



# BY-LAW 2024-224

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:

**General Employment (EMP-GE) Zone**

to:

**General Employment\*9 (EMP-GE\*9) Zone**

By adding the following subsections to Section 14 – EXCEPTIONS:

Exception 14.009	Arbutus Real Estate Ltd. c/o Andrea Carson Baker	Parent Zone EMP-GE
File Number Plan 24 187368	7441 to 7455 Victoria Park Avenue and 200 to 248 Steelcase Road East	Amending By-law 2024-224
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *9 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>14.009.1 Additional Permitted Uses</b>		
The following additional uses are permitted:		
a)	<b>Artist studio</b>	
b)	<b>Craft brewery</b>	
c)	<b>Retail brewery</b>	
d)	<b>Restaurant</b>	
e)	<b>Commercial School</b>	
<b>14.009.2 Special Use Provisions</b>		
The following special use provisions shall apply:		
a)	<b>Retail stores</b> shall only be permitted accessory to an <b>industrial use, artist studio, craft brewery, or a retail brewery</b>	
c)	Total combined <b>gross floor area</b> occupied by <b>restaurants, retail stores and commercial schools</b> , whether primary or accessory, shall not exceed 15 percent of the <b>gross floor area</b> for all <b>buildings</b>	
d)	<b>Retail stores</b> and <b>restaurants</b> shall only be located on the <b>first storey</b> of a <b>building</b>	
e)	<b>Gross floor area</b> of <b>restaurants</b> shall not exceed a maximum of 100 square metres of the <b>premises</b> in which it is located	
f)	<b>Outdoor patios</b> associated with <b>restaurants</b> are not permitted	
g)	<b>Art Galleries</b> are only permitted accessory to an <b>Artist Studio</b>	
<b>14.009.3 Special Zone Standards</b>		
The following special zone standards shall apply:		
a)	Notwithstanding Section 5.1 c), the provision of additional <b>parking spaces</b> is not required for a change of use within an existing <b>building</b> , provided the use is permitted in Section 9.4.1.1, and 14.009 of this by-law	
b)	Notwithstanding Section 5.9, the following provisions apply to <b>short-term bicycle parking spaces</b> :	

	i) Minimum <b>setback</b> from the <b>interior side lot line</b> or <b>rear lot line</b> – 0.0 metres
	ii) Minimum <b>setback</b> from a <b>parking area</b> - 0.0 metres
	iii) The minimum width of a <b>bicycle parking space</b> shall be 0.45 metres
c)	<b>Long term bicycle parking spaces</b> are not required
d)	Section 9.3.4 shall not apply
e)	Minimum <b>lot frontage</b> - 30.0 metres

Read and first, second and third time and passed on December 18, 2024.

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

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Frank Scarpitti  
Mayor



## EXPLANATORY NOTE

### **BY-LAW 2024-224**

**A By-law to amend By-law 2024-19, as amended**

**Gladki Planning Associates Inc. c/o Andrew Davidge**

**7441 to 7455 Victoria Park Avenue and 200 to 248 Steelcase Road East**

**PLAN 24 187368**

### **Lands Affected**

The proposed by-law amendment applies to a parcel of land with an approximate area of 1.91 hectares (4.71 acres), which is located north of Steelcase Road East and east of Victoria Park Avenue in the South Markham Industrial Area.

### **Existing Zoning**

The subject lands are zoned General Employment (EMP-GE) Zone under By-law 2024-19, as amended.

### **Purpose and Effect**

The purpose and effect of this By-law is to rezone the subject as follows:

from:

**General Employment (EMP-GE) Zone**

to:

**General Employment\*009 (EMP-GE\*009) Zone;**

in order to expand the current employment uses to accommodate artist studios, commercial schools, food and beverage production, and restaurant uses on the lands.