



BY-LAW 2024-114

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 Permitted Uses		
The following are the only permitted uses:		
Residential Uses		
a)	Apartment dwelling	
b)	Townhouse dwelling	
c)	Home occupation	
d)	Multiple dwelling	
e)	Home child care	
f)	Shared housing - large scale	
g)	Shared housing - small scale	
h)	Shared housing – supervised care home	
Non-Residential Uses		
i)	Art gallery	
j)	Artist studio	
k)	Business office	
l)	Child care centre	
m)	Commercial school	
n)	Financial institution	
o)	Fitness centre, studio	
p)	Medical office	
q)	Personal service establishment	
r)	Private school	
s)	Restaurant	
t)	Retail store	
u)	Service and repair establishment	
v)	Veterinary clinic	
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 *007 shall be deemed to be one lot for the purposes of this By-law.
b)	Minimum height of a heritage building – 8.0 metres
c)	Maximum height – 17 metres
d)	Notwithstanding c) above, solar panels are permitted to project 3 metres above the maximum height
e)	Minimum numbers of storeys for a heritage building – 2
f)	Maximum number of storeys - 4
g)	Minimum required yards : <ul style="list-style-type: none"> i) Front yard – 1.0 metres ii) Exterior side yard – 1.0 metres iii) Interior side yard – 3.0 metres iv) Rear yard – 1.8 metres
h)	Minimum landscaping strip abutting a lot line : <ul style="list-style-type: none"> i) Interior side yard and rear yard – 1.8 metres ii) Front yard and exterior side yard – 0.3 metres
i)	Minimum common amenity area – 5 square metres per dwelling unit
j)	Section 5.2.6 (c) shall not apply
k)	Section 5.2.9 (b)(ii) shall not apply
l)	Notwithstanding Table 4.8.8 (a), 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
m)	Minimum number of parking spaces <ul style="list-style-type: none"> i) 1.1 per Dwelling Unit ii) 0.25 per Dwelling Unit for visitor parking
n)	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 June 12, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2024-114

A By-law to amend By-law 2024-19, 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 Residential – Established Neighbourhood Low Rise Zone (RES-ENLR) under By-law 2024-19, as amended.

Purpose and Effect

The purpose and effect of this By-law is to rezone the subject lands under By-law 2024-19 as amended as follows:

from:

**Residential – Established Neighbourhood Low Rise Zone (RES-ENLR),
per By-law 2024-19, as amended**

to:

Mixed Use – Mid Rise*7 (MU-MR*7), per By-law 2024-19, as amended;

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