



BY-LAW 2024-_____

A By-law to amend By-law 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, 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 *XXX [R4*xxx] Zone
Open Space One*XXX [OS1*xxx] Zone

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

Exception 7.XXX	Regional Municipality of York Part of Lots 4- 6, Concession 9, Part 6, 65R-30962 Donald Cousens Parkway and 14 th Avenue	Parent Zone R4
File ZA 21 120261		Amending By-law 2024-_____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *000 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.XXX.1 Additional Permitted Uses		
a)	Single Detached Dwellings	
b)	Semi-Detached Dwellings	
c)	Townhouse Dwellings	
7.XXX.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	For the purposes of this by-law, the east lot line shall be deemed to be the front lot line notwithstanding any further division of the land	
b)	Maximum number of apartment dwelling units - 153	
c)	Maximum height of main wall within 6.0 metres of the front lot line – 20 metres	
d)	The provisions of Section 5.1, Table B6 (H) shall not apply	
e)	Minimum number of parking spaces for apartment dwellings: 0.92 spaces per dwelling unit plus 0.15 spaces per dwelling unit for visitors	
f)	Minimum required rear yard setback – 12.0 metres	
g)	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 26.0 metres.
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Exception 7.XXX	Regional Municipality of York Part of Lots 4- 6, Concession 9, Part 6, 65R-30962	Parent Zone OS1
File ZA 21 120261	Donald Cousens Parkway and 14th Avenue	Amending By-law 2024-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *000 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.XXX.1 Additional Permitted Uses		
a)	Underground parking garage	
b)	A driveway or access ramp and any part thereof	
c)	A surface parking area provided it occupies no more than 100 square metres.	

Read and first, second and third time and passed on _____, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

Amanda File No. PLAN 24 000000

DRAFT



EXPLANATORY NOTE

BY-LAW 2024-____
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 (Z1) 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*XXX (R4*XXX) Zone

Open Space One*XXX (OS1*XXX) 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-____ to facilitate the construction of the proposed development.