



By-law 2020-XX

A By-law to amend By-law 2004-196, as amended

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. That By-law 2004-196, as amended, is hereby further amended as follows:
 - 1.1 Notwithstanding Schedules M1, M3 and M4, the provisions of Schedules M5, M6 and M7 shall apply to the lands denoted on Schedule "A".
 - 1.2 By deleting subsection 6.29 (*29) from Section 6 – Exceptions to By-law 2004-196.
2. By adding the following to Section 6.28.1 d)

For the purpose of this by-law, the following definition shall apply:

Storey means the portion of a building that is situated between the top of any floor and the top of the floor next above it. Where there is no floor above, storey means the portion of a building that is situated between the top of the floor and the ceiling above the floor. Mezzanines shall not be considered a storey if they occupy less than 60% of the floor area of the storey.
3. All other provisions of By-law 2004-196, 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 May XX, 2020.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



Explanatory Note

By-law 2020-XX

A By-law to amend By-law 2004-196, as amended

OnePiece Ideal (MS) Developments Inc.

North side of Enterprise Boulevard, west of Bill Crothers Drive

Lands Affected

The proposed by-law amendment applies to the westerly parcel of the lands municipally known as 28 Main Street Unionville, with an area of approximately 1.28 ha (3.16 ac), located at the northwest corner of Bill Crothers Drive and Enterprise Boulevard, east of the GO Rail line. The subject lands represents the first of two phases of development.

Existing Zoning

The subject lands are zoned "Markham Centre Downtown Two *28(Hold)" [MC-D2 *28(H)], "Markham Centre Public Space One *29" (MC-PS1 *29) and "Markham Centre Public Space Two" (MC-PS2) within the Markham Centre Zoning By-law No. 2004-196.

Purpose and Effect

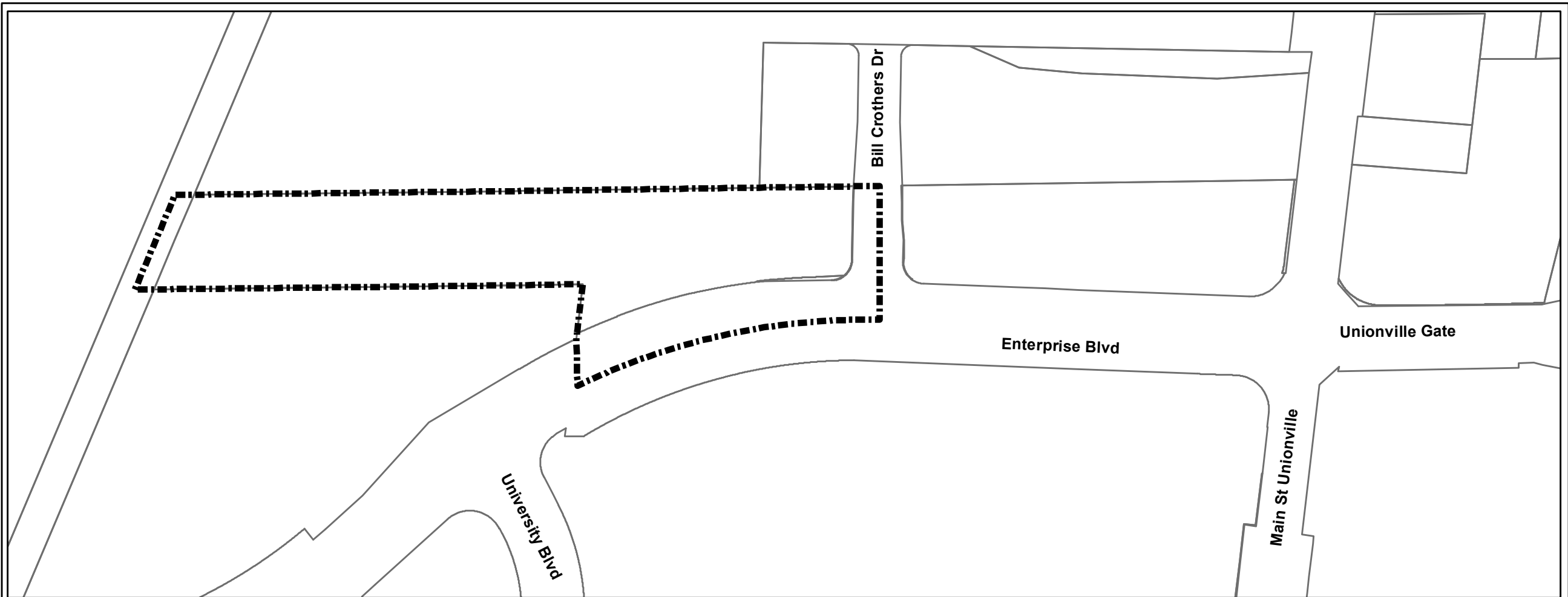
The purpose of this by-law amendment is to:

- Rezone the portion of the subject lands from "Markham Centre Public Space One *29" (MC-PS1*29) to "Markham Centre Public Space One" (MC-PS1);
- Amend certain site specific development standards, including heights and setbacks;
- Delete subsection 6.29 (*29) from Section 6 – Exceptions to By-law 2004-196; and
- Amend the definition of Storey for the purpose of applying building setbacks.

The effect of this by-law amendment is to permit a proposed residential, mixed-use development accommodating 362 residential units and up to a maximum of 700 m² of retail uses in a 47-storey building, including 9-storeys of above grade parking.

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.



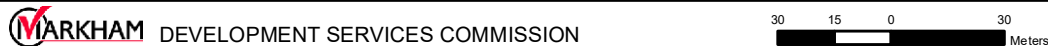
SCHEDULE "A" TO BY-LAW 2020-XX
AMENDING BY-LAW 2004-196 DATED MAY XX, 2020



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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.



Drawn By: RT

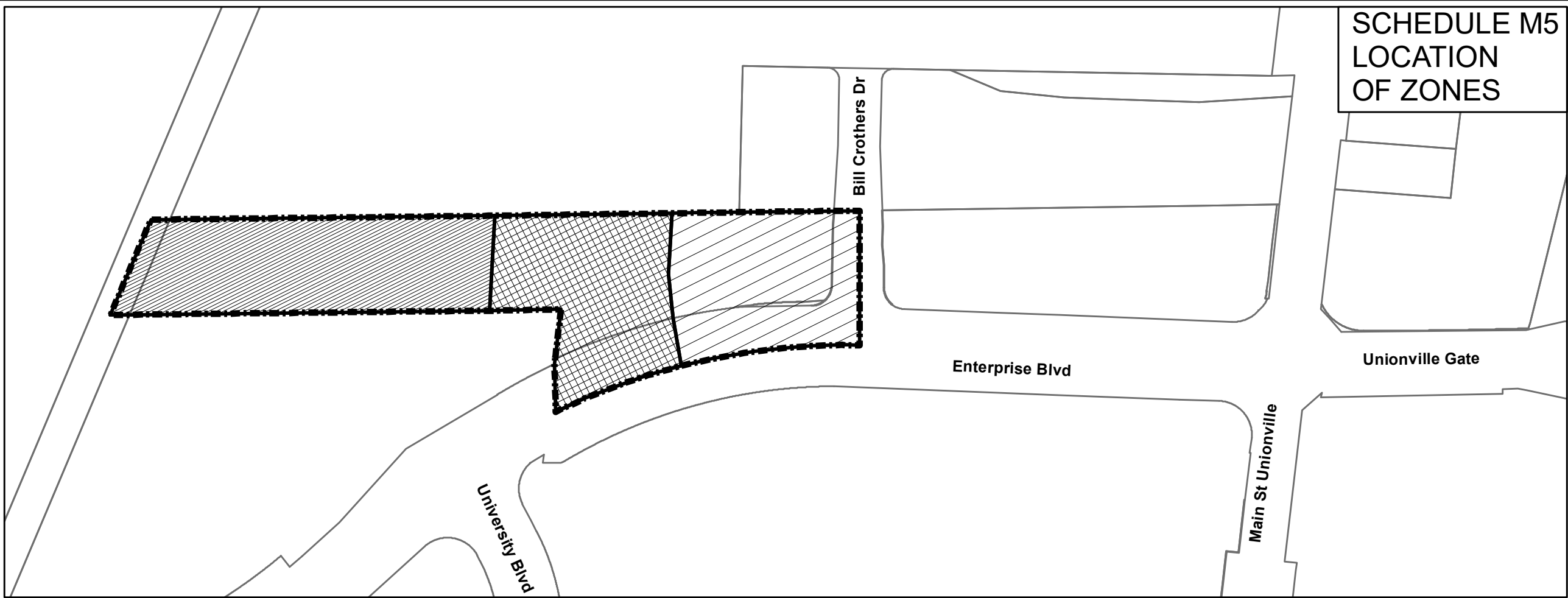
Checked By: SB

