



EXPLANATORY NOTE

BY-LAW 2020-11

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 0.72 hectares (1.78 acres), which is located north of Kirk Drive and west of Yonge Street in the Langstaff 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 mixed-use 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.



By-law 2020-11

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 *647 (CA4*647) Zone, and
Open Space One (OS1) Zone**
3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.647	Condor Properties Ltd. 25 Langstaff Road	Parent Zone CA4
File ZA 18 162178		Amending By-law 2020-11
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.		
7.647.1 Only Permitted Uses		
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>	
	Non-Residential 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>	
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>
7.647.2 Special Zone Standards	
The following special zone standards shall apply:	
a)	For the purposes of this by-law, the south <i>lot line</i> shall be deemed to be the <i>front lot line</i> notwithstanding any further division of the land
b)	Non-residential uses are permitted only in the first and second <i>storey</i> of a <i>building</i>
c)	Minimum <i>gross floor area</i> for non-residential uses including <i>public uses</i> – 930 square metres
d)	The minimum <i>gross floor area</i> non-residential use including public uses outlined in c) above shall be located on the <i>first storey</i>
e)	Maximum <i>gross floor area</i> for any individual <i>retail store</i> or <i>supermarket</i> -1870 square metres
f)	Minimum indoor communal amenity area required – 1365 square metres
g)	Minimum outdoor communal amenity area required – 1365 square metres
h)	Minimum setback to the <i>first storey</i> i) <i>Front yard</i> - 2.5 metres ii) <i>Easterly yard</i> – 2 metres iii) <i>Northerly yard</i> – 2 metres iv) <i>Westerly yard</i> – 0.3 metres
i)	Minimum setback to all <i>storeys</i> above the first <i>storey</i> – 0.1 metres
j)	Maximum <i>building height</i> inclusive of mechanical penthouse or architectural features: i) 33 metres ii) For portions of a <i>building</i> within 35 metres of the northerly and easterly <i>yards</i> – 163 metres iii) For portions of a building within 35 metres of the southerly yard and 45 metres of the westerly <i>yard</i> – 163 metres
k)	Minimum setback between portions of a <i>building</i> above 33 metres, described in section j) ii) and j) iii) above – 25 metres
l)	Notwithstanding k) above, <i>balconies</i> and <i>porches</i> are permitted to project 1.5 metres from the main wall of a <i>building</i> into the <i>setback</i> between portions of a <i>building</i>
m)	The minimum vertical distance between the floor and the ceiling of the <i>first storey</i> shall be 3.5 metres non-inclusive of dropped bulkheads
n)	The minimum vertical distance between the floor and the ceiling of the second <i>storey</i> shall be 2.7 metres non-inclusive of dropped bulkheads

o)	Maximum <i>floor space index</i> – 15.5
p)	Minimum <i>landscaped open space</i> - 10%
q)	Minimum number of <i>parking spaces</i> per <i>dwelling unit</i> – 0.5 <i>parking spaces</i> per unit;
r)	Minimum number of <i>parking spaces</i> for visitor and non-residential uses within a <i>building</i> - 0.15 <i>parking spaces</i> per unit
s)	All required <i>accessible parking spaces</i> shall be located the lands zoned CA4*647
t)	Minimum number of bicycle storage spaces – 0.25 bicycle storage spaces per <i>unit</i>
u)	18 <i>parking spaces</i> may be provided in <i>tandem</i>
v)	The provisions of Table A2 and Table B7 shall not apply.

2. SECTION 37 CONTRIBUTION

2.1 A contribution by the Owner to the City of facilities, services, or matters in accordance with Section 37 of the Planning Act, as amended, shall be required. Nothing in this section shall prevent the issuance of a building permit as set out in Section 8 of the Building Code Act or its successors.

