



BY-LAW 2025-_____

A By-law to amend By-law 1767, as amended, By-law 304-87, as amended, and By-law Number 2612, as amended
(to delete lands from the designated areas of By-law No. 1767, No. 304-87, and 2612)
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, By-law 304-87, as amended, and By-law 28-97, 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, By-law 304-87, as amended, and By-law 2612, 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 Third Density (SR3) Zone
Under By-law 1767
 - To:
Residential One (R1*XX)(H) Zone
Under By-law 177-96
 - from:
Single Family Third Density (SR3) Zone
Under By-law 1767
 - to:
Greenway (G) (H) Zone
Under By-law 177-96
 - from:
Rural Residential One Zone (RR1)
Under By-law 304-87
 - to:
Greenway (G) (H) Zone
Under By-law 177-96
 - from:
Open Space 1 (O1) Zone
Under By-laws 304-87 and 2612
 - to:
Greenway (G) (H) Zone
Under By-law 177-96
 - from:
Open Space 1 (O1) Zone and Open Space (O2) Zone
Under By-laws 304-87 and 2612

to:
**Open Space Two (OS2*XX) (H) Zone
Under By-law 177-96**

3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.000	National Assembly of the Bahá'ís of Canada		Parent Zone R1
File PLAN 22 262723	7200 and 7290 Leslie Street		Amending By-law 2025-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *000 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.			
7.000.1 Additional Permitted Uses			
The following are the only permitted uses:			
a)	<i>Place of Worship (1)</i>		
b)	<i>Place of Worship Administrative Centre (1)</i>		
c)	<i>Day Camp (2)</i>		
<p><i>Special Use Provisions for R1*XX Zone:</i></p> <p>(1) <i>Accessory uses may include uses that are subordinate and incidental to the practice of religious rites or administration such as classrooms for the instruction of religious rites or teachings, meeting rooms, offices, assembly areas with kitchen facilities, residence for the faith group leader(s), temporary lodging rooms, and conference facilities subordinate and incidental to the principal place of worship;</i></p> <p>(2) <i>Only permitted as an accessory use to a Place of Worship and Place of Worship Administrative Offices.</i></p>			
7.000.2 Special Zone Standards			
The following special zone standards shall apply:			
a)	<i>Minimum Lot Frontage:</i>	<i>19 m</i>	
b)	<i>Minimum Lot Area:</i>	<i>1.0 ha</i>	
c)	<i>Minimum Front Yard (Leslie Street):</i>	<i>3.0 m</i>	
d)	<i>Minimum Interior Side Yard:</i>	<i>1.2 m</i>	
	<i>Minimum Interior Side Yard (Waterloo Court):</i>	<i>4.5 m</i>	
	<i>Minimum Interior Side Yard (North lot line of 7200 Leslie St)</i>	<i>0.0m</i>	
e)	<i>Minimum Exterior Side Yard:</i>	<i>2.4 m</i>	
f)	<i>Minimum Rear Yard (west lot line):</i>	<i>6.0 m</i>	
g)	<i>Maximum Height (7200 Leslie St.):</i>	<i>7.6 m</i>	
	<i>Maximum Height (7290 Leslie St.):</i>	<i>25.0 m</i>	
h)	<i>Special Use Provisions for R1*XX Zone:</i>		
<p>(1) For the purposes of this By-law, the following definitions shall apply:</p> <p>“Day Camp” means a non-residential facility, intended to accommodate primarily outdoor recreational and educational activities for children but not providing for overnight accommodation or camping.</p> <p>"Grade, Established" means, for a building or structure located at 7200 Leslie Street, the average surface elevation at the ground floor level along the outside walls of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at every location of change of grade at the outside walls along the western building façade.</p> <p>“Place of Worship Administrative Centre” means a building or part of a building used by a religious group(s) for the purpose of managing and administering the functions of the religious organization including but not limited to offices, meeting rooms, educational or seminar rooms, assembly rooms, kitchen, and temporary lodging rooms.</p> <p>“Worship Area” means the net floor areas, whether above or below established grade, within the walls of the sanctuary(s), hall(s) or meeting room(s) that a religious group uses for the practice of its religious rites, including any balcony or other area that, by the removal or opening of any walls or partitions, can expand the area of the</p>			

