



SUBJECT: RECOMMENDATION REPORT
Serra Homes Limited
Official Plan Amendment, Rezoning and Site Plan
applications to permit a townhouse development
23 Water Street, Markham
File Nos: OP 12 132315, ZA 12 132315 and SC 12 132315

PREPARED BY: Regan Hutcheson, Manager, Heritage Planning, ext. 2080

REVIEWED BY: Biju Karumanchery, Senior Development Manager

RECOMMENDATION:

- 1) That the report dated November 20, 2012 titled "RECOMMENDATION REPORT, Serra Homes Limited, Official Plan Amendment, Rezoning and Site Plan applications to permit a townhouse development, 23 Water Street, Markham, File Nos: OP 12 132315, ZA 12 132315 and SC 12 132315", be received
- 2) That the record of the Public Meeting held on May 22, 2012 regarding the applications submitted by Serra Homes Limited to amend the Official Plan and Zoning By-law 1229, as amended, be received;
- 3) That the application (OP 12 132315) submitted by Serra Homes Limited to amend the Official Plan (Revised 1987), as amended, and the Main Street Markham Secondary Plan (PD 1-14) for the Markham and Unionville Planning District (Planning District 1), to permit a townhouse development at 23 Water Street, Markham, be approved and the draft By-law attached as Appendix 'B' be finalized and enacted without further notice;
- 4) That the application (ZA 12 132315) submitted by Serra Homes Limited to amend Zoning By-law 1229, as amended, to permit a townhouse development at 23 Water Street, Markham, be approved, and the draft By-law attached as Appendix 'C' be finalized and enacted without further notice;
- 5) That the Site Plan application (SC 12 132315) submitted by Serra Homes Limited to facilitate a townhouse development at 23 Water Street, Markham be endorsed in principle, subject to the conditions attached as Appendix 'A';
- 6) That Site Plan Approval (SC 12 132315) be delegated to the Director of Planning and Urban Design or designate, to be issued following execution of a site plan agreement. Site Plan Approval is issued only when the Director, or designate, has signed the site plan;
- 7) That 2011-2012 servicing allocation for 8 townhouse units be assigned to the proposed development;
- 8) That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner;
- 9) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to discuss and recommend approval of applications submitted by Serra Homes Limited to amend the Official Plan and Secondary Plan, rezone the property and for site plan approval to allow a townhouse development at 23 Water Street, Markham.

BACKGROUND:**The subject property and area context**

The subject property is located at 23 Water Street in Markham Village. The property has an area of 0.12 ha and is vacant. To the north of the subject property are parking lots associated with a Senior's Complex and a funeral home; to the east are the undeveloped rear yards of properties on Main Street North; to the south is the Markham Village Lanes (MVL) commercial complex and its parking lot; and to the west is a four storey, residential condominium (with two relocated heritage dwellings adjacent to the street) and a large parking lot (owned by the Town, but under lease to MVL).

The property is located within the Markham Village Heritage Conservation District.

Proposed townhouse development

The proposed development consists of eight (8) common element condominium townhouse units. Each unit would front onto Water Street with access to an attached garage in the rear provided by a common driveway. The driveway entrance is located at the south end of the property with an exit driveway to the north of the units (see Figure 4). Each unit would have 2 parking spaces (some in tandem form) with an additional four (4) visitor parking spaces.

Elevations are attached to this report (Figure 5). The outdoor amenity area for each unit is to be located on the roof area of the rear garage. A landscape area in the rear yard is also identified as an area for snow storage. Due to the grade change between the properties to the east and the subject land, a retaining wall will be required

Official Plan and Zoning

The subject land is designated "Urban Residential" in the Town's Official Plan. The Secondary Plan for the Main Street Markham Area (OPA 108) designates the land as Medium Density I Housing/Office (MDI/O). Forms of housing permitted on these lands include detached, semi-detached, duplex, triplex and fourplex dwellings at a maximum height of 2 ½ storeys.

Townhouse dwellings and other appropriate multiple dwelling types may also be permitted at a net site density generally not exceeding 31 dwelling units per hectare (12.5 units per acre) and a maximum height of 2 ½ storeys. Townhouses are only permitted by

site specific zoning by-law amendment on the basis of a specific proposal with detailed plans.

The net site density of this proposal is 66 units per hectare (27 units per acre). Official Plan and Secondary Plan Amendments are required to accommodate the increased density proposed for the site.

The property is currently zoned Residential (R3) under By-law 1229, as amended, and is subject to a site specific zoning by-law (2006-273). Formerly, a single detached dwelling was located on the property, but has been removed. In 2005-2006, a previous owner obtained a zoning by-law amendment to permit four (4) single detached dwelling units on the property. A detailed conceptual development plan was prepared, but a site plan application for that development was never submitted nor was the property subdivided.

The applicant proposes to rezone the property to Residential Medium Density 1 (RMD1) to permit townhouses with site specific exceptions for zone standards.

Public Meeting was held

The statutory Public Meeting to consider the Official Plan/Secondary Plan amendment and the amendment to the Zoning By-law was held on May 22, 2012. There were no written submissions or comments from the audience with respect to these applications. The Official Plan/Secondary Plan amendment was exempted from approval by Regional Planning Committee and Council given the OPA is a routine matter of local significance and does not adversely impact Regional interests, as set out in Regional Official Plan policy.

