



## **EXPLANATORY NOTE**

### **BY-LAW 2016-51**

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

**Lindvest Properties (Cornell) Limited**

**Highway 7 East**

**CON 9 PT LOTS 9 AND 10 65R25950 PT PART 1 and 2 PARTS 2 TO 6**

### **Lands Affected**

The proposed by-law amendment applies to a 3.77 ha (9.3acre) parcel of land located on the south side of Highway 7, between Bur Oak Avenue and the future William Forster Road.

### **Existing Zoning**

The subject property is zoned Community Amenity Area One\*347\*350(Hold) and Community Amenity Area One\*346\*350(Hold).

### **Purpose and Effect**

The purpose and effect of this By-law is to amend the above-noted Zoning By-law in order to provide for certain zone uses and standards with respect to the subject property in order to permit the lands to be developed for a variety of stand alone, non-residential uses including retail, office and service commercial uses, which will meet the needs of Cornell Centre residents, in accordance with a detailed site plan which has been recommended by City of Markham Council.



## By-law 2016-51

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

---

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

1.0 By-law 177-96, as amended, is hereby further amended as follows:

1.1 By rezoning the lands outlined on Schedule 'A' attached hereto as follows:

from

**Community Amenity Area One \*347\*350(Hold) and**

**Community Amenity Area One \*346\*350(Hold)**

to

**Community Amenity Area One \*348\*350**

1.2 By deleting Subsections 346 and 347 in Section 7 – EXCEPTIONS.

1.3 By replacing subsection 348 with the following subsections to Section 7 – EXCEPTIONS

**“7.348           South of Highway 7, east of Bur Oak Avenue and west of  
future William Forster Road**

Notwithstanding any other provisions of By-law 177-96, as amended, the provisions in this Section shall apply to those lands denoted by the symbol \*348 on Schedule 'A' to this By-law.

**7.348.1           Only Permitted Uses**

The following uses are the only uses permitted:

- a) *Apartment dwelling;*
- b) *Business office;*
- c) *Art gallery;*
- d) *Commercial fitness centre;*
- e) *Community centre;*
- f) *Day nursery;*
- g) *Financial institution;*
- h) *Library;*
- i) *Medical office;*
- j) *Non-profit fitness centre;*
- k) *Parking garage;*
- l) *Personal service shop;*
- m) *Place of entertainment;*
- n) *Repair shop;*
- o) *Retail store;*
- p) *Restaurant;*
- q) *Restaurant take-out;*
- r) *School, commercial;*
- s) *School, private;*
- t) *Supermarket;*
- u) *Veterinary Clinic; and*
- v) *Outdoor Display and Sales Area*

### 7.348.2 Special Zone Provisions

The following special zone provisions shall apply:

- a) Minimum *height* – 7.5 m, except that buildings located within 35 m from the Highway 7 and from the Bur Oak Avenue *streetline* shall have a minimum *height* of 20 m;
- b) Maximum *height* – 40 m, except that buildings located more than 40 m from the Highway 7 *streetline* shall have a maximum *height* of 16 m;
- c) Setbacks for buildings located within 40 m of the Highway 7 *streetline*:
  - i) Minimum setback from Highway 7 *streetline* - 1.2 m;
  - ii) Maximum setback from Highway 7 *streetline* – 4.5 m;
- d) Minimum setback from a *streetline* other than Highway 7 *streetline* – 3 m;
- e) Maximum *gross floor area* for a *retail store* within 40 metres of the Highway 7 *streetline* – 1000 m<sup>2</sup>;
- f) Residential uses in the *first storey* of an apartment building shall not exceed 35% of the *first storey gross floor area*; and
- g) A *supermarket* and an *outdoor display and sales area* shall not be located within 40 m of the Highway 7 *streetline*.”

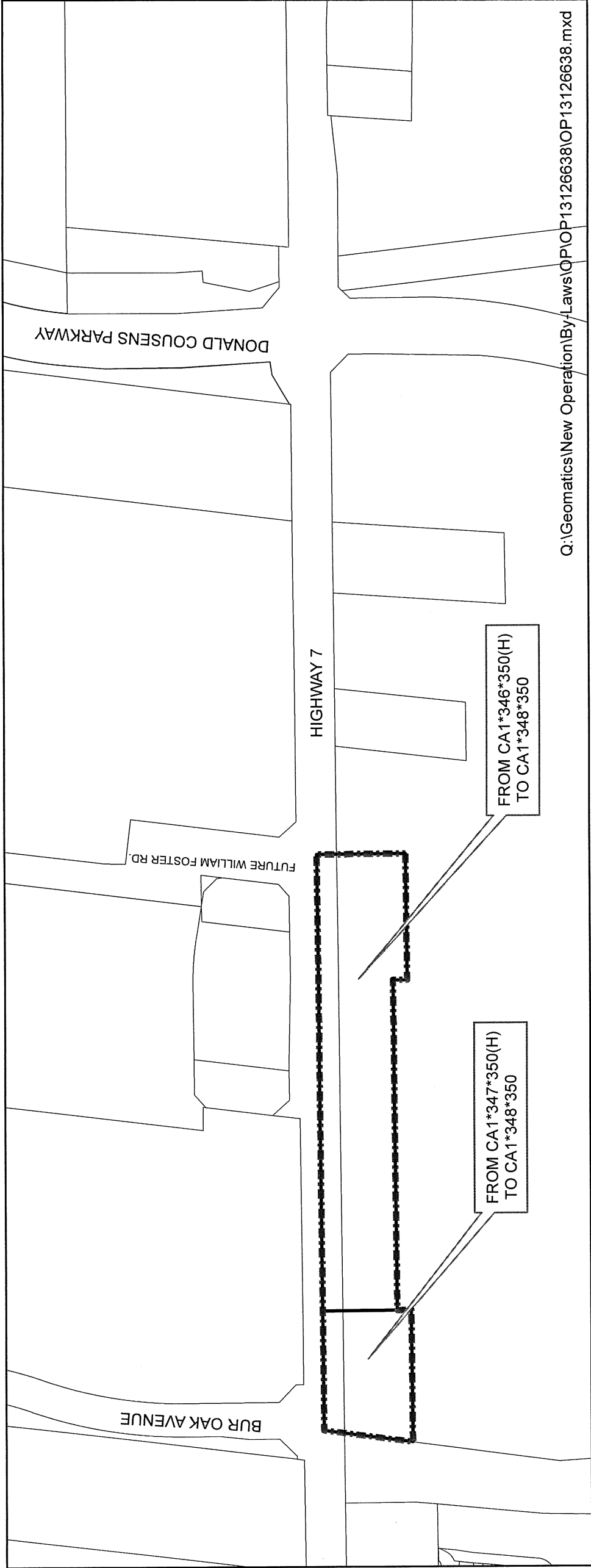
Read a first, second, and third time and passed on May 3, 2016.



Martha Pettit  
Deputy City Clerk



Frank Scarpitti  
Mayor



Q:\Geomatics\New Operation\By-Laws\OP13126638\OP13126638.mxd

# BY-LAW SCHEDULE "A" TO BY-LAW 2016-51

## AMENDING BY-LAW 177-96 DATED May 3, 2016

<input type="checkbox"/> Dashed line	BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE	<input type="checkbox"/> Solid line	BOUNDARY OF ZONE DESIGNATION(S)
<input type="checkbox"/> CA1	COMMUNITY AMENITY ONE	<input type="checkbox"/> *(No)	EXCEPTION NUMBER
		<input type="checkbox"/> (H)	HOLDING PROVISION

