

Date:	Tuesday, October 24, 2023		
Application Types:	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	Glendower Properties Inc., Michael Pozzebon (the "Owner")		
Agent:	Marshall Smith, KLM Planning Partners Inc.		
Proposal:	A 211 unit residential development (single detached, townhouses, mid-rise), including partial detached lots, public parkette, new public roads, and a natural heritage block (the “Proposed Development”).		
Location:	North of Elgin Mills Road East and east of Victoria Square Boulevard, municipally known as 11139 Victoria Square Boulevard and 11251 Woodbine Avenue (the “Subject Lands”)		
File Number:	PLAN 23 121495	Ward:	2
Prepared By:	Nusrat Omer, MCIP, RPP, ext. 2185 Senior Planner, West Planning District		
Reviewed By:	Clement Messere, MCIP, RPP Manager, West Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

PROCESS TO DATE

Staff received the Applications (along with the required fees) on June 19, 2023, and deemed the Applications complete on July 12, 2023. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ended on October 17, 2023.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for October 24, 2023
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Official Plan Amendment, enactment of the site-specific Zoning By-law Amendment, and approval of concurrent Draft Plan of Subdivision application
- Submission of a future Site Plan Approval and Draft Plan of Condominium Application

BACKGROUND

Subject Lands and Area Context

The predominantly vacant 11.06 ha (27.33 ac) Subject Lands are divided into three distinct areas (Areas 1, 2, and 3), as shown on Figure 2. One single detached dwelling and an accessory structure currently exists on the Subject Lands. Figures 2 and 3 show the surrounding land uses.

In addition to the Application to permit the Proposed Development, the Owner also submitted a Draft Plan of Subdivision, as shown in Figures 4 and 5.

The Proposed Developments includes the proposed easterly extension of Vetmar Avenue through Area 3, the Hydro Corridor, and into Area 2.

Table 1: The Concurrent Proposed Draft Plan of Subdivision			
Land Use	Lots/Block Numbers	Units	Area (ha)
Residential Low Rise	Lots 1-70	70 Detached	2.69
	Block 83	9 Rear-Lane Townhouses with private land access (3-storey)	0.387
	Blocks 78-82	32 Street Townhouse	0.671
Residential Mid Rise	Block 84	Approximately 100	0.44
Partial Residential Blocks	Blocks 71-77	7 Single-Detached	0.09
Parkette Block	Block 86		0.312
Natural Heritage Block	Block 85		4.507
Grading Block	Block 87		0.011
Road Widening	Blocks 88-89		0.19
Roads	Streets 1-2		1.763
Totals:		211	11.064
Other Lands Owned by the Applicant:	These lands consist of the Greenway System and Future Employment Area as identified in the City's 2014 Official Plan. The lands within the Greenway designation are to be conveyed to the City through the processing of the Applications.		

Areas 1 and 2 of the Subject Lands are located within the Future Urban Area of the Markham 2014 Official Plan (the “2014 Official Plan”) and is subject to the Victoria Glen Secondary Plan (the “VGSP”).

Area 3 of the Subject Lands is located within the Highway 404 North Secondary Plan (the “HWYSP”). The Proposed Development appears to conform to the VGSP, however the proposed mid-rise residential block within Area 3 does not conform to the HWYSP, and is the only portion of the Subject Lands applicable to the Owner’s proposed Official Plan Amendment.

Table 2: 2014 Official Plan Information	
Current Designation:	<p><u>Areas 1 and 2</u>: “Future Neighbourhood Area”</p> <p><u>Area 3</u>: “Commercial”</p>
Permitted uses:	<p><u>Areas 1 and 2</u></p> <p>Guidance on where appropriate land use designations and policies will be applied at the secondary plan level</p> <p>Guidance on how the density targets identified in Section 2.6 will be addressed will be applied at the secondary plan level</p> <p><u>Area 3</u></p> <p>The “Commercial” designation from the City’s 1987 Official Plan intends to provide for a full range of commercial goods and services, at appropriate locations, to meet the needs of the Town’s residents, employees and businesses. Mixed uses are encouraged including commercial and residential where compatible at appropriate locations.</p>

Table 3: Victoria Glen Secondary Plan Information	
Current Designation:	“Residential Low Rise” and “Greenway System”
Permitted uses:	<p><u>“Residential Low Rise”</u></p> <ul style="list-style-type: none"> • compact neighbourhoods consisting of primarily ground-related housing • convenience retail and personal services, day care centres, place of worship, public schools, subject to additional provisions in the Secondary Plan • maximum building height of 3 storeys • density between 25 to 45 units per net hectare

Table 3: Victoria Glen Secondary Plan Information

	<p><u>“Greenway System”</u></p> <ul style="list-style-type: none"> Contains the Natural Heritage network, the Rouge Watershed Protection Area, the Greenbelt Plan Area and certain proposed naturalized stormwater management facilities and are intended to protect natural heritage features, passive recreation uses and nature appreciation.
Permitted Building Types:	<p>“Residential Low Rise” permits detached dwellings, semi-detached dwellings, townhouses, duplexes, small multi-plex buildings containing 3 to 6 units, all with direct frontage on a public street. Coach houses, buildings associated with day care centres, places of worship and public schools are also permitted. Back-to-back townhouses are permitted subject to additional criteria.</p>

Table 4: Highway 404 North Secondary Plan Information

Current Designation:	<p>“Community Amenity Area”</p>
Permitted uses:	<ul style="list-style-type: none"> A range of uses including, but not limited to, retail, services, offices, day care centres, private and commercial schools and restaurants Medium and high-density residential uses are also permitted subject to a specific development proposal to evaluate the appropriateness, including considerations of the convenience retail and service needs of residents and workers within the Planning District, and to the compatibility and scale of uses relative to adjacent low density residential development Where dwelling units are also permitted, the City will require these units to be incorporated into mixed-use developments above ground-related commercial uses <p>The HWYSP specifically does not permit new residential uses on lands east of “Old Woodbine Avenue (now Victoria Square Boulevard)” where it adjoins the Hydro One transmission corridor.</p>

A Zoning By-law Amendment application is required to permit the Proposed Development, which is subject to By-law 304-87 as amended (see Figure 3)

