



TO: Mayor and Members of Council

FROM: Jim Baird, Commissioner of Development Services  
Valerie Shuttleworth, Director of Planning and Urban Design

DATE: November 21, 2006

Re: **Monarch Corporation – Cathedral Town South Phase II**  
**Part of Lot 22 Concession 3**  
**West Cathedral Community**  
**Implementing Zoning By-law Amendment**  
**File No's: ZA 05 011385 and SU 05 011381**

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#### **RECOMMENDATION:**

That the attached draft zoning by-law amendments be enacted;

And that Council be advised that staff approval of the red line revisions to draft plan of subdivision 19TM-05009 (Phase II) will follow enactment of the zoning by-laws.

#### **BACKGROUND:**

On June 7, 2005, a Development Services Committee public meeting was held to consider applications for subdivision approval and zoning by-law amendments to permit 187 single detached, 50 semi-detached and 120 townhouse dwellings (total 357 units) and 6.2 hectares of employment land within Draft Plan of subdivision 19TM-05009.

On June 13, 2006, Council granted draft plan approval to the Phase I portion of the subdivision consisting of 195 residential units, and on September 5, 2006, draft plan approval was issued. These Phase I units were part of a larger allocation of 800 units to the West Cathedral Community, granted by Council in February and November 2005.

On June 20, 2006, Council granted the West Cathedral Community an additional 300 units of servicing allocation. The Landowners' Group has agreed to assign 38 units of the 300 unit allocation to the Cathedral Town South subdivision (7 single detached and 31 townhouse dwellings), which comprises the Phase II portion of the draft plan of subdivision. The Phase II portion of the Cathedral Town South draft plan reflects the comprehensive draft plan of subdivision presented at the June 7, 2005 public meeting,

and is consistent with the revised Phase I portion of the draft plan of subdivision approved by Council in June 2006.

Attached are the implementing zoning by-law amendments to permit development of the second phase of the subdivision.

Delegated approval of the draft plan of subdivision by the Director of Planning and Urban Design will follow Council approval of the implementing zoning by-law amendments, in accordance with Section 2(b) (iv) of Delegation By-law 2002-202.

Attach.

Q:\Development\Planning\APPL\SUBDIV\05 011381 Cathedral Town South\memo to council re phase II approval.doc

## **EXPLANATORY NOTE**

**BY-LAW 2006-\_\_\_\_\_**

### **Monarch Construction – Cathedral Town South.**

This By-law applies to the Second Phase of the Cathedral Town South Subdivision located on the west side of Woodbine Avenue north of Major Mackenzie Drive, consisting of 31 townhouse dwellings and 7 singles.

The purpose and effect of this By-law is to delete these lands from By-law 304-87 so they can be incorporated into By-law 177-96, to permit the second phase of a residential plan of subdivision.

A by-law to amend By-law 304-87, as amended  
*To delete lands on the west side of Woodbine Avenue north of Major Mackenzie  
Drive from By-law 304-87, so they can be incorporated into By-law 177-96*

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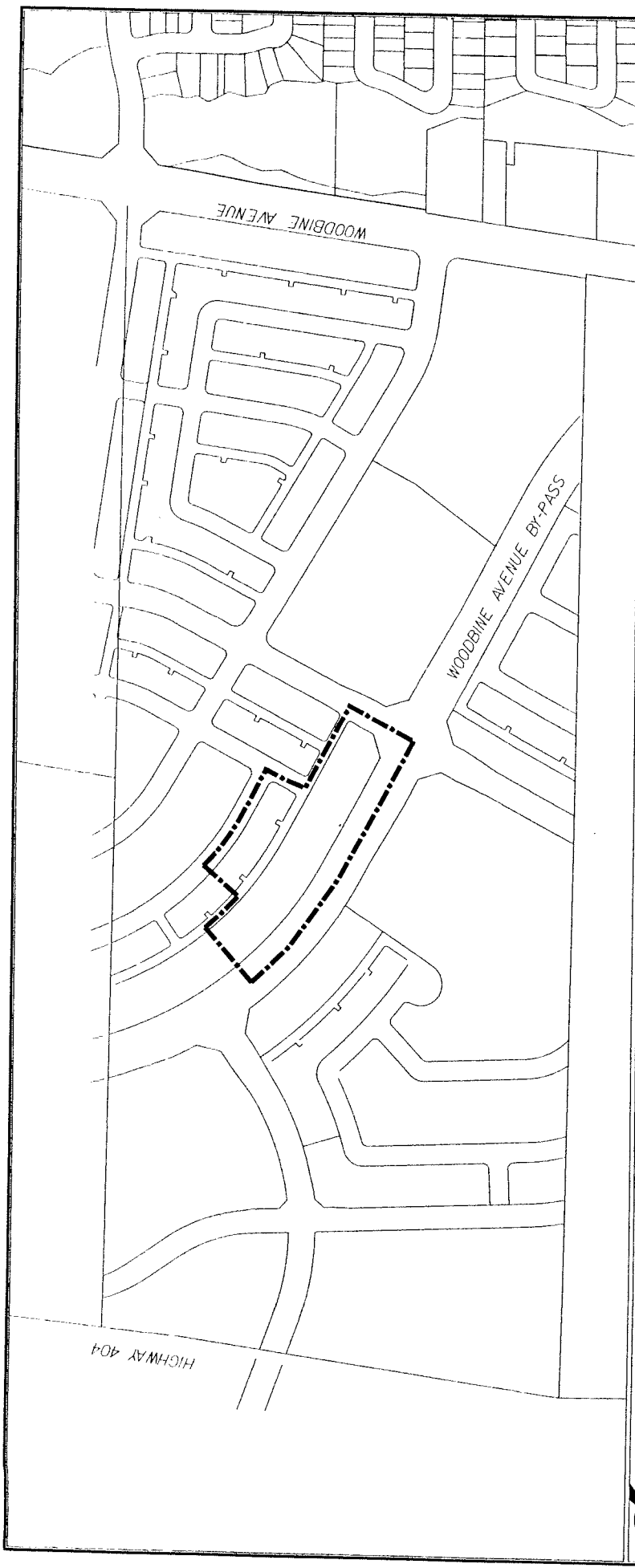
THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

