

# AREA CONTEXT /ZONING

APPLICANT: MARANDER MONTESSORI SCHOOL  
5906 16TH AVENUE

FILE No: ZA. 08114478 (DC)

**MARKHAM** DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: DC

SCALE 1:

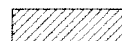
 SUBJECT PROPERTY  
DATE: 08/05/08

FIGURE No.2

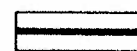
ZA08114478.dgn 15/06/2010 9:39:51 AM



# AIR PHOTO (2009)

APPLICANT: MARANDER MONTESSORI SCHOOL  
5906 16TH AVENUE

FILE No: ZA. 08114478 (DC)



SUBJECT PROPERTY

DATE: 08/05/08



DEVELOPMENT SERVICES COMMISSION

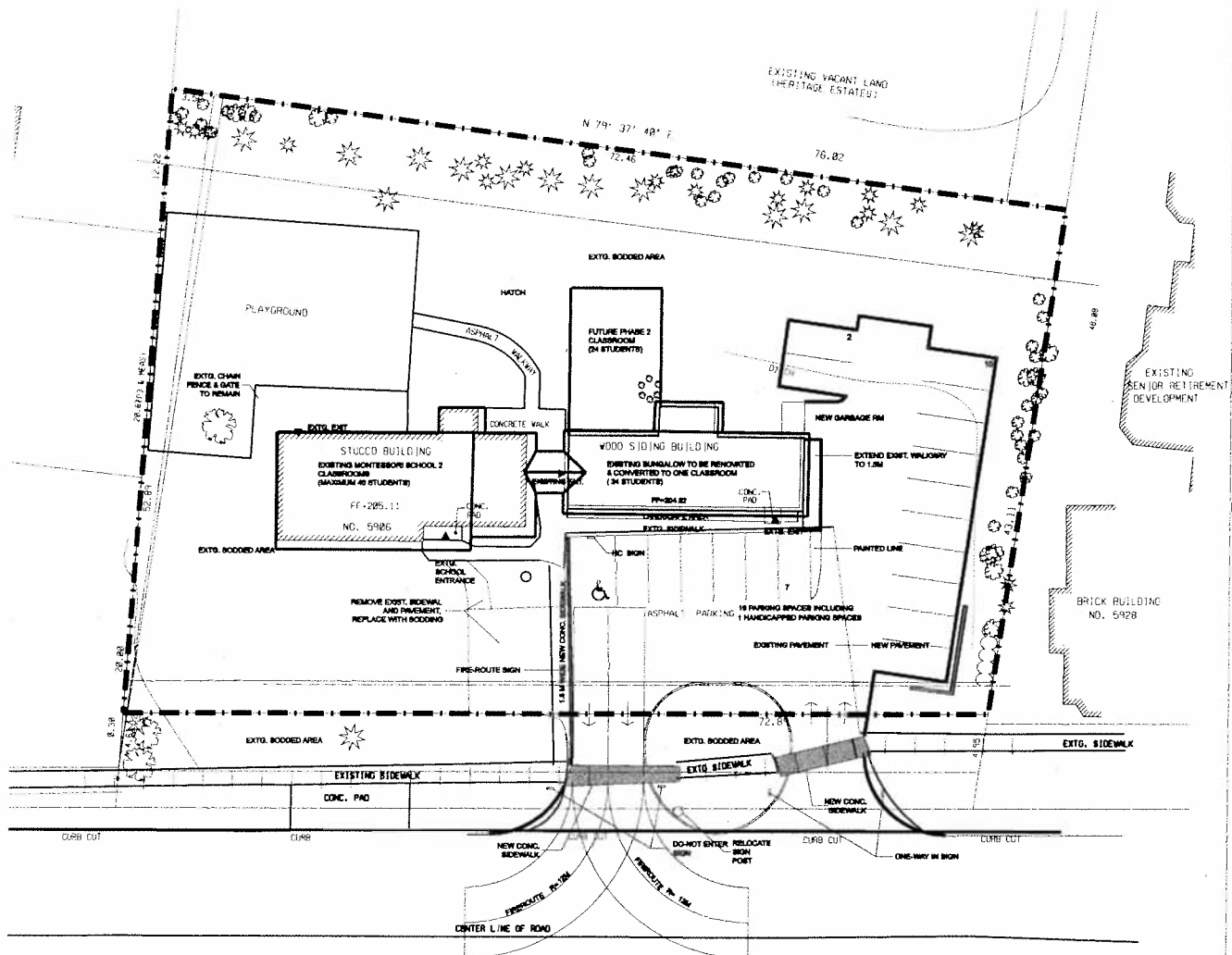
DWN BY: CPW

CHK BY: DC

SCALE 1:

FIGURE No.3





KNOWN AS 16TH AVENUE  
ROAD ALLOWANCE BETWEEN LOTS 15 AND 16, CONCESSION 7

