



By-law 2024-133

A By-law to amend By-law 304-87, as amended
(to delete lands from the designated areas 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, is 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:
Rural Residential Four (RR4) Zone

to:
Community Amenity Two *759 (CA2*759) Zone
Community Amenity Two *760 (CA2*760) Zone
Community Amenity Two *761 (CA2*761) Zone
Community Amenity Two *762 (CA2*762) Zone
Community Amenity Two *763 (CA2*763) Zone
Open Space Two (OS2) Zone

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

Exception 7.759	Juniper Cornell Holdings Inc. 6950 Highway 7 East, Northwest of Highway 7 East and Bur Oak Avenue	Parent Zone CA2
File PLAN 22 116592		Amending By-law 2024-133
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *759 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.		
7.759.1 Additional Permitted Uses		
The following uses are the additional permitted uses:		
a)	<i>Supermarket</i>	
b)	<i>Veterinary Clinic</i>	
c)	<i>Day Kennel</i>	
7.759.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	For the purposes of this By-law, the <i>lot line</i> abutting Stoney Stanton Road shall be deemed to be the <i>front lot line</i> .	
b)	Minimum setback:	
	i) <i>Front yard</i> – 3.0 metres	
	ii) <i>Exterior side yard</i> (north) – 3.0 metres	
	iii) <i>Exterior side yard</i> (south) – 3.0 metres	

	iv) <i>Rear yard</i> – 3.0 metres
c)	<p>For the purposes of this By-law the following definitions apply:</p> <p><i>Podium</i> means the base or lower portion of a multi-storey <i>building</i>, which is located above the <i>established grade</i>, and is measured from the <i>established grade</i> to the maximum <i>podium height</i> as set out in the applicable <i>zone</i>. A <i>podium</i> may or may not have a <i>point tower</i> projecting above it.</p> <p><i>Point Tower</i> means portions of a <i>building</i> that projects above a <i>podium</i>.</p> <p><i>Stepback</i> means a portion of a <i>building</i> that is set back further from a <i>lot line</i> than any other portion of a <i>building</i>.</p> <p><i>Bicycle Parking Space</i> means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act.</p> <p><i>Bicycle Parking Space, Long-term</i> means a <i>bicycle parking space</i> within a <i>building</i> or <i>structure</i> designed for the storage of bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles.</p> <p><i>Bicycle Parking Space, Short-term</i> means a <i>bicycle parking space</i> that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the general public.</p>
d)	<p>Maximum <i>building height</i> exclusive of mechanical penthouse or parapet:</p> <p>Podium: 27.0 metres</p> <p>Point tower: 76.5 metres</p>
e)	Minimum <i>stepback</i> for the portion of the <i>building</i> above 19.5 metres in <i>height</i> – 3.0 metres
f)	Maximum <i>gross floor area</i> of all <i>buildings</i> – 23,000 square metres
g)	Minimum separation between <i>point towers</i> – 30 metres
h)	Maximum <i>gross floor area</i> of a <i>point tower</i> floorplate– 850 square metres
i)	Minimum <i>landscaped open space</i> - 7 percent
j)	Minimum <i>outdoor amenity space</i> for an <i>apartment dwelling unit</i> – 2 square metres per <i>dwelling unit</i> .
k)	A <i>balcony</i> may be used as <i>outdoor amenity space</i>
l)	<p>Minimum <i>bicycle parking space requirements</i>:</p> <p>a. Residential uses:</p> <p>i) A minimum of 0.8 spaces per <i>dwelling unit</i> identified as designated <i>long-term bicycle parking spaces</i>.</p> <p>ii) A minimum of 0.2 spaces per <i>dwelling unit</i> identified as designated <i>short-term bicycle parking spaces</i>.</p> <p>b. Non-residential Uses where <i>gross floor area</i> is equal to or greater than 1,200 square metres:</p> <p>i) A minimum of 1 space per 670 square metres of <i>gross floor area</i> identified as designated <i>long-term bicycle parking spaces</i>.</p> <p>ii) A minimum of 0.25 spaces per 100 square metres of <i>gross floor area</i> or 6 spaces identified as designated <i>short-term bicycle parking spaces</i>, whichever is greater.</p>