1. That By-law 304-87 be amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated area of By-law 304-87
2. This by-law shall not come into effect until By-law 2006-\_\_\_\_\_ amending By-law 177-96, comes into effect and the lands shown on Schedule 'A' hereto are incorporated into the designated area of By-law 177-96, as amended.
3. All other provisions of By-law 304-87, 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 \_\_\_\_\_, 2006.

\_\_\_\_\_  
SHEILA BIRREL, TOWN CLERK

\_\_\_\_\_  
DON COUSENS, MAYOR



# A BY-LAW TO AMEND BY-LAW 304-87

THIS IS SCHEDULE 'B' TO BY-LAW .....  
 PASSED THIS ..... DAY .....  
 ..... MAYOR  
 ..... CLERK

BOUNDARY OF AREA COVERED BY THIS BY-LAW

NOTE: 1) DIMENSIONS ARE IN METRES  
 2) REFERENCE SHOULD BE MADE TO  
 THE ORIGINAL BY-LAW LODGED IN  
 THE OFFICE OF THE CLERK

SCALE 1: 4000

## **EXPLANATORY NOTE**

**BY-LAW 2006-\_\_\_\_\_**

### **Monarch Construction – Cathedral Town South.**

This By-law applies to the Second Phase of the Cathedral Town South subdivision located on the west side of Woodbine Avenue north of Major Mackenzie Drive, consisting of 31 townhouse dwellings and 7 singles.

The purpose and this By-law is to incorporate the subject lands into the Urban Expansion Area By-law (177-96) to permit Phase II of a residential plan of subdivision and to incorporate conditions for removal of the holding provision (H) applying to townhouse lots fronting on the Woodbine By-pass. The effect of the zoning By-law amendment is to permit lane-based townhouses and conventional detached dwellings.

The subject lands are designated Urban Residential – Low Density in the Cathedral Community Secondary Plan (OPA 41), as amended. The zoning by-law conforms to the policies of the Secondary Plan.

Q:\Development\Planning\APPL\ZONING\05 011385 Cathedral Town South\EXPLANATORY NOTE - phase II zoning into 177-96.doc

*A by-law to amend By-law 177-96, as amended  
To incorporate lands on the west side of Woodbine Avenue north of Major  
Mackenzie Drive into By-law 177-96 and to rezone these lands to permit lane-based  
townhouses and single detached dwellings*

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

1. That By-law 177-96, as amended, is hereby further amended as follows:
  - 1.1 By expanding the designated area of By-law 177-96, to include those lands comprising part of Lot 22 Concession 3 as outlined on Schedule 'A' attached hereto.
  - 1.2 By zoning the lands:
    - Residential Two – Lane Access \* 198 \* 292 \* 313 (Hold) [R2-LA\*198\*292\*313(H)]
    - Residential Two [R2]As shown on Schedule 'A' attached hereto.
  - 1.3 **HOLDING PROVISION**

For the purpose of this By-law, a Holding Provision (H) is hereby established and is identified on Schedule 'A' attached hereto by the symbol (H) in parenthesis following the zone symbol.

No person shall hereafter *erect* or *alter* any building or *structure* on lands subject to an (H) provision for the purpose permitted under this By-law until an amendment to this By-law to remove the letter (H) has come into effect pursuant to the provisions of Section 36 of the Planning Act.

