



BY-LAW 2025-XXX

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 88-76 as amended, is hereby further amended as follows:
 - 1.1 By deleting the lands shown on Schedule 'A' attached hereto from the designated area of By-law 88-76, as amended.
2. 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 the lands as shown on Schedule "A" attached hereto.
 - 2.2 By rezoning the lands outlined on Schedule 'A' attached hereto
from: from:
**Select Industrial with limited Commercial Zone (M.I.C); and,
Open Space 1 (OS1), under By-law 1229, as amended**
to:
**Mixed Use – High Rise One*80 (MU-HR1*80)
Zone; and, Greenway One (GWY1) under By-law
2024-19, as amended**

3. By adding the following subsection to Section 14 – EXCEPTIONS

Exception 14.080	Meadow Park Investments (BT) Inc. 77 Anderson Avenue	Parent Zone MU-HR1
File PLAN 21 144733		Amending By-law 2025-XX
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by exception *80 on Schedule “A” to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
14.080.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum lot frontage – 45.0 metres	
b)	Minimum front yard setback– 0.5 metres	
c)	Minimum exterior side yard setback– 2.0 metres	
d)	Minimum required interior side yard setback – 3.0 metres	
e)	Minimum rear yard setback – 30.0 metres	
f)	Notwithstanding d) above, an unenclosed roofed structure over a drive aisle , may encroach into the required interior side yard setback, provided it is no closer than 1.0 metre from the interior side lot line .	
g)	Maximum height and number of storeys – the lesser of 135 metres or 42 storeys	
h)	Notwithstanding the definition of a storey , a mezzanine is permitted within the first storey, and not be considered an additional storey , provided it does not exceed 50 percent of the gross floor area of the first storey .	
i)	That Section 7.2.4.2 (H) shall not apply	
j)	Maximum height and number of storeys of a podium – the lesser of 29 metres or 8 storeys	
k)	Maximum number of dwelling units – 490	
l)	Maximum gross floor area - 41,000 square metres	
m)	Minimum gross floor area devoted to non-residential uses – 400 square metres	
n)	Minimum total common amenity area – 1,550 square metres	
o)	Where parking is provided for any non-residential use, the greater of one space, or 3% of the spaces shall be provide as accessible spaces.	
p)	There shall be no minimum parking requirement for any permitted use.	
q)	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 0.1 metres from any lot line .	

r)	Architectural features and amenity areas , terraces, cornices, sills, canopies, awnings, stair enclosures, guardrails, green roof elements, wind mitigation, windowsills, building maintenance equipment, porches, decks , patios, architectural wing walls, balconies , underground cellars, stairs and landings are permitted to encroach into the required front, interior side , and exterior side yard up to 0.1 metres to a lot line .
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4. HOLDING PROVISION

- 4.1 For the purpose of this By-law, a Holding (H7) provision is hereby established on lands zoned Mixed Use – High Rise One*80 MU-HR1*80, as identified on Schedule ‘A’ attached hereto by the letter (H7) in parenthesis following the zoning symbols.

Exception 16.007	(Schedule A to By-law 2025-XXX)	Parent Zone MU-HR1
File Number PLAN 21 144733		Amending By-law 2025-XXX
A Zoning By-law Amendment to remove the Holding (H7) symbol from the lands shown on Schedule “A” shall not be passed until the following conditions have been met:		
16.002.1 Hold Removal Conditions		
a)	No person shall hereafter erect or alter any building or structure on lands subject to the Holding (H7) provision for the purpose permitted under this By-law until amendment(s) to this By-law to remove the letter (H7) have come into effect pursuant to the provisions of Section 36 of the Planning Act.	
b)	Prior to removing the Holding (H7) provision the following conditions must be met to the satisfaction of the City of Markham: <ul style="list-style-type: none">• The Owner shall prepare and submit a Transportation Demand Management Plan, to the satisfaction of the Director of Engineering.• The Owner shall execute an agreement with the City to implement the Transportation Demand Management Plan, to the satisfaction of the City.• The Owner shall prepare and submit to the satisfaction of the City, a Transportation Impact Assessment Study update to address any outstanding Transportation comments, to the satisfaction of the Director of Engineering.	
c)	The satisfactory submission of engineering drawings and/or studies to demonstrate sufficient setback and freeboard to the floodplain spill, to the satisfaction of TRCA. This condition must be read in conjunction with TRCA’s comment letter dated June 6, 2023.	
d)	No person shall hereafter erect or alter any building or structure on Lands subject to the Holding (H7) provision for the purpose permitted under this By-law until amendment(s) to this By-law to remove the letter (H7) have come into effect pursuant to the provisions of Section 36 of the Planning Act. Prior to removing the Holding (H7) provision the following conditions must be met to the satisfaction of the City of Markham:	

	<p>a) The Owner shall prepare and submit a Sanitary Sewer Capacity Analysis, accounting for existing and approved developments, and current planning applications within the same sewershed, to the satisfaction of the City, to determine what is required to provide sanitary services for the development of the Lands without causing adverse impacts in the City's sanitary sewer system.</p> <p>b) The Owner shall identify in the Sanitary Sewer Capacity Analysis, the sanitary sewer capacity constraints, if any, for the Lands. If constraints are identified, the Owner shall evaluate and recommend the appropriate sanitary sewer capacity solutions.</p> <p>c) The Owner shall fulfill or implement the recommendations and the necessary works to mitigate any impacts identified in the Sanitary Sewer Capacity Analysis. If the Sanitary Sewer Capacity Analysis recommends additional sanitary infrastructure(s) necessary to provide municipal services to the development of the Lands, then the Owner shall execute an agreement with the City, at no cost to the City, to secure the provision of additional sanitary infrastructure(s) as identified by the Sanitary Sewer Capacity Analysis and other matters, including but not limited to: provision of any financial securities, detailed engineering drawings, fees required in accordance with the City's Fees By-Law, insurance, to the satisfaction of the Director of Engineering.</p>
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Read a 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 88-76 and 2024-19, as amended