	<p>c. Non-residential Uses where <i>gross floor area</i> is less than 1,200 square metres:</p> <p>A minimum of 1 space per 670 square metres of <i>gross floor area</i> identified as designated <i>short-term bicycle parking spaces</i> or 3 spaces, whichever is greater.</p>
m)	<p>The minimum dimensions of a horizontal <i>bicycle parking space</i> shall be:</p> <p>i) Minimum length of 1.8 metres;</p> <p>ii) Minimum width of 0.6 metres; and,</p> <p>iii) Minimum vertical clearance of 1.2 metres</p>
n)	<p>The minimum dimensions of a vertical <i>bicycle parking space</i> shall be:</p> <p>i) Minimum vertical clearance of 1.8 metres;</p> <p>ii) Minimum width of 0.6 metres; and,</p> <p>iii) Minimum horizontal clearance from the wall of 1.2 metres.</p>
o)	<p>Stacked <i>bicycle parking spaces</i> may be provided in accordance with the minimum dimensions of 7.759.2. m) and n) for each <i>bicycle parking space</i>.</p>

Exception 7.760	Juniper Cornell Holdings Inc. 6950 Highway 7 East, Northwest of Highway 7 East and Bur Oak Avenue	Parent Zone CA2
File PLAN 22 116592		Amending By-law 2024-133
<p>Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *760 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.</p>		
7.760.1 Additional Permitted Uses		
The following uses are the additional permitted uses:		
a)	<i>Supermarket</i>	
b)	<i>Veterinary Clinic</i>	
c)	<i>Day Kennel</i>	
7.760.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	For the purposes of this By-law, the <i>lot line</i> abutting Highway 7 shall be deemed to be the <i>front lot line</i> .	
b)	<p>Minimum at grade setback:</p> <p>i) <i>Front yard</i> – 3.0 metres</p> <p>ii) <i>Exterior side yard</i> (east) – 3.0 metres</p> <p>iii) <i>Exterior side yard</i> (west) – 3.0 metres</p> <p>iv) <i>Rear yard</i> – 3.0 metres</p>	
c)	<p><i>For the purposes of this By-law the following definitions apply:</i></p> <p><i>Podium</i> means the base or lower portion of a multi-storey <i>building</i>, which is located above the established grade, and is measured from the established grade to the maximum <i>podium height</i> as set out in the applicable zone. A <i>podium</i> may or may not have a <i>point tower</i> projecting above it.</p> <p><i>Point Tower</i> means portions of a <i>building</i> that projects above a <i>podium</i>.</p> <p><i>Stepback</i> means a portion of a <i>building</i> that is set back further from a <i>lot line</i> than any other portion of a <i>building</i></p>	

	<p><i>Bicycle Parking Space</i> means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act</p> <p><i>Bicycle Parking Space, Long-term</i> means a <i>bicycle parking space</i> within a <i>building</i> or <i>structure</i> designed for the storage of bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles.</p> <p><i>Bicycle Parking Space, Short-term</i> means a <i>bicycle parking space</i> that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the general public</p>
d)	<p>Maximum <i>building height</i> exclusive of mechanical penthouse or parapet:</p> <p><i>Podium</i>: 27.0 metres</p> <p><i>Point tower</i>: 100.0 metres</p>
e)	Minimum <i>stepback</i> for the portion of the <i>building</i> above 19.5 metres <i>in height</i> – 3.0 metres
f)	Maximum <i>gross floor area</i> of all <i>buildings</i> – 77,000 square metres
g)	Minimum separation between <i>point towers</i> – 30 metres
h)	Maximum <i>gross floor area</i> of a <i>point tower</i> floorplate– 850 square metres
i)	Minimum <i>landscaped open space</i> - 10 percent
j)	Minimum <i>outdoor amenity space</i> for an <i>apartment dwelling unit</i> – 2 square metres per <i>dwelling unit</i> .
k)	A <i>balcony</i> may be used as <i>outdoor amenity space</i>
l)	<p>Minimum <i>bicycle parking space requirements</i>:</p> <p>a. Residential uses:</p> <ul style="list-style-type: none"> i) A minimum of 0.8 spaces per <i>dwelling unit</i> identified as designated <i>long-term bicycle parking spaces</i>. ii) A minimum of 0.2 spaces per <i>dwelling unit</i> identified as designated <i>short-term bicycle parking spaces</i>. <p>b. Non-residential uses where <i>gross floor area</i> is equal to or greater than 1,200 square metres:</p> <ul style="list-style-type: none"> i) A minimum of 1 space per 670 square metres of <i>gross floor area</i> identified as designated <i>long-term bicycle parking spaces</i>. ii) A minimum of 0.25 spaces per 100 square metres of <i>gross floor area</i> or 6 spaces identified as designated <i>short-term bicycle parking spaces</i>, whichever is greater. <p>c. Non-residential Uses where <i>gross floor area</i> is less than 1,200 square metres:</p> <ul style="list-style-type: none"> i) A minimum of 1 space per 670 square metres of <i>gross floor area</i> identified as designated <i>short-term bicycle parking spaces</i> or 3 spaces, whichever is greater.
m)	<p>The minimum dimensions of a horizontal <i>bicycle parking space</i> shall be:</p> <ul style="list-style-type: none"> i) Minimum length of 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum vertical clearance of 1.2 metres
n)	<p>The minimum dimensions of a vertical <i>bicycle parking space</i> shall be:</p> <ul style="list-style-type: none"> i) Minimum vertical clearance of 1.8 metres;

	ii) Minimum width of 0.6 metres; and, iii) Minimum horizontal clearance from the wall of 1.2 metres
o)	Stacked <i>bicycle parking spaces</i> may be provided in accordance with the minimum dimensions of 7.760.2. m) and n) for each <i>bicycle parking space</i> .

Exception 7.761	Juniper Cornell Holdings Inc. 6950 Highway 7 East, Northwest of Highway 7 East and Bur Oak Avenue	Parent Zone CA2
File PLAN 22 116592		Amending By-law 2024-133
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *761 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.		
7.761.1 Additional Permitted Uses		
The following uses are the additional permitted uses:		
a)	<i>Supermarket</i>	
b)	<i>Veterinary Clinic</i>	
c)	<i>Day Kennel</i>	
7.761.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	For the purposes of this By-law, the <i>lot line</i> abutting Arthur Bonner Avenue shall be deemed to be the <i>front lot line</i> .	
b)	Minimum at grade setback: i) <i>Front yard</i> – 3.0 metres ii) <i>Exterior side yard (east)</i> – 3.0 metres iii) <i>Exterior side yard (west)</i> – 3.0 metres iv) <i>Rear yard</i> – 3.0 metres	
c)	<p>For the purposes of this By-law the following definitions apply:</p> <p><i>Podium</i> means the base or lower portion of a multi-storey <i>building</i>, which is located above the established grade, and is measured from the established grade to the maximum <i>podium height</i> as set out in the applicable zone. A <i>podium</i> may or may not have a <i>point tower</i> projecting above it.</p> <p><i>Point Tower</i> means portions of a <i>building</i> that projects above a <i>podium</i>.</p> <p><i>Stepback</i> means a portion of a <i>building</i> that is set back further from a <i>lot line</i> than any other portion of a <i>building</i></p> <p><i>Bicycle Parking Space</i> means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act</p> <p><i>Bicycle Parking Space, Long-term</i> means a <i>bicycle parking space</i> within a <i>building</i> or <i>structure</i> designed for the storage of bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles.</p> <p><i>Bicycle Parking Space, Short-term</i> means a <i>bicycle parking space</i> that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the general public</p>	

d)	Maximum <i>building height</i> exclusive of mechanical penthouse or parapet: <i>Podium</i> : 27.0 metres <i>Point tower</i> : 61.5 metres
e)	Minimum <i>stepback</i> for the portion of the <i>building</i> above 19.5 metres in <i>height</i> – 3.0 metres
f)	Maximum <i>gross floor area</i> of all <i>buildings</i> – 82,000 square metres
g)	Minimum separation between <i>point towers</i> – 30 metres
h)	Maximum <i>gross floor area</i> of a <i>point tower</i> floorplate – 850 square metres
i)	Non-residential <i>uses</i> on the <i>first storey</i> of a <i>building</i> abutting Rustle Woods Avenue shall occupy a minimum of 50% of the <i>gross floor area</i> of the <i>first storey</i> .
j)	For the purpose of i) above, <i>loading spaces</i> and parking ramps shall not be included in the <i>gross floor area</i> of a <i>building</i> .
k)	Non-residential <i>uses</i> shall only be permitted on the first and second <i>storeys</i> of a <i>building</i>
l)	Minimum <i>landscaped open space</i> - 20 percent
m)	Minimum <i>outdoor amenity space</i> for an <i>apartment dwelling unit</i> – 2 square metres per <i>dwelling unit</i> .
n)	A <i>balcony</i> may be used as <i>outdoor amenity space</i>
o)	Minimum <i>bicycle parking space requirements</i> : a. Residential <i>uses</i> : i) A minimum of 0.8 spaces per <i>dwelling unit</i> identified as designated <i>long-term bicycle parking spaces</i> . ii) A minimum of 0.2 spaces per <i>dwelling unit</i> identified as designated <i>short-term bicycle parking spaces</i> . b. Non-residential <i>uses</i> where <i>gross floor area</i> is equal to or greater than 1,200 square metres: i) A minimum of 1 space per 670 square metres of <i>gross floor area</i> identified as designated <i>long-term bicycle parking spaces</i> . ii) A minimum of 0.25 spaces per 100 square metres of <i>gross floor area</i> or 6 spaces identified as designated <i>short-term bicycle parking spaces</i> , whichever is greater. c. Non-residential <i>uses</i> where <i>gross floor area</i> is less than 1,200 square metres: i) A minimum of 1 space per 670 square metres of <i>gross floor area</i> identified as designated <i>short-term bicycle parking spaces</i> or 3 spaces, whichever is greater.
p)	The minimum dimensions of a horizontal <i>bicycle parking space</i> shall be: i) Minimum length of 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum vertical clearance of 1.2 metres
q)	The minimum dimensions of a vertical <i>bicycle parking space</i> shall be: i) Minimum vertical clearance of 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum horizontal clearance from the wall of 1.2 metres
r)	Stacked <i>bicycle parking spaces</i> may be provided in accordance with the minimum dimensions of 7.761.2. p) and q) for each <i>bicycle parking space</i> .

Exception 7.762	Juniper Cornell Holdings Inc. 6950 Highway 7 East, Northwest of Highway 7 East and Bur Oak Avenue	Parent Zone CA2
File PLAN 22 116592		Amending By-law 2024-133
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *762 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.		
7.762.1 Additional Permitted Uses		
The following additional uses shall be permitted:		
a)	<i>Supermarket</i>	
b)	<i>Veterinary Clinic</i>	
c)	<i>Day Kennel</i>	
7.762.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	For the purposes of this By-law, the <i>lot line</i> abutting Arthur Bonner Avenue shall be deemed to be the <i>front lot line</i> .	
b)	Minimum at grade setback: i) <i>Front yard</i> – 3 metres ii) <i>Exterior side yard (west)</i> – 3 metres iii) <i>Exterior side yard (east)</i> – 3 metres iv) <i>Rear yard</i> – 3 metres	
c)	<p><i>For the purposes of this By-law the following definitions apply:</i></p> <p><i>Podium</i> means the base or lower portion of a multi-storey <i>building</i>, which is located above the established grade, and is measured from the established grade to the maximum <i>podium height</i> as set out in the applicable zone. A <i>podium</i> may or may not have a <i>point tower</i> projecting above it.</p> <p><i>Point Tower</i> means portions of a <i>building</i> that projects above a <i>podium</i>.</p> <p><i>Stepback</i> means a portion of a <i>building</i> that is set back further from a <i>lot line</i> than any other portion of a <i>building</i></p> <p><i>Bicycle Parking Space</i> means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act</p> <p><i>Bicycle Parking Space, Long-term</i> means a <i>bicycle parking space</i> within a <i>building</i> or <i>structure</i> designed for the storage of bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles.</p> <p><i>Bicycle Parking Space, Short-term</i> means a <i>bicycle parking space</i> that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the general public</p>	
d)	<p>Maximum <i>height</i> exclusive of mechanical penthouse or parapet:</p> <p><i>Podium</i>: 19.5 metres</p> <p><i>Point tower</i>: 36 metres</p>	
e)	Minimum <i>stepback</i> for the portion of the <i>building</i> above 19.5 metres in <i>height</i> – 3.0 metres	

f)	Maximum <i>gross floor area</i> of all <i>buildings</i> – 49,000 square metres
g)	Minimum separation between <i>point towers</i> – 30 metres
h)	Maximum <i>gross floor area</i> of a <i>point tower</i> floorplate– 850 square metres.
i)	Non-residential <i>uses</i> on the <i>first storey</i> of a <i>building</i> abutting Rustle Woods Avenue shall occupy a minimum of 50% of the <i>gross floor area</i> of the <i>first storey</i> .
j)	For the purpose of i) above, <i>loading spaces</i> and parking ramps shall not be included in the <i>gross floor area</i> of a <i>building</i> .
k)	Non-residential <i>uses</i> shall only be permitted on the first and second <i>storeys</i> of a <i>building</i>
l)	Minimum <i>landscaped open space</i> - 20 percent
m)	Minimum <i>outdoor amenity space</i> for <i>apartment dwelling unit</i> – 2 square metres per <i>dwelling unit</i>
n)	A <i>balcony</i> may be used as <i>outdoor amenity space</i>
o)	<p>Minimum <i>bicycle parking space requirements</i>:</p> <p>a. Residential <i>uses</i>:</p> <p>i) A minimum of 0.8 spaces per <i>dwelling unit</i> identified as designated <i>long-term bicycle parking spaces</i>.</p> <p>ii) A minimum of 0.2 spaces per <i>dwelling unit</i> identified as designated <i>short-term bicycle parking spaces</i>.</p> <p>b. Non-residential <i>uses</i> where <i>gross floor area</i> is equal to or greater than 1,200 square metres:</p> <p>i) A minimum of 1 space per 670 square metres of <i>gross floor area</i> identified as designated <i>long-term bicycle parking spaces</i>.</p> <p>ii) A minimum of 0.25 spaces per 100 square metres of <i>gross floor area</i> or 6 spaces identified as designated <i>short-term bicycle parking spaces</i>, whichever is greater.</p> <p>c. Non-residential <i>uses</i> where <i>gross floor area</i> is less than 1,200 square metres:</p> <p>i) A minimum of 1 space per 670 square metres of <i>gross floor area</i> identified as designated <i>short-term bicycle parking spaces</i> or 3 spaces, whichever is greater</p>
p)	<p>The minimum dimensions of a horizontal <i>bicycle parking space</i> shall be:</p> <p>i) Minimum length of 1.8 metres;</p> <p>ii) Minimum width of 0.6 metres; and,</p> <p>iii) Minimum vertical clearance of 1.2 metres</p>
q)	<p>The minimum dimensions of a vertical <i>bicycle parking space</i> shall be:</p> <p>i) Minimum vertical clearance of 1.8 metres;</p> <p>ii) Minimum width of 0.6 metres; and,</p> <p>iii) Minimum horizontal clearance from the wall of 1.2 metres.</p>
r)	Stacked <i>bicycle parking spaces</i> may be provided in accordance with the minimum dimensions of 7.762.2. p) and q) for each <i>bicycle parking space</i> .

Exception 7.763	Juniper Cornell Holdings Inc. 6950 Highway 7 East, Northwest of Highway 7 East and Bur Oak Avenue	Parent Zone CA2
File PLAN 22 116592		Amending By-law 2024-133
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *763 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.		
7.763.1 Additional Permitted Uses		
The following uses are the additional permitted uses:		
a)	<i>Retirement home</i>	
b)	<i>Nursing home</i>	

