



EXPLANATORY NOTE

BY-LAW 2012-246

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

**Serra Homes Limited
23 Water St
PL 18 PT BLK N**

Lands Affected

The proposed by-law amendment applies to a property located at 23 Water Street in the Markham Village Heritage Conservation District.

Existing Zoning

The subject property is designated Medium Density I Housing/Office (MDI/O) in the Secondary Plan for the Main Street Markham Area (OPA 108). Townhouse dwellings are permitted. An Official Plan Amendment has been approved to allow a net site density of 66 dwelling units per hectare (27 dwelling units per acre) to permit the development of eight townhouse units.

The subject property is being rezoned from Single Family Residential (R3) to Residential Medium Density 1 (RMD1) under By-law 1229, as amended. This by-law amendment repeals a former site specific zoning by-law (2006-273) which permitted four single detached dwellings on the property.

Purpose and Effect

The purpose and effect of the by-law is to permit the development of eight townhouse units and provide for site specific development standards.



BY-LAW 2012-246

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

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

1. By-law 1229, as amended, be and the same is hereby further amended as follows:
 - 1.1 By rezoning the lands within the designated area of this by-law as outlined on Schedule 'A' hereto from RESIDENTIAL (R3) to RESIDENTIAL MEDIUM DENSITY 1 [RMD1].
 - 1.2 By deleting from Section 12 – Exceptions, Subsection 12.22, and replacing it with the following:
 - 12.22 The following provisions shall apply in the RESIDENTIAL MEDIUM DENSITY 1 (RMD1) ZONE within the designated area of this by-law as shown on Schedule 'A' attached hereto:
 - 12.22.1 ZONE AND SYMBOL
The ZONE is referred to by name and symbol as follows:
RESIDENTIAL MEDIUM DENSITY 1 (RMD1)
 - 12.22.2 USES PERMITTED
No person shall ERECT or use any BUILDING or STRUCTURE, in the RESIDENTIAL MEDIUM DENSITY 1 (RMD1) ZONE except for the following uses:
- TOWNHOUSE DWELLINGS
 - 12.22.3 ZONE STANDARDS
No person shall ERECT or use any BUILDING or STRUCTURE in the RESIDENTIAL MEDIUM DENSITY 1 (RMD1) ZONE except in conformity with the following requirements:
 - a) Maximum number of DWELLING UNITS: 8
 - b) Minimum LOT FRONTAGE per DWELLING UNIT: 5.0 m
 - c) Minimum YARDS
 - Side Yard (North) 4.10 m
 - Side Yard (South) 4.40 m
 - Rear Yard 9.80 m
 - Front Yard 0.65 m
 - d) Maximum BUILDING HEIGHT: 12.0 m
 - e) Encroachment Provisions
Covered porches, stairs, chimney breasts, bay windows and similar architectural features may encroach into a required front and side yard.
 - f) Tandem Parking
Tandem parking spaces within a garage of a DWELLING UNIT shall be permitted.

g) Outdoor Amenity Area

Each DWELLING UNIT shall have a second storey outdoor amenity area on the same lot of the DWELLING UNIT with a minimum width of 5.0 m and a minimum area of 16 m².

12.22.4 SPECIAL SITE PROVISIONS

a) A driveway shall have a minimum one-way pavement width of 6.0 m to the east of the DWELLING UNITS.

b) Minimum landscape open space strips:

- south	0.8 m
- north	0.5 m
- between townhouse dwelling and driveway	0.6 m

c) Four (4) visitor PARKING SPACES shall be provided as shown on Schedule "B".

d) Each visitor PARKING SPACE shall have a width of not less than 2.7 m and a length of not less than 5.8 m.

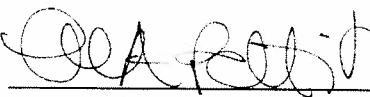
e) A minimum area of 68 m² shall be provided, maintained and used only for landscaped open space and snow storage as shown on Schedule "B".

f) Maximum number of storeys shall not apply to these lands.

g) For the purpose of applying zone standards, Plan 18, Part Block N (23 Water Street) shall be considered as one lot.

