



BY-LAW 2022-_____

A By-law to amend By-law 90-81, as amended

(to delete lands from the designated areas of By-laws 90-81)

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 90-81, as amended, is hereby amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated area of By-law 90-81, as amended.
2. By-law 177-96, as amended, is hereby further amended as follows:
 1. By adding the lands outline on Schedule 'A' attached to this By-law to the designated area of By-law 177-96, as amended.
 2. By rezoning the lands outlined on Schedule 'A' attached hereto as follows:

From: **Special Commerical One (SC1) Zone**

To: **Community Amenity One*606 (CA1*606) Zone**
 3. By adding the following subsections to Section 7 – EXCEPTIONS

Exception 7. 606	2404099 Ontario Limited 7190-7200 Markham Road	Parent Zone CA1
File No. ZA 17 109850		Amending By-law 2022-
Notwithstanding any other provisions of this By-law as amended, the following provisions shall apply to the land denoted by the symbol *606 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.		
7.606.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	<i>Restaurants, Take-Out</i>	
7.606.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Notwithstanding any further division or partition of any of the lands subject to this Section, all lands zone CA1*606 shall be deemed to be one <i>lot</i> for the purpose of this By-law.	
b)	Markham Road shall be deemed to be the <i>front lot line</i>	
c)	Non-residential uses are only permitted on the <i>first storey</i> of a <i>building</i> located in units that are within 70 metres of Denison Street (north <i>lot line</i>), and 110 metres of Markham Road (east <i>lot line</i>), with direct access to and facing a <i>public street</i> and shall have a minimum vertical distance of 4.5 metres between the floor and the ceiling above, non-inclusive of dropped bulkheads and mezzanines or lofts, and shall be considered a single storey.	
d)	Minimum required yard: <ol style="list-style-type: none"> i) <i>Front yard</i> – 1.6 m ii) <i>Exterior side yard</i> – 1.5 m iii) <i>Interior side yard</i> – 5.5 m iv) <i>Rear yard</i> – 1.5 m 	
e)	Minimum required setback from a daylighting triangle – 1.3 m	
f)	Maximum <i>height</i> of a <i>building</i> containing <i>multiple dwellings</i> – 16.5 m	
g)	Minimum setback for an underground <i>parking garage</i> to any <i>lot line</i> – 0.5 m	



h)	Maximum <i>Floor Space Index (FSI)</i> – 2.0
i)	A maximum of 269 <i>dwelling units</i> shall be permitted on a <i>lot</i> .
j)	<i>Porches</i> , stairs and/or landings used to access a <i>main building</i> are permitted to encroach into the <i>required front, exterior side, and rear yard</i> provided they are no closer than 0.3 metres from the <i>lot line</i> .
k)	Maximum square metres of all restaurant uses – 250 square metres
l)	Maximum square metres of <i>medical office</i> uses – 250 square metres
m)	<i>Home occupation</i> uses located in the area identified in c) above may occupy up to 50% of the <i>gross floor area</i> of a unit.
n)	Minimum number of <i>parking spaces</i> required: i) 1.25 spaces per <i>dwelling unit</i> ii) 0.15 spaces per <i>dwelling unit</i> for visitor parking iii) For all non-residential uses – 1 space per 30 square metres of <i>net floor area</i> .
o)	For the purpose of this zone, loading spaces are not required.

3. A contribution by the Owner to the City for the purposes of community benefits and public art, in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments shall be collected in accordance with the terms of an agreement to secure for the Section 37 contribution. Nothing in this section shall prevent the issuance of a building permit as set out in Section 8 of the Building Code Act or its successors.

Read a first, second, and third time and passed on xxx, 2022.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor