

# BY-LAW 2023 -\_

# A By-law to amend By-law 177-96, as amended

(To Re-zone the lands subject to this By-law, and provide site specific development standards)

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 follows:
  - 2.1 By zoning the lands outlined on Schedule 'A' attached hereto from:

## Open Space Two (OS2) Zone

To:

Community Amenity Area Two\*733 (H) [CA2\*733(H] Zone Community Amenity Area Two\*734 (H) [CA2\*734 (H)] Zone Residential Two\*735 (H) [R2\*735(H)] Zone Residential Two\*736 (H) [R2\*736 (H)] Zone Residential Two \*737 (H) [R2\*737 (H)] Zone

2.2 By adding the following subsections to Section 7 – EXCEPTIONS

r <u>-</u>			
Exception 7.733		1000112234 Ontario Inc. and	Parent Zone
		Green City Communities Inc.	CA2
	File:	South side of Church Street,	Amending By-law
PLAN	N.23.139197	between Bur Oak Avenue and	0000-000
		Cornell Centre Boulevard.	
		Block 1, Registered Plan 65M-	
		4589	
		other provisions of By-law 177-96, t	
	· · ·	d shown on Schedule "A" attached t	-
		unless specifically modified/amende	d by this section,
		the lands subject to this section.	
7.733.		al Permitted Uses	
		re additional permitted uses:	
a)	Retirement h		
b)	Nursing home		
c)	Long term care facility		
d)	Multiple dwellings		
е	e Townhouse dwellings		
7.733.		one Standards	
The fo		l zone standards shall apply	
a)		ng any further division or partition of	
	Section, all la	nds zoned with Exception *733 shall	be deemed to be one <i>lot</i>
		ses of this By-law	
b)		vise amended by this section, town	
constructed in accordance with the provisions of the Residential Two			the Residential Two (R2)
	zone.		
c)	For the purposes of this By-law, the lot line abutting Bur Oak Avenue sha		
	be deemed to be the front lot line.		
d) <i>Multiple dwellings</i> are not permitted within 30 metres of the streetline		es of the <i>streetline</i> of Bur	
	Oak Avenue		

e)	Driveways and direct accesses to garages for multiple dwellings or			
	townhouse dwellings shall only be permitted from a private street.			
f)	Notwithstanding special provisions 2 and 3 to Table A2, non-residential			
	uses shall be permitted on the first and second storey of an apartment			
	building, Retirement home, nursing home, or Long term Care Facility.			
g)	Minimum required yard:			
0,	i) Front Yard (west) – 4.0 metres			
	ii) Rear yard (east) – 1.5 metres			
	iii) Exterior side yard (north) – 2.8 metres			
	iv) Exterior side yard (south) – 2.0 metres			
h)	Minimum width of landscaping adjacent to:			
,	i) Front Yard (west) – 4.0 metres			
	ii) Rear yard (east) – 1.5 metres			
	iii) <i>Exterior side yard</i> (north) – 1.5 metres			
	iv) <i>Exterior side yard</i> (south) $-2.4$ metres			
i)	Notwithstanding provision (h) above:			
''	i) Stairs, terraces, patios, and walkways shall be permitted to encroach			
	into the minimum landscape area			
	ii) a canopy, roof overhang, or unenclosed roofed structure may			
	encroach into a <i>yard</i> abutting a <i>public street</i> , provided it is no closer			
	than 1.0 metres from the <i>lot line</i>			
i)	Maximum number of <i>units:</i>			
j)	i. Apartment dwellings and Retirement home units combined: 396			
	ii. Multiple dwelling units: 116			
	3			
k)	Maximum building height.			
	i) Apartment dwelling, Retirement home, nursing home, or long term			
	care facility: 50.0 metres			
	ii) Multiple Dwelling unit: 18.5 metres			
- 1)	iii) <i>Townhouse Dwelling unit;</i> 13.0 metres			
)  ma)	Minimum landscaped open space: 20%			
m)	Maximum gross floor area: 50,000 square metres			
n)	The provisions of m) above do not apply to <i>multiple dwellings or townhouse dwellings</i>			
	Minimum separation distance between the exterior main walls of residential			
o)	<i>building</i> s above grade: 6.0 metres			
p)	Minimum number of parking spaces:			
P)	i) <i>Retirement home</i> : 0.4 spaces per unit plus 0.2 space per unit for			
	visitors			
	ii) <i>Multiple dwellings</i> : 1 space per <i>dwelling unit</i> plus 0.25 spaces per			
	dwelling unit for visitors			
	iii) Non-residential use: 1 space per 45 square metres of gross floor area			
	iv) Notwithstanding iii) above, <i>restaurant</i> space in excess of 20% of the			
1	gross floor area of all non-residential uses shall be parked at 1 space			
1	per 9 square metres.			
	v) Required visitor parking and non-residential parking shall be provided			
1	as a common supply, and be shared between all visitor and non-residential uses			
(m)				
q)	Porches, with or without an underground cellar, may encroach into any yard			
	to point not less than 1.5 metres from a <i>lot line</i> .			
r)	Stairs that access a <i>dwelling unit</i> , and which are associated with a <i>porch</i> ,			
	may encroach into any yard to point not closer than 0.9 metres from a lot			
	line.			
s)	Minimum setback for a <i>private garage</i> or <i>parking garage</i> located completely			
	below established grade, or access ramp or driveway leading to an			
	underground private garage or parking garage: 0.3 metres			
t)	Non-residential uses on the first storey of a building abutting Bur Oak			
	Avenue shall occupy a minimum of 50% of the gross floor area of the first			
1	storey.			
u)	For the purpose of t) above, loading spaces and parking ramps shall not be			
u)				

V)	Residential and retirement units, and long term care and <i>nursing home</i> dwelling rooms shall not be located on the <i>first storey</i> within 3 metres of the front well of a <i>building</i> foring Pur Oak Avenue.
w)	front wall of a <i>building</i> facing Bur Oak Avenue. A minimum of 2 square meters per unit of contiguous shared <i>outdoor</i>
,	amenity space shall be provided for the multiple dwelling
x)	<ul> <li>A minimum outdoor amenity space for apartment dwelling, retirement home, nursing home, or long term care facility:</li> <li>i) 2 square meters per unit</li> </ul>
	<ul> <li>ii) outdoor amenity space shall be provided in two contiguous areas</li> <li>iii) outdoor amenity space shall be provided as common space, shared between units</li> </ul>
y)	The provisions of Table B7 shall not apply
z)	Minimum bicycle parking space requirements:
	Apartment dwelling and <i>multiple dwellings</i> :
	i) Long-term bicycle parking space: 0.8 spaces per dwelling unit
	ii) Short-term bicycle parking space: 0.2 spaces per dwelling unit
	Retirement home, long-term care facility, and nursing homes:
	i) Long-term bicycle parking Space: 0.2 spaces per dwelling unit
	ii) Short-term bicycle parking Space: 0.15 spaces per dwelling unit
	in Short-term bicycle parking Space. U. 15 spaces per dweiling unit
	Non-Residential use (if overall GFA <1,200 m2):
	i) Long-term Bicycle Parking Space: No requirement
	ii) Short-term Bicycle Parking Space: 0.15 spaces per 100 m2 GFA or 3
	spaces, whichever is greater
	Non-residential use (if overall GFA is higher or equal to1,200 m2:
	i) Long-term bicycle parking space: 0.15 spaces per 100 m2 of gross floor area
	ii) Short-term bicycle parking space: 0.25 spaces per 100 m2 of gross floor area or 6 spaces, whichever is greater
aa)	For the purpose of this by-law, a bicycle parking space means space that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle.
	A long-term bicycle parking space means a bicycle parking space within a building or structure designed for use by the residents or occupants of a building
	A short-term bicycle parking space, means a bicycle parking space located in a publicly accessible indoor or outdoor facility and is available for use by the general public.
bb)	The minimum dimensions of a horizontal bicycle parking space shall be:
	Minimum length of 1.8 metres;
	Minimum width of 0.6 metres; and
	Minimum vertical clearance of 1.2 metres.
cc)	The minimum dimensions of a vertical bicycle parking space shall be:
	Minimum vertical clearance of 1.8 metres;
	Minimum width of 0.6 metres; and
	Minimum horizontal clearance from the wall of 1.2 metres.
dd)	No visitor parking shall be required for townhouse dwelling units

shall apply to the land All other provisions, u continue to apply to the <b>7.734.1</b> Additiona a) Retirement how b) Nursing home c) Long term Carr d) Multiple Dwellin <b>7.734.2</b> Special Zo The following special a) Notwithstandin Section, all land for the purpose be deemed to c) Multiple dwellin Oak Avenue d) Notwithstandin shall be permit Retirement how be permitted fr e) Driveways and be permitted fr e) Driveways and be permitted fr e) Minimum requi ii) Front Y iii) Rear ya iiii) Interior iv) Exterior iv) Exterior iv) Interior iv) Interior iv) Interior iv) Interior iv) Interior iv) Interior iii) Rear ya iii) Rear ya iii) Rear ya iii) Apartme iii) Apartme care fac iii) Multiple iii) Maximum buille iii) Apartme care fac iii) Multiple iii) Maximum for iii) Apartme care fac iii) Multiple iii) Minimum lands k) Maximum gross l) The provisions	1000112234 Ontario Inc. and Green City Communities Inc.	Parent Zone CA2
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<ul> <li>i) Front Y</li> <li>ii) Rear ya</li> <li>iii) Interior</li> <li>iv) Exterior</li> <li>iv) Exterior</li> <li>ii) Rear ya</li> <li>iii) Exterior</li> <li>iv) Interior</li> <li>g) Notwithstandin</li> <li>i) Stairs, f</li> <li>into the</li> <li>ii) a cand</li> <li>encroat</li> <li>than 1.0</li> <li>h) Maximum num</li> <li>i) Apartme</li> <li>ii) Multiple</li> <li>ii) Multiple</li> <li>iii) Townho</li> <li>j) Minimum lands</li> <li>k) Maximum gross</li> </ul>	d direct accesses to garages for Multiple of rom a private street or lane.	<i>lwellings</i> shall only
<ul> <li>f) Minimum width <ol> <li>i) Front Ya</li> <li>ii) Rear ya</li> <li>iii) Exterior</li> <li>iv) Interior</li> </ol> </li> <li>g) Notwithstandin <ol> <li>i) Stairs, fi</li> <li>into the</li> <li>ii) a cano</li> <li>encroad</li> <li>than 1.4</li> </ol> </li> <li>h) Maximum num <ol> <li>Apartme</li> <li>Multiple</li> <li>Notwithple</li> <li>ii) Townho</li> </ol> </li> <li>j) Minimum lands</li> <li>k) Maximum gross</li> </ul>		
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j) Minimum gros I) The provisions		
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iii) Townho j) Minimum lands k) Maximum gros I) The provisions	<i>cility</i> : 50.0 metres	
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k) Maximum gros I) The provisions	buse Dwelling: 13.0 metres	
k) Maximum gros I) The provisions	scaped open space: 20%	
I) The provisions	ss floor area: 42,000	
/	s of k) above do not apply to Multiple dwell	ings
m)   Minimum sepa	aration distance between buildings: 6 metre	
n) Minimum numl	ber of parking spaces: ent home: 0.4 spaces per unit plus 0.2 s	