Table 3: Zoning By-law Amendment Information

Current Zone:	<p>“Agriculture One” (A1)</p>
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Table 3: Zoning By-law Amendment Information	
Permissions:	<ul style="list-style-type: none"> Agricultural uses and related storage of agricultural produce or single detached dwelling accessory to the primarily agricultural uses, a private home day care, or a public conservation project.
Proposal:	<p>The Owner proposes to delete the Subject lands from the designated area of By-law 304-87, as amended, and incorporate them into By-law 177-96, as amended.</p> <p>The Owner's Draft Zoning By-law Amendment further proposes to rezone the Subject Lands Residential Two Exception (R2-AAA) Zone, Residential Two Exception (R2*BBB) Zone, Residential Four Exception (R4*CCC) Zone, Open Space 1 (OS1) Zone, and Greenway (G) Zone, and incorporate site-specific development standards including, but not limited to, heights, setbacks, and encroachments.</p>

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) The appropriateness of the proposed Official Plan and Zoning By-law Amendment to allow the Proposed Development.
 - ii) Review of the Proposed Development in the context of the existing policy framework
 - iii) Review of the technical studies submitted in support of the Proposed Development.
- b) Community Benefits Charges (“CBC”) By-law**
 - i) The Applications will be subject to the City's CBC By-law and contribution will be identified and paid prior to the first Building Permit, where applicable (i.e. Block 84).
- c) Parkland Dedication**
 - i) The Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
 - ii) The proposed parkette will be further evaluated in relation to determining appropriate sizing and location.

d) Affordable Housing

- i) The Applications will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City's affordable housing goals.
- ii) Incorporating appropriate affordable housing, purpose-built rental, secondary suites, seniors housing, and family friendly units.

e) Allocation and Servicing

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once servicing capacity is identified and allocated to the Subject Lands by Council.

f) Review of the Proposed Development will include, but not limited to, the following:

- i) Examination of whether the height, density, built form are appropriate.
- ii) For Area 3, examination regarding the potential mix of land uses including a commercial component within the proposed mid-rise block.
- iii) Review of the proposed subdivision with respect to block size and configuration, transportation network, and cross-section design of the proposed public roads.
- iv) Evaluation of the compatibility with existing and planned development within the surrounding area.
- v) Review of the technical studies submitted in support of the Proposed Development.
- vi) Coordination of the concurrent Draft Plan of Subdivision with the adjacent ongoing subdivision application to the south (File PLAN 23 129239) to ensure appropriate road alignment, phasing of infrastructures, servicing arrangement, and trail and parkland integration.
- vii) Traffic impact, road network, vehicular access, transportation demand management, pedestrian and active transportation connections, and ensuring the adequate supply of parking spaces for the proposed residential uses.
- viii) Road widening requirements, specifically for the widening of Woodbine Avenue, and widths and appropriate alignment of the extension of Vetmar Avenue
- ix) The submission of future Site Plan Applications, as applicable, will examine appropriate landscaping, site layout, snow storage areas, building elevations, and amenity areas.

- x) The conveyance into public ownership of the “Other Lands Owned by the Applicant” which are designated “Greenway System” in the VGSP, will be reviewed through these Applications.

g) Archaeological Resources Through the Concurrent Draft Plan of Subdivision

- i) The Subject Lands are located within an area of archaeological resource potential and an Archaeological Assessment is required. The Applicant has submitted a Stage 2 Clearance Letter from the Ministry of Heritage, Sport, Tourism, Culture Industries indicating that work has been completed and accepted into the provincial data base and the subject lands are cleared, in accordance with Section 4.6.2.2 of the Official Plan.

h) Sustainable Development

- i) The Applications will be reviewed in consideration of the City’s Policies and emerging Sustainability Metrics Program.

i) External Agency Review

- i) The Applications must be reviewed by external agencies including, but not limited to, York Region, Toronto and Region Conservation Authority, Hydro One, TransCanada Pipeline, and School Boards, and any applicable requirements must be incorporated into the Proposed Development.

j) Required Future Applications

- i) The Owner must submit future applications for Site Plan Control, Part Lot Control and Draft Plan of Condominium should the Applications be approved, to permit the Proposed Development and facilitate the standard condominium tenure of the proposed development, as needed for the applicable development blocks, such as the Medium Density Residential Block and the Mixed Use Low Rise Block.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Concurrent Draft Plan of Subdivision

