



## **EXPLANATORY NOTE**

### **BY-LAW 2011 -**

#### **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-XXX

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*

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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*
- b) *Home Occupations*

**7.463.2 Zone Standards**

Only the following specific zone standards apply:

- a) Minimum required *front yard* – 3.0 metres
- b) Minimum required *rear yard* – 3.0 metres
- c) Minimum required *interior side yard* – 2.4 metres
- d) Maximum *building height* – 12.0 metres

**7.463.3 Special Parking Provisions**

- a) Minimum number of visitor *parking spaces* - 22

**7.463.4 Special Site Provisions**

The following additional provisions apply:

- a) Maximum number of *dwelling units* - 88
- b) For the purposes of this section, the *lot line* that abuts Anthony Roman Avenue as outlined on Schedule 'A' hereto, shall be deemed the *front lot line*.

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*
- b) *Home Occupations*

**7.464.2 Zone Standards**

Only the following specific zone standards apply:

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

**7.464.3 Special Parking Provisions**

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

**7.464.3 Special Site Provisions**

The following additional provisions apply:

- a) Maximum number of *dwelling units* - 186
- b) For the purposes of this section, an architectural feature or *balcony* 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 encroach into the required *front yard* to the *front lot line*, into the required *interior side yard* to the interior side lot line and into the required *exterior side yard* to the exterior side lot line
- d) For the purposes of this section, the *lot line* that abuts Prince Regent Street as outlined on Schedule 'A' hereto, shall be deemed the *front lot line*.

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

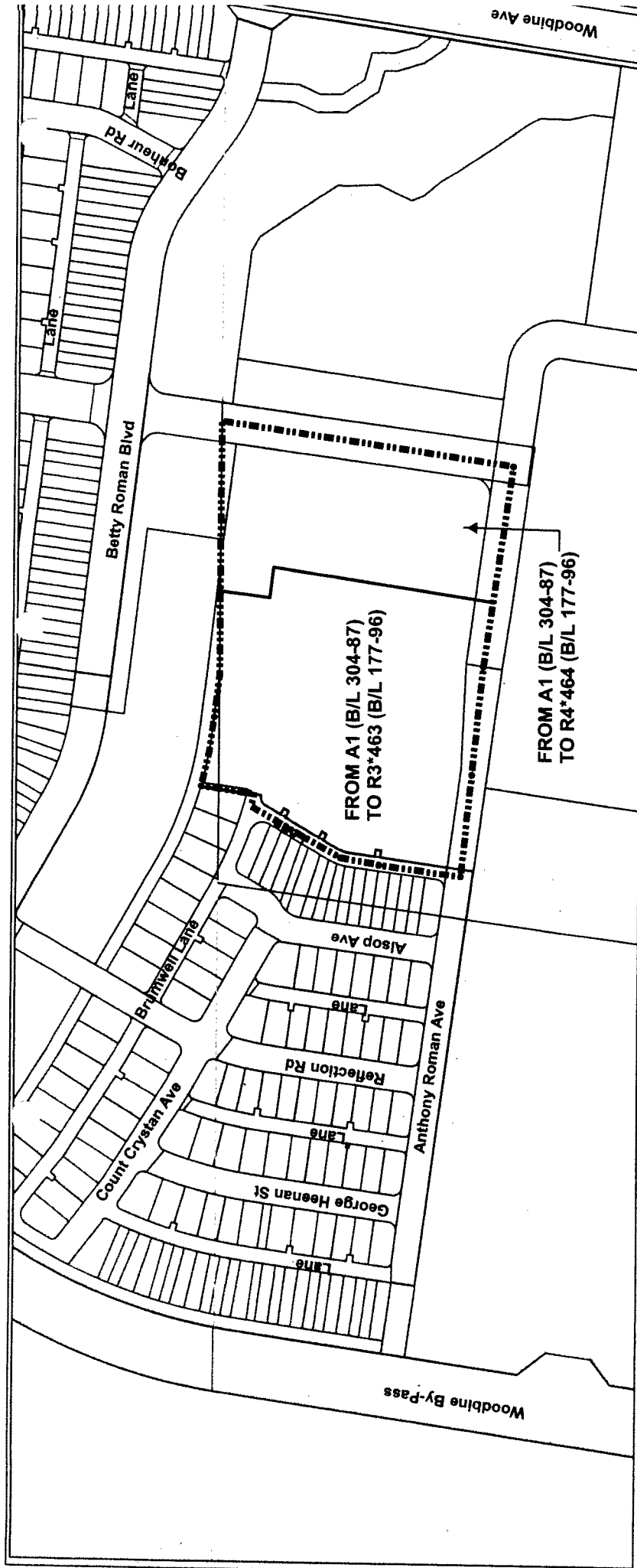
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS 20<sup>TH</sup> DAY OF SEPTEMBER, 2011.

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KIMBERLY KITTERINGHAM  
TOWN CLERK

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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. \_\_\_\_\_ PASSED \_\_\_\_\_ (MAYOR) \_\_\_\_\_ (CLERK)  
 DEVELOPMENT SERVICES COMMISSION  
 Drawn By: CPW    Checked By: GD    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

