



EXPLANATORY NOTE

BY-LAW 2013-200

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

**Digram Developments Inc.
Major Mackenzie Drive East
CON 8 PT LT 20 AND PL D832 PTS 1 TO 5**

Lands Affected

The proposed by-law amendment applies to approximately 1.7 hectares (4.2 acres) of land on the south side of Major Mackenzie Drive East and east side of Donald Cousens Parkway in the Greensborough Planning District.

Existing Zoning

The lands are presently zoned Neighbourhood Commercial One *417(Hold) Zone [NC1*417(H)], as amended, and Residential Two *441 Zone (R2*441) by By-law 177-96, as amended.

Purpose and Effect

The purpose of this By-law amendment is to rezone the subject lands from Neighbourhood Commercial One*417 (Hold) Zone [NC1*417 (H)] to Community Amenity Three*512 Zone (CA3*512), in order to permit a 76 unit condominium townhouse development on the subject lands. In addition, this By-law rezones certain lands from Neighbourhood Commercial One*417 (Hold) Zone [NC1*417 (H)] to Residential Two*441 Zone (R2*441), from Residential Two*441 Zone (R2*441) to Community Amenity Three *512 Zone (CA3*512), and from Community Amenity Three *445 Zone (CA3*445) to Community Amenity Three *512 Zone (CA3*512), in order to facilitate minor land exchanges between abutting land owners for the orderly development of the Greensborough Planning District.



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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:

- (i) from Neighbourhood Commercial One*417 (Hold) Zone [NC1*417 (H)] to Community Amenity Three *512 Zone (CA3*512)
- (ii) from Neighbourhood Commercial One*417 (Hold) Zone [NC1*417 (H)] to Residential Two*441 Zone (R2*441)
- (iii) from Residential Two*441 Zone (R2*441) to Community Amenity Three *512 Zone (CA3*512)
- (iv) from Community Amenity Three*445 Zone (CA3*445) to Community Amenity Three *512 Zone (CA3*512),

as shown on Schedule 'A' attached hereto.

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

**“7.512 Digram Developments Inc. - Greensborough
Block 1, Plan 19TM-02011**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *512 as shown 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.

7.512.1 Additional Permitted Uses

The following additional uses are permitted:

- a) A private garage is permitted to be within or attached to the main building.

7.512.2 Zone Standards

The following specific *zone* standards apply:

- (a) Minimum *lot frontage* shall not apply;
- (b) Maximum *front yard* shall not apply;
- (c) Minimum *exterior side yard* – 1.8 metres;
- (d) Maximum *exterior side yard* shall not apply;
- (e) Minimum *required rear yard* – 0.6 metres;
- (f) Maximum *building height* – 15.0 metres;
- (g) Minimum number of *parking spaces* – 1.0 per *dwelling unit*.