Figure 5: Conceptual Plan for Subject Lands

Figure 6: Conceptual Site Plan of Block 84

Figure 7: Conceptual Rendering of Block 84

Figure 8: Owner’s Proposed Draft Official Plan Amendment

Figure 9: Owner’s Proposed Draft Zoning By-law Amendment

Figure 1

Location Map

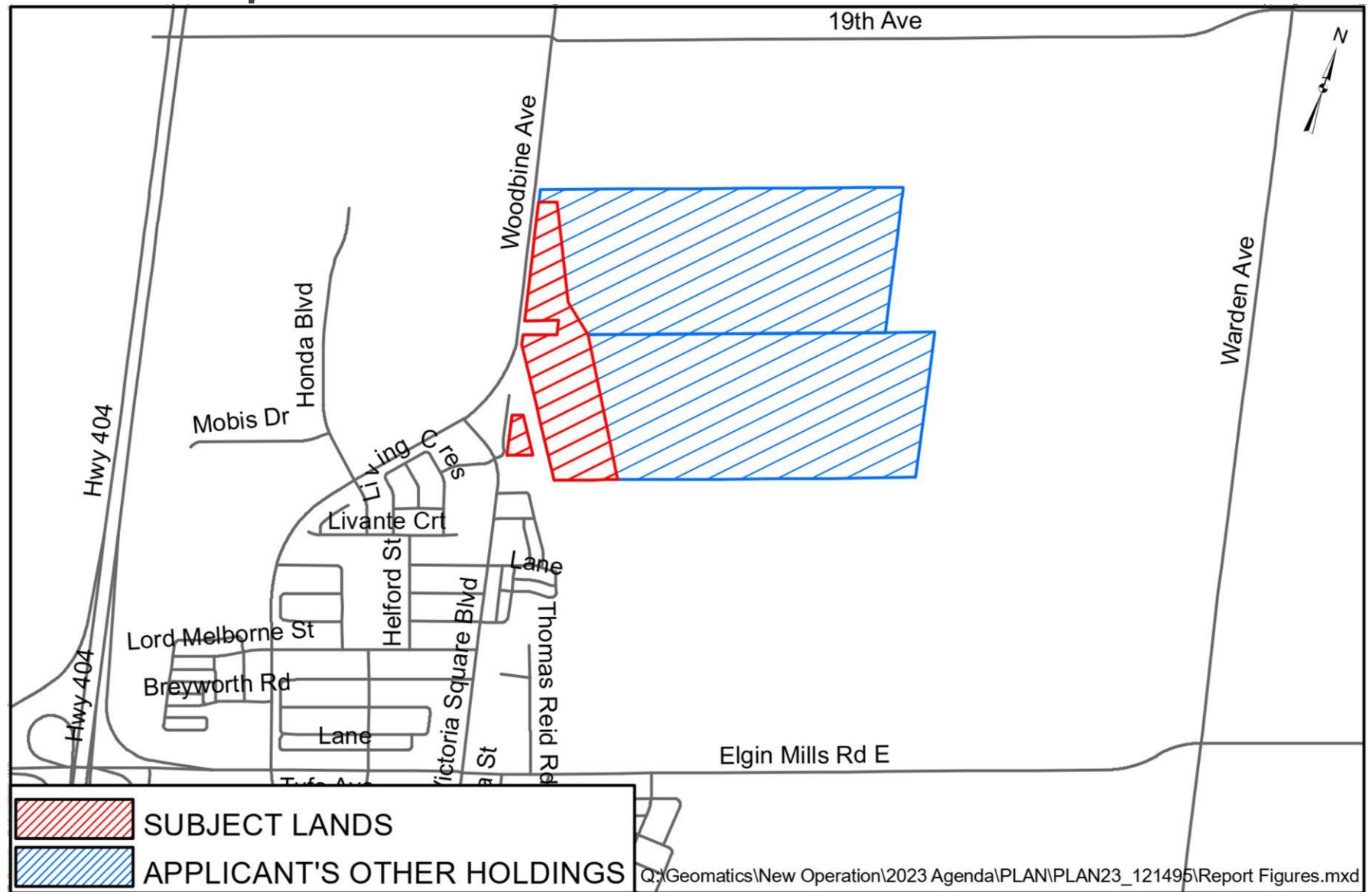


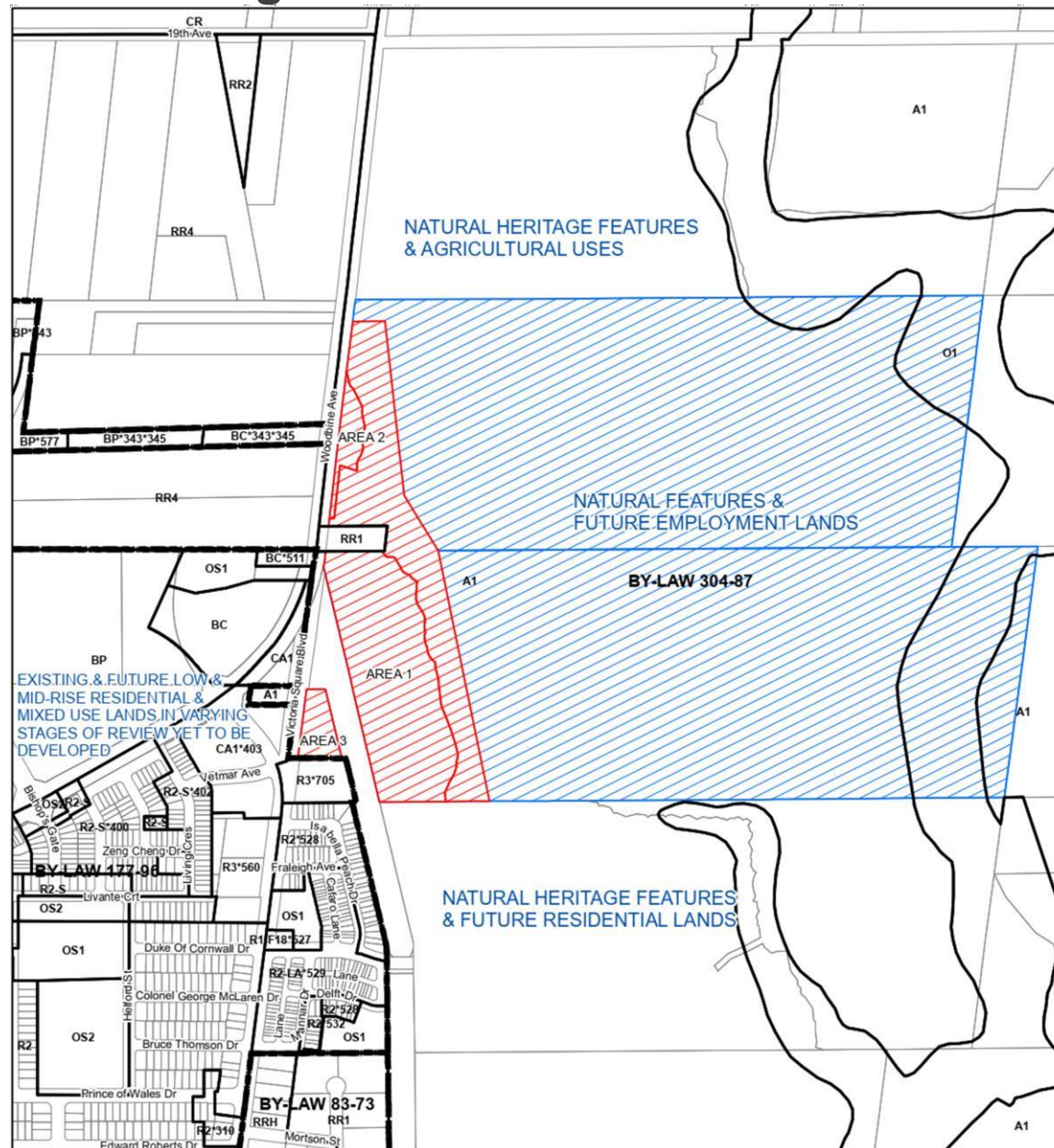
Figure 2

Aerial Photo



Figure 3

Area Context and Zoning



Concurrent Draft Plan of Subdivision

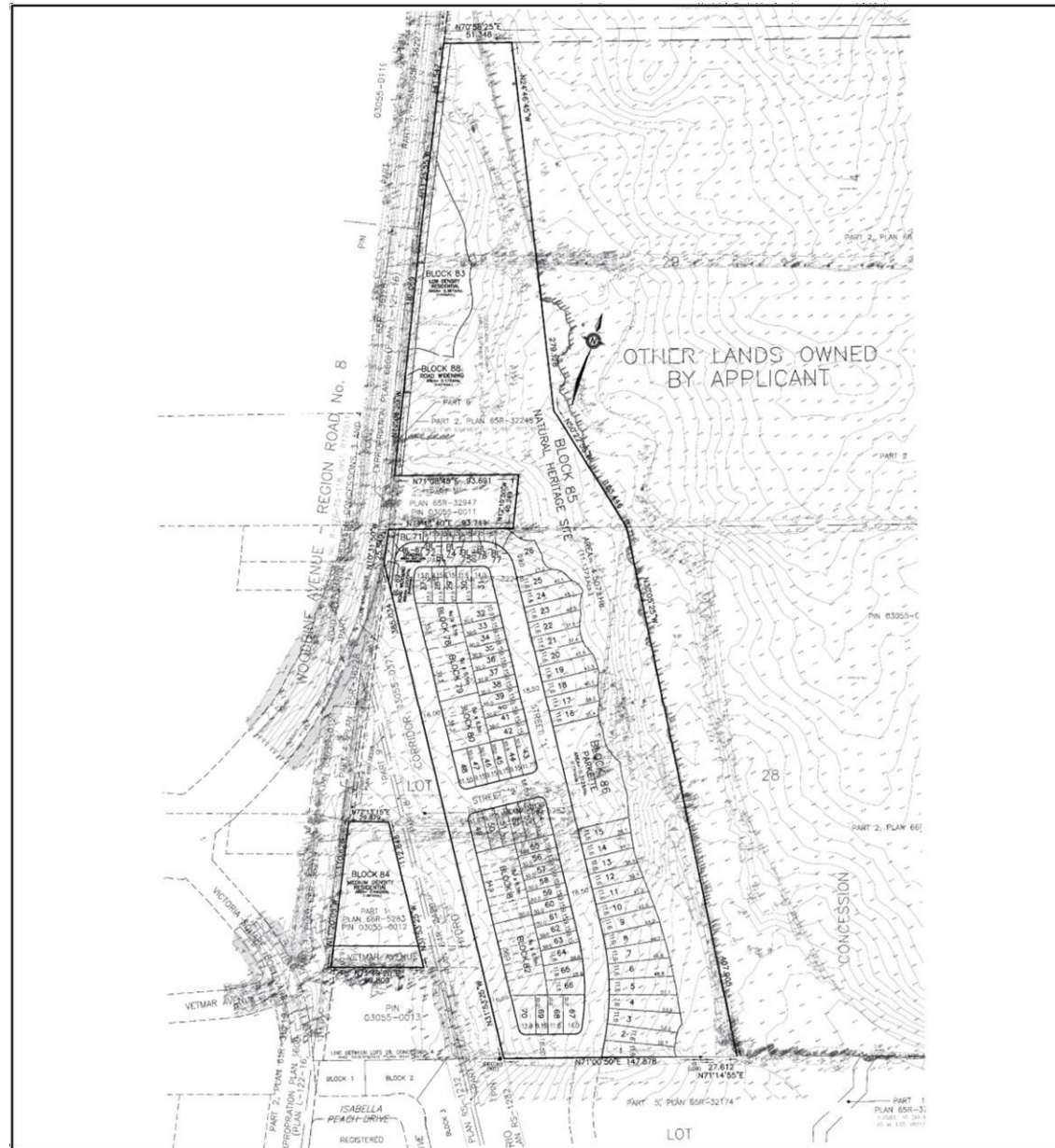


Figure 5

Conceptual Plan for Subject Lands



Figure 6

Conceptual Site Plan of Block 84

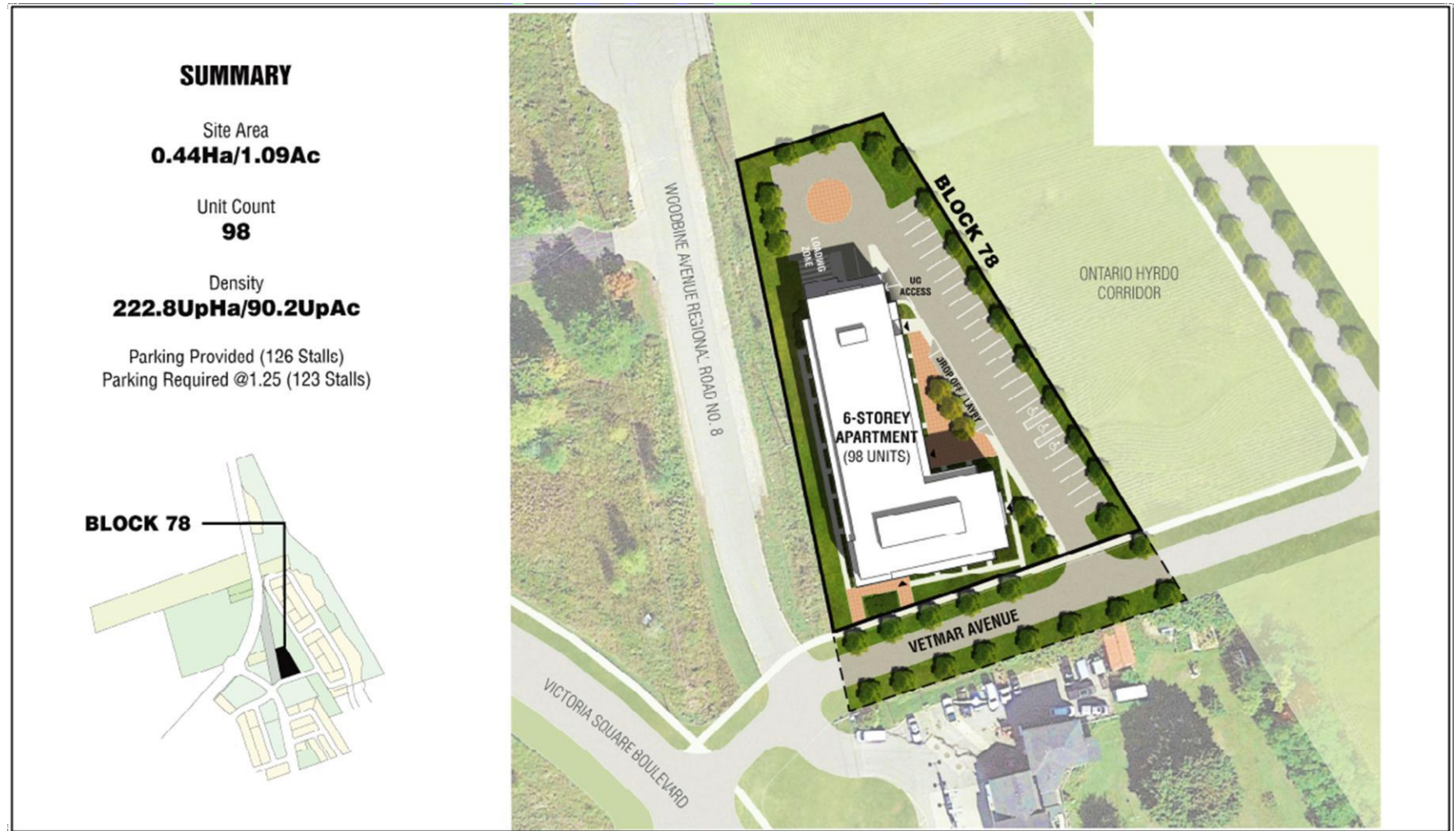


Figure 7

Conceptual Rendering of Block 84



Figure 8: Owner's Proposed Draft Official Plan Amendment

OFFICIAL PLAN

of the

CITY OF MARKHAM PLANNING AREA

AMENDMENT NO.

To amend the City of Markham Official Plan 1987, as amended,
and to incorporate Amendment No. X to the Highway 404 North Secondary Plan (PD 42-1) for the
Highway 404 North Planning District (Planning District No. 42)

(April 2023)

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. _____

To amend the Official Plan (Revised 1987), as amended and to incorporate Amendment No. X to the Highway 404 North Secondary Plan (PD 42-1) for the Highway 404 North Planning District (Planning District No. 42).

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2023- _____ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on - _____, 2023.

Kimberly Kitteringham
City Clerk

Frank Scarpitti
Mayor



By-law 2023-_____

Being a by-law to adopt Amendment No. _____
to the City of Markham Official Plan (Revised 1987), as amended

