



BY-LAW 2017-_____

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

**Commercial Recreation (CR) Zone and;
 Open Space One (O1) Zone**

to:

**Residential Two (R2*608) Zone;
 Residential Two – Special (*613) Zone;
 Residential Two – Special (*614) Zone;
 Residential Two – Special (*609*615) Zone;
 Residential Two – Special (*609*616) Zone;
 Residential Two – Special (*609*612*619) Zone;
 Residential Two – Special (*609*611) Zone;
 Residential Two – Special (*609*612) Zone;
 Residential Two – Special (*609*619*617) Zone;
 Residential Two – Special (*609*617) Zone;
 Residential Two – Special (*609*619) Zone;
 Residential Two – Special (*609) Zone;
 Residential Two – Special (*609*620*615) Zone;
 Residential Two – Special (*609*618) Zone;
 Residential Two – Special (*609*620) Zone;
 Residential Four – (R4*622) Zone
 Residential Three (R3*610) Zone;
 Residential Four (R4*621) Zone;
 Community Amenity One (CA1*623) Zone
 Open Space One – (OS1) Zone
 Open Space Two – (OS2) Zone
 Greenway – (G) Zone
 Residential Two (R2*83) Zone**

3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 608	Sixteenth Land Holdings Inc North of 16 th Ave, West of Kennedy	Parent Zone R2
File ZA 16 179225		Amending By-law 2019-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *608 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.		
7.608.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	<i>One (1) Accessory Dwelling Unit</i>	
7.608.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Maximum <i>height</i> – 13.5 metres	
b)	Minimum <i>rear yard</i> – 6 metres	
c)	<i>Minimum lot frontage:</i>	
	i)	<i>Townhouse dwelling units</i> – 6.0 metres

Exception 609	Sixteenth Land Holdings Inc North of 16 th Ave, West of Kennedy	Parent Zone R2-S
File ZA 16 179225		Amending By-law 2019-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *609 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.		
7.609.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	<i>One (1) Accessory Dwelling Unit</i>	
7.609.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum <i>exterior side yard</i> – 3.0 metre	
b)	Maximum <i>height</i> – 13.5 metres	
c)	Maximum <i>garage width</i> :	
	i) <i>Lot frontages</i> of 15.2 metres or greater – 6.4 metres	
d)	Setbacks from street roundings, traffic circles, and other <i>lot line</i> deviations:	
	i) Where a property sides onto a <i>public lane</i> or <i>public street</i> , and the <i>lot line</i> is curved, any required setback is measured to a hypothetical <i>front, side, rear, or exterior lot line</i> , projected from the tangent of the actual <i>front, side, rear, or exterior lot line</i>	
	ii) In the case of a <i>lot</i> abutting a traffic circle:	
	a) Where the <i>front yard</i> is entirely curved, the <i>front yard</i> is measured from the tangent of the <i>front yard</i> of the next adjacent <i>lot</i> with a straight <i>front lot line</i>	
	b) Where the <i>exterior side yard</i> is entirely curved, the <i>exterior side yard</i> setback shall be measured from the tangent of the <i>exterior side yard</i> , opposite, most distant from, and parallel to the <i>interior side yard</i>	
	c) The rear <i>lot line</i> shall be deemed to be the <i>lot line</i> that separates the lot from the public lane. The front lot line shall be deemed to be the lot line opposite and most distant from the <i>rear lot line</i>	
	iii) Where a <i>corner lot</i> has a portion of its <i>frontage</i> is dedicated to a sight visibility triangle, the setbacks shall be measured to a hypothetical <i>front, side, rear or exterior lot line</i> , projected from the actual <i>front, side, rear or exterior lot line</i> .	
	iv) Where a portion of the property has been dedicated for a utility notch, or snow storage notch, the setback shall be measured to a hypothetical <i>rear or side yard</i> projected from the <i>front, side, rear or exterior lot line</i>	
	v) Notwithstanding the above, in no instance shall a buildings or structure be located within 0.6 metres of a <i>lot line</i> . No <i>building</i> or <i>structures</i> , including encroachments such as eaves or gutters, may extend beyond any <i>lot line</i>	
e)	Notwithstanding the provisions of section 6.7, lots that are accessed by a <i>lane</i> , and where the <i>lot line</i> opposite the lane abuts an OS1, OS2, or G zone shall be deemed to have frontage on a <i>public street</i> . The lot line opposite to the <i>lane</i> , and abutting the OS1, OS2, or G zone shall be deemed the <i>front lot line</i> for the purpose of this by-law	

Exception 610	Sixteenth Land Holdings Inc North of 16 th Ave, West of Kennedy	Parent Zone R3
File ZA 16 179225		Amending By-law 2019-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *610 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.		
7.610.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	<i>Multiple Dwellings</i>	
7.610.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Notwithstanding provision H of Table B5 (Part 2 of 2) the minimum unit width shall be 6.0 metres	
b)	Maximum <i>height</i> – 15 metres	
c)	Special Provision 4 of Table B5 shall not apply	
d)	Minimum <i>front yard</i> – 4.5 metres	
e)	Minimum <i>exterior side yard</i> : i) Abutting Yorkton Boulevard – 3.0 metre	
f)	Minimum <i>rear yard</i> – 0.0 metres	
g)	Maximum <i>garage width</i> – 3.1 metres	

