

# By-law 2017-112

## A By-law to amend By-law 1229, as amended

The Council of The Corporation of the City of Markham hereby enacts as follows:

1. That By-law 1229, as amended, is hereby further amended as it applies to the lands outlined on Schedule 'A' as follows:

- 1.1 By rezoning Part 1 as shown on Schedule "A" attached hereto

from:

**Institutional (I) Zone**

to:

**Residential One (R1) Zone**

- 1.2 By adding the following subsection to Section 12- EXCEPTIONS, which shall apply to Parts 1 and 2 as shown on Schedule "A" attached hereto:

Exception 12.42	City Park (Town Crier) Homes Inc. 7 Town Crier Lane	Parent Zone R1
File ZA 16 175583		Amending By-law 2017-112
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
<b>12.42 Special Zone Standards</b>		
The following special Zone Standards shall apply:		
a)	Town Crier Lane is deemed to be a <i>Public Street</i> for the purpose of determining zone standards;	
b)	The <i>Lot Line</i> abutting Town Crier Lane shall be deemed the <i>Front Lot Line</i> for the purpose of determining zone standards;	
c)	Minimum <i>Lot Frontage</i> – 15 metres;	
d)	Minimum <i>Front Yard</i> – 4.5 metres, except that the minimum <i>Front Yard</i> to an attached <i>Private Garage</i> is 5.8 metres	
e)	Minimum <i>Side Yard</i> – 1.5 metres	
f)	Maximum <i>Building Height</i> – 11.2 metres	
g)	Maximum <i>Building Height</i> where a lot abuts the north or south lot line of the lands shown as Parts 1 & 2 on Schedule "A" to this By-law – 10.5 metres	
h)	Maximum <i>Building Depth</i> – 24.0 metres	
i)	Maximum <i>Gross Floor Area</i> including a <i>Private Garage</i> - 465 m <sup>2</sup>	
j)	Maximum <i>Net Floor Area Ratio</i> – not applicable	
k)	Maximum <i>Lot Coverage</i> – 43%	
l)	Unenclosed porches and stairs may encroach into a required <i>Front Yard</i> , and may project beyond the maximum building depth, a maximum of 2.0 metres	

2. A contribution by the Owner to the City for the purposes of public art, in the amount of \$1500.00 per unit in 2017 dollars, to be indexed to the Ontario rate of inflation as per the consumer price index (CPI), in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments shall be collected in accordance with the terms of an agreement to secure for the Section 37 contribution. Nothing in this section shall prevent the issuance of a building permit as set out in Section 8 of the Building Code Act or its successors.

Read a first, second and third time and passed on December 12, 2017.