Date: 4/21/2020




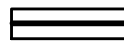

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office

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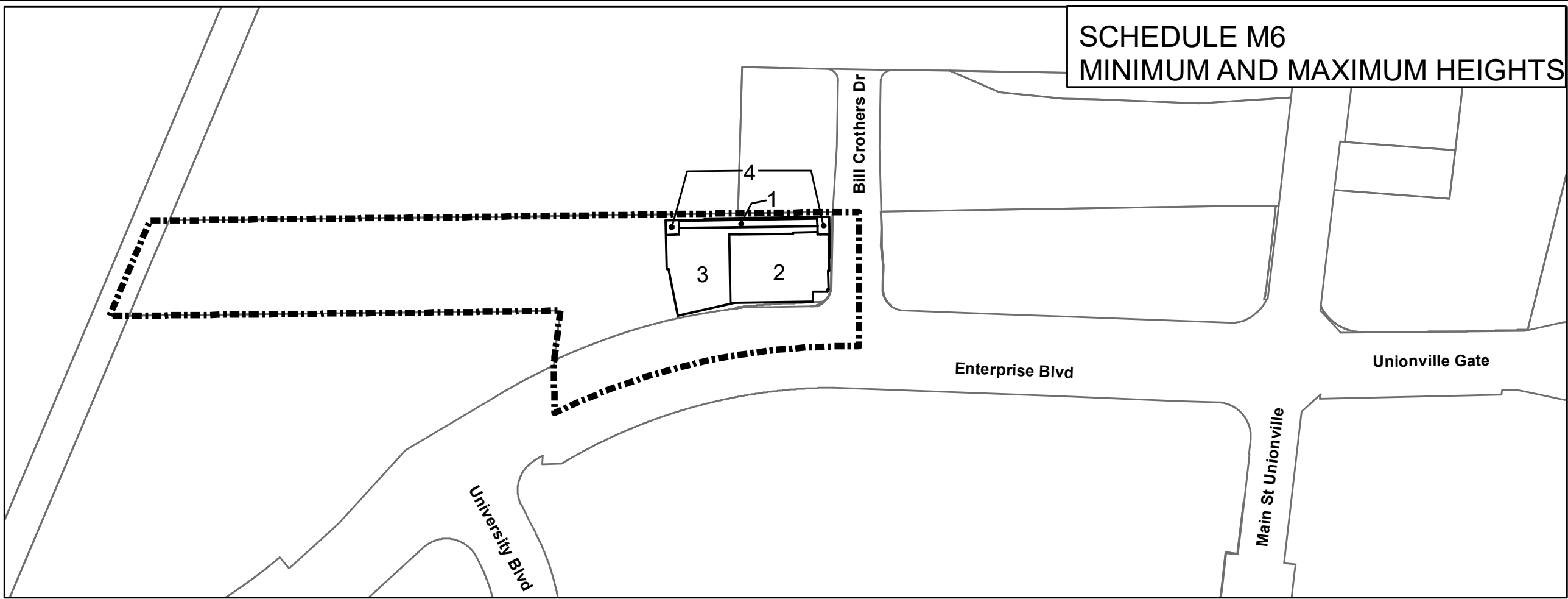
SCHEDULE M5 LOCATION OF ZONES



SCHEDULE "M5" TO BY-LAW 2020-XX AMENDING BY-LAW 2004-196 DATED MAY XX, 2020

- | | | |
|---|--|--|
|  BOUNDARY OF AREA COVERED BY THIS SCHEDULE |  MC-D2*28 |  MC-PSI |
|  BOUNDARY OF ZONE DESIGNATION(S) |  MC-PS2 | |

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Maximum height G.S.C. (DATUM: 1978 G.S.C.) of any part of any building	
1	204m G.S.C.
2	338m G.S.C.
3	215m G.S.C.
4	186m G.S.C.

The following provisions shall apply:

- 1) Notwithstanding height area 2 above, structures (including architectural screening) may project a maximum of 10 metres above the maximum height.
- 2) For the purposes of this by-law, established grade shall mean a 1978 Geodetic Survey of Canada Datum (G.S.C.) elevation of 176.55 metres.

