



BY-LAW 2024-150

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, as amended, 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, as amended; and,

WHEREAS it has been confirmed to Council that all of the conditions required for the removal of the Holding (H) 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 (H) provision as shown on Schedule X5 of By-law 2020-45 from the **Markham Centre Downtown Two MC-D2*11*35(Hold) [MC-D2*11*35(HX1)] Zone (“Area C”)** and **Markham Centre Downtown Two MC-D2*11*14 (Hold) [MC-D2*11*14(HX1)] (“Area A”)** for the lands outlined on Schedule ‘A’ attached hereto.
2. THAT Zoning By-law No. 2004-196, as amended, 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 July 17, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

AMANDA FILE NO: HOLD 24 175723

EXPLANATORY NOTE

BY-LAW 2024-____

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

**1771107 Ontario Inc. and 1826997 Ontario Inc (Times Group Corporation)
3825 Highway 7 East and 3995 Highway 7 East**

Lands Affected

The proposed by-law amendment applies to two properties totaling approximately 1.4 hectares (3.46 acres): one property located on the west side of Verdale Crossing, north of RougeSide Promenade, and the other property located east of Birchmount Road, on the north side of RougeSide Promenade.

Existing Zoning

The subject lands are zoned Markham Centre Downtown Two MC-D2*11*35 (Hold) [MC-D2*11*35(HX1)] (Area "C") and Markham Centre Downtown Two MC-D2*11*14 (Hold) [MC-D2*11*14(HX1)] (Area "A") by By-law 2004-196, as amended.

Purpose and Effect

The purpose and effect of this By-law is to remove the Holding Symbol from the zoning of the subject lands to permit a mixed-use development comprised of two residential towers with heights of 40 and 45 storeys and a total of 811 units ("Area C"), and to facilitate the future development of a purpose-built rental housing development containing 565 units and 120 affordable housing units ("Area A").