Exception 611	Sixteenth Land Holdings Inc North of 16 th Ave, West of Kennedy	Parent Zone R2-S
File ZA 16 179225		Amending By-law 2019-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *611 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.		
7.611.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum <i>rear yard</i> - 7 metres	

Exception 612	Sixteenth Land Holdings Inc North of 16 th Ave, West of Kennedy	Parent Zone R2-S
File ZA 16 179225		Amending By-law 2019-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *612 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.		
7.612.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum <i>rear yard</i> - 6 metres	
b)	Where a driveway crosses the <i>exterior side lot line</i> : i) Maximum garage width – 6.1 metres ii) Minimum required <i>rear yard</i> – 0.6 metres	

Exception 613	Sixteenth Land Holdings Inc North of 16 th Ave, West of Kennedy	Parent Zone R2-S
File ZA 16 179225		Amending By-law 2019-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *613 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.		
7.613.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	One (1) <i>Accessory Dwelling Unit</i>	
7.613.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Maximum <i>height</i> – 15 metres	
b)	Minimum <i>rear yard</i> – 0.6 metres	
c)	Minimum <i>front yard</i> – 2.0 metres	

Exception 614	Sixteenth Land Holdings Inc North of 16 th Ave, West of Kennedy	Parent Zone R2-S
File ZA 16 179225		Amending By-law 2019-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *614 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.		
7.614.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	One (1) <i>Accessory Dwelling Unit</i>	
7.614.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Maximum <i>height</i> – 15 metres	
b)	Minimum <i>rear yard</i> – 0.6 metres	
c)	Minimum <i>front yard</i> – 4.0 metres	

Exception 615	Sixteenth Land Holdings Inc North of 16 th Ave, West of Kennedy Lane access Single Detached	Parent Zone R2-S
File ZA 16 179225		Amending By-law 2019-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *615 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.		
7.615.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	One (1) <i>Accessory Dwelling Unit</i>	
7.615.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Driveways and Garages are permitted to access a <i>lane</i> across an <i>exterior</i> or <i>interior side lot line</i>	
b)	Minimum required <i>rear yard</i> to a <i>dwelling units</i> accessed by a <i>lane</i> i) with attached <i>private garage</i> - 0.6 m ii) without attached <i>private garage</i> – 11.6 m	
c)	Maximum <i>lot coverage</i> for detached <i>private garages</i> – no maximum;	
d)	Minimum <i>parking space</i> width on a <i>parking pad</i> accessed by a <i>lane</i> – 2.55 m.	
e)	Minimum <i>outdoor amenity area</i> – 20 square metres	

Exception 616	Sixteenth Land Holdings Inc North of 16 th Ave, West of Kennedy	Parent Zone R2-S
File ZA 16 179225		Amending By-law 2019-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *616 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.		
7.616.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum <i>rear yard</i> :	
	i) For up to 45% of the <i>building width</i> – 3.0 metre	

Exception 617	Sixteenth Land Holdings Inc North of 16 th Ave, West of Kennedy	Parent Zone R2-S
File ZA 16 179225		Amending By-law 2019-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *617 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.		
7.617.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum <i>rear yard</i> :	
	i) <i>Dwelling</i> - 11.5 metres	
	ii) <i>Accessory buildings</i> – 4 metres	

Exception 618	Sixteenth Land Holdings Inc North of 16 th Ave, West of Kennedy	Parent Zone R2-S
File ZA 16 179225		Amending By-law 2019-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *618 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.		
7.618.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum required <i>front yard</i> – 3.0 metres	

Exception 619	Sixteenth Land Holdings Inc North of 16 th Ave, West of Kennedy	Parent Zone R2-S
File ZA 16 179225		Amending By-law 2019-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *619 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.		
7.619.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Maximum <i>garage width</i> :	
	i) <i>Lot frontage</i> less than 11.6 metres – 6.1 metres	
	ii) <i>Lot frontage</i> greater than 20 metres – 9.8 metres	

Exception 620	Sixteenth Land Holdings Inc North of 16 th Ave, West of Kennedy	Parent Zone R2-S
File ZA 16 179225		Amending By-law 2019-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *620 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.		
7.620.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum required <i>front yard</i> – 4.0 metres	

Exception 621	Sixteenth Land Holdings Inc North of 16 th Ave, West of Kennedy Medium Density Block 26	Parent Zone R4
File ZA 16 179225		Amending By-law 2019-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *621 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.		
7.621.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum <i>rear yard</i> – 10 metres	
b)	Maximum number of <i>dwelling units</i> per hectare – not applicable	
c)	Maximum <i>height</i> – i) The lesser of 25.2 metres or 6 <i>storeys</i> ii) Within 55 metres of the southerly <i>lot line</i> – the lesser of 19.2 metres or 4 <i>storeys</i>	
d)	Maximum FSI – 2.5	

