



EXPLANATORY NOTE

BY-LAW 2014-7

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

**Kylemore Communities (West Village) Ltd.
9 and 15 Stollery Pond Crescent
Angus Glen West Village**

Lands Affected

The proposed by-law amendment applies to land on the south side of Stollery Pond Crescent, west of Angus Glen Boulevard, municipally known as 9 and 15 Stollery Pond Crescent.

Existing Zoning

The lands are presently zoned Residential Four*331 [R4*331] and Residential Four*331(Holding One) [R4*331(H1)] by By-law 177-96, as amended.

Purpose and Effect

The purpose of this by-law amendment is to rezone the subject lands;

From Residential Four*331 [R4*331] to
Residential Four *331*520 [R4*331*520]; and

from Residential Four*331 (Holding One) [R4*331(H1)] to
Residential Four*331*519*520 (Holding One) [R4*331*519*520(H1)]

The addition of exception *519 will amend the maximum number of storeys permitted from 4 storeys to 8 storeys and the maximum height permitted from 26 metres to 30 metres. The addition of exception *520 will allow the lands to be considered as one lot for zoning purposes, notwithstanding any future lot divisions on these lands.

The effect of this by-law amendment is that the development of the second phase of a residential apartment condominium development comprised of 86 units will be permitted once the Holding One (H1) provision is removed.

The Holding One (H1) provision may be removed once servicing allocation has been granted for development of the lands and the applicant has executed the LEED program agreement with the Region of York, and site plan approval has been obtained.



By-law 2014-7

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:

From Residential Four*331 [R4*331] to
Residential Four *331*520 [R4*331*520]; and

from Residential Four*331 (Holding One) [R4*331(H1)] to
Residential Four*331*519*520 (Holding One) [R4*331*519*520(H1)]

as shown on Schedule 'A' attached hereto.

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

“7. 519 Kylemore Communities (West Village) Ltd. – 15 Stollery Pond Crescent

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *519 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. 519.1 Zone Standards

The following specific *zone* standards apply:

- a) Notwithstanding Section 7.331.2 b) or any other provisions to the contrary, the maximum number of *storeys* shall be 8;
- b) Notwithstanding the standards of Table B6 for the Residential Four (R4) Zone, the maximum *height* shall be 30 metres.

7.520 Kylemore Communities (West Village) Ltd. – 9 and 15 Stollery Pond Crescent

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *520 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.

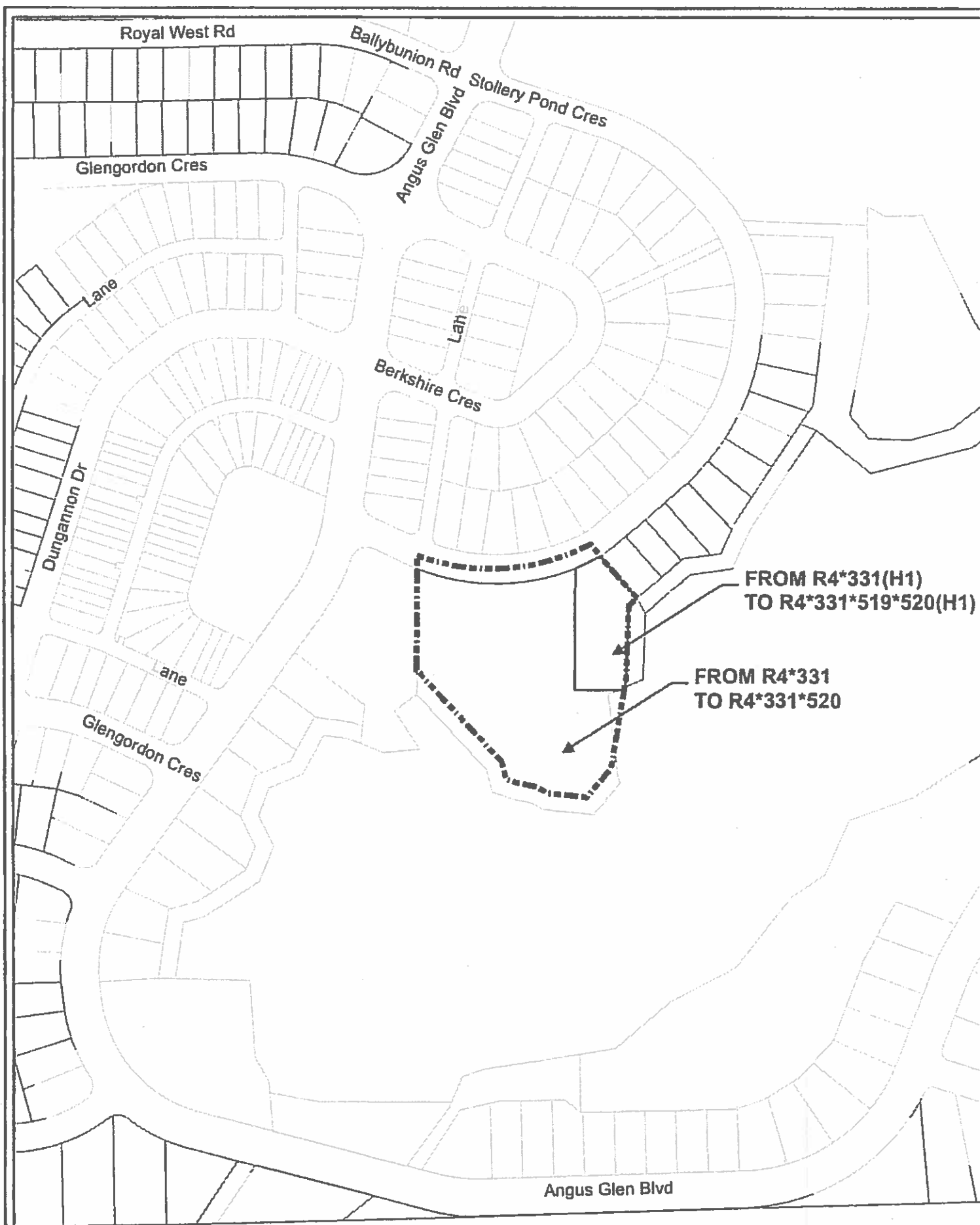
7.520.1 Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *520 shall be deemed to be one lot for the purposes of this By-law.”

2. All other 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 January 28, 2014.


Kimberley Kitteringham
City Clerk


Frank Scarpitti
Mayor



BY-LAW SCHEDULE "A" TO AMEND BY-LAW 177-96


 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

 RESIDENTIAL FOUR
 HOLDING PROVISION ONE

 EXCEPTION SECTION NUMBER

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BY-LAW AMENDMENT No. 2014-7 PASSED January 28, 2014
 (MAYOR)  (CLERK)

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 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: GS

DATE: 06/11/2013

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