

EXPLANATORY NOTE

BY-LAW 2011-165
A By-law to amend By-law 177-96, as amended

Crown of Markham
19TM-09002
Part of Lot 23, Concession 3

LANDS AFFECTED

The by-law applies to a 8.36 ha (20.66 acre) site, located within the West Cathedral Community, on the east side of the Woodbine Avenue By-pass, west of Woodbine Avenue, north of Major MacKenzie Drive and south of Elgin Mills Road.

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 delete the lands from By-law 304-87, as amended, so that they may be incorporated into By-law 177-96, as amended, to permit 10 single detached units, 19 townhouse units, 121 medium density condominium townhouse units and 78 mixed use live/work units.

PURPOSE AND EFFECT

The purpose of this by-law is to incorporate the lands into appropriate zone categories within By-law 177-96, as amended.

The proposed zoning designations are:

- | | |
|---|--------------------|
| • Residential Two | R2; |
| • Residential Two - Lane Access*196*314 | R2-LA*196*314; |
| • Residential Two - Lane Access*196*328 | R2-LA*196*328; |
| • Residential Two - Lane Access*198*199*328 | R2-LA*198*292*313; |
| • Residential Two - Lane Access*198*416 | R2-LA*198*416; |
| • Residential Three*451**452 | R3*451*452; |
| • Residential Three*451**453; | R3*451*453; |
| • Residential Three*451*454; | R3*451*454; |
| • Residential Three*451*455; | R3*451*455; and, |
| • Community Amenity One*433 | CA1*433. |

The effect is to permit a mixed use draft plan of subdivision comprised of 10 single detached units, 19 townhouse units, 121 medium density condominium townhouse units and 78 mixed use live/work units within the West Cathedral Community.



BY-LAW 2011-165

A by-law to amend Urban Expansion Area
Zoning By-law 177-96, as amended

To incorporate lands on the east side of the Woodbine By-pass, immediately west of the Cathedral of the Transfiguration into By-law 177-96

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 Two | R2; |
| • Residential Two - Lane Access*196*314 | R2-LA*196*314; |
| • Residential Two - Lane Access*196*328 | R2-LA*196*328; |
| • Residential Two - Lane Access*198*199*328 | R2-LA*198*292*313; |
| • Residential Two - Lane Access*198*416 | R2-LA*198*416; |
| • Residential Three*451*452 | R3*451*452; |
| • Residential Three*451*453; | R3*451*453; |
| • Residential Three*451*454; | R3*451*454; |
| • Residential Three*451*455; | R3*451*455; and, |
| • Community Amenity One*433 | CA1*433. |

By adding the following new subsections to Section 7 – EXCEPTIONS to By-law 177-96:

7.433 Crown of Markham Community Amenity Area 19TM-09002, 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 *433 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.

7.433.1 Only Uses Permitted

The following are the only uses permitted:

- a) *apartment dwellings*
- b) *art galleries*
- c) *bake shops*
- d) *business offices*
- e) *community centres*
- f) *commercial fitness centres*
- g) *convenience retail stores*
- h) *day nurseries*
- i) *financial institutions*
- j) *home occupations*
- k) *libraries*
- l) *medical offices*

- m) *multiple dwellings*
- n) *non-profit fitness centres*
- o) *personal service shops*
- p) *private clubs*
- q) *private home daycare*
- r) *repair shops*
- s) *restaurants*
- t) *restaurants, take-out*
- u) *retail stores*
- v) *schools, commercial*
- w) *supermarkets*
- x) *townhouse dwellings*

7.433.2 Zone Standards

Notwithstanding the standards outlined on Table B7, only the following specific zone standards apply:

- a) Minimum required *front yard* – 3.0 metres
- b) Minimum required *exterior side yard* – 3.0 metres
- c) Minimum required *interior side yard* – 0.0 metres
- d) Maximum *building height* – 14.0 metres

7.433.3 Special Site Provisions

The following additional provisions apply:

- a) *Residential dwelling units* are prohibited on the *first storey* in any *building*.
- b) Maximum number of dwelling units: 78
- c) For the purposes of this section, the *lot line* that abuts High Street as outlined on Schedule 'A' hereto, shall be deemed the *front lot line*.
- d) For the purposes of this section, all *dwelling units* within a *multiple unit building* can be accessed directly from the outside.

7.451 Crown of Markham 19TM-09002, Part of Lot 23, Concession 3 19TM-09002

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *451 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.

7.451.1 Only Uses Permitted

The following are the only uses permitted:

- a) *Townhouse dwellings*
- b) *Home Occupations*

7.451.2 Zone Standards

Only the following specific zone standards apply:

- a) Minimum required setback to any lot line – 3.0 metres
- b) Maximum *height* – 13.0 metres

7.452 Crown of Markham Northwest Townhouse Block 19TM-09002,
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 *452 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:

7.452.1 **Special Site Provisions**

The following additional provisions apply:

- a) Maximum number of dwelling units: 31
- b) Minimum number of commercial parking spaces associated with the non residential uses on High Street: 27

7.453 Crown of Markham Southwest Townhouse Block 19TM-09002,
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 *453 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:

7.453.1 **Special Site Provisions**

The following additional provisions apply:

- a) Maximum number of dwelling units: 32
- b) Minimum number of commercial parking spaces associated with the non residential uses on High Street: 26
- c) Maximum number of *dwelling units in townhouse building*: 9

