



BY-LAW 2024-_____

A By-law to amend By-law 2150, as amended
(to delete lands from the designated area of By-law 2150)
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 2150 as amended, is hereby further amended as follows:
 - 1.1 By deleting the lands shown on Schedule 'A' attached hereto from the designated area of By-law 2150, as amended.

2. 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 the lands as shown on Schedule "A" attached hereto.
 - 2.2 By rezoning the lands outlined on Schedule 'A' attached hereto from:

from:
Community Commercial Zone (CC)
under By-law 2150

to:
Community Amenity Two*XXX Hold [CA2*XXX(H1)(H2)] Zone
&
Open Space One (OS1) Zone
under By-law 177-96
 - 2.3 By adding the following subsection to Section 7 – EXCEPTIONS

Exception 7.AAA	Greencapital Limited Partnership 10 Royal Orchard Boulevard	Parent Zone CA2
File PLAN 19 137814		Amending By-law 2024-###
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law 2024####. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.AAA.1 Permitted Uses		

In addition to those uses permitted in the CA2 Zone, the following uses shall be permitted on the subject property:	
a)	<i>Hotels</i>
b)	<i>Museums</i>
c)	<i>Places of Amusement</i>
d)	<i>Recreational Establishments</i>
e)	<i>Supermarkets</i>
f)	<i>Theatres</i>
g)	<i>Veterinary Clinics</i>
7.AAA.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	For the purposes of this By-law the Special Provisions of Table A2 shall not apply.
b)	For the purposes of this By-law the Special Provisions of Table B7 shall not apply.
c)	Notwithstanding any further division or partition of the land subject to this Section, all lands zoned with Exception *AAA shall be deemed one lot for the purposes of this By-law.
d)	For the purposes of this By-law, the <i>lot line</i> abutting Yonge Street shall be deemed to be the <i>front lot line</i> .
e)	Minimum <i>lot frontage</i> – 90 metres
f)	Minimum <i>front yard setback</i> – 3.0 metres
g)	Minimum setback to daylight triangle – 1.5m
h)	<i>Minimum rear yard</i> – 6.0 metres
i)	Minimum north <i>interior side yard</i> – 0.0 metres
j)	Minimum south <i>exterior side yard</i> – 2.0 metres
k)	Minimum setback of any podium to the lot line – 0.0 metres
l)	Minimum setback of any tower to the lot line – 1.5 metres
m)	Minimum separation distance between towers – 30 metres
n)	Maximum <i>floor space index</i> (FSI) –10.2;
o)	<i>Non-residential uses are permitted within 5 storeys of the ground floor of any buildings.</i>
p)	<i>Maximum building height</i> – 176 metres;
q)	Notwithstanding the maximum building height as per Provision 7.XXX.2 p) mechanical penthouse structures (including architectural screening and features) may project up to a maximum of 8.0 metres above the maximum building height.
r)	<i>Minimum landscaped open space</i> – 20%
s)	No <i>setbacks</i> or <i>yards</i> shall be required for any portion of a <i>parking garage</i> if it is constructed below the <i>established grade</i> . This exemption shall also apply to ventilation shafts and housings, stairways, portions of the <i>parking garage</i> projecting above <i>established grade</i> , and other similar facilities above <i>established grade</i> associated with below grade <i>parking garages</i> .
t)	Notwithstanding f), g), h), i) and j) above, <i>outdoor amenity space</i> or terraces, retaining walls, building cornices, parapets, eaves, guardrails, balustrades, green roof elements, wind mitigation, porches, ornamental elements, architectural cladding, window sills, wheel chair ramps, railings,

	balconies, canopies, awnings, vents, window washing equipment, light fixtures, stairs, stair enclosures and privacy screens may encroach into the required front, rear, north interior, or south exterior <i>yard setbacks</i> up to the lot line.
u)	Notwithstanding Section 6.18 Parking Standards and the provisions of By-law 28-97 the following parking requirements shall apply to the lands shown on Schedule "A" attached to this By-law 2024-###: i. Parking for residential uses shall be provided at the rate of: a. 0.75 parking spaces per dwelling unit for residents b. 0.15 parking spaces per dwelling unit for visitors ii. Parking for non-residential uses shall be provided at the rate of 3.2 spaces per 100 square metres of non-residential floor area.

3. Holding Provision

No person shall hereafter erect or alter any building or structure on the 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.

For the purposes of this By-law, Holding (H1) provision, as identified on Schedule 'A', attached hereto, shall only be lifted when the following conditions have been met to the satisfaction of the City of Markham:

1. For the first phase of development totaling 870 units:

- a) That the Owner executes agreement (s) between the City, York Region relating to the construction, financing, and implementation of off-site infrastructure improvements required for the development of the subject lands;
- b) Appropriate water supplies and sewage capacity are available, and have been allocated by Council to support the development; and,
- c) A traffic impact study and a TDM (Travel Demand Management) plan have been approved by the City;

Driveways and underground parking garages are permitted to be constructed prior to the removal of Holding provision H.

For the purposes of this By-law, Holding (H2) provision, as identified on Schedule 'A', attached hereto, shall only be lifted when the following conditions have been met to the satisfaction of the City of Markham

1. For the second phase of development totaling 1085 units:

- a) That the Owner executes agreement (s) between the City, York Region relating to the construction, financing, and implementation of off-site infrastructure improvements required for the development of the subject lands

- b) Appropriate water supplies and sewage capacity are available, and have been allocated by Council to support the development; and,
- c) all required transit improvements for the Yonge Corridor Area, including the commencement of construction YNSE project to the satisfaction of the City.

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

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

DRAFT



EXPLANATORY NOTE

BY-LAW 2024-_____

A By-law to amend By-laws 2150 and 177-96, as amended

**10 Royal Orchard Boulevard and 8051 Yonge Street
Block A, Registered Plan 7686
Part of Lot 32, Concession 1 and
Part of Lots 32 and 33, Concession 1
(Mixed Used High-Rise Development)
PLAN 19 137814**

Lands Affected

The proposed by-law amendment applies to 1.73 hectares (4.27 acres) of land on the east side of Yonge Street north of Royal Orchard Boulevard, and municipally known as 10 Royal Orchard Boulevard and 8051 Yonge Street.

Existing Zoning

By-law 2150, as amended, currently zones the subject lands as Community Commercial Zone (CC).

Purpose and Effect

The purpose and effect of this By-law is to delete the property from the designated area of By-law 2150, amend By-law 177-96 to incorporate lands into the designated area of By-law 177-96, and to rezone the subject property to permit the redevelopment of subject lands for four high-rise residential buildings, ranging in height between 25-55 storeys with non-residential, commercial and/or retail uses proposed in the podiums of the buildings, and a public park block.