Exception 622	Sixteenth Land Holdings Inc North of 16 th Ave, West of Kennedy Medium Density Blocks	Parent Zone R4
File ZA 16 179225		Amending By-law 2019-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *622 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.		
7.622.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	<i>Townhouse Dwellings</i>	
b)	One (1) <i>Accessory Dwelling Unit</i>	
7.622.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	<i>Townhouse Dwellings</i> shall be built in accordance with the provisions of Table B5	
b)	Maximum <i>height</i> for <i>townhouse dwellings</i> – i) 15 metres	

Exception 623	Sixteenth Land Holdings Inc North of 16 th Ave, West of Kennedy Mixed-Use Block	Parent Zone CA1
File ZA 16 179225		Amending By-law 2019-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *623 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.		
7.623.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	<i>Supermarket</i>	
7.623.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Notwithstanding the provisions below, all uses except <i>Multiple Dwellings</i> and <i>Townhouse Dwellings</i> shall be built in accordance with the <i>Apartment Dwellings</i> and <i>Institutional and Office Building</i> standards of table B7 (Part 2 of 4)	
b)	<p>Maximum <i>height</i>:</p> <p>i) <i>Townhouse dwellings</i> – 13.5 metres</p> <p>ii) All other buildings</p> <ul style="list-style-type: none"> - Within 40 metres of the south <i>lot line</i> – 11.5 metres excluding architectural features - Greater than 40m from the south <i>lot line</i> - 15 metres excluding architectural features <p>iii) Notwithstanding ii) above, uses other than <i>Multiple Dwellings</i>, <i>Townhouse Dwellings</i>, and <i>Apartment Dwellings</i>, are only permitted to be 1 <i>storey</i> within 40 metres of the south <i>lot line</i>, and that <i>storey</i> is permitted to be 11.5m metres in <i>height</i> excluding architectural features.</p>	
c)	The total maximum <i>gross floor area</i> for uses identified in Table A2 as I, X, Ee, Ff, Gg, Hh, Ii, and Kk, shall not exceed 3,700 square metres	
d)	The maximum <i>gross floor area</i> for a single <i>unit</i> containing a <i>Supermarket</i> , or uses identified in Table A2 as I, X, Ee, Ff, Gg, Hh, Ii, and Kk, shall not exceed 2,350 square metres	
e)	<p><i>Gross floor area</i> of a <i>place of worship</i>:</p> <p>Minimum – 250 square metres</p> <p>Maximum – 500 square metres</p>	
f)	A <i>place of worship</i> shall only be permitted in a mixed use building	
g)	Special provisions of Table A2 shall not apply	
h)	<i>Drive-through facilities</i> shall not be located within 40 metres of the south <i>lot line</i>	
i)	<i>Garage doors</i> , loading bays, overhead doors, or a door providing direct access to a garbage storage facility, shall not be located within a wall facing the southern <i>lot line</i>	
j)	Lots containing uses other than <i>apartment building</i> , <i>townhouse dwellings</i> and <i>multiple dwellings</i> shall have a maximum <i>frontage</i> of 196 metres along the southerly <i>lot line</i>	
k)	<p>Minimum <i>landscape strip</i>:</p> <p>i) 6 metres from the southerly <i>lot line</i></p>	
l)	Notwithstanding k) above, the minimum landscape strip may be reduced to 3 metres where a minimum 6 metre wide <i>public</i> or <i>private street</i> is provided between the <i>landscape strip</i> and an <i>apartment building</i> , <i>townhouse dwelling</i> , or <i>multiple dwelling use</i>	
m)	<i>Townhouse Dwellings</i> are permitted to front onto <i>private streets</i> , and are not permitted to front onto or back onto 16 th Avenue	
n)	The total combined maximum <i>gross floor area</i> for all non-residential uses shall not exceed 11,150 square metres	

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.

3. HOLDING PROVISION

- 3.1 For the purpose of this By-law, a Holding (H) provision is hereby established on lands zoned CA1*623 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 between the Owner and the City of Markham containing a *Place of Worship* of at least 250 metres as a use on the site; or
 - b) The passage of five (5) years from the date of approval of the Official Plan Amendment applicable to this Plan of Subdivision or the passage of three (3) years from the date of registration of the subdivision agreement for the phase of this Plan of Subdivision containing Block 25; whichever is greater.

Driveways, underground parking structures, townhouse dwellings, and multiple dwellings may be constructed prior to the removal of the Holding provision 'H'.

Read and first, second and third time and passed on _____, 2019.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2019-____
A By-law to amend By-law 177-96, as amended

Name of Applicant
Property Legal Description
Property Address
ZA 17 000000

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 Commercial Recreation (CR) and Open Space One (O1) Zone under By-law 304-87, as amended.