Heritage Markham Committee

Heritage Markham had no objection to the Official Plan or Zoning By-law amendments. The site plan and building elevations have been revised in consultation with the Heritage Markham Committee to better reflect the heritage character of the Markham Village Heritage Conservation District.

OPTIONS/ DISCUSSION:

The amendment to the Official Plan/Secondary Plan is supportable

The property is designated Urban Residential in the Official Plan and Medium Density I Housing/Office in the Main Street Markham Area Secondary Plan (OPA 108). The Secondary Plan net site density would allow four units on this property. The applicant has proposed eight units at a net site density of 66 units per ha (27 units per acre) requiring a Secondary Plan Amendment.

Townhouses are permitted subject to a site specific zoning by-law amendment on the basis of a specific proposal that meets certain development criteria. Key criteria to be considered are listed below followed by how the proposed development addresses the issue:

- Restricted vehicular access points to public streets;

-
- There are no individual unit driveways. All units obtain access from a south driveway and exit through a north driveway
 - Adequate off-street parking;
 - Each unit has two dedicated parking spaces. There are also 4 visitor parking spaces.
 - Adequate lot frontage and area;
 - Each unit has a lot frontage of between 5.0-5.5m, a gross floor area of 1375-1547 sq. ft. and an amenity space above the garage of 180 sq ft. The lot frontage and area is generally consistent with properties in the area such as the historic rowhouses on Wilson Street.
 - Generally no single building of street townhouses containing more than 6-8 units;
 - The development is comprised of 8 connected street townhouses.
 - Adequate provision of landscaping, buffering and screening;
 - Adjacent uses to the north (Dixon Garland Funeral Homes) and south (Markham Village Lanes) have landscaped areas adjacent to this property. There is also a proposed landscape strip adjacent to the driveways and to the rear of the property.
 - Provision for addressing servicing matters.
 - Servicing allocation is available and Engineering has advised that and other servicing matters are being addressed.

Given the contextual environment of the site (adjacent commercial parking lots, and higher density developments) and how the applicant has addressed the key development criteria, the requested increase to the net sit density to achieve the eight townhouses is supportable.

The draft OPA is attached as Appendix 'B'. As noted above, the approval authority for the Official Plan/Secondary Plan amendment is the City of Markham.

Zoning By-law

The property is zoned R3 under By-law 1229, as amended and is subject to a site specific zoning by-law that allows 4 single detached dwelling units. The proposed zoning by-law will remove the site specific by-law and will rezone the property to Residential Medium Density 1 (RMD1) with site specific development standards related to the proposed townhouse units. The draft by-law is attached as Appendix 'C'.

Site Plan submission

A number of design-related issues were raised with respect to the proposal as initially submitted. Through modifications to the plans, these issues have been addressed as follows:

- a. Number of Units- eight units are viewed as supportable through plan refinement and development criteria.
- b. Access Driveway – the original one entrance driveway requiring vehicles to turn around in the parking area has been replaced with a 3m entrance driveway and a 3 m exit driveway resulting in enhanced one-way traffic movements.

- c. Building Design– Heritage Markham Committee and Heritage Section staff worked with the applicant to revise the building elevations to better reflect the heritage character of Markham Village through the use of a consistent style and appropriate materials, windows and decorative design features.
- d. Grading – the required retaining wall along the east property boundary has been reviewed and will be approximately 0.6m (2 ft) in height.

The proposed site plan and building elevations are attached as Figures 4 and 5.

Servicing Allocation

Servicing allocation is available for the proposed development from the 2011-12 allocation; therefore, a Hold provision will not be placed on the subject property. Through this report, Staff is recommending that servicing allocation for 8 townhouse units be assigned to the proposed development.

CONCLUSION

The proposed amendments to the Official Plan/Secondary Plan and Zoning By-law are supportable as the proposed development is appropriate from a land use, built form and density perspective.

Staff recommends that the OPA and zoning by-law attached to this report be approved and that the site plan and elevations be endorsed in principle, subject to the conditions identified in Appendix 'A'.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

The proposed development of eight townhomes will result in an estimated increase in total taxes of \$22,565 of which the City share is estimated to be \$5,770.00.

HUMAN RESOURCES CONSIDERATIONS


Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development aligns with the City's strategic priorities for responsible growth management.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications were circulated to various City departments and external agencies and their requirements have been incorporated into this report.



