



BY-LAW 2025-32

A By-law to amend By-law 2024-19, as amended

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

1. That By-laws 1767, 304-87, and 2612, as amended, are hereby further amended by deleting the lands shown on Schedule ‘A’ attached hereto, from the designated areas of By-laws 1767, 304-87, and 2612, as amended.
2. That By-law 2024-19, as amended, is hereby further amended as follows:

2.1 By expanding the designated area of By-law 2024-19, 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:

Single Family Detached Special Residential Third Density (SR3) zone under By-law 1767, as amended;

Rural Residential One (RR1) zone under By-law 304-87, as amended;

Open Space One (O1) zone under By-law’s 304-87 and 2612, as amended;

(Hold) Open Space One (H) (O1) zone under By-law 2612, as amended;

and,

Open Space (O2) zone under By-law’s 304-87 and 1767 as amended.

to:

Community Facility – Place of Worship *73 *77 Hold 6 (CF-PW *73 *77 (H6));

Community Facility – Place of Worship *74 *77 Hold 6 (CF-PW *74 *77 (H6));

Greenway One *75 Hold 6 (GWY1 *75 (H6));

Open Space – Private *76 Hold Six (OS-PU *76 (H6)); and,

Greenway One (GWY1), under By-law 2024-19, as amended

3. By adding the following subsections to Section 14 – EXCEPTIONS:

Exception 14.73	National Assembly of the Bahá'í's of Canada 7290 Leslie Street	Parent Zone CF-PW
File Number PLAN 22 262723		Amending By-law 2025-32
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *73 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
14.73.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	Day Camp	
b)	One (1) Detached Dwelling	
14.73.2 Special Use Standards		
The following special use standards shall apply:		
a)	A day camp is only permitted accessory to a place of worship	
b)	Offices, meeting rooms, educational or seminar rooms, assembly rooms, and kitchen areas are permitted accessory to a principal use	
c)	Section 4.9.2 a) shall not apply	

d)	Special Provision (1) of Table 11.3.4.1 shall not apply
e)	Section 11.2.1 d), e) and f) shall not apply
14.73.3 Special Zone Standards	
The following special zone standards shall apply:	
a)	Notwithstanding any division or partition of the land subject to this Section, all lands zoned CF-PW*73 and GWY*75 shall be deemed to be one lot for the purposes of this By-law.
b)	Minimum lot frontage - 10.0 metres
c)	The front lot line shall be the easterly lot line
d)	Minimum westerly yard setback – 6.0 metres
e)	Minimum southerly yard setback – 3.0 metres
f)	Section 11.3.4.2 H) and Section 4.8.9.1 shall not apply
g)	Maximum height – 25.0 metres
h)	Section 5.8 shall not apply

Exception 14.74	National Assembly of the Bahá'í's of Canada 7200 Leslie Street	Parent Zone CF-PW
File Number PLAN 22 262723		Amending By-law 2025-32
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *74 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
14.74.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	Business Office	
b)	Dormitory	
c)	Day Camp	
d)	Non-Profit Private Club	
14.74.2 Special Use Standards		
The following special use standards shall apply:		
a)	A dormitory is only permitted for people attending any other principle use on the lot	
b)	Meeting rooms, educational or seminar rooms, assembly rooms, and kitchen areas are permitted accessory to a principal use	
c)	Section 4.9.2 a) shall not apply	
d)	A day camp is only permitted accessory to a principal use	
14.74.3 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum lot frontage – 19.0 metres	
b)	Minimum lot area – 1.0 hectare	
c)	Minimum northerly side yard – 0.30 metres	
d)	Minimum southerly side yard – 4.5 metres	
f)	Minimum westerly rear yard – 6.0 metres	
g)	Section 11.2.1 d), e) and f) shall not apply	
h)	Notwithstanding g) above, accessory buildings and structures must comply with the setbacks and height requirements of the main building.	
i)	Section 11.3.4.2 F), H) and Section 4.8.9 shall not apply	
j)	Notwithstanding i) above, the minimum width of landscape open space abutting the southerly side yard – 3.0 metres	
k)	Minimum number of loading spaces -1	
l)	Minimum size of a loading space: (i) 3.5 metres wide (ii) 10 metres in length (iii) 4.2 metre vertical clearance	
m)	A parking garage that is located no more than 1 metre above average grade, shall be set back a minimum of: i) Northerly side yard - 0.3 metres ii) Westerly side yard - 6.0 metres iii) Southerly side yard - 4.5 metres	

	iv) Easterly side yard - 0.6 metres
--	--

Exception 14.75	National Assembly of the Bahá'í's of Canada Vacant lands within 7290 Leslie Street	Parent Zone GWY1
File Number PLAN 22 262723		Amending By-law 2025-32
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *75 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
14.75.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Notwithstanding any division or partition of the land subject to this Section, all lands zoned CF-PW*73 and GWY*75 shall be deemed to be one lot for the purposes of this By-law.	
b)	Minimum lot frontage – 10.0 metres	