THAT COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O., 1990 HEREBY ENACTS AS FOLLOWS

1. THAT Amendment No. _____ to the City of Markham Official Plan (Revised 1987), as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

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

Kimberly Kitteringham
City Clerk

Frank Scarpitti
Mayor

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PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. ____)

Part I – INTRODUCTION

1.0 GENERAL

- 1.1** PART I - INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2** PART II - THE OFFICIAL PLAN AMENDMENT, Official Plan Amendment No. XXX to the Official Plan (Revised 1987), as amended and is required to enact Amendment No. 1 to the Highway 404 North Secondary Plan (PD 42-1) for the Highway 404 North Planning District (Planning District No. 42). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III – THE SECONDARY PLAN AMENDMENT, including Schedule “A”, attached thereto, constitutes Amendment No. 1 to the Highway 404 North Secondary Plan (PD 42-1) for the Highway 404 North Planning District (Planning District No. 42). This Secondary Plan Amendment may be identified by the symbol PD 42-1-1. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

The lands subject to the Official Plan and Secondary Plan Amendments (the “Amendments”) hereinafter referred to as the subject lands, are shown on “Schedule A” attached hereto as “Area Subject to Amendment ____”. The area subject to the amendment has an area of 0.440 hectares (1.087 acres), is known municipally as 11139 Victoria Square Boulevard, and is legally described as Part of Lot 28, Concession 4 in the City of Markham. The proposed amendment will accommodate the development of one hundred (100) residential units located within a 6-storey residential building).

3.0 PURPOSE

The purpose of the Amendments is to add site-specific policies to the Highway 404 North Secondary Plan that provides for a 6-storey residential apartment building with 100 dwelling units on the subject lands.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

- 4.1** The Amendments to the Markham Official Plan (Revised 1987) and the Highway 404 (Employment) Secondary Plan are provided for under Section 17 of the *Ontario Planning Act*.
- 4.2** The Provincial Policy Statement (2020) (“PPS”) came into effect on May 1, 2020 and provides broad based policy direction on matters of provincial interest related to land use planning and development. All decisions affecting planning matters “shall be consistent with” the PPS. The purpose of this amendment is adding site specific policies within the Markham Official Plan (Revised 1987) and the Highway 404 (Employment) Secondary Plan. While the policy direction under the City of Markham

Official Plan (2014) indicates these lands are envisaged for Mixed-Use Low-Rise uses, the location of the site away from the nearest major intersecting arterial road (Woodbine Avenue) within a predominantly residential setting, and having a deep boulevard separation from Victoria Square Boulevard being on the outside curve of that road, which all contribute to a context which is suited to a residential development as proposed. The amendment allows for an efficient use of land in a compact urban form.

