

Memorandum to the City of Markham Committee of Adjustment

July 23, 2020

File: A/152/19
Address: 178 Krieghoff Ave – Markham, ON
Applicant: Zhi Bo Li & Yuan Wu
Agent: In Roads Consultants
Hearing Date: Wednesday July 29, 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 they relate to a proposed two-storey detached dwelling. The variances requested are as follows, to permit:

a) Section 3.7:

a covered porch to project a maximum of 0.61 m (2.0 ft) into the required front yard;

b) Section 6.1:

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

c) Section 6.1:

a maximum lot coverage of 36.17%, whereas the By-law permits a maximum of 33.33%.

NOTE: This application was previously deferred at the February 19, 2020 Committee of Adjustment hearing, as detailed in the minutes extract (Appendix “C”). As per the staff report, the applicant initially applied for four variances to facilitate the proposed dwelling (Appendix “D”). These variances were later amended upon the detailed review of the plans by staff. Since the February 19, 2020 hearing, the applicant submitted revised plans on June 30, 2020 (Appendix “B”), which are reflective of the variances requested above.

The Notice of Hearing (Appendix “E”) outlines the four variances originally requested. Staff recommend that the applicant confirm the revised variances, as noted above, with the Committee to ensure that the correct variances are issued.

COMMENTS

As noted above, the applicant submitted revised plans for the proposed dwelling on June 30, 2020 (Appendix “B”), which maintains two of the previous variances as they relate to an increased covered porch encroachment and building height. The applicant has reduced the third variance request as it relates to lot coverage from 37.21% to 36.17%.

The applicant is proposing a new two-storey detached dwelling with a total gross floor area of 496.16 m² (5,340.63 ft²). The reduction to the lot coverage has resulted in an increased west side yard setback at the rear of the building which provides for greater relief from the neighbouring property.

It should be noted that while staff do not evaluate the architectural design of buildings that are the subject of a variance application, consideration is given to many aspects of the development proposal including, but not limited to, the extent of the variances sought, the

additional height and massing that may be created and any projections, setbacks, or stepbacks proposed that may assist in mitigating potential impacts.

Ensuring that the character of the surrounding area is not negatively impacted is evaluated by staff against the four tests of *the Planning Act*. Staff are satisfied with the revisions to the plans and are of the opinion that the reduced lot coverage will result in a building mass that better aligns with the By-law requirement and the surrounding area context. Staff further advise that the comments from the initial staff report remain applicable (Appendix "D").

PUBLIC INPUT SUMMARY

No written submissions were received as of July 23, 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 variances requested 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 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.

APPENDICES

Appendix "A" – Revised Conditions of Approval

Appendix "B" – Revised Plans

Appendix "C" – Minutes Extract: February 19, 2020

Appendix "D" – Staff Report: February 11, 2020

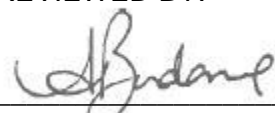
Appendix "E" – Second Notice of Hearing

PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:



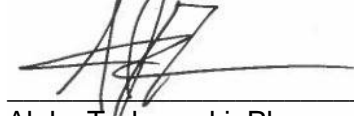
Sabrina Bordone, Senior Planner, Central District

APPENDIX "A"

REVISED CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/152/19

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 June 30, 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, 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:

A handwritten signature in black ink, appearing to read 'Aleks Todorovski', is written over a horizontal line.

Aleks Todorovski, Planner, Zoning and Special Projects

APPENDIX “B”

REVISED PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/152/19

GENERAL NOTES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

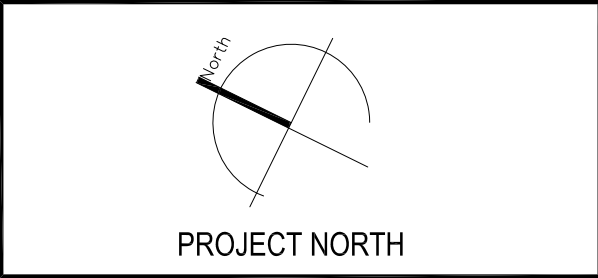
IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.


These architectural drawings are the property of MD Building Design. In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments is granted to the client/agency responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of MD Building Design.



The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Morteza Davari		103142
NAME	SIGNATURE	BCIN

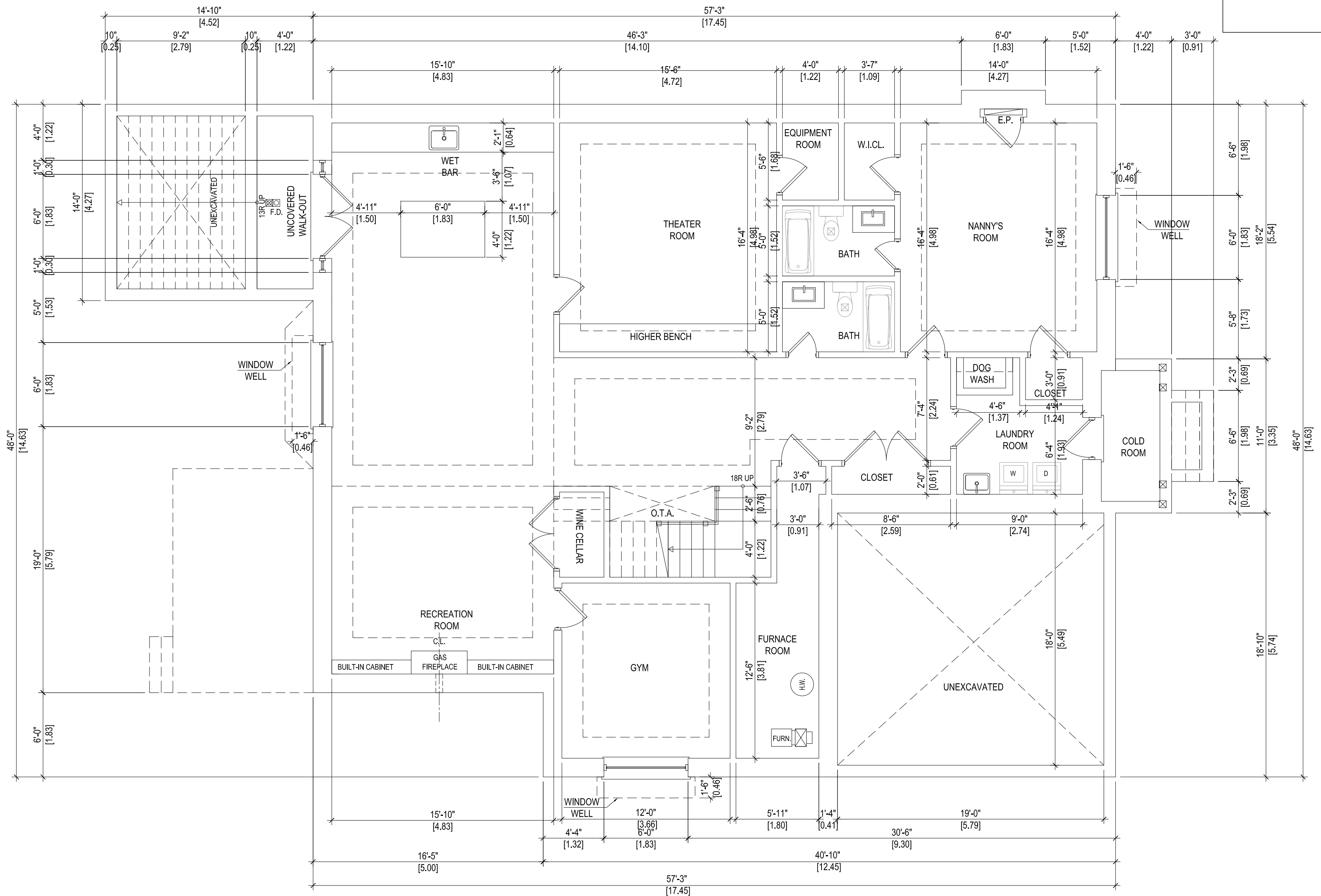
REGISTRATION INFORMATION

MD BUILDING DESIGN	106801
FIRM NAME	BCIN

[illegible]


MD Building Design
3080 Yonge Street, Suite 6060
Toronto, Ontario M4N 3N1
T: 416 254 9500
www.mdbuildingdesign.ca
info@mdbuildingdesign.ca

PROJECT TITLE	
178 Krieghoff Ave, Unionville, ON L3R 1W3	
SHEET TITLE	
BASEMENT PLAN	
SCALE	DATE
3/16"=1'-0"	06/05/2020
PROJECT NO.	DRAWING NO.
	A-02



BASEMENT PLAN

GENERAL NOTES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.

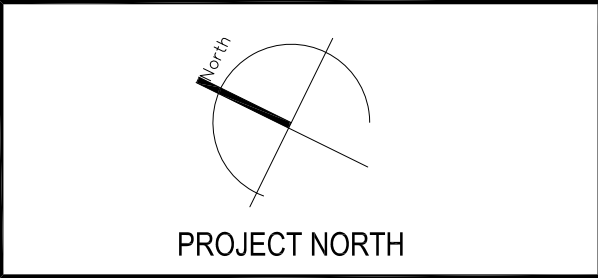
ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.
These architectural drawings are the property of MD Building Design.
In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments is granted to the client/agency responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of MD Building Design.



PROJECT NORTH

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

<p>Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION</p>		
<p>Morteza Davari</p>		<p>103142</p>
<p>NAME</p>	<p>SIGNATURE</p>	<p>BCIN</p>

NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
MD BUILDING DESIGN		106801
FIRM NAME		BCIN

[illegible]

MD Building Design
3080 Yonge Street, Suite 6060
Toronto, Ontario M4N 3N1

T: 416 254 9500
www.mdbuildingdesign.ca
info@mdbuildingdesign.ca

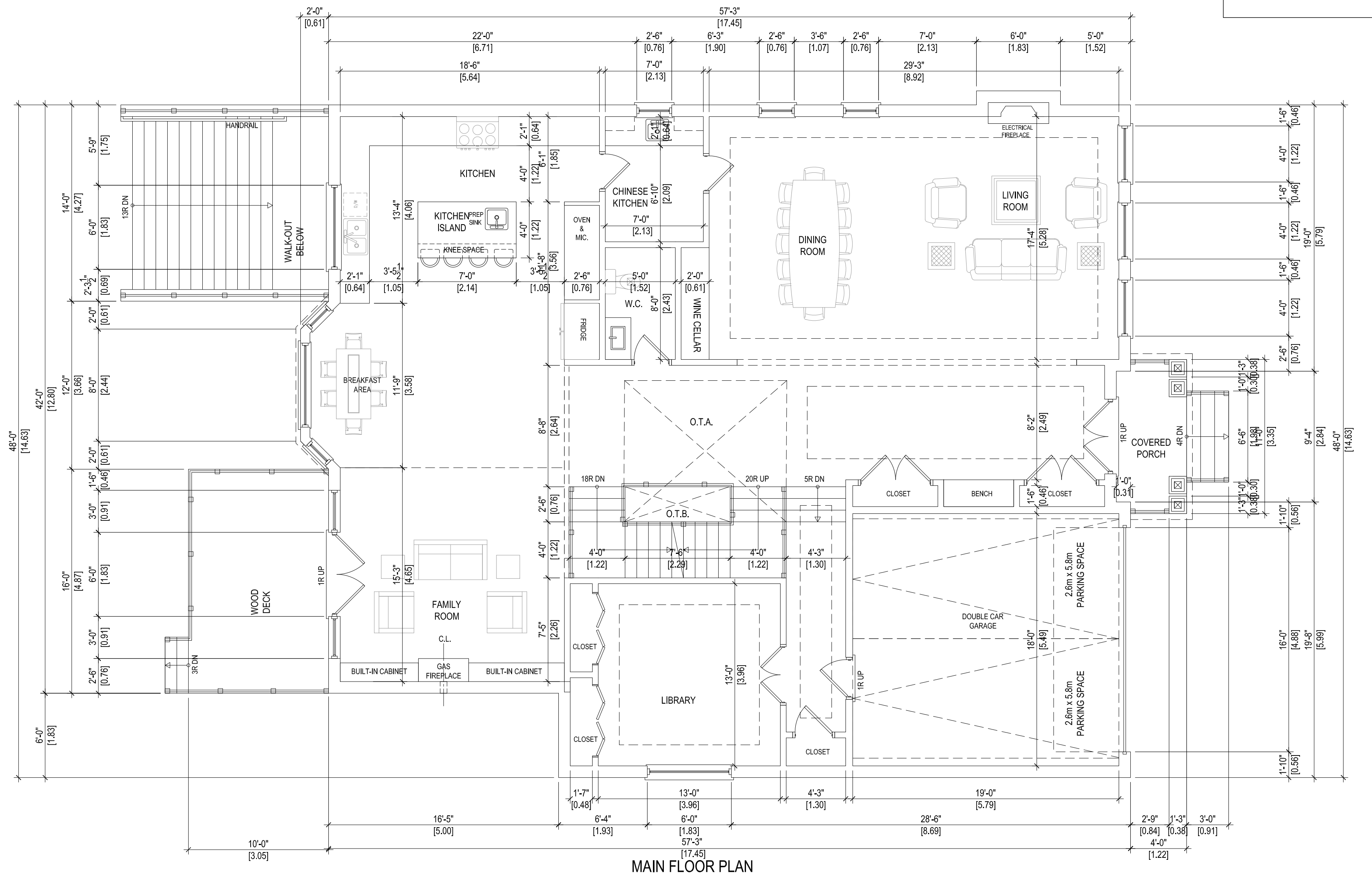
PROJECT TITLE
178 Krieghoff Ave, Unionville, ON L3R 1W3

SHEET TITLE

MAIN FLOOR PLAN

SCALE	DATE
3/16"=1'-0"	06/05/2020

PROJECT NO.	DRAWING NO. A-03
-------------	----------------------------



GENERAL NOTES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

These architectural drawings are the property of *MD Building Design*.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments is granted to the client/sponsor responsible for the construction of the aforementioned filled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of *MD Building Design*.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

These architectural drawings are the property of *MD Building Design*. In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments is granted to the client/agency responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose than any other address by any other person, firm or corporation without the written consent of *MD Building Design*.

