



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 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:

**Business Corridor Exception 590 (BC*590) Zone, and
Business Corridor Exception 591 (BC*591) Zone**

to:

**Residential – High Rise One Exception 72 (RES-HR1*72) Zone
Open Space – Public (OS-PU) Zone**

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

Exception 14.72	Neamsby Investments Inc 14 th Avenue	Parent Zone RES-HR1_
File Number Plan 24 198977	Block 270 and 271, Plan 65M4686	Amending By-law 2025-_____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *72 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.		
14.72.1 Only Permitted Uses		
The following are the only permitted uses:		
Residential		
a)	Apartment dwelling	
b)	Townhouse dwelling	
c)	Detached dwelling located in an existing heritage dwelling	
d)	Home occupation	
e)	Shared housing – large scale	
f)	Shared housing – small scale	
g)	Shared housing – supervised care home	
Non-Residential		
h)	Child care centre	
i)	Personal service establishment	
j)	Retail store	
k)	Business Office	
14.72.2 Special Use Provisions		
a)	Maximum gross floor area for an individual personal service establishment or retail store – 100 square metres	
b)	Child care centres, personal service shops, retail stores and Business Offices are only permitted on the first storey of a multi storey building	
14.72.3 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 RES-HR1*72 shall be deemed to be one lot for the purposes of this By-law.
b)	14 th Avenue is deemed to be the front lot line
c)	Townhouse dwellings are permitted to front onto a private street
d)	Maximum height of apartment buildings : i) West of Lepp Drive – 45 metres ii) East of Lepp Drive – 36 metres
d)	Maximum height and storeys of a townhouse dwelling or detached dwelling - 11 metres
e)	Minimum setbacks : i) Front lot line – 3.0 metres ii) Rear lot line – 5.0 metres iii) Exterior side lot line – 5.0 metres iv) Interior side lot line – 1.2 metres v) From a sight triangle – 5.0 metres vi) Townhouse dwellings from the centreline of a private street – 9.5 metres
f)	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 .
g)	6.3.14.2 c) d), e) g), k) l) and m) shall not apply.
h)	Minimum common amenity area for apartment buildings iii) West of Lepp Drive – 2500 square metres iv) East of Lepp Drive – 800 square metres
i)	Common amenity area is not required for townhouse dwellings or a detached dwelling
j)	Minimum Parking: i) 0.88 spaces per apartment dwelling on the west side of Lepp Drive ii) 0.85 spaces per apartment dwelling on the east side of Lepp Drive iii) 0.15 spaces for visitors per apartment dwelling and townhouse dwelling
k)	Accessible parking spaces are not required for townhouse dwellings or detached dwellings .
l)	No additional Parking is required for Child-care centres, personal service shops, retail stores and Business Offices .
l)	Notwithstanding Column C of Table 5.7.1, 5% of parking spaces required in column A shall be available for use as electric vehicle level 2 charging ready parking spaces .
m)	No electric vehicle charging station parking spaces identified in Column B of Table 5.7.1, are required.

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 177-96 and 2024-19, as amended

Neamsby Investments Inc.

14th Avenue, Blocks 270 and 271, Plan 65M4686

PLAN 24 198977

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 3.76 hectares (9.3 acres), which is located south of 14th Avenue, east of Vanni Avenue and on the east and west sides of Lepp Drive.

Existing Zoning

The subject lands are zoned Business Corridor Exception*590 (BC*590) Zone and Business Corridor Exception*591 (BC*591) Zone under By-law 2024-19, as amended.

Purpose and Effect

The purpose this By-law is to rezone the subject lands and incorporate them into By-law 2024-19, as amended to a:

Residential – High Rise One Exception 72 (RES-HR1*72) Zone
Open Space – Public (OS-PU) Zone

The effect of this By-law is to permit three apartment buildings, townhouses, preservation of a detached heritage dwelling and a public park on the subject lands.