



EXPLANATORY NOTE

BY-LAW 2016-49

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

CIM Global Development LP

9900 Markham Road, 5899 Major Mackenzie Drive and the abutting property to the east

CON 7 PT LOT 20

Lands Affected

The proposed by-law amendment applies to 6.6 hectares (16.3 acres) of land comprised of three (3) properties located on the south side of Major Mackenzie Drive, west side of Markham Road and municipally known as 9900 Markham Road, 5899 Major Mackenzie Drive and the abutting property to the east.

Existing Zoning

By-law 177-96, as amended, currently zones the subject lands as Major Commercial *187 (MJC*187) Zone, Major Commercial *187*363 (MJC*187*363) Zone and Open Space One (OS1) Zone.

Purpose and Effect

The purpose and effect of this By-law is to amend By-law 177-96, as amended, to rezone the subject property to “Residential Two*550 (R2*550)”, “Major Commercial*551 (MJC*551)” and “Open Space One (OS1)”, in order to facilitate townhouse development and future commercial development on the subject lands, including the introduction of site-specific development standards.



By-law 2016-49

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

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

- 1.0 By-law 177-96, as amended, is hereby further amended as follows:
- 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto as follows:

from
**Major Commercial*187 (MJC*187) and
Major Commercial*187*363 (MJC*187*363)**
to
**Residential Two*550 (R2*550);
Major Commercial*551 (MJC*551); and
Open Space One (OS1)**

- 1.2 By adding the following subsection to Section 7- EXCEPTIONS

**“7.550 CIM Global Development LP on the south side of Major
Mackenzie Drive, west side of Markham Road – Phase 1
(Residential Development)**

Notwithstanding any other provisions of By-law 177-96, as amended, the provisions in this Section shall apply to those lands denoted by the symbol *550 on Schedule 'A' of this By-law.

7.550.1 Special Zone Provisions

The following special zone provisions shall apply:

- a) *Minimum required yard:*
 - i) *westerly side yard – 6 m;*
 - ii) *easterly side yard – 3.5 m*
 - iii) *rear yard – 14 m; and*
 - iii) *front yard – 4.5 m,*
- b) Minimum width of a *townhouse dwelling unit* – 5.5 m;
- e) Minimum width of an end *townhouse dwelling unit* flanking onto a *private street* – 6.7 m;
- f) Minimum *landscaped open space* along the west *lot line* – 3 m;
- g) Minimum *landscaped open space* along the south *lot line* – 8 m;
- h) Maximum number of *townhouse dwelling units* – 195;

- i) Maximum number of *single detached dwelling units* – 1; and
- j) Notwithstanding any further division or partition of any of the lands subject to this Section, all lands zoned R2*550 shall be deemed to be one *lot* for the purposes of this By-law.”

“7.551 CIM Global Development LP on the south side of Major Mackenzie Drive, west side of Markham Road – Phase 2 (Commercial Development)

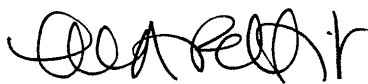
Notwithstanding any other provisions of By-law 177-96, as amended, the provisions in this Section shall apply to those lands denoted by the symbol *551 on Schedule ‘A’ of this By-law.

7.551.1 Special Zone Provisions

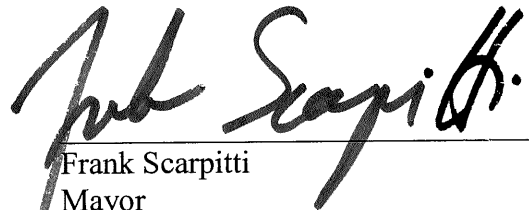
The following special zone provisions shall apply:

- a) Minimum *landscaped open space* along the west *lot line* – 10m; and
- b) *Minimum required yard:*
 - i) *rear yard* – 10 m;
 - ii) *northerly side yard* – 4 m”.

