



## **EXPLANATORY NOTE**

### **BY-LAW 2012-XXX**

**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 R1 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 ten (10) single detached dwellings on the subject lands with site specific provisions, and restrict development from occurring within the environmental buffer area.



## BY-LAW 2012-XX

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

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

- 1.4 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 2012-XX.

Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands subject to By-law 2012-XX, 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 - 19.0 m
- b) Lot 2 to 4, inclusive
  - i. Minimum LOT FRONTAGE - 18.3 m
  - ii. Minimum FRONT YARD - 5.0 m
  - iii. Minimum SIDE YARD - 1.8 m
  - iv. Minimum REAR YARD - 7 m
  - v. Maximum BUILDING HEIGHT - 11.9 m
  - vi. Maximum BUILDING DEPTH - 19 m
  - vii. Maximum FLOOR AREA RATIO - 59 %

c) Lot 5

- i. Minimum LOT FRONTAGE – 17 m
- ii. Minimum FRONT YARD – 5.0 m
- iii. Minimum SIDE YARD – 1.8 m
- iv. Minimum REAR YARD – 7 m
- v. Maximum BUILDING HEIGHT – 11.9 m
- vi. Maximum BUILDING DEPTH – 19 m
- vii. Maximum FLOOR AREA RATIO – 59 %

d) Lot 6

- i. Minimum LOT FRONTAGE – 15 m
- ii. Minimum FRONT YARD – 5.0 m
- iii. Minimum SIDE YARD – 1.8 m
- iv. Minimum REAR YARD – 7 m
- v. Maximum BUILDING HEIGHT – 11.9 m
- vi. Maximum BUILDING DEPTH – 19 m
- vii. Maximum FLOOR AREA RATIO – 59 %

e) Lot 7

- i. Minimum LOT FRONTAGE – 22 m
- ii. Minimum LOT AREA – 560 m<sup>2</sup>
- iii. Minimum FRONT YARD – 5.0 m
- iv. Minimum SIDE YARD – 1.8 m
- v. Minimum REAR YARD – 6.5 m
- vi. Maximum BUILDING HEIGHT – 11.9 m
- vii. Maximum BUILDING DEPTH – 19 m
- viii. Maximum FLOOR AREA RATIO – 59 %

f) Lot 8

- i. Minimum LOT FRONTAGE – 21 m
- ii. Minimum LOT AREA – 513 m<sup>2</sup>
- iii. Minimum FRONT YARD – 5.0 m
- iv. Minimum SIDE YARD – 1.8 m
- v. Minimum REAR YARD – 6.5 m
- vi. Maximum BUILDING HEIGHT – 11.9 m
- vii. Maximum BUILDING DEPTH – 19 m
- viii. Maximum FLOOR AREA RATIO – 62 %

g) Lot 9

- i. Minimum LOT FRONTAGE – 18.3 m
- ii. Minimum FRONT YARD – 5.0 m
- iii. Minimum SIDE YARD – 1.8 m
- iv. Minimum REAR YARD – 6.5 m
- v. Maximum BUILDING HEIGHT – 11.9 m
- vi. Maximum BUILDING DEPTH – 19 m
- vii. Maximum FLOOR AREA RATIO – 50 %

h) Lot 10

- i. Maximum BUILDING HEIGHT – 11.0 m
- ii. Maximum BUILDING DEPTH – 19.0 m

12.33.2

Special Site Provisions:

