



## BY-LAW 2023-180

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

2.2 By adding the following subsections to Section 7 – EXCEPTIONS

Exception 7.733	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	Parent Zone CA2
File: PLAN.23.139197		BY-LAW 2023-180, A By-law to amend By-law 177-96, as amended
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule “A” attached to this By-law 2023-180 All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.733.1 Additional Permitted Uses		
The following uses are additional permitted uses:		
a)	Retirement home	
b)	Nursing home	
c)	Long term care facility	
d)	Multiple dwellings	
e	Townhouse dwellings	
7.733.2 Special Zone Standards		
The following special zone standards shall apply		
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *733 shall be deemed to be one lot for the purposes of this By-law	

b)	Unless otherwise amended by this section, townhouse dwellings shall be constructed in accordance with the provisions of the Residential Two (R2) zone.
c)	For the purposes of this By-law, the <i>lot line</i> abutting Bur Oak Avenue shall be deemed to be the <i>front lot line</i> .
d)	<i>Multiple dwellings</i> are not permitted within 30 metres of the <i>streetline</i> of Bur Oak Avenue
e)	<i>Driveways</i> and direct accesses to <i>garages</i> for <i>multiple dwellings</i> or <i>townhouse dwellings</i> shall only be permitted from a <i>private street</i> .
f)	Notwithstanding special provisions 2 and 3 to Table A2, non-residential <i>uses</i> shall be permitted on the first and second storey of an apartment <i>building</i> , <i>Retirement home</i> , <i>nursing home</i> , or <i>Long term Care Facility</i> .
g)	Minimum required <i>yard</i> : i) <i>Front Yard</i> (west) – 4.0 metres ii) <i>Rear yard</i> (east) – 1.5 metres iii) <i>Exterior side yard</i> (north) – 2.8 metres iv) <i>Exterior side yard</i> (south) – 2.0 metres
h)	Minimum width of landscaping adjacent to: i) <i>Front Yard</i> (west) – 4.0 metres ii) <i>Rear yard</i> (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>
j)	Maximum number of <i>units</i> : i. <i>Apartment dwellings</i> and <i>Retirement home</i> units combined: 396 ii. <i>Multiple dwelling units</i> : 116 iii. <i>Townhouse dwelling units</i> : 8
k)	Maximum <i>building height</i> : i) <i>Apartment dwelling</i> , <i>Retirement home</i> , <i>nursing home</i> , or <i>long term care facility</i> : 50.0 metres ii) <i>Multiple Dwelling unit</i> : 18.5 metres iii) <i>Townhouse Dwelling unit</i> : 13.0 metres
l)	Minimum <i>landscaped open space</i> : 20%
m)	Maximum <i>gross floor area</i> : 50,000 square metres
n)	The provisions of m) above do not apply to <i>multiple dwellings</i> or <i>townhouse dwellings</i>
o)	Minimum separation distance between the exterior main walls of residential <i>buildings</i> above grade: 6.0 metres
p)	Minimum number of parking spaces: 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 <i>dwelling unit</i> for visitors iii) Non-residential <i>use</i> : 1 space per 45 square metres of <i>gross floor area</i> iv) Notwithstanding iii) above, <i>restaurant</i> space in excess of 20% of the <i>gross floor area</i> of all non-residential <i>uses</i> shall be parked at 1 space per 9 square metres. v) Required visitor parking and non-residential parking shall be provided as a common supply, and be shared between all visitor and non-residential <i>uses</i>
q)	<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> .

