

EXPLANATORY NOTE

BY-LAW NO. 2024-

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

**1000503212 Ontario Incorporated
7960 Reesor Road, Markham**

LANDS AFFECTED

The lands have an area of approximately 3.47 hectares (8.6 acres), located at the northeast corner of Sevendale Drive and Donald Cousens Parkway and west of the Canadian Pacific Rail Corridor. The lands are municipally known as 7960 Reesor Road.

EXISTING ZONING

The lands are currently zoned Employment – Business Park (EMP-BP) and Greenway One (GWY1) in By-law 2024-19, as amended.

PURPOSE AND EFFECT

The purpose and effect of this By-law is to refine the delineation of the Greenway One (GWY1) Zone on Zoning Map J6 of the By-law and to provide site specific development standards to the applicable Employment – Business Park (EMP-BP) on the remainder of the property to facilitate an industrial development, the adaptive reuse of a heritage building, and the detailed delineation of environmental features and hazards.



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:

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

From:

**Employment – Business Park (EMP-BP)
Greenway One (GWY1)**

To:

**Employment Business Park Exception *003 (EMP-BP*003(H3))
Greenway One (GWY1)**

b) By adding the following subsection to Section 14 – EXCEPTIONS:

Exception 14.003	1000503212 Ontario Incorporated	Parent Zone EMP-BP
File PLAN.24.163734	7960 Reesor Road, Markham	Amending By-law 2024-161
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *003 on Schedule "A" to this By-law.		
14.003.1- Additional Permitted Uses		
The following are the additional permitted uses:		
a)	Banquet Hall	
14.003.2 – Only permitted uses within a Heritage Building		
The following are the only permitted uses within a Heritage Building		
a)	Business Office	
b)	Financial Institution	
c)	Fitness centre, recreational	
d)	Hotel	
e)	Massage establishment	
f)	Personal service establishment	
g)	Restaurant	
h)	Retail store	
i)	Artist studio	
j)	Child care centre	
k)	Commercial school	
l)	Respite Day program establishment	
m)	Banquet Hall	

14.003.3- Special Zone Standards	
The following Specific Zone Standards shall apply:	
a)	For the purposes of this By-law, the front lot line shall mean the <i>lot line</i> along Donald Cousens Parkway.
b)	Minimum Setback to Sevendale Drive – 1.5 metres
c)	Retail stores and service and repair establishments are permitted accessory to a permitted industrial use provided it does not exceed a maximum of 15% of net floor area of the principal use
d)	A craft brewery, financial institutions, recreational fitness centres, personal service establishments, retail stores, restaurant, and service and repair establishments are permitted provided they do not exceed a maximum of 15% of the <i>gross floor area</i> of all buildings on the lot.
e)	A craft brewery, financial institutions, recreational fitness centres, personal service establishments, retail stores, restaurant, and service and repair establishments that are not located within a heritage building must be located within a building containing office or industrial uses
f)	Landscaping Strip: i. Minimum required width of landscaping adjacent to the front lot line – 3.0 metres ii. Minimum required width of landscaping adjacent to any lot line other than the front lot line – 1.0 metre
g)	Section 5.2.6 c) shall not apply.
h)	Section 5.9.3 a) shall not apply.
i)	Section 5.9.4 b) (ii) shall not apply.
j)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned within Exception 3 shall be deemed to be one lot for the purposes of this By-Law

4. HOLDING PROVISION

4.1 For the purpose of this By-law, a Holding (H) provision is hereby established on lands zoned Employment – Business Park (EMP-BP, as identified on Schedule ‘A’ attached hereto by the letter (H3) in parenthesis following the zoning symbols.

Exception 16.003	1000503212 Ontario Incorporated 7960 Reesor Road, Markham	Parent Zone EMP-BP
File Number PLAN 24 163734		Amending By-law 2024-161
A Zoning By-law Amendment to remove the Holding (H) symbol from the lands shown on Schedule “A” shall not be passed until the following conditions have been met:		
16.003.1 Hold Removal Conditions		
a)	No person shall hereafter erect or alter any building or structure on lands subject to the Holding (H) provision for the purpose permitted under this By-law until amendment(s) to this By-law to remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the Planning Act.	
b)	The Owner shall submit and obtain approval for a Draft Plan of Subdivision application for the proposed development, prior to the submission of a Site Plan Application, to the satisfaction to the Director of Planning and Urban Design	
c)	The Owner shall prepare and submit, to the satisfaction of York Region and the City of Markham’s Director of Engineering, a Functional Design including supporting analysis that explores site access and public road alignment options for the adjacent property to the north (TACC land).	
d)	The Owner shall evaluate and recommend appropriate transportation improvements, if any, based on the updated Transportation Impact Study. The Owner shall prepare and confirm the plans to implement the identified transportation improvements, to the satisfaction of the Director of Engineering.	
e)	The Hold Provision on the Heritage Building shall not be released until the following is undertaken: The Owner obtains a Major Heritage Permit that includes a comprehensive Conservation Plan, satisfactory to the Manager, Heritage Planning.	

City Clerk

Mayor

Amanda File No. PLAN 24 163734