



By-law 2017-112

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 rezoning Part 1 as shown on Schedule "A" attached hereto

from:

Institutional (I) Zone

to:

Residential One (R1) Zone

- 1.2 By adding the following subsection to Section 12-EXCEPTIONS, which shall apply to Parts 1 and 2 as shown on Schedule "A" attached hereto:

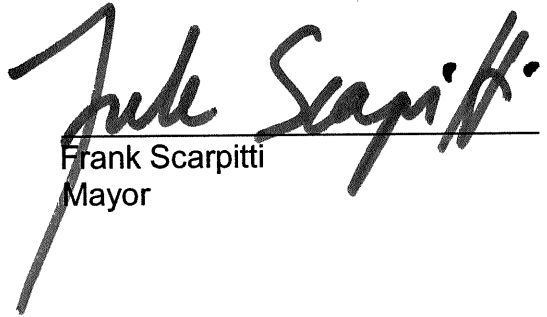
Exception 12.42	City Park (Town Crier) Homes Inc. 7 Town Crier Lane	Parent Zone R1
File ZA 16 175583		Amending By-law 2017-112
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law. All other provisions, unless 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 <i>Public Street</i> for the purpose of determining zone standards;	
b)	The <i>Lot Line</i> abutting Town Crier Lane shall be deemed the <i>Front Lot Line</i> for the purpose of determining zone standards;	
c)	Minimum <i>Lot Frontage</i> – 15 metres;	
d)	Minimum <i>Front Yard</i> – 4.5 metres, except that the minimum <i>Front Yard</i> to an attached <i>Private Garage</i> is 5.8 metres	
e)	Minimum <i>Side Yard</i> – 1.5 metres	
f)	Maximum <i>Building Height</i> – 11.2 metres	
g)	Maximum <i>Building Height</i> where a lot abuts the north or south lot line of the lands shown as Parts 1 & 2 on Schedule "A" to this By-law – 10.5 metres	
h)	Maximum <i>Building Depth</i> – 24.0 metres	
i)	Maximum <i>Gross Floor Area</i> including a <i>Private Garage</i> - 465 m ²	
j)	Maximum <i>Net Floor Area Ratio</i> – not applicable	
k)	Maximum <i>Lot Coverage</i> – 43%	
l)	Unenclosed porches and stairs may encroach into a required <i>Front Yard</i> a maximum of 2.0 metres	

2. A contribution by the Owner to the City for the purposes of public art, in the amount of \$1500.00 per unit in 2017 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 December 12, 2017.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2017-112

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

ZA 16 175583

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

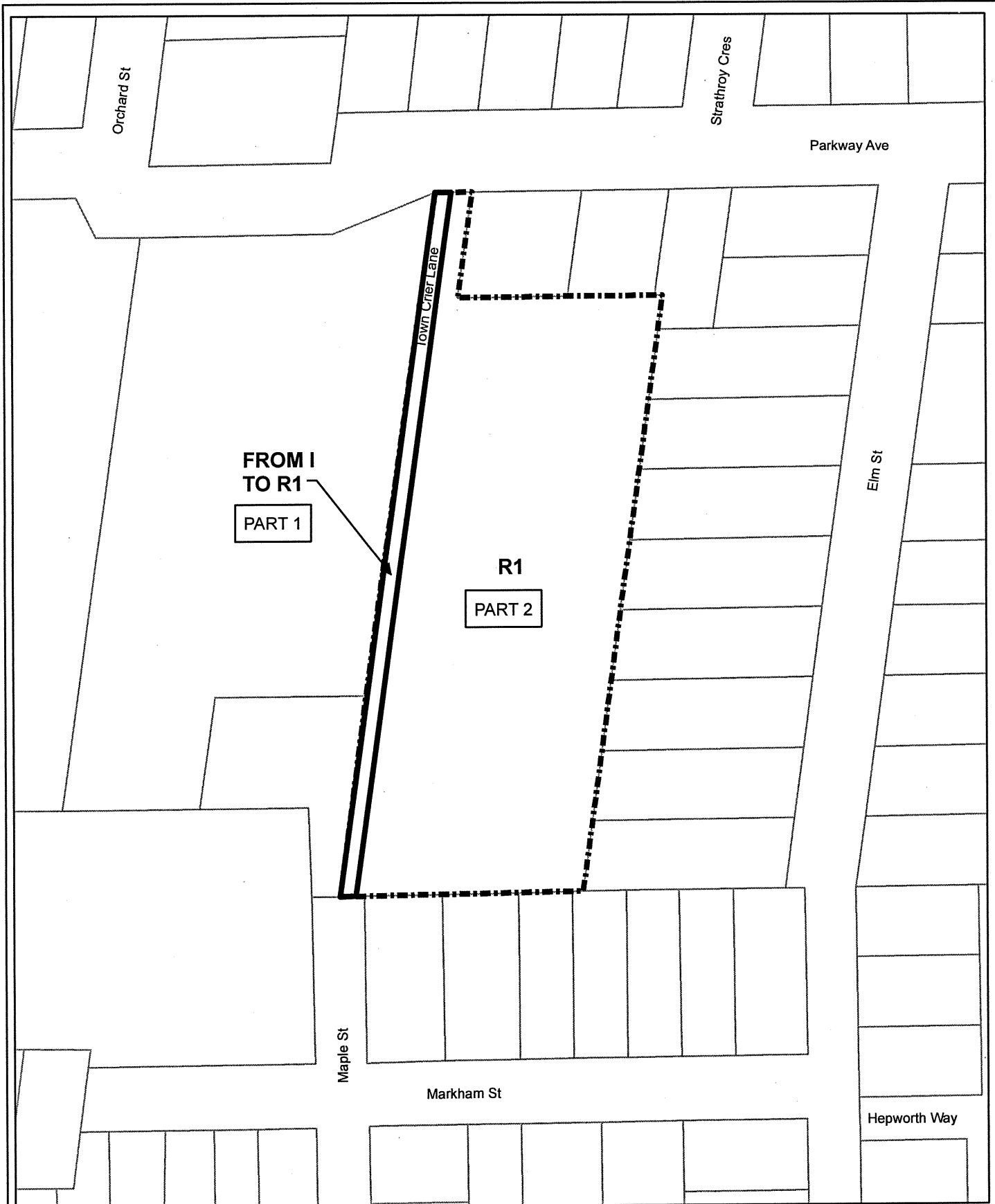
A strip of land, with an approximate width of 5.5 m (18.0 ft) along the west side of the property is currently zoned Institutional (I) Zone under By-law 1229, as amended. The remainder of the site is currently zoned Residential One (R1) Zone under By-law 1229, as amended.

Purpose and Effect

The purpose of this by-law amendment is to rezone the portion of lands zoned Institutional (I) Zone to Residential One (R1) Zone, and to implement site specific development standards for the site. The effect of this By-law is to permit the development of a common elements condominium containing up to 11 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.

Note Regarding Further Planning Applications on this Property


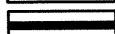
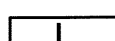

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.



SCHEDULE "A" TO BY-LAW 2017-112

AMENDING BY-LAW 1229 DATED December 12, 2017



-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE
 -  BOUNDARY OF ZONE DESIGNATION(S)
 -  INSTITUTIONAL
 -  RESIDENTIAL ONE
- SUBJECT TO SECTION 12.42 OF BY-LAW 1229

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

20 10 0 20 Meters

Drawn By: LW Checked By: SC

Date: 29/08/2017

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