



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. | | |
| 7.757.1 Only Permitted Uses | | |
| The following are the only permitted uses: | | |
| a) | <i>Townhouse Dwellings</i> | |
| b) | <i>Home Occupation</i> | |
| c) | <i>Home Child Care</i> | |
| 7.757.2 Special Zone Standards | | |
| 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">i. 7.1 metresii. within 18.0 metres of the <i>front lot line</i> – 4.9 metres |
| 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">i. Private <i>outdoor amenity space</i> shall have a minimum contiguous area of 20 square metres per unit;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>;iii. Private <i>outdoor amenity space</i> located at grade shall abut a <i>dwelling unit</i>. |
| 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.