Rino Mostacci, M.C.I.P., R.P.P.
Director of Planning & Urban Design



Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Figure 1:	Location Map
Figure 2:	Area Context/Zoning
Figure 3:	Aerial Photo
Figure 4:	Proposed Site Plan
Figure 5:	Elevations
Appendix 'A'	Site Plan Conditions
Appendix 'B'	Draft Official Plan Amendment
Appendix 'C'	Draft Zoning By-law

APPLICANT:

Serra Homes Limited
Gormley, Ontario

AGENT FOR APPLICATION

Gatzios Planning and Development Consultants Inc.
Mr. Jeff Greene
7270 Woodbine Avenue
Markham, ON L3R 4B9
Tel: 905-475-9191
Email: jeff@gatziosplanning.com

APPENDIX 'A'
SITE PLAN CONDITIONS
SERRA HOMES LIMITED
23 WATER STREET, MARKHAM

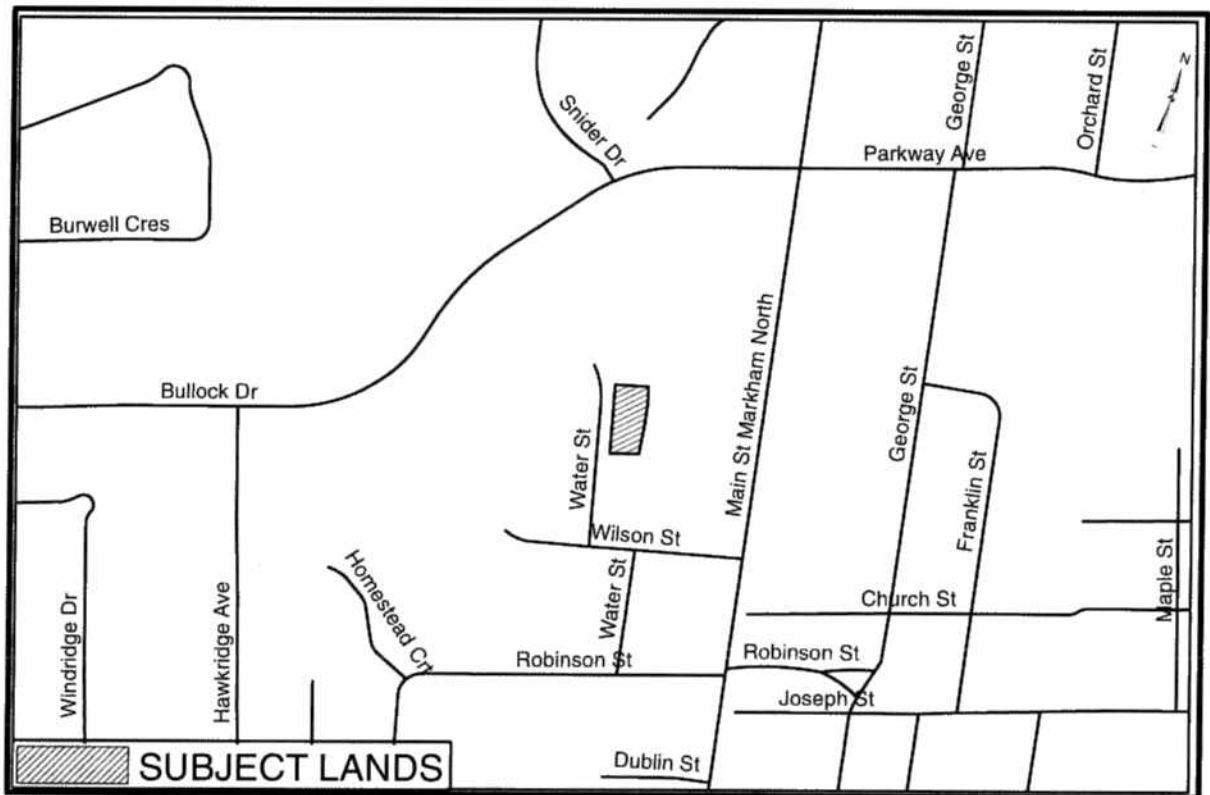
That the Owner shall enter into a Site Plan Agreement with the City, containing all standards and special provisions and requirements of the City and other external agencies, including but not limited to:

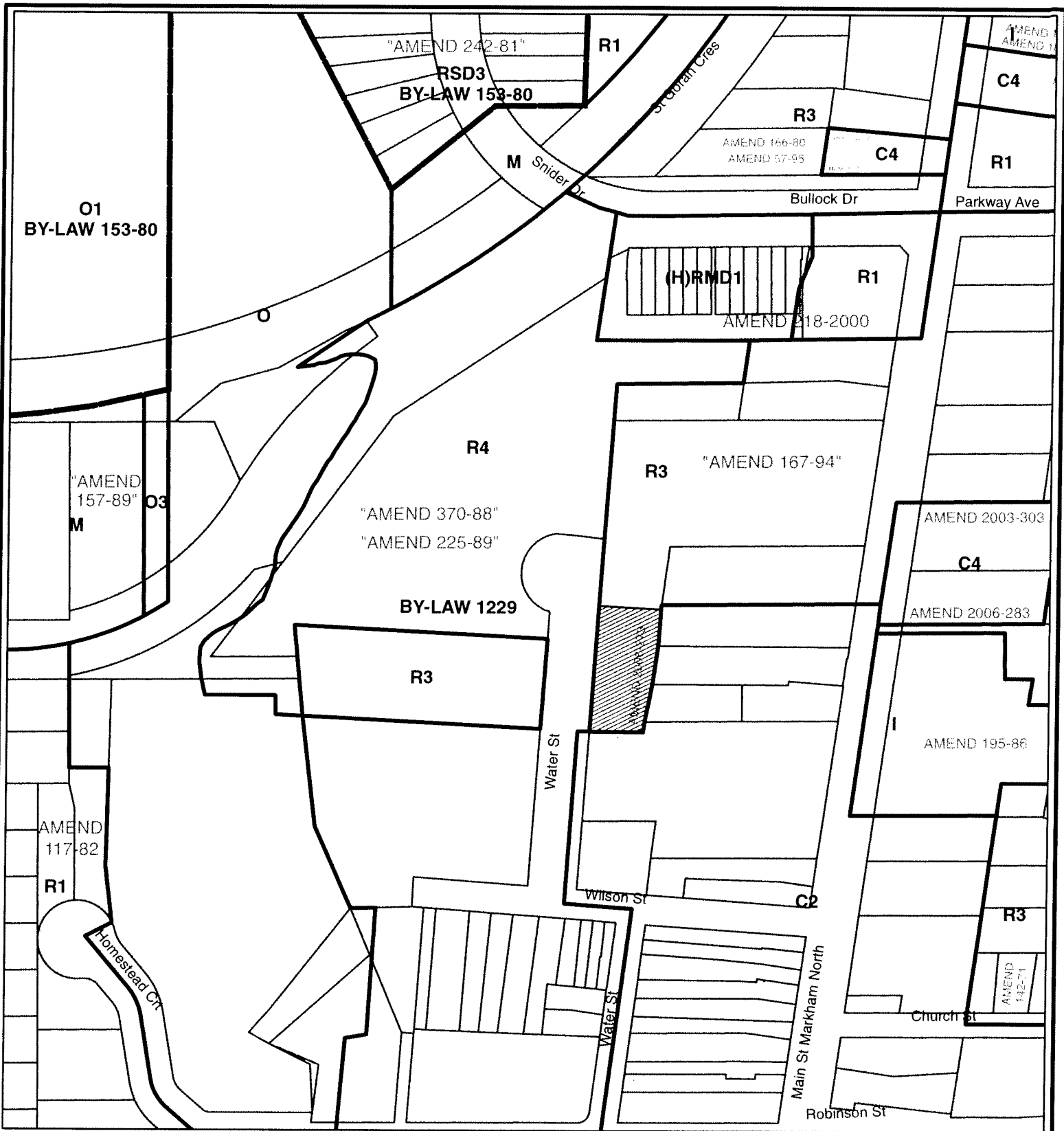
1. Provision for the payment by the Owner of all applicable fees, recoveries, and development charges.
2. Provision for the payment by the Owner of parkland dedication (including cash-in-lieu or approved alternative).
3. Provision for the payment by the Owner of any other identified financial obligation including a heritage letter of credit to ensure construction as per approved plans.

Prior to the execution of a Site Plan Agreement:

1. The Owner shall submit a final site plan, revised building elevations and additional details including but not limited to information on exterior cladding materials, window and door treatments, colours, porch treatment and other design details required by Heritage Section staff.
2. The Owner shall submit and revise as necessary all required engineering drawings along with any studies and reports which are required to comply with the requirements of the City and external agencies to the satisfaction of the Director of Engineering or designate.
3. The Owner shall submit and revise as necessary landscape plans and a tree inventory and preservation plan along with any other studies and reports which are required to comply with the requirements of the City and external agencies, to the satisfaction of the Director of Planning and Urban Design or designate.

That the site plan approval shall lapse after a period of three (3) years commencing November 20, 2012 in the event that the Owner does not enter into a site plan agreement with the City during that period.





