



EXPLANATORY NOTE

BY-LAW 2018 88

A By-law to amend By-laws 165-80 and 177-96, as amended

**Northeast side of Markland Street
Block 3, Plan 65M-3625
(Proposed Townhouse Development)
File No. ZA 16 124882**

Lands Affected

The proposed by-law amendment applies to 1.62 hectares (4 acres) of land located on the northeast side of Markland Street, west of Woodbine Avenue.

Existing Zoning

By-law 165-80, as amended, currently zones the subject lands as a Select Industrial with Limited Commercial (M.C.) 50% Zone.

Purpose and Effect

The purpose and effect of this By-law is to delete the property from the designated area of By-law 165-80, amend By-law 177-96 to incorporate lands into the designated area of By-law 177-96, and to rezone the subject property as follows:

from:

Select Industrial with Limited Commercial (M.C.) 50%

to:

Residential Two*603 (R2)

In order to permit the development of seventy (70) three (3) storey townhouses on the subject lands.

Note Regarding Further Planning Applications on this Property

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.



By-law 2018-88

A By-law to amend By-law 165-80, as amended
(to delete lands from the designated area of By-law 165-80)
and to amend By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

The Council of the Corporation of the City of Markham hereby enacts as follows:

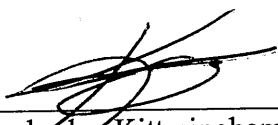
1. That By-law 165-80, as amended, is hereby further amended by deleting the lands shown on Schedule "A" attached hereto from the designated area of By-law 165-80, as amended.
2. By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands as shown on Schedule "A" attached hereto.
 - 2.2 By rezoning the lands outlined on Schedule "A" attached hereto from:
Select Industrial with Limited Commercial (M.C) 50% under By-law 165-80
to:
Residential Two *603 (R2) Zone under By-law 177-96;
 - 2.3 By adding the following subsection to Section 7- EXCEPTIONS:

Exception 7.603	2496052 Ontario Inc. and One Piece Developments Inc.	Parent Zone R2
File ZA 16 124882	Northeast side of Markland Street and west of Woodbine Avenue Block 3, Plan 65M-3925	Amending By-law 2018-88
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule “A” attached to this By-law 2018-88. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.603.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	Townhouse Dwellings	
b)	Home Occupation	
c)	Home Child Care	
d)	Private Park	
7.603.2 Special Zone Standards		
a)	Notwithstanding any further division or partition of the land subject to this Section, all lands zoned with Exception *603 shall be deemed to be one lot for the purposes of this By-law.	
b)	For the purposes of this By-law, the <i>lot line</i> abutting Markland Street shall be deemed to be the <i>front lot line</i> .	
c)	Minimum width of a <i>townhouse dwelling unit</i> - 5.5 metres	
d)	Minimum required <i>yard</i> – i) <i>Front yard</i> – 3.0 metres ii) <i>All other yards</i> – 4.6 metres	

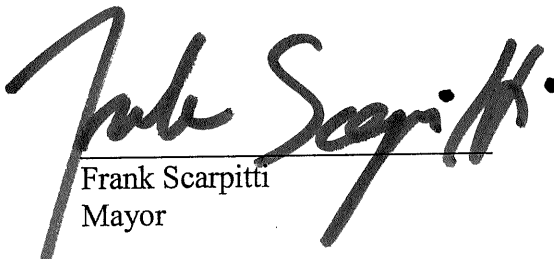
e)	Maximum number of <i>townhouse dwelling units</i> : 70
f)	Minimum <i>private park</i> area – 400 m2
g)	Maximum <i>building height</i> : 14 metres
h)	The provisions of Section 6.6.1 d) shall apply to portions of the main wall that are up to 7.0 metres in width
i)	The provisions of Table B2, shall not apply

- 3.0 A contribution by the Owner to the City of \$ 1, 425.00 per residential unit in 2018 dollars, based on the total number of units, to be indexed to the Ontario rate of inflation as per the consumer price index (CPI), in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments shall be collected in accordance with the terms of an agreement to secure for the Section 37 contribution. Nothing in this section shall prevent the issuance of a building permit as set out in Section 8 of the Building Code Act or its successors.

