



BY-LAW 2024-85

A By-law to amend By-law 2237, as amended
And By-law 177-96, as amended

The Council of The Corporation of the City of Markham hereby enacts as follows:

1. That By-law 2237, as amended, is hereby further amended by deleting the lands shown on Schedule ‘A’ attached hereto, from the designated area of By-law 2237, 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 the lands shown on Schedule ‘A’ attached hereto.

2.2 By rezoning the lands outlined on Schedule ‘A’ attached hereto as follows:

from:

Fourth Density Single Family Residential (R4) Zone under By-law 2237, as amended

to:

Residential Four *752 (R4 *752) Zone; and,
Open Space One *753 (OS1 *753) Zone under By-law 177-96, as amended
3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception	Zonix Homes Inc.	Parent Zone
*7.752	36-48 Steeles Avenue East and 37-49 Highland Park Boulevard High Rise Residential Block	R4
File PLAN 19.114290		Amending By-law 2024-85
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted 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.		
7.752.1 Special Zone Standards		
The following zone standards shall apply:		
a)	Notwithstanding any further division or partition of lands, all lands zoned R4*752 and OS1*753 shall be deemed to be one lot for the purposes of this By-law. Notwithstanding the above, any lands conveyed to the City of Toronto for road widening purposes shall not be deemed to form part of the lot.	
b)	For the purpose of this by-law, the provisions of table B6 shall not apply	
c)	Amenity Area means indoor or outdoor space on a lot that is designed for and available for use by the occupants of a building on the lot for recreational or social activities.	

	<i>Bicycle Parking Space</i> means a space that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle. <i>Podium</i> means the base or lower portion of a multi-storey <i>building</i>, which is located above <i>average grade level</i>, and is measured from <i>average grade level</i> to the maximum <i>podium height</i> as prescribed. A <i>podium</i> may or may not have a <i>point tower</i> projecting above it. <i>Point Tower</i> means portions of a <i>building</i> that projects above a <i>podium</i>.
d)	For the purposes of this By-law, the <i>front lot line</i> shall be the <i>streetline</i> adjacent to Steeles Avenue East.
e)	Maximum <i>gross floor area</i> –79,800 square metres
f)	Minimum setback i) Front yard – 2.0 metres ii) Westerly side yard – 3.0 metres iii) Easterly side yard – 8.0 iv) To the Highland Park streetline – 30 metres
g)	Maximum <i>Building Height</i> : i) Podium: The greater of 7 storeys or 230 metres above sea level, geodetic datum (CGS) ii) Point Tower: The lesser of 44 storeys or 350 metres above sea level, geodetic datum (CGS)
h)	Maximum <i>gross floor area</i> of each floor plate of a <i>point tower</i> – 850 square metres.
i)	Minimum separation between the exterior walls of a <i>point tower</i> – 25 metres, exclusive of balcony areas
j)	Maximum Number of <i>Dwelling Units</i> – 1,075
k)	Minimum number of required <i>Parking Spaces</i> i) 0.38 <i>parking spaces</i> per <i>apartment dwelling unit</i>; plus ii) 0.1 <i>parking spaces</i> per <i>apartment dwelling unit</i> for visitor parking iii) 5% of the required parking spaces shall be provided as accessible parking space
l)	Total required <i>bicycle parking spaces</i> – 0.7 <i>bicycle parking spaces</i> per <i>dwelling unit</i>
m)	Minimum <i>amenity area</i> – 4.0 square metres per <i>dwelling unit</i>
n)	Notwithstanding any other provision within this by-law, <i>amenity area</i> can be provided on balconies
o)	Minimum setback to a <i>lot line</i> for a <i>parking garage</i> located completely below <i>grade</i> - 0.3 metres
p)	In the case of a <i>corner lot</i> with a daylighting triangle or a rounding, the <i>exterior side lot line</i> shall be deemed to extend to its hypothetical point of intersection with the extension of <i>the front lot line</i> for the purposes of calculating minimum and maximum setbacks from <i>streetlines</i> . Notwithstanding the above, in no case shall any <i>building</i> or <i>structure</i> extend into the <i>public street</i> right of way.

Exception	Zonix Homes Inc.	Parent Zone
*7.753	36-48 Steeles Avenue East and 37-49 Highland Park Boulevard	177-96
File PLAN 19.114290	High Rise Residential Block	Amending By-law 2024-85
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted 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.	
7.753.1 Additional Permitted Uses	
The following additional uses are permitted:	
a)	<i>Parking garage</i>
7.753.2 Special Zone Standards	
The following zone standards shall apply:	
a)	Notwithstanding any further division or partition of lands, all lands zoned R4*752 and OS1*753 shall be deemed to be one <i>lot</i> for the purposes of this By-law.
b)	<i>Parking garages</i> are only permitted below <i>established grade</i>
c)	Notwithstanding b) above, ventilation shafts and housings, stairways, portions of the <i>parking garage</i> projecting 1.8 metres above <i>established grade</i> , and other similar facilities associated with <i>parking garages</i> are permitted above <i>established grade</i> .

Read and first, second and third time and passed on May 15, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2024-85
A By-law to amend By-laws 2237 and 177-96, as amended

Zonix Homes Inc.
36-48 Steeles Avenue and 37-49 Highland Park Boulevard.

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 0.9143 ha (2.26 ac), located at the north-east corner of Steeles Avenue and Dudley Avenue, east of the intersection of Steeles Avenue and Yonge Street.

Existing Zoning

The subject lands are currently zoned Fourth Density Single Family Residential (R4) Zone by By-law 2337, as amended.

Purpose of the By-law

The purpose of this By-law amendment is to remove the lands from By-law 2237, as amended, and to incorporate them into By-law 177-96, as amended, and re-zone the lands, as follows:

- From: **Fourth Density Single Family Residential (R4) Zone** under By-law 2237, as amended
- To: **Residential Four *752 (R4 *752) Zone** and **Open Space One *753 (OS1 *753) Zone** under By-law 177-96, as amended, with site-specific development standards to implement a residential apartment building.

Effect of the By-law

The effect of this By-law amendment is to permit the majority of the property to be developed with a high-density residential development. A portion of the Subject Land is to be conveyed to the City of Markham as a stratified public park (with private underground parking).