AREA CONTEXT / ZONING

APPLICANT: SERRA HOMES INC.
23 WATER STREET, MARKHAM VILLAGE

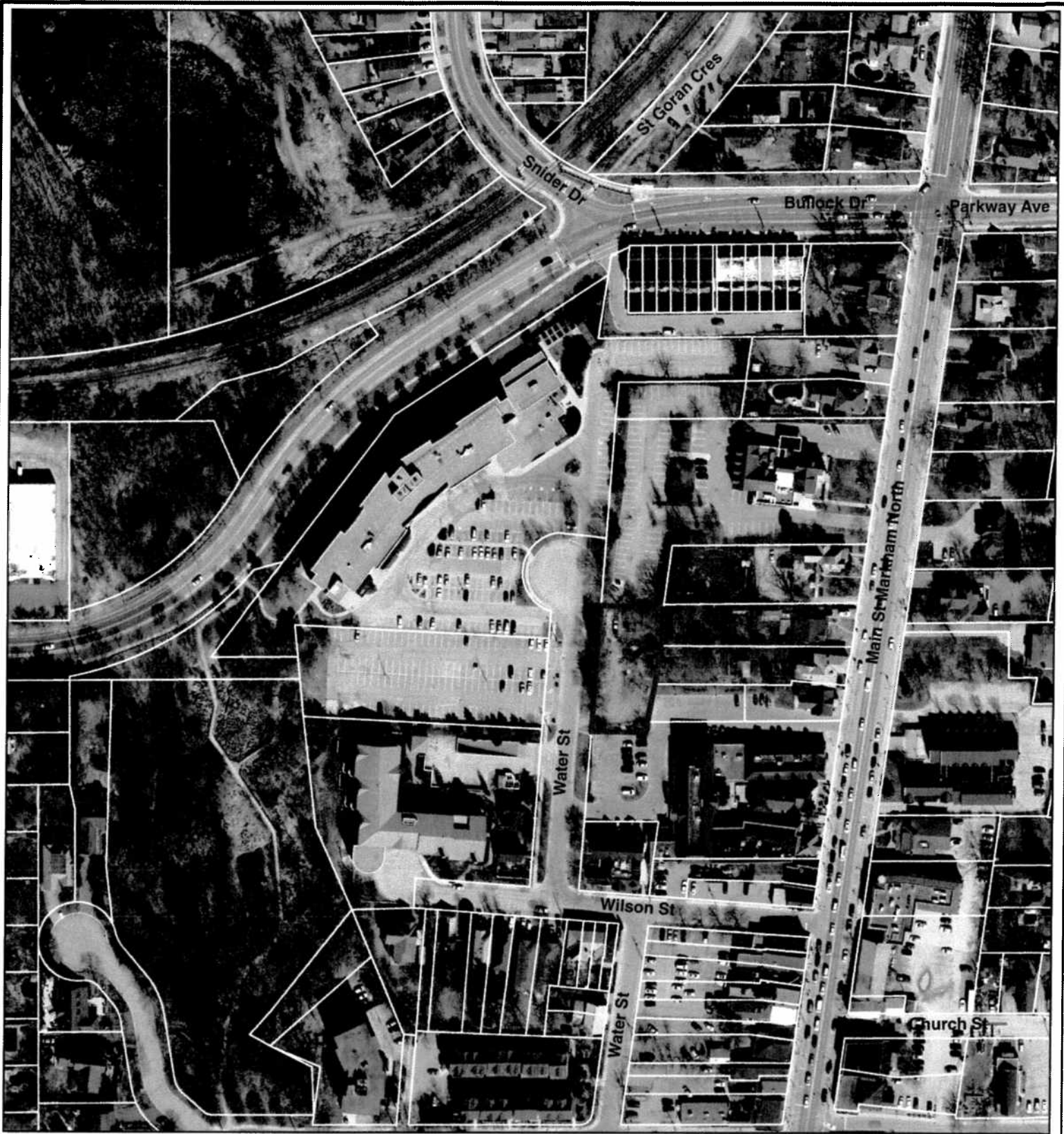
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 SUBJECT LANDS



DATE: 04/02/2012



AIR PHOTO MAP

APPLICANT: SERRA HOMES INC.
23 WATER STREET, MARKHAM VILLAGE

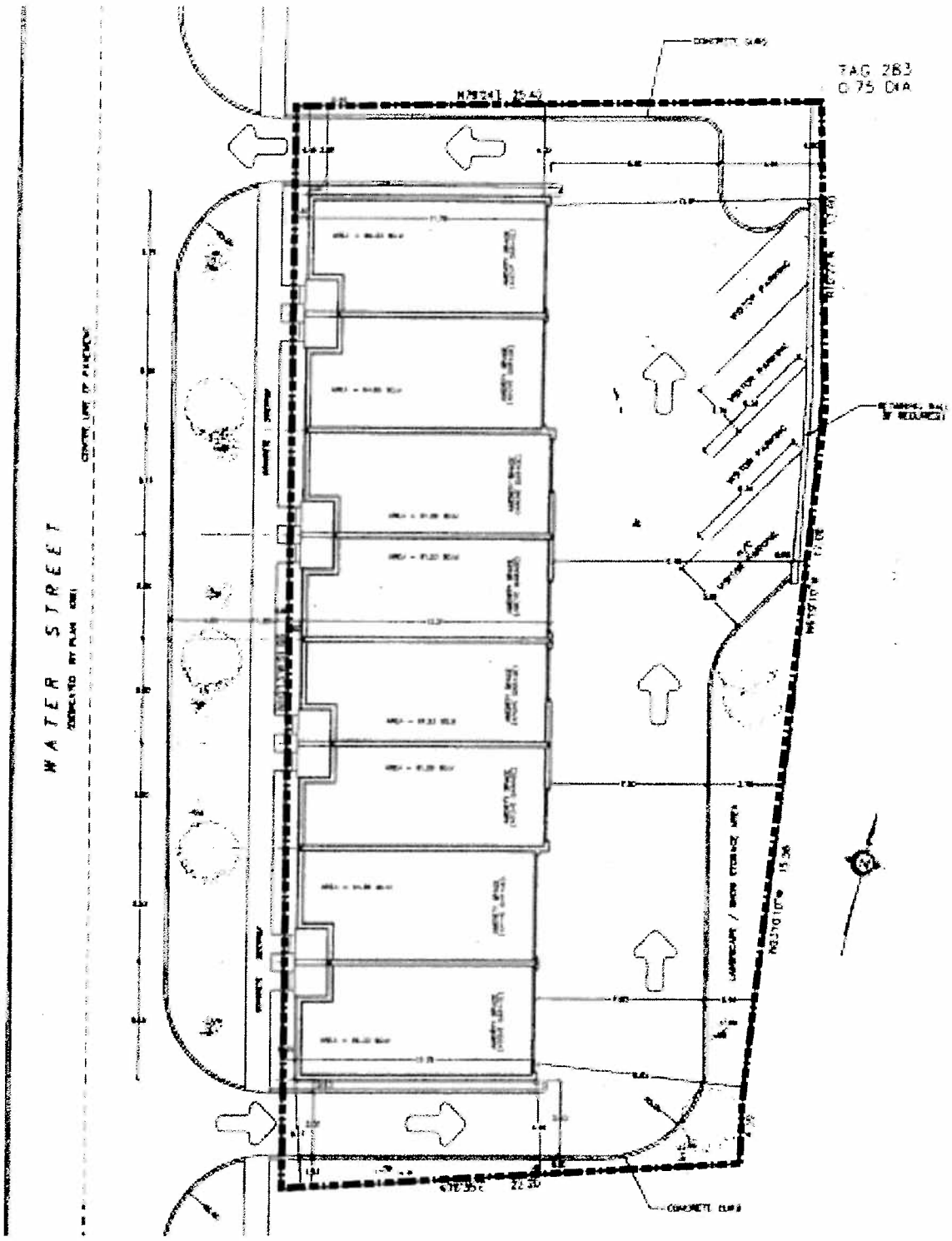
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 SUBJECT LANDS



