



EXPLANATORY NOTE

BY-LAW 2023-119

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 2023-119

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 2023-119
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)	Townhouse Dwellings	
b)	Home Occupation	
c)	Home Child Care	
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 townhouse dwelling unit – 4.2m	
d)	Minimum front yard setback – 3.0 m	
e)	Minimum side yard 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 <i>townhouse dwelling units</i> – 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

Read a first, second and third time and passed on September 12, 2023.

Martha Pettit
Deputy Clerk

Frank Scarpitti
Mayor