



## BY-LAW 2021-\_\_\_\_\_

**A By-law to amend By-law 304-87, as amended**  
*(to delete lands from the designated areas of By-law 304-87)*  
**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 304-87, as amended, are hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated areas of By-law 304-87, 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 Residential (RR4) Zone**

to:  
**Business Corridor\*680(BC\*680) Zone**  
**Business Park\*681 (BP\*681) Zone**  
**Open Space One (OS1) Zone**
3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.680	FLATO Developments Inc. 2695 Elgin Mills Road East	Parent Zone BC
File PLAN 19 119540		Amending By-law 2021-__
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *680 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>7.680.1 Special Zone Standards</b>		
The following special zone standards shall apply:		
a)	Maximum <i>front yard</i> shall not apply	
b)	Maximum depth of <i>parking area</i> in the <i>front yard</i> shall not apply	
c)	Maximum depth of <i>parking area</i> in the <i>exterior side yard</i> shall not apply	
d)	Minimum required <i>exterior side yard</i> adjacent to Highway 404 – 14 metres	
e)	Maximum building <i>height</i> – 38 metres	
f)	<i>Retail</i> stores are only permitted subject to the following: i. Maximum of 1,000 square metres of <i>gross floor area</i> per <i>premises</i> ii. Maximum of 50% of the <i>gross floor area</i> of each <i>building</i> iii. Maximum of 3,000 square metres of <i>gross floor area</i>	
g)	Places of worship are only permitted subject to the following: i. Located in a multiple unit building ii. Maximum 500 square metres of <i>gross floor area</i>	
h)	Maximum <i>floor space index (FSI)</i> – 2.5	

Exception 7.681	FLATO Developments Inc. 2695 Elgin Mills Road East	Parent Zone BP
File PLAN 19 119540		Amending By-law 2021-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *681 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.		
7.681.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Maximum depth of <i>parking area</i> in the <i>exterior side yard</i> shall not apply	
b)	Minimum required <i>exterior side yard</i> adjacent to Highway 404 – 14 metres	
c)	Maximum building <i>height</i> – 38 metres	
d)	Maximum <i>floor space index (FSI)</i> – 2.5	

Read and first, second and third time and passed on \_\_\_\_\_, 2021.

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

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



## **EXPLANATORY NOTE**

### **BY-LAW 2021-\_\_\_\_**

**A By-law to amend By-laws 304-87 and 177-96, as amended**

**FLATO Developments Inc.**

**Part of the East Half of Lot 25 Concession 3 (Geographic Township of Markham)**

**2695 Elgin Mills Road East**

**PLAN 19 119540**

### **Lands Affected**

The proposed by-law amendment applies to a parcel of land with an approximate area of 2.73 hectares (6.74 acres), which is located south of Elgin Mills Road East and east of Highway 404.

### **Existing Zoning**

The subject lands are zoned Rural Residential Four (RR4) 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 under By-law 177-96, as amended as follows:

from:  
**Rural Residential Four (RR4) Zone**

to:  
**Business Corridor\*680 (BC\*680) Zone;**  
**Business Park\*681 (BP\*681) Zone; and**  
**Open Space One (OS1) Zone.**

in order to permit the development of a convention centre, office building, and hotel.

### **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.