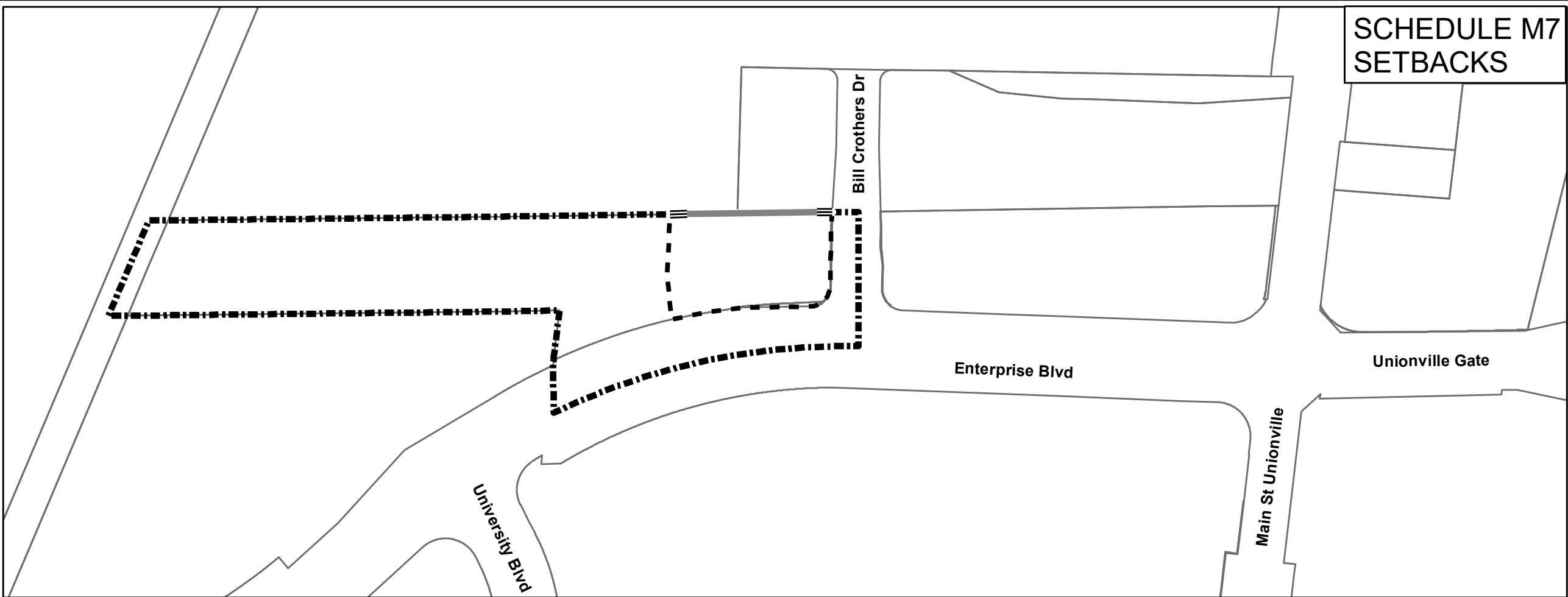
SCHEDULE "M6" TO BY-LAW 2020-XX

AMENDING BY-LAW 2004-196 DATED MAY XX, 2020

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE

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SCHEDULE M7
SETBACKS



- ■ ■ The minimum setback to the first storey above grade shall be 0.4m.
- The minimum setback to the first storey above grade shall be 4.0m, for the 2nd through 7th storeys shall be 3.0m, for the 8th and 9th storeys shall be 6.0m, and above the 9th storey shall be 8.0m.
- === The minimum setback to the first storey above grade shall be 4.0m, and the minimum setback above the first storey shall be 8.0m.

SCHEDULE "M7" TO BY-LAW 2020-XX
AMENDING BY-LAW 2004-196 DATED MAY XX, 2020

■■■■■ BOUNDARY OF AREA COVERED BY THIS SCHEDULE

- The following provisions shall apply:
- 1) Balconies and any storeys above the first storey abutting the south, east, or west lot lines may encroach a maximum of 2.4 metres into a required setback or to a lot line.
 - 2) Notwithstanding the above, along the northern lot line only balconies may encroach into a required setback to a maximum of 2.0 metres.
 - 3) Awnings and canopies are permitted to extend to any other streetline or lot line, except the northern lot line from which a minimum 1.8 metre setback will be required.
 - 4) Balconies shall only be permitted above the 9th storey.

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