



BY-LAW 2025-_____

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 2489, as amended, are hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated areas of By-law 2489, as amended.
2. That By-law 2024-19, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 2024-19, 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:
Neighbourhood Commercial (NC) Zone

to:
Mixed Use Mid Rise Exception 71 Hold Five (MU-MR*71(H5)) Zone
3. By adding the following subsections to Section 18 – EXCEPTIONS:

Exception 18.71	8180 - 8220 Bayview Limited Partnership 8190 – 8200 Bayview Avenue	Parent Zone MU-MR
File Number Plan 23 125307		Amending By-law 2025-_____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *71 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.		
18.71.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	Apartment Dwelling	
b)	Home Child Care	
c)	Home Occupation	
d)	Shared Housing – Small Scale	
e)	Non-residential uses permitted in Section 7.2.3.1 h) to ff)	
18.71.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Notwithstanding any division or partition of the land subject to this Section, all lands zoned MU-MR*71 shall be deemed to be one lot for the purposes of this By-law.	
b)	Only apartment dwellings, home occupations, and home child care uses are permitted above the second storey of a building .	
c)	Minimum gross floor area for all non-residential uses – 2,800 square metres	
d)	i) Maximum height of a point tower – 43 metres ii) Maximum height of a podium – 26 metres iii) For the purposes of this by-law, average grade level shall be 208 metres above sea level (Canadian Geodetic Datum Elevation).	
e)	Storeys: 1) Minimum – 2	

	2) Maximum of a podium - 8 3) Maximum of a point tower – 12
f)	Any structures on the roof of a building used for outdoor recreation including vestibules providing access thereto and maintenance, mechanical penthouses and mechanical equipment, parapets, covered stairs, stair enclosures and access hatches are permitted to project a maximum of 7.0 metres above the highest point of the roof surface.
g)	Bayview Avenue is deemed to be the front lot line
h)	Minimum setbacks : i) Front lot line – 0.8 metres ii) Rear lot line – 12.0 metres iii) Exterior side lot line – 0.8 metres iv) Interior side lot line – 7.5 metres v) From a sight triangle – 0.1 metres
i)	A minimum of 30 percent of the building façades of each storey abutting Bayview Avenue shall be curvilinear.
j)	Balconies, porches , or patios may encroach into any required yard , provided they are no closer than 0.15 metres to any lot line .
k)	Architectural features, including terraces, cornices, sills, rainwater leaders, belt courses, gutters, pilasters, roof overhangs canopies, awnings, stair enclosures, intake and exhaust vents, retaining walls, guards, privacy screens, bollards, bicycle parking , building maintenance equipment, architectural wing walls, ramps, retaining walls, balconies , stairs and landings shall be set back a minimum of 0.15 metres from any lot line .
l)	Any portion of a parking garage , or underground structure(s) located completely below established grade , including any associated ventilation shafts and housings, stairways, and other similar facilities above established grade shall be set back a minimum of 0.15 metres from any lot line .
m)	Section 7.2.3.2 i), k), l), o) are not applicable
n)	Minimum total common amenity area : 1) Indoor – 370 square metres 2) Outdoor – 500 square metres
o)	Minimum separation between point towers – 19 metres, except that balconies and terraces may encroach into this separation a maximum of 4.0 metres.
p)	Maximum gross floor area - 68,000 square metres
q)	Maximum number of Apartment Dwelling Units - 540
r)	Minimum number of required parking spaces : i. Apartment dwelling : 1.2 spaces per dwelling unit plus 0.25 spaces per dwelling unit for visitors ii. The shopping centre parking rate shall apply to all non-residential uses
s)	Notwithstanding q) above, required residential visitor parking spaces and non-residential parking spaces may be provided as a single shared supply, and overall reduction of 37 parking spaces is permitted.
t)	Tandem parking spaces are permitted but shall not be included in calculating required parking spaces .
u)	Loading spaces required by Section 5.8 may be shared between residential and non-residential uses.
v)	Special Provisions i) to v) are not applicable.

3. HOLDING PROVISION

3.1 For the purpose of this By-law, a Holding (H5) provision is hereby established on lands zoned MU-MR*71 as identified on Schedule 'A' attached hereto by the letter (H5) in parenthesis following the zoning symbols.

Hold Provision 17.005	8180 - 8220 Bayview Limited Partnership 8190 – 8200 Bayview Avenue	Parent Zone MU-MR
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File Number Plan 22 125307		Amending By-law 2025-____
A Zoning By-law Amendment to remove the Holding (H5) symbol from the lands shown on Schedule "A" shall not be passed until the following conditions have been met:		
16.000.1 Hold Removal Conditions		
No person shall hereafter erect or alter any building or structure on lands subject to the Holding (H5) provision for the purpose permitted under this By-law until amendment(s) to this By-law to remove the letter (H5) have come into effect pursuant to the provisions of Section 36 of the Planning Act.		
a)	<p>That the Owner shall execute an agreement with the City to submit and implement a Transportation Demand Management Plan, to the satisfaction of the City, to provide the following:</p> <ul style="list-style-type: none"> i) Unbundled Parking for all residential units ii) One (1) bike repair station iii) Car-share services <ul style="list-style-type: none"> • One car-share vehicle and associated dedicated parking space shall be provided; • Fully subsidized car-share membership for all residential units for a minimum of 2 years; • Fully subsidized unmet minimum revenue to sustain the car-share program for a minimum of 2 years. iv) Residential travel surveys: one (1) at the time of closing/at occupancy and one (1) at 2 years after occupancy; v) Commitment to reserve a venue (e.g., a meeting room) and to host at least two (2) information sessions to assist York Region in distributing transit incentives and new resident information packages; vii) Presto transit card with a minimum pre-loaded value of \$155.20 per residential unit 	