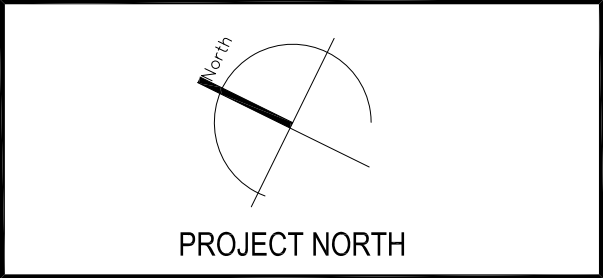
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE
DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

These architectural drawings are the property of *MD Building Design*.
In consideration for full payment of the architectural services rendered, the use of
these drawings and any supporting attachments is granted to the client/agency
responsible for the construction of the aforementioned titled project, as designed,
depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose
at any other address by any other person, firm or corporation without the written
consent of *MD Building Design*.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of MD Building Design.



The undersigned has reviewed and takes responsibility for this design.

and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Morteza Davari		103142
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION

MD BUILDING DESIGN	106801
FIRM NAME	BCIN

--	--	--

NO.	DATE	DESCRIPTION
-----	------	-------------

REVISIONS

BUILDING
DESIGN

DESIGN
MD Building Design

MD Building Design
3080 Yonge Street, Suite 6060

Toronto, Ontario M4N 3N1

T: 416 254 9500
www.mdbuildingdesign.ca

info@mdbuildingdesign.ca

PROJECT TITLE



PROJECT TITLE

178 Kriehoff Ave,
Unionville, ON L3R 1W3

Chilworth, ON ESR TWO

SHEET TITLE

SECOND FLOOR PLAN

SECOND FLOOR PLAN

SCALE	DATE
3/16"=1'-0"	06/05/2020

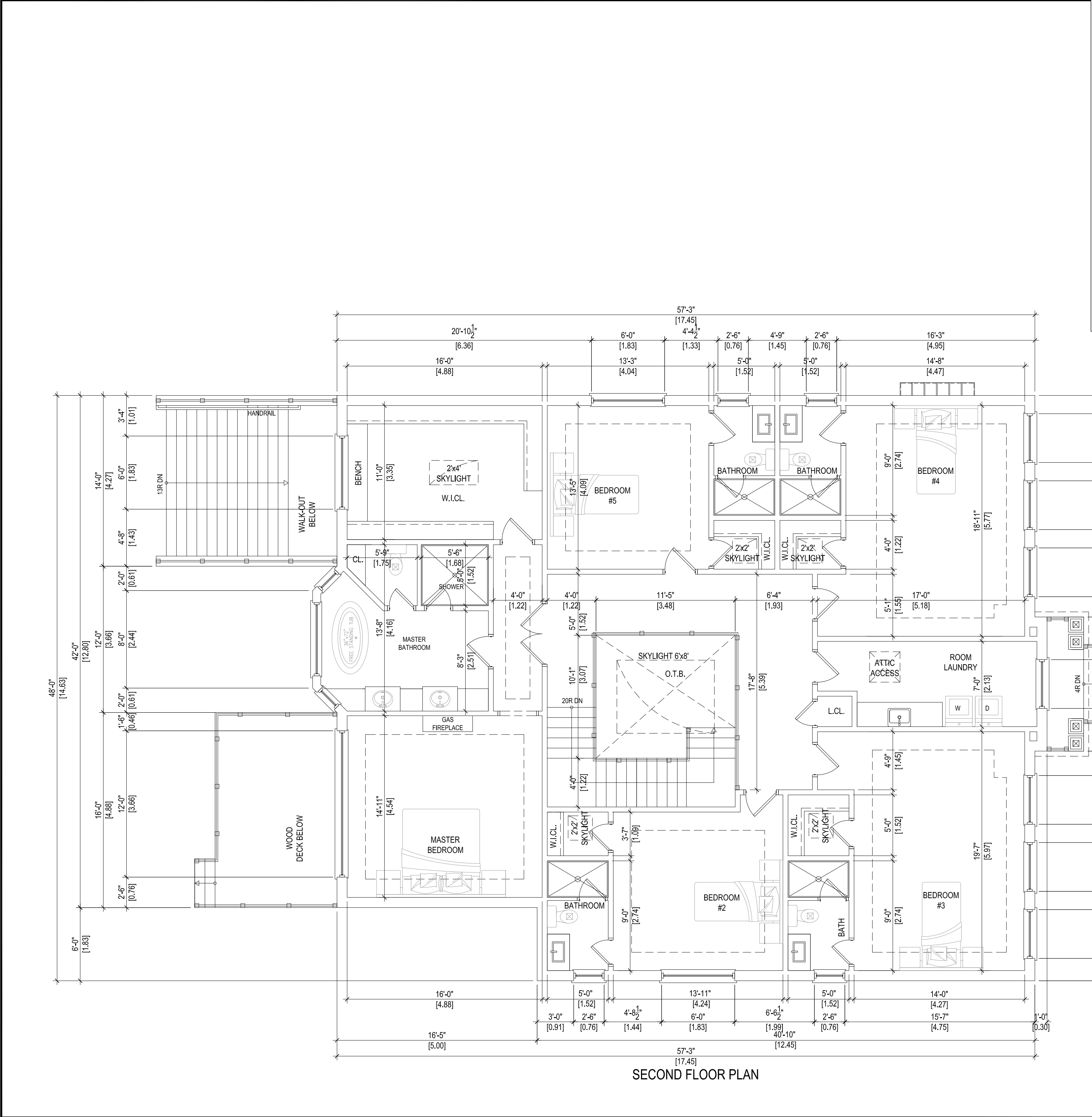
PROJECT TITLE
178 Krieghoff Ave, Unionville, ON L3R 1W3

SHEET TITLE

SECOND FLOOR PLAN

SCALE	DATE
3/16"=1'-0"	06/05/2020

PROJECT NO.	DRAWING NO. A-04
-------------	----------------------------



GENERAL NOTES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

These architectural drawings are the property of *MD Building Design*. In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments is granted to the client/agency responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose or any other address by any other person, firm or corporation without the written consent of *MD Building Design*.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS ARE NOT TO BE SCALED.

These architectural drawings are the property of *MD Building Design*.

In consideration for full payment of the architectural services rendered, the use of these drawings and any other attachments is granted to the client agency responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of *MD Building Design*.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

These architectural drawings are the property of *MD Building Design*. In consideration for full payment of the architectural services rendered the use of these drawings and any supporting attachments is granted to the client/agency responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of *MD Building Design*.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

These architectural drawings are the property of *MD Building Design*. In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments is granted to the client/agency responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of *MD Building Design*.

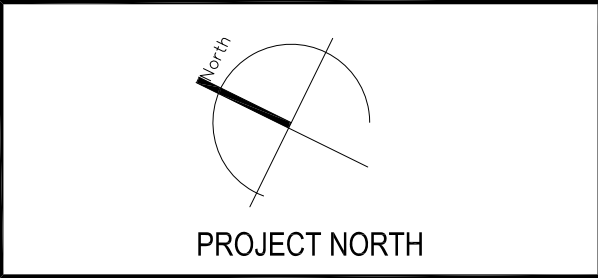
DRAWINGS NOT TO BE SCALED.

These architectural drawings are the property of *MD Building Design*.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments is granted to the client/agency responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of *MD Building Design*.

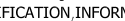
These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of MD Building Design.



PROJECT NORTH

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Morteza Davari		103142
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION

MD BUILDING DESIGN	106001
FIRM NAME	BCIN

[illegible]

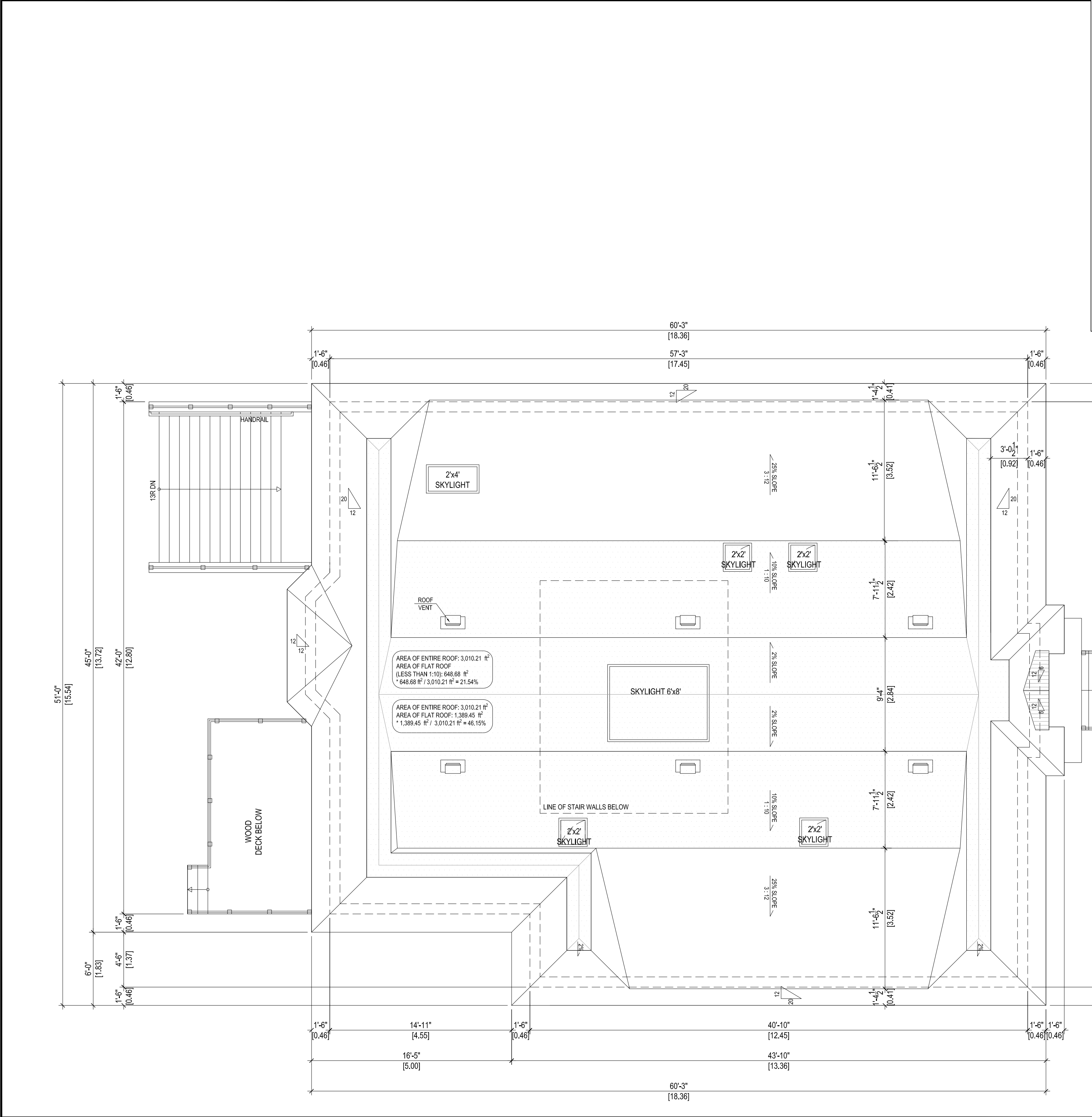
PROJECT TITLE
178 Krieghoff Ave, Unionville, ON L3R 1W3

SHEET TITLE

ROOF PLAN

SCALE	DATE
3/16"=1'-0"	06/05/2020

PROJECT NO.	DRAWING NO. A-05
-------------	----------------------------



GENERAL NOTES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.




ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

These architectural drawings are the property of *MD Building Design*. In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments is granted to the client/agency responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of *MD Building Design*.

PROJECT NORTH

<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION</p> <table><tr><td>Morteza Davari</td><td></td><td>103142</td></tr><tr><td>NAME</td><td>SIGNATURE</td><td>BCIN</td></tr></table> <p>REGISTRATION INFORMATION</p> <table><tr><td>MD BUILDING DESIGN</td><td>106801</td></tr><tr><td>FIRM NAME</td><td>BCIN</td></tr></table>			Morteza Davari		103142	NAME	SIGNATURE	BCIN	MD BUILDING DESIGN	106801	FIRM NAME	BCIN
Morteza Davari		103142										
NAME	SIGNATURE	BCIN										
MD BUILDING DESIGN	106801											
FIRM NAME	BCIN											

[illegible]

MD Building Design
3080 Yonge Street, Suite 6060
Toronto, Ontario M4N 3N1
T: 416 254 9500
www.mdbuildingdesign.ca
info@mdbuildingdesign.ca

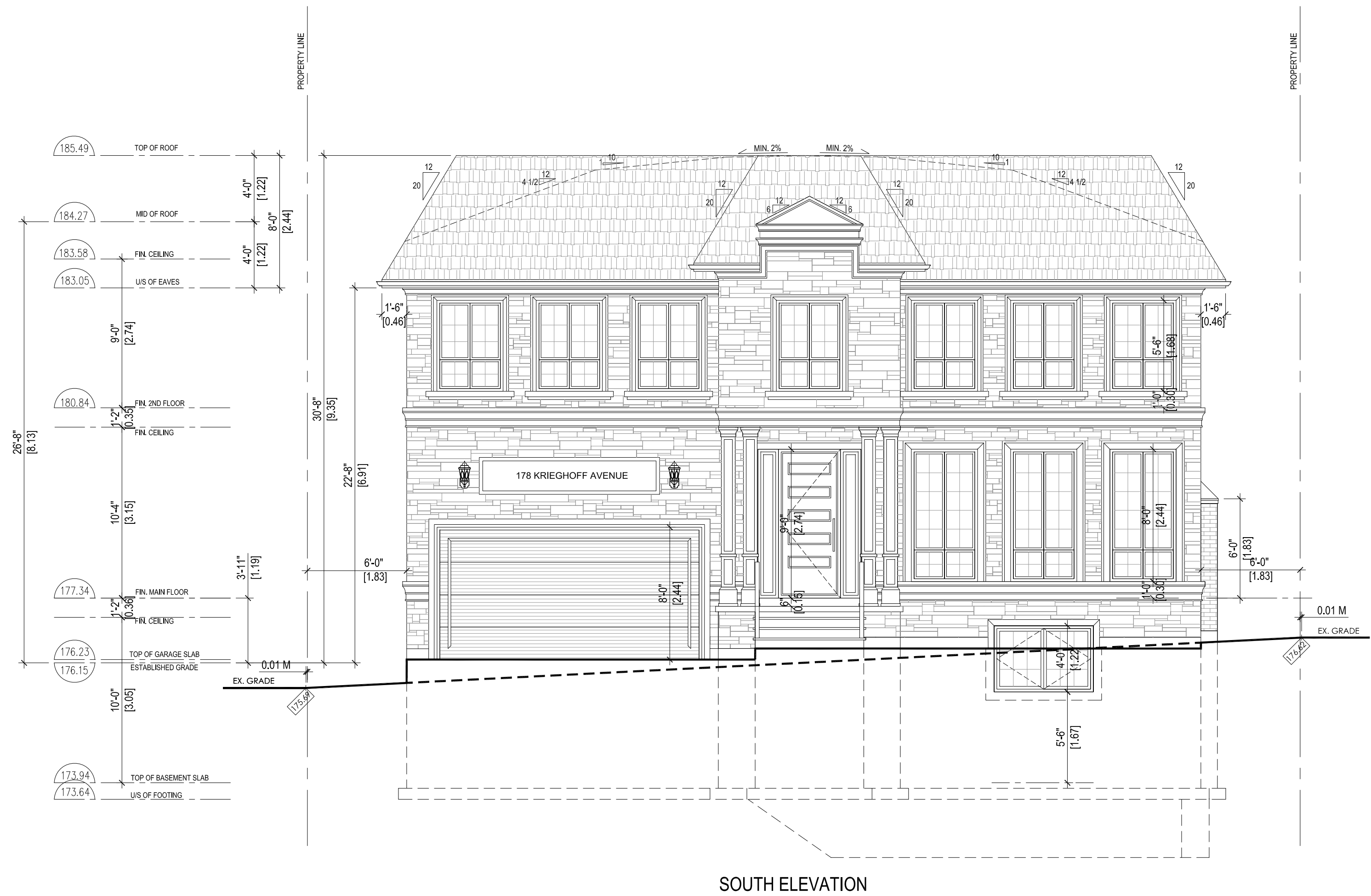
PROJECT	TITLE
	178 Krieghoff Ave, Unionville, ON L3R 1W3

SHEET TITLE

SOUTH ELEVATION

SCALE	DATE
3/16"=1'-0"	06/05/2020

PROJECT NO.	DRAWING NO. A-06
-------------	----------------------------



GENERAL NOTES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

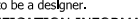
DRAWINGS NOT TO BE SCALED.

These architectural drawings are the property of *MD Building Design*.

In consideration for full payment of the architectural services rendered the use of these drawings and any supporting attachments is granted to the client/s responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of *MD Building Design*.

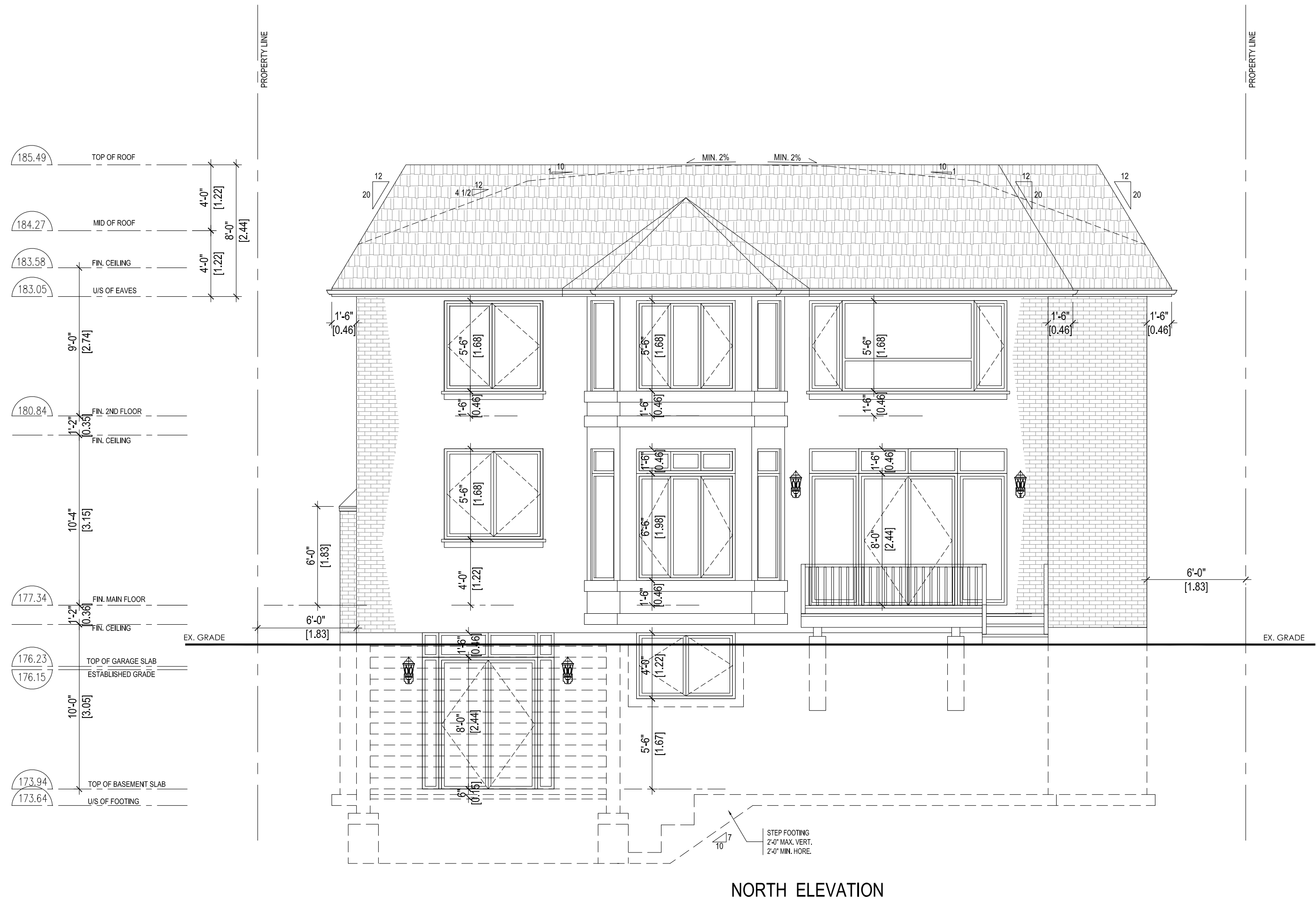
PROJECT NORTH

<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION</p>		
Morteza Davari		103142
NAME	SIGNATURE	BCIN
<p>REGISTRATION INFORMATION</p>		
MD BUILDING DESIGN		106801
FIRM NAME		BCIN

[illegible]

PROJECT TITLE
178 Krieghoff Ave, Unionville, ON L3R 1W3

SHEET TITLE	
NORTH ELEVATION	
SCALE	DATE
3/16"=1'-0"	06/05/2020
PROJECT NO.	DRAWING NO.
	A-07



GENERAL NOTES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

These architectural drawings are the property of *MD Building Design*.


In consideration for full payment of the architectural services rendered the use of these drawings and any supporting attachments is granted to the client/s responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of *MD Building Design*.

