



# 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:

<b>Exception 7.560</b>	<b>Livante Holdings (Victoria Square Woodbine) Inc.</b>	<b>Parent Zone R3</b>
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 2023-103
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.		
<b>7.560.1 Only Permitted Uses</b>		
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>	
<b>7.560.2 Special Zone Standards</b>		
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> – South of Livante Ct. – 2 metres Minimum required <i>front yard</i> – North of Livante Ct. – 3 metres	
e)	Minimum required <i>interior side yard</i> – South of Livante Ct: i. Southerly <i>side yard</i> – 6 metres ii. Westerly <i>side yard</i> – 3 metres  Minimum required <i>interior side yard</i> – North of Livante Ct: 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 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 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 dwellings</i> , private <i>outdoor amenity space</i> may be located at grade, on a rooftop or on a balcony; 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: 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 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: 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 June 28, 2023.

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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.