



# BY-LAW 2023-\_\_\_\_\_

## 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. That By-law 177-96, as amended, is hereby further amended as it applies to the lands outlined on Schedule 'A' as follows:

- 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto

from:

**Open Space Two (OS2) Zone**

to:

**Residential Two\*725 (R2\*725) Zone**

- 1.2 By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.725	2795886 Ontario Inc. Russell Dawson Road	Parent Zone R2
File PLAN 21 136184	<b>Southwest corner of Woodbine Avenue and Russell Dawson Road</b>	Amending By-law 2023-____
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the lands shown on 'Schedule "A" attached to By-law 2023-000 and denoted by the symbol *725.		
<b>7.725.1 Only Permitted Uses</b>		
The following are the only permitted uses:		
a)	<i>Single Detached Dwellings</i>	
b)	<i>Semi-detached Dwellings</i>	
c)	<i>Townhouse Dwellings</i>	
d)	<i>Home Occupations</i>	
e)	<i>Home Childcare</i>	
<b>7.725.2 Special Zone Standards</b>		
The following specific zone standards shall apply:		
a)	Notwithstanding any further division or partition of land subject to this Section, all lands zoned with Exception *725 shall be deemed one <i>lot</i> for the purposes of this By-law.	
b)	For the purposes of this By-law, the provisions of Table B2 shall not apply.	
c)	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> .	
d)	Minimum <i>Lot Frontage</i> – 60 metres	
e)	Minimum required <i>Front Yard</i> – 3.0 metres	
f)	Minimum required <i>Rear Yard</i> – 3.0 metres	
g)	Minimum required <i>Interior Side Yard</i> – 3.0 metres	
h)	Minimum required <i>Exterior Side Yard</i> – 2.4 metres	
i)	Minimum required width of a <i>Single Detached Dwellings, Semi-detached Dwellings, or Townhouse Dwellings</i> – 5.5 metres	
j)	Private <i>Outdoor Amenity Space</i> shall be provided subject to the following provisions: <ol style="list-style-type: none"> <li>i. Private <i>Outdoor Amenity Space</i> shall have a minimum contiguous area of 20 square metres per unit;</li> <li>ii. Private <i>Outdoor Amenity Space</i> may be located on a rooftop, above a <i>private garage</i> and/or be located on a <i>balcony</i>;</li> <li>iii. Private <i>Outdoor Amenity Space</i> located at grade shall be abutting the <i>dwelling unit</i>.</li> </ol>	
k)	Common <i>Outdoor Amenity Space</i> shall be provided subject to the following provisions: <ol style="list-style-type: none"> <li>i. A minimum of 800 square metres of common <i>outdoor amenity space</i> shall be provided on the lands zoned R2*725</li> <li>ii. Common <i>Outdoor Amenity Space</i> shall be located at grade</li> </ol>	

	iii. The minimum contiguous area for an individual common <i>outdoor amenity space</i> shall be 400 square metres.
l)	In addition to Section 6.2 a) and b): i. <i>Decks</i> are also permitted within the <i>interior side yard</i> ii. <i>Decks</i> can extend from the rear wall of the dwelling to within 3.0 metres of an <i>interior lot line</i> iii. The floor of the <i>deck</i> is also permitted to be located above the <i>first storey</i> .
m)	Maximum <i>Building Height</i> – 13 metres
n)	Any portion of a <i>building</i> above the third <i>storey</i> shall be a maximum <i>Gross Floor Area</i> of 16 square metres, and used for no other purpose than rooftop access or for a mechanical room.
o)	Maximum number of <i>Single Detached Dwelling Units</i> – 8 Maximum number of <i>Semi-Detached Dwelling Units</i> – 12 Maximum number of <i>Townhouse Dwelling Units</i> – 87

Read and first, second and third time and passed on \_\_\_\_\_, 2023.

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

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



## EXPLANATORY NOTE

### BY-LAW 2023-\_\_\_\_

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

**2795886 Ontario Inc.**

**PLAN 65M4252 BLK 100**

**Russell Dawson Road**

**Southwest Corner of Woodbine Avenue and Russell Dawson Road**

**PLAN 21 135184**

### **Lands Affected**

The proposed By-law amendment applies to a parcel of land with an approximate area of 2.4 hectares (5.93 acres), which is located at the southwest corner of Woodbine Avenue and Russell Dawson Road.

### **Existing Zoning**

The subject lands are zoned Open Space Two (OS2) Zone under By-law 177-96, as amended.

### **Purpose and Effect**

The purpose and effect of this By-law is to rezone the subject lands under By-law 177-96, as amended, as follows:

from:

**Open Space Two (OS2) Zone**

to:

**Residential Two\*725 (R2\*725) Zone;**

in order to permit a residential development on the 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.