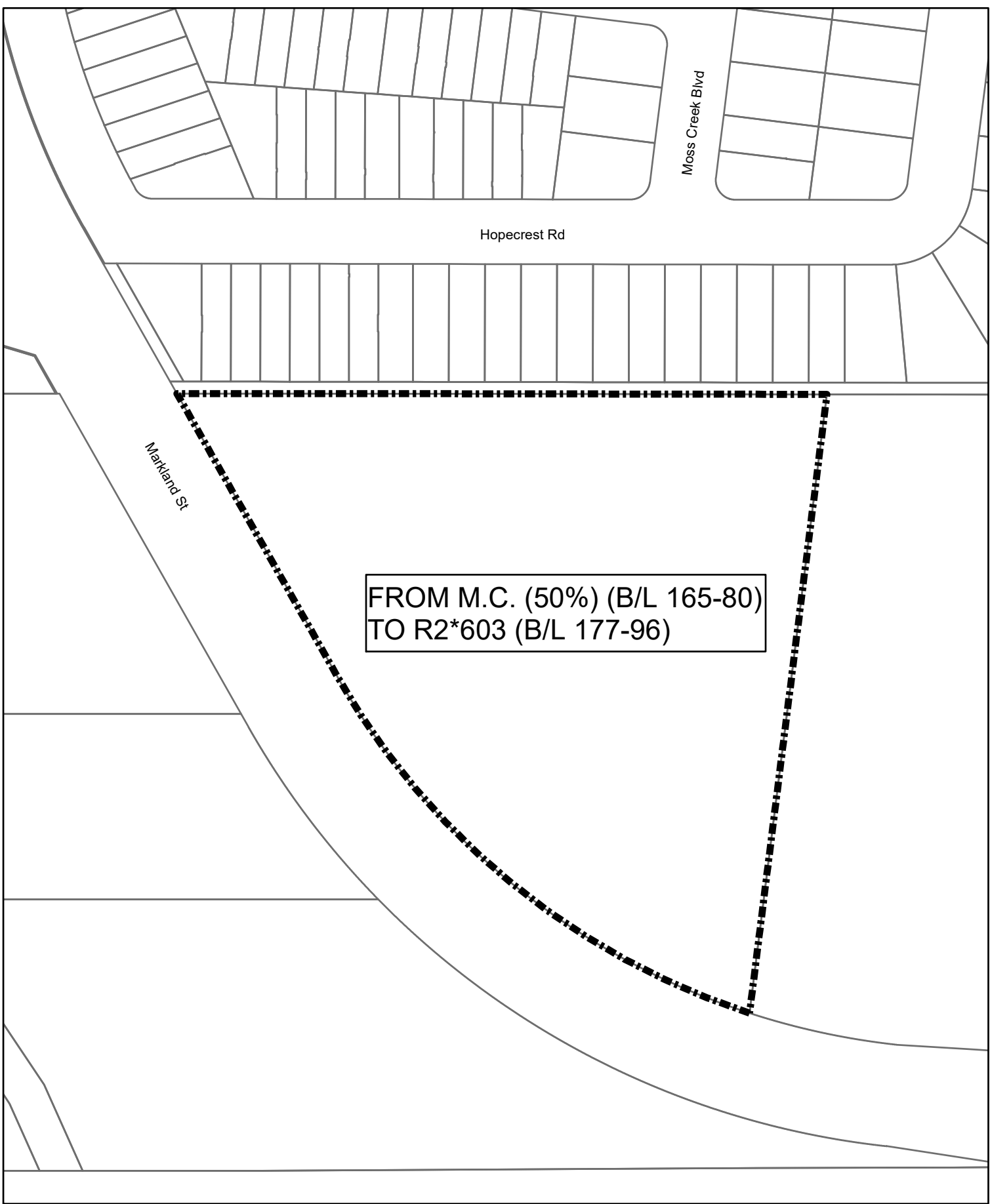
Read a first, second, and third time and passed on June 26, 2018.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor



SCHEDULE " A " TO BY-LAW 2018-88

AMENDING BY-LAWS 165-80 AND 177-96 DATED JUNE 26, 2018

BOUNDARY OF AREA COVERED BY THIS SCHEDULE

R2

SINGLE AND MULTIPLE DETACHED DWELLING

M.C.(50%)

SELECTED INDUSTRIAL WITH LIMITED COMMERCIAL

*No

EXCEPTION NUMBER

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by -law, the information contained in the text of the zoning by -law of the municipality shall be deemed accurate.

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MARKHAM

DEVELOPMENT SERVICES COMMISSION

2010020

Meters

Drawn By: LW

Checked By: RC

Date: 05/06/2018

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office