- 4.3** The amendment to the Official Plan will permit a residential development which will contribute to the area meeting the density targets outlined in the York Region Official Plan (2022) as required by the Growth Plan. It will improve an underutilized parcel of land, and will contribute to efficient use of existing and planned infrastructure including roads, servicing and other community amenities that will be better utilized through intensification of uses on the site while at the same time being appropriate and compatible with existing surrounding uses. The Amendment conforms to the policies in the Growth Plan.
- 4.4** The York Region Official Plan 2022 (“YROP 2022”) was brought into force by the Minister of Municipal Affairs and Housing on November 4, 2022. York Region is the upper tier municipality and the YROP 2022 is the upper-tier planning document. All Amendments to the Town of Markham Official Plan (Revised 1987) and the Highway 404 (Employment) Secondary Plan shall conform to the goals, objectives and policies of the YROP 2022. The subject lands are located with the “Urban Area” and “Community Area” designations in the York Region Official Plan. The “Urban Area” “provides the focus for growth and development” and permits a wide range of residential uses through redevelopment and intensification provided it is complementary and compatible with the existing built form. The proposed development will provide an appropriate residential density in the form of apartment units on an underutilized parcel of land in a built form that is complimentary to the surrounding community. Furthermore, “Community Areas” are where “residential, population-related employment and community services are directed to accommodate concentrations of existing and future population and employment growth”. Additionally, Section 4.1.1. of the YROP describes Community Areas as places where “the majority of residents, personal services, retail, arts, culture, recreational facilities and human services needs, will be located... Community areas shall contain a wide range and mix of housing types, sizes tenures that include options that affordable to residents at all stages of life. The proposed development includes a range of unit mix and sizes, as indicated throughout this Report, which supports the intent of the Community Areas designation of the YROP 2022. The amendment conforms with the YROP 2022.
- 4.5** The lands at 11139 Victoria Street Boulevard are designated “Community Amenity Area” as indicated on “Schedule AA – Detailed Land Use” to the 404 Highway North Secondary Plan. The land use permissions under the designation lend themselves largely to the development of commercial and public uses. The site-specific provisions requested will permit residential uses in a location enabling efficient development of the lands to make use of the parcel’s unique characteristics and location. General policies of the Secondary Plan which are pertinent to the requested amendment are 5.3.2 b) ii) which does not permit new residential uses on lands in the “Community Amenity Area” designation that are located east of the “Old Woodbine Avenue” right-

of-way. Section 5.3.2 a), states that in determining the appropriate uses for lands in the “Community Amenity Area” designation, the Town shall give priority to the convenience retail and service needs of residents and workers within the Planning District, and to the compatibility and scale of uses relative to adjacent low density residential development. Where dwelling units are also permitted, the Town will require these units to be incorporated into mixed-use developments above ground-related retail. Section 5.4.3 of the Secondary Plan also requires that, prior to introduction of additional residential uses adjacent to the hydro corridor, and electromagnetic field (EMF) study must be completed to ensure possible implications to human health are mitigated. The 1987 Official Plan further requires in section 3.4.6.2. b) i) that Community Amenity Area designated lands shall be concentrated at the intersection of an arterial and collector road. The location of the site is approximately 130 metres away from the nearest major intersecting arterial road (Woodbine Avenue), and is separated from other lands in the cluster at the immediate intersection by an existing local road (Old Woodbine Avenue) within a predominantly residential setting, which contributes to a context which is suited to a residential development as proposed. Given other Community Amenity Area designated lands exist at the immediate intersection with Woodbine Avenue to the north, and additionally on the west side of Victoria Square Boulevard, opportunity exists to appropriately achieve the convenience retail and service uses contemplated by the designation to serve the community by the balance of lands with this designation. Furthermore, an EMF study was submitted as part of residential applications to the south, and it is understood that magnetic field levels at the proposed location are acceptable by the applicable standards and guidelines for general public exposure.

- 4.6** An associated Zoning By-law Amendment is also required to implement development standards, including those resultant of the proposed site-specific Official Plan Amendment and Secondary Plan Amendment. The Zoning By-law Amendment will detail permitted uses on the site, including any site-specific development standards required.

PART II - THE OFFICIAL PLAN AMENDMENT
(This is an operative part of Official Plan Amendment No. ____)

PART II - THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1.** Section 1.1.2 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number XXX to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2.** Section 1.1.3 c) of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by adding the following sentence to be placed immediately after the first sentence of the bullet item dealing with the Highway 404 North Secondary Plan (PD 42-1) for the Highway 404 North Planning District (Planning District No. 42): “This Secondary Plan was further amended by Official Plan Amendment No. XXX to this Plan”.
- 1.3.** Section 9.2.29 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by adding “, as amended by Official Plan Amendment No. XXX to this Plan”.
- 1.4.** No additional changes to the text or schedules of the Official Plan (Revised 1987), as amended, are being made by this Amendment. This Amendment also incorporates changes to the text of the Highway 404 North Secondary Plan (PD 42-1) for the Highway 404 North Planning District (Planning District No. 42). These changes are outlined in Part III, which comprises Amendment No. 1 to the Highway 404 North Secondary Plan (PD 42-1).

2.0 THE SECONDARY PLAN AMENDMENT

The Highway 404 North Secondary Plan (PD 42-1) for the Highway 404 North Planning District (Planning District No. 42) is hereby amended as follows:

- 1.1.** By adding the following new subsection to Section 5.3.2 and by adding Figure 42-1-X as shown on Schedule “A” attached hereto, to be appropriately placed on the first page following Section 5.3.2 e):
 - “f) Notwithstanding the provisions of Section 5.3.2 a) and b) ii), the following additional provisions shall apply to the lands designated “Commercial – Community Amenity Area” located at 11087 Victoria Square Boulevard, as shown on Figure 42-1-1:
 - i) A maximum of 100 residential townhouse dwellings shall also be permitted; and
 - ii) The maximum height for an apartment building shall be 6 storeys.”

