



BY-LAW 2020 - _____

A By-law to amend By-law 163-78, as amended, and By-law 61-92
(To delete lands from the designated area of By-law 163-78 and By-law 61-92)
and to amend By-law 177-96, as amended
(To incorporate lands into the designated area of By-law 177-96, and to provide site specific development standards)

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

1. THAT By-law 163-78, as amended, and By-law 61-92, are hereby further amended by deleting the lands shown on Schedule “A” attached hereto, from the designated area of By-law 163-78, as amended, and from By-law 61-92.

2. THAT 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 shown on Schedule “A” attached hereto.

 - 2.2 By zoning the lands outlined on Schedule “A” attached hereto from:

Local Commercial (LC) under By-laws 163-78 and 61-92
To:
Residential Two*668 (Hold) [R2*668(H)] Zone under By-law 177-96 And
Residential Two*669 (Hold) [R2*669(H)] Zone under By-law 177-96

 - 2.3 By adding the following subsections to Section 7 – EXCEPTIONS

Exception 7.668	10-20 Fincham Inc. and Central Park Developments Inc.	Parent Zone R2
File ZA 18 108216	East side of Fincham Avenue on the south side of 16th Avenue. Block 20, Registered Plan M-1908 and Block 50 Registered Plan 65M- 2436	Amending By-law 0000- 000
Notwithstanding any other provisions of By-law 177-96 or 28-97, the following provisions shall apply to the land shown on Schedule “A” attached to this By-law 2020-_. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.668.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	<i>Townhouse Dwellings</i>	
b)	<i>Semi-Detached Dwellings</i>	
c)	<i>Home Child Care</i>	
d)	<i>Home Occupation</i>	
e)	One (1) <i>Accessory Dwelling Unit</i> within a <i>Townhouse</i> or <i>Semi-Detached Dwelling</i>	
7.668.2 Special Zone Standards		
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *668 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 16 th Avenue shall be deemed to be the <i>front lot line</i>	
c)	The provisions of Table B2 shall not apply	
d)	<i>Semi-Detached Dwellings</i> shall not be permitted within 30 metres of 16 th Avenue	
e)	Minimum width of a <i>townhouse dwelling unit</i> – 5.4 metres	
e)	Minimum width of a <i>semi-detached dwelling unit</i> – 5.3 metres	
f)	Minimum required <i>yard</i> : <ol style="list-style-type: none"> i) <i>Front Yard</i> – 3.0 metres ii) <i>Rear Yard</i> – 7.0 metres 	

	<ul style="list-style-type: none"> iii) <i>Exterior Side Yard</i> – 1.0 metres iv) <i>Interior Side Yard</i> – 2.5 metres v) To a daylight triangle – 1.2 metres
h)	Maximum number of <i>semi-detached dwelling units</i> : 8
i)	Maximum <i>building height</i> : <ul style="list-style-type: none"> i) <i>Semi-detached Dwelling</i>: 10.7 metres ii) <i>Townhouse Dwelling</i>: 11 metres
j)	Minimum width of a <i>landscape strip</i> between a <i>private street</i> and an <i>interior side lot line</i> – 3.5 metres
k)	A required visitor <i>parking space</i> shall have a width of not less than 2.60 metres and length of not less than 6.80 metres.

Exception 7.669	10-20 Fincham Inc. and Central Park Developments Inc.	Parent Zone R2
File ZA 18 108216	East side of Fincham Avenue on the south side of 16th Avenue. Block 20, Registered Plan M-1908 and Block 50 Registered Plan 65M-2436	Amending By-law 0000-000
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule “A” attached to this By-law 2020-_. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.669.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	<i>Semi-Detached Dwellings</i>	
b)	<i>Home Occupations</i>	
c)	<i>Home Child Care</i>	
e)	One (1) <i>Accessory Dwelling Unit</i> within a <i>Semi-Detached Dwelling</i>	
7.669.2 Special Zone Standards		
a)	The provisions of Table B2 shall not apply	
b)	Minimum <i>lot frontage</i> – 6.5 metres per unit	
c)	Minimum required <i>yard</i> : <ul style="list-style-type: none"> i) <i>Front Yard</i> – 4.0 metres ii) <i>Rear Yard</i> – 7.0 metres iii) <i>Interior Side Yard</i> – 1.2 metres and 0.0 metres 	
d)	Maximum <i>building height</i> : 10.7 metres	

3. HOLDING PROVISION

3.1 For the purpose of this By-law, a Holding Zone is hereby established and is identified on Schedule “A” hereto by the letter (H) in parenthesis following the zoning symbol.

No person shall hereafter erect or alter any building or structure on lands subject to the Holding Provision (H) for the purposes permitted under this By-law until an amendment to this By-law to remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the Planning Act, R.S.O. 1990. Prior to removing the Holding Provision (H), the following condition must be met to the satisfaction of the City of Markham

- I. That the Owner execute a subdivision agreement between the City and the Owner and register a plan of subdivision to the satisfaction of the Director of Planning and Urban Design.

4. All other provisions of By-law 177-96, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” attached hereto.

Read a first, second and third time and passed this _____, 2020.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2020 - ____

A By-law to amend By-laws 163-78, 61-92 and 177-96, and 27-97, as amended.

10-20 Fincham Inc.

South side of 16th Avenue, east of Fincham Avenue

Block 20, Registered Plan M-1908 and Block 50 Registered Plan 65M-2436

(Proposed Townhouse Development)

File No. ZA 18 108216

Lands Affected

This by-law amendment applies to 0.48 ha. (1.18 acres) of land located on the east side of Fincham Avenue on the south side of 16th Avenue, in the City of Markham.