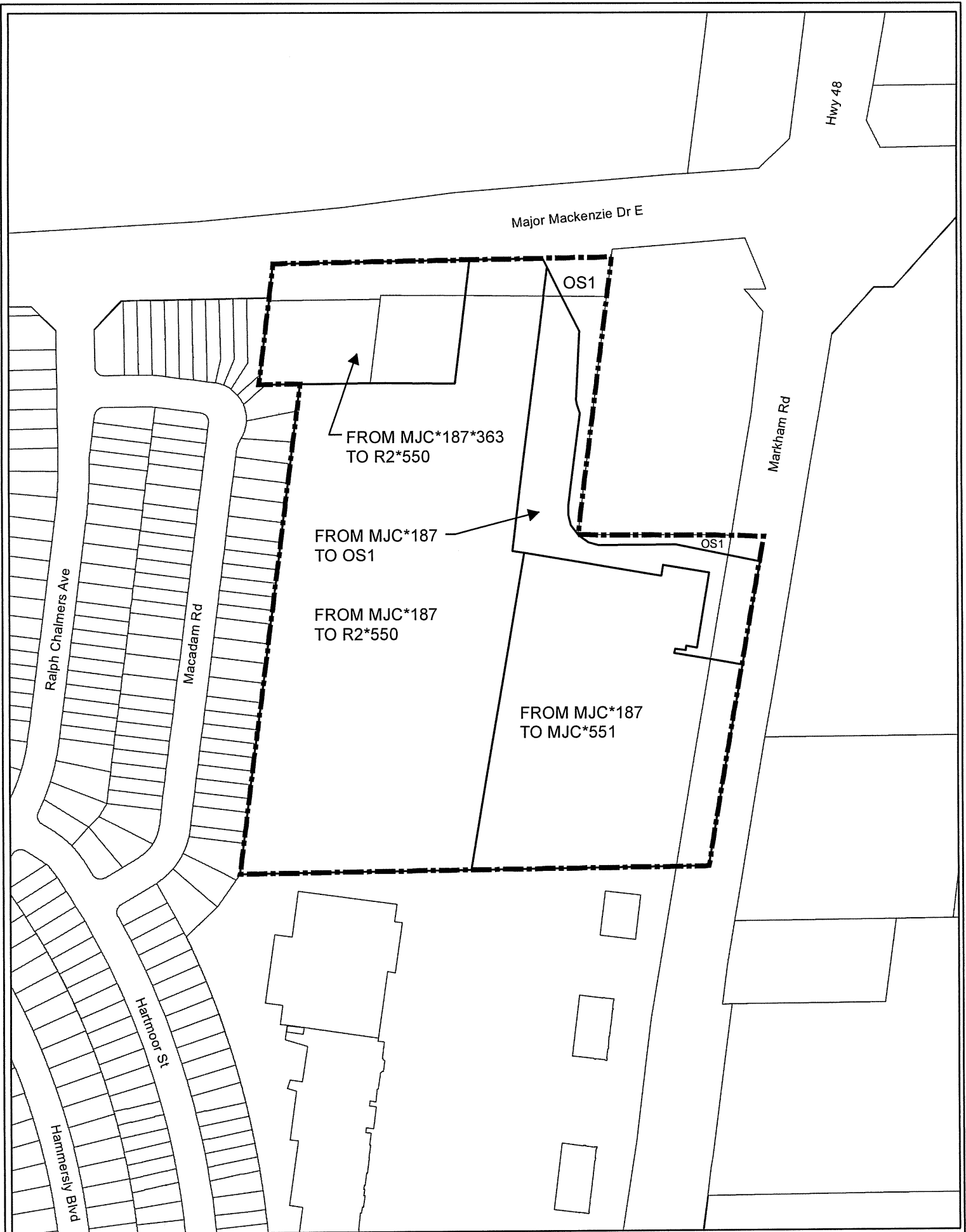
Read a first, second, and third time and passed on May 3, 2016.



Martha Pettit
Deputy City Clerk

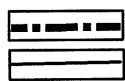


Frank Scarpitti
Mayor



SCHEDULE "A" TO BY-LAW 2016-49

AMENDING BY-LAW 177-96 DATED May 3, 2016



BOUNDARY OF AREA COVERED BY THIS SCHEDULE

BOUNDARY OF ZONE DESIGNATION(S)

R2

RESIDENTIAL TWO

MJC

MAJOR COMMERCIAL

OS1

OPEN SPACE ONE

*No.

EXCEPTION SECTION NUMBER

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DEVELOPMENT SERVICES COMMISSION

40 20 0 40 Meters

Drawn By: CPW

Checked By: SM

DATE: 13/04/2016

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