PROJECT NORTH

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Morteza Davari		103142
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION

MD BUILDING DESIGN	1060801
FIRM NAME	BCIN

[illegible]

MD Building Design
3080 Yonge Street, Suite 6060
Toronto, Ontario M4N 3N1
T: 416 254 9500
www.mdbuildingdesign.ca
info@mdbuildingdesign.ca

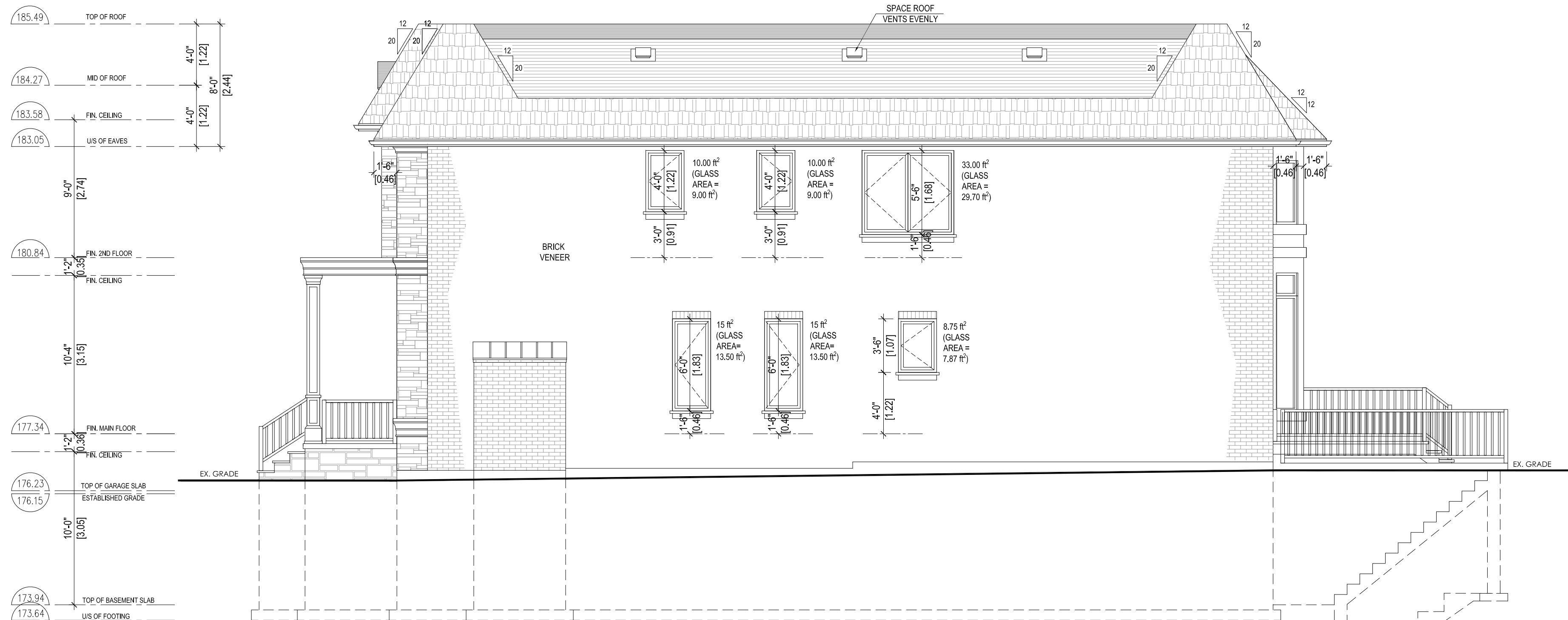
PROJECT TITLE	178 Krieghoff Ave, Unionville, ON L3R 1W3
---------------	--

SHEET TITLE

EAST ELEVATION

SCALE	DATE
3/16"=1'-0"	06/05/2020

PROJECT NO.	DRAWING NO. A-08
-------------	----------------------------



EAST ELEVATION

GENERAL NOTES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE CALED.

These architectural drawings are the property of *MD Building Design*.


In consideration for full payment of the architectural services rendered the use of these drawings and any supporting attachments is granted to the client responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of *MD Building Design*.

PROJECT NORTH

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

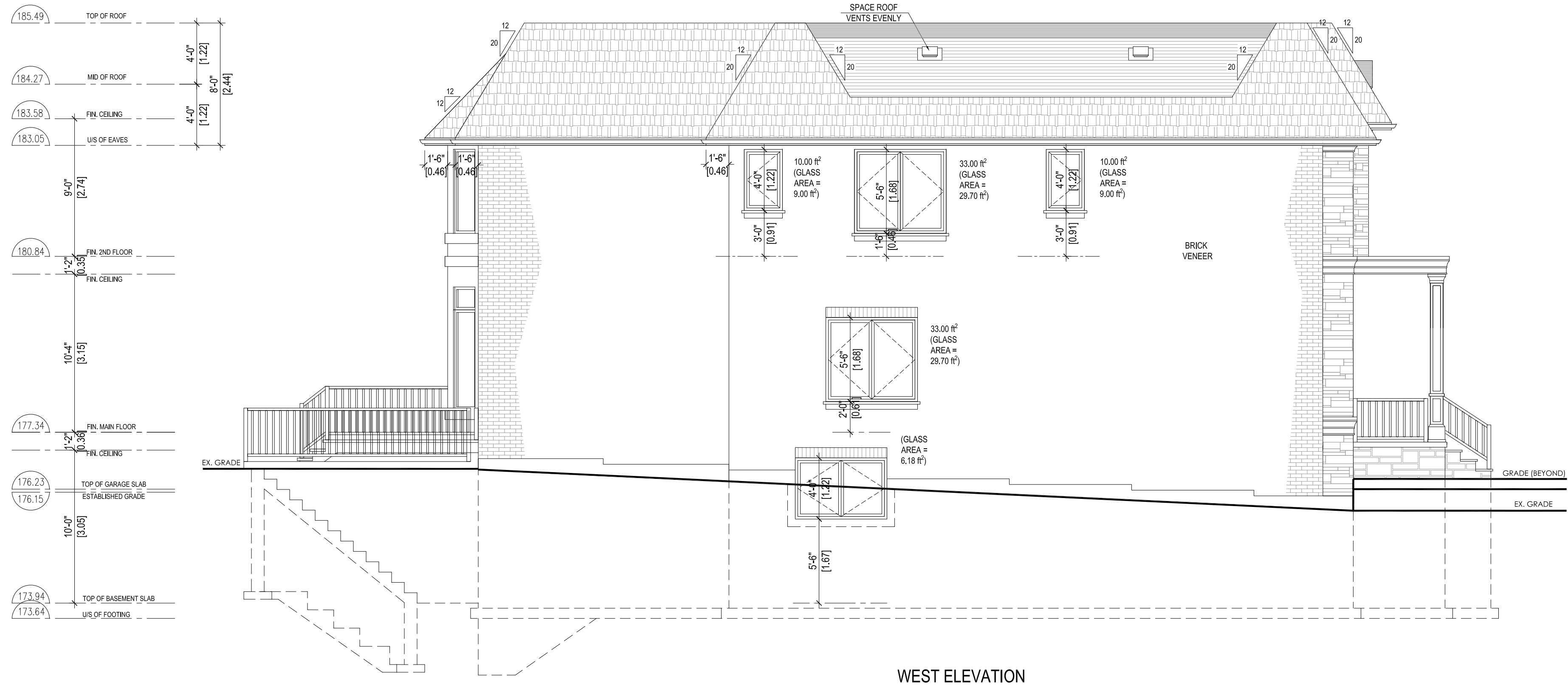
Morteza Davari		103142
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION

MD BUILDING DESIGN	1060801
FIRM NAME	BCIN

[illegible]

PROJECT TITLE 178 Krieghoff Ave, Unionville, ON L3R 1W3	
SHEET TITLE WEST ELEVATION	
SCALE 3/16"=1'-0"	DATE 06/05/2020
PROJECT NO.	DRAWING NO. A-09



APPENDIX “C”

MINUTES EXTRACT: FEBRUARY 19, 2020

Committee member Tom Gutfreund believes this is a large proposal.

Committee member Jeamie Reingold also stated she does not believe this was a compatible design. The design could be done in a more local appropriate context.

Ms. Evangelista believes the proposal has been refined to address local site context.

Moved By: Jeamie Reingold

Seconded By: Arun Prasad

THAT Application No. A/148/19 be deferred sine die.

Resolution Carried

2. A/152/19

Owner Name: Zhi Bo Li and Yuan Wu

Agent Name: In Roads Consultants (Ida Evangelista)

178 Krieghoff Ave, Markham

PLAN 7566 LOT 109

The applicant is requesting relief from the requirements of By-law 11-72 as amended to permit:

a) Section 3.7:

a 4 ft covered porch with 3 ft uncovered steps to project into the required front yard;

b) Section 6.1:

a maximum height of 28 ft, whereas the By-law permits a maximum of 25 ft;

c) Section 6.1:

a maximum lot coverage of 37.21 percent, whereas the By-law permits a maximum of 33 1/3 percent;

d) Section 4.1:

one accessory dwelling unit in the basement, whereas the By-law only permits one single family detached dwelling;

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

The Secretary-Treasurer introduced the application.

Ida Evangelista appeared on behalf of the application. Attempts have been made to further reduce the height impact. This is not atypical of the housing regeneration which is occurring here.

Ian Free appeared spoke in opposition of the application. He contends there are drainage issues which will emerge.

Dan McCrazic of 168 Krieghoff Avenue spoke in opposition to the application.

Christine Berger-Free spoke in opposition to the application. Potential drainage issues will be worsened in the process. In her presentation of visual images, she acted to demonstrate the inconsistency of the process.

Laura Kragiaof of 184 Krieghoff Avenue spoke in opposition to the application. This proposed home is not of scale for the area.

3 Callahan Road resident spoke in opposition and raised concerns with the drainage issues.

Committee member Tom Gutfreund indicates that houses are being redeveloped. However, the proposal as shown is massive in scale.

Committee member Patrick Sampson stated there had been previous proposal on Fonthill Boulevard and there were concerns of similar nature in both instances.

Ms. Evangelista stated that there is no open to below space.

Moved By: Tom Gutfreund
Seconded By: Patrick Sampson

THAT Application No. A/152/19 be deferred sine die.

Resolution Carried

3. A/002/20

Owner Name: Quoc Paul Phung and Ada Nguyen
Agent Name: Vin Engineering Inc. (Sunil Shah)
109 Lawrence Pilkington Ave, Markham
PLAN 65M4427 LOT 52

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

a) Section 6.3.1.2:

to permit a minimum setback between the main building and detached garage of 5.35 metres, whereas the By-law requires a minimum setback between the main building and detached garage of 6.0 metres;

APPENDIX “D”

STAFF REPORT: FEBRUARY 11, 2020

Memorandum to the City of Markham Committee of Adjustment

February 11, 2020

File: A/152/19
Address: 178 Krieghoff Ave – Markham, ON
Applicant: Zhi Bo Li & Yuan Wu
Agent: In Roads Consultants
Hearing Date: Wednesday February 19, 2020

The Central Team provides the following comments. The Applicant initially requested the following variances:

- a) **Section 3.7:**
A 1.22 m (4 ft) covered porch with 0.91 m (3 ft) uncovered steps to project into the required front yard;
- b) **Section 6.1:**
A maximum height of 8.53 m (28 ft), whereas the by-law permits a maximum of 7.62 m (25 ft);
- c) **Section 6.1:**
A maximum lot coverage of 37.21%, whereas the by-law permits a maximum of 33.33%; and
- d) **Section 4.1:**
One accessory dwelling unit in the basement, whereas the by-law only permits one single family detached dwelling.

Based on a review of the plans, staff consulted with the Applicant on the revised plans as shown in Appendix “B”. The Applicant confirmed a reduction in the height and that an accessory dwelling unit is no longer being proposed. The Applicant requests relief from the following requirements of the “Fourth Density Single Family Residential – R4 Zone” under By-law 11-72, R4 as amended, as it relates to a proposed two-storey detached dwelling (the proposed development), to permit:

- a) **Section 3.7:**
A covered porch to project a maximum of 0.61 m (2 ft) into the required front yard;
- b) **Section 6.1:**
A maximum height of 8.13 m (26 ft 8 in), whereas the By-law permits a maximum of 7.62 m (25 ft); and
- c) **Section 6.1:**
A maximum lot coverage of 37.21%, whereas the By-law permits a maximum of 33.33%.

BACKGROUND

Property Description

The 696.77 m² (7,500 ft²) subject property is located on the north side of Krieghoff Avenue, east of Village Parkway, south of Pomander Road, and west of Main Street Unionville. The general grade of the lands slopes downwards and to the west. Mature vegetation exists across the property including one large mature tree in the front yard.

The subject property is within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. The surrounding area is undergoing a transition with newer dwellings being developed as infill development.

Proposal

The Applicant proposes to demolish the existing one-storey single detached dwelling, and construct a two-storey single detached dwelling.

Official Plan and Zoning

Official Plan 2014 (partially approved on Nov 24/17, and updated on April 9/18)

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 criterion 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 height, yard encroachment, and lot coverage.

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 Reason for Not Complying with Zoning

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

“to build a home comparable to other homes in the area”.

Zoning Preliminary Review (ZPR) Undertaken

The Applicant completed a ZPR on December 9, 2019, to confirm the initial variances required for the proposed development. The Applicant submitted revised drawings on February 2, 2020, with a reduced height. The Applicant has not conducted a ZPR for the revised drawings. 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

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.

Increase in Maximum Permitted Front Yard Encroachment

The Applicant proposes that a covered porch projects 0.61 m (2 ft) into the required front yard. Staff have no objection to the variance.

Increase in Maximum Building Height

The Applicant initially requested a variance to permit a maximum building height of 8.53m (28 ft). Following discussions with staff, the Applicant submitted revised drawings on February 11, 2020 (Appendix "B"), which propose a reduced 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).

The proposed height is consistent with other infill developments in the surrounding area. Staff are of the opinion that the proposed height of 8.13 m (26 ft 8 in) will not adversely impact the character of the neighbourhood, and that it maintains the general intent of the By-law and Official Plan as it pertains to low rise neighbourhoods.