r)	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> .
s)	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
t)	Non-residential <i>uses</i> on the <i>first storey</i> of a <i>building</i> abutting Bur Oak Avenue shall occupy a minimum of 50% of the <i>gross floor area</i> of the <i>first storey</i> .
u)	For the purpose of t) above, loading spaces and parking ramps shall not be included in the <i>gross floor area</i>
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 wall of a <i>building</i> facing Bur Oak Avenue.
w)	A minimum of 2 square meters per unit of contiguous shared <i>outdoor amenity space</i> shall be provided for the multiple dwelling
x)	A minimum <i>outdoor amenity space</i> for <i>apartment dwelling</i> , <i>retirement home</i> , <i>nursing home</i> , or <i>long term care facility</i> : <ul style="list-style-type: none"> <li>i) 2 square meters per unit</li> <li>ii) <i>outdoor amenity space</i> shall be provided in two contiguous areas</li> <li>iii) <i>outdoor amenity space</i> shall be provided as common space, shared between units</li> </ul>
y)	The provisions of Table B7 shall not apply
z)	<p>Minimum bicycle parking space requirements:</p> <p>Apartment dwelling and <i>multiple dwellings</i>:</p> <ul style="list-style-type: none"> <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> <p><i>Retirement home</i>, <i>long-term care facility</i>, and <i>nursing homes</i>:</p> <ul style="list-style-type: none"> <li>i) Long-term bicycle parking Space: 0.2 spaces per dwelling unit</li> <li>ii) Short-term bicycle parking Space: 0.15 spaces per dwelling unit</li> </ul> <p>Non-Residential use (if overall GFA &lt;1,200 m2):</p> <ul style="list-style-type: none"> <li>i) Long-term Bicycle Parking Space: No requirement</li> <li>ii) Short-term Bicycle Parking Space: 0.15 spaces per 100 m2 GFA or 3 spaces, whichever is greater</li> </ul> <p>Non-residential use (if overall GFA is higher or equal to 1,200 m2):</p> <ul style="list-style-type: none"> <li>i) Long-term bicycle parking space: 0.15 spaces per 100 m2 of gross floor area</li> <li>ii) Short-term bicycle parking space: 0.25 spaces per 100 m2 of gross floor area or 6 spaces, whichever is greater</li> </ul>
aa)	<p>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.</p> <p>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</p> <p>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.</p>
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

Exception 7.734	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	Parent Zone CA2
File PLAN 23 139197		BY-LAW 2023- 180, A By-law to amend By-law 177-96, as amended
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule “A” attached to this By-law 2023-180 All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.734.1 Additional Permitted Uses		
a)	Retirement home	
b)	Nursing home	
c)	Long term Care Facility	
d)	Multiple Dwelling	
7.734.2 Special Zone Standards		
The following special zone standards shall apply		
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *734 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 Bur Oak Avenue shall be deemed to be the front lot line.	
c)	Multiple dwellings are not permitted within 30 metres of the streetline of Bur Oak Avenue	
d)	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.	
e)	Driveways and direct accesses to garages for Multiple dwellings shall only be permitted from a private street or lane.	
e)	Minimum required yard: i) Front Yard (west) – 4.0 metres ii) Rear yard (east) – 1.5 metres iii) Interior side yard (south) – 2.8 metres iv) Exterior side yard (north) – 1.5 metres	
f)	Minimum width of landscaping adjacent to: i) Front Yard (west) – 4.0 metres ii) Rear yard (east) –1.5 metres iii) Exterior side yard (north) – 1.5 metres iv) Interior side yard (south) – 2.8 metres	
g)	Notwithstanding provision (f) 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 yard abutting a public street, provided it is no closer than 1.0 metres from the lot line	
h)	Maximum number of units:	

	i) <i>Apartment dwellings and Retirement home units combined: 352</i> ii) <i>Multiple Dwelling units: 72</i>
i)	Maximum <i>building height</i> : i) <i>Apartment dwelling, Retirement home, nursing home, or long term care facility: 50.0 metres</i> ii) <i>Multiple Dwelling unit: 18.5 metres</i> iii) <i>Townhouse Dwelling: 13.0 metres</i>
j)	Minimum <i>landscaped open space: 20%</i>
k)	Maximum <i>gross floor area: 42,000</i>
l)	The provisions of k) above do not apply to <i>Multiple dwellings</i>
m)	Minimum separation distance between <i>buildings: 6 metres</i>
n)	Minimum number of parking spaces: i) <i>Retirement home: 0.4 spaces per unit plus 0.2 space per unit for visitors</i> ii) <i>Multiple dwellings: 1 space per dwelling unit plus 0.25 spaces per dwelling unit for visitors</i> iii) <i>Non-residential use: 1 space per 45 square metres of gross floor area</i> iv) <i>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.</i> v) <i>Required visitor parking and non-residential parking shall be provided as a common supply, and be shared between all visitor and non-residential uses</i>
o)	<i>Porches, with or without an underground cellar, may encroach into any yard to point not less than 1.5 metres from a lot line.</i>
p)	<i>Stairs that access a dwelling unit, and which are associated with a porch, may encroach into any yard to point not closer than 0.9 metres from a lot line.</i>
q)	Minimum setback for a <i>private garage or parking garage</i> located completely below <i>established grade</i> , or access ramp or <i>driveway</i> leading to an underground <i>private garage or parking garage: 0.3 metres</i>
r)	Non-residential uses on the <i>first storey</i> of a <i>building</i> abutting Bur Oak Avenue shall occupy a minimum of 50% of the <i>gross floor area</i> of the <i>first storey</i> . (alt: Non-residential uses on the <i>first storey</i> of a <i>building</i> abutting Bur Oak Avenue shall occupy a minimum of 1,000 square metres of <i>gross floor area</i> of the <i>first storey</i> )
s)	For the purpose of r) above, loading spaces and parking ramps shall not be included in the <i>gross floor area</i>
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)	A minimum <i>outdoor amenity space</i> for <i>apartment dwelling, retirement home, nursing home, or long term care facility</i> : i) 2 square meters per unit ii) <i>outdoor amenity space</i> shall be provided in two contiguous areas iii) <i>outdoor amenity space</i> shall be provided as common space, shared between units
w)	The provisions of Table B7 shall not apply
x)	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  <i>Retirement home, long-term care facility, and nursing homes:</i>

