



EXPLANATORY NOTE

BY-LAW 2015-109

A By-law to amend By-law 194-82, as amended

(to delete lands from the designated area of By-law 194-82)

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

(to incorporate lands into the designated area of By-law 177-96)

2391004 Ontario Ltd.

6845 – 6853, 6869 and 6889 14th Avenue

Lands Affected

The proposed by-law amendment applies to three properties located on the south side of 14th Avenue, west of Box Grove By-Pass and east of 9th Line in the Box Grove community. The subject lands are municipally known as 6845-6853, 6869 and 6889 14th Avenue, and have a combined area of 1.28 ha (3.16 ac).

Existing Zoning

The subject properties are zoned Rural Residential (RR1 and RRH) under By-law 194-82, as amended, and Residential Two*224*232 (R2*224*232), Residential Two*224*323 (R2*224*323) and Residential Two*521 (R2*521) under By-law 177-96, as amended.

Purpose and Effect

The purpose of this By-law is to delete the subject properties from the area zoned by By-law 194-82, as amended, in order to incorporate them into appropriate Residential Zone categories within By-law 177-96, as amended. It will also rezone the portions of the properties zoned in accordance with By-law 177-96, as amended to provide consistent zoning standards across the subject lands. The proposed Zone categories are:

Residential Two*535	R2*535
Residential Two*536	R2*536

The effect of this By-law will be to permit the development of 3 single detached dwellings and 36 townhouse dwellings on the subject lands. 28 of the townhouse dwellings are proposed as part of a common element condominium development.



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(to delete lands from the designated area of By-law 194-82)
and to amend By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

The Council of Corporation of the City of Markham hereby enacts as follows:

1. That By-law 194-82, as amended, is hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated area of By-law 194-82, 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 the lands shown on Schedule 'A' attached hereto, and by zoning the lands:

Residential Two*535	R2*535
Residential Two*536	R2*536

- 2.2 By rezoning the lands as shown on Schedule 'A' attached hereto:

from Residential Two*224*232	R2*224*232
to Residential Two*535	R2*535

from Residential Two*224*323	R2*234*323
to Residential Two*535	R2*535

from Residential Two*521	R2*521
to Residential Two*535	R2*535

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

“7.535 2391004 Ontario Ltd.

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *535 on Schedule 'A' to this By-law. All other provisions of By-law 177-96, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

7.535.1 Zone Standards

The following specific zone standards apply:

- a) Minimum Lot Frontage (Single Detached Dwelling) – 12.0 metres;
- b) Minimum Lot Frontage (interior Townhouse Dwelling) – 6.0 metres;
- c) Minimum Lot Frontage (end unit Townhouse Dwelling) – 7.0 metres;
- d) Minimum Lot Frontage (corner unit Townhouse Dwelling) – 9.0 metres.
- e) Maximum Garage width of a townhouse dwelling – 3.0 metres”

2.4 By adding the following subsection to Section 7 – EXCEPTIONS:

“7.536 2391004 Ontario Ltd.

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *536 on Schedule ‘A’ to this By-law. All other provisions of By-law 177-96, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

7.536.1 Zone Standards

The following specific *zone* standards apply:


- a) Minimum required *interior side yard* – 2.0 metres;
- b) Minimum required width of *landscaped open space* to the east *lot line* – 1.0 metres;
- c) Minimum required *lot frontage* – not applicable.


