



# STATUTORY PUBLIC MEETING

**Zoning By-law Amendment Application**  
**7 Town Crier Lane (Ward 4)**  
**PLAN 23 131107**

**September 19, 2023**



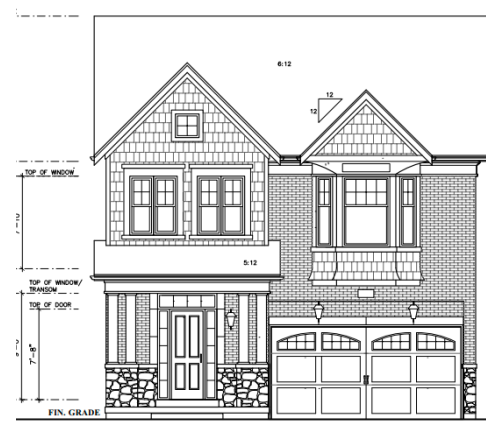
# Aerial Context



- 2.93 ac (Markham Village Heritage Conservation District)
- Formerly used as Community Gardens
- North, East, South: existing single detached dwellings
- West: Grace Anglican Church, Franklin Street Public School



# Proposed Development



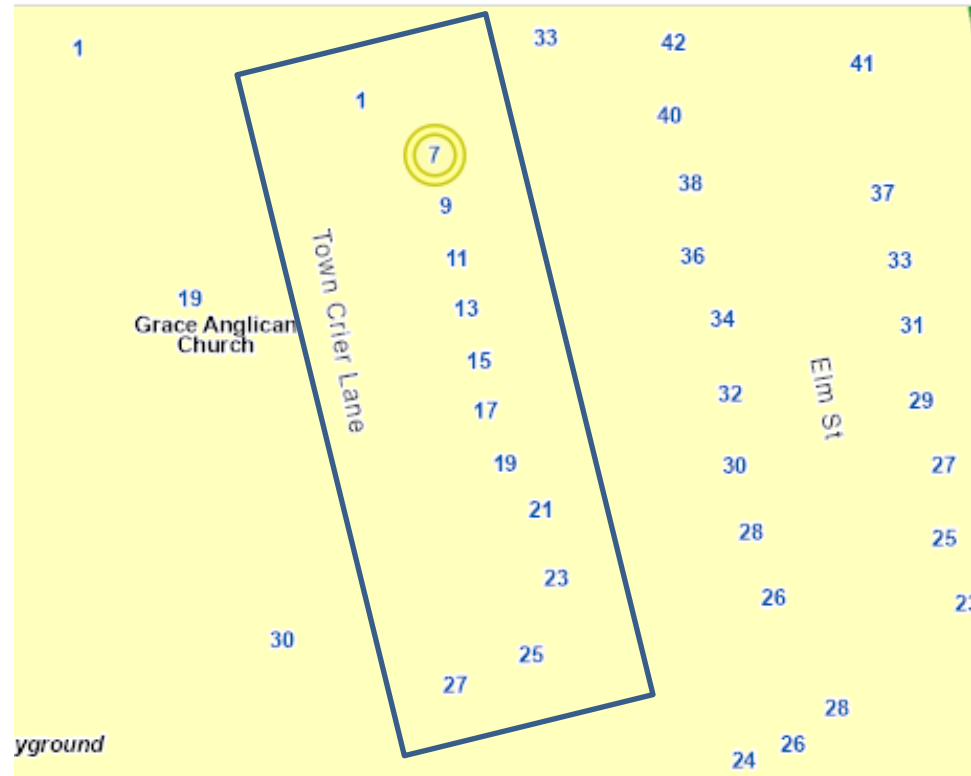
- Low Rise Residential
- 25 two-storey detached dwellings (averaging 249.6 m<sup>2</sup> or 2,686.6 ft<sup>2</sup>) with attached garages
- Fronting an internal condo road
- Four parking spaces per dwelling (two indoor)
- Eight visitor parking spaces, including one accessible parking space