ſ		ii) <i>Multiple dwellings</i> : 1 space per <i>dwelling unit</i> plus 0.25 spaces per
		<ul> <li>dwelling unit for visitors</li> <li>iii) Non-residential use: 1 space per 45 square metres of gross floor area</li> <li>iv) Notwithstanding iii) above, restaurant space in excess of 20% of the gross floor area of all non-residential uses shall be parked at 1 space per 9 square metres.</li> </ul>
		<ul> <li>v) Required visitor parking and non-residential parking shall be provided as a common supply, and be shared between all visitor and non- residential uses</li> </ul>
	o)	<i>Porches</i> , with or without an underground cellar, may encroach into any <i>yard</i> to point not less than 1.5 metres from a <i>lot line</i> .
	p)	Stairs that access a <i>dwelling unit</i> , and which are associated with a <i>porch</i> , may encroach into any <i>yard</i> to point not closer than 0.9 metres from a <i>lot line</i> .
	q)	Minimum setback for a <i>private garage</i> or <i>parking garage</i> located completely below <i>established grade</i> , or access ramp or <i>driveway</i> leading to an underground <i>private garage</i> or <i>parking garage</i> : 0.3 metres
	r)	Non-residential uses on the first storey of a building abutting Bur Oak Avenue shall occupy a minimum of 50% of the gross floor area of the first storey. (alt: Non-residential uses on the first storey of a building abutting Bur Oak Avenue shall occupy a minimum of 1,000 square metres of gross floor area of the first storey)
	s)	For the purpose of r) above, loading spaces and parking ramps shall not be included in the gross floor area
	t)	Residential and retirement units, and long term care and <i>nursing home</i> rooms shall not be located on the <i>first storey</i> within 3 metres of the front wall of a <i>building</i> facing Bur Oak Avenue.
	u)	A minimum of 2 square meters per unit of contiguous shared <i>outdoor amenity space</i> shall be provided for multiple dwelling
-	v)	<ul> <li>A minimum outdoor amenity space for apartment dwelling, retirement home, nursing home, or long term care facility:</li> <li>i) 2 square meters per unit</li> <li>ii) outdoor amenity space shall be provided in two contiguous areas</li> <li>iii) outdoor amenity space shall be provided as common space, shared between units</li> </ul>
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-	w)	The provisions of Table B7 shall not apply
	x)	Minimum bicycle parking space requirements:
		Apartment dwelling and <i>multiple dwellings</i> :
		<ul> <li>i) Long-term bicycle parking space: 0.8 spaces per dwelling unit</li> <li>ii) Short-term bicycle parking space: 0.2 spaces per dwelling unit</li> </ul>
		Retirement home, long-term care facility, and nursing homes:
		i) Long-term bicycle parking Space: 0.2 spaces per dwelling unit ii) Short-term bicycle parking Space: 0.15 spaces per dwelling unit
		Non-Residential use (if overall GFA <1,200 m2): i) Long-term Bicycle Parking Space: No requirement
		ii) Short-term Bicycle Parking Space: 0.15 spaces per 100 m2 GFA or 3 spaces, whichever is greater
		Non-residential use (if overall GFA is higher or equal to1,200 m2): i) Long-term bicycle parking space: 0.15 spaces per 100 m2 of gross floor
		area ii) Short-term bicycle parking space: 0.25 spaces per 100 m2 of gross floor area or 6 spaces, whichever is greater
	y)	For the purpose of this by-law, a bicycle parking space means space that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle.

-	
	A long-term bicycle parking space means a bicycle parking space within a building or structure designed for use by the residents or occupants of a building
	A short-term bicycle parking space, means a bicycle parking space located in a publicly accessible indoor or outdoor facility and is available for use by the general public.
z)	The minimum dimensions of a horizontal bicycle parking space shall be:
	Minimum length of 1.8 metres;
	Minimum width of 0.6 metres; and
	Minimum vertical clearance of 1.2 metres.
aa)	The minimum dimensions of a vertical bicycle parking space shall be:
	Minimum vertical clearance of 1.8 metres;
	Minimum width of 0.6 metres; and
	Minimum horizontal clearance from the wall of 1.2 metres.

Exce	ption 7.735	1000112234 Ontario Inc. and Green City	Parent Zone	
<b>5</b> 11		Communities Inc.	R2	
-	PLAN 23	South side of Church Street, between Bur Oak Avenue and Cornell Centre	Amending By-	
	139197		law 0000-000	
		Boulevard. Block 1, Registered Plan		
Natur		65M-4589	7. the fellowing	
		ny other provisions of By-law 177-96 or 28-97		
		ply to the land shown on Schedule "A" attach		
		provisions, unless specifically modified/amer	ided by this	
		o apply to the lands subject to this section.		
7.735		ermitted Uses		
		he only permitted uses:		
<u>a)</u>	Townhouse			
b)	Multiple dw			
7.735		Zone Standards		
		ial zone standards shall apply		
a)		ding any further division or partition of the la		
		lands zoned with Exception *735 shall be de	emed to be one lot	
		oses of this By-law		
b)		rposes of this By-law, the lot line abuttin	ng Cornell Centre	
		hall be deemed to be the front lot line.		
c)	-	and accesses to <i>garage</i> s shall only be permi	tted from a <i>private</i>	
	street.	the start from The start of the West		
d)		t frontage for a <i>Townhouse dwelling</i> :		
	,	for lot: 4.5 metres		
	,	unit on an <i>interior lot</i> : 5.0 metres		
	,	unit on a <i>corner lot</i> : 4.7 metres		
e)		umber of <i>Multiple dwellings</i> : 38		
		quired <i>yard</i> s:		
	· ·	t yard(east): 3.0 metres		
		rior side yard(north): 2.4 metres		
		ior side yard (south): 3 metres		
f)	iv) Rear yard (west): 2.0 metres			
f)	Minimum separation distance between the exterior main walls of residential			
(n)	buildings above grade: 3.0 metres			
g)	) Minimum setback from the centre line of a <i>lane</i> to a <i>dwelling unit</i> wher parking is provided in tandem – 6.0 metres, except that the minimum			
	•	•		
b)		n a <i>private street</i> to a <i>garage</i> must be 8.8 me		
h)		etback from the centre line of a <i>private stree</i>		
	where park	ng is not provided in tandem: 5.0 metres		

i)	Notwithstanding g) and h) above, decks, balconies, terraces, and structures				
	used to support any of the above, may encroach 5 metres into the setback				
	from the centreline of the lane				
j)	The provisions of Section 6.2.1 and 6.6.1 shall not apply				
k)	Further to the provisions of section 6.6.2.1 d), Stairs that access a <i>dwelling</i>				
	<i>unit</i> , and which are associated with a <i>porch</i> , may encroach into a required				
	interior side yard to point not closer than 1.0 metres from a lot line.				
I)	Amenity space shall be provided for each <i>Multiple Dwelling unit</i> , subject to				
	the following provisions:				
	i) a contiguous minimum area of 20 square meters for 50% of the				
	Multiple Dwelling units, and 9 square metres for the remaining				
	50% of the Multiple Dwelling units				
	ii) a balcony, terrace or deck may be used as outdoor amenity space				
m)	Maximum building height: 13.0 metres				
n)	The provisions of Table B2 shall not apply				
0)	Minimum area of a public park located on lands zoned R2*735: 700 square				
-	metres				

Exc	eption 7.736	1000112234 Ontario Inc. and Green City Communities Inc.	Parent Zone R2		
E	ile PLAN 23	South side of Church Street, between			
Г	139197	Bur Oak Avenue and Cornell Centre	Amending By- law 0000-000		
	139197		law 0000-000		
	Boulevard. Block 1, Registered Plan 65M-4589				
Not	withstanding an	y other provisions of By-law 177-96, the follow	ving provisions		
		and shown on Schedule "A" attached to this By			
		, unless specifically modified/amended by this			
		the lands subject to this section.			
	36.1 Only Pe				
		ne only permitted <i>use</i> s:			
a)	Townhouse du				
		Zone Standards			
The	•	al zone standards shall apply			
a)		ng any further division or partition of the land	ds subject to this		
		nds zoned with Exception *736 shall be deen	-		
		es of this By-law			
b)		ses of this By-law, the north lot line is deemed	to be the front lot		
,	line.	•			
C)	Driveways and	d accesses to garages shall only be permitte	ed from a private		
-	street.		-		
d)	Minimum lot fr	ontage:			
	i) Interior lot: 4.5 metres				
	ii) End unit on an <i>interior lot</i> : 6.0 metres				
	iii) End uni	t on a <i>corner lot</i> :7.5 metres			
e)	Minimum requ	•			
	,	ard (north): 3.0 metres			
	'	r side yard (east and west):2.4 metres			
		ard (south): 2.8 metres			
f)		aration distance between the exterior main w	alls of residential		
<u> </u>		re grade: 3.0 metres			
g)	Minimum setback from the centreline of a lane – 6.0 metres, except that the				
	minimum setback from a private lane to a garage must be 8.8 metres				
h)	Notwithstanding g) above, decks, balconies, terraces, and structures used to				
	support any of the above, may encroach 5 metres into the setback from the				
	centreline of th				
i)		of section 6.2.1 and 6.6.1 shall not apply			
j)		ding height: 13.0 metres			
k)	No visitor park	ing shall be required			

