



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: **Lakeview Homes – Majorwoods Subdivision Phase II
Part of Lot 21 Concession 3
West Cathedral Community
Implementing Zoning By-law Amendment
File No: ZA 02 118517**

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-02015 (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 71 single detached and 144 townhouse dwellings (total 215 units) and 4.5 hectares of employment land within Draft Plan of subdivision 19TM-02015.

On June 13, 2006, Council granted draft plan approval to the Phase I portion of the subdivision consisting of 97 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 24 units of the 300 unit allocation to the Majorwood Developments Inc. subdivision (24 semi-detached dwellings), which comprises the Phase II portion of the draft plan of subdivision. The Phase II portion of the Majorwood Developments Inc. 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\02 118584 majorwood developments inc\memo to council re phase II approval.doc

EXPLANATORY NOTE

BY-LAW 2006-_____

Lakeview Homes – Majorwood Developments Inc.

This By-law applies to the Second Phase of the Majorwood Developments Inc. subdivision located on the west side of Woodbine Avenue north of Major Mackenzie Drive, consisting of 24 semi-detached dwellings

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*

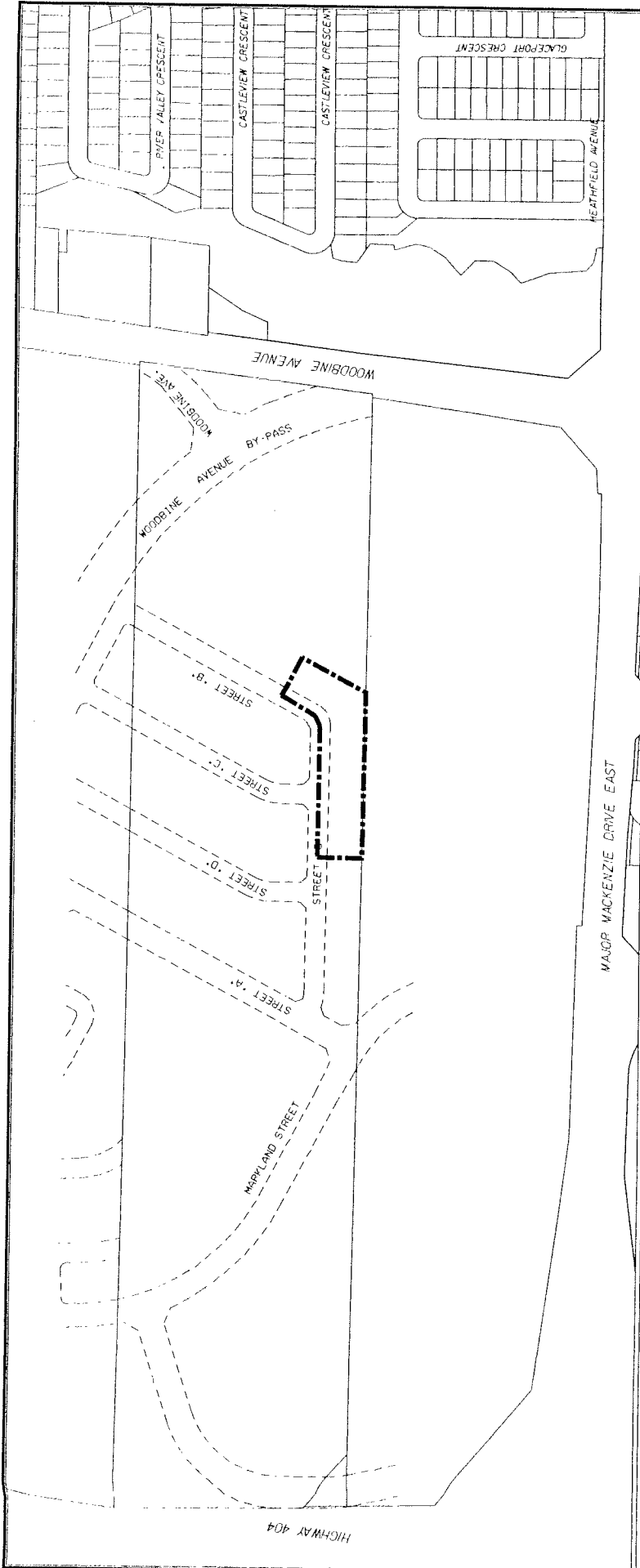
THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

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



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW

304-87

THIS IS SCHEDULE 'A' 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-_____

Lakeview Homes - Majorwood Developemnts Inc.