Meadowpark Investments (BT) Inc.
77 Anderson Avenue
PLAN 21 144733

Lands Affected

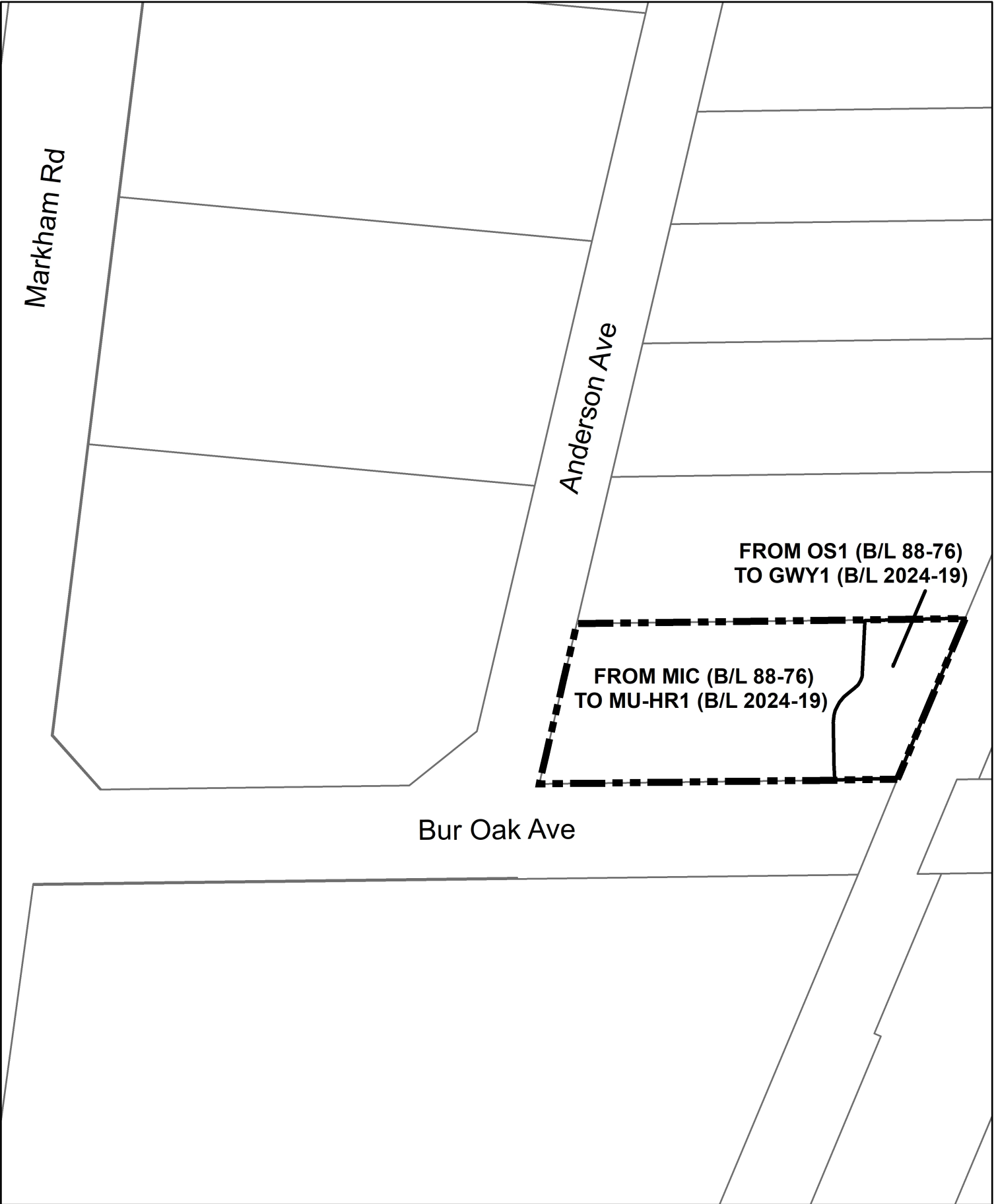
The proposed by-law amendment applies a 0.45 hectare (1.13 acre) of land on the north side of Bur Oak Avenue and east side of Anderson Avenue, municipally known as 77 Anderson Avenue.

Existing Zoning


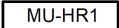
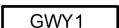
The subject lands are zoned “Select Industrial with Limited Commercial Zone (M.I.C) Zone” and “Open Space 1 (OS1) Zone” by By-law 88-76, as amended.

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 High Rise One Exception 80 (MU-HR1*80) and Greenway One (GWY1), to permit a multi-storey mixed use high rise development on the Subject Lands.



SCHEDULE 'A' TO BY-LAW AMENDING BY-LAW 2024-19

-  BOUNDARY OF AREA COVERED BY THIS AMENDMENT
-  MU-HR1 MIXED USE - HIGH RISE ONE
-  GWY1 GREENWAY ONE

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