Purpose and Effect

The purpose and effect of this By-law is to rezone the subject lands from By-law 304-87 to By-law 177-96, as amended as follows:

from:

**Commercial Recreation (CR) Zone and;
Open Space One (O1) Zone**

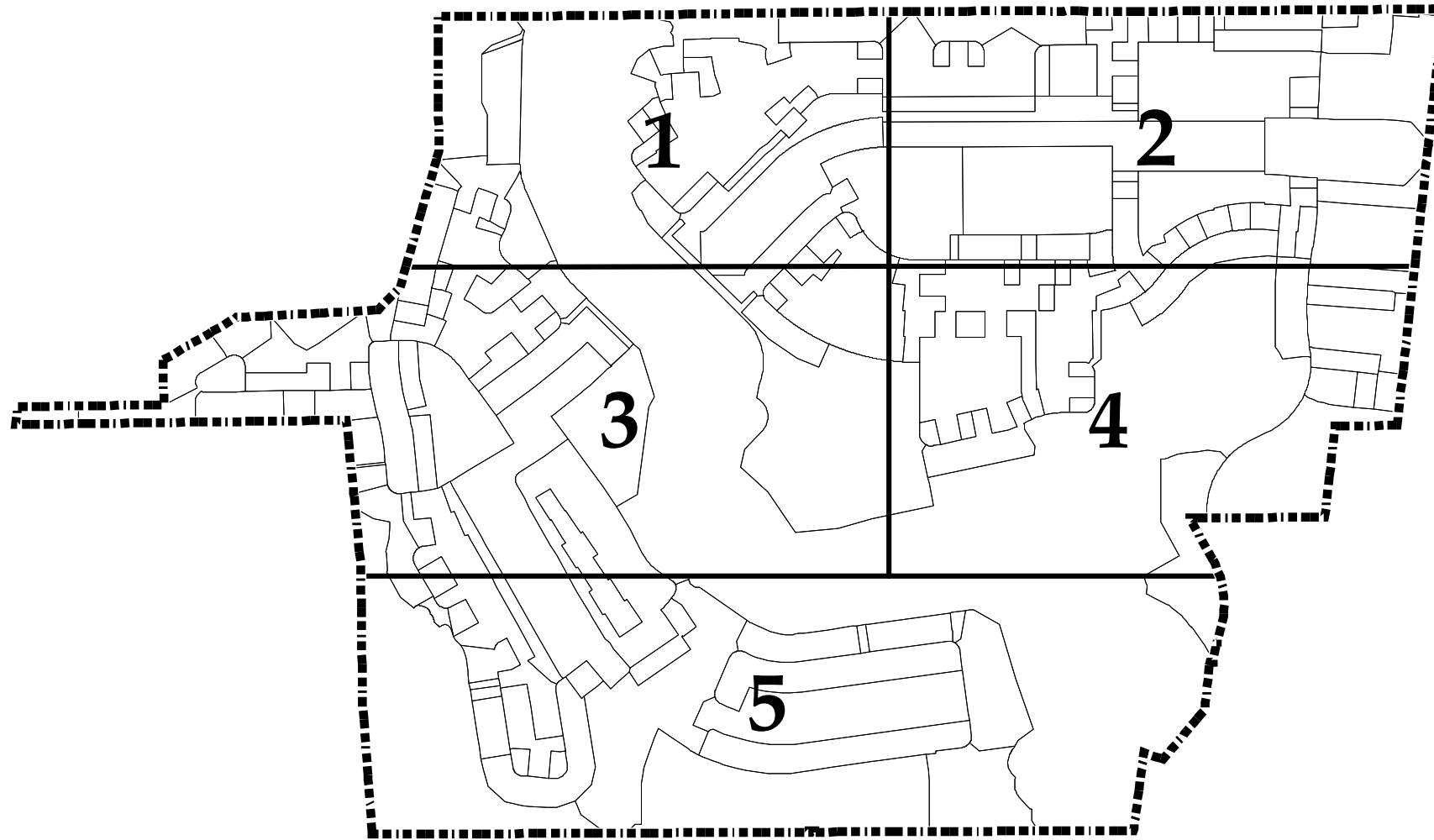
to:

**Residential Two (R2*608) Zone;
Residential Two – Special (*613) Zone;
Residential Two – Special (*614) Zone;
Residential Two – Special (*609*615) Zone;
Residential Two – Special (*609*616) Zone;
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Residential Four – (R4*622) Zone
Residential Three (R3*610) Zone;
Residential Four (R4*621) Zone;
Community Amenity One (CA1*623) Zone
Open Space One – (OS1) Zone
Open Space Two – (OS2) Zone
Greenway – (G) Zone
Residential Two (R2*83) 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.