# PROPOSED SITE PLAN

APPLICANT: MARANDER MONTESSORI SCHOOL  
5906 16TH AVENUE

FILE No: ZA08114478;SC08124294(EM)

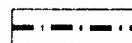


DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: EM

SCALE 1:

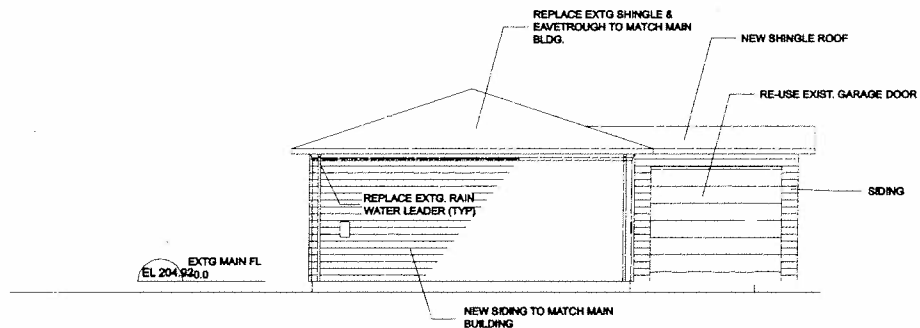
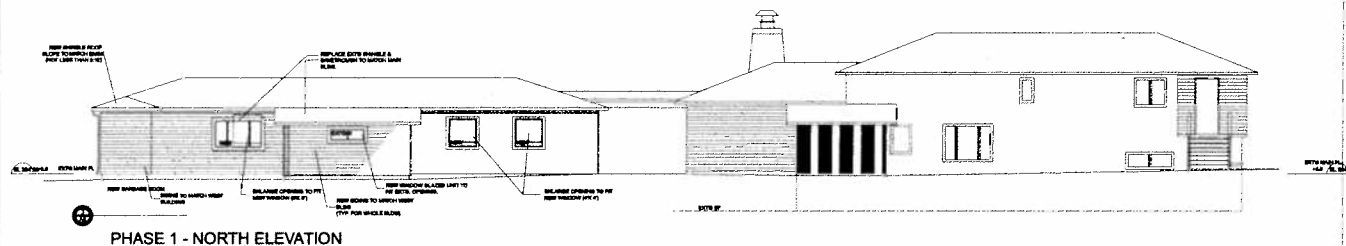
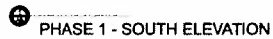


SUBJECT PROPERTY

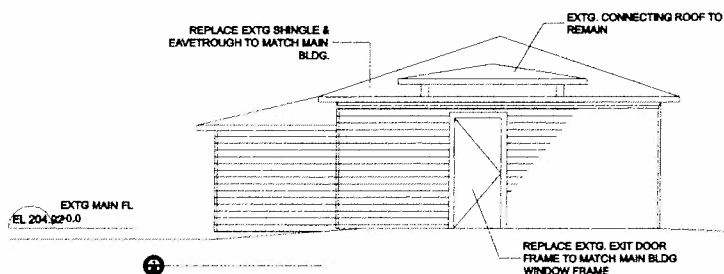
DATE: 06/15/10

FIGURE No.4

ZA08114478.dgn 16/06/2010 11:15:58 AM



PHASE 1 - EAST ELEVATION OF EAST BUILDING



PHASE 1 - WEST ELEVATION OF EAST BUILDING

APPLICANT: MARANDER MONTESSORI SCHOOL  
5906 16th. AVENUE

FILE No: ZA08114478;SU08124294(EM)



