



## **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 <sup>TH</sup> 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.		
<b>14.008.1 Additional Permitted Uses</b>		
The following additional uses are permitted:		
a)	<b>Back to back townhouse dwelling</b>	
b)	<b>Multiple dwelling</b>	
<b>14.008.2 Special Zone Standards</b>		
The following Specific Zone Standards shall apply:		
a)	For the purpose to this By-law, the easterly <b>lot line</b> shall be deemed to be the <b>front lot line</b>	
b)	Minimum <b>lot frontage</b> – 160 metres	
c)	Minimum required <b>front yard</b> – 3.4 metres	
d)	Minimum required southerly <b>interior side yard</b> – 1.1 metres	
e)	Minimum required northerly <b>interior side yard</b> – 30 metres	
f)	Minimum <b>setback</b> between <b>buildings</b> – 3.0 metres	
g)	Minimum required <b>rear yard</b> – 7.5 metres	
h)	Minimum width of a unit – 5.1 metres	
i)	The maximum number of units: i) <b>Multiple dwellings</b> in the form of stacked townhouse dwellings – 6 ii) <b>Back to back townhouse dwellings</b> – 78 iii) <b>Townhouse dwellings</b> – 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)	<b>Multiple dwelling units</b> shall not be permitted within 30 metres of the westerly <b>lot line</b>	
o)	Minimum required number of <b>parking spaces</b> for <b>multiple dwelling units</b> – 1 <b>parking space</b> 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.

<b>Hold Provision</b> 16.004	<b>Regency Property Inc.</b> West side of McCowan Road, north of 14 <sup>TH</sup> Avenue	<b>Parent Zone</b> <b>RES-LR6</b>
<b>File Number</b> PLAN 21 129900	7810, 7822, 7834, 7846 McCowan Road	<b>Amending By-law</b> 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:		
<b>16.000.1 Hold Removal Conditions</b>		
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 Edgecombe Court between Tillie Square Park and Canning Court, and on Canning Court, between Edgecombe Court and Windfield Road to the satisfaction of the Director of Engineering.	
	ii) The decommissioning of the existing sanitary sewer on Edgecombe Court between Tillie Square Park and Canning Court, and on Canning Court, between Edgecombe Court and Windfield Road, to this satisfaction of the Director of Engineering.	
	iii) The restoration of Edgecombe Court between Tillie Square Park and Canning Park, and Canning Court, between Edgecombe 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

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Frank Scarpitti  
Mayor