



BY-LAW 2023-121

A By-law to amend By-law 1229, as amended

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

- 1. That By-law 1229, as amended, as it applies to the lands outlined on Schedule ‘A’ as follows:
- 2. By adding to Section 12 – EXCEPTIONS TO STANDARDS AND PERMITTED USES, the following new subsection

Exception 12.82		134, 136, 140, 144 & 152 Main Street North and 12 Wilson Street	Parent Zone C2
File PLAN 20 136386			Amending By-law 2023-121
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land shown on Schedule “A” to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.			
12.82.1 Special Zone Standards			
The following special zone standards shall apply:			
a)	Notwithstanding any further division of partition of the lands subject to this section, all lands zoned C2 as shown on Schedule ‘A’ shall be deemed one LOT for the purposes of this By-law.		
b)	For the purposes of this By-law, the LOT LINE abutting Main Street North shall be deemed to be the FRONT LOT LINE.		
c)	For the purposes of this By-law, average grade shall be 193.8 metres Canadian Geodetic Datum (CGD).		
d)	Maximum GROSS FLOOR AREA – 24,100 square metres.		
e)	Maximum GROSS FLOOR AREA for non-residential uses – 890 square metres.		
f)	Notwithstanding the provisions of d) and e) above, heritage buildings existing on the date of passing of this by-law, shall not be included in the calculation of GROSS FLOOR AREA.		
g)	Minimum required YARDS FRONT YARD – 4.0 metres REAR YARD – 2.5 metres SIDE YARD – 4.4 metres SIDE YARD abutting a STREET – 3.0 metres		
h)	Notwithstanding the provisions of g) above, heritage buildings existing on the date of passing of this by-law, shall not subject to minimum YARDS.		
i)	Maximum LOT COVERAGE – 77%		
j)	Maximum BUILDING HEIGHT – 21.5 metres		
k)	Notwithstanding j) above, the following additional BUILDING HEIGHT provisions apply: i. within 14 metres of the FRONT LOT LINE – 11.2 metres ii. between 14 metres and 18 metres of the FRONT LOT LINE – 14.5 metres iii. within 22.5 metres of the REAR LOT LINE – 17.6 metres iv. Parapets, awnings, fences, guard rails, railings and dividers, eaves, screens, stairs, roof drainage, windowsills, vents, light fixtures, architectural features, and mechanical equipment, which may project above the maximum BUILDING HEIGHT.		
l)	Notwithstanding g) above, cornices, light fixtures, ornamental elements, parapets, art and landscape features, pillars, balconies, terraces, patios, eaves, windowsills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, doors, fences, screens, site servicing features, awnings and canopies, and underground garage ramps and associated structures may extend 1.5 metres into the minimum YARDS.		

m)	<p>Minimum required parking:</p> <ul style="list-style-type: none">i. 0.9 PARKING SPACES per DWELLING UNITii. Required PARKING SPACES for Visitors and Non-Residential uses are permitted to be shared.iii. PARKING SPACES for visitor and non-residential uses shall be the greater of:<ul style="list-style-type: none">1. 0.18 PARKING SPACES per DWELLING UNIT for visitors.2. 1 PARKING SPACE per 26 square metres of GROSS FLOOR AREA for all permitted non-residential uses.iv. A minimum of one (1) parking space shall be designated as a car share space.
n)	<p>Bicycle parking shall be provided in accordance with the following:</p> <ul style="list-style-type: none">i. Indoor bicycle parking – minimum of 0.8 spaces per DWELLING UNIT.ii. Outdoor bicycle parking – minimum of 0.2 spaces per DWELLING UNIT.iii. A bicycle parking space shall be a minimum of 1.8 metres, by 0.6 metres, by 1.2 metres.iv. A minimum of one bike repair station is required, which may include an area for bicycle repairs and maintenance which may include work space, a repair stand, an air pump for inflating bicycle tires, and a set of repair tools

Read and first, second and third time and passed on the 12th of
September 2023.

Martha Pettit
Deputy Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2023-121

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**Markham Main Street RR Inc. c/o SmartCentres Inc.
134, 136, 140, 144 & 152 Main Street North and 12
Wilson Street West Side of Main Street North,
Markham
PLAN 20 136386**

Lands Affected

This proposed By-law amendment applies to a 0.82 hectare (2.05 acre) parcel of land located on the west side of Main Street, north of Wilson Street, municipally known as 134, 136, 140, 144 & 152 Main Street North and 12 Wilson Street, within Markham Village (the “subject site”).