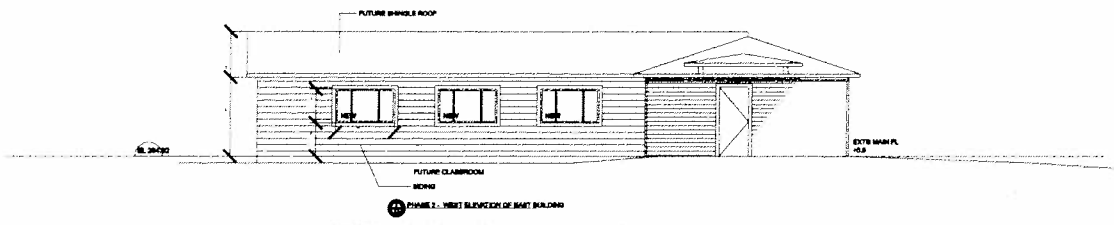
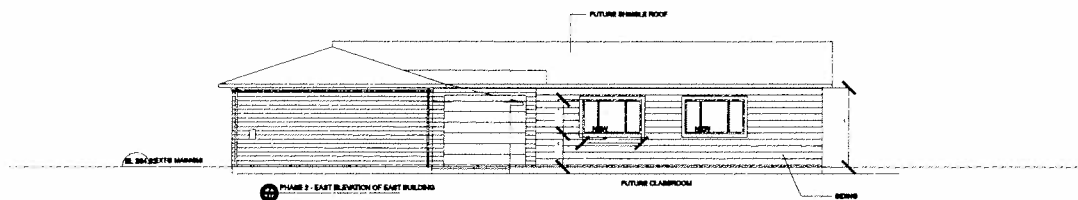
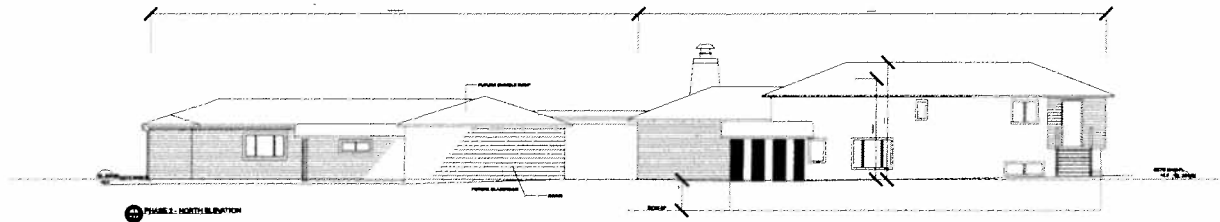
DWN BY: DD

CHK BY: EM

DATE: 06/15/10

FIGURE No.5

ZA08114478.dgn 16/06/2010 11:36:26 AM



# PROPOSED ELEVATIONS (PHASE 2)

APPLICANT: MARANDER MONTESSORI SCHOOL  
5906 16th. AVENUE

FILE No: ZA08114478;SU08124294(EM)

DATE: 06/15/10



DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: EM

FIGURE No.6

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## **EXPLANATORY NOTE**

### **By-law 2010-XXX**

#### **A By-law to amend By-law 1229**

Marander Montessori School  
5906 16<sup>th</sup> Avenue  
Wismer Commons Community

#### **LANDS AFFECTED**

The proposed rezoning applies to a 0.39 ha (0.97 acre) property on the north side of 16<sup>th</sup> Avenue between Highway 48 and Heritage Corners Lane, municipally addressed as 5906 16<sup>th</sup> Avenue.

