



EXPLANATORY NOTE

BY-LAW 2016-48

A By-law to amend By-law 1767, as amended

Yanli Zhang

344 Steeles Avenue East

Lot 29, Registered Plan M-896

Lands Affected

The proposed by-law amendment applies to lands known as Lot 29, Plan M-896, municipally known as 344 Steeles Avenue East, located on the north side of Steeles Avenue East, west of Valloncliffe Road.

Existing Zoning

By-law 1767, as amended, currently zones the subject lands as Single Detached Residential (SR2). This zone category permits single detached residential development requiring a minimum lot frontage of 120 ft. (36.5 m) and a minimum lot area of 18,000 ft² (1,672 m²).

Purpose and Effect

The purpose and effect of this By-law is to amend By-law 1767, as amended, to rezone the lands from Detached Residential (SR2) to Residential Third Density (R3) in order to facilitate the development of two (2) single detached dwelling units providing a minimum lot frontage of 60 ft. (19.6 m) and a minimum lot area of 9000 ft² (836.0 m²). This by-law will also implement site specific development standards for, building height and driveway widths.



By-law 2016-48

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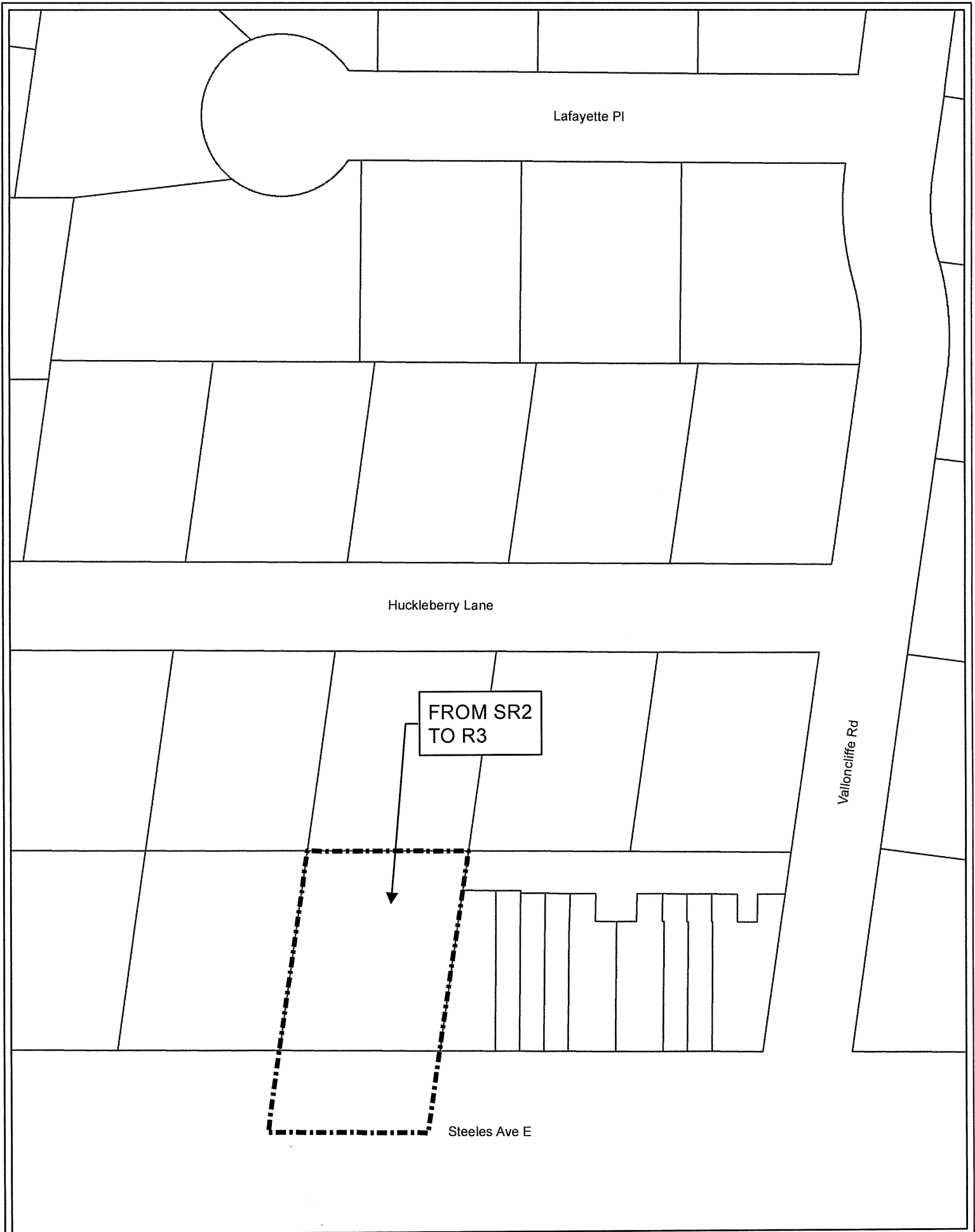
The Council of the Corporation of the City of Markham hereby enacts as follows:

- 1.0 By-law 1767, as amended, is hereby further amended as follows:
- 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto as follows:
- from
Single Detached Residential (SR2)
to
Single Family Residential Third Density (R3)
- 2.0 Notwithstanding and other provisions of By-law 1767, as amended, the following provisions shall apply to those lands shown on the attached Schedule 'A'. All other provisions of By-law 1767, as amended, unless specifically amended or modified by this by-law, shall continue to apply to the lands subject to this by-law.
- 2.1 **Special Zone Provisions**
The following special zone provisions shall apply:
- a) Maximum *height* – 10.7 m,
 - b) A *driveway* shall include a hammerhead extension for vehicular access subject to the following requirements:
 - i) Maximum width of the hammerhead extension of the *driveway* – 3.0 m;
 - ii) Maximum length of a hammerhead extension perpendicular from the *driveway* – 2.1 m;
 - iii) Maximum *driveway* width including a hammerhead extension – 9.14 m; and
 - iv) Minimum *setback* of a hammerhead extension from the *front lot line* – 1.8 m,
 - c) The hammerhead extension of the driveway may extend beyond the total width of the garage.

Read a first, second and third time and passed on May 3rd, 2016.

Martha Pettit
Deputy City Clerk

Frank Scarpitti
Mayor

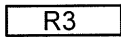


SCHEDULE "A" TO BY-LAW 2016-48

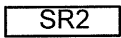
AMENDING BY-LAW 1767 DATED May 3, 2016



BOUNDARY OF AREA COVERED BY THIS SCHEDULE

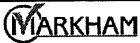


RESIDENTIAL THIRD DENSITY

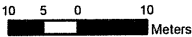


SINGLE DETACHED RESIDENTIAL

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DEVELOPMENT SERVICES COMMISSION



Drawn By: CPW

Checked By: RC

DATE: 31/03/2016

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