7.536.2 Special Site Provisions

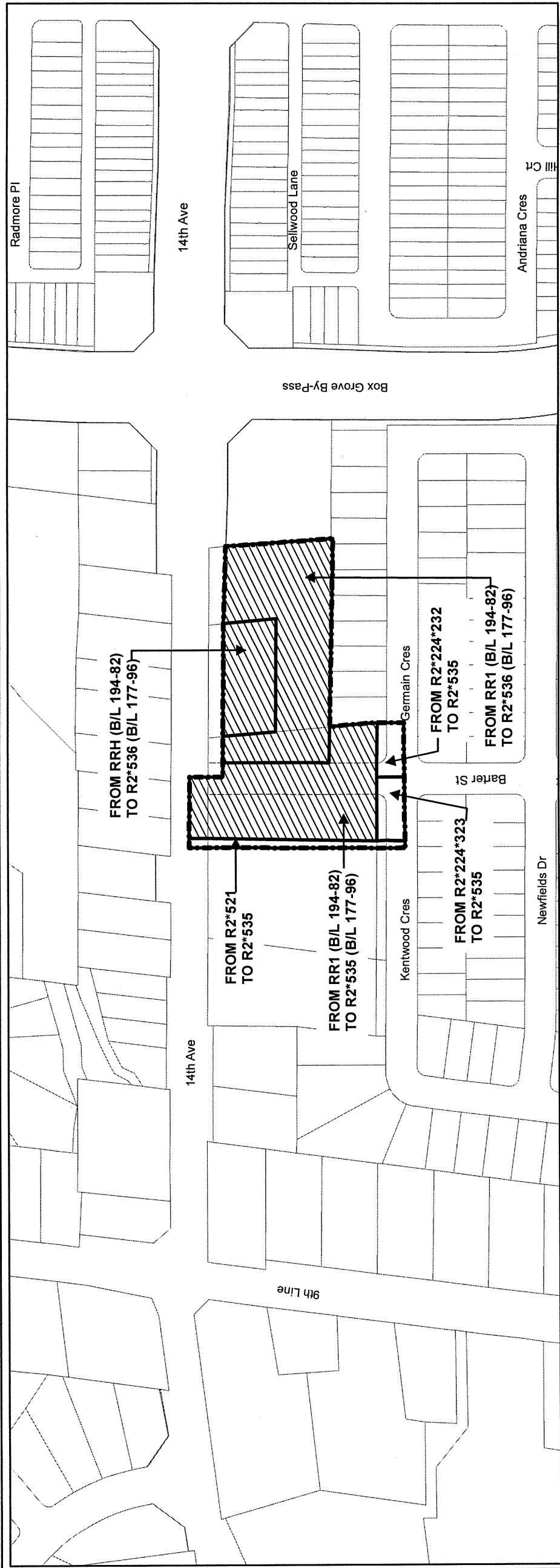
The following additional provisions apply:

- a) For the purpose of this By-law, all lands zoned R2*536 shall be deemed to be one *lot*;
- b) The 14th Avenue *streetline* is deemed to be the *front lot line*;
- c) Maximum number of *dwelling units* – 28;
- d) Minimum width of a *townhouse dwelling unit* located on the south side of a *private street* – 6.8 metres;
- e) Maximum number of *storeys* for a *townhouse dwelling unit* located on the south side of a *private street* – 2;
- f) Minimum width of a *townhouse dwelling unit* adjacent to the *front lot line* – 7.0 metres;
- g) Maximum number of *storeys* for a *townhouse dwelling unit* adjacent to the *front lot line* – 2;
- h) Notwithstanding Section 7.536.2(g), an additional *storey* may be permitted within a *townhouse dwelling unit* adjacent to the *front lot line*, provided a portion of the additional *storey* is located within the roofline;
- i) Maximum garage width – 5.5 metres;
- j) The *main wall* of a *dwelling unit* shall be setback a minimum of 6.0 metres from the centreline of a *private street*;
- k) The *main wall* of a *dwelling unit* shall be setback a maximum of 9.0 metres from the centreline of a *private street*;
- l) The *main wall* of an attached *private garage* that contains an opening for motor vehicle access shall be setback a minimum of 8.8 metres from the centreline of a *private street*;
- m) *Accessory buildings* are not permitted; and
- n) Notwithstanding Section 3.0 of By-law 28-97, as amended, Visitor parking is not required for *townhouse dwellings* that provide three or more *parking spaces* in accordance with Section 6.1.2 of By-law 28-97, as amended.”

Read a first, second, and third time and passed on June 23, 2015.


Kimberley Kitteringham
City Clerk


Frank Scarpitti
Mayor



BY-LAW SCHEDULE " A " TO BY-LAW 2015-109

AMENDING BY-LAWS 194-82 AND 177-96 DATED June 23, 2015

BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE BOUNDARY OF ZONE DESIGNATION(S)
 TO BE DELETED FROM 194-82 AND ADDED TO 177-96

☐ R2 RESIDENTIAL TWO ☐ RRH RURAL RESIDENTIAL
☐ RR1 RURAL RESIDENTIAL ☐ *No. EXCEPTION SECTION NUMBER