#### **EXISTING ZONING**

The lands are currently zoned Institutional (I) under By-law 1229 as amended, with site-specific provisions that limit permitted uses to one day nursery licensed for not more than 40 children.

#### **PURPOSE AND EFFECT OF THE BY-LAW**

The purpose and effect of this By-law is to permit a private school with 48 students in addition to the existing permission for a day nursery.



## 2010-XXX

A by-law to amend Zoning By-law 1229, as amended

*(To permit a private school in addition to a day nursery on lands located north of 16th Avenue between Highway 48 and Heritage Corners Lane, municipally addressed as 5906 16th Avenue)*

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

1. By-law 1229, as amended, be and the same is hereby further amended as follows:
  - 1.1. By amending Section 12 – EXCEPTIONS as it relates to the lands shown on Schedule ‘A’ attached, as follows:
    - 1.1.1 By adding to Section 12.11 a), the following:
      - ii) one *PRIVATE SCHOOL* for not more than 48 children
    - 1.1.2 By replacing Section 12.11 b) Development Standards, with the following:
      - i) Minimum *FRONT YARD* – 14.0 metres
      - ii) Minimum *SIDE YARD* – 11.0 metres
      - iii) Minimum *REAR YARD* – 10.0 metres
      - iv) Maximum *BUILDING HEIGHT* – 6.0 metres
      - v) Maximum *LOT COVERAGE* – 12 %
      - vi) Minimum *LANDSCAPED OPEN SPACE*:
        - a) abutting the *FRONT LOT LINE* – 3.0 metres
        - b) abutting the *SIDE LOT LINE* (east) – 4.3 metres
        - c) abutting the *REAR LOT LINE* – 6.0 metres
      - vii) Maximum GFA – 520 m<sup>2</sup>
    - 1.1.3 By deleting Section 12.11 c).
  2. All other provisions of By-law 1229, as amended, not inconsistent with the provisions of this by-law shall continue to apply.



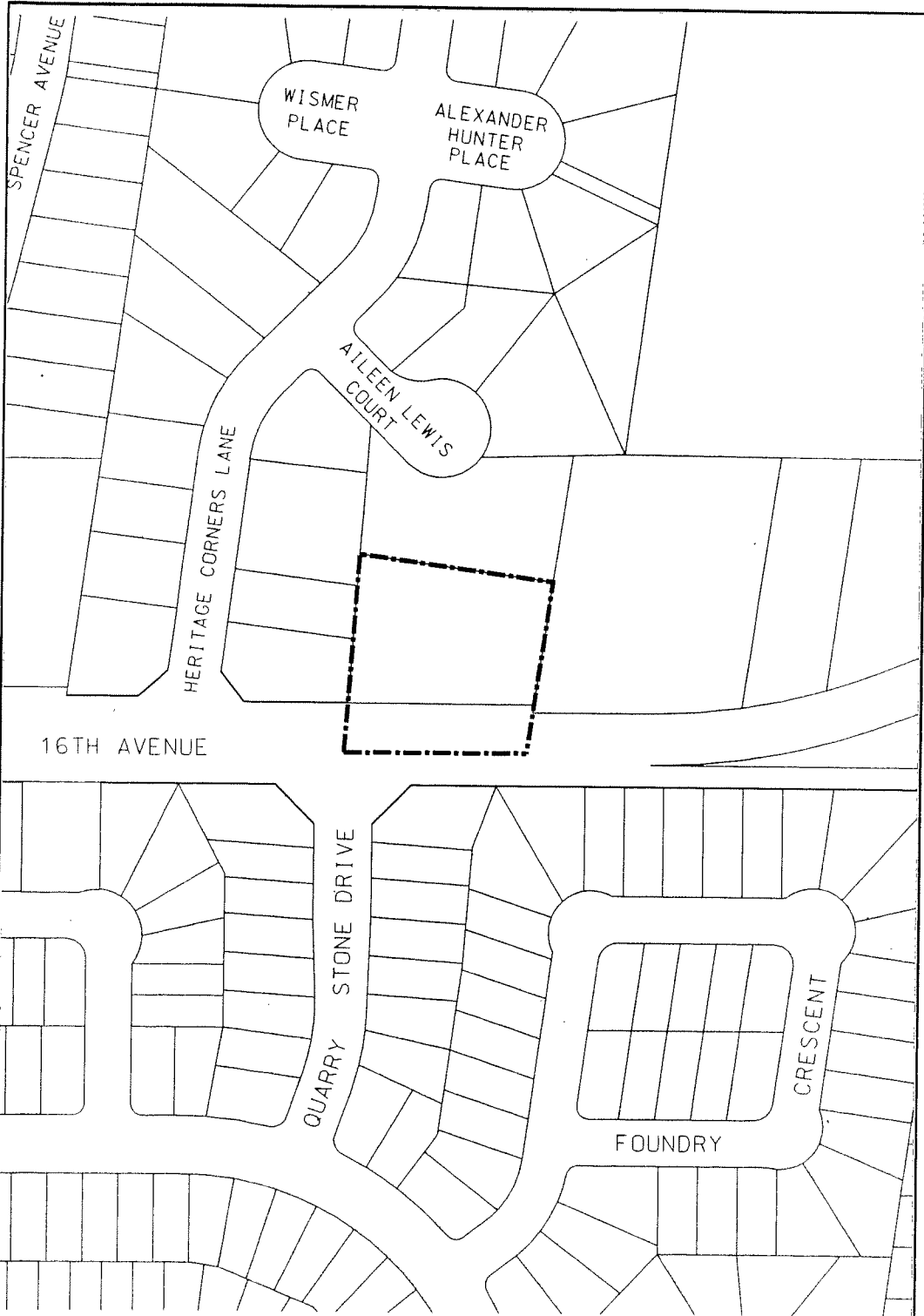
READ A FIRST, SECOND, AND THIRD TIME AND PASSED  
THIS \_\_\_\_<sup>TH</sup> DAY OF \_\_\_\_\_, 2010.