DATE: 04/02/2012



TAG 263
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WATER STREET
 CENTER LINE OF ROADWAY
 (DEVELOPED BY PLUM CO.)

SITE PLAN

APPLICANT: SERRA HOMES INC.
 23 WATER STREET, MARKHAM VILLAGE
 FILE No. ZA. 12132315 (RH)

SUBJECT LANDS



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DATE: 10/24/12



DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: RH

FIGURE No. 4



FRONT ELEVATION CONCEPT



RIGHT SIDE ELEVATION CONCEPT



LEFT SIDE ELEVATION CONCEPT



REAR ELEVATION CONCEPT

ELEVATIONS

APPLICANT: SERRA HOMES INC.
 23 WATER STREET, MARKHAM VILLAGE
 FILE No. ZA. 12132315 (RH)

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. XXX

To amend the Official Plan (Revised 1987), as amended, and the Main Street Markham Secondary Plan (PD 1-14) for the Markham and Unionville Planning District (Planning District No. 1).

(SERRA HOMES LTD.)
(23 Water Street, Part of Lot N, Registered Plan Number 18)

(November, 2012)

THE CORPORATION OF THE CITY OF MARKHAM

BY-LAW NO. 2012-XXX

Being a by-law to adopt Amendment No. XXX to the City of Markham Official Plan (Revised 1987), as amended, and the Main Street Markham Secondary Plan (PD 1-14) for the Markham and Unionville Planning District (Planning District No. 1).

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT. R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment NO. XXX to the City of Markham Official Plan (Revised 1987), as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS XXth DAY OF XXXX, 2012.

CITY CLERK

MAYOR

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PART I – INTRODUCTION

(This is not an operative part of the Official Plan Amendment No. XXX)

PART I – INTRODUCTION

1.0 GENERAL

- 1.1** PART I – INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2** PART II – THE OFFICIAL PLAN AMENDMENT, constitutes Official Plan Amendment No. XXX to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 3 to the Main Street Markham Secondary Plan (PD 1-14) for the Markham and Unionville Planning District (Planning District No. 1). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III – THE SECONDARY PLAN AMENDMENT, including Schedule ‘A’, attached thereto, constitutes Amendment No. 3 to the Main Street Markham Secondary Plan (PD 1-14) for the Markham and Unionville Planning District (Planning District No. 1). This Secondary Plan Amendment may be identified by the symbol PD 1-14-3. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

The Amendment applies to a 0.12 hectare (0.30 acre) parcel of land, municipally known as 23 Water Street (part of Lot N, Registered Plan 18). The lands are located on the east side of Water Street and north of Wilson Street.

3.0 PURPOSE

The purpose of this Amendment is to increase the permitted density on the site in order to permit 8 residential townhouse units.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

This Amendment serves to increase the maximum density on the site from 31 units per hectare to 68 units per hectare by way of a site specific exception.

The site is currently vacant and represents an appropriate location for residential infill. It is adjacent to a variety of commercial/office uses and is located within walking distance to the Markham GO Station. The proposed 8 unit townhouse development represents a small scale infill that effectively utilizes a vacant site.

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. XXX)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1** Section 1.1.2 of Part II of the Official Plan (Revised 1987), as amended is hereby amended by the addition of the number *XXX* to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Section 1.1.3 (a) of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number *XXX* to the list of amendments listed in the second sentence of the bullet item dealing with the Main Street Markham Secondary Plan PD 1-14, for the Markham and Unionville Planning District, to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3** Section 9.2.11 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number *XXX* to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.4** No additional changes to the text or schedules of the Official Plan (Revised 1987), as amended, are being made by this Amendment. The changes to the Secondary Plan are outlined in Part III which comprises Amendment No. 3 to the Main Street Markham Secondary Plan (PD 1-14).

