



# BY-LAW 2024-113

**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, is 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) 3009 Elgin Mills Road East & 10731-10745 Victoria Square Boulevard	Parent Zone CA1
File PLAN 24 160555		Amending By-law 2024-113
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.		
<b>7.768.1 Only Permitted Uses</b>		
The following are the only permitted uses:		
Residential		
	<i>Apartment dwelling</i>	
	<i>Townhouse dwelling</i>	
	<i>Home occupation</i>	
	<i>Home child care</i>	
	<i>Multiple dwelling</i>	
Non-Residential		
	<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>Commercial fitness centre</i>	
	<i>Medical office</i>	

	<i>Personal service shop</i>
	<i>Private school</i>
	<i>Restaurant</i>
	<i>Retail store</i>
	<i>Repair Shop</i>
	<i>Veterinary clinic</i>
<b>7.768.2 Special Zone Standards</b>	
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 yard</i> – 1.0 metre ii) <i>Exterior side yard</i> – 1.0 metre iii) <i>Interior side yard</i> – 3 metres iv) <i>Rear yard</i> – 1.8 metres
c)	Maximum <i>gross floor area</i> – 6200 square metres
d)	Maximum <i>floor space index</i> shall not apply
e)	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> .
f)	Minimum <i>height</i> within 30 metres of the <i>rear lot line</i> – 7.5 metres
g)	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 parking
h)	Notwithstanding Section 6.1.2 of By-law 28-97, where a <i>parking space</i> is located within a parking garage, the <i>parking space</i> length may be reduced to 5.4 metres where the driveway abutting the space is a minimum 6.5 metres in width

Read and first, second and third time and passed on June 12, 2024.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor



## EXPLANATORY NOTE

### **BY-LAW 2024-113**

**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.