	<p>sanctuary, hall or meeting room (s), and any choir or musician areas. Net floor areas are intended solely for the use of the worship group leader, such as an alter or pulpit area are not included in the worship area.</p> <p>“Worship Floor Area” means the net floor area of all the floors in a Building, or Buildings used as worship area.</p> <p>(2) The front lot line for the Subject Lands shall be the lot line adjacent to the assumed and unassumed portions of Leslie Street.</p> <p>(3) Notwithstanding section 6.4, accessory buildings and structures are permitted in all yards provided they are no closer than 1.2 metres from the interior side or rear lot line. Notwithstanding this provision, the setback may be reduced to 0.5 metres if there are no doors or windows in the wall facing the interior side or rear lot line. In addition to the above, the maximum height of other detached accessory buildings is 5 metres and the maximum permitted gross floor area for each accessory building is 500 square metres.</p> <p>(4) Notwithstanding section 6.7, buildings and/or structures may be constructed on 7290 Leslie Street with access provided from the share driveway between 7200 and 7290 Leslie Street.</p> <p>(5) Notwithstanding section 6.9, One (1) loading space shall be required for 7200 Leslie Street no loading space will be required for 7290 Leslie Street. The loading space shall be a minimum of 10.0 metres long, 3.5 metres wide and have a vertical clearance of at least 4.2 metres.</p> <p>(6) Notwithstanding section 6.16, underground parking is permitted and subject to the same setback requirements as the primary building.</p> <p>(7) Notwithstanding section 6.18, the following parking rates shall apply for the purposes of calculating the parking requirement for uses located on the 7200 and 7290 Leslie Street properties:</p> <p style="padding-left: 40px;">Place of Worship: 1 space per 6m² of worship floor area</p> <p style="padding-left: 40px;">Place of Worship Administrative Centre: 1 space per 50m² GFA</p> <p>(8) Notwithstanding section 6.18, the parking requirement for 7200 and 7290 Leslie Street shall be a combined parking requirement in accordance with provision 9 below and shall be calculated by taking the sum of the parking requirements of both sites. Parking spaces provided on either site shall count towards meeting the combined parking requirement.</p> <p>(9) Notwithstanding section 6.18, the combined parking requirement applicable to both 7200 Leslie St. and 7290 Leslie St. may be reduced if the uses on either lot are used for two more uses, each of which having separate parking requirements. To determine the parking requirement for each site, the total parking required for each use type is multiplied by the occupancy rates as listed in the table below, and the individual sums determined for each of the time periods outlined below. The largest of these sums shall be the minimum combined parking requirement for the uses on the 7200 Leslie St. and 7290 Leslie St. properties.</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #cccccc;"> <th style="padding: 5px;">Permitted Use</th> <th style="padding: 5px;">Typical Weekday Occupancy Rate</th> <th style="padding: 5px;">Typical Weekend Occupancy Rate</th> <th style="padding: 5px;">Peak Weekend Occupancy Rate</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Place of Worship</td> <td style="padding: 5px;">10%</td> <td style="padding: 5px;">35%</td> <td style="padding: 5px;">100%</td> </tr> <tr> <td style="padding: 5px;">Place of Assembly Administrative Centre</td> <td style="padding: 5px;">100%</td> <td style="padding: 5px;">0%</td> <td style="padding: 5px;">0%</td> </tr> </tbody> </table> <p>(10) Notwithstanding section 6.18, the combined minimum parking space requirement associated with the uses on 7200 and 7290 Leslie Street, or portion thereof, may be accommodated on the property known as 7015 Leslie Street.</p>	Permitted Use	Typical Weekday Occupancy Rate	Typical Weekend Occupancy Rate	Peak Weekend Occupancy Rate	Place of Worship	10%	35%	100%	Place of Assembly Administrative Centre	100%	0%	0%
Permitted Use	Typical Weekday Occupancy Rate	Typical Weekend Occupancy Rate	Peak Weekend Occupancy Rate										
Place of Worship	10%	35%	100%										
Place of Assembly Administrative Centre	100%	0%	0%										

Exception 7.000	National Assembly of the Bahá’í’s of Canada	Parent Zone OS2
File PLAN 23 262723	7015 Leslie Street	Amending By-law 2025-____

