

EXPLANATORY NOTE BYLAW 2023-XX
A By-law to amend By-law 177-96, as amended

Hovan Homes
Parcel C-1 and Block C Plan M1345
Southwest Corner of Bayview Avenue and Romfield Circuit

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 1.5 hectares (3.6 acres) located on the southwest corner of Bayview Avenue and Romfield Circuit.

Existing Zoning

The subject lands are zoned Neighbourhood Commercial [NC] Zone under By-law 2489, as amended.

Purpose and Effect

The purpose and effect of this By-law is to incorporate the subject lands into the designated area of By-law 177-96 and zone them Community Amenity Two*XX [CA2*XX] Zone in order to permit one 15-storey apartment building with ground floor retail with site-specific development standards.

By-law 2023-XX

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 expanding the designated area of By-law 177-96 to include the lands located in Parcel C-1 and Block C of Plan M1345, as shown on Schedule 'A' attached hereto.

1.2 By zoning the lands outlined on Schedule 'A' attached hereto:

Community Amenity Two*XX [CA2*XX] Zone

- 1.3 By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.XX	Hovan Homes Southwest Corner of Bayview Avenue and Romfield Circuit	Parent Zone CA2
File ZA XX		Amending By-law 2023-XX
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *XX on the Schedule 'A' of this By- law.		
7.XX.1 Permitted Uses		
The following uses are the only uses permitted:		
a)	Apartment Dwellings	
b)	Retail Stores	
c)	Personal Service Shop	
d)	Restaurants	
e)	Business Offices	
f)	Community Centres	
g)	Commercial Fitness Centres	
h)	Day Nurseries	
i)	Financial Institutions	
j)	Libraries	
k)	Medical Offices	
l)	Non-Profit Fitness Centres	
m)	Places of Worship	
n)	Repair Shops	

o)	Art Galleries
p)	Supermarkets
q)	Veterinary Clinic
7.XX.2 Special Zone Standards	
The CA2 Zone standards in Table B7 do not apply. The following special zone standards shall apply:	
a)	For the purpose of this By-law, the lot line abutting Bayview Avenue shall be deemed to be the front lot line.
b)	Minimum front yard setback (East – Bayview) – 0.0m
c)	Minimum exterior side yard setback (North – Romfield Circuit) – 1.2m
d)	Minimum interior side yard setback (South) – 0.0m
e)	Minimum rear yard setback (West) – 7.5m
f)	Minimum setback from sight triangle – 0.0m
g)	Maximum FSI – 4.8
h)	Maximum height – 55.0m
i)	<p>Encroachments into all yards by architectural features, terraces, cornices, sills, rainwater leaders, canopies, awnings, trellises, stair enclosures, intake and exhaust vents, fences, retaining walls, guards, heating, ventilating and air conditioning equipment, gas and electrical equipment, privacy screens, bollards, light fixtures, outdoor furniture, play structures, bicycle parking, building maintenance equipment porches and decks, underground garages, architectural wing walls, ramps, planters, retaining walls, balconies, underground cellars, stairs and landings shall be set back 0.15 metres from any lot line.</p> <p>Additionally, no setbacks, yards or separation distances shall be required for any portion of an underground structure including areas used for parking, storage lockers, unenclosed and enclosed stairwells leading to an underground structure and associated uses for a residential building.</p>
j)	Any structures on the roof of a building used for outside or open air recreation including vestibules providing access thereto, maintenance, safety, wind mitigation or green roof purposes, mechanical equipment, window washing equipment, parapets, mechanical and architectural screens, chimneys, vents, stacks, elevator shafts and related structural elements, roof assembly including insulation and drainage, covered stairs or stair enclosures and access hatches are permitted to project a maximum of 7.0 metres above the highest point of the roof surface, regardless of the number of storeys of the building.
7.XX.3 Special Parking Provisions	
The following parking provisions apply:	
a)	<p>Parking shall be provided at a rate of:</p> <ul style="list-style-type: none"> i) 1.20 parking spaces per dwelling unit for apartment dwellings; and, ii) A minimum of 362 parking spaces shall be provided for the shared use between visitor and all non-residential uses.
b)	Visitor parking required as per Section 7.XX.4 a), may be provided within an underground structure.

Read and first, second and third time and passed on June XX, 2023.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

