



**EXPLANATORY NOTE**

**BY-LAW 2014-171**

**A By-law to amend By-laws 304-87 and 177-96, as amended.**

**Kylemore Communities (Victoria Square)  
East side of Woodbine Avenue, north of Elgin Mills Road  
Part Lot 27, Concession 4  
Highway 404 North Community**

**Lands Affected**

This by-law amendment applies to 5.56 ha. (13.74 acres) of land located on the east side of Woodbine Avenue, north of Elgin Mills Road, in the hamlet of Victoria Square, in the Highway 404 North Community.

**Existing Zoning**

The lands are presently zoned Agriculture (A1) by By-law 304-87, as amended.

**Purpose and Effect**

The purpose of this by-law amendment is to delete the lands from the area zoned by By-law 304-87, as amended, and incorporate the lands into appropriate residential, open space and community amenity area zone categories within By-law 177-96, as amended, as follows:

Residential One – F18 * 527	R1-F18* 527
Residential Two * 528	R2 * 528
Residential Two – Lane Access * 529	R2 – LA*529
Open Space One	OS1

The effect of this by-law amendment is to permit a plan of subdivision comprised of 146 street-accessed and lane-accessed townhouses, the restoration and preservation of a heritage dwelling, a public park and a storm water management pond on the lands.



## BY-LAW 2014-171

**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)

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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:

Residential One – F18 * 527	R1-F18 * 527
Residential Two * 528	R2 * 528
Residential Two – Lane Access * 529	R2 – LA * 529
Open Space One	OS1

as shown on Schedule 'A' attached hereto.

2.3 By adding the following subsections to Section 7 – EXCEPTIONS:

**“7.527 KYLEMORE COMMUNITIES (VICTORIA SQUARE)  
EAST SIDE OF WOODBINE AVENUE, NORTH OF  
ELGIN MILLS ROAD  
GEORGE AND ISABELLA PEACH FARMHOUSE**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol \*527 on Schedule 'A' 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.

**7.527.1 Zone Standards**

The following specific zone standards apply:

- a) Minimum *lot area* – 0.05 hectares;
- b) Minimum required *front yard* – 3.0 metres;
- c) Minimum rear yard – 1.5 metres.

**7.527.2 Special Site Provisions**

The following additional provisions apply:

- a) *Driveways* are only permitted to cross the *exterior side lot line* to access the *dwelling unit*.

**7.528 KYLEMORE COMMUNITIES (VICTORIA SQUARE)  
EAST SIDE OF WOODBINE AVENUE, NORTH OF  
ELGIN MILLS ROAD  
STREET ACCESSED TOWNHOUSE DWELLINGS**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol \*528 on Schedule 'A' to this By-law. All other provisions of By-law 177-96, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

**7. 528.1 Only Uses Permitted**

The following uses are the only uses permitted:

- a) *Townhouse dwellings;*
- b) *Home occupations.*

**7.528.2 Zone Standards**

The following specific zone standards apply:

- a) Maximum *height* – 14.0 metres;
- b) Minimum *lot frontage* - 8.7 metres;
- c) Minimum rear yard – 6.0 metres.

**7.528.3 Special Site Provisions**

The following additional provisions apply:

- a) A maximum of eleven (11) 5.5 metre wide *townhouse dwellings* are permitted within the Residential Two \*528 [R2\*528] zone;
- b) No 5.5 metre wide *townhouse dwelling* shall abut another 5.5 metre *townhouse dwelling*;
- c) *Decks* that have a *height* greater than 1.0 metre above the lowest ground surface at any point around the perimeter of the platform are permitted to extend from the wall closest to the *rear lot line* a maximum of 3.0 metres provided that the floor of the *deck* is not higher than the floor level of the second *storey* of the *main building*;
- d) Maximum width of an attached *private garage* on a lot of less than 8.7 metres – 4.0 metres;
- e) Maximum width of a *driveway* and a garage door on a lot of less than 8.7 metres – 3.0 metres;
- f) Maximum width of an attached *private garage* on a lot 8.7 metres or more – 5.9 metres;
- g) Maximum width of a *driveway* and a garage door on a lot 8.7 metres or more – 4.9 metres.

**7.529 KYLEMORE COMMUNITIES (VICTORIA SQUARE)  
EAST SIDE OF WOODBINE AVENUE, NORTH OF  
ELGIN MILLS ROAD  
LANE ACCESSED TOWNHOUSE DWELLINGS**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol \*529 on Schedule 'A' to this By-law. All other provisions of By-law 177-96, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

**7.529.1 Only Uses Permitted**

The following are the only uses permitted:

- a) *Townhouse Dwellings;*
- b) *Home Occupations.*

**7.529.2 Zone Standards**

The following specific zone standards apply:

- a) Minimum *lot frontage*:
  - (i) *Interior lot* - 4.7 metres;
  - (ii) *Interior lot end unit* - 5.9 metres;
  - (iii) *Corner lot* - 7.1 metres;
- b) Minimum *required rear yard* – 0.6 metres;
- c) Minimum *required rear yard* to the wall of an attached *private garage* that contains the opening for *motor vehicle* access – 5.8 metres;
- d) Maximum *height* – 14 metres;
- e) Minimum area of *outdoor amenity space* – 6.0 square metres.