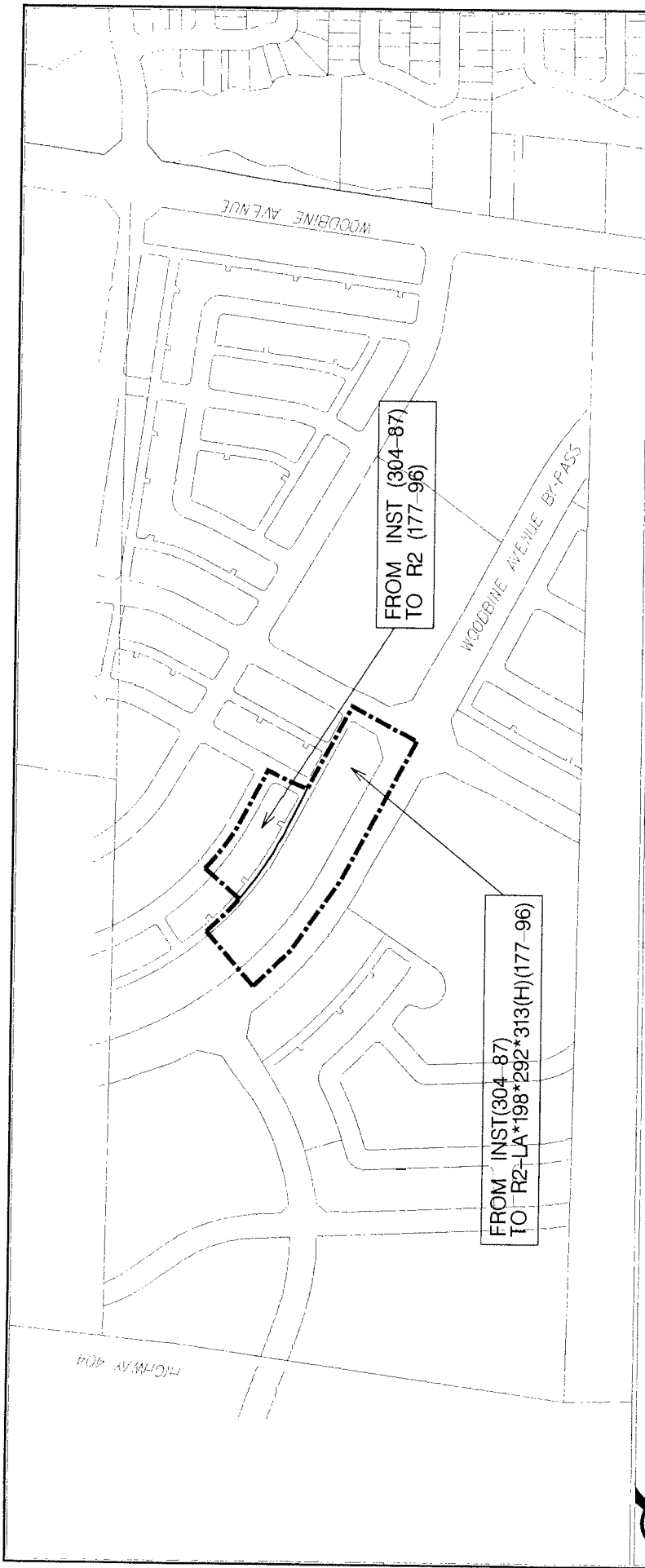
Prior to removing the Holding Provision (H), the following conditions must be met to the satisfaction of the Town of Markham:

    - i) The Town has completed a detailed design study confirming the alignment of the proposed Woodbine Avenue By-pass;
    - ii) The Landowners' Group has prepared a survey plan of the proposed by-pass right of way that reflects the recommendations of the detailed design study, to the satisfaction of the Town;
    - iii) The draft plan of subdivision has been revised to reflect any changes to the Woodbine Avenue By-pass and adjacent lots resulting from this study, to the Town's satisfaction; and,
    - iv) All required land conveyances to accommodate the by-pass alignment within the boundaries of the draft plan of subdivision have been dedicated to the Region of York.
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 \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2006.

\_\_\_\_\_  
SHEILA BIRREL, TOWN CLERK

\_\_\_\_\_  
DON COUSENS, MAYOR



# A BY-LAW TO AMEND BY-LAW 177-96

DEVELOPMENT SERVICES COMMISSION

THIS IS SCHEDULE B TO BY-LAW  
 PASSED THIS DAY  
 MAYOR  
 CLERK

BOUNDARY OF AREA COVERED BY THIS BY-LAW

ZONE BOUNDARY

NOTE: 1) DIMENSIONS ARE IN METRES  
 2) REFERENCE SHOULD BE MADE TO  
 THE ORIGINAL BY-LAW LODGED IN  
 THE OFFICE OF THE CLERK

EXCEPTION NUMBER  
 HOLDING PROVISION

INSTITUTIONAL  
 RESIDENTIAL TWO ZONE  
 RESIDENTIAL TWO-LANE ACCESS ZONE

SCALE 1: 4000