



EXPLANATORY NOTE

BY-LAW 2019-82

A By-law to amend By-laws 19-94 and 177-96, as amended

9064, 9074, 9084, 9100 and 9110 Woodbine Ave

CON 3 PT LOT 14 PT LOT 15 RS64R7192 PART 1 RS65R16211 PART 3

(Proposed Townhouse Development)

Lands Affected

The proposed by-law amendment applies to 0.95 hectares (2.35 acres) of land comprised of 5 properties located on the west side of Woodbine Avenue at Millbrook Gate, and municipally known as 9064, 9074, 9084, 9100 and 9110 Woodbine Avenue.

Existing Zoning

By-law 19-94, as amended, currently zones the subject lands as Residential Medium Density One – RMD1 and Open Space – O2 under By-law 19-94.

Purpose and Effect

The purpose and effect of this By-law is to delete portions of the subject lands from the designated area of By-law 19-94, amend By-law 177-96 to incorporate lands into the designated area of By-law 177-96, and to rezone the subject property as follows:

from:

Residential Medium Density Two – RMD1

Open Space (O2) under By-law 19-94

to:

Residential Two*625 (R2) under By-law 177-96

Open Space (O3) under By-law 19-94

In order to permit the development of thirty three (33) three townhouses on the subject lands. The existing heritage dwelling (Buttonville Mill House) will remain on these lands.

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.



By-law 2019-82

A By-law to amend By-law 19-94, as amended
(to delete lands from the designated area of By-law 19-94)
and to amend By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

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

1. That By-law 19-94, as amended, is hereby further amended as follows:
 - 1.1 By deleting the lands shown on Schedule 'A' attached hereto from the designated area of By-law 19-94, as amended.
 - 1.2 By rezoning the lands shown hatching on Schedule 'A' attached hereto:

from:
Residential Medium Density One – RMD1
to:
Open Space (Environmental Buffer) (O3)
2. By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands as shown on Schedule "A" attached hereto.
 - 2.2 By rezoning the lands outlined on Schedule 'A' attached hereto from:

from:
Residential Medium Density One – RMD1
Open Space (O2)
under By-law 19-94
to:
Residential Two*625 (R2) Zone under By-law 177-96
Open Space (O3) under 19-94
 - 2.3 By adding the following subsection to Section 7 - EXCEPTIONS

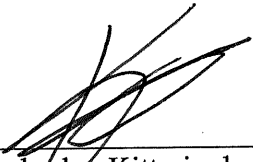
Exception 7.625	Gemterra (Woodbine) Inc. 9064, 9074, 9084, 9100 and 9110 Woodbine Avenue	Parent Zone R2
File ZA 17 153653		Amending By- law 2019-82
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *625 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.625.1 Only Permitted Uses		
The following uses are the only permitted uses:		
a)	Dwelling, Townhouse	
b)	Dwelling, Single-Detached	
c)	Home Occupation	
d)	Park, Private	
7.625.2 Special Zone Standards		
The following specific Zone Standards shall apply:		

a)	Notwithstanding any further division or partition of the land subject to this Section, all lands zoned with Exception *625 shall be deemed to be one lot for the purposes of this By-law.
b)	For the purposes of this By-law, the <i>lot line</i> abutting Woodbine Avenue shall be deemed to be the <i>front lot line</i> .
c)	Minimum <i>lot frontage</i> – 40 metres
d)	Minimum <i>front yard</i> – 3.0 metres
e)	Minimum <i>rear yard</i> – 5.0 metres
f)	Minimum north <i>side yard</i> – 4.5 metres
g)	Minimum south <i>side yard</i> – 2.5 metres
h)	Maximum <i>Height</i> – 13.5 m
i)	Notwithstanding h) above, units within 9 metres of the north lot line shall have a maximum height of 11 metres
j)	Maximum garage width - 6.1 metres
k)	Minimum width of any <i>Townhouse Dwelling</i> unit- 6.0 metres
l)	Minimum <i>private park area</i> – 285 m ²
m)	Maximum number of <i>Townhouse Dwelling</i> - 33
p)	Minimum number of visitor parking spaces - 8
q)	provisions of Table B2 shall not apply

