



BY-LAW 2025-25

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 177-96, as amended, is hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated areas of By-law 177-96, 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:

**Community Amenity Community Amenity Two*284 (Hold) *274 (Hold 2 [CA2*284(H)*274(H2)] Zone;
Residential Three*273 (Hold) *274 (Hold 2) [R3*273(H)*274(H2) Zone;
Residential Three*272 (Hold) *274 (Hold 2) [R3*272(H)*274(H2) Zone; and,
Residential Three*272 (Hold) [R3*272(H)] Zone.**

to:

**Residential Low Rise Six*11 (RES-LR6*11) Zone;
Residential Low Rise Six*12 (RES-LR6*12) Zone;
Transportation and Utilities (T-UT) Zone; and,
Residential Public Education (RES-PE) Zone.**

3. By adding the following subsections to Section 14 – EXCEPTIONS:

Exception 14.011	W Garden Corporation 186 Old Kennedy Road, 31 & 51 Victory Avenue	Parent Zone RES-LR6
File Number PLAN 18 149630		Amending By-law 2025-25
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *11 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.		
14.011.1 Additional Permitted Uses		
The following are the additional permitted uses:		
a)	Detached dwelling located in an existing heritage building	
14.011.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	For the purposes of this By-law, the lot line abutting Aldergrove Drive shall be deemed to be the front lot line .	
b)	Minimum width of a townhouse dwelling – 4.8 metres	
c)	Minimum required front yard – 5.0 metres	
d)	Minimum required exterior side yard – 2.3 metres	
e)	Minimum required interior side yard :	
	i) Within 30.0 metres of the front lot line – 3.0 metres	
	ii) 30.0 metres or greater from the front lot line – 11.5 metres	

f)	Minimum required rear yard – 3.4 metres
g)	Minimum setback between townhouse buildings – 3.0 metres
h)	Minimum setback between a townhouse building and a detached heritage building – 1.2 metres
i)	Notwithstanding Table 4.8.8 (C), balconies shall be permitted to extend a maximum of 3.0 metres from the main wall of a building .
j)	Minimum outdoor amenity area per townhouse dwelling – 34 m ²
k)	Maximum number of units: i) Townhouse dwellings – 48 ii) Detached dwellings -1

Exception 14.012	W Garden Corporation 186 Old Kennedy Road, 31 & 51 Victory Avenue	Parent Zone RES-LR6
File Number PLAN 18 149630		Amending By-law 2025-25

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *12 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.

14.012.1 Special Zone Standards

The following special zone standards shall apply:

a)	For the purposes of this By-law, the lot line abutting Aldergrove Drive shall be deemed to be the front lot line .
b)	Minimum width of a townhouse dwelling – 4.9 metres
c)	Minimum required front yard – 5.0 metres
d)	Minimum required exterior side yard – 1.6 metres
e)	Minimum required interior side yard : i) Within 30.0 metres of the front lot line –8.7 metres ii) 30.0 metres or greater from the front lot line - 14.5 metres
f)	Minimum required rear yard – 6.0 metres
g)	Minimum setback between townhouse buildings – 3.0 metres
h)	Notwithstanding Table 4.8.8 (C), balconies shall be permitted to extend a maximum of 3.0 metres from the main wall of a building .
i)	Minimum outdoor amenity area per townhouse dwelling – 21 m ²
j)	Maximum number of townhouse dwellings – 46

Read and first, second and third time and passed on March 25, 2025.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2025-25

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

W Garden Corporation

**186 Old Kennedy Road, 31 and 51 Victory Avenue
PLAN 18 149630**

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 3.88 hectares (9.58 acres), which is located on the west side of Old Kennedy Road and north of Aldergrove Drive in the Milliken Mills community.

Existing Zoning

The subject lands are zoned as follows:

**Community Amenity Community Amenity Two*284 (Hold) *274 (Hold 2)
[CA2*284(H)*274(H2)];
Residential Three*273 (Hold) *274 (Hold 2) [R3*273(H)*274(H2) Zone;
Residential Three*272 (Hold) *274 (Hold 2) [R3*272(H)*274(H2) Zone; and,
Residential Three*272 (Hold) [R3*272(H)] Zone.**

under By-law 177-96, as amended.

Purpose and Effect

The purpose and effect of this By-law is to delete the subject lands from By-law 177-96, as amended, and incorporate them into By-law 2024-19 with the following zone categories:

**Residential Low Rise Six*11 (RES-LR6*11) Zone;
Residential Low Rise Six*12 (RES-LR6*12) Zone;
Transportation and Utilities (T-UT) Zone; and,
Residential Public Education (RES-PE) Zone.**