

# Memorandum to the City of Markham Committee of Adjustment

March 14, 2025

**File:** A/150/24  
**Address:** 15 Frank Ash St Markham  
**Applicant:** Eden Engineering & Design Inc. (Albert Yerushalmi)  
**Hearing Date:** Wednesday March 19, 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, RES-LR4 as amended, as it relates to a proposed coach house dwelling:

- a) **By-law 2024-19, Section 6.2.1(d):**  
a roof containing dormers which occupy 42.61 percent of the width of the roof length, whereas the by-law permits a maximum of 35 percent;
- b) **By-law 2024-19, Section 4.9.12(c):**  
a coach house dwelling on a lot that has a lot frontage of 8.28 metres; whereas the by-law requires a minimum lot frontage of 9.75 metres; and
- c) **By-law 2024-19, Section 4.9.12(d):**  
a coach house dwelling to be setback 5.26 metres from the main building on the lot, whereas the by-law requires a minimum setback from the main building of 6 metres

## COMMENTS

As it relates to the proposed development, Staff have identified outstanding comments regarding the identification of setbacks and measurements on the submitted drawings, which remain unaddressed. Given these outstanding matters, Staff recommend that the application be deferred **sine die** by the Committee of Adjustment until such time as the Applicant has addressed these concerns.

PREPARED BY:



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Aaron Chau, Planner I, East District

REVIEWED BY:



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Stacia Muradali, Development Manager, East District