	<p>i) Long-term bicycle parking Space: 0.2 spaces per dwelling unit</p> <p>ii) Short-term bicycle parking Space: 0.15 spaces per dwelling unit</p> <p>Non-Residential use (if overall GFA &lt;1,200 m2):</p> <p>i) Long-term Bicycle Parking Space: No requirement</p> <p>ii) Short-term Bicycle Parking Space: 0.15 spaces per 100 m2 GFA or 3 spaces, whichever is greater</p> <p>Non-residential use (if overall GFA is higher or equal to1,200 m2):</p> <p>i) Long-term bicycle parking space: 0.15 spaces per 100 m2 of gross floor area</p> <p>ii) Short-term bicycle parking space: 0.25 spaces per 100 m2 of gross floor area or 6 spaces, whichever is greater</p>
y)	<p>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.</p> <p>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</p> <p>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.</p>
z)	<p>The minimum dimensions of a horizontal bicycle parking space shall be:</p> <p>Minimum length of 1.8 metres;</p> <p>Minimum width of 0.6 metres; and</p> <p>Minimum vertical clearance of 1.2 metres.</p>
aa)	<p>The minimum dimensions of a vertical bicycle parking space shall be:</p> <p>Minimum vertical clearance of 1.8 metres;</p> <p>Minimum width of 0.6 metres; and</p> <p>Minimum horizontal clearance from the wall of 1.2 metres.</p>

Exception 7.735	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	Parent Zone R2
File PLAN 23 139197		BY-LAW 2023- 180, A By-law to amend By-law 177-96, as amended
Notwithstanding any other provisions of By-law 177-96 or 28-97, the following provisions shall apply to the land shown on Schedule “A” attached to this By-law 2023-___. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.735.1 Only Permitted Uses		
The following are the only permitted <i>uses</i> :		
a)	Townhouse dwellings	
b)	Multiple dwellings	
7.735.2 Special Zone Standards		
The following special zone standards shall apply		
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *735 shall be deemed to be one <i>lot</i> for the purposes of this By-law	
b)	For the purposes of this By-law, the <i>lot line</i> abutting Cornell Centre Boulevard shall be deemed to be the <i>front lot line</i> .	

c)	<i>Driveways</i> and accesses to <i>garages</i> shall only be permitted from a <i>private street</i> .
d)	Minimum <i>lot</i> frontage for a <i>Townhouse dwelling</i> : i) <i>Interior lot</i> : 4.5 metres ii) End unit on an <i>interior lot</i> : 5.0 metres iii) End unit on a <i>corner lot</i> : 4.7 metres
e)	Maximum number of <i>Multiple dwellings</i> : 38
	Minimum required <i>yards</i> : i) Front yard(east): 3.0 metres ii) Exterior side yard(north): 2.4 metres iii) <i>Interior side yard</i> (south): 3 metres iv) <i>Rear yard</i> (west): 2.0 metres
f)	Minimum separation distance between the exterior main walls of residential <i>buildings</i> above grade: 3.0 metres
g)	Minimum setback from the centre line of a <i>lane</i> to a <i>dwelling unit</i> where parking is provided in tandem – 6.0 metres, except that the minimum setback from a <i>private street</i> to a <i>garage</i> must be 8.8 metres
h)	Minimum setback from the centre line of a <i>private street</i> to a <i>dwelling unit</i> where parking 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 unit</i> , and which are associated with a <i>porch</i> , may encroach into a required <i>interior side yard</i> to point not closer than 1.0 metres from a <i>lot line</i> .
l)	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 <i>Multiple Dwelling units</i> , and 9 square metres for the remaining 50% of the <i>Multiple Dwelling units</i> ii) a balcony, terrace or deck may be used as <i>outdoor amenity space</i>
m)	Maximum <i>building height</i> : 13.0 metres
n)	The provisions of Table B2 shall not apply
o)	Minimum area of a public park located on lands zoned R2*735: 700 square metres