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

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2025-____

A By-law to amend By-laws 2489 and 177-96, as amended

**8180 - 8220 Bayview Limited Partnership
Parcel C-1 and Block C Plan M1345
8190 and 9200 Bayview Avenue
PLAN 23 125307**

Lands Affected

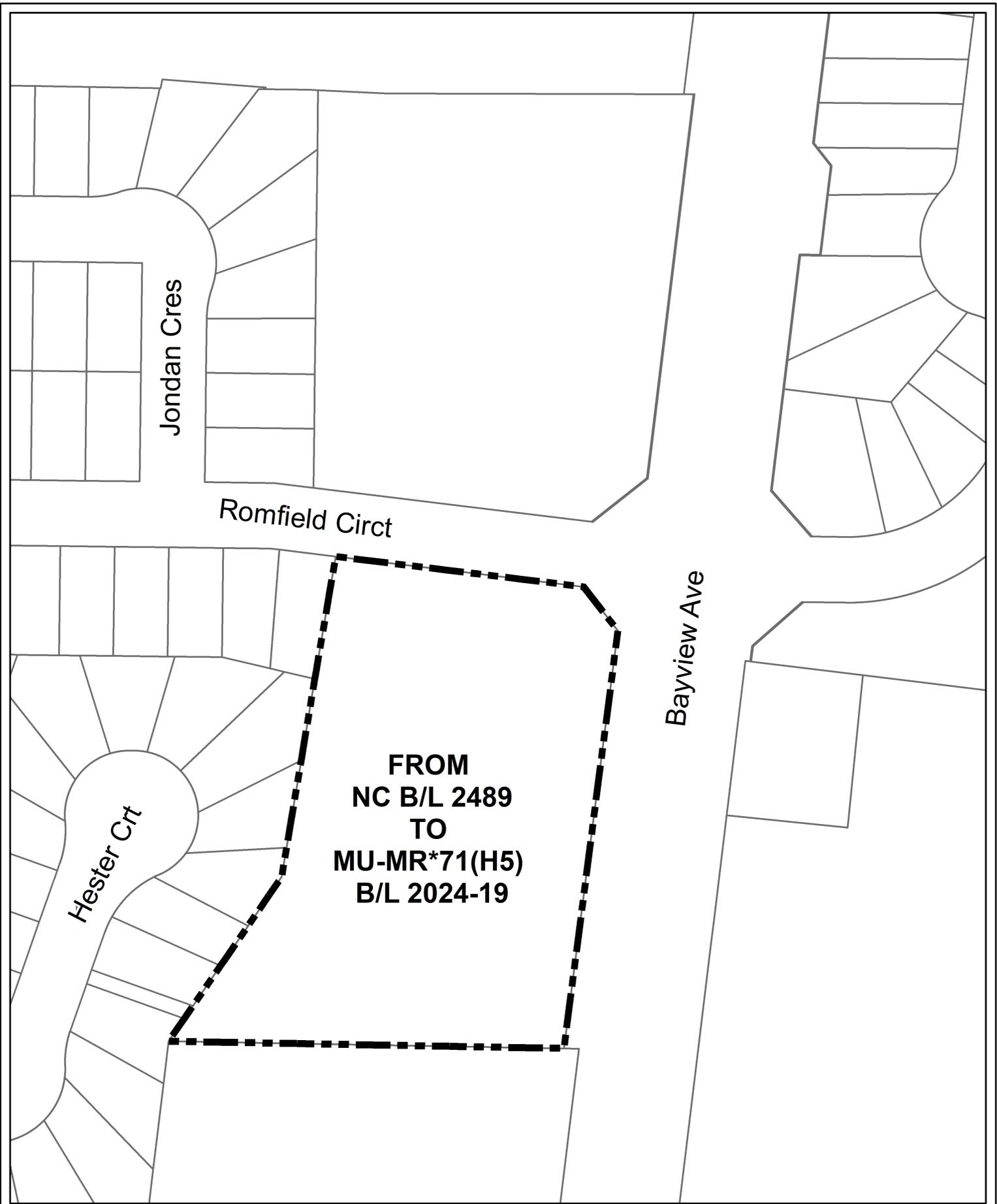
The proposed by-law amendment applies to a parcel of land with an approximate area of 1.46 hectares, which is located at the southwest side of Bayview Avenue and Romfield Circuit in the Thornhill community.

Existing Zoning

The subject lands are zoned Neighbourhood Commercial (NC) Zone under By-law 2489, as amended.

Purpose and Effect

The purpose and effect of this By-law is to rezone the subject lands and incorporate them into By-law 2024-19, as amended, as Mixed Use Mid Rise Exception 71 (MU-MR*71) zone, to permit a multi-storey mixed use development on the Subject Lands.



SCHEDULE 'A' TO BY-LAW AMENDING BY-LAWS 2489 AND 2024-19



- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- NEIGHBOURHOOD COMMERCIAL
- MIXED USE MID RISE
- EXCEPTION NUMBER
- HOLDING PROVISION

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

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NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office