



EXPLANATORY NOTE

BY-LAW 2017-62

A By-law to amend By-law 108-81, as amended

(to delete lands from the designated area of By-law 108-81)

And By-law 177-96, as amended

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

Weins Canada Inc.

7200 Victoria Park Avenue

PLAN M1785

File No. ZA 09 116232

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 1.14 hectares (2.83 acres) located at the northwest corner of Victoria Park and Torbay Road and municipally known as 7200 Victoria Park Avenue.

Existing Zoning

The subject lands are zoned in accordance with By-law 108-81, as amended, as follows:

Select Industrial and Limited Commercial [MC(80%)]

Purpose and Effect

The purpose and effect of this By-law is to delete the lands from the designated area of By-law 108-81, as amended, incorporate the lands into the designated area of By-law 177-96, as amended, and zone the subject lands to "Business Park *578 (BP*578) Zone" in order to facilitate the development of a five (5) storey corporate head office and accessory automobile sales establishment with associated service and repair uses (excluding autobody paint and repair), car wash facility and showroom within a fully enclosed building and the outdoor storage/display of vehicles, as well as a five (5) level parking garage.

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.



By-law 2017-62

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(to delete lands from the designated area of By-law 108-81)
and By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

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

1. That By-law 108-81, as amended, is hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated area of By-law 108-81, 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.
 - 2.2 By zoning the lands outlined on Schedule 'A' attached hereto as follows:

Business Park*578 (BP*578) Zone

3. By adding the following subsection to Section 7- EXCEPTIONS

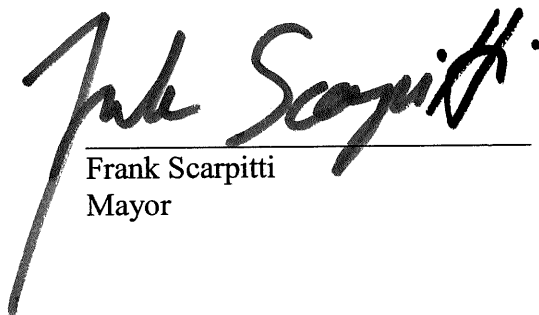
Exception 7.578	Weins Canada Inc. Northwest corner of Victoria Park Avenue and Torbay Road (7200 Victoria Park Avenue)	Parent Zone BP
File ZA 09 116232		Amending By-law 2017-XX
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to the lands denoted by the symbol *578 on the schedule to this By-law.		
7.578.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	Business Offices	
b)	Parking Garage	
c)	Motor Vehicle Service Station, accessory to a Business Office	
d)	Motor Vehicle Repair Garage, accessory to a Business Office	
e)	Motor Vehicle Sales Establishment, accessory to a Business Office	
f)	Outdoor Display and Sales Area, accessory to a Motor Vehicles Sales Establishment	
g)	Outdoor Storage of vehicles, accessory to a Parking Garage	
7.578.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Maximum depth of parking area in front yard – 18 m	
b)	Minimum required exterior side yard – 2 m	
c)	Minimum required rear yard – 7 m	
d)	Minimum required width of landscaping adjacent to front lot line – 3 m	
e)	Minimum required width of landscaping adjacent to exterior side yard – 2 m	
f)	Minimum required width of landscaping adjacent to rear yard – 7 m	
g)	Minimum required width of landscaping adjacent to interior side yard – 3 m	
h)	Minimum required front yard for a parking garage – 19 m	
i)	Minimum required interior side yard for a parking garage – 3 m	
j)	Section 6.9 shall not apply	

k)	<i>Outdoor Display and Sales Area</i> and <i>Outdoor Storage</i> shall be prohibited within any required <i>landscaped open space</i>
l)	The <i>Business Office</i> use shall occupy a minimum of 60% of the <i>Gross Floor Area</i> of all buildings on the site excluding the <i>Parking Garage</i>

Read a first, second, and third time and passed on June 13, 2017.

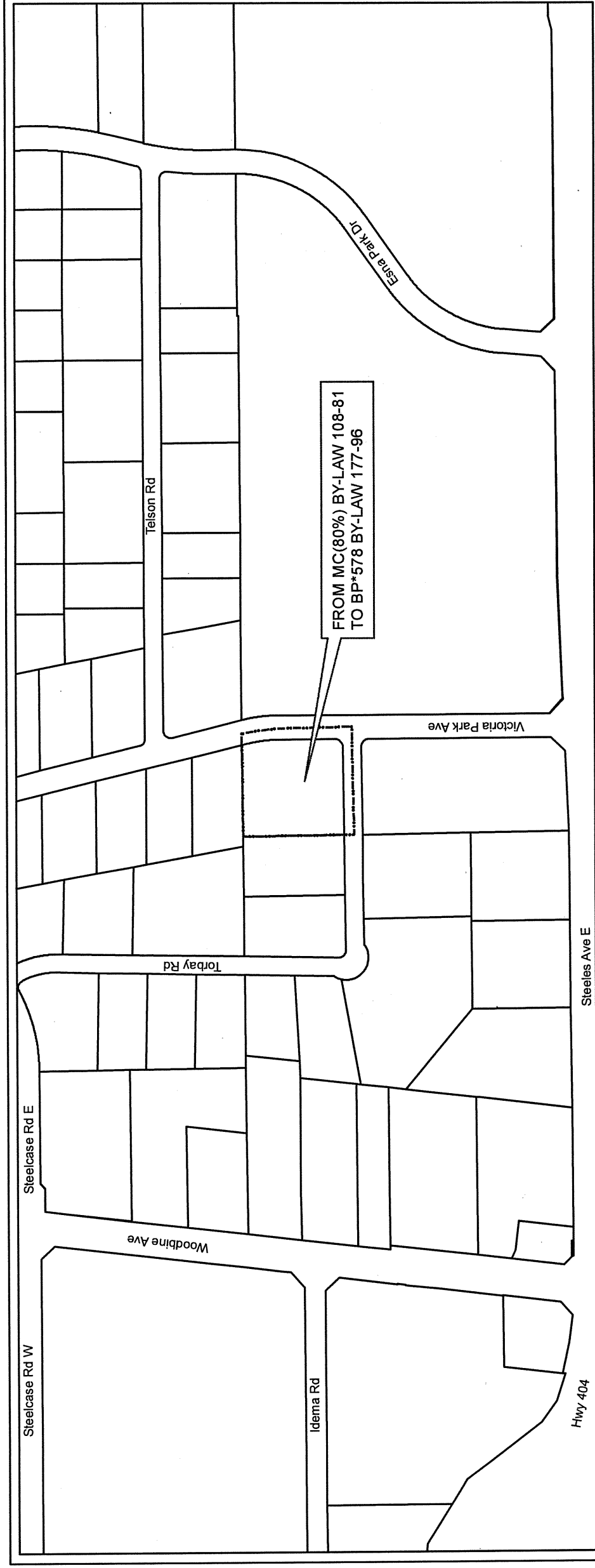


Martha Pettit
Deputy City Clerk



Frank Scarpitti
Mayor

File No.: ZA 09 116232



SCHEDULE "A" TO BY-LAW 2017-62
AMENDING BY-LAWS 108-81 AND 177-96 DATED June 13, 2017

BOUNDARY OF AREA COVERED BY THIS SCHEDULE TO BE DELETED FROM 108-81 AND ADDED TO 177-96

MC(80%)	SELECT INDUSTRIAL AND LIMITED COMMERCIAL	BP*578	BUSINESS PARK*578
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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By:DD

Checked By:SB

DATE:05/17/17

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office