



## BY-LAW 2017-\_\_\_\_\_

**A By-law to amend By-law 2551, as amended**  
*(to delete lands from the designated areas of By-laws 2551)*  
**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 2551, as amended, are hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated areas of By-law 2551, 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:  
**Rural Industrial (R-IND)**

to:  
**Community Amenity Four (CA4) Zone, and  
 Open Space One (OS1) Zone**
3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.647	<b>Condor Properties Ltd.</b> 25 Langstaff Road	Parent Zone 177-96
File ZA 18 162178		Amending By-law 2020-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *647 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.		
<b>7.647.1 Only Permitted Uses</b>		
The following are the only permitted uses:		
	Residential Uses:	
a)	<i>Apartment Dwellings</i>	
b)	<i>Multiple Dwellings</i>	
c)	<i>Home Occupations</i>	
d)	<i>Home Child Care</i>	
	Community Uses:	
d)	Art Galleries	
e)	Community Centres	
f)	Libraries	
g)	<i>Museums</i>	
h)	<i>Non-Profit Fitness Centres</i>	
i)	<i>Schools, Public</i>	
	Non-Residential Uses:	
j)	<i>Business Offices</i>	
k)	<i>Commercial Fitness Centres</i>	

l)	<i>Day Nurseries</i>
m)	<i>Financial Institutions</i>
o)	<i>Medical Offices</i>
p)	<i>Parking Garages</i>
q)	<i>Personal Service Shops</i>
r)	<i>Places of Amusement</i>
s)	<i>Places of Entertainment</i>
t)	<i>Places of Worship</i>
u)	<i>Private Clubs</i>
v)	<i>Recreational Establishments</i>
w)	<i>Repair Shops</i>
x)	<i>Restaurants</i>
y)	<i>Retail Stores</i>
z)	<i>Schools, Commercial</i>
aa)	<i>Schools, Private</i>
bb)	<i>Supermarkets</i>
cc)	<i>Veterinary Clinics</i>
<b>7.647.2 Special Zone Standards</b>	
The following special zone standards shall apply:	
a)	For the purposes of this by-law South Boulevard shall be deemed to be the front <i>lot line</i> notwithstanding any further division of the land
b)	Non-residential uses are permitted only in the first and second storey of a building containing apartment dwellings
c)	Minimum Gross floor area for community uses, or other public uses – XXXX square metres
d)	Minimum Gross Floor Area for non-residential uses – XXXX square metres
e)	Maximum Gross Floor area for any individual Retail store or supermarket -1870 square metres
f)	Minimum Indoor Amenity Area required – 1365 square metres
g)	Minimum Outdoor Amenity Area Required – 1365 square metres
g)	Minimum setback to the First Storey i) Front Yard - 2.5 metres ii) Easterly Yard – 2 metres iii) Northerly Yard – 6 metres iv) Westerly Yard – 3 metres
h)	Minimum setback to all storeys above the first storey – 0.3 metres
j)	Maximum building Height i) 27 metres ii) For portions of a building within 35 metres of the northerly and easterly side yards – 128 metres iii) For portions of a building within 35 metres of the southerly and westerly side yards – 145 metres
k)	Minimum setback between portions of a buildings above 27 metres, described in section j) ii) and g) iii) above – 35 metres
l)	Maximum Floor Space Index – 15.5
m)	Minimum Landscaped Open Space - 10%
n)	Minimum number of parking spaces for an apartment dwelling – 0.8 parking spaces per unit;
o)	Minimum number of <i>parking spaces</i> for visitor and non-residential uses within a <i>building containing apartment dwellings</i> - 0.15 parking spaces per unit
p)	Minimum number of bicycle <i>parking spaces</i> for multiple units – 0.25 bicycle <i>parking spaces</i> per unit; and
q)	18 parking spaces may be provided in tandem
r)	The provisions of Table B7, Z and AA shall not apply
s)	Special Provision 12 of Table B7 shall not apply

2. SECTION 37 CONTRIBUTION

- 2.1 A contribution by the Owner to the City in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments shall be collected in accordance with the terms of an agreement to secure for the Section 37 contribution.

3. HOLDING PROVISION

- 3.1 For the purpose of this By-law, a Holding (H) provision is hereby established on lands zoned Community Amenity Four (CA4) Zone as identified on Schedule 'A' attached hereto by the letter (H) in parenthesis following the zoning symbols.
- 3.2 No person shall hereafter erect or alter any building or structure on lands subject to the Holding (H) provision for the purpose permitted under this By-law until amendment(s) to this By-law to remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the Planning Act.
- 3.3 A Zoning By-law Amendment to remove the Holding (H) symbol from the lands shown on Schedule "A" shall not be passed until the following conditions have been met:
- a) Execution of a site plan agreement.

Read and first, second and third time and passed on \_\_\_\_\_, 2020.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

\_\_\_\_\_  
Frank Scarpitti  
Mayor



## EXPLANATORY NOTE

**BY-LAW 2020-\_\_\_\_**  
**A By-law to amend By-law 177-96, as amended**

**Condor Properties Ltd.**  
**25 Langstaff Road**  
**ZA 18 162178**

### **Lands Affected**

The proposed by-law amendment applies to a parcel of land with an approximate area of \_\_\_\_ hectares (\_\_\_\_ acres), which is located north of \_\_\_\_ Road and west of \_\_\_\_ Road in the \_\_\_\_ Community.

### **Existing Zoning**

The subject lands are zoned **Rural Industrial (R-IND)** Zone under By-law 2551, as amended.

### **Purpose and Effect**

The purpose and effect of this By-law is to rezone the subject lands under By-law 177-96, as amended as follows:

from:  
**Rural Industrial (R-IND)**

to:  
**Community Amenity Four (CA4) Zone, and  
Open Space One (OS1) Zone**

in order to permit a residential development on the lands.

### **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.