



## **EXPLANATORY NOTE**

### **BY-LAW 2019-35**

**A By-law to amend By-law 165-80, as amended**

### **King Square Limited**

**PLAN 65M3925 PT BLK 1 RP 65R34025 PTS 1 AND 2**

**9390 Woodbine Avenue**

**ZA 18 176569**

### **Lands Affected**

The proposed by-law amendment applies to a parcel of land with an approximate area of 2.09 hectares (5.2 acres), which is located on the north side of Markland Street, west of Woodbine Avenue.

### **Existing Zoning**

The subject lands are zoned Select Industrial with Limited Commercial (M.C. 170%) under By-law 165-80, as amended.

### **Purpose and Effect**

The purpose and effect of this By-law is to permit additional uses on the subject property, including the introduction of site-specific development standards. The proposed zoning change will facilitate the inclusion of an automobile washing establishment, commercial school, recreational establishment and nightclub (karaoke bar) on the subject property.

### **Note Regarding Further Planning Applications on this Property**

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.



## By-law 2019-35

### A By-law to amend By-law 165-80, as amended by By-law 2009-116

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

1. That By-law 165-80, as amended by 2009-116, is hereby further amended as follows:

- 1.1 Notwithstanding any other provisions of By-law 165-80, as amended by 2009-116, is further amended as it applies to the lands outlined on Schedule 'A', attached hereto.

#### 7.111.1 Permitted Uses

The following additional uses are permitted:

- h) AUTOMOBILE WASHING ESTABLISHMENT
    - i) RECREATIONAL ESTABLISHMENT
    - j) NIGHTCLUB

#### 7.111.3 Special Site Provisions

Section 7.111.3 a) is repealed and replaced with the following:

- a) One (1) A RESTAURANT with a maximum GROSS FLOOR AREA of 880 square metres is permitted.

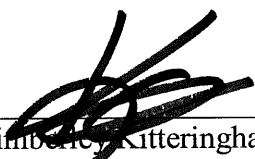
The following additional Special Site Provisions apply:

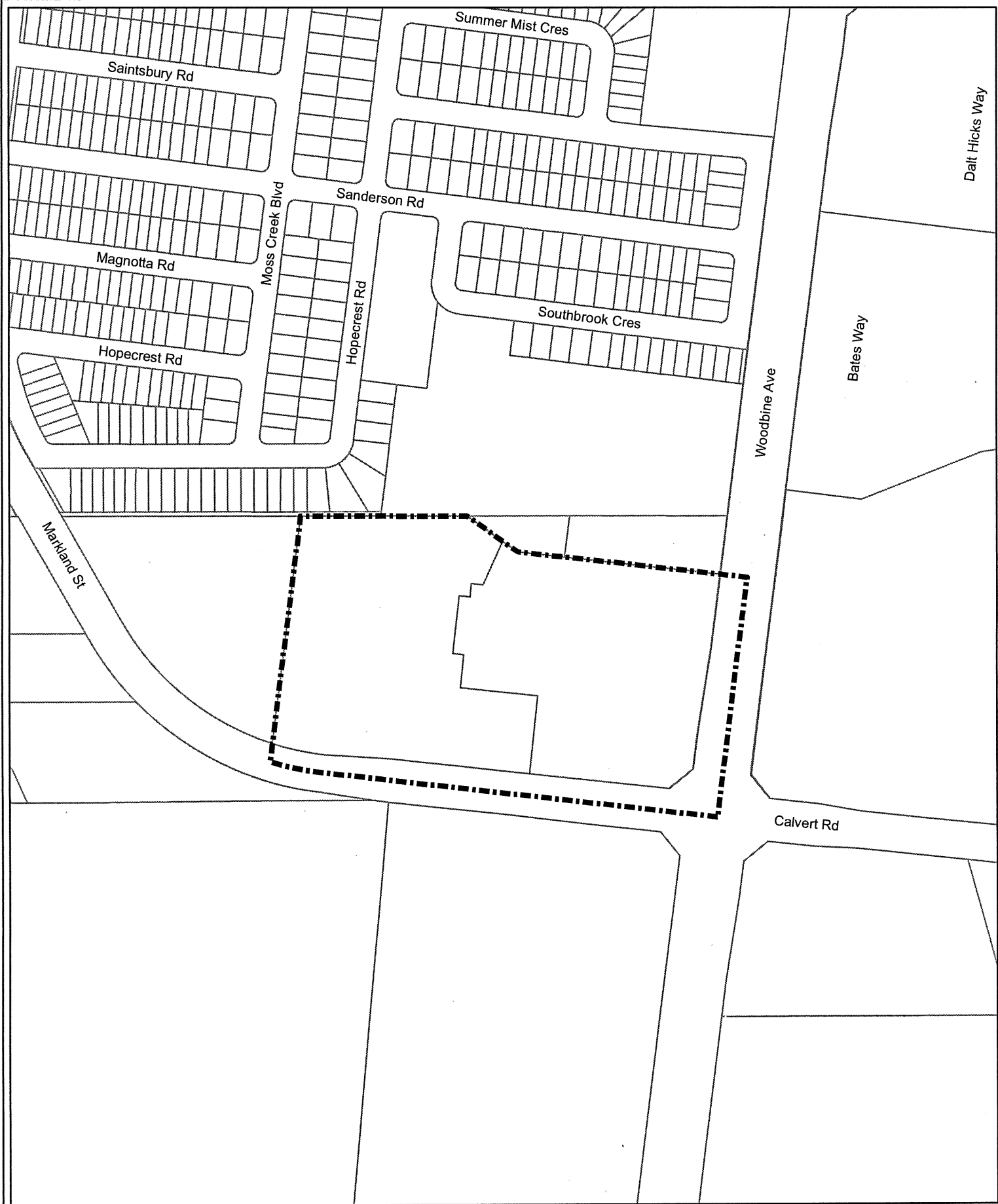
#### 7.111.3

- g) Maximum GROSS FLOOR AREA of a RECREATIONAL ESTABLISHMENT - 450 square metres
    - h) Maximum GROSS FLOOR AREA of an AUTOMOBILE WASHING ESTABLISHMENT - 235 square metres
    - i) AUTOMOBILE WASHING ESTABLISHMENT shall only be located within an underground parking garage.
    - j) Notwithstanding any other provision of this by-law, a COMMERCIAL SCHOOL is permitted on Blocks 1 and 2 Plan 65M-3925
    - k) NIGHTCLUBS and RECREATIONAL ESTABLISHMENTS are only permitted within 175 metres of the LOT LINE abutting Woodbine Ave
    - l) That the AUTOMOBILE WASHING ESTABLISHMENT occupy not more than two required parking spaces, and that no additional parking spaces be required for the AUTOMOBILE WASHING ESTABLISHMENT use.

2. All other provisions of By-law 165-80, 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 March 19, 2019.

  
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Kimberley Kitteringham  
City Clerk  
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Frank Scarpitti  
Mayor



# SCHEDULE "A" TO BY-LAW 2019-35

## AMENDING BY-LAW 165-80 DATED MARCH 19, 2019

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by -law, the information contained in the text of the zoning by -law of the municipality shall be deemed accurate.

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