



BY-LAW 2023-_____

A By-law to amend By-law 165-80, as amended, as amended by By-law 2009-116
(to delete lands from the designated areas of By-laws 165-80 and By-law 2009-116)
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 165-80, as amended, are hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated areas of Bylaw 165-80, 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 'B' attached hereto:

from:
Select Industrial With Limited Commercial (M.C. 170%)(H) Zone

to:
Residential Two*727 (R2*727) Zone
3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.727	Markland Residential Corporation Markland Street	Parent Zone R2
File PLAN 21 111003	North side of Markland Street, west of Woodbine Avenue	Amending Bylaw 2023-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *727 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.		
7.727.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	<i>Townhouse dwellings</i>	
b)	<i>Home Occupation</i>	
c)	<i>Home Child Care</i>	
7.727.3 Special Zone Standards		
The following special zone standards shall apply:		
a)	Notwithstanding any further division or partition of land subject to this Section, all lands zoned with Exception *727 shall be deemed one <i>lot</i> for the purposes of this By-law.	
b)	For the purposes of this By-law, the provisions of Table B2 shall not apply.	

c)	For the purposes of this By-law, the <i>lot line</i> abutting Markland Street shall be deemed to be the <i>front lot line</i> .
d)	Maximum <i>Building Height</i> – 14.0 metres
e)	The minimum width of a <i>townhouse dwelling unit</i> - 5.5 metres
f)	Minimum required <i>yard</i> : i) <i>Front yard</i> - 2.0 metres ii) <i>West Interior Side Yard</i> - 1.5 metres iii) <i>East Interior Side Yard</i> – 10.0 metres iv) <i>Rear Yard</i> – 11.0 metres
g)	Notwithstanding Section 6.6.2, <i>porches</i> and underground cold cellars may encroach into the required front yard provided that no part of the <i>porch</i> or underground cold cellar is located closer than 0.3 metres from the <i>front lot line</i> .
h)	Maximum number of <i>townhouse dwelling units</i> - 94
i)	Private <i>Outdoor Amenity Space</i> shall be provided subject to the following provisions: i. Private <i>Outdoor Amenity Space</i> shall have a minimum contiguous area of 20 square metres per unit; ii. Private <i>Outdoor Amenity Space</i> may be located on a rooftop, above a <i>private garage</i> and/or be located on a <i>balcony</i> . iii. Private <i>Outdoor Amenity Space</i> shall be located on or abutting the unit for which it is required
j)	Common <i>Outdoor Amenity Space</i> shall be provided subject to the following provisions: i. Minimum area - 700 square metres; ii. Common <i>Outdoor Amenity Space</i> shall be located at grade.
k)	Any portion of a <i>building</i> above the third <i>storey</i> shall be a maximum <i>Gross Floor Area</i> of 20 square metres, and used for no other purpose than for a mechanical room, rooftop access, or access to rooftop amenity area.

Read and first, second and third time and passed on _____, 2023.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2023-____

A By-law to amend By-law 165-80 and By-law 177-96, as amended

Markland Residential Corporation

PLAN 65M3925 PT BLK 2 RP 65R34025 PTS 6 AND PART OF PT 7

North side of Markland Street, west of Woodbine Avenue

PLAN 21 111003

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 1.95 hectares (4.81 acres), which is located on the north side of Markland Street, west of Woodbine Avenue and to the immediate west of the King Square Phase 1 King Square development.

Existing Zoning

The subject lands are zoned Select Industrial with Limited Commercial (M.C. 170%)(H) Zone under By-law 165-80, as amended.