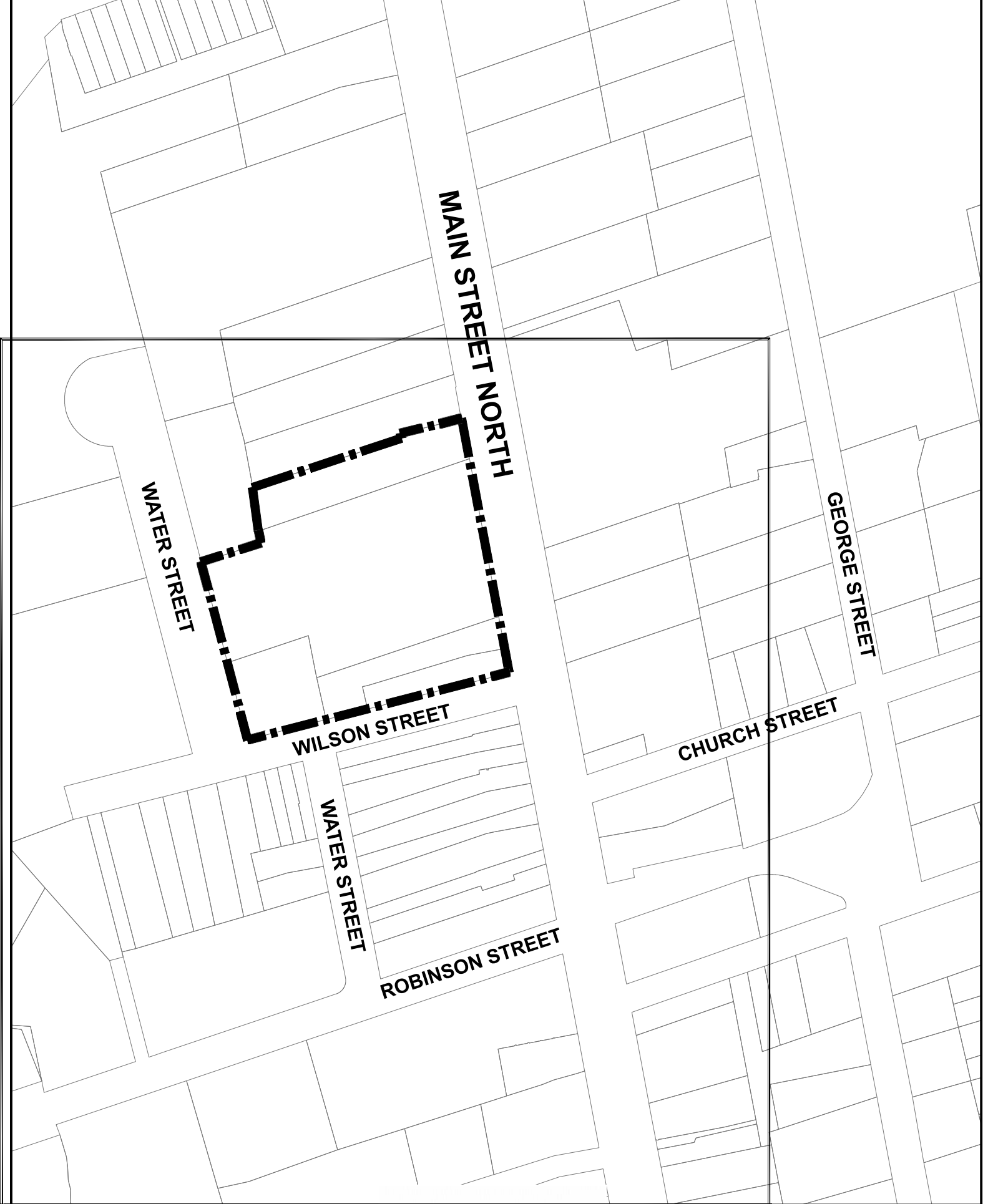
Existing Zoning

The subject site is zoned C2 Commercial pursuant to Markham Zoning By-law No. 1229. The By-law permits commercial uses such as retail stores, service shops, personal service shops, banks, professional offices, restaurants, theatres, bakeries, custom workshops, hotels, medical clinics, newspaper offices, private clubs, studios taverns, undertaking establishments and associated accessory uses. Apartment house dwellings are also a permitted residential building type within the C2 Zone.

Purpose and Effect

The purpose of this By-law amendment is to amend the development standards contained in the By-law to establish a set of site-specific permissions to increase the permitted height and density, as well as to revise other development regulations as necessary to accommodate the proposal.

The effect of this By-law amendment is to permit the development on the subject site with a 6-storey (7-level) mixed-use residential building, with a total of 127 square metres of at-grade retail, along the Main Street North frontage. A total of 235 residential apartment units are provided in a range of unit suite sizes, including 9 integrated ‘townhouse-style’ units on Wilson Street. Indoor and outdoor amenity is provided throughout the proposed building.



DEVELOPMENT SERVICES COMMISSION

BY-LAW 2023-121
A BY-LAW TO AMEND BY-LAW 1229



BOUNDARY OF AREA COVERED BY THIS BY-LAW

THIS IS SCHEDULE 'A' TO BY-LAW 2023-121
PASSED ON THIS 12TH DAY OF SEPTEMBER,
2023.

NOTE: 1) DIMENSIONS ARE IN METRES
2) REFERENCE SHOULD BE MADE TO
THE ORIGINAL BY-LAW LODGED IN
THE OFFICE OF THE CLERK