3. SECTION 37 AGREEMENT

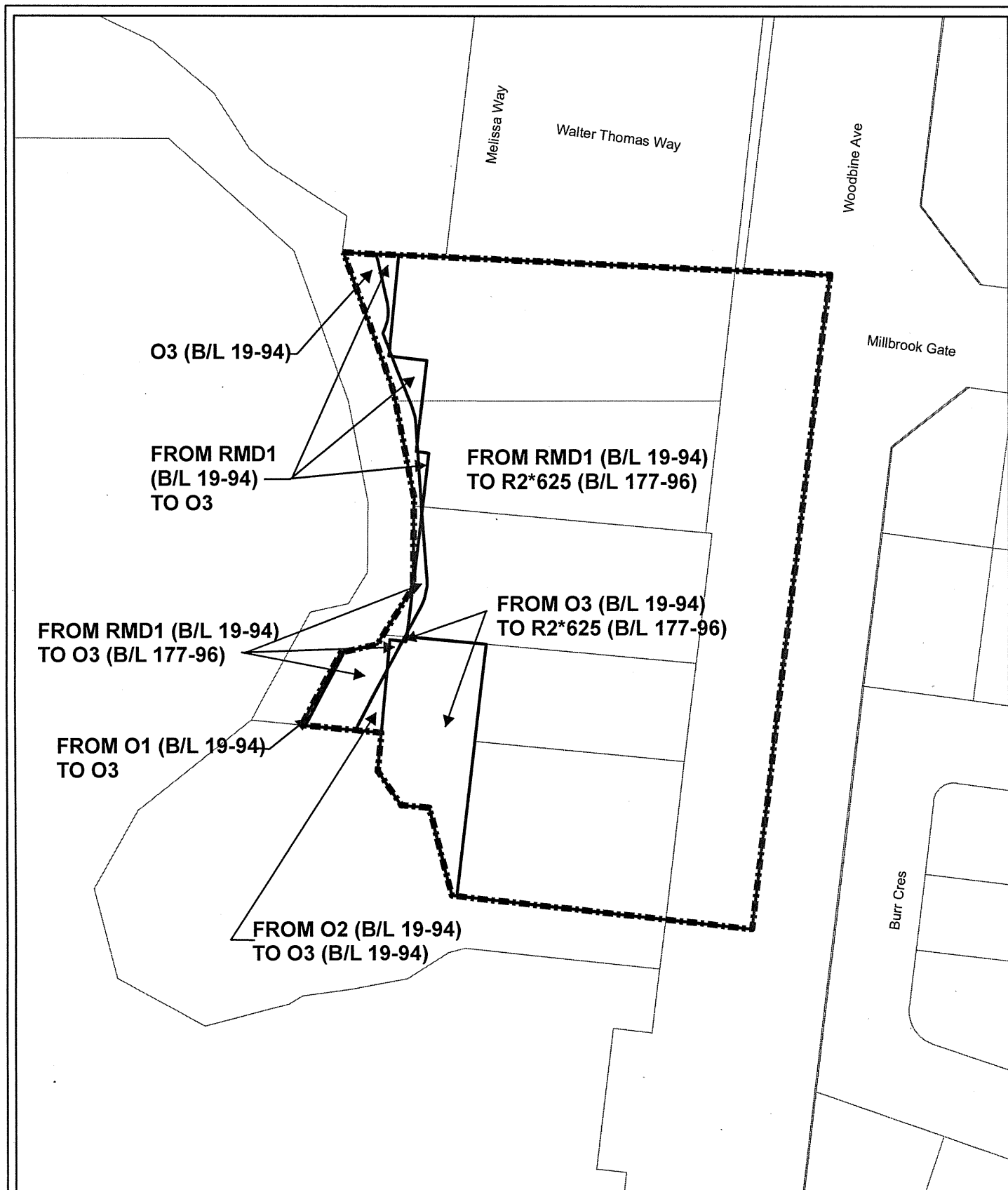
A contribution by the Owner to the City of \$1,425.00 per residential unit in 2019 dollars, based on the total number of units, to be indexed to the Ontario rate of inflation as per the consumer price index (CPI), in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments 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 June 25, 2019.



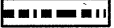
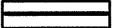
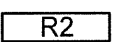

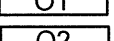
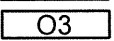


Kimberley Kitteringham
City Clerk

Don Hamilton
Deputy Mayor



SCHEDULE "A " TO BY-LAW 2019-82

AMENDING BY-LAWS 19-94 & 177-96 DATED JUNE 25, 2019

-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE
-  BOUNDARY OF ZONE DESIGNATION(S)
-  R2 Residential Two
-  RMD1 Residential Medium Density One
-  O1 Open Space One
-  O2 Open Space Two
-  O3 Open Space Three
-  *No. Exception Section Number

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

10 5 0 10 Meters

Drawn By: CPW

Checked By: RC

DATE: 11/03/2019

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