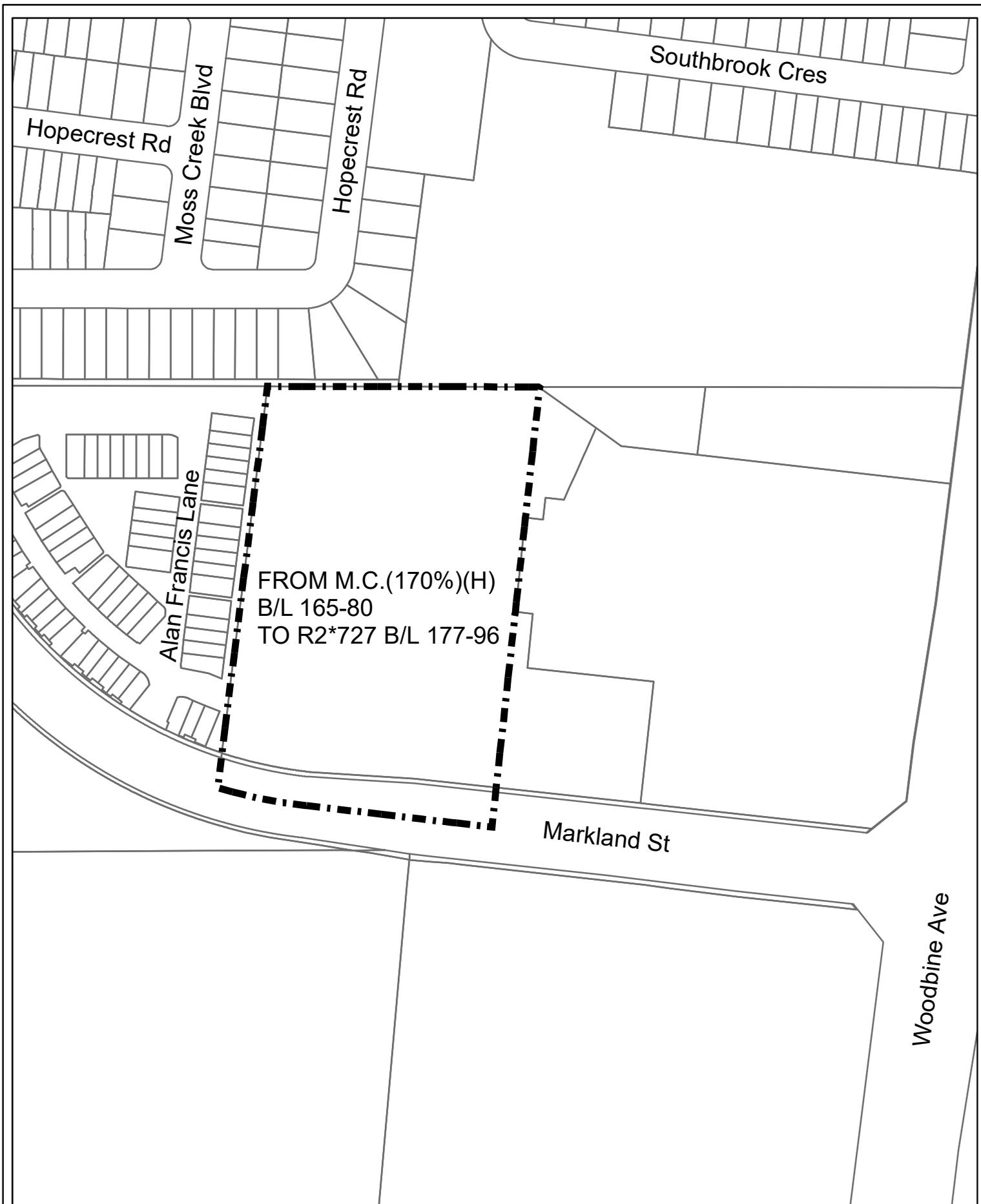
Purpose and Effect

The purpose and effect of this By-law is to rezone the subject lands under By-law 177-96, as amended as follows:

from:
Select Industrial with Limited Commercial (M.C 170%)(H) Zone

to:
Residential Two*727 (R2*727) Zone

in order to permit a residential development on the lands.



SCHEDULE 'A' TO BY-LAW

AMENDING BY-LAWS 165-80 AND 177-96 DATED



BOUNDARY OF AREA COVERED BY THIS SCHEDULE
TO BE DELETED FROM BY-LAW 165-80 AND ADDED TO BY-LAW 177-96

M.C.(170%)

SELECT INDUSTRIAL WITH LIMITED COMMERCIAL

R2

RESIDENTIAL TWO

(H)

HOLDING PROVISION

*(No)

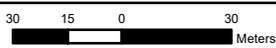
EXCEPTION NUMBER

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_111003\Schedule A.mxd



DEVELOPMENT SERVICES COMMISSION



Drawn By: HM Checked By: RT

DATE:15/03/2023

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