7.454 Crown of Markham Northeast Townhouse Block 19TM-09002,
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 *454 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:

7.454.1 **Special Site Provisions**

The following additional provisions apply:

- a) Maximum number of dwelling units: 29
- b) Minimum number of commercial parking spaces associated with the non residential uses on High Street: 30

7.455 Crown of Markham Southeast Townhouse Block 19TM-09002,
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 *455 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:

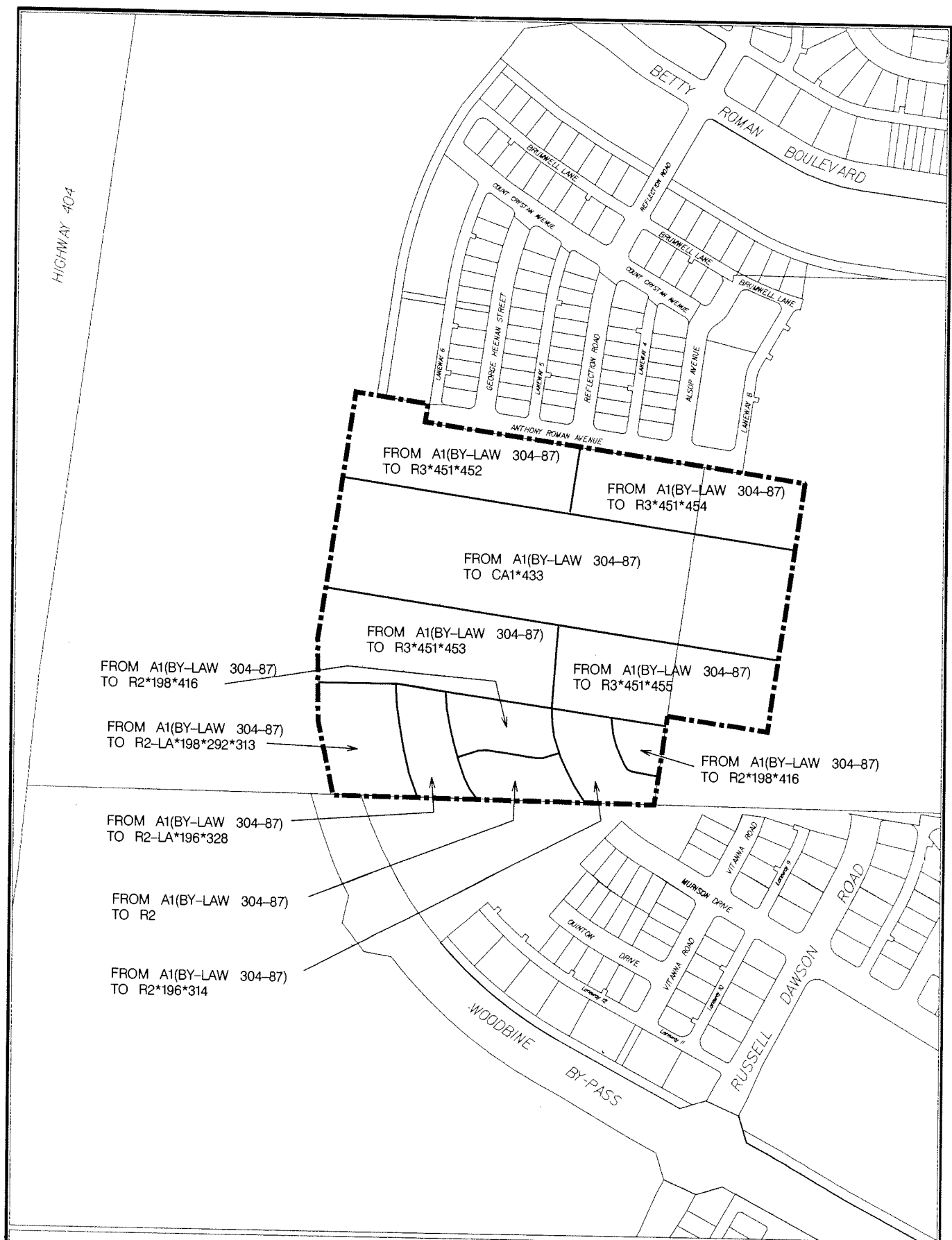
7.455.1 **Special Site Provisions**

The following additional provisions apply:

- a) Maximum number of dwelling units: 29
 - b) Minimum number of commercial parking spaces associated with the non residential uses on High Street: 28
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
28TH DAY OF JUNE, 2011.


KIMBERLEY KITTERINGHAM
TOWN CLERK
FRANK SCARPITTI
MAYOR



DEVELOPMENT SERVICES COMMISSION

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



BOUNDARY OF AREA COVERED BY THIS BY-LAW
ZONE BOUNDARY

A1

AGRICULTURE ONE

CA1

COMMUNITY AMENITY ONE

R2

RESIDENTIAL TWO

R3

RESIDENTIAL THREE

R2-LA

RESIDENTIAL TWO-LANE ACCESS

*(No)

EXCEPTION NUMBER

THIS IS SCHEDULE 'A' TO BY-LAW 2011-165
PASSED THIS 28th DAY JUNE, 2011

[Signature]
MAYOR

CLERK

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: 5000