



EXPLANATORY NOTE

BY-LAW 2022-76

A By-law to amend By-law 193-81 and By-law 177-96, as amended

**Alai Developments Inc. (formerly 2080552 & 2328465 Ontario Inc.)
4781, 4791, 4801 and 4813 14th Avenue
ZA 18 114381**

Lands Affected

The proposed by-law amendment applies to a 0.959 ha (2.37 ac) parcel of land located at the southwest corner of 14th Avenue and Brimley Road, which is comprised of four contiguous properties municipally known as 4781, 4791, 4801 and 4813 14th Avenue.

Existing Zoning

By-law 193-81, as amended, currently zones the subject lands as “Suburban Residential Third Density – Hold” [SUR3(H)] and “Institutional and Open Space” (O2).

Purpose and Effect

The purpose and effect of this By-law is to delete the subject lands from the designated area of By-law 193-81, incorporate them into the designated area of By-law 177-96, rezone the subject lands as follows:

from:

**Suburban Residential Third Density - Hold [(SUR3(H)] and
Institutional and Open Space
under By-law 193-81, as amended**

to:

**Residential Two*719 (R2*719)
under By-law 177-96**

and incorporate site specific development standards in order to permit a residential townhouse development on the lands.



By-law 2022-76

A By-law to amend By-law 193-81, as amended
(to delete lands from the designated area of By-law 193-81)
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 193-81, as amended, are hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated areas of By-law 193-81, as amended.
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 additional lands as shown on Schedule 'A' attached hereto.
 - 2.2 By zoning the lands outlined on Schedule 'A' attached hereto:

from:
Suburban Residential Third Density - Hold [SUR3(H)] Zone and Institutional and Open Space (O2) Zone

to:
Residential Two*719 (R2*719) Zone
3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.719	Alai Developments Inc. (formerly 2080552 & 2328465 Ontario Inc.) 4781, 4791, 4801 and 4813 14 th Avenue	Parent Zone R2*719
File ZA 18 114381		Amending By-law 2022-76
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *719 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.		
7.719.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	Townhouse Dwellings	
b)	One (1) Accessory Dwelling Unit within a Townhouse Dwelling	
c)	Home Occupation	
d)	Home Child Care	
7.719.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Notwithstanding any further division or partition of any of the lands subject to this Section, all lands zoned *719 shall be deemed to be one lot for the purposes of this By-law.	
b)	Minimum width of a townhouse dwelling unit – 5.5 m	
c)	Minimum setback to the northern lot line – 0.3 m	
d)	Minimum setback to the southern lot line - 5.5 m	
e)	Minimum setback to the western lot line – 6 m	
f)	Minimum setback to a daylight triangle - 0.3 m	

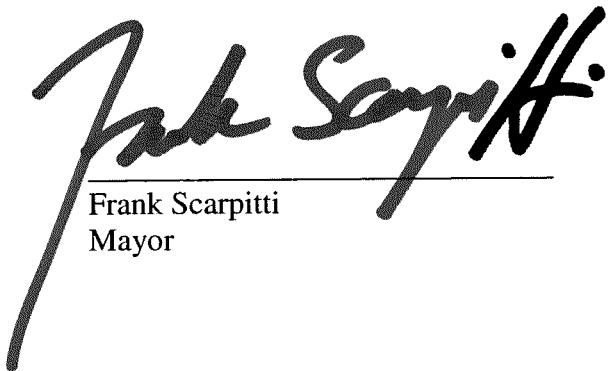
g)	Minimum distance between <i>buildings</i> containing <i>townhouse dwellings</i> – 3.0 m
h)	Maximum number of <i>townhouse dwelling units</i> – 39
i)	Maximum <i>building height</i> – 13 m
j)	An <i>Accessory dwelling unit</i> shall be required in all 18 <i>townhouse dwelling units</i> located within 105 metres of the eastern <i>lot line</i> , and within 24 metres of the northern <i>lot line</i> .

4. A contribution by the Owner to the City for the purposes of public art, in the amount of \$55,575 in 2022 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.

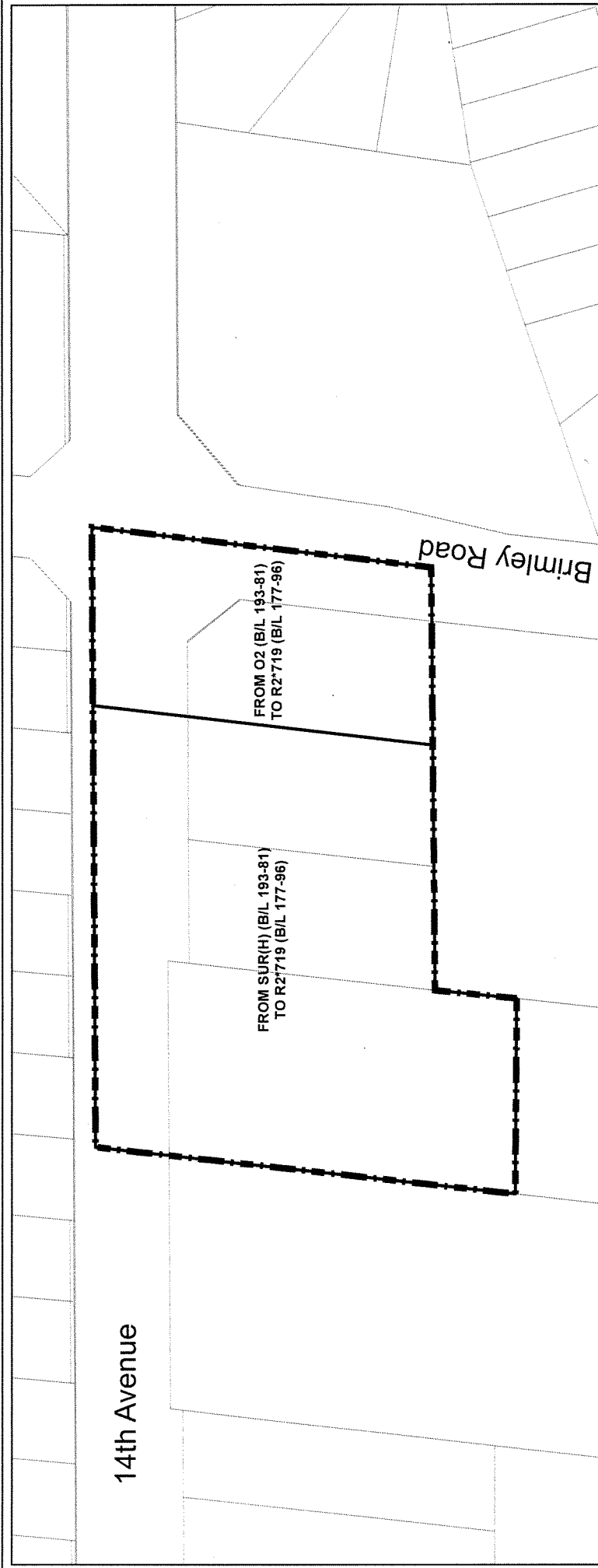
Read a first, second and third time and passed on June 14, 2022.





Martha Pettit
Deputy City Clerk





Frank Scarpitti
Mayor




SCHEDULE 'A' TO BY-LAW 2022-76
AMENDING BY-LAWS 193-81 AND 177-96 DATED JUNE 14, 2022


 BOUNDARY OF AREA COVERED BY THIS SCHEDULE TO BE DELETED FROM BY-LAW 193-81 AND ADDED TO BY-LAW 177-96  BOUNDARY OF ZONE DESIGNATION(S)

 SUBURBAN RESIDENTIAL THIRD DENSITY - HOLD  EXCEPTION NUMBER

 INSTITUTIONAL AND OPEN SPACE

 RESIDENTIAL TWO

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.

 MARKHAM DEVELOPMENT SERVICES COMMISSION

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Drawn By: RT

Checked By: SB

DATE: 9/5/2022

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

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