

EXPLANATORY NOTE

BY-LAW 2015-148

A By-law to amend By-laws 304-87 and 177-96, as amended

Wykland Estates Inc.

East Side of Bur Oak Avenue, north of Highway 7 East

Cornell Community

Lands Affected

The proposed zoning by-law amendment applies to lands comprising approximately 3.693 hectares (9.126 acres) located on the east side of Bur Oak Avenue, north of Highway 7 East.

Existing Zoning

The lands are currently zoned Agriculture One (A1) by By-law 304-87, as amended.

Purpose and Effect

The purpose and effect of this by-law is to delete the lands from the designated area of By-law 304-87, as amended, and incorporate the lands into the designated area of By-law 177-96, as amended, to zone them to permit 3 blocks of stacked townhouses and 9 blocks of rear lane townhouses.

The effect of the by-law amendment will be to permit the lands to be developed for residential purposes.



By-law 2015-148

A By-law to amend 304-87 and 177-96

The Council Of The Corporation Of The City of Markham Hereby Enacts As Follows:

1. That By-law 304-87, as amended, is hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated area of By-law 304-87, as amended.

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

- 2.1 By adding the lands outlined on Schedule 'A' attached to this by-law to the designated area of By-law 177-96, as amended, and by zoning the land:

Community Amenity One *545	(CA1*545)
Community Amenity One *546	(CA1*546)

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

“7.545 Mattamy Cornell Centre – Lands north of Highway 7, east of Bur Oak Avenue, south Rustle Woods Avenue and west of Cornell Centre Boulevard

Notwithstanding any other provision of this By-law, the following provisions shall apply to the land denoted by the symbol *545 on the Schedules to this By-law.

7.545.1 Only Permitted Uses

- a) *Multiple dwellings;*
- b) *Home Occupations; and*
- c) *Private Home Daycare.*

7.545.2 Special Zone Standards

- a) *Minimum lot frontage – not applicable;*
- b) *Minimum required front yard – 3.0 metres;*
- c) *Minimum required rear yard – 6.0 metres except as follows:*
 - (i.) *a main wall along a driveway may encroach a maximum of 5.4 metres into the required rear yard; and*
 - (ii.) *a balcony above a driveway may encroach a maximum of 5.4 metres into the required rear yard;*
- d) *Maximum Floor Space Index (FSI) – 2.0; and*
- e) *A portion of the main wall containing windows or window bays is permitted to encroach into the required front or exterior side yard a distance of 1.0 metre, provided it is no more than 4.0 metres wide.*

7.545.3 Special Parking Provisions

- a) Minimum number of *parking spaces* for *dwelling units* – 2 per *unit* which includes *visitor parking*; and
- b) Tandem parking shall be permitted.

7.546 Mattamy Cornell Centre – Lands north of Highway 7, east of Bur Oak Avenue, south of Church Street and west of William Forster Road

Notwithstanding any other provision of this By-law, the following provisions shall apply to the land denoted by the symbol *546 on the Schedules to this By-law.

7.546.1 Only Permitted Uses

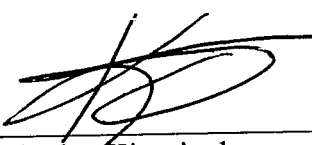
- a) *Townhouses*;
- b) *Home Occupations*; and
- c) *Private Home Daycare*.


