



BY-LAW 2019-\_\_\_\_\_

A By-law to amend By-law 177-96, as amended

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

1. By-law 177-96, as amended, is hereby further amended as follows:
- 1.1 By rezoning the lands outlined on Schedule ‘A’ attached hereto as follows:

from:

Agriculture One (A1)  
Open Space (O1)

to:

Open Space One (OS1)  
Residential Two \*630 (R2\*630)
- 1.2 By adding the following subsection to Section 7- EXCEPTIONS

| Exception<br>7.630   | Humboldt Greensborough Valley Holdings<br>Limited   | Parent Zone<br>177-96        |
|--|---|------------------------------|
| ZA 10132122  | Part of Lot 9, Concession 8<br>(East side of Donald Cousens Parkway, south of<br>Major Mackenzie Drive, north of Castlemore Avenue,<br>west of Ninth Line)                    | Amending By-<br>law 2019-XXX |
| Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *630 as shown on ‘Schedule A’ to this By-law subject to any holding provisions applying to the subject lands. |   |                              |
| 7.630.1 Only Permitted Uses  |   |                              |
| The following uses are the only permitted uses:  |   |                              |
| a)   | Multiple Dwellings  |                              |
| b)   | Townhouse Dwellings   |                              |
| c)   | Accessory Dwelling Units  |                              |
| 7.630.2 Zone Standards   |   |                              |
| The following specific Zone Standards shall apply:   |   |                              |
| a)   | Notwithstanding any further division or partition of any lands subject to this Section, all lands zoned R2*630 shall be deemed to be one lot for the purposes of this By-law. |                              |
| b)   | Minimum width of multiple dwellings – 7.3 m   |                              |
| c)   | Notwithstanding b) above, a maximum of 46 multiple dwelling units may have a width of 6.1 metres  |                              |
| d)   | Minimum width of townhouse dwellings – 5.9 m  |                              |
| e)   | Maximum height – 12 m   |                              |
| f)   | Minimum area of the outdoor amenity space – 2,000 square metres   |                              |
| g)   | Maximum number of dwelling units <ul style="list-style-type: none"><li>Townhouse Dwellings – 26</li><li>Multiple Dwellings – 121</li></ul>                                    |                              |
| h)   | Accessory Dwelling units are only permitted within a Townhouse Dwelling   |                              |
| i)   | Minimum Setbacks <ul style="list-style-type: none"><li>Northerly lot line – 6 metres</li></ul>  |                              |

|    |  |
|----|--|
|    | <ul style="list-style-type: none"><li>• All other <i>lot lines</i> – 1 metre</li></ul> |
| g) | Notwithstanding the above, the provisions of Table B2 shall not apply                  |

2. SECTION 37 AGREEMENT

- 2.1 A contribution by the Owner to the City for the purpose of public art, in the amount of \$1425.00 per dwelling unit, 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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

\_\_\_\_\_  
Frank Scarpitti  
Mayor



## **EXPLANATORY NOTE**

### **BY-LAW 2019-XXXX**

**A By-law to amend By-law 177-96, as amended**

**Humboldt Greensborough Valley Holdings Limited  
CON 8 PT LOT 19**

#### **Lands Affected**

The proposed by-law amendment applies to 3.142 hectares (7.764 acres) of land located on the east side of Donald Cousens Parkway, south of Major Mackenzie Drive, west of Ninth Line, north of Castlemore Avenue.

#### **Existing Zoning**

By-law 304-87, as amended, currently zones the subject land as “Open Space One (O1)” and “Agriculture One (A1)”.

#### **Purpose and Effect**

The purpose and effect of this By-law is to amend By-law 177-96, as amended, to rezone the subject property to “Residential Two \*630 (R2\*630)” and “Open Space One (OS1)” in order to facilitate the development of a common element condominium multiple dwelling and townhouse development.