Exception 14.76	National Assembly of the Bahá'í's of Canada 7015 Leslie Street	Parent Zone OS-PR
File Number PLAN 23 262723		Amending By-law 2025-32
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *76 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
14.76.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	Non-Profit private club	
b)	Private park	
c)	Day camp	
d)	Conservation use	
e)	Those uses that legally existed on the date this By-law was enacted by Council	
14.76.2 Special Use Standards		
The following special use standards shall apply:		
a)	The expansion of an existing building, structure associated with a use identified in provision e) above may be permitted subject to compliance with Parts 4.0 and 5.0, and Section 11.3.2.2.	
14.76.3 Special Zone Standards		
The following special zone standards shall apply:		
a)	Notwithstanding Section 5.4.1, the minimum required parking spaces shall be calculated based on 1 space per 30 square metres of gross floor area .	
b)	Notwithstanding Section 5.2.6 c) shall not apply.	
c)	Minimum combined number of electric vehicle parking spaces – 0	
d)	Minimum number of short-term bicycle parking spaces – 0	
e)	Minimum number of long-term bicycle parking spaces – 0	

Exception 14.77	National Assembly of the Bahá'í's of Canada Portions of 7200 and 7290 Leslie Street	Parent Zone CF-PW
File Number PLAN 22 262723		Amending By-law 2025-32
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *77 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
14.77.1 Special Zone Standards		
The following special zone standards shall apply:		

a)	Notwithstanding Section 5.2.1 a) required parking spaces are permitted on any lands denoted by the *77 symbol.
b)	Notwithstanding Section 5.3.7 and 5.4.1, the minimum required combined parking spaces shall be calculated at a rate of 1 space per 59 square metres of gross floor area , for the first 6,850 square metres of gross floor area .
c)	Section 5.2.6 c) shall not apply
d)	Minimum combined number of electric vehicle parking spaces – 5
e)	Minimum combined number of short-term bicycle parking spaces – 25
f)	Minimum combined number of long-term bicycle parking spaces – 10
g)	The total number of required electric vehicle parking spaces , short-term bicycle parking spaces and long-term bicycle parking spaces may be shared between the lands denoted by the *77 symbol.

3. HOLDING PROVISION

3.1 For the purpose of this By-law, a Holding (H6) provision, as identified on Schedule ‘A’, is hereby established on lands zoned CF-PW*73*77, CF-PW*74*77, GWY1*75, and as identified on Schedule ‘A’ attached hereto by the letter (H6) in parenthesis following the zoning symbols.

Hold Provision 16.006	National Assembly of the Bahá’í’s of Canada 7200 and 7290 Leslie Street	Parent Zones CF-PW and GWY1
File Number PLAN 22 262723		Amending By-law 2025-32
A Zoning By-law Amendment to remove the Holding (H6) symbol from the lands shown on Schedule “A” shall not be passed until the following conditions have been met:		
16.006.1 Hold Removal Conditions		
a)	No person shall hereafter erect or alter any building or structure on lands subject to the Holding (H6) provision for the purpose permitted under this By-law until amendment(s) to this By-law to remove the letter (H6) have come into effect pursuant to the provisions of Section 36 of the Planning Act.	
b)	The execution of an agreement or agreements between the owner and the City relating to the construction, financing, and implementation of off-site infrastructure improvements required to provide safe access and egress to the subject lands by raising Leslie Street out of the floodplain, to the satisfaction of the City;	
c)	Approval by the City of a Landscape Restoration and Enhancement Strategy, and;	
d)	Approval by the City of a Traffic Management Plan and a Transportation Demand Management Plan.	

Read first, second, and third time and passed on the 22nd day of April, 2025.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2025-32

A By-law to amend By-laws 1767, 304-87, 2612 and 2024-19, as amended

National Assembly of the Bahá'ís of Canada

7015, 7200 and 7290 Leslie Street

PLANS 22 262723 and PLAN 23 262723

Lands Affected

The proposed by-law amendment applies to the subject lands municipally known as 7015, 7290 and 7290 Leslie Street with a total approximate area of 16.56 hectares (40.9 acres), which is located on the east and west sides of Leslie Street, north of Steeles Avenue in the Thornhill Community.

Existing Zoning

The subject lands are zoned:

- **Single Family Detached Special Residential Third Density (SR3)** zone under By-law 1767, as amended;
- **Rural Residential One (RR1)** zone under By-law 304-87, as amended;
- **Open Space One (O1)** zone under By-law's 304-87 and 2612, as amended;
- **(Hold) Open Space One (H) (O1)** zone under By-law 2612, as amended; and,
- **Open Space (O2)** zone under By-law 1767, as amended.

Purpose and Effect

The purpose and effect of this By-law is to remove the subject lands from the areas of By-law's 1767, 304-87 and 2612, as amended and zone them under By-law 2024-19, as amended as follows:

- **Community Facility – Place of Worship *73 *77 (Hold 6) (CF-PW *73 *77 (H6));**
- **Community Facility – Place of Worship *74 *77 (Hold 6)(CF-PW *74 *77 (H6));**
- **Greenway One *75 Hold Six (GWY1 *75 (H6));**
- **Open Space – Private *76 (OS-PU *76); and,**
- **Greenway One (GWY1)**

to permit a new Báhá'í National Centre building that includes administrative offices, meeting rooms and dormitory facilities, and a National Temple building for the Báhá'í faith, on the subject lands.