



EXPLANATORY NOTE

BY-LAW 2021-15

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.



By-law 2021-15

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 2021-15
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.		
7.680.1 Special Zone Standards		
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: <ol style="list-style-type: none">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: <ol style="list-style-type: none">i. Located in a multiple unit buildingii. 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 2021-15
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	

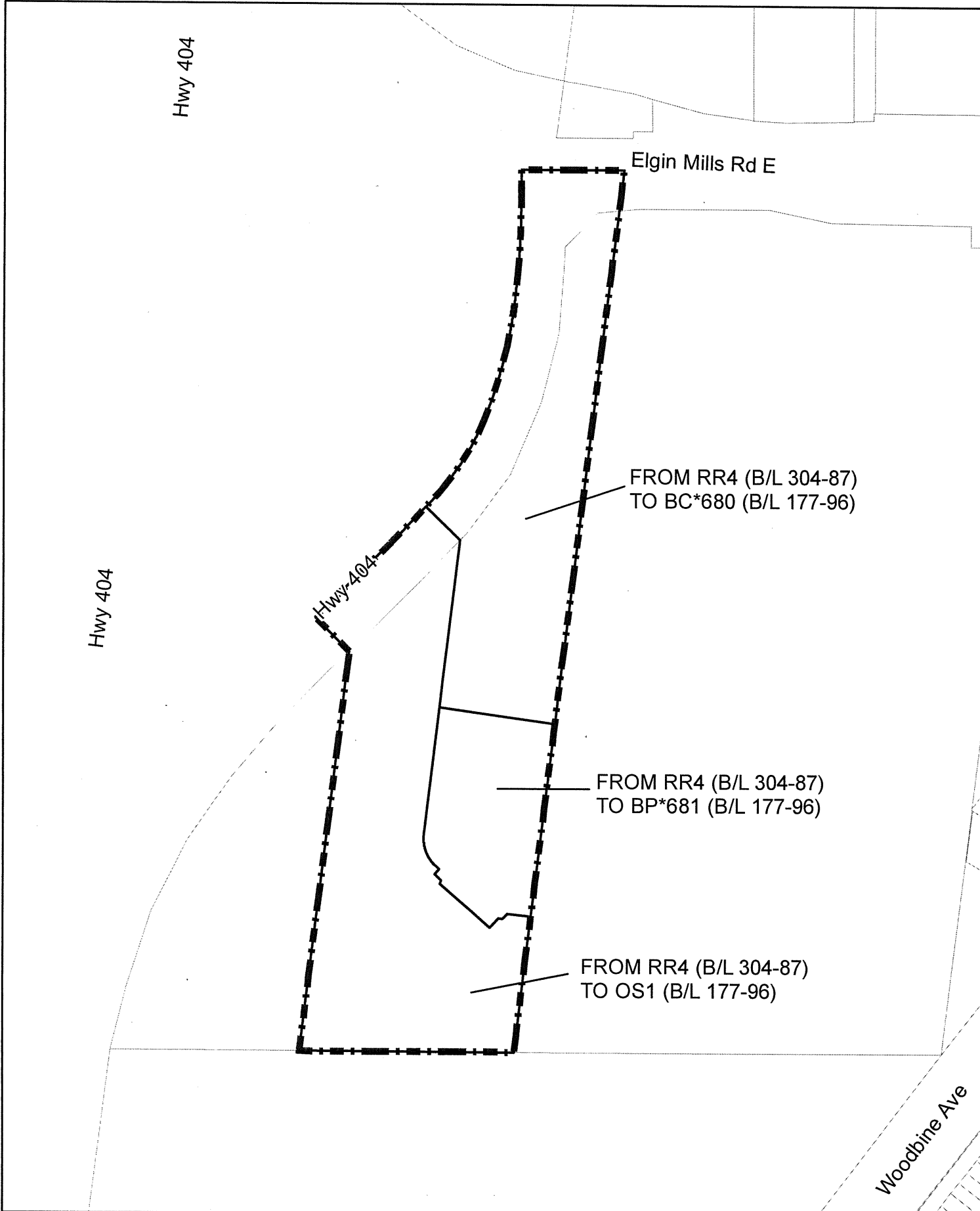
Read a first, second, and third time and passed February 9, 2021.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

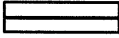


SCHEDULE "A" TO BY-LAW 2021-15

AMENDING BY-LAWS 304-87 AND 177-96 DATED FEBRUARY 9 2021



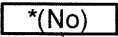
BOUNDARY OF AREA COVERED BY THIS SCHEDULE
TO BE DELETED FROM 304-87 AND ADDED TO 177-96



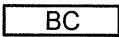
BOUNDARY OF ZONE DESIGNATION(S)



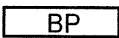
RURAL RESIDENTIAL FOUR



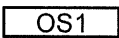
EXCEPTION NUMBER



BUSINESS CORRIDOR



BUSINESS PARK



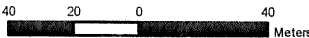
OPEN SPACE ONE

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\PLAN\PLAN19_119540\Schedule A.mxd



DEVELOPMENT SERVICES COMMISSION



Drawn By: RT Checked By: MR

DATE:29/01/2021

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