

Memorandum to the City of Markham Committee of Adjustment
November 19, 2025

File: A/130/25
Address: 10 Rouge River Circle, Markham
Applicant: Sensus Design and Build (Jesse Sahlani)
Hearing Date: Wednesday, November 26, 2025

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

The applicant is requesting relief from the following requirements of the Residential Established Neighbourhood Low Rise (RES-ENLR) zone under By-law 2024-19, as amended, to permit:

- a) **By-law 2024-19, Section 6.3.2.2 (E):**
a maximum distance for the first storey of the main building from the established building line of 37.31 metres, whereas the by-law permits a maximum distance of 19.5 metres for the first storey of the main building from the established building line;
- b) **By-law 2024-19, Section 6.3.2.2 (E):**
a maximum distance for the second storey of the main building from the established building line of 28.81 metres, whereas the by-law permits a maximum distance of 14.5 metres for the second storey from the established building line;
- c) **By-law 2024-19, Section 5.3.3(c)(ii)(1):**
a maximum arc portion width for a circular driveway of 6 metres, whereas the by-law permits a maximum of 3.7 metres;
- d) **By-law 2024-19, Section 6.3.2.2(c)(xiv):**
A maximum main building coverage of 731 square metres, whereas the by-law permits a maximum main building coverage of 500 square metres;
- e) **By-law 2024-19, Section 6.3.2.2 (J):**
a maximum outside wall height of 8.2 metres, whereas the by-law permits a maximum outside wall height of 7 metres; and
- f) **By-law 2024-19, Section 6.2.1(b):**
a maximum flat roof projection over the maximum outside wall height of 4.64 metres, whereas the by-law permits a maximum flat roof projection over the maximum outside wall height of 1 metre;

as it relates to a proposed two-storey residential dwelling.

BACKGROUND

Property Description

The 4,256 m² (45,811 ft²) subject property is located on the north/east side of Rouge River Circle, south of 14th Avenue and west of 9th Line. There is an existing two-storey detached dwelling on subject the property, which according to assessment records was constructed in 1971. The property is located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings. Mature vegetation exists across the property.

Proposal

The applicant is proposing to demolish the existing detached dwelling and construct a new two storey detached dwelling on the subject property.

COMMENTS

Through review of the application, it was determined that there was an error in the calculation of variance d). As a result of the change, Staff recommend that the application be deferred sine die, to allow for new public notice to be sent that accurately reflects the proposed variances.

PREPARED BY:



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REVIEWED BY:



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