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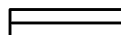
SCHEDULE " A " TO BY-LAW 177-96

AMENDING BY-LAW

DATED



BOUNDARY OF AREA COVERED BY THIS SCHEDULE



BOUNDARY OF ZONE DESIGNATION(S)

R2

Residential Two Zone

R3

Residential Three Zone

CA1

Community Amenity One Zone

OS2

Open Space Two Zone

R2-S

Residential Two - Special Zone

R4

Residential Four Zone

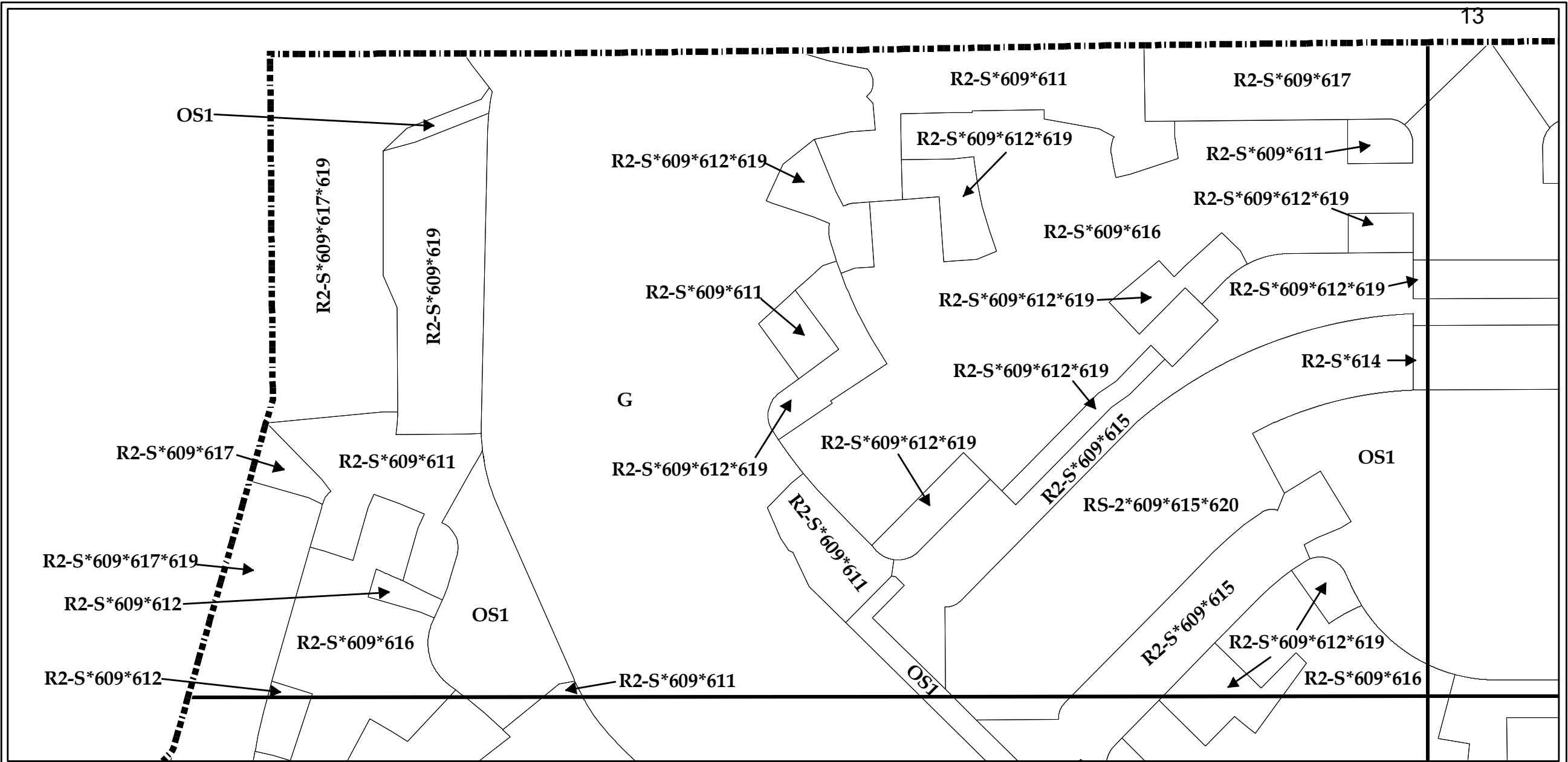
OS1

Open Space One Zone

G

Greenway Zone

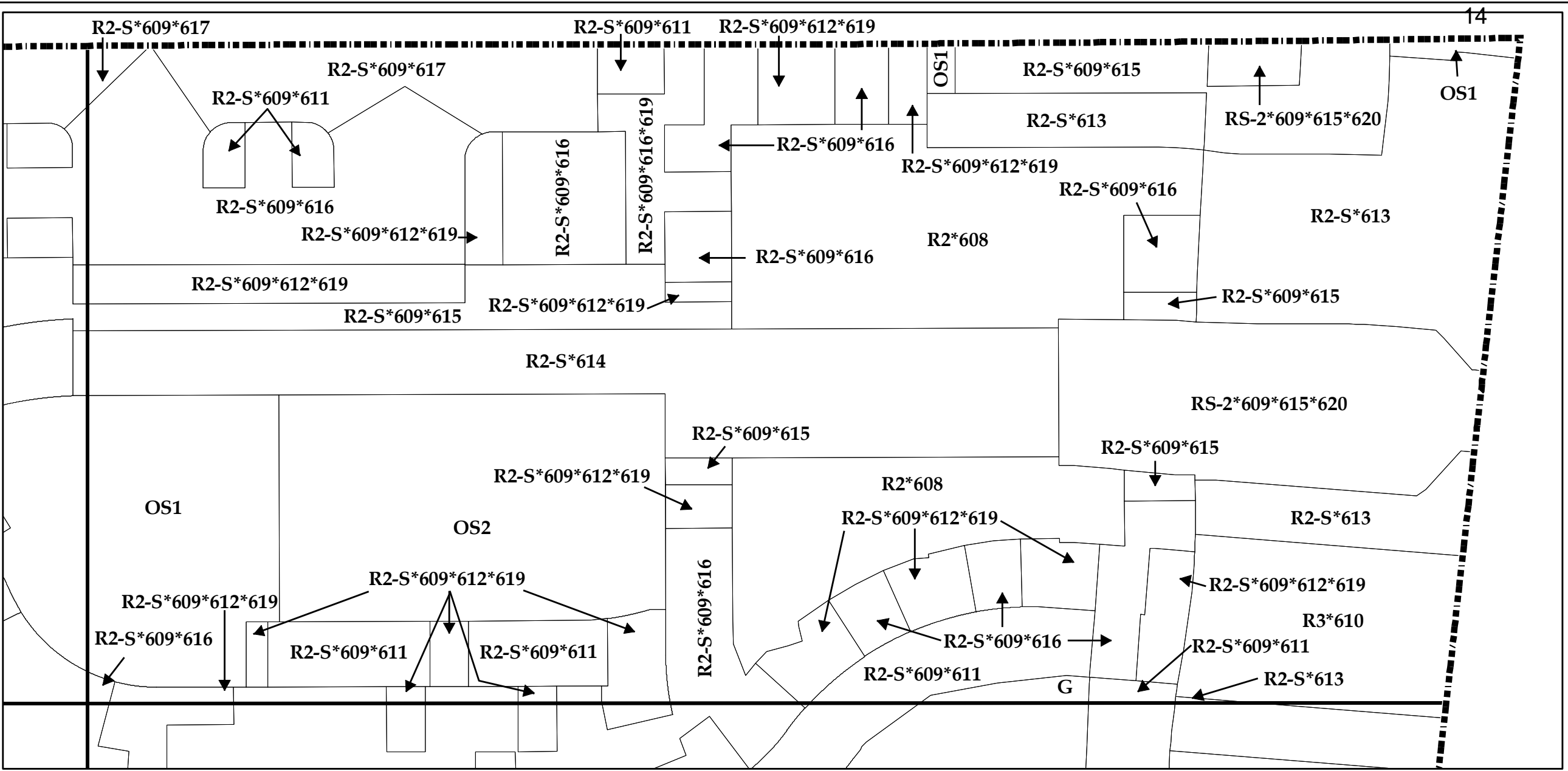
THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of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



DRAFT **SCHEDULE " A-1 " TO BY-LAW 177-96**
AMENDING BY-LAW DATED

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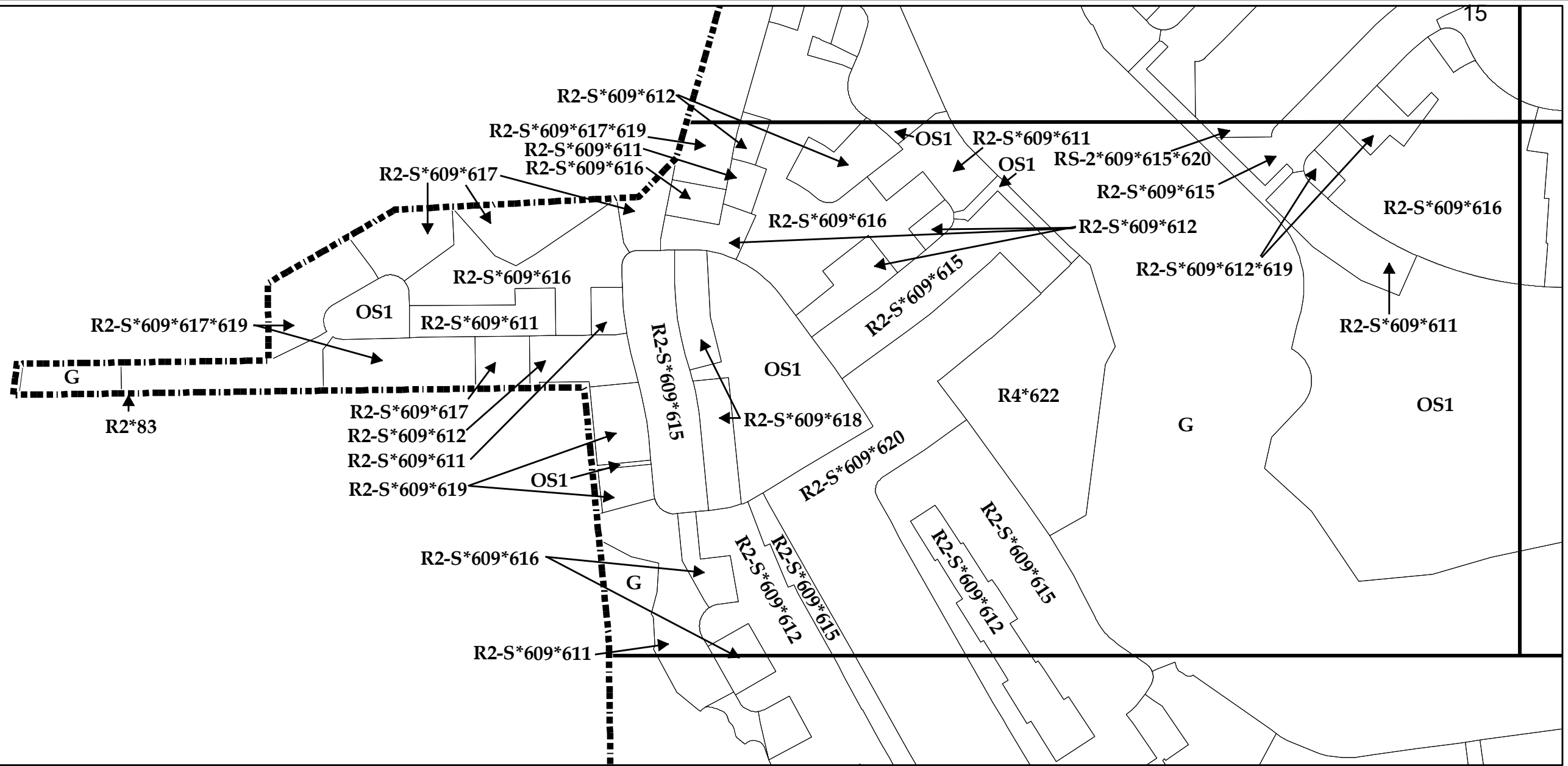
SCHEDULE " A-2 " TO BY-LAW 177-96