Increase in Maximum Lot Coverage

The Applicant is requesting relief for a maximum lot coverage of 37.21%, whereas the By-law permits a maximum lot coverage of 33.33%. The proposed lot coverage includes the front covered porch which adds approximately 4.08 m² (44 ft²) to the overall building area. The proposed development maintains all setbacks, and staff are of the opinion that the proposed increase in lot coverage is appropriate for the area.

Tree Preservation

Staff advised the Applicant of the comments regarding the preservation of trees. One mature Birch tree is located on the shared property line of the neighbouring dwelling for which permission from the neighbour at 176 Krieghoff Avenue will be required for the removal of this tree. The uncovered walkout at the rear of the proposed dwelling appears to be in conflict with the required tree protection zone. Staff have suggested swapping the proposed locations of the uncovered walkout and wood deck in efforts to maintain the tree protection zone and reduce the potential impact to the tree located in the rear yard of 180 Krieghoff Avenue.

Staff recommend that public input should be considered. Should the variance application be approved, staff recommend that Committee adopt the tree conditions provided in Appendix "A".

PUBLIC INPUT SUMMARY

Staff received one written submission on February 9, 2020, expressing concern to the accessory dwelling unit, which the Applicant initially proposed. Upon further consultation, the Applicant no longer proposes an accessory dwelling unit. As of February 11, 2020, no other written comments were received. 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.

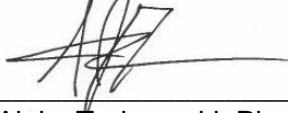
CONCLUSION

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:



Stephen Lue, Development Manager, Central District

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/152/19

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 February 2, 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.

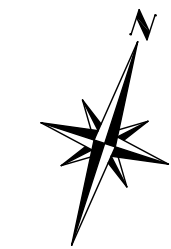
CONDITIONS PREPARED BY:



Aleks Todorovski, Planner, Zoning and Special Projects

APPENDIX “B”

PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/152/19



SURVEY BY: S.Z.	CAD No: 19-256SRPR	JOB No: 2019-256
------------------------	---------------------------	-------------------------

GENERAL NOTES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

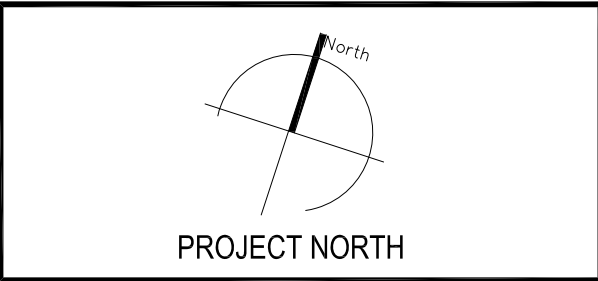
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

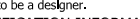
DRAWINGS NOT TO BE SCALED.

These architectural drawings are the property of *MD Building Design*.

In consideration for full payment of the architectural services rendered the use of these drawings and any supporting attachments is granted to the client/s responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

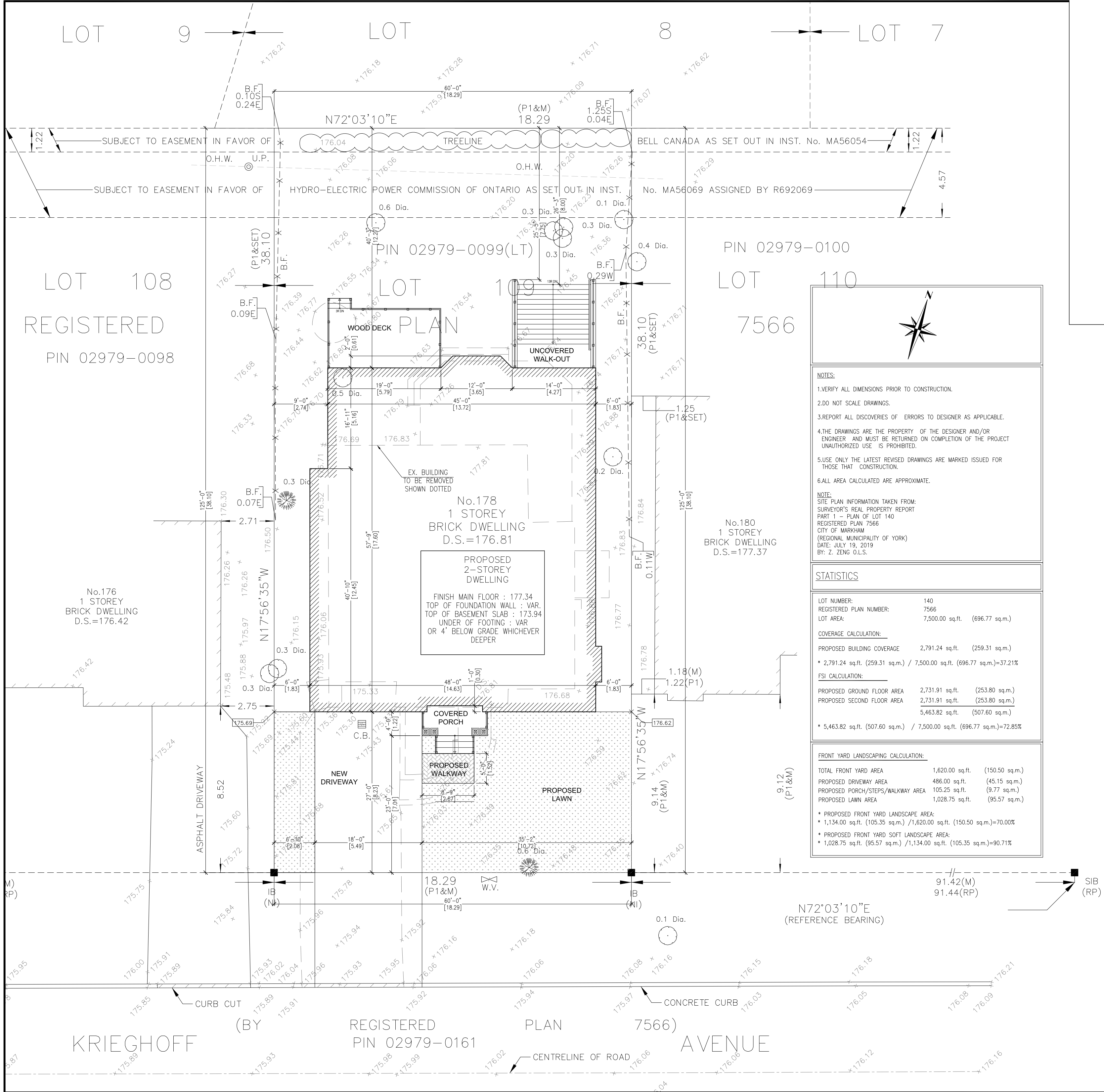
These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of *MD Building Design*.



<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION</p>		
Morteza Davari		103142
NAME	SIGNATURE	BCIN
<p>REGISTRATION INFORMATION</p>		
MD BUILDING DESIGN		106001
FIRM NAME		BCIN

[illegible]

PROJECT TITLE	
178 Krieghoff Ave, Unionville, ON L3R 1W3	
SHEET TITLE	
SITE PLAN	
SCALE	DATE
3/32"=1'-0"	10/15/2019
PROJECT NO.	DRAWING NO.
	A-01



GENERAL NOTES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

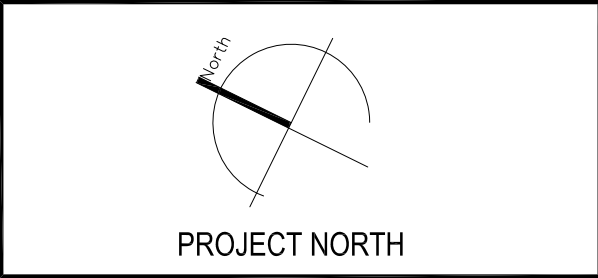
These architectural drawings are the property of *MD Building Design*.

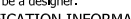
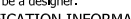
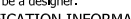
In consideration for full payment of the architectural services rendered the use of these drawings and any supporting attachments is granted to the client/agency responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of *MD Building Design*.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE
DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of MD Building Design.



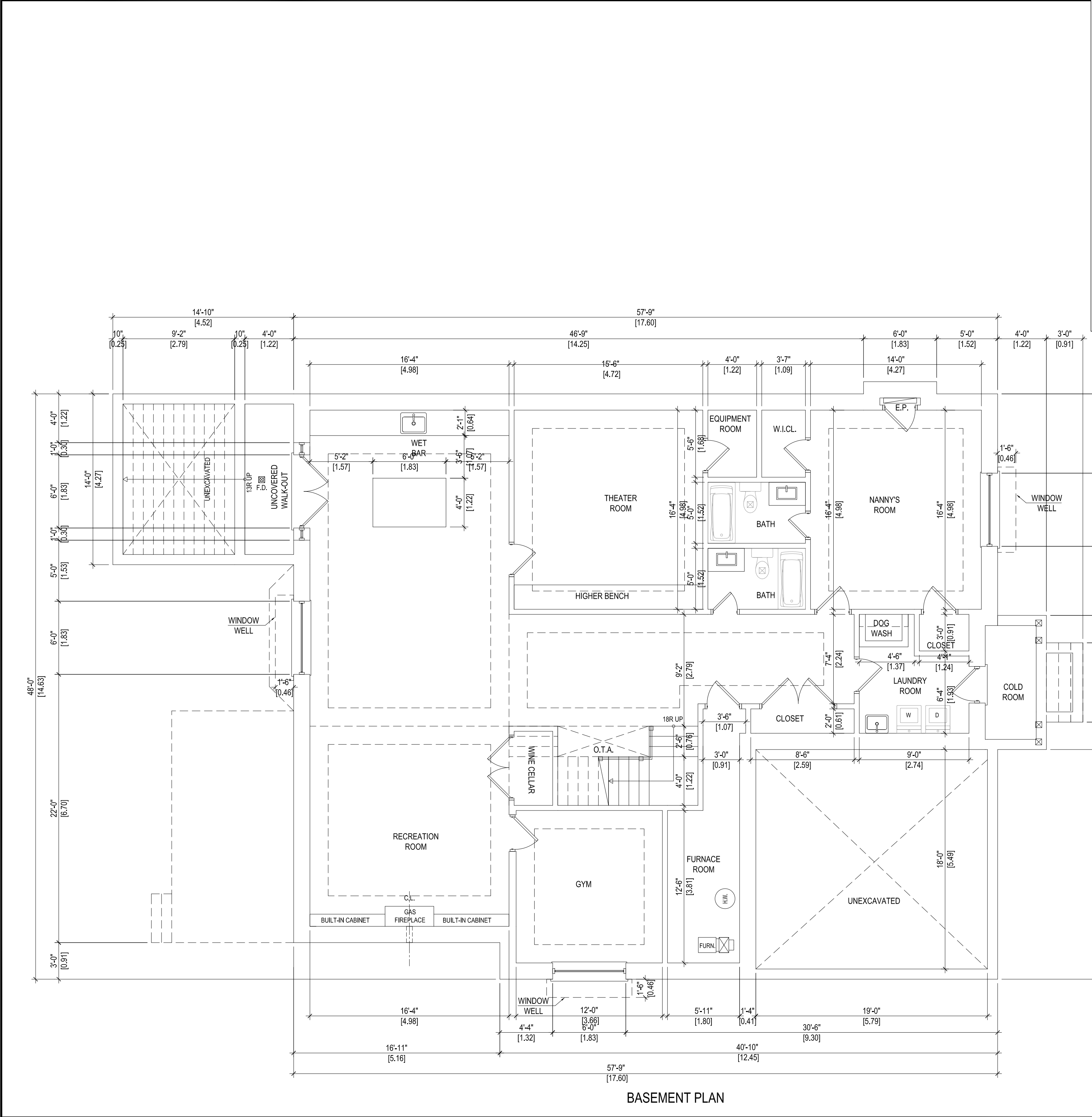
<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION</p> <table><tr><td>Morteza Davari</td><td></td><td>103142</td></tr><tr><td>NAME</td><td>SIGNATURE</td><td>BCIN</td></tr></table> <p>REGISTRATION INFORMATION</p> <table><tr><td>MD BUILDING DESIGN</td><td>106801</td></tr><tr><td>FIRM NAME</td><td>BCIN</td></tr></table>			Morteza Davari		103142	NAME	SIGNATURE	BCIN	MD BUILDING DESIGN	106801	FIRM NAME	BCIN
Morteza Davari		103142										
NAME	SIGNATURE	BCIN										
MD BUILDING DESIGN	106801											
FIRM NAME	BCIN											

[illegible]

SHEET TITLE

BASEMENT PLAN

PROJECT NO.	DRAWING NO. A-02
-------------	----------------------------



GENERAL NOTES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

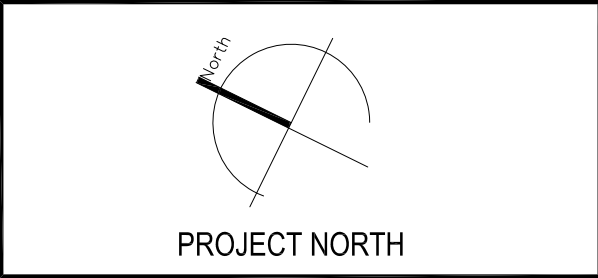
IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

These architectural drawings are the property of *MD Building Design*. In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments is granted to the client/agency responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of *MD Building Design*.