7.546.2 Special Zone Standards

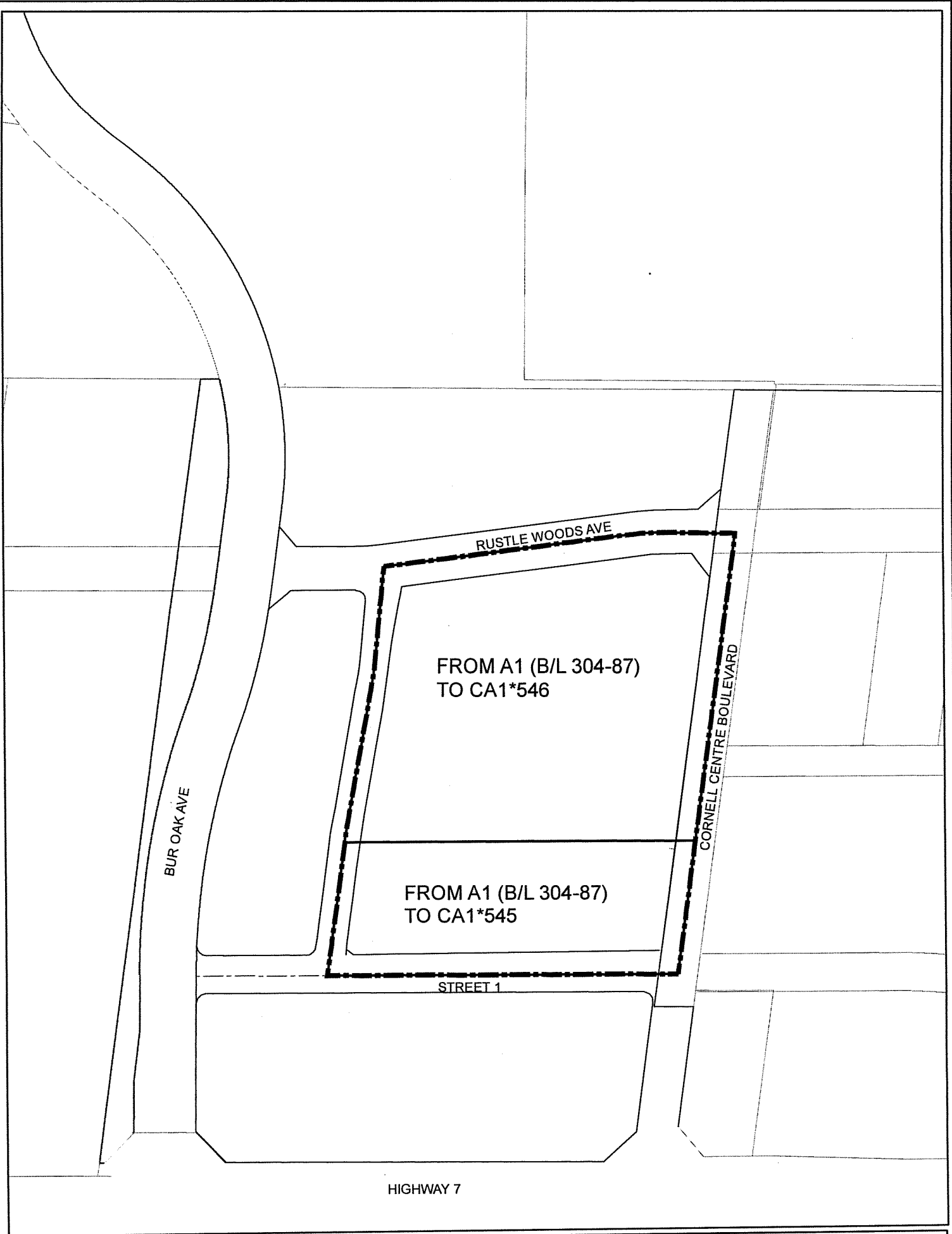
- a) *Minimum lot frontage* – 6.0 metres per unit except as follows:
 - (i) End unit on an *interior lot* – 7.6 metres; and
 - (ii) End unit on a *corner lot* – 8.9 metres;
- b) *Minimum required front yard* – 3.0 metres;
- c) *Minimum required interior side yard* – 0.0 metres for an interior unit and 1.5 metres for an end unit;
- d) *Minimum required rear yard* – 0.6 metres except that a balcony located on the third storey is permitted to encroach a maximum of 0.55 metres into the *required rear yard*;
- e) *Maximum height* – 13.0 metres;
- f) *Outdoor amenity space* shall be provided and shall be subject to the following regulations:
 - i) The *outdoor amenity space* shall have a minimum area of 5 square metres on the second storey and 12 square metres on the third storey;
 - ii) No part of the required *outdoor amenity space* shall be located further than 14.5 metres from the *rear lot line*;
 - iii) A *balcony*, terrace, or flat roof may be used as *outdoor amenity space*;
- g) Special provision 17 of table B7, part 2 shall not apply; and
- h) A portion of the main wall containing windows or window bays is permitted to encroach into the *required front* or *exterior side yard* a distance of 1.0 metre, provided it is no more than 4.0 metres wide.

3. All provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

Read a first, second, and third time and passed on October 27, 2015.


Kimberley Kitteringham
City Clerk


Frank Scarpitti
Mayor



SCHEDULE "A" TO BY-LAW 2015-148

AMENDING BY-LAWS 304-87 AND 177-96 DATED October 27, 2015

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE TO BE DELETED FROM 304-87 AND ADDED TO 177-96

 BOUNDARY OF ZONE DESIGNATION(S)

 A1 AGRICULTURE ONE

 *No. EXCEPTION SECTION NUMBER

 CA1 COMMUNITY AMENITY ONE

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