

A By-law to amend By-law 122-72, as amended (to delete lands from the designated area of By-law 122-72)

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

(to incorporate lands into the designated area of By-law 177-96, as amended)

The Council of the Corporation of the City of Markham hereby enacts as follows:

- 1. That By-law 122-72 as amended, is hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated area of By-law 122-72, as amended.
- 2. That By-law 177-96, as amended, is hereby further amended as follows:
  - 2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands shown on Schedule 'A' attached hereto.
  - 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto

Residential Three \*594 (Hold) [R3\*594(H)] Zone Residential Four\*595 (R4\*595) Zone Residential Four\*596 (R4\*596) Zone Residential Four\*597 (R4\*597) Zone Open Space One (OS1) Zone

1.2 By adding the following subsections to Section 7 – EXCEPTIONS:

	Exception 7.594	Unionville Home Society/Minto Communities	Parent Zone R3	
File ZA 17 178335		North portion of 4300 Highway 7 East	Amending By-law 2018-7	
Noty the 1	withstanding any o ands shown on Sci	ther provisions of By-law,177-96 the following prhedule "A" attached to By-law 2018-7 and denote	rovisions shall apply to d by the symbol *594.	
7.59	4.1 Only Permi	itted Uses		
The	following are the	only permitted uses:		
a)	Townhouse Dwellings			
b)	Multiple Dwellin	ngs		
c)	Home Occupations			
d)	Home Child Care			
7.59	4.2 Special Zor	ne Standards		
The	following special	zone standards shall apply:		
a)	Notwithstanding any further division or partition of lands subject to this Section, all lands zoned with Exception R3*594 shall be deemed to be one lot for the purposes of this Bylaw.			
b)	For the purposes of this By-law, the provisions of Table B5 shall not apply			
c)	Minimum setback from the north and west <i>lot lines</i> – 7.0 metres			
e)	Minimum setback from all other <i>lot lines</i> – 3 metres.			
f)	Minimum separation distance between end walls of separate blocks of townhouse dwellings or multiple dwellings – 3 metres			
g)	Minimum width of townhouse dwellings and multiple dwellings – 5.5 metres			
h)	Maximum Floor Space Index (FSI) – 2.0			
i)	Maximum height – the lesser of 12 metres or 3 storeys			
j)	Maximum number of dwelling units – 153			

10	Exception 7.595	Unionville Home Society/Wyndham Gardens	Parent Zone R4	
	File ZA 17 178335	100 Anna Russell Way	Amending By-law 2018-7	
		ther provisions of By-law,177-96 the following provising "A" attached to By-law 2018-7 and denoted by the		
7.58	36.1 Only Permitte	ed Uses		
The	following are the o	only permitted uses:		
a)	Apartment Dwellings			
b)	Retirement Homes			
c)	Home Occupations			
d)	Home Child Care			
7.58	86.2 Special Zon	e Standards		
The	following special a	zone standards shall apply:		
a)	For the purposes of this By-law, the provisions of Table B6 do not apply			
b)	Minimum setback from all <i>lot lines</i> – 2 metres			
c)	Notwithstanding provision b) above, section 6.21 shall continue to apply			
d)	Maximum height – 4 storeys			
e)	Maximum Floor Space Index (FSI) – 2.0			

File ZA 17 178335  Centre portion of 4300 Highway 7  Zo 18-7  Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2018-7 and denoted by the symbol *596.  7.596.1 Only Permitted Uses  The following are the only permitted uses:  Residential Uses  Apartment Dwellings  Nursing Homes  Adult Day Program Centres  Business Offices  Child Care Centres  Child Care Centres  Matitutional Uses  Medical Offices  Personal Service Shops  Personal Service Shops  Private Clubs  Public Hospitals  Residential Stores  7.596.2 Special Zone Standards  The following special zone standards shall apply:  A) For the purposes of this By-law, the provisions of Table B6 do not apply  Minimum setback from the west lot line – 40 metres  Minimum setback from the west lot line – 40 metres  Minimum setback from the west lot line – 5. metres from all other lot lines.  Maximum height within 70 metres of the west lot line – the lesser of 26 meters or 8 storeys  Minimum height in excess of 70 metres of the west lot line – the lesser of 38 metres of storeys  Notwithstanding Section 6.9, loading spaces are not required.  Non-residential uses shall only be located in the first or second floor of a building contain Apartment Dwellings, Nursing Homes, or Retirement Homes.		Exception	Unionville Home Society/ Regional	Parent Zone		
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<ul> <li>i) Minimum parking requirement for apartment dwellings – 0.8 parking spaces per dwelling plus 0.15 parking spaces per dwelling unit for visitors</li> <li>j) Maximum gross floor area - 26,000 square metres</li> <li>k) Maximum gross leasable area of non-residential uses - 1500 square metres</li> </ul>	g)		Section 6.9, loading spaces are not required.			
plus 0.15 parking spaces per dwelling unit for visitors  j) Maximum gross floor area - 26,000 square metres  k) Maximum gross leasable area of non-residential uses - 1500 square metres	h)	•	•	of a building containing		
k) Maximum gross leasable area of non-residential uses - 1500 square metres	i)	Minimum parking requirement for apartment dwellings – 0.8 parking spaces per dwelling unit plus 0.15 parking spaces per dwelling unit for visitors				
	j)					
1) Notwithstanding Section 6.7, a lot zoned with exception R4*596 is not required to 1	k)	Maximum gross leasable area of non-residential uses - 1500 square metres				
frontage on a public street	1)	1		is not required to have		

	Exception 7.597	Unionville Home Society/Union Villa	Parent Zone R4		
Z	File A 17 178335	South portion of 4300 Highway 7 East	Amending By-law 2018-7		
		her provisions of By-law,177-96 the following provi edule "A" attached to By-law 2018-7 and denoted by			
7.586	5.1 Only Permitte	d Uses			
The f	following are the o	nly permitted uses:			
	Residential Uses				
a)	Apartment Dwell	ings			
b)	Nursing Homes				
c)	Retirement Home	es			
d)	Home Occupation	ns			
e)	Home Child Care				
	Non-Residential	Uses			
f)	Business Offices				
g)	Child Care Centres				
h)	Community Centres				
i)	Institutional Uses	3			
j)	Financial Institut	tions			
k)	Medical Offices				
1)	Personal Service Shops				
m)	Private Clubs				
n)	Public Hospitals				
0)	Restaurants				
p)	Retail Stores				
7.586	6.2 Special Zon	e Standards			
The	following special z	zone standards shall apply:			
a)		of this By-law, the provisions of Table B6 do not ap	ply.		
b)	Minimum setbac	k from the west <i>lot line</i> – 7.5 metres			
c)	Minimum setback from all other <i>lot lines</i> – 2 metres				
d)		the provisions b) and c) above, the minimum s			
	parking garages,	including associated driveway ramps, exit stairs	and ventilation shafts,		
		es from the west lot line and 0 metres from all other	lot lines.		
e)		t within 30 metres of the west <i>lot line</i> – 15 metres	601		
f)	Maximum heigh storeys	t in excess of 30 metres of the west <i>lot line</i> – the le	esser of 21 metres or b		
g)	Notwithstanding Section 6.9, loading spaces are not required.				
h)	Non-residential uses shall only be located in the first or second floor of a building				
	containing Apartment Dwellings, Nursing Homes, or Retirement Homes				
i)	Minimum parking requirement for apartment dwellings – 0.8 parking spaces per dwelling unit plus 0.15 parking spaces per dwelling unit for visitors				
j)		r Space Index (FSI) – 2.0			
k)	Maximum gross leasable area of non-residential uses - 1500 square metres				

## 2.0 Holding Provision

For the purposes of this By-law, a Holding (H) provision is hereby established and is identified on Schedule 'A' attached hereto by the letter (H) in parenthesis following the zoning symbol.

No person shall hereafter erect or alter any building or structure on lands subject to the Holding (H) provision for the purpose permitted under this Bylaw until amendment(s) to this By-law to remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the Planning Act.

Prior to removing the Holding (H) provision the following condition must be met to the satisfaction of the City of Markham:

i) The Toronto and Region Conservation Authority has confirmed that its requirements related to the Special Policy Area designation have been satisfied.

Read a first, second, and third time and passed on February 13, 2018.

Kimberley Kitteringham City Clerk Frank Scarpitti Mayor



## **EXPLANATORY NOTE**

BY-LAW 2018-7 A By-law to amend By-laws 122-72 and 177-96, as amended

Unionville Home Society, Regional Municipality of York and Minto Communities
4300 Highway 7 East
ZA 17 178335

#### **Lands Affected**

The subject lands have an area of approximately 7.29 ha (18.01 acres) and are located on the north side of Highway 7 between the GO Transit rail line and Sciberras Road. The lands are currently occupied by the Union Villa long-term care facility, the Wyndham Gardens retirement apartments, the Heritage Village seniors townhouse development and the Anna Russell parkette..

## **Existing Zoning**

The subject lands are zoned "Open Space Special Use" (O2), "Hold Open Space Special Use" (O2H) and "Second Density – High Density Residential (Special) (RHD2S) by By-law 122-72, as amended.

## **Purpose and Effect**

The purpose and effect of this By-law is to delete the subject lands from the designated area of By-law 122-72, incorporate them into the designated area of By-law 177-96, and zone them to permit the following:

- South portion (Unionville Home Society) permissions for a future expansion
  of the existing Union Villa long term care facility.
- Middle portion (Regional Municipality of York) permission for a 12-storey, (approx.) 260 unit "affordable rental apartment" building. The building is proposed to be targeted for seniors, including the relocation of the tenants of the existing Heritage Village, and include a senior-friendly community centre.
- North portion (Minto Communities) permission to redevelop the area currently occupied by Heritage Village bungalows with an (approx.) 153 unit townhouse development.

No changes are proposed to the existing Wyndham Gardens retirement apartments.

# Note Regarding Further Planning Applications on this Property

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.