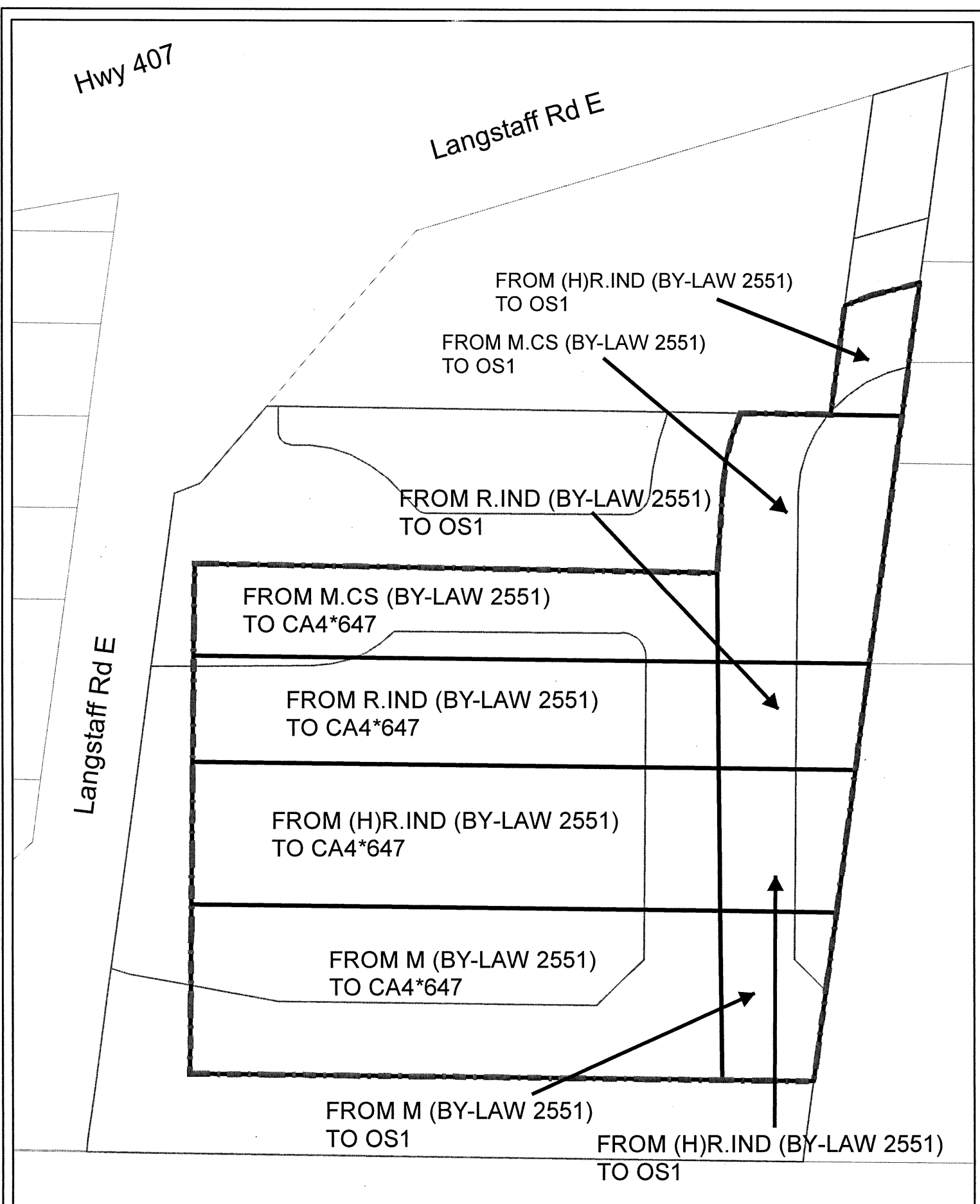
Read a first, second, and third time and passed on February 25, 2020.



Kimberley Butteringham
City Clerk



Frank Scarpitti
Mayor



SCHEDULE "A" TO BY-LAW 2020-11

AMENDING BY-LAWS 2551 AND 177-96 DATED FEBRUARY 25 2020

	BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE		
	BOUNDARY OF ZONE DESIGNATION(S)		COMMUNITY AMENITY FOUR
	RURAL INDUSTRIAL		OPEN SPACE ONE
	SELECT INDUSTRIAL WITH CONTROLLED STORAGE		
	SELECT INDUSTRIAL		
	HOLDING PROVISION		

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.

Q:\Geomatics\New Operation\By-Laws\SUSU_ZA18162178\Schedule A.mxd



DEVELOPMENT SERVICES COMMISSION

10 5 0 10
Meters

Drawn By: RT Checked By: BR DATE: 07/02/2020

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