Existing Zoning

The lands are presently zoned Local Commercial (LC) within By-law 163-78, with additional provisions provided within By-law 61-92.

Purpose and Effect

The purpose of this by-law amendment is to delete the lands from the designated area of by By-laws 163-78 and 61-92, as amended, and incorporate the lands into appropriate residential, zone category within By-law 177-96, as amended, as follows:

From:

Local Commercial (LC)

To:

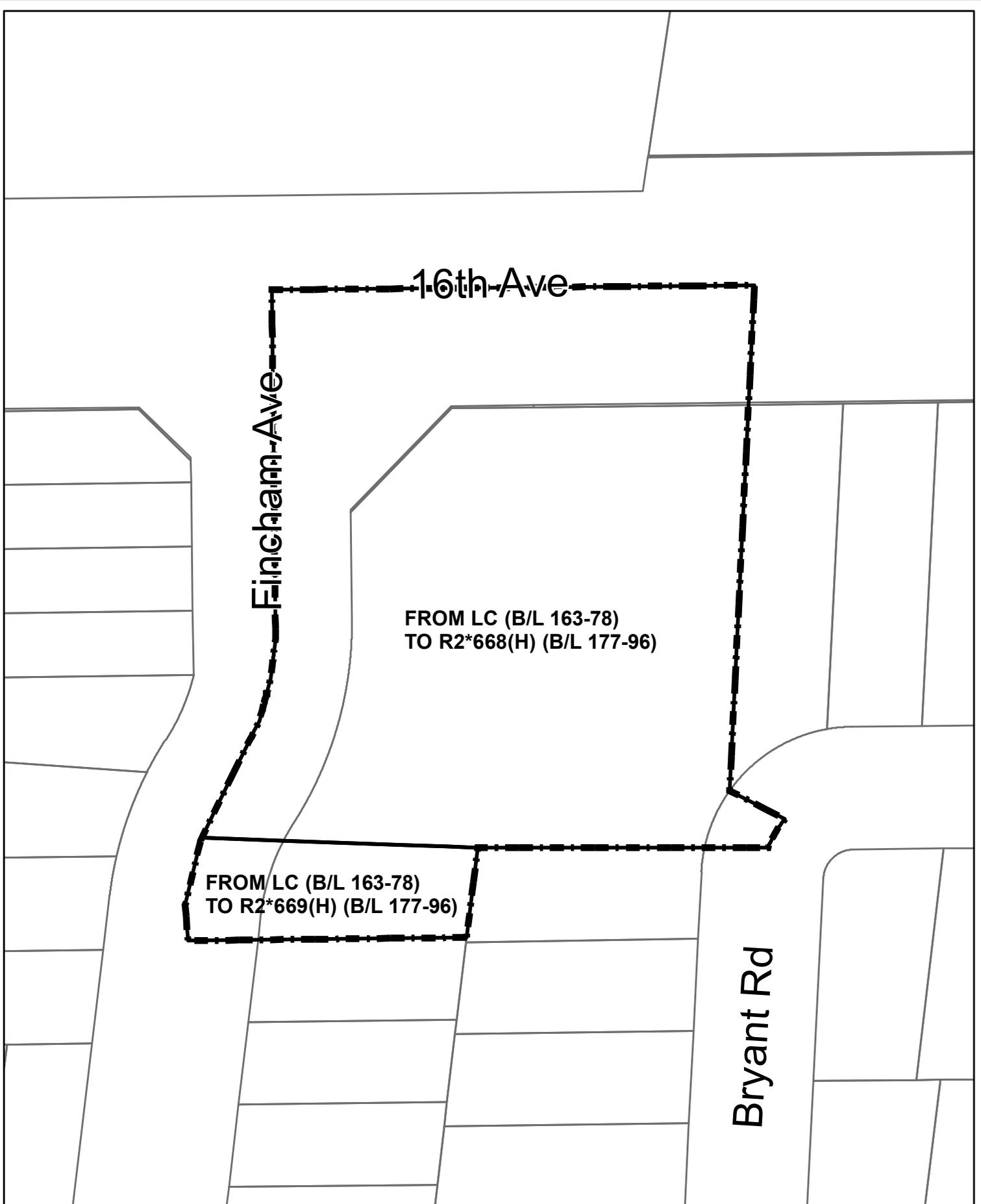
Residential Two*668 (Hold) [R2*668 (H)]

and

Residential Two*669 (Hold) [R2*669 (H)]

The effect of this by-law amendment is to permit a residential development comprised of seven (7) townhouse dwellings and eight (8) semi-detached dwellings of common element condominium tenure, and two (2) semi-detached dwelling units on the subject lands. The proposed condominium townhouse and semi-detached dwellings are to be accessed via a private condominium laneway, and the proposed semi-detached dwellings are to have direct frontage and access to Fincham Avenue.

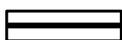
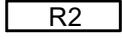
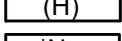
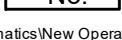
Site specific design standards are contained within By-law 2020 - to facilitate the construction of the dwelling units as proposed.



SCHEDULE "A" TO BY-LAW

AMENDING BY-LAWS 163-78 AND 177-96 DATED



-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE TO BE DELETED FROM BY-LAW 163-78 AND ADDED TO BY-LAW 177-96
-  BOUNDARY OF ZONE DESIGNATION(S)
-  LOCAL COMMERCIAL
-  RESIDENTIAL TWO
-  HOLDING PROVISION
-  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.

Q:\Geomatics\New Operation\By-Laws\OPIOP_ZA18108216\Schedule A.mxd

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