



EXPLANATORY NOTE

BY-LAW 2013-220

A By-law to amend By-law 90-81, as amended

**Del Ridge (West Side) Inc.
NW Corner Markham Road and Golden Avenue
PLAN 65M3425 BLK 45**

Lands Affected

The proposed by-law amendment applies to a 0.79 hectare (1.95 acre) parcel of land located at the north-west corner of Markham Road and Golden Avenue.

Existing Zoning

The land subject to this By-law is presently zoned Local Commercial (LC) in By-law 90-81, as amended.

Purpose and Effect

The purpose of this By-law is to amend the above-noted Zoning By-law in order to rezone the land from Local Commercial (LC) to Second Density- High Density Residential - Hold "(H) RHD2".

The effect of the By-law is that a six (6) storey, 136 unit residential condominium apartment building will be permitted on the subject lands.



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THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

1. By-law 90-81, as amended, be and the same is hereby further amended as follows:

- 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto, from Local Commercial (LC) to Second Density-High Density Residential - Hold "(H) RHD2".

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

"7.59 Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands zoned Second Density – High Density Residential - Hold "(H) RHD2" as shown on Schedule 'A' attached to By-law 2013-220. All other provisions of this By-law, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

1. **Only Permitted Uses**

The following uses are the only uses permitted:

- APARTMENT DWELLINGS

2. **Zone Standards**

The following specific zone standards apply:

- a) Minimum LOT AREA – 0.75 hectare

- b) Minimum LOT FRONTAGE – 50 metres

- c) Minimum SETBACKS

- i) FRONT YARD – 1.2 metres

- ii) REAR YARD – 3.0 metres

- iii) east SIDE YARD – 2.4 metres

- iv) west SIDE YARD – 24.5 metres

- v) Markham Road Centreline – 22.5 metres

- d) Maximum HEIGHT – 23 metres

- e) Maximum number of STOREYS – 6

- f) Maximum number of DWELLING UNITS – 136

- g) Maximum GROSS FLOOR AREA – 15,500 square metres

- h) Minimum LANDSCAPED OPEN SPACE immediately adjacent to:

- i) the north LOT LINE – 3.0 metres

- ii) the south LOT LINE – 1.2 metres

- iii) the east LOT LINE – 2.5 metres
- iv) the west LOT LINE – 3.5 metres

i) Minimum Number of Parking Spaces – 196

3. Special Site Provisions

The following additional provisions apply:

- a) A DRIVEWAY with a maximum width of 8.0 metres is permitted to cross the required LANDSCAPED OPEN SPACE adjacent to the south LOT LINE.”
- b) A canopy at the entrance of the BUILDING is permitted to cross the required LANDSCAPED OPEN SPACE, and have a 0.0 metre SETBACK to the east LOT LINE.
- c) Rooftop solar panels shall be excluded from the maximum HEIGHT Requirement.

1.3 HOLDING PROVISIONS:

For the purpose of this By-law, the Holding (H) Zone is hereby established and is identified in Schedule ‘A’ attached hereto by the letter (H) in parenthesis preceding the zoning symbol.

No person shall hereafter ERECT or ALTER any BUILDING or STRUCTURE on lands subject to an (H) Holding provision for the purpose permitted under this By-law until an amendment to this By-law to remove the (H) Holding provision has come into effect pursuant to the provisions of Section 36 of the Planning Act.


Prior to removing the (H) Holding provision, the following conditions must be met to the satisfaction of the City of Markham:

