



EXPLANATORY NOTE

BY-LAW 2022-_____

A By-law to amend By-law 193-81 and By-law 177-96, as amended

**7647 Kennedy Rd
PL 2440 PT LTS 40 42 & 43
PLAN 20 136196**

Lands Affected

The proposed by-law amendment applies to a 0.59 hectares (1.46 acres) parcel of land located on the east side of Kennedy Road, south of Lee Avenue, and municipally known as 7647 Kennedy Road.

Existing Zoning

By-law 193-81, as amended, currently zones the subject lands as “Suburban Residential Second Density” (SUR2).

Purpose and Effect

The purpose and effect of this By-law is to delete the subject lands from the designated area of By-law 193-81, incorporate them into the designated area of By-law 177-96, rezone the subject lands as follows:

from:

**Suburban Residential Second Density (SUR2)
under By-law 193-81, as amended**

to:

**Residential Three*712 (R3*712)
under By-law 177-96**

and incorporate site specific development standards in order to permit a residential townhouse development on the lands.



BY-LAW 2022-_____

A By-law to amend By-law 193-81, as amended
(to delete lands from the designated areas of By-laws 193-81)
and to amend By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

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

1. That By-law 193-81, as amended, are hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated areas of By-law 193-81, as amended.
2. That By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include additional lands as shown on Schedule 'A' attached hereto.
 - 2.2 By zoning the lands outlined on Schedule 'A' attached hereto:

from:
Suburban Residential Second Density (SUR2) Zone

to:
Residential Three*712 (R3*712) Zone
3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.712	Glen Rouge Homes (Kennedy) Inc. 7647 Kennedy Road	Parent Zone R3
File PLAN 20 136196		Amending By-law 2022-_____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *712 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.712.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	<i>Townhouse Dwellings</i>	
b)	<i>One (1) Accessory Dwelling Unit within a Townhouse Dwelling</i>	
c)	<i>Home Occupation</i>	
d)	<i>Home Child Care</i>	
7.712.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Notwithstanding any further division or partition of any of the lands subject to this Section, all lands zoned *712 shall be deemed to be one lot for the purposes of this By-law.	
b)	The provisions of Table B5 shall not apply	
c)	Minimum width of a <i>townhouse dwelling</i> unit – 4.2m	
d)	Minimum <i>front yard</i> setback – 3.0 m	
e)	Minimum <i>side yard</i> setback – 1.2m	

