



EXPLANATORY NOTE

BY-LAW 2024-____

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

Regency Property Inc.

7810, 7822, 7834 and 7846 McCowan Road

PLAN 21 129900

Lands Affected

This by-law applies to an approximate 2.13 hectare (5.27 acre) parcel of land on the west of McCowan Road, between Highway 407 and 14th Avenue, immediately south of the CN Rail Corridor.

Existing Zoning

The lands are currently zoned “Future Development (FD)” under By-law 2024-19, as amended.

Purpose and Effect

The purpose of this by-law amendment is to rezone the subject lands from “Future Development (FD)” to “Residential Low Rise Six*8 Hold Four (RES-LR6*8(H4))” and “Open Space Public (OS-PU)” to permit a residential development. The applicable Hold provisions shall be removed through application, once the conditions of the Hold provisions have been met, to the satisfaction of the City and any applicable external agencies.



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 follows:

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

from:

Future Development (FD)

to:

**Residential Low Rise Six*8 Hold Four (RES-LR6*8(H4))
Open Space Public (OS-PU)**

2. By adding the following subsections to Section 14 – EXCEPTIONS:

Exception 14.008	Regency Property Inc.	Parent Zone RES-LR6
File PLAN 21 129900	West side of McCowan Road, north of 14 TH Avenue 7810, 7822, 7834, 7846 McCowan Road	Amending By-law 2024-XX
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *008 on Schedule "A" to this By-law.		
14.008.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	Back to back townhouse dwelling	
b)	Multiple dwelling	
14.008.2 Special Zone Standards		
The following Specific Zone Standards shall apply:		
a)	For the purpose to this By-law, the easterly lot line shall be deemed to be the front lot line	
b)	Minimum lot frontage – 160 metres	
c)	Minimum required front yard – 3.4 metres	
d)	Minimum required southerly interior side yard – 1.1 metres	
e)	Minimum required northerly interior side yard – 30 metres	
f)	Minimum setback between buildings – 3.0 metres	
g)	Minimum required rear yard – 7.5 metres	
h)	Minimum width of a unit – 5.1 metres	
i)	The maximum number of units: i) Multiple dwellings in the form of stacked townhouse dwellings – 6 ii) Back to back townhouse dwellings – 78 iii) Townhouse dwellings – 49	
j)	The provisions of Section 4.9.4 shall not apply	
k)	Minimum contiguous outdoor amenity area 950 square metres	
l)	Maximum height – 13 metres	
m)	Standards 6.3.8.2 C), I) and J) shall not apply	
n)	Multiple dwelling units shall not be permitted within 30 metres of the westerly lot line	
o)	Minimum required number of parking spaces for multiple dwelling units – 1 parking space per unit	

3. HOLDING PROVISION

3.1 For the purpose of this By-law, a Holding (H4) provision is hereby established on lands zoned RES-LR6*8 as identified on Schedule 'A' attached hereto by the letter (H4) in parenthesis following the zoning symbols.

Hold Provision 16.004	Regency Property Inc. West side of McCowan Road, north of 14 TH Avenue	Parent Zone RES-LR6
File Number PLAN 21 129900	7810, 7822, 7834, 7846 McCowan Road	Amending By-law 2024-XX
A Zoning By-law Amendment to remove the Holding (H4) symbol from the lands shown on Schedule "A" shall not be passed until the following conditions have been met:		
16.000.1 Hold Removal Conditions		
a)	No person shall hereafter erect or alter any building or structure on lands subject to the Holding (H4) provision for the purpose permitted under this By-law until amendment(s) to this By-law to remove the letter (H4) have come into effect pursuant to the provisions of Section 36 of the <i>Planning Act</i> .	
b)	The execution of a subdivision or construction agreement between the Owner and the City, satisfactory to the City Solicitor and the Director of Engineering, or if the Owner can satisfactorily demonstrate that an agreement to secure the construction of the works mentioned below has been entered into with the City:	
	i) The design and construction of a new sanitary sewer on Edgcombe Court between Tillie Square Park and Canning Court, and on Canning Court, between Edgcombe Court and Windfield Road to the satisfaction of the Director of Engineering.	
	ii) The decommissioning of the existing sanitary sewer on Edgcombe Court between Tillie Square Park and Canning Court, and on Canning Court, between Edgcombe Court and Windfield Road, to this satisfaction of the Director of Engineering.	
	iii) The restoration of Edgcombe Court between Tillie Square Park and Canning Park, and Canning Court, between Edgcombe Court and Windfield Road, to the satisfaction of the Director of Engineering.	

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

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor