

## EXPLANATORY NOTE

### BY-LAW NO. 2007-98

A By-law to amend By-law 177-96, as amended

1685904 Ontario Inc.  
4600 Steeles Avenue East  
(North-east corner of Steeles Avenue East and the future Midland Avenue extension)

#### LANDS AFFECTED

This by-law applies to a 0.81 ha (2 acre) parcel of land located at the north-east corner of Steeles Avenue East and the future Midland Avenue extension.

#### EXISTING ZONING

The property is currently zoned "Holding – Community Amenity 4" [CA4\*286(H)] by By-law 177-96, as amended.

#### PURPOSE AND EFFECT

The purpose and effect of this proposed zoning by-law amendment is to incorporate site specific development standards into By-law 177-96 to permit the property to be developed with a 7-storey mixed use building at the front of the property and two 3-storey townhouse blocks on the north portion of the property. The mixed use building will contain 117 apartment units and up to 300 m<sup>2</sup> of commercial uses. The two townhouse blocks will contain a total of 12 townhouse units.

The "Holding" provision must be removed from the zoning of the property before development can proceed. The Owner will be required to satisfy a number of conditions of the Town of Markham and the City of Toronto before the hold is removed.

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## BY-LAW 2007-98

A by-law to amend Zoning By-law 177-96, as amended

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

1. THAT By-law 177-96, as amended, is hereby further amended, as follows:

1.1 By deleting Subsection 7.286.2 and replacing it with the following:

### **“7.286 COMMERCIAL/RESIDENTIAL – 4600 STEELES AVENUE**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply only to those lands denoted by the symbol \*286 on the Schedules to this By-law, municipally known as 4600 Steeles Avenue East. All other provisions, unless specifically modified/amended by this Section, shall continue to apply to the lands subject to this Section.

#### **7.286.1 Only Uses Permitted**

The following uses are the only uses permitted:

Residential:

- a) *apartment dwellings*
- b) *multiple dwellings*
- c) *townhouse dwellings*

Non-residential:

- a) *art galleries*
- b) *business offices*
- c) *community centres*
- d) *commercial fitness centres*
- e) *financial institutions*
- f) *libraries*
- g) *medical offices*
- h) *non-profit fitness centres*
- i) *personal service shops*
- j) *private clubs*
- k) *repair shops*
- l) *retail stores*
- m) *schools, commercial*
- n) *schools, private*
- o) *schools, public*
- p) *supermarkets*

#### **7.286.2 Zone Standards**

The CA4 zone standards in Table B7 do not apply. The following site specific zone standards apply:

- a) *minimum lot area – 0.7 ha*

- b) minimum required *yard* from the Steeles Avenue East *street line*:
  - i) for the *main building* that existed on the site prior to the effective date of this by-law – 0 m.
  - ii) for any new *building* or any addition to the *main building* that existed on the site prior to the effective date of this by-law – 3.0 m.
- c) minimum required *yard* from the east limit:
  - i) within 60 metres of the Steeles Avenue East *street line* – 16 m
  - ii) more than 60 metres from the Steeles Avenue East *street line* – 6 m
- d) minimum required *yard* from the north limit – 7.5 m
- e) minimum required *yard* from the west limit (the *street line* of future Midland Avenue) – 0 m
- f) minimum width of *landscaped open space* abutting the east and north limits – 6.0 m
- g) minimum required *landscape open space* – 25%
- h) maximum *floor space index* – 1.6
- i) maximum permitted number of *storeys*:
  - i) within 25 metres of the north limit – 3
  - ii) more than 25 metres from the north limit and within 18 metres of the east limit – 4
  - iii) more than 25 metres from the north limit and between 18 and 24 metres from the east limit – 6
  - iv) more than 25 metres from the north limit and more than 24 metres from the east limit – 7

#### 7.286.3 Special Site Provisions

- a) maximum number of *dwelling units* - 129
- b) maximum combined *net floor area* of non-residential uses – 300 square metres
- c) The establishment of a *drive-through service facility* is not permitted.

#### 7.286.4 Special Parking Provisions

The following specific parking provisions shall apply:

- a) *Apartment dwellings* – 1 space per *dwelling unit* plus 0.2 spaces per *dwelling unit* for visitors.

- 2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
22<sup>ND</sup> DAY OF MAY, 2007.

  
SHEILA BIRRELL, TOWN CLERK

  
FRANK SCARPITTI, MAYOR