

By-law 2013-69



EXPLANATORY NOTE

A By-law to amend By-laws 1229, as amended

**Gemini Urban Design (Houghton) Corp.
11 & 15 Houghton Boulevard & 55 Joseph Street
CON 8 PT LT 11 65R15825 PTS 1-5**

Lands Affected

The proposed by-law amendment applies to approximately 2.17 hectares (5.36 acres) of land east of Albert Street at the terminus of Houghton Boulevard, and also the south side of Joseph Street.

Existing Zoning

The lands are zoned Residential One (R1) Zone and Open Space (O) under By-law 1229, as amended.

Purpose and Effect

The purpose of this By-law is to amend the Zoning By-law to permit the development of single detached dwellings fronting on to a private road, and to rezone certain areas of the property from Residential (R1) to Open Space (O).

The effect of the By-law is to permit the construction of nine (9) single detached dwellings on the subject lands with site specific provisions, and restrict development from occurring within the environmental buffer area.



A By-law to amend By-law 1229
To rezone the land to permit the development of single detached dwellings fronting on a private condominium road, and to expand the O - Open Space Zone

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

1.0 By-law 1229, as amended, is hereby further amended as follows:

1.1 By rezoning the lands within the designated area of this By-law as shown on Schedule 'A' attached hereto from Residential One (R1) Zone to Open Space (O) Zone.

1.2 To modify the Residential One (R1) Zone development standards, insofar as they relate to the subject lands, as outlined in Section 1.4 to this By-law.

1.3 The provisions of Markham Infill Zoning By-law 99-90 with respect to maximum NET FLOOR AREA RATIO shall not apply.

1.4 For the purposes of this By-law, the following definition shall apply:

PRIVATE ROAD: shall mean a privately owned right-of-way through which vehicular access may be provided from a STREET to one or more abutting LOTS. A private road is not owned, or maintained by the City of Markham.

1.5 By adding the following new sub-section 12.33 to Section 12 – EXCEPTIONS:

12.33 The following provisions shall apply to the lands municipally known as 11 and 15 Houghton Boulevard, and 55 Joseph Street as outlined on Schedule 'A' attached to By-law 2013.

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands subject to By-law 2013, as shown on Schedule 'A' attached hereto.

12.33.1 ZONE STANDARDS

The following specific zone standards apply to the lands shown on Schedule 'A':

a) Lot 1

- i. Maximum BUILDING HEIGHT – 11.0 m
- ii. Maximum BUILDING DEPTH – 19 m
- iii. Maximum GROSS FLOOR AREA – 425 m²

b) Lot 2

- i. Minimum FRONT YARD – 5.0 m
- ii. Minimum INTERIOR SIDE YARD – 1.3 m
- iii. Minimum REAR YARD – 7 m
- iv. Maximum BUILDING HEIGHT – 11.9 m
- v. Maximum BUILDING DEPTH – 19 m
- vi. Maximum GROSS FLOOR AREA – 460 m²

c) Lot 3

- i. Minimum FRONT YARD – 5.0 m
- ii. Minimum INTERIOR SIDE YARD – 1.8 m
- iii. Minimum REAR YARD – 7 m
- iv. Maximum BUILDING HEIGHT – 11.9 m
- v. Maximum BUILDING DEPTH – 19 m
- vi. Maximum GROSS FLOOR AREA – 460 m²

d) Lot 4

- i. Minimum FRONT YARD – 5.0 m
- ii. Minimum INTERIOR SIDE YARD – 1.8 m
- iii. Minimum REAR YARD – 7 m
- iv. Maximum BUILDING HEIGHT – 11.9 m
- v. Maximum BUILDING DEPTH – 19 m
- vi. Maximum GROSS FLOOR AREA – 510 m²

e) Lot 5

- i. Minimum FRONT YARD – 5.0 m
- ii. Minimum INTERIOR SIDE YARD – 1.8 m
- iii. Minimum REAR YARD – 7 m
- iv. Maximum BUILDING HEIGHT – 11.9 m
- v. Minimum BUILDING DEPTH – 19 m
- vi. Maximum GROSS FLOOR AREA – 585 m²

f) Lot 6

- i. Minimum FRONT YARD – 5.0 m
- ii. Minimum INTERIOR SIDE YARD – 1.8 m
- iii. Minimum REAR YARD – 6.5 m
- iv. Maximum BUILDING HEIGHT – 11.9 m
- v. Maximum BUILDING DEPTH – 19 m
- vi. Maximum GROSS FLOOR AREA – 450 m²

g) Lot 7

- i. Minimum LOT AREA – 565 m²
- ii. Minimum FRONT YARD – 5.0 m
- iii. Minimum INTERIOR SIDE YARD – 1.8 m
- iv. Minimum REAR YARD – 6.0 m
- v. Maximum BUILDING HEIGHT – 11.9 m
- vi. Maximum BUILDING DEPTH – 19 m
- vii. Maximum GROSS FLOOR AREA – 430 m²

h) Lot 8

- i. Minimum FRONT YARD – 5.0 m
- ii. Minimum INTERIOR SIDE YARD – 1.8 m
- iii. Minimum REAR YARD – 6.5 m
- iv. Maximum BUILDING HEIGHT – 11.9 m
- v. Maximum BUILDING DEPTH – 19 m
- vi. Maximum GROSS FLOOR AREA – 370 m²

i) Lot 9

- i. Maximum BUILDING HEIGHT – 11.0 m
- ii. Maximum BUILDING DEPTH – 19.0 m
- iii. Minimum WEST SIDE YARD for a DETACHED GARAGE – 0.65 m
- iv. Minimum REAR YARD for a DETACHED GARAGE – 1.50 m
- v. Maximum GROSS FLOOR AREA – 345 m²

12.33.2 Special Site Provisions:

a) Lots 1 to 9 inclusive

- i. Porches and balconies and steps may encroach a maximum of 2.0 m into the required FRONT YARD.
- ii. A minimum setback of 6.0 m shall be provided to the front wall of an attached garage.

b) Lots 2 to 8 inclusive

- i. A LOT may front or abut a PRIVATE ROAD.

2.0 All other provisions of By-law 1229, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

APPROVED BY ONTARIO MUNICIPAL BOARD ON May 6, 2013