7.512.3

Special Site Provisions

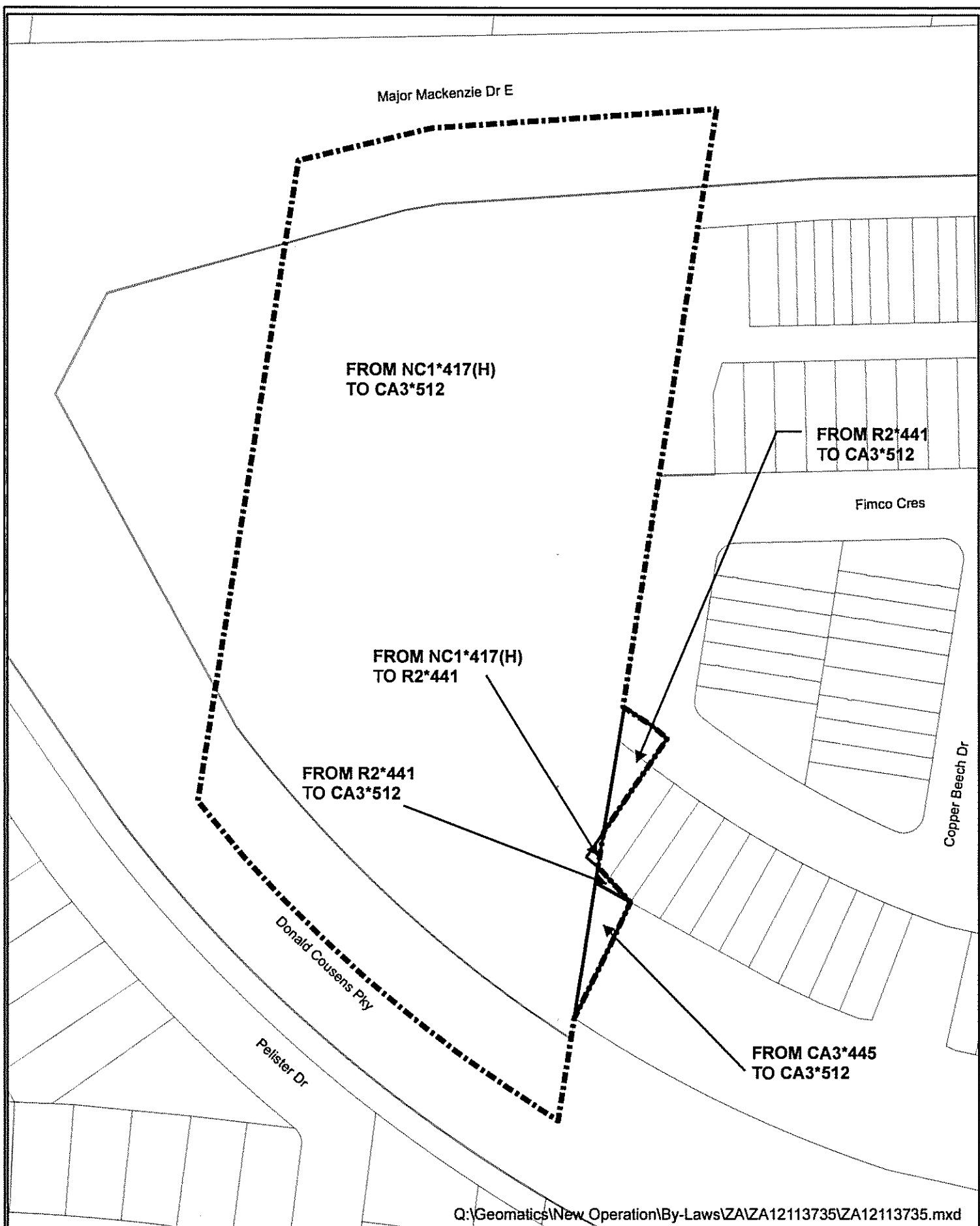
The following site specific provisions apply:

- (a) All lands outlined on Schedule 'A' to this By-law, not owned by a public authority, shall be deemed to be one lot notwithstanding any further division of land.
 - (b) For the purposes of this by-law Donald Cousens Parkway shall be deemed to be the front *lot line* notwithstanding any further division of the land.
 - (c) For the purposes of this by-law Major MacKenzie Drive shall be deemed to be the rear lot line notwithstanding any further division of the land.
 - (d) For the purposes of this By-law all other *lot lines* shall be deemed to be interior side *lot lines* notwithstanding any further division of the land.
 - (e) The provisions of Section 6.5, or any successor thereto, of By-law 177-96 shall not apply.
 - (f) No provision of this By-law shall prevent the further division of the lands denoted by the symbol *512 on Schedule 'A' to this By-law, except that required parking must be located on the same *lot* as the building, structure or use requiring the parking.
 - (g) The provision requiring no less than 25% of the wall of the *first storey* facing the *front lot line* be located any further than 5.1 metres from the *front lot line* shall not apply.
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 THIS
10TH DAY OF DECEMBER, 2013.


KIMBERLEY KITTINGHAM
CITY CLERK


FRANK SCARPITTI
MAYOR



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



BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

BOUNDARY OF ZONE DESIGNATION(S)

R2

RESIDENTIAL TWO

CA3

COMMUNITY AMENITY THREE

NC1

NEIGHBOURHOOD COMMERCIAL ONE

(H)

HOLDING PROVISION

*No.

EXCEPTION SECTION NUMBER

BY-LAW AMENDMENT No. 2013-200 PASSED DECEMBER 10, 2013

10 0 10 Meters

John Smith
(MAYOR)

[Signature]
(CLERK)

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW/DD Checked By: RC

DATE: 26/09/2013

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