



EXPLANATORY NOTE

BY-LAW 2017-106

A By-law to amend By-law 304-87, as amended

(to delete lands from the designated area of By-law 304-87)

and to amend By-law 177-96, as amended

(to incorporate lands into the designated area of By-law 177-96, as amended)

Creative Home Solutions

9700 9th Line

ZA 16 124169

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 0.37 hectares, located on the west side of 9th Line, north of Donald Cousens Parkway in the Greensborough Planning District.

Existing Zoning

The subject lands are zoned Agricultural One (A1) under By-law 304-87, as amended.

Purpose and Effect

The purpose and effect of this By-law is to remove the subject lands from the designated area of By-law 304-87, as amended, to be incorporated into the designated area of By-law 177-96, as amended by rezoning them into the Residential Four*584 (R4*584) Zone to permit the use of the lands for a midrise condominium apartment building.

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 2017-106

A By-law to amend By-law 304-87, as amended
(to delete lands from the designated area of By-law 304-87)
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 304-87, as amended, is hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated area of By-law 304-87, as amended.
2. That 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 shown on Schedule "A" attached hereto.
 - 2.2 By zoning the lands outlined on Schedule "A" attached hereto to **Residential Four*584 (R4*584)**
3. By adding the following subsection to Section 7- EXCEPTIONS

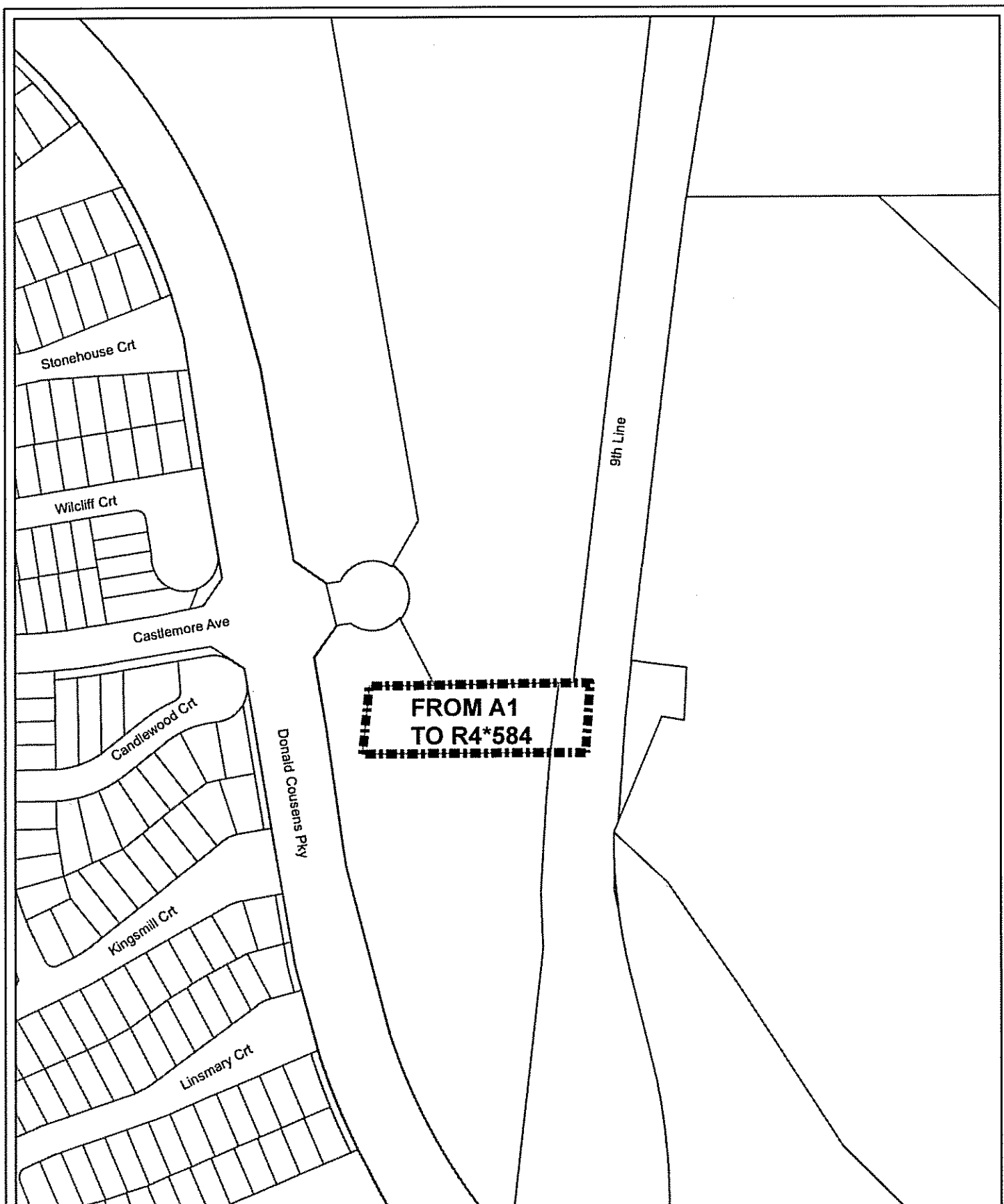
Exception 7.584	Creative Home Solutions 9700 9 th Line	Parent Zone R4
File ZA 16 124169		Amending By-law 2017-106
Notwithstanding any other provisions of By-law, 177-96 the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2017-106 and denoted by the symbol *584.		
7.584.1 Zone Standards		
The following specific Zone Standards shall apply to <i>Apartment Dwellings</i> :		
a)	<i>Minimum Lot Frontage - 35 metres;</i>	
b)	<i>Minimum Interior Side Yard – 3.5 metres;</i>	
c)	<i>Minimum Rear Yard – 19.0 metres;</i>	
d)	<i>Minimum and Maximum Height of a Main Wall within 6.0 metres of the Front Lot Line – Not Applicable</i>	
e)	<i>Maximum number of Dwelling Units per hectare – 309</i>	
f)	<i>Maximum number of Dwelling Units - 117</i>	
g)	<i>Minimum Parking for Apartment Dwellings – 138 spaces, plus 23 spaces visitor parking</i>	
7.584.2 Zone Standards		
The following specific Zone Standards shall apply to <i>Multiple Dwellings</i> :		
a)	<i>Multiple Dwellings shall comply with the Residential Three (R3) standards in Table B5</i>	

2. A contribution by the Owner to the City for the purposes of community benefits and public art, 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 November 14, 2017.


Kimberley Kitteringham
City Clerk


Frank Scarpitti
Mayor



SCHEDULE " A " TO BY-LAW 2017-106

AMENDING BY-LAWS 304-87 AND 177-96 DATED Nov. 14, 2017

 **BOUNDARY OF AREA COVERED BY THIS SCHEDULE
TO BE DELETED FROM 304-87 AND ADDED TO 177-96**

 **A1 AGRICULTURAL ONE**

 **R4*584 RESIDENTIAL FOUR *584**

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.

Q:\Geomatics\New Operation\By-Laws\ZA\ZA 16_124169\ZA 16_124169.mxd



DEVELOPMENT SERVICES COMMISSION



Drawn By: LW Checked By: SC

Date: 21/09/2017

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