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law in conformity with the provisions of this Amendment.

This Amendment to the Official Plan (Revised 1987), as amended, is exempt from the approval by the Region of York. Following adoption, notice of Council’s decision will be given in accordance with the Planning Act, and the decision of Council is final, if a notice of appeal is not received before or on the last day for filing an appeal.

Prior to Council's decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. For such technical amendments, the notice provisions of Section 7.13(c) of Part II of the Official Plan (Revised 1987), as amended, shall not apply.

PART III – THE SECONDARY PLAN AMENDMENT (PD 1-14-3)

(This is an operative part of the Official Plan Amendment No. XXX)

PART III – THE SECONDARY PLAN AMENDMENT (PD 1-14-3)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 3 to the Main Street Markham Secondary Plan PD 1-14)

The Main Street Markham Secondary Plan (PD 1-14) for the Markham and Unionville Planning District is hereby amended as follows:

1.1 Section 6.7 is hereby amended by adding a new subsection 6.7.11

“6.7.11 23 Water Street
Notwithstanding the density provisions of Section 6.4.1 of this Secondary Plan, for the property municipally known as 23 Water Street, (part of Lot N, Registered Plan 18) as shown on Figure 1-14-3 attached hereto, townhouse dwellings are permitted at a net site density not exceeding 68 dwelling units per hectare.”

And by adding Figure 1-14-3 as shown on Schedule ‘A’ attached hereto to be appropriately identified on the first page following section 6.7.11.

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment

This Amendment shall be implemented by amendment/s to the Zoning By-law and site plan approval/s, as applicable, in conformity with the provisions of this Amendment.

This Amendment to the Official Plan (Revised 1987), as amended, is exempt from the approval by the Region of York. Following adoption, notice of Council’s decision will be given in accordance with the Planning Act, and the decision of Council is final, if a notice of appeal is not received before or on the last day for filing an appeal.

Prior to Council’s decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. For such technical amendments, the notice provisions of Section 7.13(c) of Part II of the Official Plan (Revised 1987), as amended, shall not apply.



EXPLANATORY NOTE

BY-LAW 2012-xx

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

**Serra Homes Limited
23 Water St
PL 18 PT BLK N**

Lands Affected

The proposed by-law amendment applies to a property located at 23 Water Street in the Markham Village Heritage Conservation District.

Existing Zoning

The subject property is designated Medium Density I Housing/Office (MDI/O) in the Secondary Plan for the Main Street Markham Area (OPA 108). Townhouse dwellings are permitted. An Official Plan Amendment has been approved to allow a net site density of 66 dwelling units per hectare (27 dwelling units per acre) to permit the development of eight townhouse units.

The subject property is being rezoned from Single Family Residential (R3) to Residential Medium Density 1 (RMD1) under By-law 1229, as amended. This by-law amendment repeals a former site specific zoning by-law (2006-273) which permitted four single detached dwellings on the property.

Purpose and Effect

The purpose and effect of the by-law is to permit the development of eight townhouse units and provide for site specific development standards.



BY-LAW 2012-xx

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

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

1. By-law 1229, as amended, be and the same is hereby further amended as follows:

1.1 By rezoning the lands within the designated area of this by-law as outlined on Schedule 'A' hereto from RESIDENTIAL (R3) to RESIDENTIAL MEDIUM DENSITY 1 [RMD1].

1.2 By deleting from Section 12 – Exceptions, Subsection 12.22, and replacing it with the following:

12.22 The following provisions shall apply in the RESIDENTIAL MEDIUM DENSITY 1 (RMD1) ZONE within the designated area of this by-law as shown on Schedule 'A' attached hereto:

12.22.1 ZONE AND SYMBOL

The ZONE is referred to by name and symbol as follows:

RESIDENTIAL MEDIUM DENSITY 1 (RMD1)

12.22.2 USES PERMITTED

No person shall ERECT or use any BUILDING or STRUCTURE, in the RESIDENTIAL MEDIUM DENSITY 1 (RMD1) ZONE except for the following uses:

- TOWNHOUSE DWELLINGS

12.22.3 ZONE STANDARDS

No person shall ERECT or use any BUILDING or STRUCTURE in the RESIDENTIAL MEDIUM DENSITY 1 (RMD1) ZONE except in conformity with the following requirements:

a) Maximum number of DWELLING UNITS: 8

b) Minimum LOT FRONTAGE per DWELLING UNIT: 5.0 m

c) Minimum YARDS

- Side Yard (North) 4.10 m

- Side Yard (South) 4.40 m

- Rear Yard 9.80 m

- Front Yard 0.65 m

d) Maximum BUILDING HEIGHT: 12.0 m

e) Encroachment Provisions

Covered porches, stairs, chimney breasts, bay windows and similar architectural features may encroach into a required front and side yard.

- f) Tandem Parking
Tandem parking spaces within a garage of a DWELLING UNIT shall be permitted.

- g) Outdoor Amenity Area
Each DWELLING UNIT shall have a second storey outdoor amenity area on the same lot of the DWELLING UNIT with a minimum width of 5.0 m and a minimum area of 16 m².

