM	REVISIONS	DATE	PROJECT NAME	ADDRESS		A1.
01	ISSUED FOR ZONING REVIEW	13/11/2019	KRIEGHOFF HOUSE	157 KRIEGHOFF, TORONTO, ON.		
02	RE-ISSUED FOR PRELIMINARY ZONING REVIEW	20/12/2019	PROJECT NO.	DATE		
03	ISSUED FOR COA	13/01/2020		OCT 2019		
			TITLE	SCALE		
			2ND FLOOR – TOP	1' = 3/32"		



NUM	REVISIONS	DATE
01	ISSUED FOR ZONING REVIEW	13/11/2019
02	RE-SOED FOR PRELIMINARY ZONING REVIEW	06/01/2020
03	ISSUED FOR COA	13/01/2020

PROJECT NAME	KRIEGHOFF HOUSE
PROJECT NO.	
TITLE	EAST ELEVATION

ADDRESS	157 KRIEGHOFF, TORONTO, ON.	
DATE	OCT 2019	
SCALE	1' = 3/32"	

PROPERTY LINE

9'-8" (2.95)

PROPERTY LINE

5'-3 3/4" (1.62)

423'-8" (185.52)
TOP OF ROOF

422'-0" (185.01)

412'-0" (181.96)
FIN. 2ND FLOOR

411'-0" (181.66)