AMENDING BY-LAW

DATED

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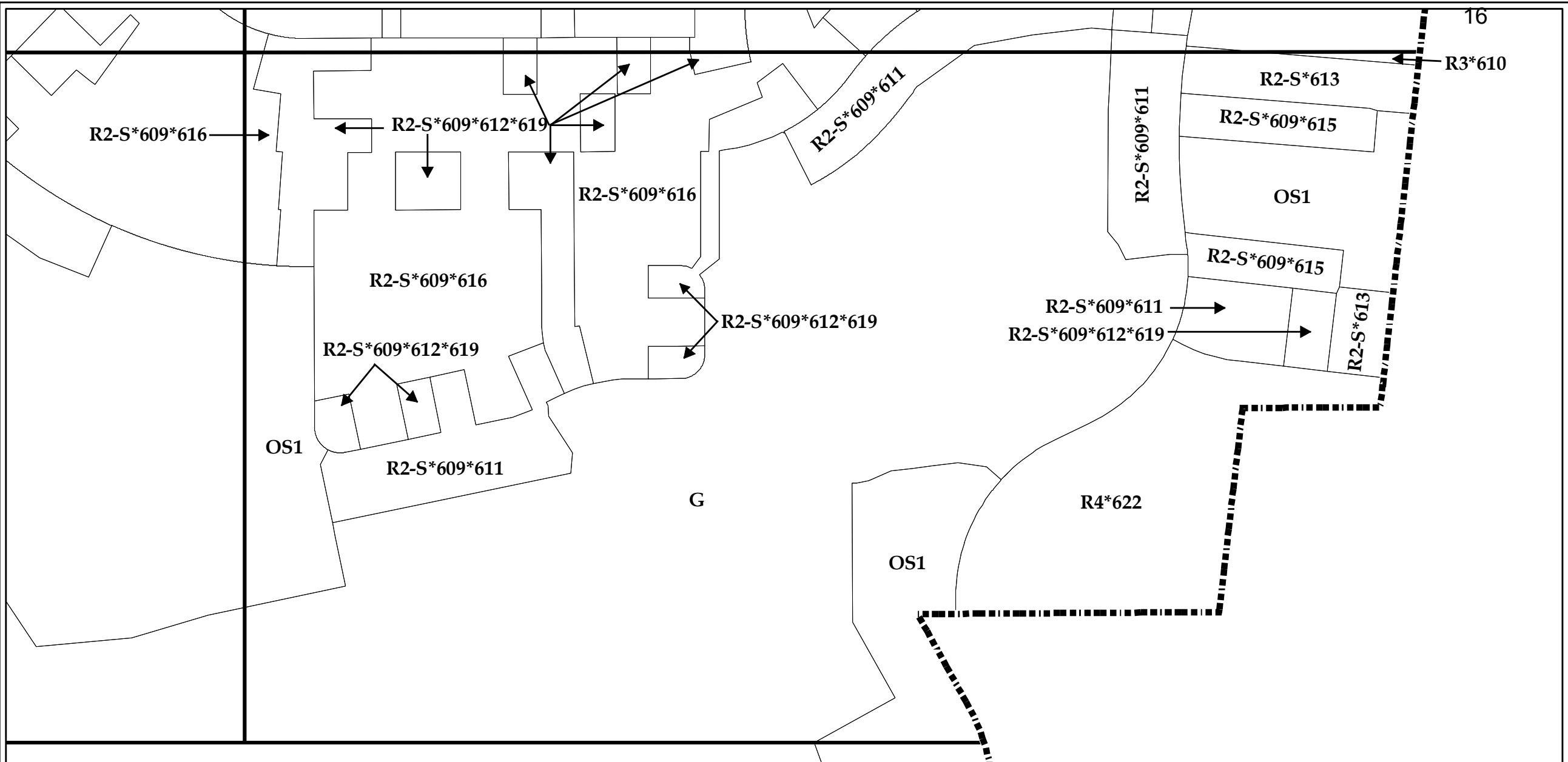
SCHEDULE " A-3 " TO BY-LAW 177-96

