

EXPLANATORY NOTE

BY-LAW 2011-201

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

King David Inc.
10350 Woodbine Avenue
Part of Lot 23, Concession 3

LANDS AFFECTED

The by-law applies to a 3.18 ha (7.86 acre) site, located within the West Cathedral Community, east of the Woodbine Avenue By-pass, west of Woodbine Avenue, immediately north of the Cathedral of the Transfiguration.

EXISTING ZONING

The lands subject to this By-law are presently zoned Agriculture One (A1) by By-law 304-87, as amended.

PURPOSE AND EFFECT

The purpose and effect of this by-law is to incorporate the subject lands into By-law 177-96, as amended.

The proposed zoning designations are:

- Residential Three*463; R3*463; and,
- Residential Four *464; R4*464.

The effect is to permit the future siting of 88 townhouse units and 186 apartment units on the subject lands.



BY-LAW 2011-201

A by-law to amend Urban Expansion Area
Zoning By-law 177-96, as amended

*To incorporate lands east of the Woodbine Avenue By-pass, west of Woodbine Avenue,
immediately north of the Cathedral of the Transfiguration into By-law 177-96*

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

"1. By-law 177-96, as amended is hereby further amended as follows:

1.1 By expanding the designated area of the By-law to include those lands comprising Part of Lot 23, Concession 4, outlined on Schedule 'A' hereto.

1.2 By zoning the lands:

- Residential Three*463; R3*463; and,
- Residential Four *464; R4*464.

By adding the following new subsections to Section 7 – EXCEPTIONS to By-law 177-96:

7.463 Northwest of the Cathedral of the Transfiguration - Part of Lot 23, Concession 3

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *463 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified/amended by this section, continue to apply to the lands subject to this Section.

7.463.1 Only Uses Permitted

The following are the only uses permitted:

- a) *Townhouse Dwellings*

7.463.2 Zone Standards

The following specific zone provisions apply:

- a) Minimum *lot frontage* – N/A
- b) Minimum required *front yard* – 3.0 metres
- c) Minimum required *rear yard* – 3.0 metres
- d) Minimum required *interior side yard* – 2.2 metres
- e) Minimum separation between *Townhouse* end units – 2.4 metres

7.463.3 Special Parking Provisions

- a) Minimum number of visitor *parking spaces* - 20

7.463.4 Special Site Provisions

The following additional provisions apply:

- a) Maximum number of *Townhouse dwelling units* - 88

- b) For the purposes of this section, the southerly *lot line* abutting Pope John Paul II Square/Anthony Roman Avenue shall be deemed the *front lot line*.
- c) Vehicular access shall only be permitted from a *lane* or *private street*.
- d) A *private garage* is permitted to be within or attached to the *main building*, if the *lot* is accessed by a *lane* or *private street*.
- e) Maximum *garage* and *driveway width* for *Townhouse* dwellings – 3.5 metres
- f) Notwithstanding any other provisions of this By-law or By-law 28-97, the minimum length of a required *driveway/parking pad* is 5.6 metres.

7.464 North of the Cathedral of the Transfiguration Part of Lot 23, Concession 3

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *464 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified/amended by this section, continue to apply to the lands subject to this Section.

7.464.1 Only Uses Permitted

The following are the only uses permitted:

- a) *Apartment Dwellings*

7.464.2 Zone Standards

The following specific zone provisions apply:

- a) Minimum required *front yard* - 1.0 metre
- b) Minimum required *interior side yard* - 3.0 metres
- c) Minimum required *rear yard* – 6.0 metres
- d) Maximum *height* – 24.0 metres

7.464.3 Special Parking Provisions

- a) Minimum number of *parking spaces* - 242

7.464.4 Special Site Provisions

The following additional provisions apply:

- a) Maximum number of *Apartment dwelling units* - 186
- b) For the purposes of this section, an architectural feature, *balcony* and/or *porch* can project to 0.1 metres from the *front lot line*.
- c) For the purposes of this section, stairs and/or landings used to access the *main building* are permitted to fully encroach into the required *front yard*, *interior side yard*, *exterior side yard* and *rear yard*.
- d) For the purposes of this section, the easterly *lot line* abutting Prince Regent Street shall be deemed the *front lot line*.
- e) Zone provisions H and I from Table B6 shall not apply.