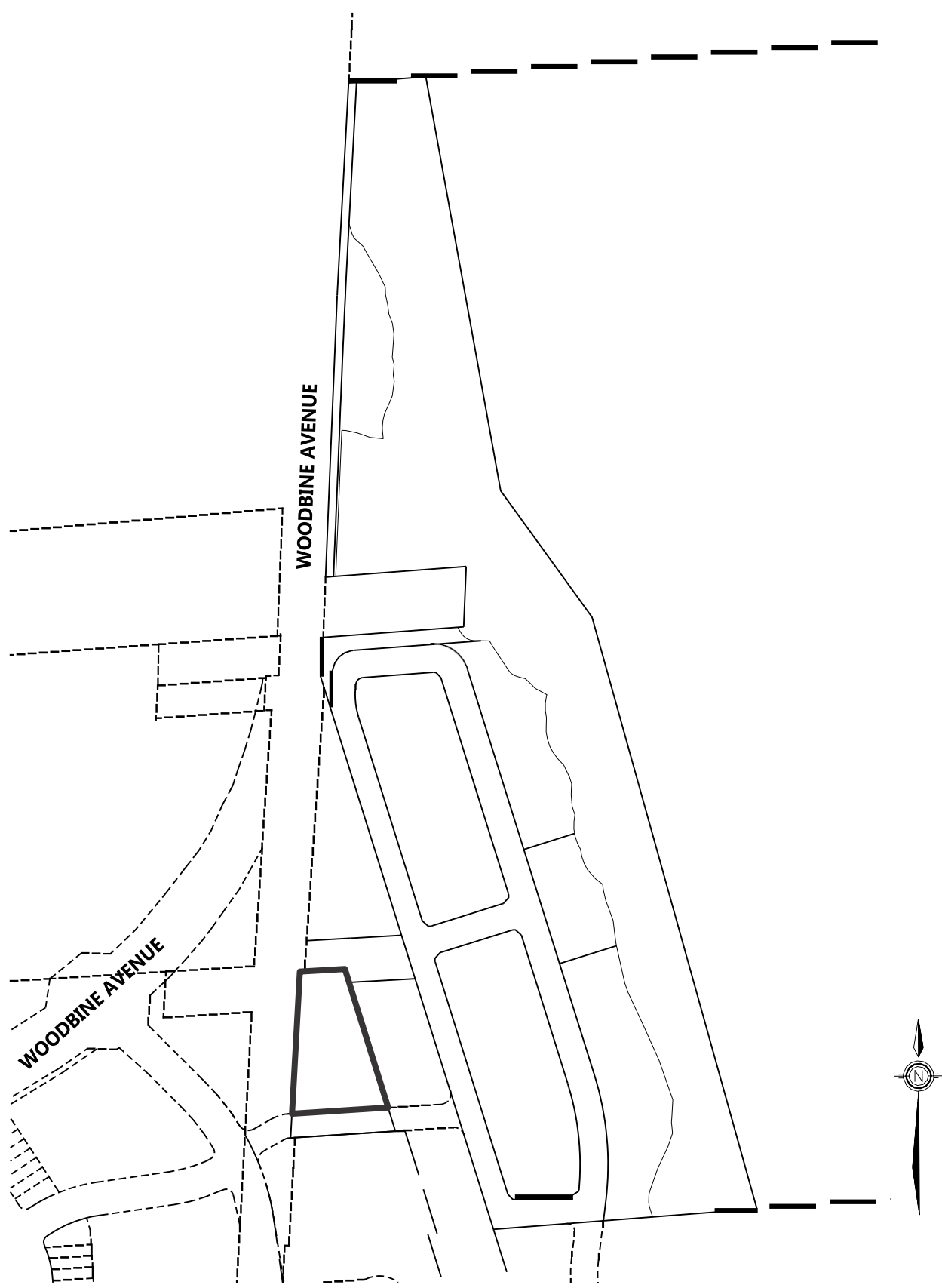
3.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan (Revised 1987), as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by a subsequent amendment to the Zoning By-law and site plan approval in conformity with the provisions of this Amendment.

This Amendment to the Official Plan (Revised 1987), as amended, is exempt from approval by the Region of York. Following adoption, notice of Council's decision will be given in accordance with the Planning Act, and the decision of Council is final, if notice of appeal is not received before or on the last day for filing an appeal.

Prior to Council's decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and schedule(s). Technical amendments are those minor changes that do not affect the policy intent of the Amendment. For such technical amendments, the notice provisions of Section 7.13 (c) of Part II of the Official Plan (Revised, 1987) shall not apply.



**FIGURE 41-1-X TO THE HIGHWAY 404 NORTH SECONDARY PLAN
(PD-42-1)**

 **BOUNDARY OF LANDS SUBJECT TO THIS AMENDMENT**

PASSED THIS ____ DAY ____, 2023
____ MAYOR
____ CLERK

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

SCALE 1:1000

Figure 9:
Owner’s Proposed Draft Zoning By-law Amendment



BY-LAW 2023-_____

A By-law to amend By-laws 304-87, as amended
(to delete lands from the designated areas of By-laws 304-87)
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 304-87, as amended, is hereby further amended by deleting the lands shown on Schedule ‘A’ attached hereto, from the designated areas of By-law 304-87, 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 “A” attached hereto:

from:
Agricultural One (A1) Zone (By-law 304-87)

to:
**Residential Two Exception (R2*AAA) Zone,
Residential Two Exception (R2*BBB) Zone,
Residential Four Exception (R4*CCC) Zone,
Open Space 1 (OS1) Zone,
Greenway (G) Zone (By-law 177-96)**
 - 2.3 By adding the following subsection to Section 7- EXCEPTIONS

Exception AAA	GLENDOWER PROPERTIES INC. 11139 Victoria Square Boulevard and 11251 Woodbine Avenue	Parent Zone R2
File No.		Amending By-law 2023-____
Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule “A” attached to By-law 2023-____ and denoted by the symbol R2		
Only Permitted Uses		
a)	Townhouse Dwellings	
b)	Home Occupations	
c)	Home Child Care	
Special Zone Standards		
The following specific Zone Standards shall apply to Townhouse Dwellings:		
a)	Notwithstanding any further division or partition of any lands subject to this Section, all lands zoned R2*AAA shall be deemed to be one lot for the purposes of this By-law.	
b)	For the purposes of this By-law, the lot line abutting Woodbine Avenue shall be deemed to be the front lot line.	
c)	For the purposes of this By-law, a private garage shall be permitted to be within or attached to the main building	
d)	Minimum Lot Frontage – 120 metres	
e)	Minimum Lot Area – 0.30 hectares	
f)	Minimum Required Front Yard – 3.0 metres	
g)	Minimum Required Rear Yard – 6.0 metres	
k)	Minimum Width of a Townhouse Dwelling – 6.0 metres	
l)	Maximum Height – 12.5 metres	
m)	Maximum number of Townhouse Dwellings - 9	

Exception BBB	GLENDOWER PROPERTIES INC. 11139 Victoria Square Boulevard and 11251 Woodbine Avenue	Parent Zone R2
File No.		Amending By-law 2023-_____
Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule “A” attached to By-law 2023-____and denoted by the symbol R2		
Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Minimum Frontage - Townhouse Dwellings not accessed by a lane – 6.0 metres	
b)	Minimum Required Front Yard – 4.0 metres	
c)	Minimum Required Rear Yard – 6.0 metres	
d)	Notwithstanding Section 6.2.4.2 b) of By-law 28-97, as amended, for lots that are 11.6 metres or less, a minimum 25% soft landscaping shall be provided in the front or exterior side yard in which the driveway is located. For lots that are greater than 11.6 metres 40% soft landscaping shall be provided in the front or exterior side yard in which the driveway is located	
e)	Maximum Height – 12.5 metres	

