

Memorandum to the City of Markham Committee of Adjustment

May 05, 2025

File: A/158/24
Address: 7726 9th Line, Markham
Applicant: Rockim Design Inc. (Rock Kim)
Hearing Date: Wednesday, May 14, 2025

The following comments are provided on behalf of the East Team:

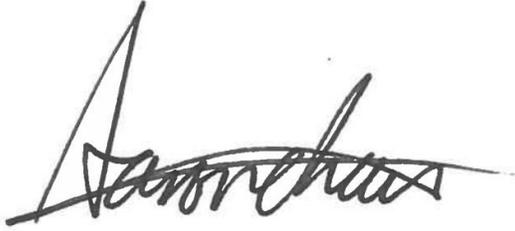
The applicant is requesting relief from the following requirements of By-law 2024-19, GWY1 and RES-ENLR, as amended, as it relates to a proposed two-storey residential dwelling:

- a) **By-law 2024-19, Section 5.3.3(a)(i):**
a circular driveway on a lot with a main building setback of 6.0 metres, whereas the by-law requires a main building setback of 8.0 metres;
- b) **By-law 2024-19, Section 6.2.1(b):**
a maximum roof projection above the outside wall height of 2.56 metres, whereas the by-law permits a roof projection above the outside wall height of 1 metre;
- c) **By-law 2024-19, Section 6.3.2.2(c):**
a maximum main building coverage of 20.4 percent for the second storey, whereas the by-law permits a maximum main building coverage of 20 percent for any storey above the first;
- d) **By-law 2024-19, Section 6.3.2.2(f):**
a minimum front yard setback of 6.0 metres, whereas the by-law requires a minimum front yard setback of 66.36 metres; and
- e) **By-law 2024-19, Section 6.3.2.2(j):**
a maximum outside wall height of 7.81 metres, whereas the by-law permits a maximum outside main wall height of 7 metres;

COMMENTS

As it relates to the proposed development, Staff have identified outstanding comments regarding Natural Heritage features and is awaiting feedback from the Toronto and Region Conservation Authority (TRCA). Given these outstanding matters, Staff recommend the application be deferred **sine die** by the Committee of Adjustment until such time as the Applicant has addressed these concerns.

PREPARED BY:



Aaron Chau, Planner I, East District

REVIEWED BY:



Stacia Muradali, Development Manager, East District

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