



# BY-LAW 2023-103

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<br>7.560  | Livante Holdings (Victoria Square Woodbine) Inc.<br>10978, 10988 and 11030 Victoria Square Boulevard<br>and Blocks 97, 98 and part of Block 95, PLAN 65M-<br>4328  | Parent Zone<br>R3           |
|---|--|-----------------------------|
| File<br>PLAN 20 112387  |  | Amending By-law<br>2023-103 |
| 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)  | Townhouse Dwellings  |                             |
| b)  | Multiple Dwellings   |                             |
| c)  | Home Occupations   |                             |
| d)  | Home Child Care  |                             |
| 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 lot 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 lot line abutting Victoria Square Boulevard shall be deemed to be the front lot line.   |                             |
| d)  | Minimum required front yard – South of Livante Ct. – 2 metres<br>Minimum required front yard – North of Livante Ct. – 3 metres   |                             |
| e)  | Minimum required interior side yard – South of Livante Ct:<br>i. Southerly side yard – 6 metres<br>ii. Westerly side yard – 3 metres<br><br>Minimum required interior side yard – North of Livante Ct:<br>i. Southerly side yard – 1.5 metres<br>ii. Northerly side yard – 11 metres |                             |
| f)  | Minimum required rear yard – 4.5 metres  |                             |

|    |   |
|----|---|
| g) | Notwithstanding section 6.6.1, architectural features may also include below grade patios or terraces, and associated stairs, which may encroach into the required <i>front yard</i> and the northerly <i>interior side yard</i> a maximum of 2.5 metres, provided a minimum setback of 0.6 metres is maintained.   |
| 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<br>Maximum number of <i>multiple dwelling units</i> – 164  |
| l) | Private outdoor amenity space shall be provided subject to the following provisions:<br>i. For <i>townhouse dwellings</i> , private <i>outdoor amenity space</i> shall have a minimum contiguous area of 30 square metres per unit;<br>ii. For <i>townhouse dwellings</i> , private <i>outdoor amenity space</i> may be located at grade, on a rooftop or on a balcony;<br>iii. For <i>townhouse 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:<br>i. Minimum area – 2,000 square metres;<br>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 metres  |
| o) | Minimum <i>unit width</i> for a <i>townhouse dwelling</i> – 6 metres  |
| p) | Notwithstanding section 6.2, <i>decks</i> associated with a <i>townhouse dwelling</i> are permitted:<br>i) To be located above the <i>first storey</i><br>ii) To project a maximum of 2 metres into the southern <i>interior side yard</i><br>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 June 28, 2023.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor



## EXPLANATORY NOTE

### BY-LAW 2023-103

#### 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.