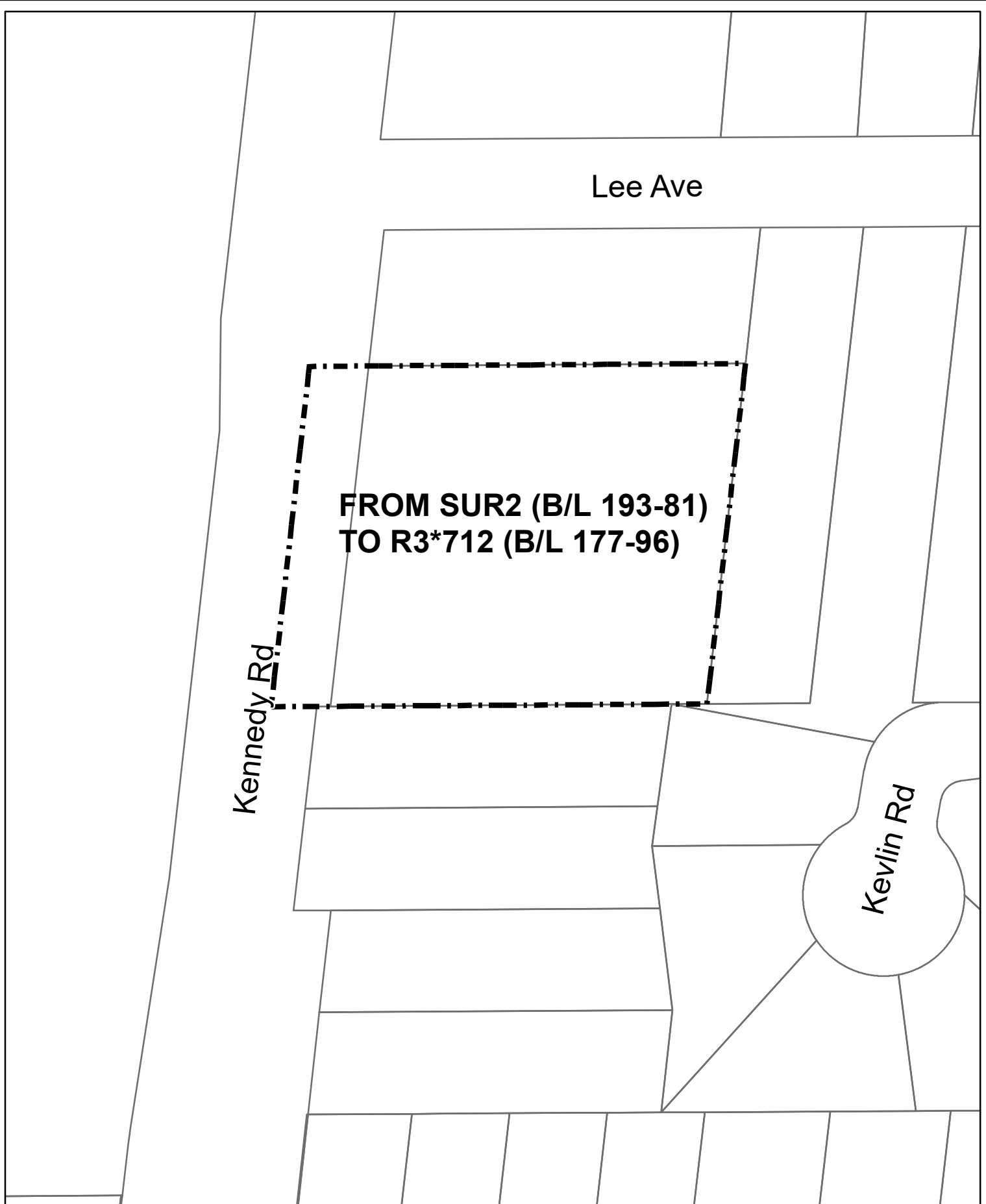
f)	Minimum <i>rear yard</i> setback – 7.5m
g)	Minimum distance between <i>buildings</i> containing <i>townhouse dwellings</i> – 3.0 metres
h)	Maximum number of units – 31
i)	Maximum <i>building height</i> – 13.5 m
j)	Notwithstanding i) above, the maximum height for buildings within 56 metres of the rear lot line shall be 12.2 metres to the highest point of the roof.
k)	Minimum setback of porches and architectural features such as sills, belt courses, cornices, eaves, chimney breasts, pilasters, roof overhangs, balconies, window bays and window wells to any <i>lot line</i> – 0.6m

4. A contribution by the Owner to the City for the purposes of public art, in the amount of \$44,175.00 in 2022 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 _____,
2022.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



SCHEDULE "A" TO BY-LAW

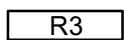
AMENDING BY-LAWS 193-81 AND 177-96 DATED



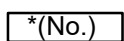
BOUNDARY OF AREA COVERED BY THIS SCHEDULE
TO BE DELETED FROM BY-LAW 193-81 AND ADDED TO BY-LAW 177-96



SUR2 SUBURBAN RESIDENTIAL SECOND DENSITY



R3 RESIDENTIAL THREE



* (No.) EXCEPTION NUMBER

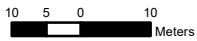
THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.



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DEVELOPMENT SERVICES COMMISSION



Drawn By: RT Checked By: ML

DATE:28/02/2022

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office