



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

**A By-law to amend By-law 165-80, as amended, as amended by By-law 2009-116**  
*(to delete lands from the designated areas of By-laws 165-80 and By-law 2009-116)*  
**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 165-80, as amended, are hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated areas of Bylaw 165-80, 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 'B' attached hereto:
 

from:  
**Select Industrial With Limited Commercial (M.C. 170%)(H) Zone**

to:  
**Residential Two\*727 (R2\*727)(H) Zone**
3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.727	<b>Markland Residential Corporation Markland Street</b>	<b>Parent Zone R2</b>
File PLAN 21 111003	<b>North side of Markland Street, west of Woodbine Avenue</b>	Amending Bylaw 2024-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *727 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>7.727.1 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>7.727.3 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 *727 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)	For the purposes of this By-law, the <i>lot line</i> abutting Markland Street shall be deemed to be the <i>front lot line</i> .
d)	Maximum <i>Building Height</i> – 14.0 metres
e)	The minimum width of a <i>townhouse dwelling unit</i> - 5.5 metres
f)	Minimum required <i>yard</i> : i) <i>Front yard</i> - 2.0 metres ii) <i>West Interior Side Yard</i> - 1.5 metres iii) <i>East Interior Side Yard</i> – 10.0 metres iv) <i>Rear Yard</i> – 11.0 metres
g)	Notwithstanding Section 6.6.2, <i>porches</i> and underground cold cellars may encroach into the required front yard provided that no part of the <i>porch</i> or underground cold cellar is located closer than 0.3 metres from the <i>front lot line</i> .
h)	Maximum number of <i>townhouse dwelling units</i> - 94
i)	Private <i>Outdoor Amenity Space</i> shall be provided subject to the following provisions: 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> shall be located on or abutting the unit for which it is required
j)	Common <i>Outdoor Amenity Space</i> shall be provided subject to the following provisions: i. Minimum area - 700 square metres; ii. Common <i>Outdoor Amenity Space</i> shall be located at grade.
k)	Any portion of a <i>building</i> above the third <i>storey</i> shall be a maximum <i>Gross Floor Area</i> of 20 square metres, and used for no other purpose than for a mechanical room, rooftop access, or access to rooftop amenity area.

## HOLDING PROVISION

3.1 For the purpose of this By-law, a Holding (H) provision is hereby established on lands zoned R2\*727 as identified on Schedule 'A' attached hereto by the letter (H) in parenthesis following the zoning symbols.

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

3.3 A Zoning By-law Amendment to remove the Holding (H) symbol from the lands shown on Schedule "A" shall not be passed until the following conditions have been met:

- a. The Owner registers easements for the purpose of ensuring two points of vehicular access to Markland Street and Woodbine Avenue, to the satisfaction of the Director of Planning and Urban Design.
- b. The Owner satisfies the Director of Engineering that all services are located on site or within registered easements.
- c. The Owner enters into an agreement with the City, to the satisfaction of the Director of Engineering, ensuring the following matters are provided or satisfied:
  - i. Provide a functional servicing plan to show how individual water and sewer services will be provided;
  - ii. Provide a functional grading plan to clearly indicate the existing grading will not impact the lots negatively, and whether or not any improvement is required;
  - iii. To pay for and construct any improvement to the municipal infrastructure, should it be determined that improvement to such infrastructure is required to support the proposed development;
  - iv. Provide an erosion and sediment control plan and a detailed stormwater management report;

- v. To construct the required servicing, grading and stormwater management for the proposed development;
- vi. To construct and or implement any required excavation, removal, relocation, restoration and/or improvement of any above or below ground municipal services or utilities that may be necessary for the proposed development.

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

---

Kimberley Kitteringham  
City Clerk

---

Frank Scarpitti  
Mayor



## **EXPLANATORY NOTE**

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

**A By-law to amend By-law 165-80 and By-law 177-96, as amended**

**Markland Residential Corporation**

**PLAN 65M3925 PT BLK 2 RP 65R34025 PTS 6 AND PART OF PT 7**

**North side of Markland Street, west of Woodbine Avenue**

**PLAN 21 111003**

### **Lands Affected**

The proposed by-law amendment applies to a parcel of land with an approximate area of 1.95 hectares (4.81 acres), which is located on the north side of Markland Street, west of Woodbine Avenue and to the immediate west of the King Square Phase 1 King Square development.

### **Existing Zoning**

The subject lands are zoned Select Industrial with Limited Commercial (M.C. 170%)(H) Zone under By-law 165-80, 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:

**Select Industrial with Limited Commercial (M.C 170%)(H) Zone**

to:

**Residential Two\*727 (R2\*727)(H) Zone**

in order to permit a residential development on the lands.