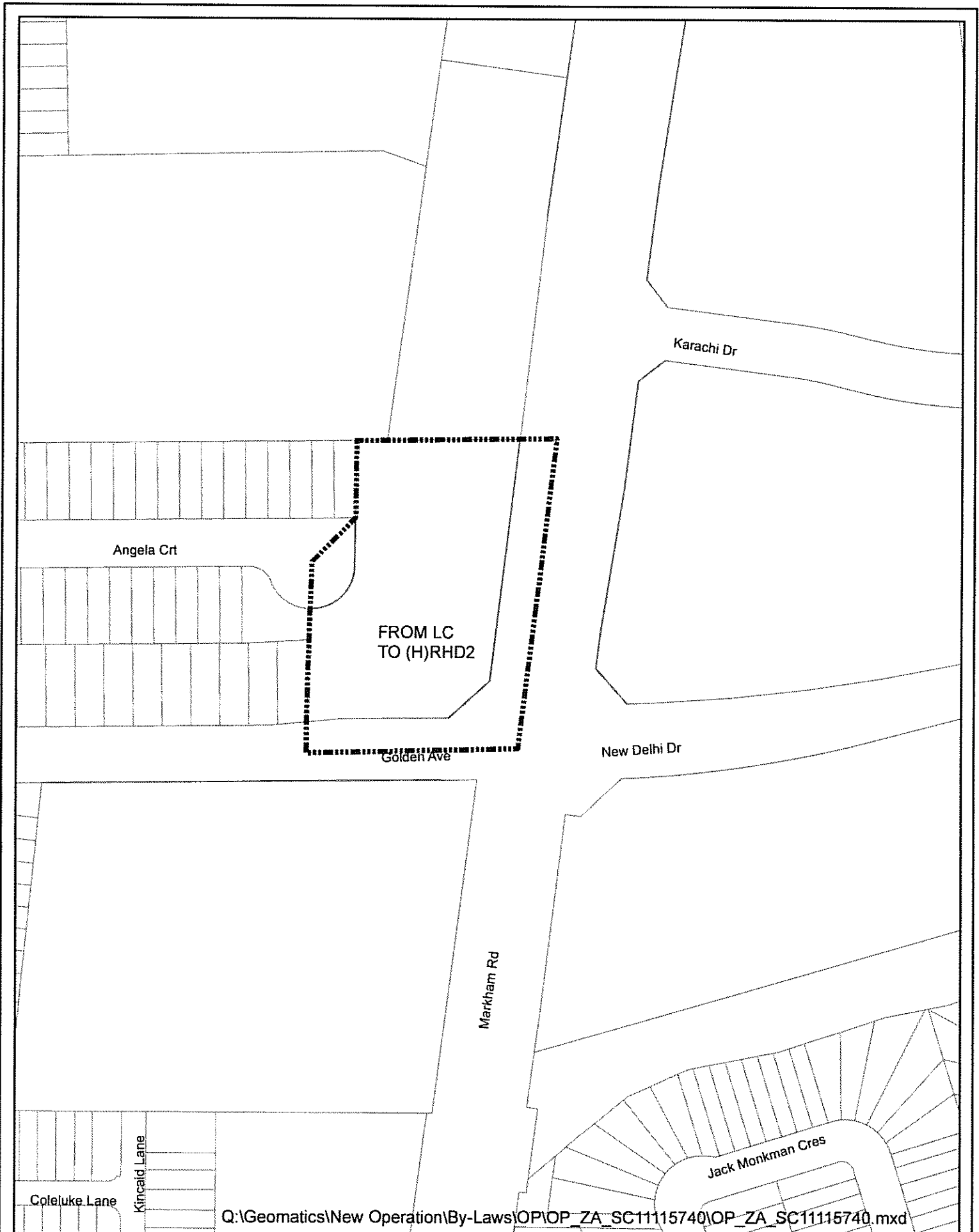
- a) Execution of a site plan agreement between the City and the Owner.
- b) Execution of a Section 37 Agreement between the City and the Owner.
- c) The Owner makes satisfactory arrangements with the City to implement Transportation Demand Management (TDM) measures, to the satisfaction of the City.
- d) That servicing allocation is available for the proposed 136 unit residential apartment building.
- e) That Sanitary Sewer capacity is verified to the satisfaction of the City.
- f) That the Owner pays cash in lieu of parkland dedication to the satisfaction of the City.

2. All other provisions of By-law 90-81, 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

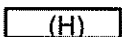

FRANK SCARPITTI
MAYOR




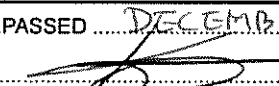
BY-LAW SCHEDULE "A" TO AMEND BY-LAW 90-81

 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

 LC LOCAL COMMERCIAL  RHD2 SECOND DENSITY-HIGH DENSITY RESIDENTIAL

 (H) HOLDING PROVISION

20 10 0 20 40
Meters

BY-LAW AMENDMENT No. 2013-220 PASSED DECEMBER 10, 2013
 (MAYOR)  (CLERK)



MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: SC

DATE: 01/14/13

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