



EXPLANATORY NOTE

BY-LAW 2023-145

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

City Park (Town Crier) Homes Inc.

7 Town Crier Lane

South side of Parkway Avenue, east of Main Street Markham North

PLAN 23 131107

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 1.19 hectares (2.94 acres), which is located on the south side of Parkway Avenue, east of Main Street Markham North in the Markham Village Heritage Conservation District.

Existing Zoning

The Subject Lands are zoned Residential One (R1) Zone under By-law 1229, as amended.

Purpose and Effect

The purpose of this by-law amendment is to permit site specific development for the Subject Lands which will remain zoned R1 under By-law 1229, as amended. The effect of this By-law is to permit the development of a common elements condominium containing up to 25 single detached dwellings on the Subject Lands. The dwellings will front upon and access a private condominium road which is an extension of Town Crier Lane.



BY-LAW 2023-145

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 repealing subsection 12.42 in its entirety, and replacing it with the following subsection to Section 12- EXCEPTIONS, which shall apply to the lands shown on Schedule “A” attached hereto:

Exception 12.42	City Park (Town Crier) Homes Inc. 7 Town Crier Lane	Parent Zone R1
File PLAN 23 131107		Amending By-law 2023- 145
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.		
12.42 Special Zone Standards		
The following special Zone Standards shall apply:		
a)	Town Crier Lane is deemed to be a PUBLIC STREET for the purpose of determining zone standards;	
b)	The LOT LINE abutting Town Crier Lane shall be deemed the FRONT LOT LINE for the purpose of determining zone standards;	
c)	Minimum LOT FRONTAGE – 11.6 metres;	
d)	Minimum LOT AREA – 335 square metres	
e)	Minimum FRONT YARD – 4.5 metres, except that the minimum FRONT YARD to an attached PRIVATE GARAGE is 5.8 metres	
f)	Minimum interior SIDE YARD: i) For lots within 35 m of the southern boundary of exception 12.42, and abutting the easterly and westerly boundary of exception 12.42 – 4.5 m ii) For all other interior SIDE YARDS - 1.2 metres	
g)	Minimum SIDE YARD abutting a PUBLIC STREET – 2.4 metres	
h)	Minimum REAR YARD – 7.5 metres	
i)	Maximum BUILDING HEIGHT – 11 metres	
j)	Maximum GROSS FLOOR AREA including a PRIVATE GARAGE – 300 m2	
k)	Maximum NET FLOOR AREA – not applicable	
l)	Maximum LOT COVERAGE – 50%	
m)	Maximum BUILDING DEPTH – 16.8 metres	
n)	Minimum <i>visitor PARKING SPACES</i> - 8 spaces	
o)	Minimum <i>soft landscaping</i> in the FRONT YARD – 25%	
p)	Unenclosed PORCHES, stairs, and CELLARS under porches, may encroach into a required FRONT YARD and may project beyond the maximum BUILDING DEPTH a maximum of 2.0 metres	

Read a first, second and third time and passed on October 18, 2023.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor