



EXPLANATORY NOTE

BY-LAW 2015-154

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

**Digram Developments Markham Inc.
6232 16th Ave
PLAN 65M3796 BLK 25 RP 65R27348 PTS 1 TO 3**

Land Affected

The proposed by-law amendment applies to a 0.75 hectare (1.85 acre) parcel of land located at the north-west corner of 16th Avenue and Williamson Road, east of Markham Road. The subject property is municipally known as 6232 16th Avenue.

Existing Zoning

The subject property is zoned “Open Space Two *173 (Holding) [OS2*173(H)]” under By-law 177-96, as amended.

Purpose and Effect

The purpose and effect of this By-law is to amend the above-noted Zoning By-law in order to rezone the subject property to “Residential Two *548 (R2*548)” to permit a townhouse development on a common element condominium road.



BY-LAW 2015-154

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. By-law 177-96, as amended, is hereby further amended as follows:

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

Open Space Two *173 (Holding) [OS2*173(H)]

to

Residential Two *548 (R2*548)

1.2 By adding the following subsections to Section 7 – EXCEPTIONS

**“7.548 Digram Developments Markham Inc. at the north west
corner of 16th Avenue and Williamson Road**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *548 on Schedule 'A' of this By-law.

7.548.1 Special Zone Standards

- a) The following special zone standards shall apply:
- b) Minimum width of an interior unit – 4.5m;
- c) Minimum width of an end unit – 4.65m;
- d) Minimum width of an end unit flanking onto a private road or *public street* – 6m;
- e) Minimum width of a corner unit – 6m;
- f) Minimum required *rear yard* – 6.5m;
- g) Maximum number of *townhouse dwellings* – 42;
- h) Notwithstanding any further division or partition of lands subject to this Section, for the purpose of this By-law, all lands zoned R2*548 shall be deemed to be one *lot*;
- i) The 16th Avenue *streetline* is deemed to be the *front lot line*;
- j) The main wall of a *townhouse dwelling* shall be setback a minimum of 3 metres from the streetline of 16th Avenue;
- k) The main wall of a *townhouse dwelling* containing an opening for a motor vehicle shall be setback a minimum of 9.3m from the *centerline* of a private road;

- l) Minimum setback to daylight triangle- 0.1m;
 - m) The provisions of Table B2 Part 1 of 3 shall apply.”
- 2. All other provisions of this By-law, unless specifically modified/ amended by this Section, continue to apply to the lands subject to this Section.

Read a first, second, and third time and passed on November 10, 2015.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor



SCHEDULE "A" TO BY-LAW 2015-154

AMENDING BY-LAW 177-96 DATED November 10, 2015



- BOUNDARY OF AREA COVERED BY THIS SCHEDULE
- RESIDENTIAL TWO
- OPEN SPACE TWO
- HOLDING PROVISION
- EXCEPTION SECTION NUMBER

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