12.22.4 SPECIAL SITE PROVISIONS

- a) A driveway shall have a minimum one-way pavement width of 6.0 m to the east of the DWELLING UNITS.

 - b) Minimum landscape open space strips:
 - south 0.8 m
 - north 0.5 m
 - between townhouse dwelling and driveway 0.6 m

 - c) Four (4) visitor PARKING SPACES shall be provided as shown on Schedule "B".

 - d) Each visitor PARKING SPACE shall have a width of not less than 2.7 m and a length of not less than 5.8 m.

 - e) A minimum area of 68 m² shall be provided, maintained and used only for landscaped open space and snow storage as shown on Schedule "B".

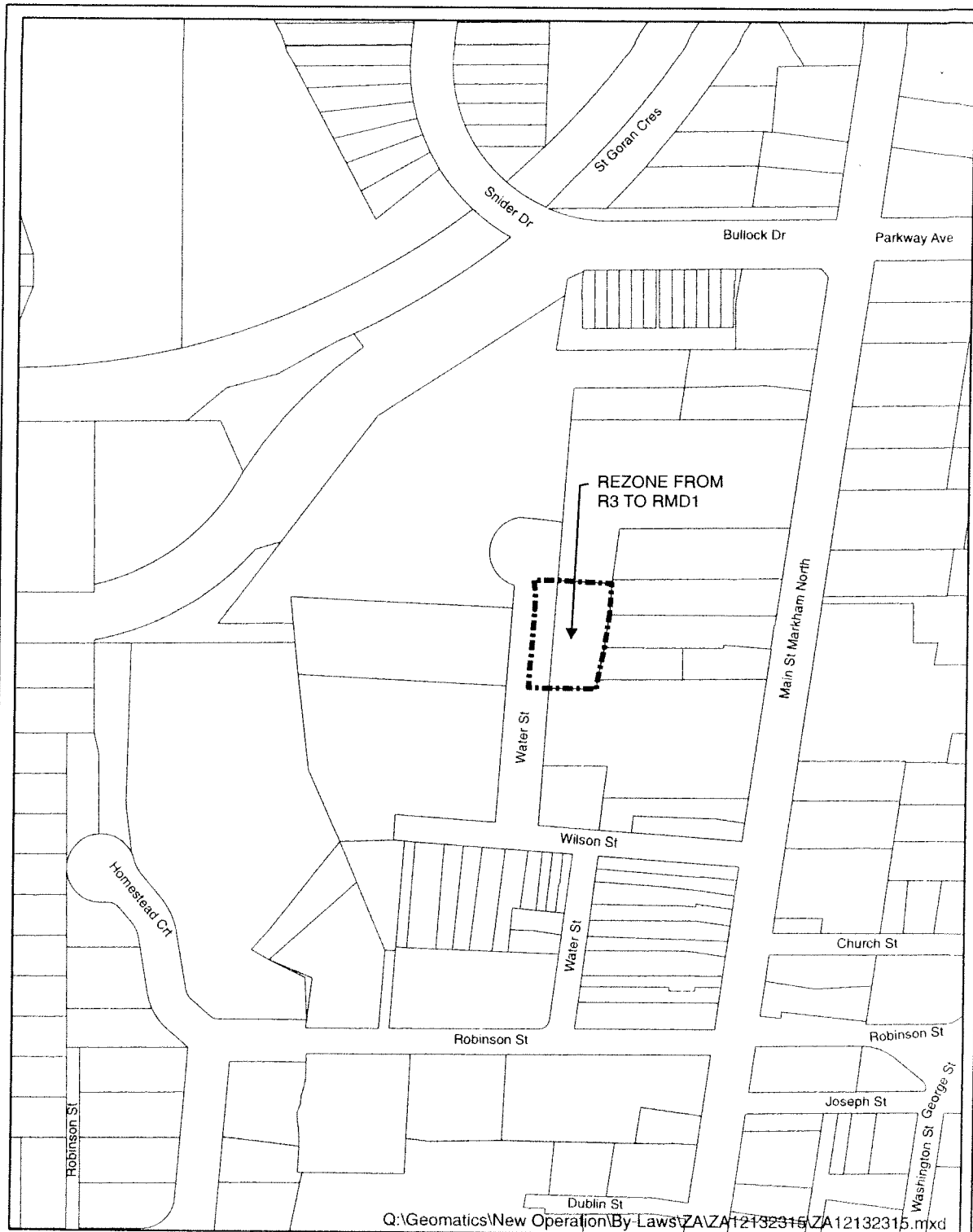
 - f) Maximum number of storeys shall not apply to these lands.

 - g) For the purpose of applying zone standards, Plan 18, Part Block N (23 Water Street) shall be considered as one lot.
2. 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 XX DAY OF
** 2012.



MARTHA PETTIT
ACTING CITY CLERK

FRANK SCARPITTI
MAYOR



BY-LAW SCHEDULE "A " TO AMEND BY-LAW 1229

 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

 R3 RESIDENTIAL THREE  RMD1 RESIDENTIAL MEDIUM DENSITY ONE



BY-LAW AMENDMENT No. PASSED

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