1.3 Further division or partition of lands

The development standards in Section 1.2 of this By-law shall continue to apply to the lands shown in Schedule 'A' attached hereto as they existed on the date of passing of that by-law, notwithstanding any further division or partition of the lands.

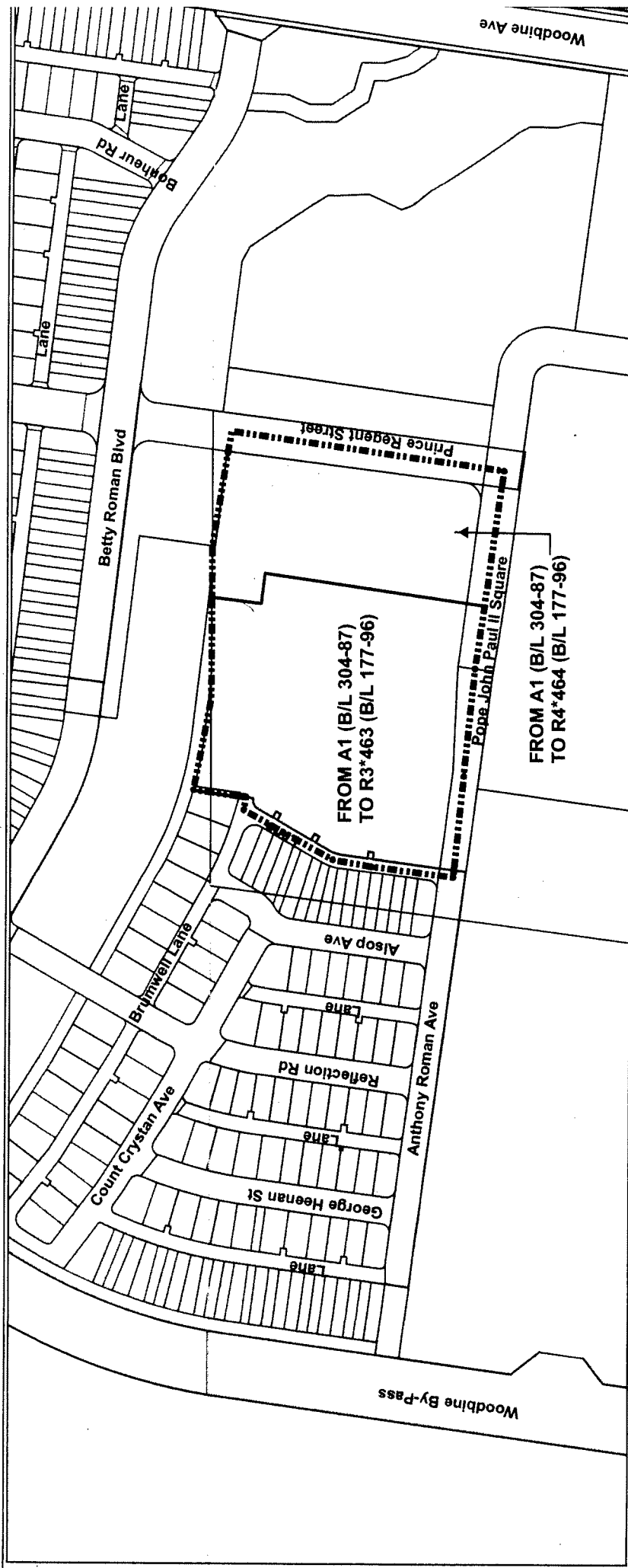
2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply."

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
4TH DAY OF OCTOBER, 2011.



KIMBERLEY KITTERINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR



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

☒ BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE
 ☐ ZONE BOUNDARY

☐ A1 AGRICULTURE ONE
 ☐ R4 RESIDENTIAL FOUR

☐ R3 RESEIDENTIAL THREE
 ☐ *No. EXCEPTION SECTION NUMBER

BY-LAW AMENDMENT No. 2011-201 PASSED October, 2011

MARKHAM DEVELOPMENT SERVICES COMMISSION
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Paul Scarpitta

(MAYOR)

Drawn By: GFW

Checked By: GD

(CLERK)

DATE: 15/08/2011

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