




MEMORANDUM

TO: Mayor and Members of Council

FROM: Jim Baird, M.C.I.P., R.P.P., Commissioner of Development Services 

PREPARED BY: Scott Heaslip, M.C.I.P., R.P.P., Senior Project Coordinator, Central District

DATE: February 19, 2015

SUBJECT: **Hold Removal By-law**
18226919 Ontario Inc. (Times Group Inc.)
Block 2, Plan 65M-4395
(South side of Highway 7, two blocks west of Birchmount Road)
File No. ZA 15 147532

RECOMMENDATION

1. That the attached zoning by-law to remove holding provision H1 from Block 2, Plan 65M-4395 (Times Group Inc., south side of Highway 7, two blocks west of Birchmount Road), be enacted.
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND

On June 10, 2014, Development Services Committee endorsed site plan approval for a proposed condominium apartment development on the subject property comprising an 8-storey building fronting on Highway 7 and an 18-storey building with 6 and 8 storey wings to the rear, fronting on RougeSide Promenade

Final project plans have been endorsed and the site plan agreement is being processed.

EXPLANATORY NOTE

BY-LAW NO. 15-XXXX

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

Hold Removal By-law
18226919 Ontario Inc. (Times Group Inc.)
Block 2, Plan 65M-4395
(South side of Highway 7, two blocks west of Birchmount Road)

LANDS EFFECTED

This by-law applies to an approximately 1.09 hectare (2.7 acre) property on the south side of Highway 7, two blocks west of Birchmount Road.

The City of Markham has approved an apartment development on this property.

EXISTING ZONING

The subject property is zoned "Holding – Markham Centre Downtown Two" [(MC-D2*11 (H1)(H2))] by the Markham Centre Zoning By-law (#2004-196).

PURPOSE OF THE BY-LAW

The purpose of this by-law is to remove Holding provision H1 from the zoning of the subject property.

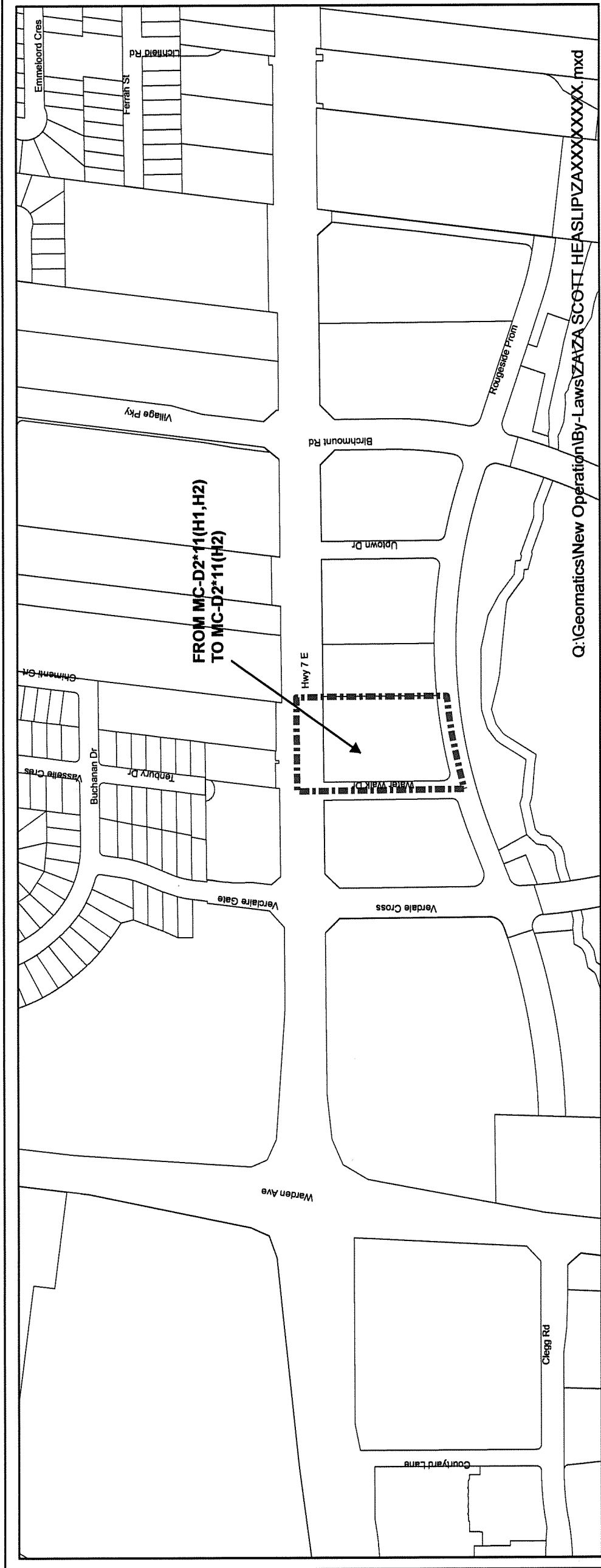
EFFECT OF THE BY-LAW

The effect of this by-law is to permit construction of the proposed apartment development.

A by-law to amend Zoning By-law 2004-196, as amended
(To remove Holding provision H1)

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

1. Zoning By-law 2004-196, as amended, is hereby further amended as follows:
 - 1.1 By rezoning the lands outlined on Schedule 'A' hereto from
Markham Centre - Downtown Two*11 (Hold) [MC-D2*11(H1)(H2)]
to Markham Centre- Downtown Two *11 (Hold) [MC-D2*11(H2)]
2. All other provisions of By-law 2004-196, as amended, not inconsistent with
the provisions of this by-law shall continue to apply.



BY-LAW SCHEDULE "A" TO BY-LAW AMENDING BY-LAW 2004-196 DATED

☐ BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

☐ MC-D2 MARKHAM CENTRE DOWNTOWN TWO ☐ (H1,H2) HOLDING PROVISION

☐ *No EXCEPTION NUMBER