



BY-LAW 2022-_____

A By-law to amend By-law 2004-196, as amended (Removal of Hold Provision)

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law prohibiting the use of land, buildings or structures within a defined area or areas; and,

WHEREAS Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the hold symbol is removed by amendment to the by-law; and,

WHEREAS Zoning By-law No. 2004-196 is the governing By-law of the Corporation of the City of Markham pertaining to the subject lands; and

WHEREAS the Council of the Corporation of the City of Markham has deemed it advisable to amend Zoning By-law No. 2004-196; and,

WHEREAS it has been confirmed to Council that all of the conditions required for the removal of the Holding (H12) Symbol from the subject lands have been completed to the satisfaction of the City;

NOW THEREFORE the Council of the Corporation of the City of Markham enacts as follows:

1. THAT By-law 2004-196, as amended, is hereby further amended as follows:
 - 1.1 By removing the Holding (H12) provision from the **Markham Centre Downtown Two Exception 30 Hold 12 (MC-D2*30 H12)** for the lands outlined on Schedule "A" attached hereto.
2. THAT Zoning By-law No. 2004-196 is hereby amended to give effect to the foregoing, but shall in all other respects remain in full force and effect.
3. THAT this By-law shall come into effect upon final passing, pursuant to Section 34(21) of the Planning Act, 1990.

Read a first, second and third time and passed on _____, 2022.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2022-_____

A By-law to amend By-law 2004-196, as amended

**Ruland Properties Inc.
8119 Birchmount Rd
65M4632 BLOCK 20**

Lands Affected

The proposed by-law amendment applies to 0.48 ha (1.19 ac) of the western portion of the site located on the south-west corner of the future extension of Verdale Crossing and Andre De Grasse Street, municipally known as 8119 Birchmount Road.

Existing Zoning

The subject lands are zoned Markham Centre Downtown Two Exception 30 Hold 12 (MC-D2*30 H12) by By-law 2004-196, as amended.

Purpose and Effect

The purpose and effect of this By-law is to remove the Holding (H12) Symbol from the zoning of the subject lands to permit a mixed-use condominium apartment development comprised of a 25-storey and 30 storey towers on a shared podium with a total of 506 residential units and 557 m² of retail and restaurant uses.