



BY-LAW 2025-_____

A By-law to amend By-laws 304-87, as amended
(to delete lands from the designated areas of By-laws 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 areas 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 additional lands as shown on Schedule "A" attached hereto.
 - 2.2 By zoning the lands outlined on Schedule "A" attached hereto:

from:
Agricultural One (A1) Zone (By-law 304-87)

to:
**Residential Two Exception (R2*AAA) Zone,
Residential Two Exception (R2*BBB) Zone,
Residential Four Exception (R4*CCC) Zone,
Open Space 1 (OS1) Zone,
Greenway (G) Zone (By-law 177-96)**
 - 2.3 By adding the following subsection to Section 7- EXCEPTIONS

Exception AAA	GLENDOWER PROPERTIES INC. 11139 Victoria Square Boulevard and 11251 Woodbine Avenue	Parent Zone R2
File No.		Amending By-law 2025-_____
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 2025-____ and denoted by the symbol R2		
Only Permitted Uses		
a)	Townhouse Dwellings	
b)	Home Occupations	
c)	Home Child Care	
Special Zone Standards		
The following specific Zone Standards shall apply to Townhouse Dwellings:		
a)	Notwithstanding any further division or partition of any lands subject to this Section, all lands zoned R2*AAA shall be deemed to be one lot for the purposes of this By-law.	
b)	For the purposes of this By-law, the lot line abutting Woodbine Avenue shall be deemed to be the front lot line.	
c)	For the purposes of this By-law, a private garage shall be permitted to be within or attached to the main building	
d)	Minimum Lot Frontage – 120 metres	
e)	Minimum Lot Area – 0.30 hectares	
f)	Minimum Required Front Yard – 3.0 metres	
g)	Minimum Required Rear Yard – 6.0 metres	
k)	Minimum Width of a Townhouse Dwelling – 6.0 metres	
l)	Maximum Height – 12.5 metres	
m)	Maximum number of Townhouse Dwellings - 9	

Exception BBB	GLENDOWER PROPERTIES INC. 11139 Victoria Square Boulevard and 11251 Woodbine Avenue	Parent Zone R2
File No.		Amending By-law 2025-_____
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 2025-____ and denoted by the symbol R2		
Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Minimum Frontage - Townhouse Dwellings not accessed by a lane – 6.0 metres	
b)	Minimum Required Front Yard – 4.0 metres	
c)	Minimum Required Rear Yard – 6.0 metres	
d)	Notwithstanding Section 6.2.4.2 b) of By-law 28-97, as amended, for lots that are 11.6 metres or less, a minimum 25% soft landscaping shall be provided in the front or exterior side yard in which the driveway is located. For lots that are greater than 11.6 metres 40% soft landscaping shall be provided in the front or exterior side yard in which the driveway is located	
e)	Maximum Height – 12.5 metres	

Exception CCC	GLENDOWER PROPERTIES INC. 11139 Victoria Square Boulevard and 11251 Woodbine Avenue	Parent Zone R4
File No.		Amending By-law 2025-_____
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 2025-_____and denoted by the symbol R4		
Additional Permitted Uses		
a)	Townhouse Dwellings	
Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	For the purposes of this By-law, the lot line abutting Vetmar Avenue shall be deemed to be the front lot line	
b)	Minimum Required Interior Side Yard – 3.0 metres	
c)	Minimum Required Rear Yard – 10.0 metres	
d)	Maximum number of dwelling units per hectare – 240	
e)	Maximum height of main wall within 6.0 metres of the front lot line – 26.0 metres	
f)	Maximum Height – 26.0 metres	

2.4 Notwithstanding any other provisions of By-law 177-96, the minimum setback to a TransCanada Pipelines Limited (TCPL) Pipeline Right-of-Way shall be 7.0 metres from a principal permanent building or structure and any parking or loading area, and 3.0 metres from any part of an accessory structure.

Read a first, second and third time and passed on _____, 2025.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2025-_____

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

**11139 Victoria Square Boulevard and 11251 Woodbine Avenue
Lands located east of Woodbine Avenue
CON 4, PART OF LOT 28**

Lands Affected

The proposed by-law amendment applies to 11.064 hectares (27.339 acres) of land comprised of 3 areas located on the east side of Victoria Square Boulevard and municipally known as 11139 Victoria Square Boulevard and 11251 Woodbine Avenue.