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *000 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.	
7.000.1 Additional Permitted Uses	
The following are the only permitted uses:	
a)	<i>Place of Worship (1)</i>
b)	<i>Private Club</i>
c)	<i>Private Park</i>
d)	<i>Day Camp</i>
e)	<i>Community Centre</i>
f)	<i>Conservation Use</i>
e)	<i>Buildings and structures that legally existed on the date of this By-law was enacted by Council.</i>
	<p><i>Special Use Provisions for OS2*XX Zone:</i></p> <p><i>(1) Accessory uses may include uses that are subordinate and incidental to the practice of religious rites such as classrooms for the instruction of religious rites or teachings, assembly areas with kitchen facilities, offices, and meeting rooms, subordinate and incidental to the principal place of worship.</i></p>
7.000.2 Special Zone Standards	
The following special zone standards shall apply:	
a)	<i>Special Use Provisions for OS2*XX Zone:</i>
	<p>(1) The following definitions shall apply:</p> <p>“Community Centre” means a building or part of a building that is owned and, or, operated by a public authority or a non-profit organization that provides social, recreational or other similar facilities.</p> <p>“Conservation Use” means an area of land that is generally left in its natural state and which is used for any combination of preservation, protection, or improvement of components of the natural heritage system and which may include, as an accessory use, passive recreational uses (such as hiking trails and cross country ski trails), and buildings and structures (such as nature interpretation centres and public information centres).</p> <p>“Day Camp” means a non-residential facility, intended to accommodate primarily outdoor recreational and educational activities for children but not providing for overnight accommodation or camping.</p>
	<p>(2) Notwithstanding section 6.18, a parking rate of 1 space per 30 m2 of net floor area shall apply.</p> <p>(3) Notwithstanding the minimum parking space requirements, if the lot is used for two or more uses that are functionally attended by the same group of people, the parking requirements shall only be required for the use that requires the greatest number of parking space generated by a single use or in accordance with the maximum designed occupant land of the unit under the Building Code.</p>

3.0 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 (H) 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:

- a) That the Owner executes agreement (s) between the City, and other public agency relating to the construction, financing, and implementation of off-site infrastructure improvements required for the development of the subject lands including improvements to Leslie Street for the purpose of providing safe access and egress;
- b) That the Owner submits a Landscape Restoration and Enhancement Strategy to the satisfaction of the City
- c) the Owner executes an agreement with the City to submit and implement a Traffic Management Plan and a Transportation Demand Management Plan, to the satisfaction of the City;

Read and first, second and third time and passed on _____, 2025.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

Amanda File No. PLAN 23 262723



EXPLANATORY NOTE

BY-LAW 2025-____

A By-law to amend By-law 177-96, as amended and remove the subject lands from By-laws No. 1767, as amended, By-law No. 304-87 as amended and By-law No. 28-97, as amended.

Bahá'í National Spiritual Assembly of Canada

PT LT 1, CON 3, PART 1 TO 11, 64R8051, EXCEPT PT 2, 64R3887; S/T MA77545 MARKHAM; S/T EASE IN GROSS OVER PTS 1, 2, 3 & 4 65R31669 AS IN YR1337504; S/T TEMPORARY EASE IN GROSS OVER PTS 5, 6 & 7 65R31669 AS IN YR1337505 and PT LT 2, CON 2, AS IN MA66705 (FOURTHLY), T/W MA59222; MARKHAM PT LT 3, CON 2, PART 1, 2, 3, 64R5132, S/T MA46290; PT LT 3, CON 2, AS IN MA66705 (FIRSTLY); PT LT 2, CON 2, AS IN MA66705 (SECONDLY, THIRDLY), T/W MA66705; MARKHAM.

7015, 7200, and 7290 Leslie Street

North of Steeles Avenue, West of Leslie Street

PLAN 22 262723

Lands Affected

The proposed by-law amendment applies to three parcels of land with an approximate area of 16.6 hectares (41 acres), which is located north of Steeles Avenue and west and east of Leslie Street in the Thornhill Community.

Existing Zoning

The 7015 Leslie Street is currently zoned Open Space under the City of Markham Zoning By-law 2612, as amended and By-law 304-87, as amended. The 7200 Leslie Street is currently zoned "Special Residential 3 (SR-3)" under the City of Markham Zoning By-law 1767, as amended. The 7290 Leslie Street is currently zoned "Special Residential 3 (SR-3)" under the City of Markham Zoning By-law 1767, as amended and "Rural Residential One Zone (RR1)" and "Open Space" under the City of Markham Zoning By-law 304-87, as amended.

Purpose and Effect

The purpose and effect of this By-law is to delete the subject lands from designated area of By-laws 1767, 2612 and 304-87, as amended, and rezone them to Residential One (R1*XX), Greenway (G) and Open Space Two (OS2*XX) Zones under By-law 177-96, as amended, to permit the development of a new Bahá'í National Centre and Canadian National Temple at 7200 and 7290 Leslie Street and the continued use of 7015 Leslie Street as the Don Valley Education Centre by the Bahá'í Community.