



BY-LAW 2024-_____

A By-law to amend By-law 83-73, as amended
(to delete lands from the designated areas of By-laws 83-73)
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 83-73, as amended, are hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated areas of By-law 83-73, 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:
Single Family Rural Residential Zone (RRH)

to:
Community Amenity 1 Zone *768 – (CA1*768)
3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.768	Ledgemark Homes Inc. (LivGreen Condominiums)	Parent Zone
File PLAN 24 160555	3009 Elgin Mills Road East & 10731-10745 Victoria Square Boulevard	Amending By-law 2017-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *768 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.768.1 Only/Additional Permitted Uses		
The following are the only permitted uses:		
a)	<p><u>Residential</u> <i>Apartment dwelling</i> <i>Townhouse dwelling (3)</i> <i>Home occupation</i> <i>Multiple dwelling (2)</i> <i>Shared housing - large scale (5)</i> <i>Shared housing - small scale</i> <i>Shared housing - supervised care home (5)</i></p> <p><u>Non-Residential</u> <i>Art gallery</i> <i>Artist studio</i> <i>Business office</i> <i>Child care centre</i> <i>Commercial school</i> <i>Financial institution</i></p>	

	<i>Fitness centre, studio (4)</i> <i>Medical office</i> <i>Personal service establishment</i> <i>Private school</i> <i>Restaurant</i> <i>Retail store (6)</i> <i>Service and repair establishment</i> <i>Veterinary clinic</i>
7.768.2 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 *768 shall be deemed to be one lot for the purposes of this By-law.
b)	Minimum required yards: i) <i>Front</i> – 1.0 metre ii) <i>Exterior side</i> – 1.0 metre iii) <i>Interior side</i> – 3 metres iv) <i>Rear</i> – 1.8 metres
c)	Maximum <i>Floor Space Index</i> – 1.51
d)	Notwithstanding Section 6.6.1 (a) architectural features and <i>balconies</i> are permitted to encroach into the minimum required <i>front yard</i> and minimum required <i>exterior side yard</i> , provided the architectural features and <i>balconies</i> are a minimum of 0.3 from the <i>lot line</i> .
e)	Minimum <i>height</i> within 30 metres of the <i>rear lot line</i> – 8.0 metres
f)	Minimum number of <i>parking spaces</i> i) 1.1 per <i>Dwelling Unit</i> ii) 0.25 per <i>Dwelling Unit</i> for visitor <i>parking</i>

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

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2024-____

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

**Ledgemark Homes Inc. (LivGreen Condominiums)
Registered Plan No. 184, PT Lots 1, 2, & 3
3009 Elgin Mills Road East & 10731-10745 Victoria Square Boulevard
PLAN 24 160555**

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 0.34 hectares (0.98 acres), which is located at the southeast corner of Elgin Mills Road East and Victoria Square Boulevard in the Cathedral Community.

Existing Zoning

The subject lands are zoned Single Family Rural Residential Zone (RRH) under By-law 83-73, 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:

Single Family Rural Residential Zone (RRH), per By-law 83,73, as amended

to:

Community Amenity 1 Zone *768 – (CA1*768), per By-law 177-96, as amended;

in order to permit a mixed-use residential-commercial development on the lands.



SCHEDULE 'A' TO BY-LAW 83-73

AMENDING BY-LAWS 83-73 AND 177-96



- BOUNDARY OF AREA COVERED BY THIS SCHEDULE
- RRH RURAL RESIDENTIAL
- CA1 COMMUNITY AMENITY ONE
- *(No.) EXCEPTION NUMBER

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

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BY-LAW 2024-_____

A By-law to amend By-law 2024-19, as amended

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

1. That By-law 2024-19, as amended, is hereby further amended as it applies to the lands outlined on Schedule 'A' as follows:

1.1 By rezoning the lands outlined on Schedule 'A' attached hereto

from:

Residential – Established Neighbourhood Low Rise – (RES-ENLR)

to:

Mixed Use – Mid Rise*7 – (MU-MR*7)

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

Exception 14.007	Ledgemark Homes Inc. (LivGreen Condominiums)	Parent Zone MU-MR
File Number PLAN 24 160555	3009 Elgin Mills Road East & 10731-10745 Victoria Square Boulevard	Amending By-law 2024-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *007 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
14.007.1 Only/Additional Permitted Uses		
The following are the only permitted uses:		
a)	<p><u>Residential</u></p> <p><i>Apartment dwelling</i> <i>Townhouse dwelling (3)</i> <i>Home occupation</i> <i>Multiple dwelling (2)</i> <i>Shared housing - large scale (5)</i> <i>Shared housing - small scale</i> <i>Shared housing - supervised care home (5)</i></p> <p><u>Non-Residential</u></p> <p><i>Art gallery</i> <i>Artist studio</i> <i>Business office</i> <i>Child care centre</i> <i>Commercial school</i> <i>Financial institution</i> <i>Fitness centre, studio (4)</i> <i>Medical office</i> <i>Personal service establishment</i> <i>Private school</i> <i>Restaurant</i> <i>Retail store (6)</i> <i>Service and repair establishment</i> <i>Veterinary clinic</i></p>	
14.007.2 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 *768 shall be deemed to be one lot for the purposes of this By-law.	

b)	Minimum height of a <i>heritage building</i> – 8.0 metres
c)	Maximum height – 17 metres
d)	Minimum numbers of storeys for a heritage building – 2
e)	Maximum number of storeys - 4
f)	Minimum required <i>yards</i> : i) <i>Front</i> – 1.0 metres ii) <i>Exterior side</i> – 1.0 metres iii) <i>Interior side yard</i> – 3.0 metres iv) <i>Rear yard</i> – 1.8 metres
g)	Minimum <i>landscape strip</i> abutting a <i>lot line</i> : i) <i>Interior side</i> and <i>rear</i> – 1.8 metres ii) <i>Front</i> and <i>exterior side</i> – 0.3 metres
h)	Minimum common amenity area – 5 square metres per dwelling
i)	Section 5.2.6 (c) shall not apply
j)	Section 5.2.9 (b)(ii) shall not apply
k)	Notwithstanding Section 4.8.8 architectural features and balconies are permitted to encroach into the Minimum Required Front Yard and Minimum Required Exterior Side Yard, provided the architectural features and balconies are a minimum of 0.3 from the lot line
l)	Minimum number of <i>parking spaces</i> i) 1.1 per <i>Dwelling Unit</i> ii) 0.25 per <i>Dwelling Unit</i> for visitor <i>parking</i>
m)	Notwithstanding Section 5.8.2 (c), only 1 loading space, with a minimum dimension of 3.5m by 5.8m, shall be required.

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

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2024-____

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

**Ledgemark Homes Inc. (LivGreen Condominiums)
Registered Plan No. 184, PT Lots 1, 2, & 3
3009 Elgin Mills Road East & 10731-10745 Victoria Square Boulevard
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Lands Affected

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Existing Zoning

The subject lands are zoned Single Family Rural Residential Zone (RRH) under By-law 83-73, 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:

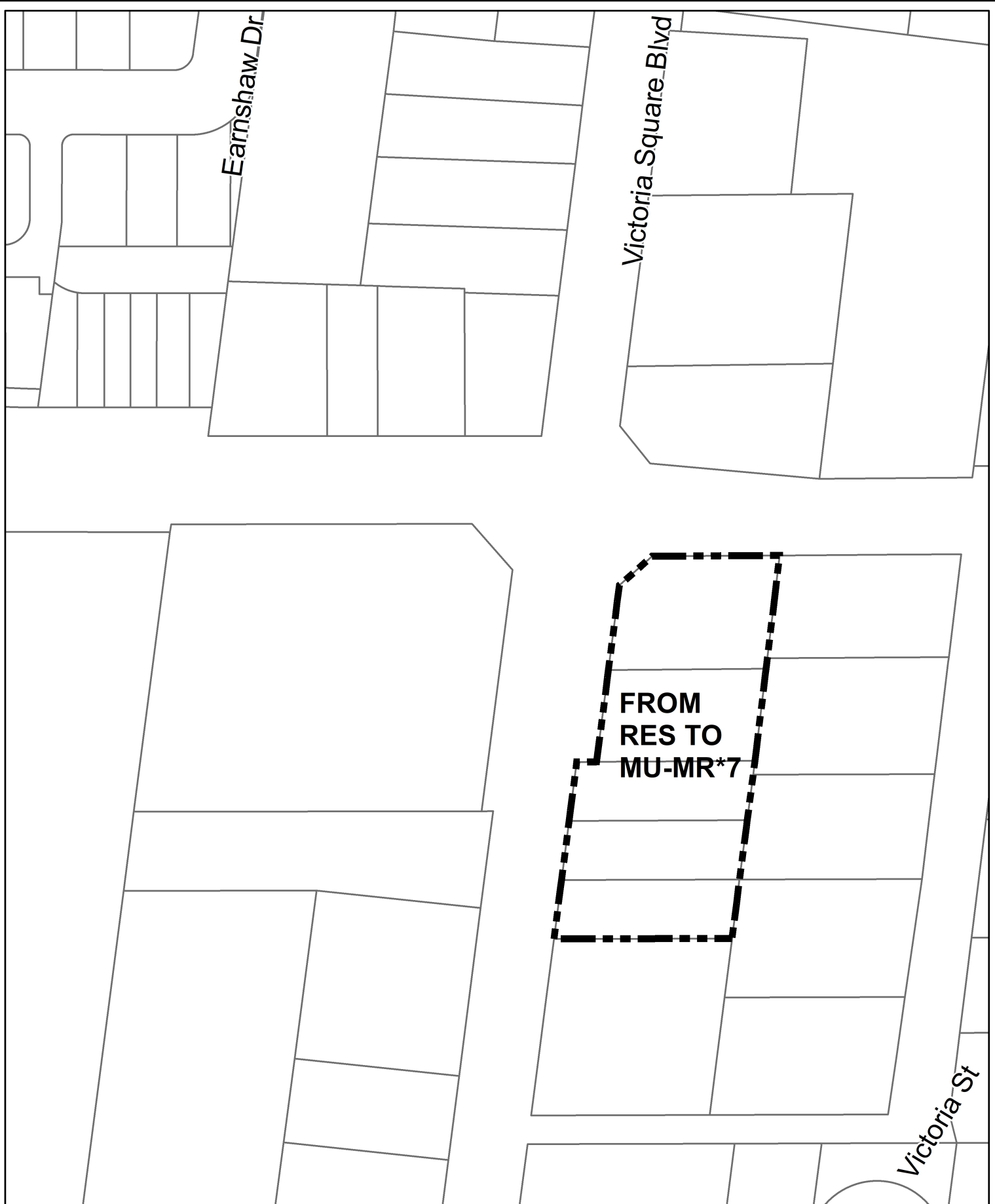
from:

Single Family Rural Residential Zone (RRH), per By-law 83,73, as amended

to:

Community Amenity 1 Zone *768 – (CA1*768), per By-law 177-96, as amended;

in order to permit a mixed-use residential-commercial development on the lands.



SCHEDULE 'A' TO BY-LAW 2024-XX DATE

AMENDING BY-LAW 2024-19



- BOUNDARY OF AREA COVERED BY THIS SCHEDULE
- RES RESIDENTIAL LOW RISE
- MU-MR MIXED USE MID RISE
- *(No.) EXCEPTION NUMBER

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained in this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

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NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office