0'-0" (178.31)
FIN. MAIN FLOOR

42'-11 1/2" (177.41) ESTABLISHED GRADE

411'-8 1/4" (174.75)
TOP OF BASEMENT SLAB

ED
204-35 THE LINKS
RD.
TORONTO, ONTARIO, M6P 1T7
TEL: (416) 623-9353

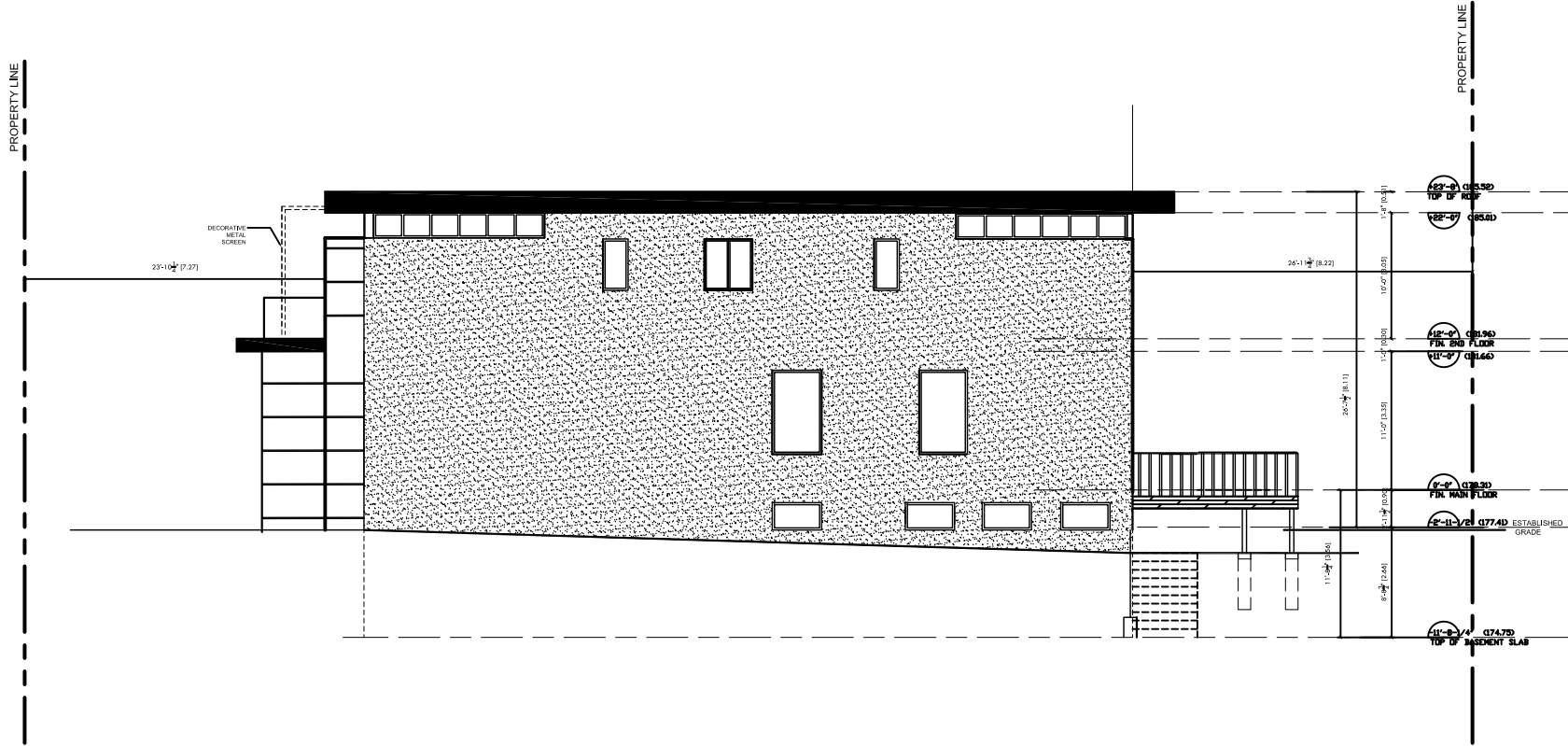
EMAMI
DESIGN

NUM	REVISIONS	DATE
01	ISSUED FOR ZONING REVIEW	13/11/2019
02	RE-ISSUED FOR PRELIMINARY ZONING REVIEW	06/01/2020
03	ISSUED FOR COA	13/01/2020

PROJECT NAME	KRIEGHOFF HOUSE
PROJECT NO.	
TITLE	SOUTH ELEVATION

ADDRESS	157 KRIEGHOFF, TORONTO, ON.
DATE	OCT 2019
SCALE	1'=3/32"

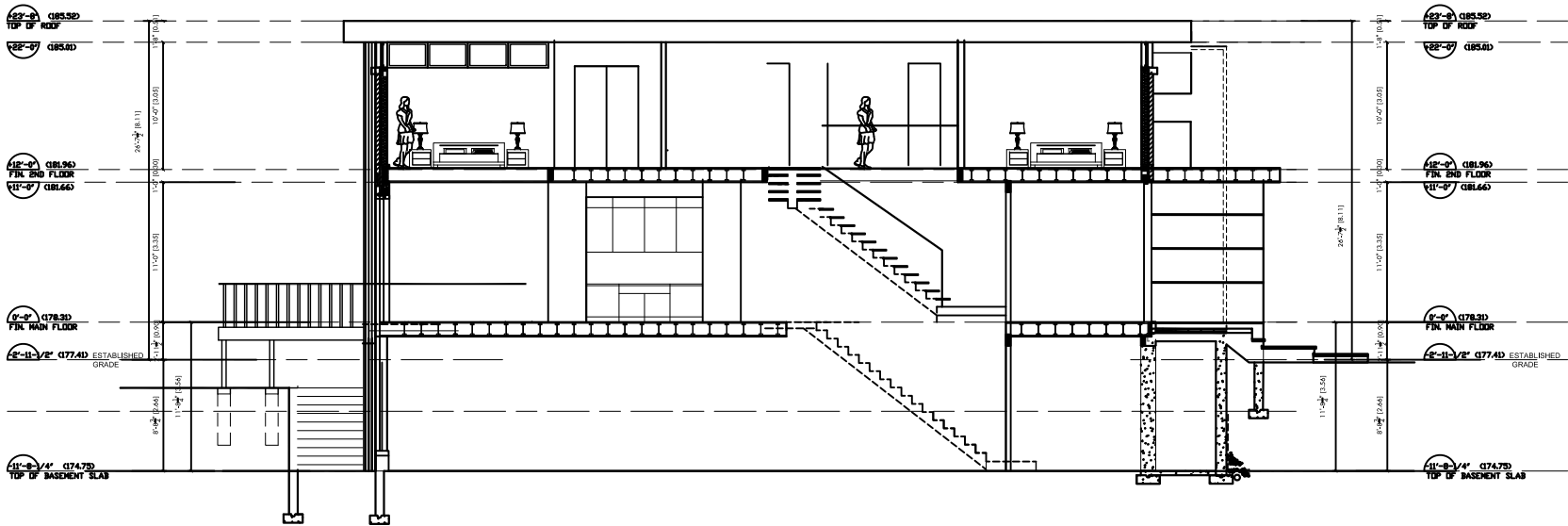
A2.3



NUM	REVISIONS	DATE
01	ISSUED FOR ZONING REVIEW	13/11/2019
02	RE-ISSUED FOR PRELIMINARY ZONING REVIEW	06/01/2020
03	ISSUED FOR COA	13/01/2020