a) Lots 1 to 10 inclusive

- i. Porches and balconies may encroach 2.0 m into the required FRONT YARD

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b) Lots 2 to 9 inclusive

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

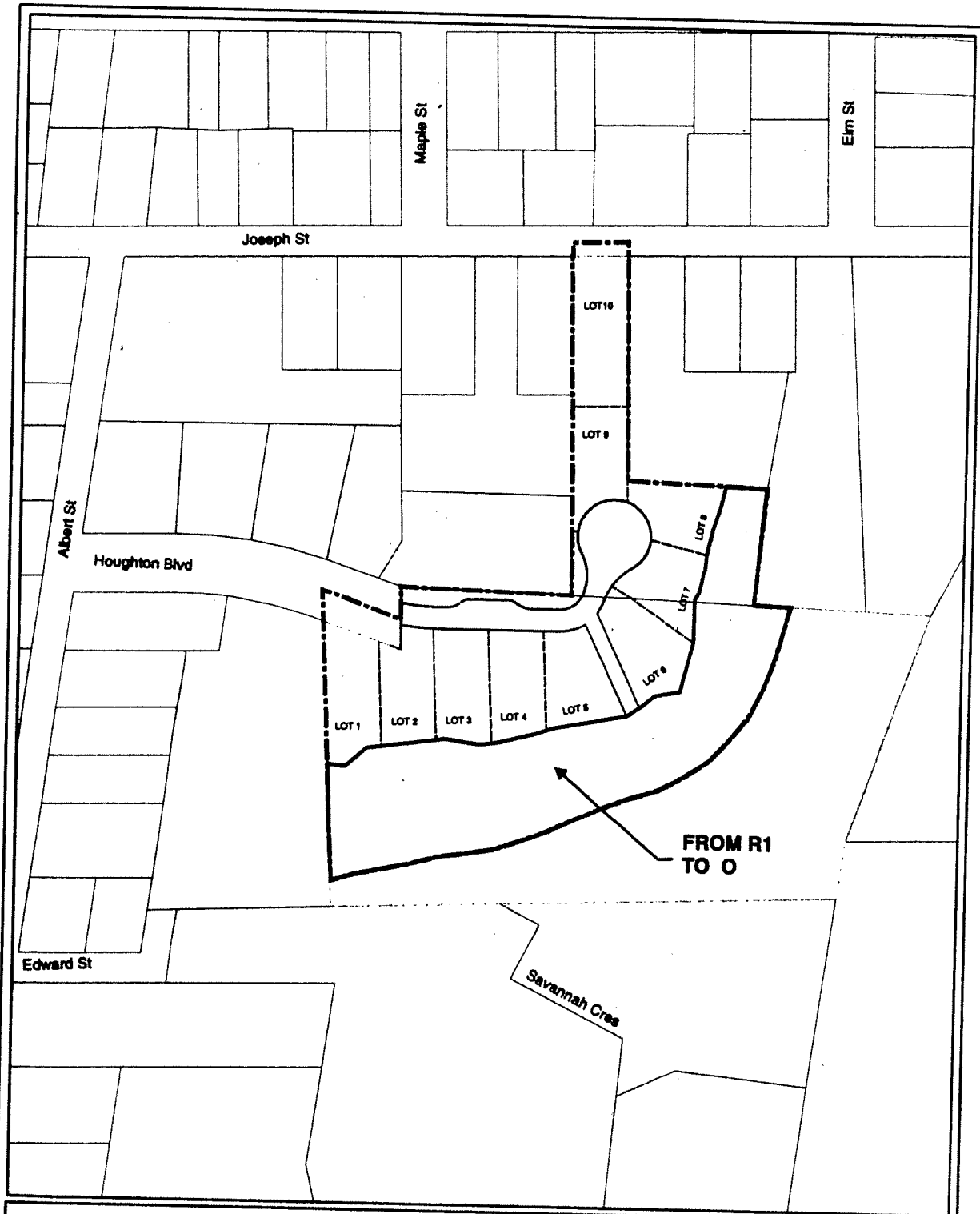
2.0 All other provisions of By-law 1229, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
\*\* DAY OF \*\*\*, 2012.

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KIMBERLEY KITTINGHAM  
CITY CLERK

\_\_\_\_\_  
FRANK SCARFETTI  
MAYOR

DRAFT



# BY-LAW SCHEDULE 'A' TO AMEND BY-LAW 1229

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

 RESIDENTIAL ONE  OPEN SPACE



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BY-LAW AMENDMENT No. .... PASSED .....

..... (MAYOR) ..... (CLERK)