Exception CCC	GLENDOWER PROPERTIES INC. 11139 Victoria Square Boulevard and 11251 Woodbine Avenue	Parent Zone R4
File No.		Amending By-law 2023-_____
Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule “A” attached to By-law 2023-____and denoted by the symbol R4		
Additional Permitted Uses		
a)	Townhouse Dwellings	
Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	For the purposes of this By-law, the lot line abutting Vetmar Avenue shall be deemed to be the front lot line	
b)	Minimum Required Interior Side Yard – 3.0 metres	
c)	Minimum Required Rear Yard – 10.0 metres	
d)	Maximum number of dwelling units per hectare – 230	
e)	Maximum height – 45.0 metres	

Read a 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 304-87 and 177-96, as amended

**11139 Victoria Square Boulevard and 11251 Woodbine Avenue
Lands located east of Woodbine Avenue
CON 4, PART OF LOT 28**

Lands Affected

The proposed by-law amendment applies to 3.875 hectares (9.57 acres) of land comprised of 3 areas located on the east side of Victoria Square Boulevard and municipally known as 11139 Victoria Square Boulevard and 11251 Woodbine Avenue.

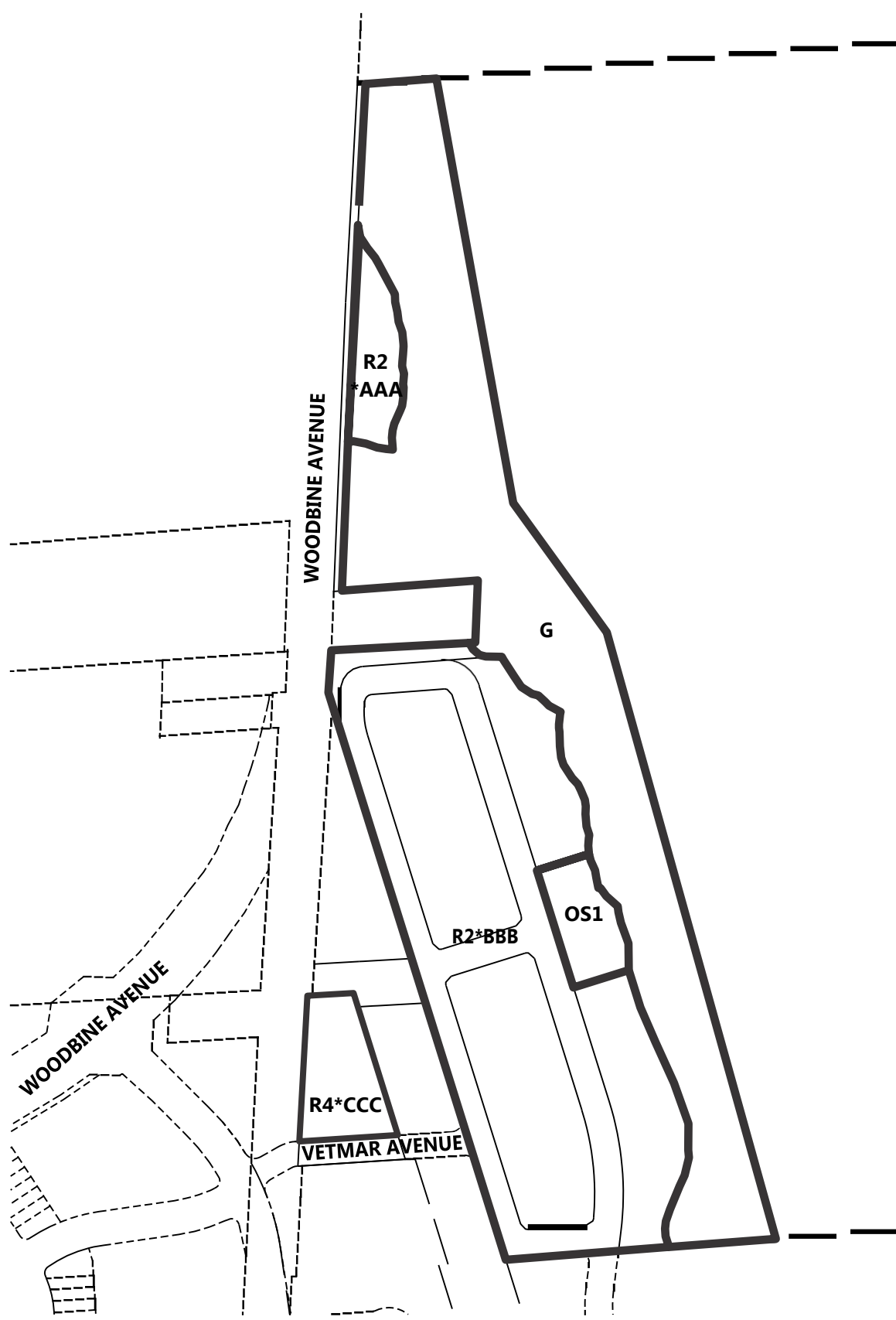
Existing Zoning

The subject land is currently zoned “Agricultural One (A1)” under By-law 304-87, as amended.







Purpose and Effect

The purpose and effect of this By-law is to amend By-law 304-87, as amended and to rezone the subject land to Residential Two Exception (R2-AAA) Zone, Residential Two Exception (R2*BBB) Zone, Residential Four Exception (R4*CCC) Zone, Open Space 1 (OS1) Zone, and Greenway (G) Zone in By-law 177-96, as amended in order to facilitate a residential development consisting of a total of 198 units (70 single detached dwellings, 32 street townhouse dwellings, 9 rear lane accessed townhouse dwellings, and 87 units within a 6-storey residential building).

SCHEDULE 'A'



BY-LAW SCHEDULE 'A' TO AMEND BY-LAW 177-96

	ZONE BOUNDARY
	RESIDENTIAL TWO
	RESIDENTIAL FOUR
	OPEN SPACE ONE
	GREENWAY
	EXCEPTION SECTION NUMBER



PASSED THIS ____ DAY ____, 2023
____ MAYOR
____ CLERK

NOTE: 1) DIMENSIONS ARE IN METRES
2) REFERENCE SHOULD BE MADE TO
THE ORIGINAL BY-LAW LODGED IN
THE OFFICE OF THE CLERK
SCALE 1:1000