



BY-LAW 2022-_____

A By-law to amend By-law 108-81, as amended

The Council of the Corporation of the City of Markham hereby enacts as follows:

1. That By-law 108-81, as amended, is hereby further amended as follows:

- 1.1 That By-law 2013-45 is hereby repealed

- 1.2 By rezoning the lands outlined on Schedule 'A' attached hereto

from:

Business Corridor B.C. (H1)(H2)(H3) Zone

to

Select Industrial (M) Zone

- 1.3 Notwithstanding any other provision of By-law 108-81, as amended, the following provisions shall apply to the lands outlined on Schedule 'A', attached hereto

8.103 Special Zone Standards

The following specific zone standards apply:

- a) Maximum HEIGHT - 17.0 metres

- b) Minimum depth of LANDSCAPED OPEN SPACE shall be:

- i. 6.0 metres abutting Woodbine Avenue
- ii. 3.0 metres abutting Idema Road
- iii. 2.1 metres abutting Steelcase Road West

- c) For the purposes of this By-law, trailer parking shall not be considered OPEN STORAGE.

8.103.1 Parking Provision

- a) Notwithstanding the parking requirements of By-law 28-97, as amended, parking for INDUSTRIAL USES shall be provided as follows:

- i. Net floor area of each premises up to 1,200 m²: 1 parking space per 40 m² or portion thereof of net floor area.
- ii. Net floor area of each premises between 1,200 m² and 6,000 m²: 1 parking space per 100 m² or portion thereof of net floor area.
- iii. Net floor area of each premises in excess of 6,000 m²: 1 parking space per 215 m² or portion thereof of net floor area.

2. All other provisions of By-law 108-81, 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 -----.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

AMANDA File No.: PLAN 21 143519

DRAFT



EXPLANATORY NOTE

BY-LAW 2022-____

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Steelcase Road West Holdings Inc.

1 Steelcase Road West

CON 3 PT LOT 1 PT LOT 2 65R38283 PARTS 1 AND 3

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 12.1 hectares (29.9 acres), which is located at the southwest corner of Woodbine Avenue and Steelcase Road West.

Existing Zoning

The subject lands are zoned Business Corridor (B.C.)(H1)(H2)(H3) under By-law 108-81, as amended.

Purpose and Effect

The purpose and effect of this By-law is to rezone the subject lands under By-law 108-81, as amended, as follows:

from:

Business Corridor B.C. (H1)(H2)(H3) Zone

to:

Select Industrial (M) Zone

in order to permit three industrial warehouse buildings on the subject lands.