c)	<i>Long term care facility</i>
7.763.2 Special Zone Standards	
The following special zone standards shall apply:	
a)	For the purposes of this By-law, the <i>lot line</i> abutting Arthur Bonner Avenue shall be deemed to be the <i>front lot line</i> .
b)	<p>Minimum setback:</p> <ul style="list-style-type: none"> i) <i>Front yard</i> – 3 metres ii) <i>Side yard (west)</i> – 3 metres iii) <i>Side yard (east)</i> – 3 metres iv) <i>Rear yard</i> – 3 metres
c)	<p><i>For the purposes of this By-law the following definitions apply:</i></p> <p><i>Podium</i> means the base or lower portion of a multi-storey <i>building</i>, which is located above the established grade, and is measured from the established grade to the maximum <i>podium height</i> as set out in the applicable zone. A <i>podium</i> may or may not have a <i>point tower</i> projecting above it.</p> <p><i>Point Tower</i> means portions of a <i>building</i> that projects above a <i>podium</i>.</p> <p><i>Stepback</i> means a portion of a <i>building</i> that is set back further from a <i>lot line</i> than any other portion of a <i>building</i></p> <p><i>Bicycle Parking Space</i> means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the Highway Traffic Act</p> <p><i>Bicycle Parking Space, Long-term</i> means a <i>bicycle parking space</i> within a <i>building</i> or <i>structure</i> designed for the storage of bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles.</p> <p><i>Bicycle Parking Space, Short-term</i> means a <i>bicycle parking space</i> that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the general public</p>
d)	Minimum <i>landscaped open space</i> - 4 percent
e)	Notwithstanding the uses permitted in Table A2, <i>apartment dwellings</i> and <i>multiple dwellings</i> shall not be permitted.
f)	<p>Maximum <i>height</i> exclusive of mechanical penthouse or parapet:</p> <p><i>Podium</i>: 19.5 metres</p> <p><i>Point tower</i>: 35.5 metres</p>
g)	Maximum <i>gross floor area</i> of all <i>buildings</i> – 39,000 square metres
h)	<p>Minimum <i>bicycle parking space</i> requirements:</p> <ul style="list-style-type: none"> a. Non-residential uses where <i>gross floor area</i> is equal to or greater than 1,200 square metres: <ul style="list-style-type: none"> i) A minimum of 1 space per 670 square metres of <i>gross floor area</i> identified as designated <i>long-term bicycle parking spaces</i>. ii) A minimum of 0.25 spaces per 100 square metres of <i>gross floor area</i> or 6 spaces identified as designated <i>short-term bicycle parking spaces</i>, whichever is greater.

	b. Non-residential uses where <i>gross floor area</i> is less than 1,200 square metres: i) A minimum of 1 space per 670 square metres of <i>gross floor area</i> identified as designated <i>short-term bicycle parking spaces</i> or 3 spaces, whichever is greater.
i)	The minimum dimensions of a horizontal <i>bicycle parking space</i> shall be: i) Minimum length of 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum vertical clearance of 1.2 metres
j)	The minimum dimensions of a vertical <i>bicycle parking space</i> shall be: i) Minimum vertical clearance of 1.8 metres; ii) Minimum width of 0.6 metres; and, iii) Minimum horizontal clearance from the wall of 1.2 metres.
k)	Stacked <i>bicycle parking spaces</i> may be provided in accordance with the minimum dimensions of 7.763.2. i) and j) for each <i>bicycle parking space</i> .

Read and first, second and third time and passed on June 26, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



BY-LAW 2024-133

EXPLANATORY NOTE

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, as amended)

Juniper Cornell Holdings Inc.

6950 Highway 7 East

Northwest of Highway 7 East and Bur Oak Avenue

Lands Affected

The proposed by-law amendment applies to approximately 7.95 ha (19.66 ac) of land located at 6950 Highway 7 East, in the City of Markham within the Regional Municipality of York.

Existing Zoning

The subject land is currently zoned **Rural Residential Four (RR4)** under By-law 304-87, as amended.

Purpose and Effect

The purpose and effect of this By-law is to amend By-law 88-76 as amended, as follows:

from:

Rural Residential Four (RR4) Zone

to:

Community Amenity Two *759 (CA2*759) Zone

Community Amenity Two *760 (CA2*760) Zone

Community Amenity Two *761 (CA2*761) Zone

Community Amenity Two *762 (CA2*762) Zone

Community Amenity Two *763 (CA2*763) Zone

Open Space Two (OS2) Zone

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