PROJECT NAME	KRIEGHOFF HOUSE
PROJECT NO.	
TITLE	WEST ELEVATION

ADDRESS	157 KRIEGHOFF, TORONTO, ON.
DATE	OCT 2019
SCALE	1' = 3/32"



NUM	REVISIONS	DATE
01	ISSUED FOR ZONING REVIEW	13/11/2019
02	RE-ISSUED FOR PRELIMINARY ZONING REVIEW	06/01/2020
03	ISSUED FOR COA	13/01/2020

PROJECT NAME	KRIEGHOFF HOUSE
PROJECT NO.	
TITLE	SECTION 1

ADDRESS	157 KRIEGHOFF, TORONTO, ON.
DATE	OCT 2019
SCALE	1'=3/32"



NUM	REVISIONS	DATE	PROJECT NAME	ADDRESS
01	ISSUED FOR ZONING REVIEW	13/11/2019	KRIEGHOFF HOUSE	157 KRIEGHOFF, TORONTO, ON.
			PROJECT NO.	DATE
				OCT 2019
			TITLE	SCALE
			SECTION 2	1' = 3/32"

APPENDIX “D”
MINUTES EXTRACT: FEBRUARY 19, 2020

b) retain a parcel of land with an approximate area of 50,627.5 sq. m and lot frontage of 251.5 m (Parts 1-18).

The purpose of this application is to create a new residential lot to facilitate the redevelopment of the property. **(West District, Ward 1)**

The Secretary-Treasurer introduced the application.

Maria Gatzios appeared on behalf of the application. She indicated that staff want to defer to re-notify and indicate consents not originally identified.

Moved By: Arun Prasad

Seconded By: Kelvin Kwok

THAT Application No. B/16/19 be deferred sine die.

Resolution Carried

5. A/003/20

Owner Name: Bo-Han Lee

Agent Name: Emami Design (Amir Emami)

157 Krieghoff Ave, Markham

PLAN 7566 LOT 198

The applicant is requesting relief from the requirements of By-law 177-96 as amended to permit:

a) Section 6.1:

a maximum height of 26 ft 8 in, whereas the By-law permits a maximum height of 25 feet;

b) Section 6.1:

a maximum lot coverage of 39.26 percent, whereas the By-law permits a maximum lot coverage of 33 1/3 percent;

c) Section 3.7:

overhang projection of 36 inches into the required yard, whereas the By-law permits a maximum of 18 inches;

as it relates to a proposed two-storey detached dwelling. **(Central District, Ward 3)**

The Secretary-Treasurer introduced the application.

Amir Emami appeared on behalf of the application. He indicated this is first proposal he has done in Markham. His client intends to live in this home and it is not an investment related property.

Ian Free spoke in opposition to the application. He is adjacent to the property and is concerned of heightened drainage issues.

Dan McCrazic of 168 Krieghoff Avenue spoke in opposition to the application. The lot coverage request is not insignificant.

Christine Berger Free spoke in opposition to the application. She indicated flooding of her property has worsened due to the in fill houses being built. She further stated she hoped cordial neighbourly relations should be achieved, when possible.

Committee member Tom Gutfreund stated that he had no comments on design but the lot coverage and eaves overhang variances are excessive in their scale.

Mr. Emani responded that reducing the proposal is resulting in constraining of family's useable space.

Moved By: Arun Prasad
Seconded By: Jeamie Reingold

THAT Application No. A/003/20 be deferred sine die.

Resolution Carried

6. A/005/20

Owner Name: Mr Shamsher Khan and Memoon Khan
Agent Name: Ali Ahmed
121 Alfred Paterson Dr, Markham
PLAN 65M3594 LOT 208

The applicant is requesting relief from the requirements of By-law 177-96 as amended to permit:

a) Table A1:

to permit an accessory basement apartment, whereas an accessory basement apartment is not permitted;

as it relates to a proposed secondary suite in the basement. **(East District, Ward 5)**