



## **EXPLANATORY NOTE**

### **BY-LAW 2014-53**

#### **A By-law to amend By-law 90-81, as amended**

**Delridge (Golden) Inc.  
7400 Markham Rd  
PLAN 65M3425 BLK 45**

#### **Lands Affected**

The proposed by-law amendment applies to a 0.79 hectare (1.95 acre) parcel of land located at the northwest corner of Markham Road and Golden Avenue.

#### **Existing Zoning**

The land subject to this By-law is presently zoned “Second Density – High Density Residential – Hold [(H)RHD2]”. The purpose of the Holding provision was to ensure certain conditions have been met, including:

- Execution of a Site Plan Agreement with the City
- Execution of a Section 37 Agreement with the City
- Availability of Servicing Allocation for the proposed 136 apartment units
- Arrangements with the City to implement Transit Demand Management measures
- Verification of sanitary sewer capacity to the satisfaction of the City
- Payment of Cash in Lieu of Parkland dedication to the City

The proponent has requested a conditional building permit to commence site servicing and construction of the below grade parking structure. Accordingly, the proponent has provided an undertaking to execute the required Site Plan Control and Section 37 agreements in a timely manner and to not request a full building permit for the project until the Site Plan and Section 37 agreements have been executed. The proponent has also taken measures to address the other outstanding obligations to the City’s satisfaction. The Holding (H) provision can be removed to allow for site servicing and construction of the below grade parking structure. A full building permit will not be issued until the site plan agreement has been executed.

#### **Purpose and Effect**

The purpose and effect of this By-law amendment is to remove the Holding (H) provision from the subject lands to permit the development of a 136 unit, 6-storey residential condominium apartment building.



## BY-LAW 2014-53

A By-law to amend 90-81, as amended.  
(To remove a Holding zone provision)

---

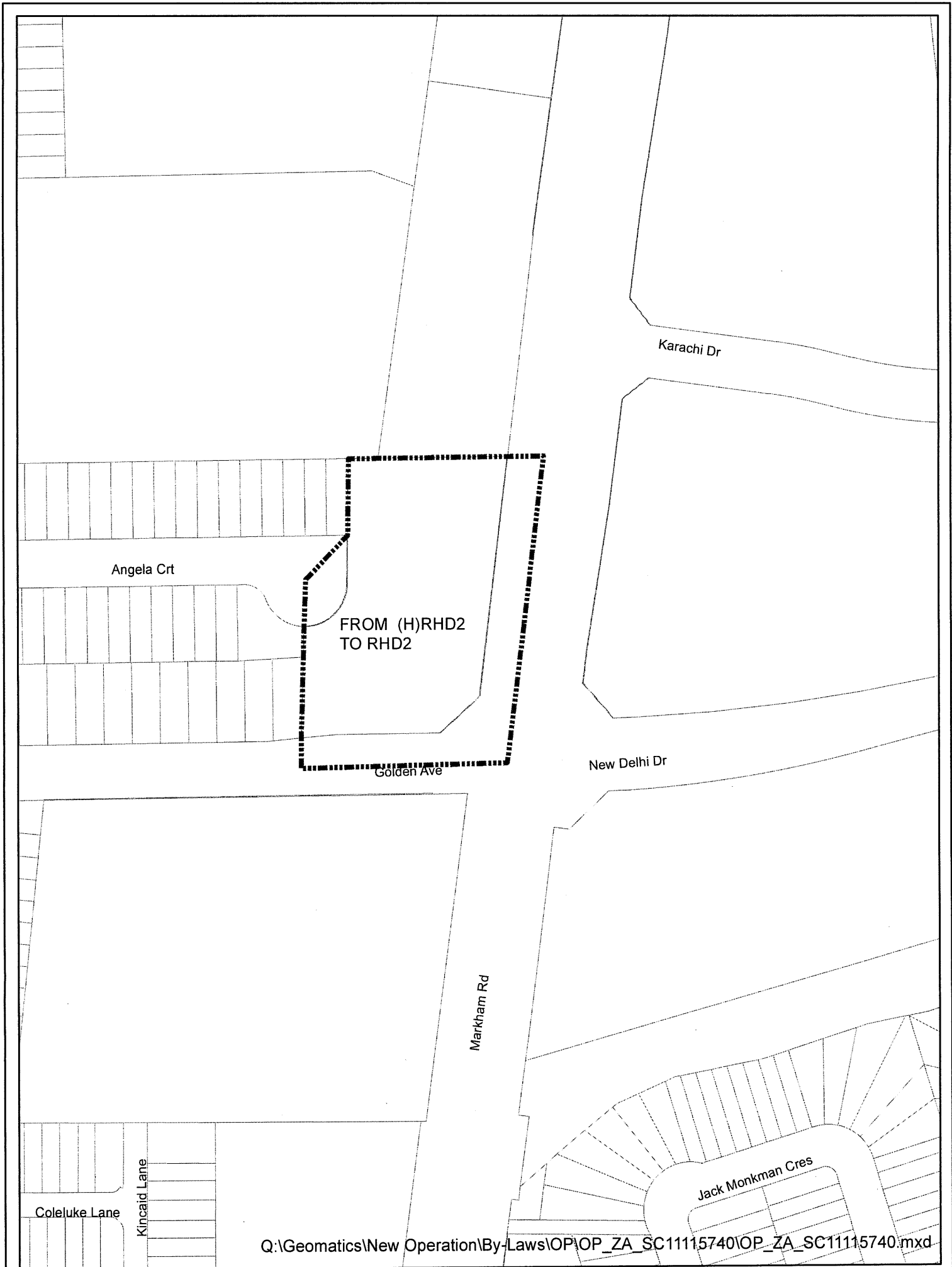
THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

1. By-law 90-81, as amended, be and the same is hereby further amended as follows:
  - 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto from "Second Density – High Density Residential – Hold [(H)RHD2]" to "Second Density – High Density Residential [RHD2]".
2. All other provisions of By-law 90-81, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

Read a first, second, and third time and passed on April 30, 2014.

Kimberley Kitteringham  
City Clerk

Frank Scarpitti  
Mayor



# **BY-LAW SCHEDULE "A" TO BY-LAW 2014-53** **AMENDING BY-LAW 90-81 DATED APRIL 30, 2014**

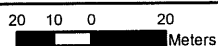
 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

 RHD2 SECOND DENSITY-HIGH DENSITY RESIDENTIAL

 (H) HOLDING PROVISION



DEVELOPMENT SERVICES COMMISSION



Drawn By: DD

Checked By: SC

DATE: 04/04/13

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