



BY-LAW 2023-_____

A By-law to amend By-law 177-96, as amended

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

1. That By-law 177-96, as amended, is hereby further amended as it applies to the lands outlined on Schedule 'A' as follows:

1.1 By rezoning the lands outlined on Schedule 'A' attached hereto

from:

**Community Amenity One*403 (CA1*403) Zone,
Residential Two Special*560 (R2-S*560),
Residential Two Special*561 (R2-S*561) Zone, and
Open Space (OS1) Zone**

to:

Residential Three*560 (R3*560) Zone

1.2 By deleting subsection 561 in Section 7 – EXCEPTIONS, and replacing subsections 560 in Section 7 – EXCEPTIONS and, as follows:

Exception 7.560	Livante Holdings (Victoria Square Woodbine) Inc.	Parent Zone R3
File PLAN 20 112387	10978, 10988 and 11030 Victoria Square Boulevard and Blocks 97, 98 and part of Block 95, PLAN 65M- 4328	Amending By-law 2023-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *560 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.		
7.560.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	<i>Townhouse Dwellings</i>	
b)	<i>Multiple Dwellings</i>	
c)	<i>Home Occupations</i>	
d)	<i>Home Child Care</i>	
7.560.2 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 *560 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 B5 shall not apply.	
c)	For the purposes of this By-law, the <i>lot line</i> abutting Victoria Square Boulevard shall be deemed to be the <i>front lot line</i> .	
d)	Minimum required <i>front yard</i> – <i>South of Livante Ct.</i> – 2.0 metres Minimum required <i>front yard</i> – <i>North of Livante Ct.</i> – 2.5 metres	
e)	Minimum required <i>interior side yard</i> – <i>South of Livante Ct.</i> : i. Southerly <i>side yard</i> – 6.0 metres ii. Westerly <i>side yard</i> – 3 metres Minimum required <i>interior side yard</i> – <i>North of Livante Ct.</i> : i. Southerly <i>side yard</i> – 1.5 metres ii. Northerly <i>side yard</i> – 11 metres	

f)	Minimum required <i>rear yard</i> – 4.5 m
g)	Notwithstanding section 6.6.2.1 iv), encroachments may only project into the required northerly <i>interior side yard</i> 2.5 metres
h)	Minimum required <i>landscaped open space</i> – 25%
i)	Maximum <i>building height</i> – 15 metres
j)	Any portion of the <i>building</i> above 14 metres shall be a maximum <i>gross floor area</i> of 12 square metres and used for no other purpose than rooftop access or mechanical room
k)	Maximum number of <i>townhouse dwelling units</i> – 10 Maximum number of <i>multiple dwelling units</i> – 164
l)	Private Outdoor Amenity Space shall be provided subject to the following provisions: i. For <i>Townhouse Dwellings</i> , Private <i>outdoor amenity space</i> shall have a minimum contiguous area of 30 square metres per unit; ii. For <i>Townhouse and Multiple Dwellings</i> , Private <i>outdoor amenity space</i> may be located at grade, on a rooftop or on a balcony; iii. For <i>Townhouse and Multiple Dwellings</i> , Private <i>outdoor amenity space</i> shall be abutting the unit for which it is required
m)	Common <i>outdoor amenity space</i> shall be provided subject to the following provisions: i. Minimum area – 2,000 square metres; ii. Common <i>Outdoor Amenity Space</i> shall be located at grade
n)	Maximum <i>garage width</i> for a <i>townhouse dwelling</i> – 3.0 m
o)	Minimum <i>unit width</i> for a <i>townhouse dwelling</i> – 6.0 m
p)	Notwithstanding section 6.2, <i>decks</i> associated with a <i>townhouse dwelling</i> are permitted: i) To be located above the <i>first storey</i> ii) To project a maximum of 2 metres into the southern <i>interior side yard</i> iii) To project a maximum 0.6 metres into the western <i>interior side yard</i>

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 177-96, as amended

Livante Holdings (Victoria Square Woodbine) Inc.

Property Legal Description

**10978, 10988, and 11030 Victoria Square Boulevard and Blocks 97, 98 and part of Block 95, PLAN 65M-4328
PLAN 20 112387**

Lands Affected

The proposed By-law amendment applies to a parcel of land with an approximate area of 1.37 hectares (3.38 acres) of land, which is located on the west side of Victoria Square Boulevard, south of Vetmar Avenue.

Existing Zoning

The subject lands are zoned Community Amenity One*403 (CA1*403) Zone, Residential Two Special*560 (R2-S*560) and Residential Two Special*561 (R2-S*561) Zone, and Open Space (OS1) Zone under By-law 177-96, 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:

**Community Amenity One*403 (CA1*403) Zone,
Residential Two Special*560 (R2-S*560),
Residential Two Special*561 (R2-S*561) Zone, and
Open Space (OS1) Zone**

to:

Residential Three*560 (R3*560) Zone;

in order to permit a residential development on the Subject Lands.

Vetmar Ave

FROM CA1*403
TO R3*560

Isabella Peach Dr

FROM OS1
TO R3*560

FROM R2-S*561
TO R3*560

Fraleigh Ave

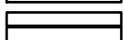
Living Cres

Victoria Square Blvd

Livante Crt

FROM R2-S*560
TO R3*560

SCHEDULE 'A' TO BY-LAW AMENDING BY-LAW 177-96 DATED

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE
 BOUNDARY OF ZONE DESIGNATION(S)



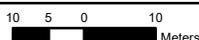
- R2-S RESIDENTIAL TWO - SPECIAL
- CA1 COMMUNITY AMENITY ONE
- R3 RESIDENTIAL THREE
- OS1 OPEN SPACE ONE
- *(No) EXCEPTION NUMBER

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.

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DEVELOPMENT SERVICES COMMISSION



Drawn By: RT Checked By: JK

DATE: 28/03/2023

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