



BY-LAW 2024-45

A BY-LAW TO AMEND BY-LAW 304-87, AS AMENDED
 (TO DELETE LANDS FROM THE DESIGNATED AREA OF BY-LAW 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, are 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:

Agriculture One (A1) Zone

To:

Residential Four *750 [R4*750] Zone
Open Space One*751 [OS1*751] Zone

3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.750	Regional Municipality of York Part of Lots 4- 6, Concession 9, Part 6, 65R- 30962	Parent Zone R4
File PLAN 21 120261	Donald Cousens Parkway and 14th Avenue	Amending By-law 2024-45
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *750 on Schedule 'A' to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.750.1 Additional Permitted Uses		
a)	Single Detached Dwellings	
b)	Semi-Detached Dwellings	
c)	Townhouse Dwellings	
7.750.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Notwithstanding any division or partition of the land subject to this Section, all lands zoned R4*750 shall be deemed to be one lot for the purpose of this By-law.	
b)	For the purposes of this by-law, lot line abutting the Donald Cousens Parkway shall be deemed to be the front lot line notwithstanding any further division of the land	
c)	Minimum setbacks to a daylight triangle – 0.0 m	
d)	Maximum number of apartment dwelling units - 153	
e)	Maximum height	
	i)	15 metres
	ii)	Within 27 metres of the front lot line - 20 metres

f)	The provisions of Section 5.1, Table B6 (E), (H), and (I) shall not apply
g)	Minimum number of parking spaces for apartment dwellings: i) 0.92 spaces per dwelling unit ii) 0.15 spaces per dwelling unit for visitors
h)	Minimum setback i) From an OS1 zone – 0.0 metres ii) From an interior side lot line – 9 metres
i)	Notwithstanding the definition of height, mechanical features, including structures containing the equipment necessary to control an elevator, are permitted to project a maximum of 7.0 metres above the highest point of the roof surface, provided that the total height inclusive of mechanical features, does not exceed 27.0 metres.

Exception 7.751	Regional Municipality of York Part of Lots 4- 6, Concession 9, Part 6, 65R-30962 Donald Cousens Parkway and 14th Avenue	Parent Zone OS1
File ZA 21 120261		Amending By-law 2024-45
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *751 on Schedule 'A' to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.751.1 Additional Permitted Uses		
a)	Underground parking garage	
b)	driveways or access ramps and any part thereof	
c)	A surface parking area provided the portion within the OS1*751 zone does not occupy more than 100 square metres.	

Read and first, second and third time and passed on March 20, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

Amanda File No. PLAN 21 120261



EXPLANATORY NOTE

BY-LAW 2024-45

A By-law to amend By-law 304-87, as amended

Regional Municipality of York

Part of Lots 4, 5 and 6, Concession 9, Part 6, 65R-30962

Donald Cousens Parkway and 14th Avenue

ZA 21 120261

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 1.3 hectares (3.21 acres), which is located at the southwest corner of 14th Avenue and Donald Cousens Parkway within the Box Grove Community.

Existing Zoning

The subject lands are zoned Agriculture One (A1) Zone under By-law 304-87, 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:

Agriculture One (A1) Zone

To:

Residential Four*750 (R4*750) Zone

Open Space One*751 (OS1*751) Zone

The effect of this by-law amendment is to permit a four to six storey residential apartment building on the subject lands.

Site specific design standards are contained within By-law 2024-45 to facilitate the construction of the proposed development.