Exception 7.736	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	Parent Zone R2
File PLAN 23 139197		BY-LAW 2023- 180, A By-law to amend By-law 177-96, as amended
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule “A” attached to this By-law 2023-180 All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.736.1 Only Permitted Uses		
The following are the only permitted <i>uses</i> :		
a)	Townhouse dwellings	
7.736.2 Special Zone Standards		
The following special zone standards shall apply		
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *736 shall be deemed to be one <i>lot</i> for the purposes of this By-law	

b)	For the purposes of this By-law, the north <i>lot line</i> is deemed to be the <i>front lot line</i> .
c)	<i>Driveways</i> and accesses to <i>garages</i> shall only be permitted from a <i>private street</i> .
d)	Minimum <i>lot</i> frontage: <ul style="list-style-type: none"> <li>i) <i>Interior lot</i>: 4.5 metres</li> <li>ii) End unit on an <i>interior lot</i>: 6.0 metres</li> <li>iii) End unit on a <i>corner lot</i>: 7.5 metres</li> </ul>
e)	Minimum required <i>yards</i> : <ul style="list-style-type: none"> <li>i) <i>Front Yard</i> (north): 3.0 metres</li> <li>ii) <i>Exterior side yard</i> (east and west): 2.4 metres</li> <li>iii) <i>Rear yard</i> (south): 2.8 metres</li> </ul>
f)	Minimum separation distance between the exterior main walls of residential <i>buildings</i> above grade: 3.0 metres
g)	Minimum setback from the centreline of a <i>lane</i> – 6.0 metres, except that the minimum setback from a private lane to a <i>garage</i> 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 the lane
i)	The provisions of section 6.2.1 and 6.6.1 shall not apply
j)	Maximum <i>building height</i> : 13.0 metres
k)	No visitor parking shall be required

Exception 7.737	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	Parent Zone R2
File PLAN 23 139197		BY-LAW 2023-180, A By-law to amend By-law 177-96, as amended
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule “A” attached to this By-law 2023-180 All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.737.1 Only Permitted Uses		
The following are the only permitted <i>uses</i> :		
a)	Townhouse dwellings	
7.737.2 Special Zone Standards		
The following special zone standards shall apply		
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *737 shall be deemed to be one <i>lot</i> for the purposes of this By-law	
b)	For the purposes of this By-law, the northern <i>lot line</i> is deemed to be the <i>front lot line</i> .	
c)	Driveways and accesses to <i>garages</i> shall only be from a <i>private street</i> .	
c)	Minimum <i>lot</i> frontage: i) <i>Interior lot</i> : 4.5 metres ii) End unit on an <i>interior lot</i> : 6.0 metres iii) End unit on a <i>corner lot</i> : 7.5 metres	
d)	Minimum required <i>yards</i> : i) <i>Front yard</i> (north): 3.0 metres ii) <i>Exterior side yard</i> : 2.4 metres iii) <i>Rear yard</i> (south): 3.0 metres	
e)	Minimum separation distance between the exterior main walls of residential <i>buildings</i> above grade: 3.0 metres	
f)	Minimum setback from the centreline of a <i>lane</i> – 6.0 metres, except that the minimum setback from a private lane to a <i>garage</i> must be 8.8 metres	



g)	Notwithstanding f) 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
h)	The provisions of Section 6.2.1 and 6.6.1 shall not apply
i)	Maximum <i>building height</i> : 13.0 metres
j)	No visitor <i>parking</i> shall be required

- 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. All other provisions of By-law 177-96, as amended, not consistent with the provisions of the by-law shall continue to apply.

Read a first, second and third time and passed this 13<sup>th</sup> day of December, 2023.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor



## EXPLANATORY NOTE

### BY-LAW 2023-180

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 [CA2\*733] Zone**

**Community Amenity Area Two\*734 [CA2\*734] Zone**

**Residential Two\*735 [R2\*735] Zone**

**Residential Two\*736 [R2\*736] Zone**

**Residential Two \*737 [R2\*737] 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 buildings containing seniors residence/apartment dwelling units, and a mix of townhouses and stacked townhouses on the subject lands.

Site specific design standards are contained within By-law 2023-180 to facilitate the construction of the dwelling units as proposed.