2. All other provisions of By-law 1229, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

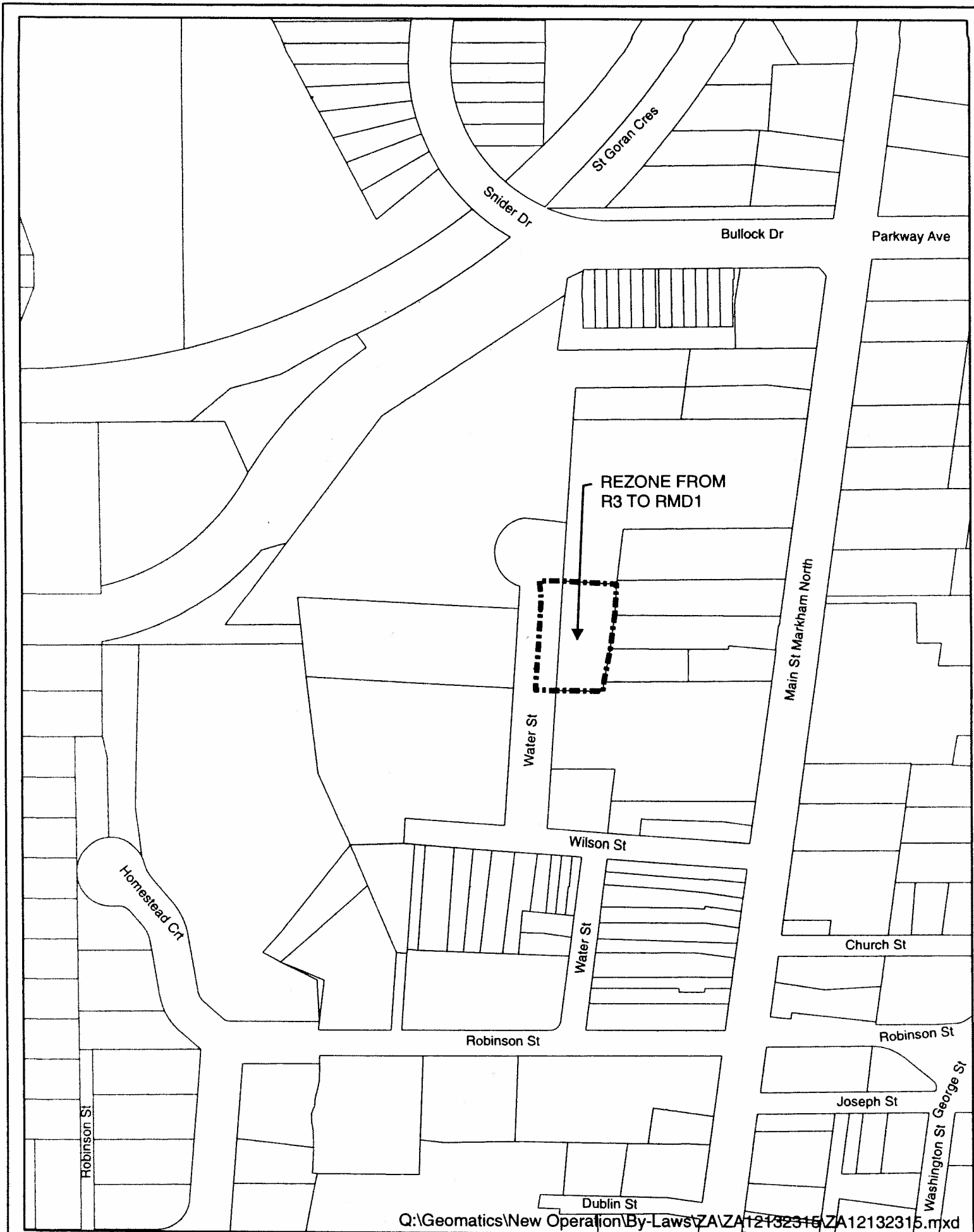
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
20TH DAY OF NOVEMBER, 2012.



MARTHA PETTIT
ACTING CITY CLERK



FRANK SCARPITTI
MAYOR



BY-LAW SCHEDULE "A" TO AMEND BY-LAW 1229



BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE



RESIDENTIAL THREE



RESIDENTIAL MEDIUM DENSITY ONE



BY-LAW AMENDMENT No. 2012-246 PASSED NOVEMBER 20, 2012

John Sanghi (MAYOR) Olga Pettit (CLERK)