The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code Act and Regulations.

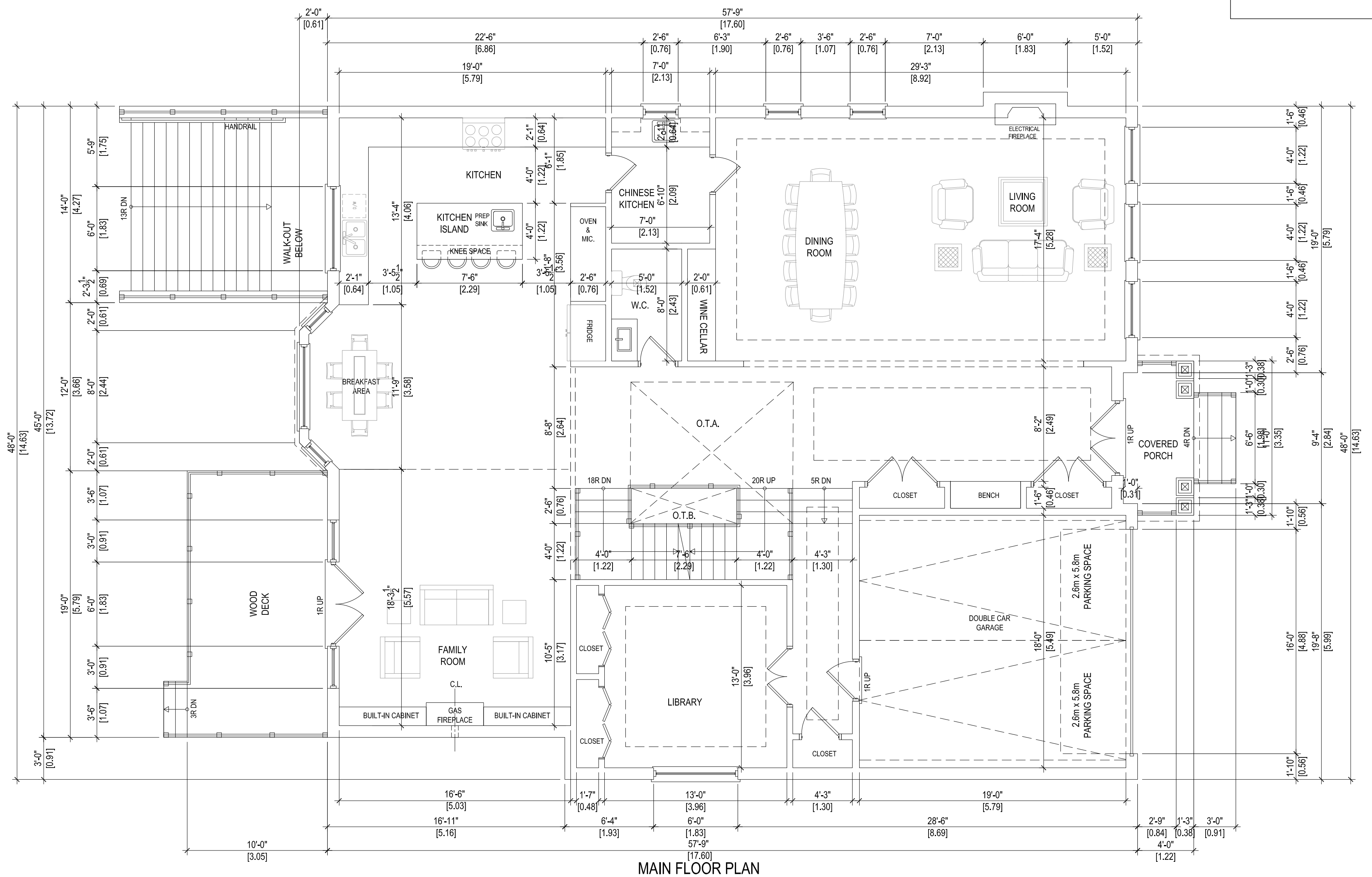
<p align="center">QUALIFICATION INFORMATION</p>	
<p>Morteza Davari</p>	103142
<p>NAME</p>	<p>SIGNATURE</p>
<p align="center">REGISTRATION INFORMATION</p>	
<p>MD BUILDING DESIGN</p>	106801
<p>FIRM NAME</p>	<p>BCIN</p>

[illegible]

--	--

	<p> 1. 姓名: _____ 性别: _____ 年龄: _____ 2. 职业: _____ 学历: _____ 3. 婚姻状况: _____ 子女情况: _____ 4. 兴趣爱好: _____ 5. 其他: _____ </p>

--	--



GENERAL NOTES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

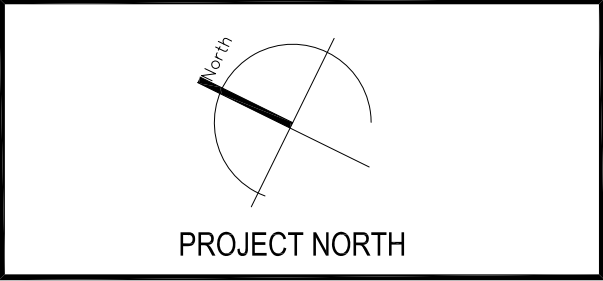
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.


These architectural drawings are the property of *MD Building Design*.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments is granted to the client/agency responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose or for any other address by any other person, firm or corporation without the written consent of *MD Building Design*.



The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

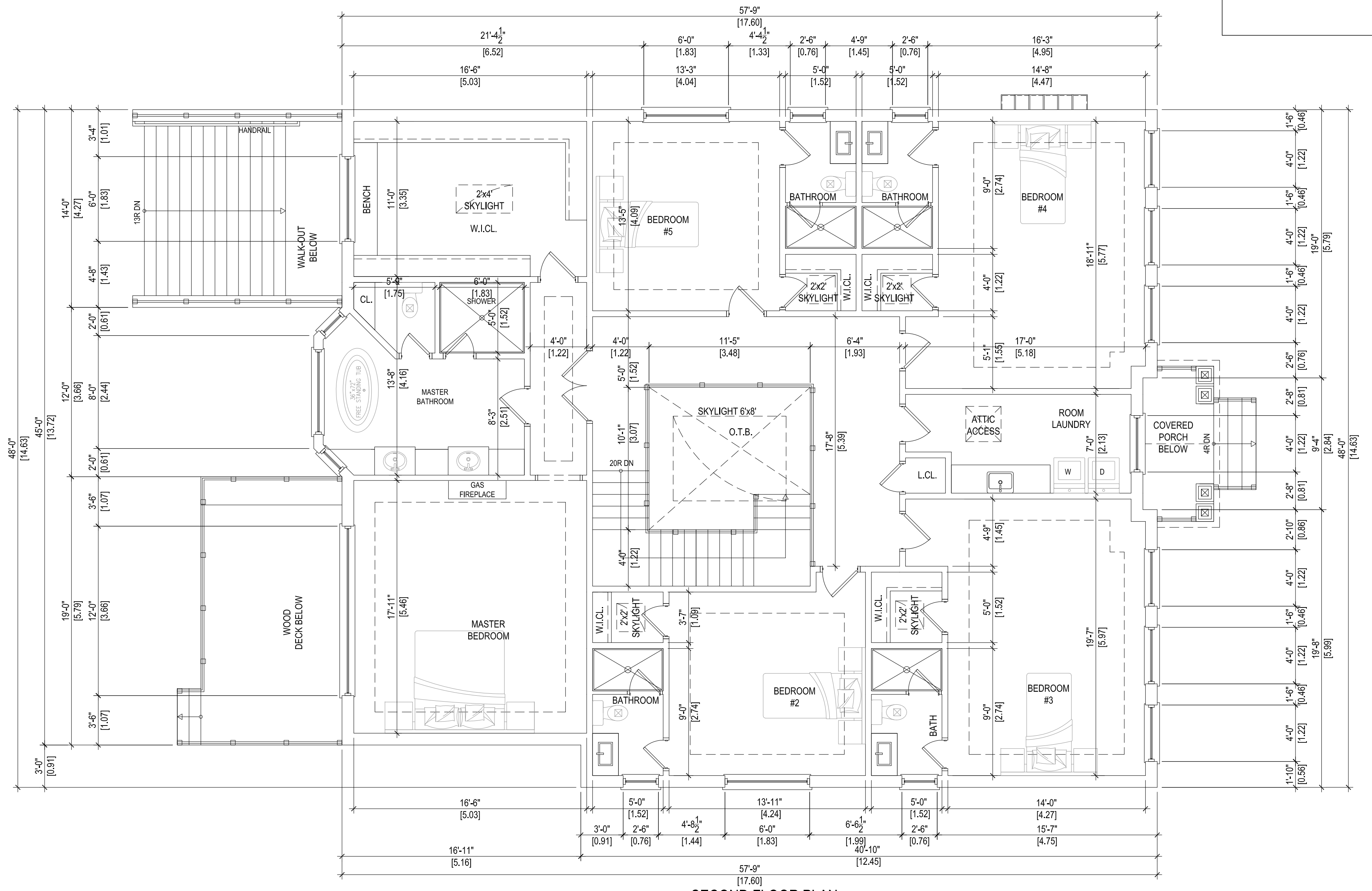
QUALIFICATION INFORMATION		
Morteza Davari		103142
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
MD BUILDING DESIGN		106801
FIRM NAME		BCIN

[illegible]

SHEET TITLE

SECOND FLOOR PLAN

PROJECT NO.	DRAWING NO. A-04
-------------	----------------------------



SECOND FLOOR PLAN

GENERAL NOTES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.

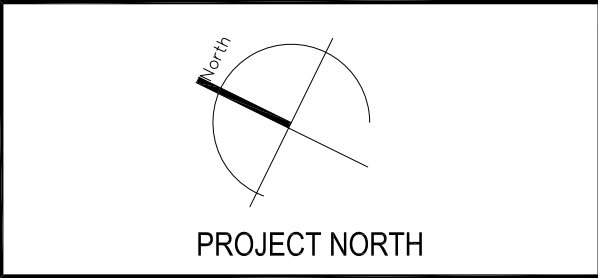
ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.




ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.
These architectural drawings are the property of MD Building Design.
In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments is granted to the client/agency responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of MD Building Design.



PROJECT NORTH

<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION</p> <table><tr><td>Morteza Davari</td><td></td><td>103142</td></tr><tr><td>NAME</td><td>SIGNATURE</td><td>BCIN</td></tr></table> <p>REGISTRATION INFORMATION</p> <table><tr><td>MD BUILDING DESIGN</td><td>106801</td></tr><tr><td>FIRM NAME</td><td>BCIN</td></tr></table>			Morteza Davari		103142	NAME	SIGNATURE	BCIN	MD BUILDING DESIGN	106801	FIRM NAME	BCIN
Morteza Davari		103142										
NAME	SIGNATURE	BCIN										
MD BUILDING DESIGN	106801											
FIRM NAME	BCIN											

[illegible]

REVISIONS



MD Building Design
3080 Yonge Street, Suite 6060
Toronto, Ontario M4N 3N1
T: 416 254 9500
www.mdbuildingdesign.ca
info@mdbuildingdesign.ca

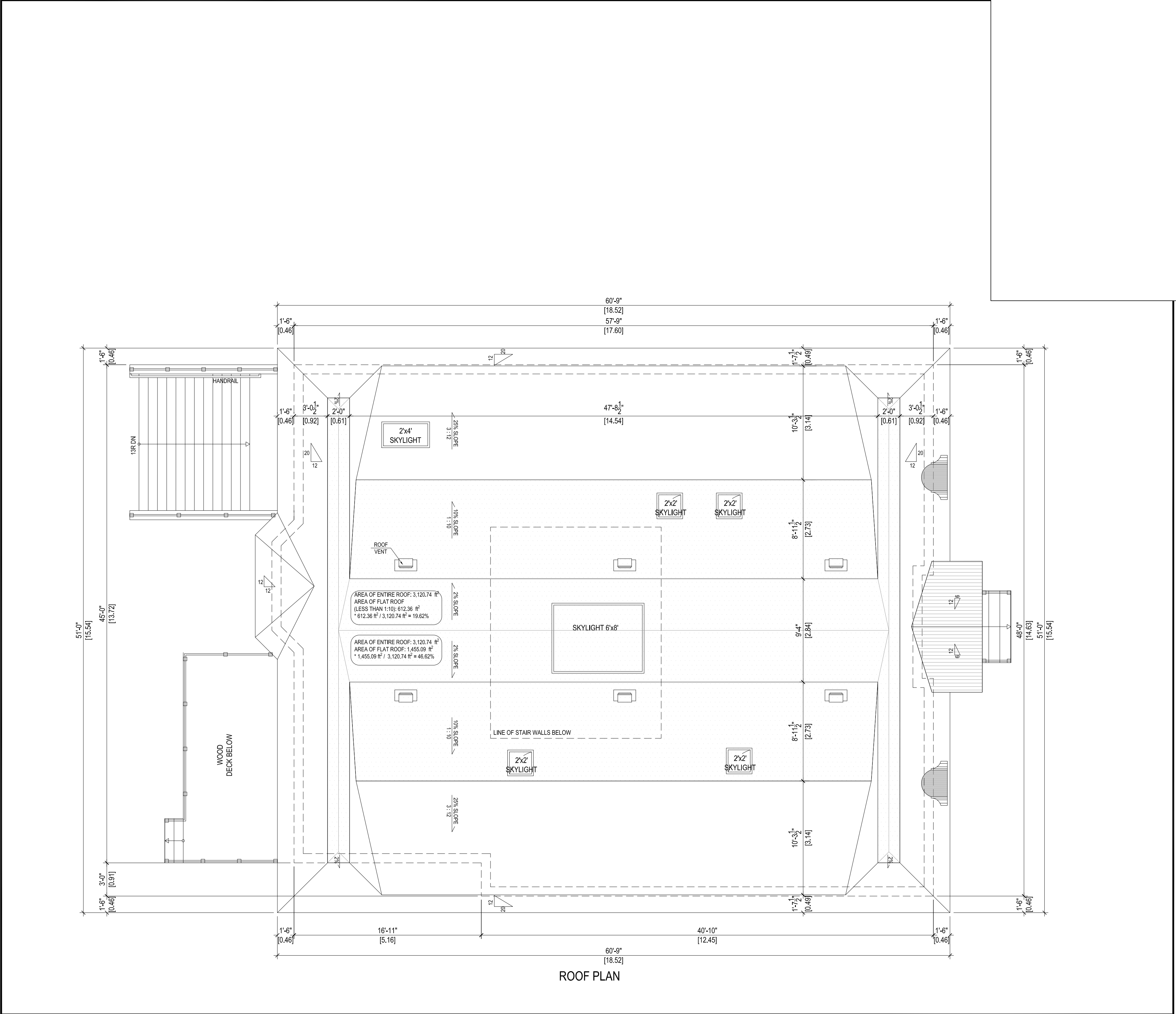
PROJECT TITLE
178 Krieghoff Ave, Unionville, ON L3R 1W3

SHEET TITLE

ROOF PLAN

SCALE	DATE
3/16"=1'-0"	10/15/2019

PROJECT NO.	DRAWING NO. A-05
-------------	----------------------------



GENERAL NOTES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.


IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.
These architectural drawings are the property of MD Building Design. In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments is granted to the client/agency responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of MD Building Design.

PROJECT NORTH

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.			
QUALIFICATION INFORMATION			
Morteza Davari		103142	
NAME	SIGNATURE	BCIN	
REGISTRATION INFORMATION			
MD BUILDING DESIGN		106801	
FIRM NAME		BCIN	

REVISIONS



MD Building Design
3080 Yonge Street, Suite 6060
Toronto, Ontario M4N 3N1
T: 416 254 9500
www.mdbuildingdesign.ca
info@mdbuildingdesign.ca

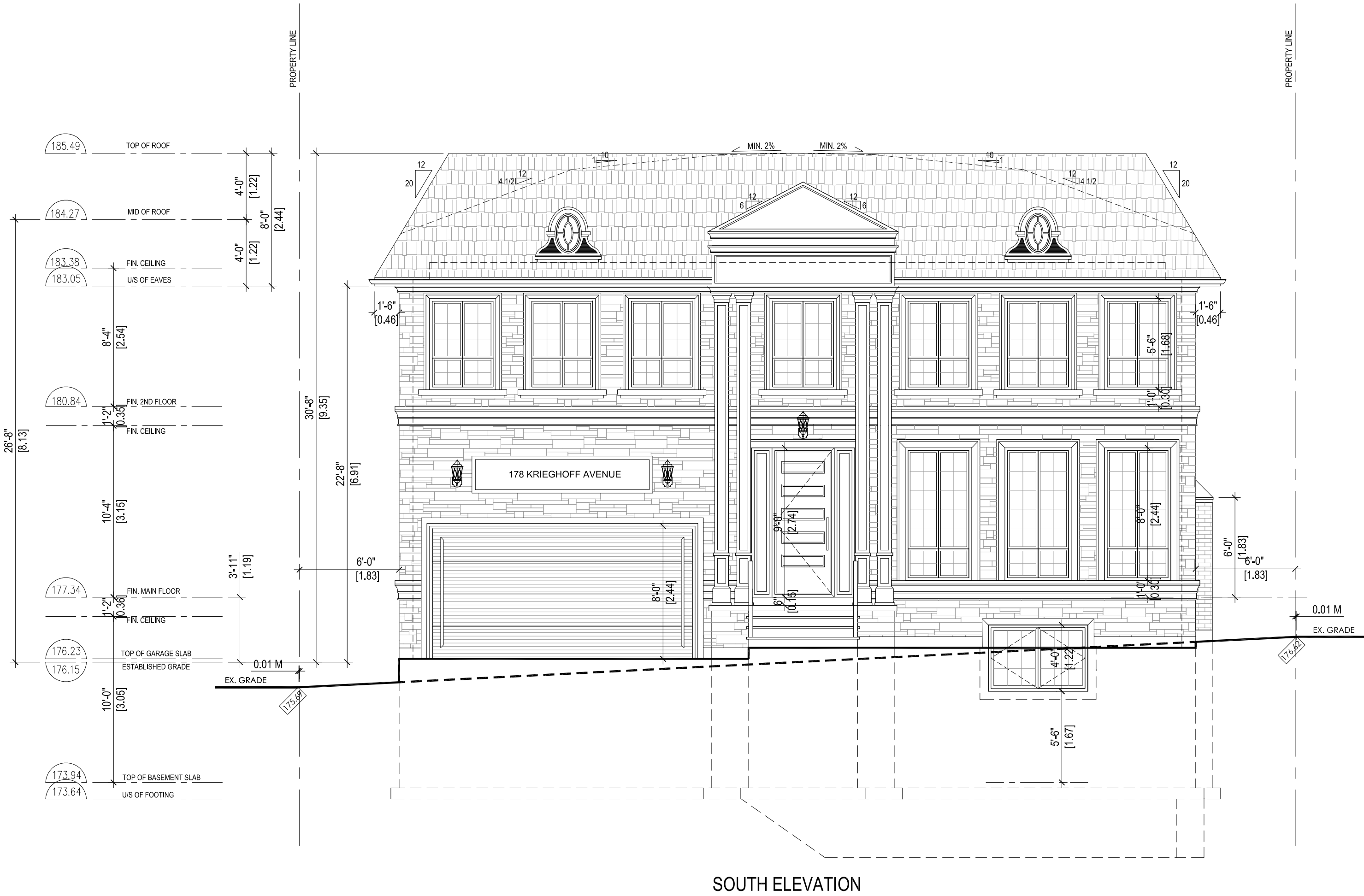
PROJECT TITLE
178 Krieghoff Ave,
Unionville, ON L3R 1W3

SHEET TITLE
SOUTH ELEVATION

SCALE
3/16"=1'-0"

DATE
10/15/2019

PROJECT NO.
DRAWING NO.
A-06



GENERAL NOTES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

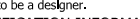
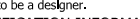
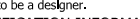
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

These architectural drawings are the property of *MD Building Design*. In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments is granted to the client/agency responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of *MD Building Design*.

PROJECT NORTH

<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION</p> <table><tr><td>Morteza Davari</td><td></td><td>103142</td></tr><tr><td>NAME</td><td>SIGNATURE</td><td>BCIN</td></tr></table> <p>REGISTRATION INFORMATION</p> <table><tr><td>MD BUILDING DESIGN</td><td>106801</td></tr><tr><td>FIRM NAME</td><td>BCIN</td></tr></table>			Morteza Davari		103142	NAME	SIGNATURE	BCIN	MD BUILDING DESIGN	106801	FIRM NAME	BCIN
Morteza Davari		103142										
NAME	SIGNATURE	BCIN										
MD BUILDING DESIGN	106801											
FIRM NAME	BCIN											

[illegible]

MD Building Design
3080 Yonge Street, Suite 6060
Toronto, Ontario M4N 3N1
T: 416 254 9500
www.mdbuildingdesign.ca
info@mdbuildingdesign.ca

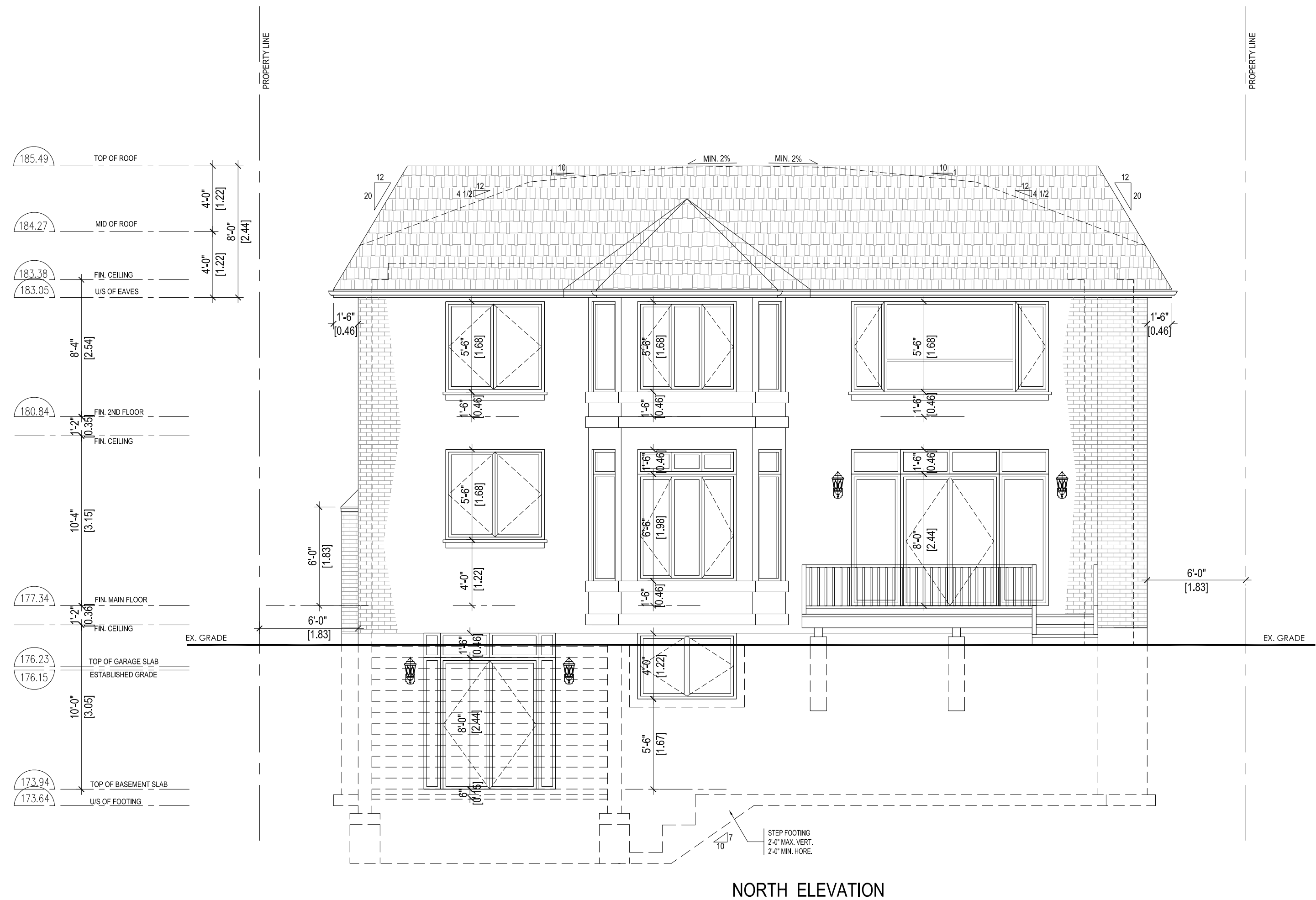
PROJECT	TITLE
	178 Krieghoff Ave, Unionville, ON L3R 1W3

SHEET TITLE

NORTH ELEVATION

SCALE	DATE
3/16"=1'-0"	10/15/2019

PROJECT NO.	DRAWING NO. A-07
-------------	----------------------------



GENERAL NOTES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

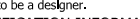
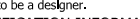
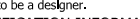
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

These architectural drawings are the property of *MD Building Design*.

