



# By-law 2023-110

**A By-law to amend By-law 19-94, as amended**  
*(to delete lands from the designated areas 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, are hereby further amended by deleting the lands shown on Schedule ‘A’ attached hereto, from the designated areas of By-law 19-94, 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:

Residential Medium Density One - Special (RMD1-S) Zone

to:

Residential Three (R3) Zone
3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.000	Name of Applicant 8985 Woodbine Avenue	Parent Zone R3
File PLAN 21.139043		Amending By-law 2023-110
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *000 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.		
7.000.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	Multiple Dwellings	
b)	One (1) Dwelling Unit located above a Private Garage	
c)	Home Occupations	
d)	Home Child Care	
7.000.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	For the purposes of this by-law, the Front Lot Line shall be the lot line abutting Woodbine Avenue	
b)	Maximum number of Dwelling Units - 5	
c)	Minimum Front Yard – 3.9 m	
d)	Minimum north Interior Side Yard – 0.9 m	
e)	Notwithstanding d) above, the minimum north Interior Side Yard within 8 m of the Rear Lot Line shall be 0.2 m.	
f)	Minimum south Interior Side Yard – 7.7 m	

g)	Notwithstanding d) above, the minimum south <i>Interior Side Yard</i> within 19 m of the <i>Rear Lot Line</i> shall be 0.3 m.
h)	Minimum <i>Rear Yard</i> – 0 m
i)	Maximum <i>Height</i> – 9.0 m
j)	Notwithstanding i) above, the maximum Height within 8 m of the <i>Rear Lot Line</i> , and 8 m of the north <i>Interior Side Lot Line</i> shall be 7.0 m.
k)	Notwithstanding i) above, the maximum Height within 19 m of the <i>Rear Lot Line</i> , and 8 m of the south <i>Interior Side Lot Line</i> shall be 5.5 m.
l)	Notwithstanding Section 6.6, stairs are permitted to encroach into the north <i>Interior Side Yard</i> , and are permitted to be located 0 m from the north <i>Interior Side Lot Line</i> . Roof Overhangs and eaves may encroach into any required <i>Interior Side Yard</i> , and are permitted to be located 0 m from any <i>lot line</i> .
m)	Notwithstanding Section 6.1.2, amending by-law 28-97, the minimum size of one (1) required <i>Parking Space</i> , located within a <i>Parking Garage</i> – 5.5 m
m)	Section 6.3 shall not apply.

Read and first, second and third time and passed on June 28<sup>th</sup>, 2023.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor



**EXPLANATORY NOTE**

**BY-LAW 2023-110**

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

**SC Property Investment Holdings (Sue Chen) c/o Galbraith & Associates Inc. (Susan Mintz)  
CON 4 PT LOT 14  
8985 Woodbine Avenue  
PLAN 21.139043**

**Lands Affected**

The proposed by-law amendment applies to a parcel of land with an approximate area of 0.1 hectares (0.25 acres), located on the east side of Woodbine Avenue in the Buttonville Heritage Conservation District, and occupied by a heritage dwelling known as the William Sutton House.

**Existing Zoning**

The subject lands are zoned Residential Medium Density One-Special (RMD1-S) 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:  
**Residential Medium Density One - Special (RMD1-S) Zone**  
  
to:  
**Residential Three (R3) 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.