**7.529.3 Special Site Provisions**


The following additional provisions shall apply:

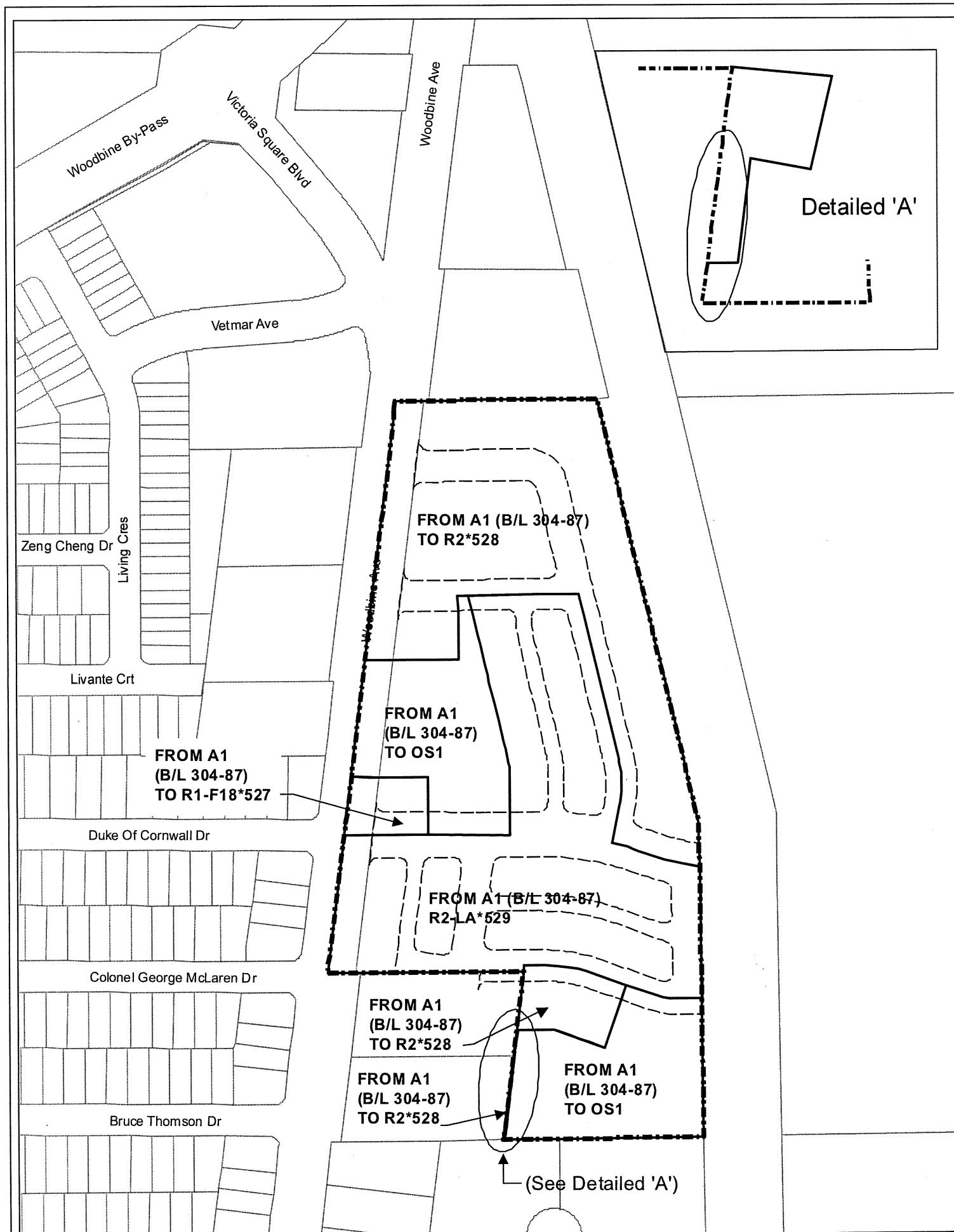
- a) An *outdoor amenity space* may include a *deck* and/or *balcony*;
- b) A *private garage* is permitted to be within or attached to the *main building*, if the lot is accessed by a lane.”

3. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

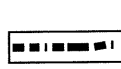
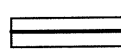
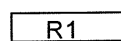
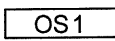
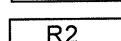
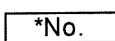
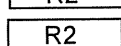
Read a first, second, and third time and passed on November 25, 2014.

  
Kimberley Kitteringham  
City Clerk

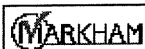
  
Frank Scarpitti  
Mayor



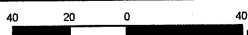
# **BY-LAW SCHEDULE "A" TO BY-LAW 2014-171** **AMENDING BY-LAWS 304-87 AND 177-96 DATED NOVEMBER 25, 2014**

-  BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE TO BE DELETED FROM 304-87 AND ADDED TO 177-96
-  BOUNDARY OF ZONE DESIGNATION(S)
-  RESIDENTIAL ONE
-  OPEN SPACE ONE
-  RESIDENTIAL TWO
-  EXCEPTION SECTION NUMBER
-  RESIDENTIAL TWO WITH LANE ACCESS

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DEVELOPMENT SERVICES COMMISSION



Drawn By: CPW

Checked By: GD

DATE: 04/11/2014

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