



BY-LAW 2019-____

A By-law to amend By-law 108-81, as amended

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

1. By-law 108-81, as amended, is hereby further amended as it applies to the lands outlined in Schedule 'A' as follows:

- 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto

from:

Select Industrial and Limited Commercial [M.C.(40%)] Zone

to

Select Industrial and Limited Commercial [M.C.(60%)] Zone

- 1.2 By adding the following subsection to Section 8 - EXCEPTIONS

**“8.101 Neamsby Investments Inc.
1375 Denison Street**

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted on Schedule 'A' to this by-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

8.101.1 Additional Permitted Use

- a) HEALTH CENTRE

8.101.2 Special Zone Standards

The following specific zone standards apply:

- a) Minimum SETBACKS:
 - i. Minimum SIDE YARD SETBACK from east LOT LINE – 6 metres
- b) LOADING SPACE requirements:
 - i. LOADING SPACES required – 1
 - ii. Length of LOADING SPACE – 10 metres
- c) Minimum depth of LANDSCAPED OPEN SPACE adjoining any STREET – 4 metres
- d) Minimum GROSS GROUND FLOOR AREA per BUILDING – 990 m²
- e) The maximum permitted GROSS FLOOR AREA of all RESTAURANT and RETAIL STORE uses, accessory to a HEALTH CENTRE, shall not exceed 15% of the GROSS FLOOR AREA of the BUILDING.

f) Notwithstanding Section 4.3.8, RETAIL SALES (or a RETAIL STORE) is permitted accessory to a HEALTH CENTRE

g) For the purpose of this by-law, *Health Centres* shall be parked at the following rate:

1 *parking space* per 32 square metres of *net floor area*; 5 *parking spaces* per racquet court.

Read a first, second and third time and passed on June 25, 2019.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

AMANDA File No.: 18 177790



EXPLANATORY NOTE

BY-LAW 2019-_____

A By-law to amend By-law 108-81, as amended

**Neamsby Investments Inc.
1375 Denison Street
ZA 18 177790**

Lands Affected

The proposed by-law amendment applies to a parcel of lands with an approximate area of 0.51 ha (1.27 ha), which is located on the south side of Denison Street, east of Birchmount Road, municipally known as 1375 Denison Street.

Existing Zoning

The subject lands are zoned Select Industrial and Limited Commercial [M.C.(40%)] under By-law 108-81, as amended.

Purpose and Effect

The purpose and effect of this By-law is to rezone the subject lands under By-law 108-81, as amended as follows:

from:

Select Industrial and Limited Commercial [M.C.(40%)] Zone

to:

Select Industrial and Limited Commercial [M.C.(60%)] Zone

and to introduce a Health Centre as a permitted use and implement site specific development and parking standards for the site in order to allow the subject lands to be developed with a badminton facility.

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.