



## **EXPLANATORY NOTE**

### **BY-LAW 2022-112**

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

### **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.



## By-law 2022-112

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

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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  - 1.1 That By-law 2013-45 is hereby repealed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 m<sup>2</sup>: 1 parking space per 40 m<sup>2</sup> or portion thereof of net floor area.
  - ii. Net floor area of each premises between 1,200 m<sup>2</sup> and 6,000 m<sup>2</sup>: 1 parking space per 100 m<sup>2</sup> or portion thereof of net floor area.
  - iii. Net floor area of each premises in excess of 6,000 m<sup>2</sup>: 1 parking space per 215 m<sup>2</sup> 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 September 13, 2022.



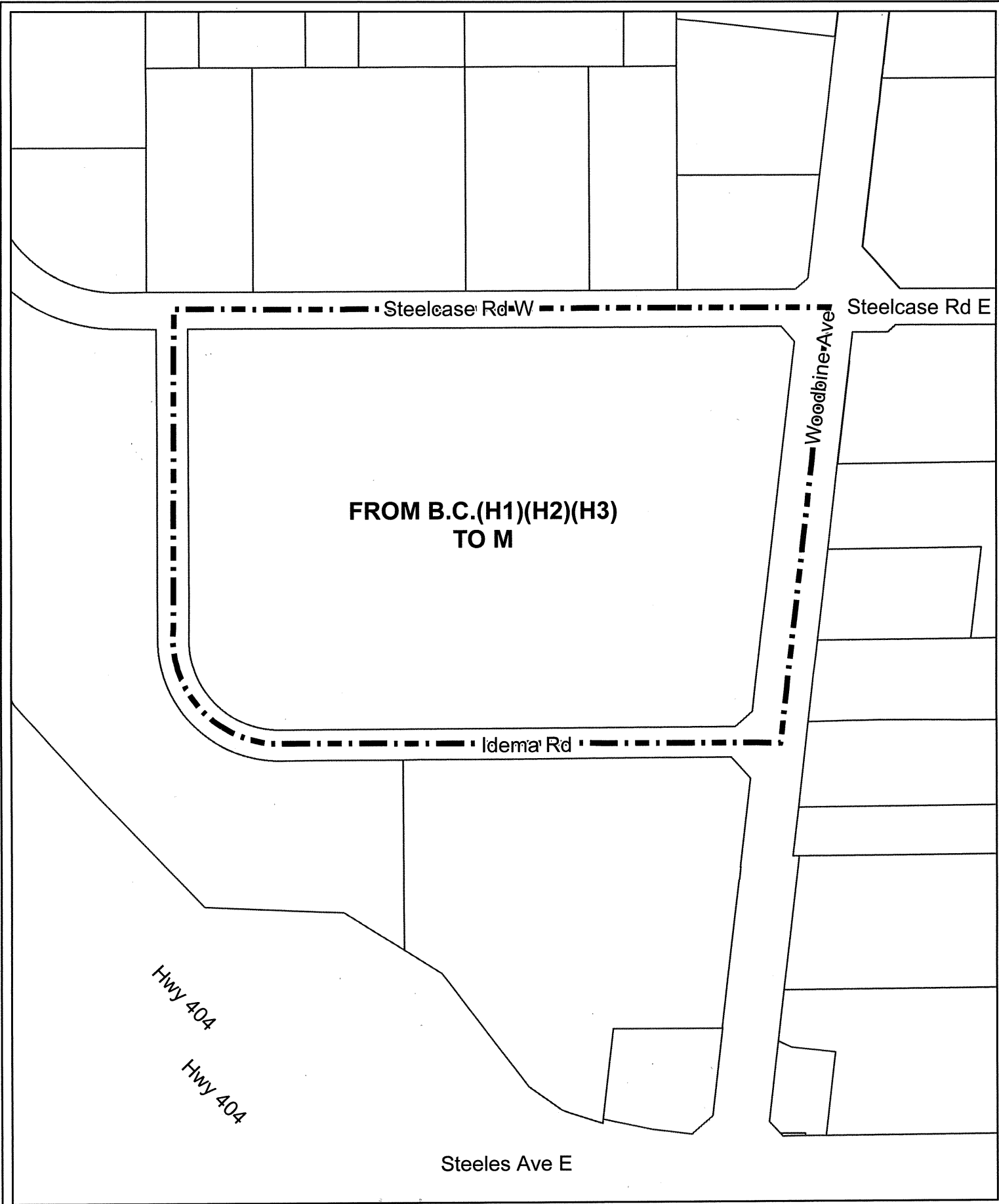
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Kimberley Kitteringham  
City Clerk



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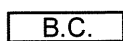
Don Hamilton  
Deputy Mayor



# SCHEDULE 'A' TO BY-LAW 2022-112

## AMENDING BY-LAW 108-81 DATED SEPTEMBER 13, 2022

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE

- |   |                         |
|---|-------------------------|
|  | BUSINESS CORRIDOR       |
|  | INDUSTRIAL              |
|  | HOLDING PROVISION ONE   |
|  | HOLDING PROVISION TWO   |
|  | HOLDING PROVISION THREE |

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\PLAN21\_143519\Schedule A.mxd



DEVELOPMENT SERVICES COMMISSION

60 30 0 60 Meters

Drawn By:RT

Checked By:HM

DATE: 8/8/2022

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