This By-law applies to the Second Phase of the Majorwood Developments Inc. subdivision located on the west side of Woodbine Avenue north of Major Mackenzie Drive, consisting of 24 semi detached dwellings.

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. The effect of the zoning by-law amendment is to permit 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.

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 single
detached dwellings*

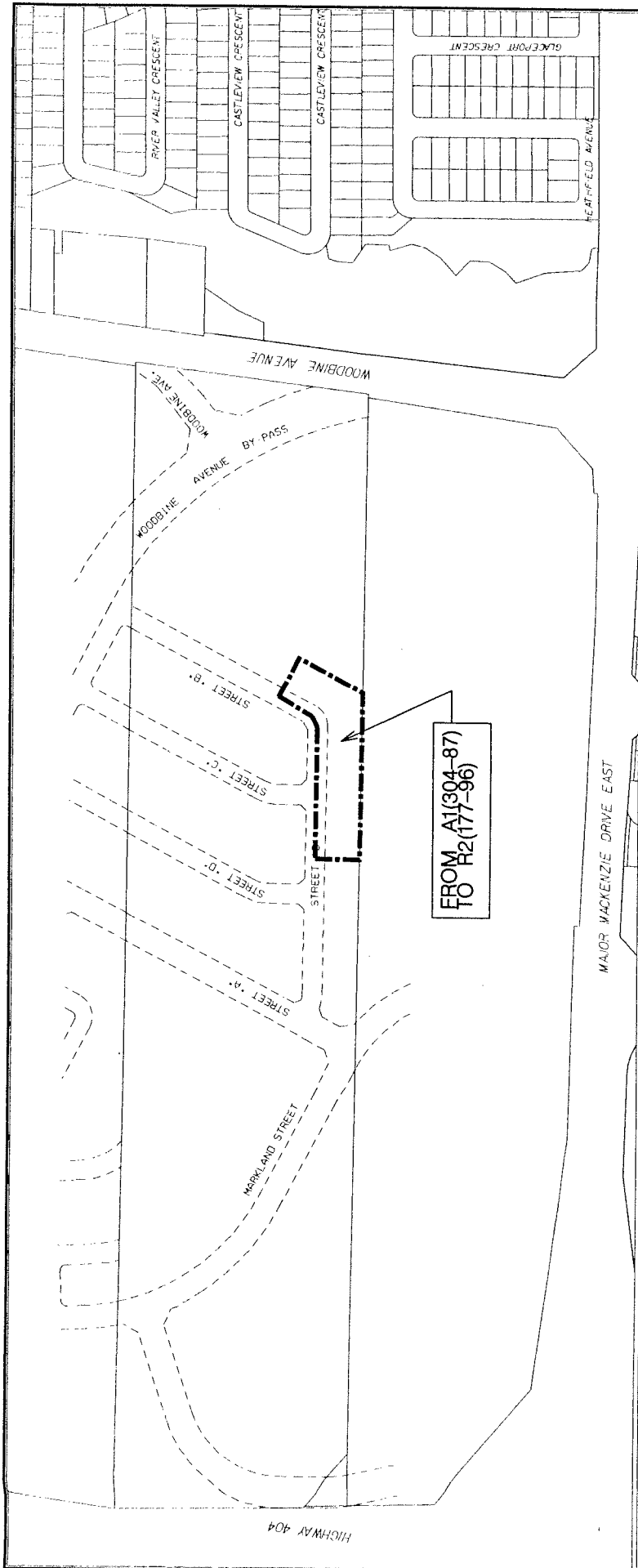
THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

1. That By-law 177-96 be amended as follows:
 - 1.1 By expanding the designated area of by-law 177-96, to include the lands as shown on Schedule 'A' attached hereto, comprising part of Lot 21, Concession 3;
 - 1.2 By zoning the lands Residential Two [R2], as shown on Schedule 'A' attached hereto.
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



MARKHAM DEVELOPMENT SERVICES COMMISSION

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

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

BOUNDARY OF AREA COVERED BY THIS BY-LAW

☐ A1 AGRICULTURAL ☐ R2 RESIDENTIAL TWO

NOTE: 1) DIMENSIONS ARE IN METRES
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THE OFFICE OF THE CLERK

SCALE 1: 4000