AMENDING BY-LAW

DATED

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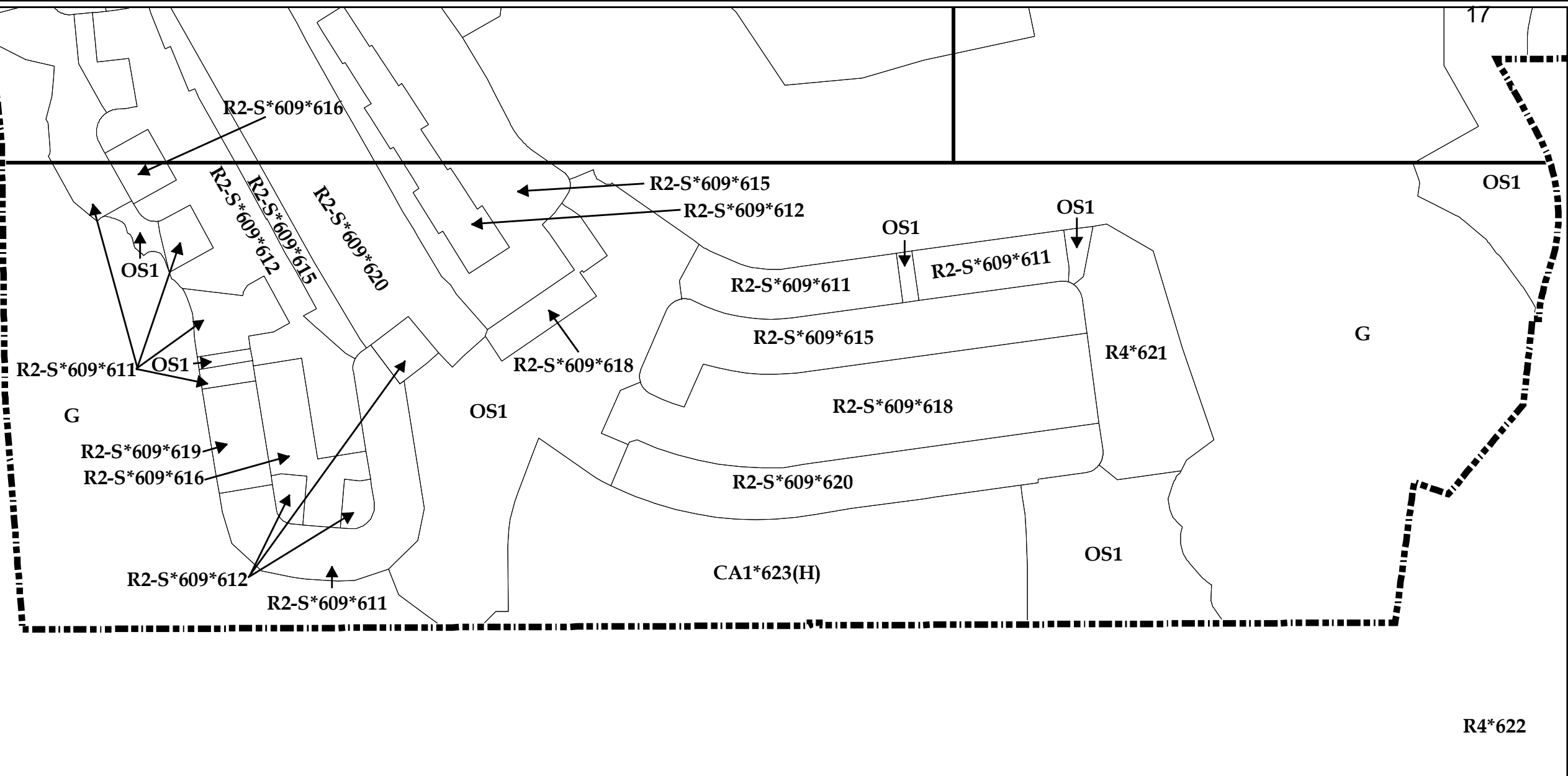
SCHEDULE " A-4 " TO BY-LAW 177-96

AMENDING BY-LAW

DATED

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SCHEDULE " A-5 " TO BY-LAW 177-96

AMENDING BY-LAW DATED

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