Exception	7.737		ntario Inc. and G mmunities Inc.	reen City	Parent Zone R2
File PLAN 23			Church Street, I		Amending By-
13919	7		nue and Cornell		law 0000-000
Boulevard. Block 1, Registered Plan					
Notwithstor		, other provision	65M-4589	C the fello	
			ns of By-law 177-9 hedule "A" attach		
			ally modified/ame		
			ct to this section.		5 5001011,
		rmitted Uses			
		ne only permitted	uses:		
	iouse di				
		Zone Standard	S		
The following	ng speci	al zone standard	is shall apply		
					ds subject to this
				nall be deer	med to be one lot
		es of this By-law			
		es of this By-law	v, the northern lot	<i>line</i> is deem	ned to be the <i>front</i>
	lot line.				
			rages shall only b	e from a pr	rivate street.
	um <i>lot</i> fr	•			
/		<i>lot:</i> 4.5 metres t on an <i>interior l</i> e	ot 6.0 motros		
/		t on a <i>corner lot</i>			
		ired yards:			
i)		ard (north): 3.0 n	netres		
/ /	-	side yard: 2.4 n			
		ard (south): 3.0 n			
				rior main w	alls of residential
		e grade: 3.0 me			
					s, except that the
	minimum setback from a private lane to a garage must be 8.8 metres				
• /		• /			structures used to
			y encroach 5 met	res into the	setback from the
	line of th				
			and 6.6.1 shall r	lot apply	
		ding height: 13.0			
j) No vis	nor park	<i>ing</i> shall be requ			

2. All other provisions of By-law 177-96, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.

# 3. Holding Provision

3.1 For the purposes of this By-law, a Holding (H) provision is hereby Established and is identified on Schedule 'A' attached hereto by the letter (H) in parenthesis following the zoning symbol.

No person shall hereafter erect or alter any *building* or structure on lands subject to the Holding (H) provision for the purpose permitted under this By-law until amendment(s) to this By-law to remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the Planning Act. Prior to removing the Holding (H) provision the following conditions must be met to the satisfaction of the City of Markham:

- a) The Owner shall prepare and submit a Sanitary Capacity Analysis, to the satisfaction of the City, to determine what is required to provide sanitary services for the development of the lands without causing adverse impacts in the City's sanitary sewer system.
- b) The Owner shall identify the sanitary capacity constraints, if any, for the subject site. If so identified, the Owner shall evaluate and recommend the appropriate sanitary capacity solutions.
- c) The Owner shall fulfill or implement the recommendations and the necessary works to mitigate any impacts identified in the Sanitary Capacity Analysis. If the Sanitary Capacity Analysis recommends additional sanitary infrastructure(s) necessary to provide municipal services to the development of the lands, then the Owner shall execute an agreement with the City, at no cost to the City, to secure the provision of additional sanitary infrastructure(s) as identified by the Sanitary Capacity Analysis and other matters, including but not limited to: provision of any financial securities, detailed engineering drawings, fees required in accordance with the City's Fees By-Law, insurance, to the satisfaction of the Director of Engineering.
- 4. All other provisions of By-law 177-96, as amended, not consistent with the provisions of the by-law hall continue to apply.

Read a first, second and third time and passe	ed this	<u>,</u> 2023.
Kimberley Kitteringham	Frank Scarpitti	
City Clerk	Mayor	



# EXPLANATORY NOTE

#### BY-LAW 2023 - \_\_\_\_\_ A By-law to amend By-law 177-96, as amended.

### 1000112234 Ontario Inc. and Green City Communities Inc. South side of Church Street, between Bur Oak Avenue and Cornell Centre Boulevard. Block 1, Registered Plan 65M-4589. (Proposed Mixed Use Development) File No. PLAN 23 139197

#### Lands Affected

This by-law amendment applies to 6.4 ha. (15.8 acres) of lands located at the south east corner of Church Street and Bur Oak Avenue, in the City of Markham.

#### **Existing Zoning**

The lands are presently zoned Open Space Two (OS2) within By-law 177-96.

#### Purpose and Effect

The purpose of this by-law amendment is to place the lands into appropriate residential and mixed-*use* zone categories within By-law 177-96, as amended, as follows:

From: **Open Space Two (OS2) Zone** To: **Community Amenity Area Two\*733 (H) [CA2\*733 (H] Zone Community Amenity Area Two\*734 (H) [CA2\*734 (H)] Zone Residential Two\*735 (H) [R2\*735 (H)] Zone Residential Two\*736 (H) [R2\*736 (H)] Zone Residential Two \*737 (H) [R2\*737 (H)] Zone** 

The effect of this by-law amendment is to permit a multi-phase, mixed *use* development comprised of two (2) 13-*storey* mixed *use building*s containing seniors residence/apartment *dwelling unit*s, and a mix of townhouses and stacked townhouses on the subject lands.

Site specific design standards are contained within By-law 2023 -\_\_\_\_\_ to facilitate the construction of the *dwelling units* as proposed.