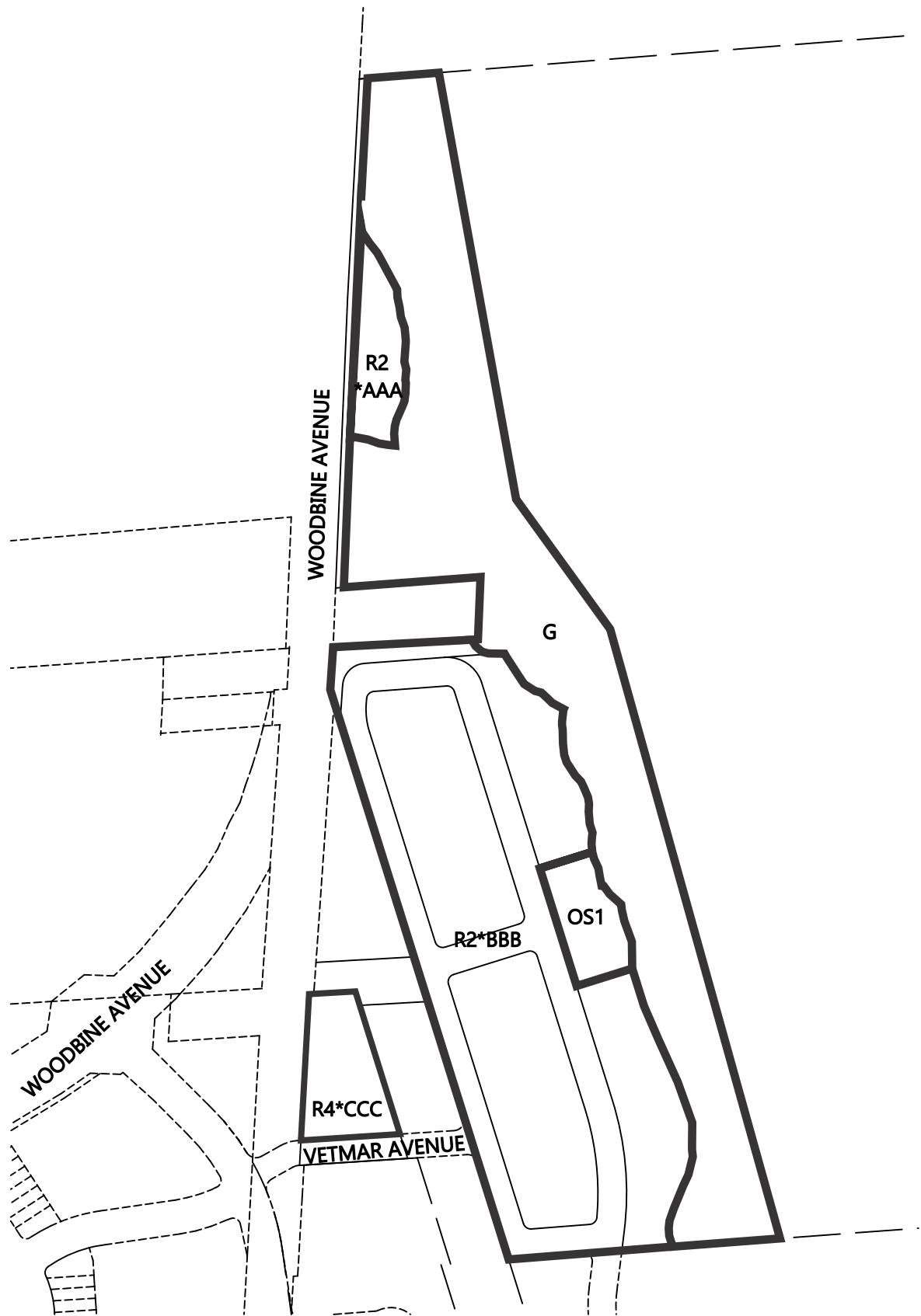
Existing Zoning

The subject land is currently zoned “Agricultural One (A1)” under By-law 304-87, as amended.

Purpose and Effect

The purpose and effect of this By-law is to amend By-law 304-87, as amended and to rezone the subject land to Residential Two Exception (R2-AAA) Zone, Residential Two Exception (R2*BBB) Zone, Residential Four Exception (R4*CCC) Zone, Open Space 1 (OS1) Zone, and Greenway (G) Zone in By-law 177-96, as amended in order to facilitate a residential development consisting of a total of 216.5 units (74.5 single detached dwellings, 33 street townhouse dwellings, 9 rear lane accessed townhouse dwellings, and 100 units within a 6-storey residential building).

SCHEDULE 'A'



BY-LAW SCHEDULE 'A' TO AMEND BY-LAW 177-96



<div></div>	ZONE BOUNDARY
<div>R2</div>	RESIDENTIAL TWO
<div>R4</div>	RESIDENTIAL FOUR
<div>OS1</div>	OPEN SPACE ONE
<div>G</div>	GREENWAY
<div>*No.</div>	EXCEPTION SECTION NUMBER

PASSED THIS ____ DAY ____, 2025

____ 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 1:1000