



# BY-LAW 2024-\_\_\_\_\_

**A By-law to amend By-law 1767, as amended**  
*(to delete lands from the designated area of By-law 1767)*  
**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 1767, as amended, are hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated areas of By-law 1767, as amended.
2. That 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 additional lands as shown on Schedule 'A' attached hereto.
  - 2.2 By zoning the lands outlined on Schedule 'A' attached hereto:
 

from:  
**Single Family Detached Dwelling Special Residential Second Density (SR2) Zone**

to:  
**Residential Two (R2)\*780 Zone**
3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.780	330 and 336 Steeles Avenue East PLAN 8959 Lot 4 and PLAN M896 Lot 27	Parent Zone R2
File PLAN 21 139369		Amending By-law 2024-_____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *780 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.		
<b>7.757.1 Only Permitted Uses</b>		
The following are the only permitted uses:		
a)	<i>Townhouse Dwellings</i>	
b)	<i>Home Occupation</i>	
c)	<i>Home Child Care</i>	
<b>7.757.2 Special Zone Standards</b>		
The following special zone standards shall apply:		
a)	Notwithstanding any further division or partition of land subject to this Section, all lands zoned with Exception *780 shall be deemed one <i>lot</i> for the purposes of this By-law.	
b)	For the purposes of this By-law, the provisions of Table B2 shall not apply.	
c)	Minimum <i>lot frontage</i> – 70 metres	
d)	Maximum number of <i>townhouse dwelling units</i> – 17	
e)	Minimum required width of a <i>townhouse dwelling</i>	

	<ul style="list-style-type: none"><li>i. 7.1 metres</li><li>ii. within 18.0 metres of the <i>front lot line</i> – 4.9 metres</li></ul>
f)	Notwithstanding e) above 10 percent of the building length can be less than the minimum required width
g)	Minimum required <i>front yard</i> – 1.2 metres
h)	Minimum required <i>rear yard</i> – 5 metres
i)	Minimum required <i>interior side yard</i> – 1.5 metres
j)	Maximum <i>building height</i> – 13.0 metres
k)	Private <i>outdoor amenity space</i> shall be provided subject to the following provisions: <ul style="list-style-type: none"><li>i. Private <i>outdoor amenity space</i> shall have a minimum contiguous area of 20 square metres per unit;</li><li>ii. Private <i>outdoor amenity space</i> may be located on a rooftop, above a <i>private garage</i> and/or be located on a <i>balcony</i>;</li><li>iii. Private <i>outdoor amenity space</i> located at grade shall abut a <i>dwelling unit</i>.</li></ul>
l)	Any portion of a <i>building</i> above the third <i>storey</i> shall be used for no other purpose than rooftop access or, for a mechanical room.

Read and first, second and third time and passed on \_\_\_\_\_, 2024.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

\_\_\_\_\_  
Frank Scarpitti  
Mayor

Amanda File No. PLAN 21 139369



## EXPLANATORY NOTE

### **BY-LAW 2024-\_\_\_\_**

**A By-law to amend By-law 177-96, as amended**

**330 and 336 Steeles Avenue East  
PLAN 8959 Lot 4 and PLAN M896 Lot 27  
PLAN 21 139369**

### **Lands Affected**

The proposed By-law amendment applies to two parcels of land with an approximate area of 0.33 hectares (0.83 acres), which is located north of Steeles Avenue East and east of Bayview Avenue.

### **Existing Zoning**

The subject lands are zoned Single Family Detached Dwelling Special Residential Second Density (SR2) Zone under By-law 1767, as amended.

### **Purpose and Effect**

The purpose and effect of this By-law is to rezone the subject lands under By-law 177-96, as amended as follows:

from:

**Single Family Detached Dwelling Special Residential Second Density (SR2) Zone;**

to:

**Residential Two (R2)\*780 Zone;**

to permit seventeen (17) townhouse dwellings on the lands.