In consideration for full payment of the architectural services rendered the use of these drawings and any supporting attachments is granted to the client/s responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

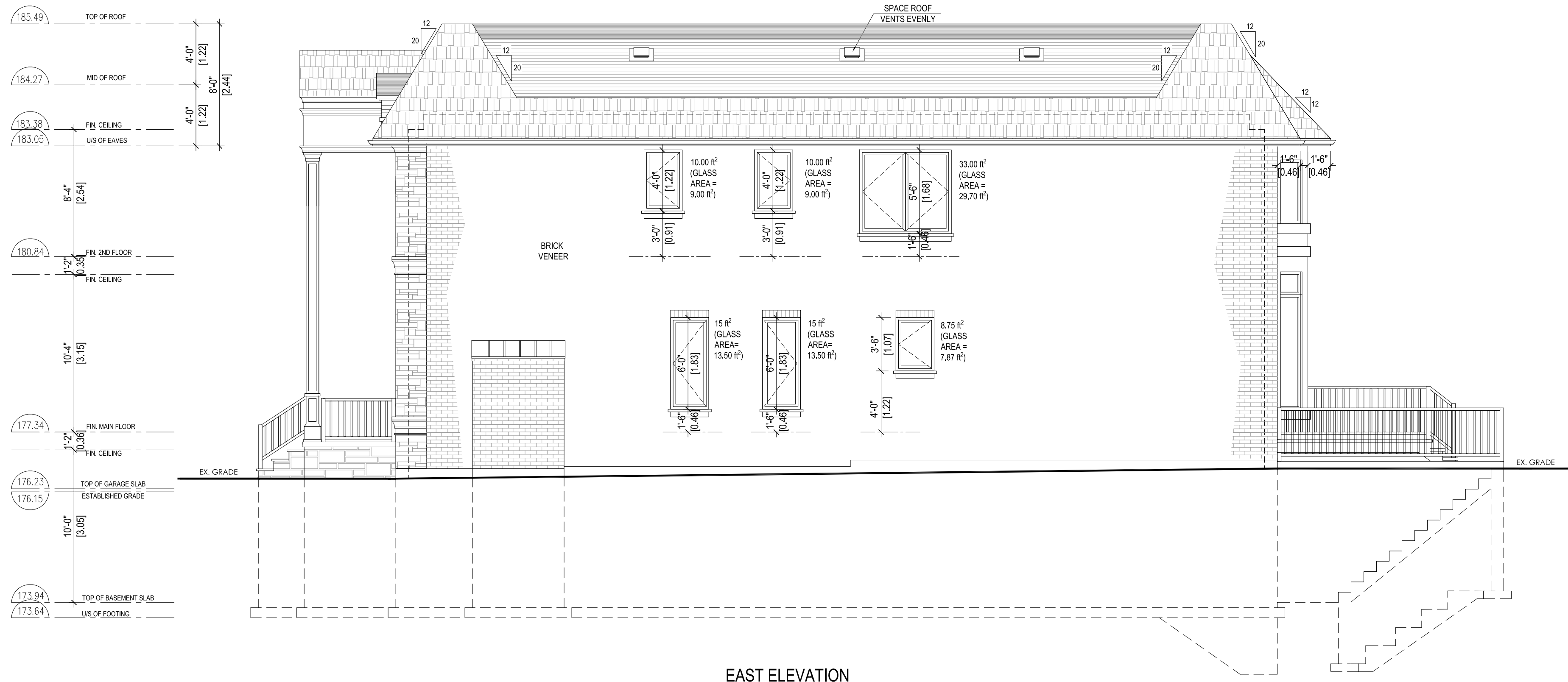
These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of *MD Building Design*.

<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION</p> <table><tr><td>Morteza Davari</td><td></td><td>103142</td></tr><tr><td>NAME</td><td>SIGNATURE</td><td>BCIN</td></tr></table> <p>REGISTRATION INFORMATION</p> <table><tr><td>MD BUILDING DESIGN</td><td>106001</td></tr><tr><td>FIRM NAME</td><td>BCIN</td></tr></table>			Morteza Davari		103142	NAME	SIGNATURE	BCIN	MD BUILDING DESIGN	106001	FIRM NAME	BCIN
Morteza Davari		103142										
NAME	SIGNATURE	BCIN										
MD BUILDING DESIGN	106001											
FIRM NAME	BCIN											

[illegible]

PROJECT TITLE
178 Krieghoff Ave, Unionville, ON L3R 1W3

SHEET TITLE	
EAST ELEVATION	
SCALE	DATE
3/16"=1'-0"	10/15/2019
PROJECT NO.	DRAWING NO.
	A-08



GENERAL NOTES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

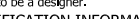
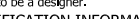
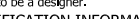
IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWINGS NOT TO BE SCALED.

These architectural drawings are the property of *MD Building Design*. In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments is granted to the client/agency responsible for the construction of the aforementioned title project, as designed, depicted and detailed on these drawings.

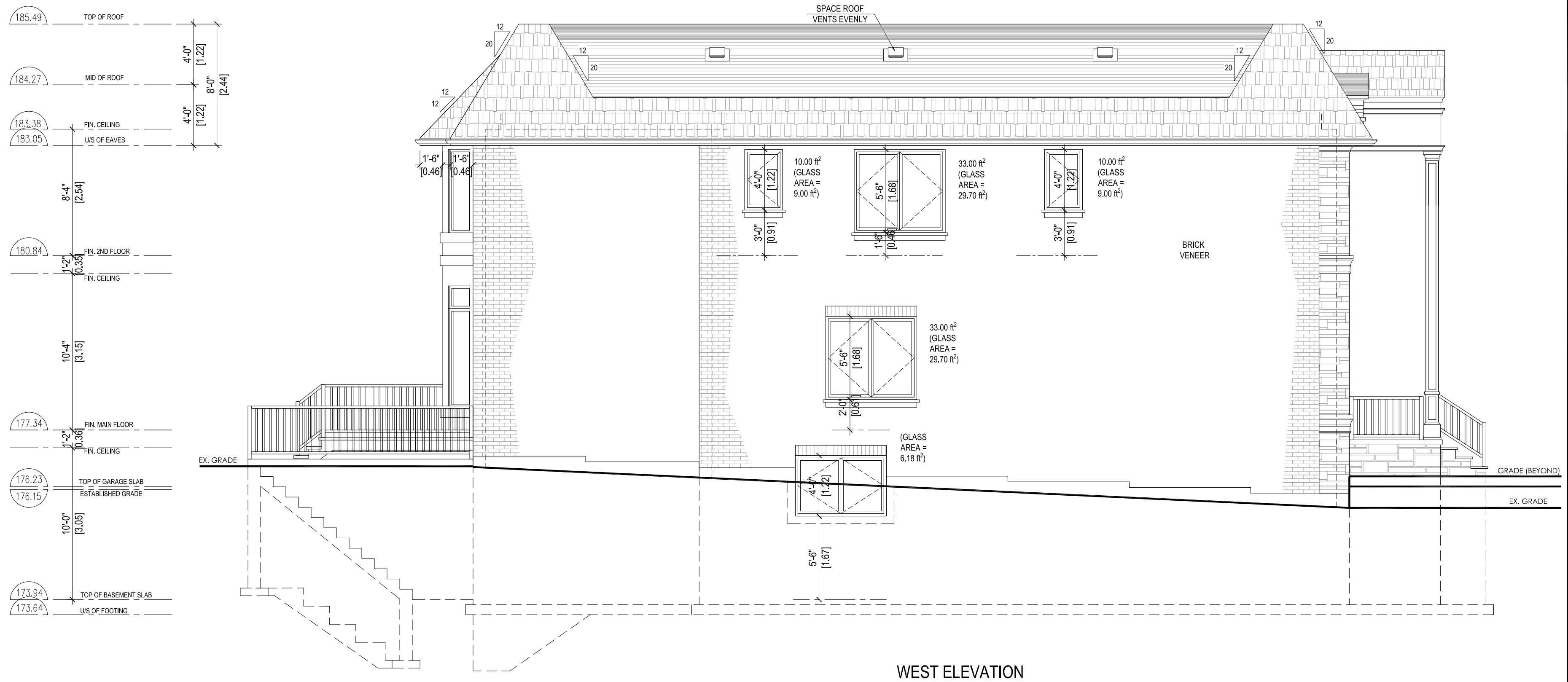
These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of *MD Building Design*.

<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION</p> <table><tr><td>Morteza Davari</td><td></td><td>103142</td></tr><tr><td>NAME</td><td>SIGNATURE</td><td>BCIN</td></tr></table> <p>REGISTRATION INFORMATION</p> <table><tr><td>MD BUILDING DESIGN</td><td>106001</td></tr><tr><td>FIRM NAME</td><td>BCIN</td></tr></table>			Morteza Davari		103142	NAME	SIGNATURE	BCIN	MD BUILDING DESIGN	106001	FIRM NAME	BCIN
Morteza Davari		103142										
NAME	SIGNATURE	BCIN										
MD BUILDING DESIGN	106001											
FIRM NAME	BCIN											

[illegible]

MD Building Design
3080 Yonge Street, Suite 6060
Toronto, Ontario M4N 3N1
T: 416 254 9500
www.mdbuildingdesign.ca
info@mdbuildingdesign.ca

PROJECT TITLE	
178 Krieghoff Ave, Unionville, ON L3R 1W3	
SHEET TITLE	
WEST ELEVATION	
SCALE	DATE
3/16"=1'-0"	10/15/2019
PROJECT NO.	DRAWING NO.
	A-09



APPENDIX “E”
SECOND NOTICE OF HEARING



COMMITTEE OF ADJUSTMENT

MEETING DATE AND TIME: Wednesday, July 29, 2020 at 7:00 p.m.

LOCATION: Meeting to be held digitally. Participants or attendees are required to email COA@markham.ca for more information on how to participate.

File Number:	A/152/19
Owner(s):	Zhi Bo Li & Yuan Wu
Agent:	In Roads Consultants
Property Address:	178 Krieghoff Avenue, Markham
Legal Description:	PLAN 7566 LOT 109
Zoning:	By-law 11-72 as amended; R4
Ward:	3

PURPOSE OF THE APPLICATION:

The applicant is requesting relief from the requirements of By-law 11-72, as amended to permit:

- a) **Section 3.7:**
a 4 ft covered porch with 3 ft uncovered steps to project into the required front yard;
 - b) **Section 6.1:**
a maximum height of 26 ft 8 in, whereas the By-law permits a maximum of 25 ft;
 - c) **Section 6.1:**
a maximum lot coverage of 36.17 percent, whereas the By-law permits a maximum of 33 1/3 percent;
 - d) **Section 4.1:**
one accessory dwelling unit in the basement, whereas the By-law only permits one single family detached dwelling;
- as it relates to a proposed two-storey detached dwelling.

Note: This application was previously deferred at the February 19, 2020 Committee of Adjustment Meeting. Variances b) and c) have since been revised. The meeting location has also changed. As per Planning Act requirements, public re-notification is now occurring.

NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS

A copy of this notice **must be posted** by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

THE COMMITTEE OF ADJUSTMENT AND MINOR VARIANCES

The role of the Committee of Adjustment is to offer flexibility in dealing with minor adjustments to Zoning By-law permissions. The Committee of Adjustment forms its opinions through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

The Committee of Adjustment, after hearing the applicant and every other person who desires to be heard in respect to this application may approve, refuse, modify or otherwise alter the application at the hearing without further notice provided.

MAKING YOUR VIEWS KNOWN

This notice has been mailed to you, as required by the *Planning Act*, to ensure that you are provided an opportunity make your views known by either:

- **Attending the Public Hearing** and/or
- **Delivering a Letter in Person or by Mail or Email to the Undersigned**