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KIMBERLY KITTERINGHAM, TOWN CLERK

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FRANK SCARPITTI, MAYOR



DEVELOPMENT SERVICES COMMISSION

# A BY-LAW TO AMEND BY-LAW 1229

--- BOUNDARY OF AREA COVERED BY THIS BY-LAW

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

..... 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:

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## **APPENDIX 'B'**

### **RECOMMENDED CONDITIONS OF SITE PLAN APPROVAL**

**5906 16<sup>TH</sup> AVENUE**

(Marander Montessori School)

1. That prior to the site plan and elevations being endorsed by the Director of Planning and Urban Design, the Owner shall:
  - a) Meet with the Fire Department to finalize the location of the Fire Department connection, private hydrant, fire access route signage and rapid entry key box, to the satisfaction of the Fire Chief.
  - b) Submit a revised Landscape Plan to the satisfaction of the Commissioner of Development Services.
  - c) Submit a revised Tree Preservation Plan to the satisfaction of the Commissioner of Development Services.
  - d) Obtain approval from the Engineering Department of the site servicing and grading drawings, municipal service connections details, and storm water management report prepared and stamped by a Professional Engineer with a Certificate of Authorization from the Professional Engineers of Ontario.
2. That the Owner enter into a site plan agreement with the Town of Markham, containing all standard and special provisions and requirements of the Town and other public agencies including:
  - a) Provision for the payment by the Owner of all applicable fees, recoveries, and development charges;
  - b) Cash-in-lieu of parkland payment, if required;
  - c) Provision for satisfying all requirements of the Town Departments and external agencies; and
  - d) Provision to ensure all exterior lights on the property are appropriately shielded and do not impact the residential properties immediately to the north, east and west.
3. That the Owner shall submit final site plan and elevation drawings to the satisfaction of the Commissioner of Development Services.
4. That this endorsement shall lapse and site plan approval will not be issued, after a period of three (3) years commencing **June 22, 2010** in the event that a site plan agreement is not executed within that period.