## “Residential Low Rise” and permits:

- Maximum Building Height of 2.5 storeys;
- Detached dwellings, Semi-detached dwellings, Townhouses excluding back-to-back, small Multiplex buildings (3 to 6 units)
- All with direct frontage on a public Street

**The Proposed Development does not require an Official Plan Amendment, as the applicant obtained approvals in 2017 to permit dwellings not having frontage on a public street.**





# Current and Proposed Zoning

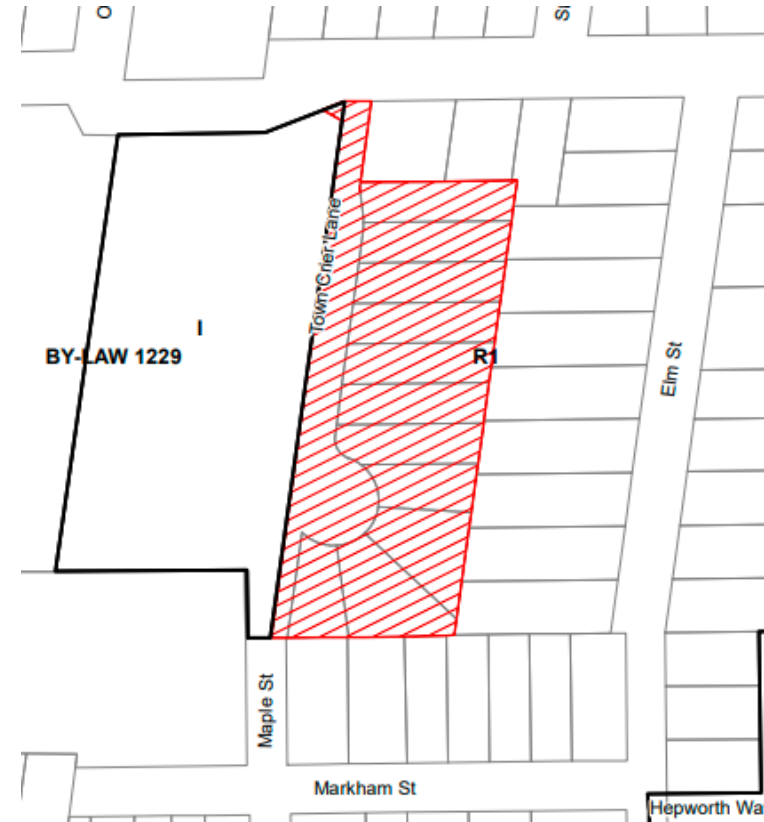


## “Residential One (R1)” and permits:

- A minimum lot frontage of 15 m and side yard setback of 1.5 m
- A maximum building height of 11.5 m (10.5 m for end units)
- A maximum building depth of 24 m
- A maximum gross floor area of 465 m<sup>2</sup>
- A maximum lot coverage of 43%

## The Proposed Development requires a Zoning By-law amendment to permit:

- A net floor area of 600 m<sup>2</sup>
- A maximum building height of 12 m
- A minimum lot frontage of 11.6 m
- A minimum lot area of 335 m<sup>2</sup>
- A minimum interior side yard setback of 1.2 m





# Outstanding Items and Next Steps



## A. Staff will continue to review the Proposed Development with regard for:

- The appropriateness of the proposed ZBA, with respect to the earlier ZBA approved by the City in 2017, compatibility with applicable Planning Policies, and the height, density and built form of the surrounding context.
- Provision of affordable housing, confirmation of servicing availability, review of technical studies, parkland and Community Benefit Charges obligations
- Reviewing comments received to date, and from tonight's Statutory Public Meeting.

## B. Committee may refer the Application back to Staff

- Staff to prepare a Recommendation Report for a future DSC

## C. Owner will provide a detailed presentation on the Proposed Development



Thank You