



## **EXPLANATORY NOTE**

### **BY-LAW 2013-190**

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

**Ruland Properties Inc. (The Remington Group)  
7980 Birchmount Road  
Markham Centre**

### **Lands Affected**

This by-law amendment applies to a 0.7 ha (1.7 ac) property within Markham Centre, located on the west side of Birchmount Road, south of Enterprise Boulevard, municipally known as 7980 Birchmount Road (the Subject Lands). This By-law amendment also addresses adjacent lands proposed to be used for interim surface parking to support development on the Subject Lands.

### **Existing Zoning**

The Subject Lands are zoned Markham Centre Downtown One (Hold) Zone [MC-D1 (H1, H2 and H5)] and Markham Centre Downtown One (Hold) Zone [MC-D1 (H1 and H2)] under By-law 2004-196, as amended. The adjacent lands are zoned Markham Centre Downtown One Zone (MC-D1) and Markham Centre Downtown Two Zone (MC-D2), also subject to various holding provisions.

### **Purpose and Effect**

The purpose of this by-law amendment is to remove the Holding (H1, H2 and H5) provisions from the zoning of the Subject Lands to permit the lands to be developed in accordance with the applicable zone standards and the project plans approved by the City. The conditions for removal of the Holding provisions include execution of a site plan agreement. The intent of these conditions has been met to the satisfaction of Markham City Council. The Holding (H2) provisions applicable to the adjacent lands are also being removed to allow them to be used for interim surface parking associated with development on the Subject Lands.

The effect of the proposed by-law is that a 12 storey office building with ancillary retail uses will be permitted on the Subject Lands, and interim surface parking associated with the proposed development will be permitted on the adjacent lands.



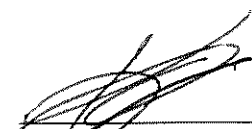
## BY-LAW 2013-190

A By-law to amend By-law 2004-196, as amended  
(Removal of Holding (H) Provisions)

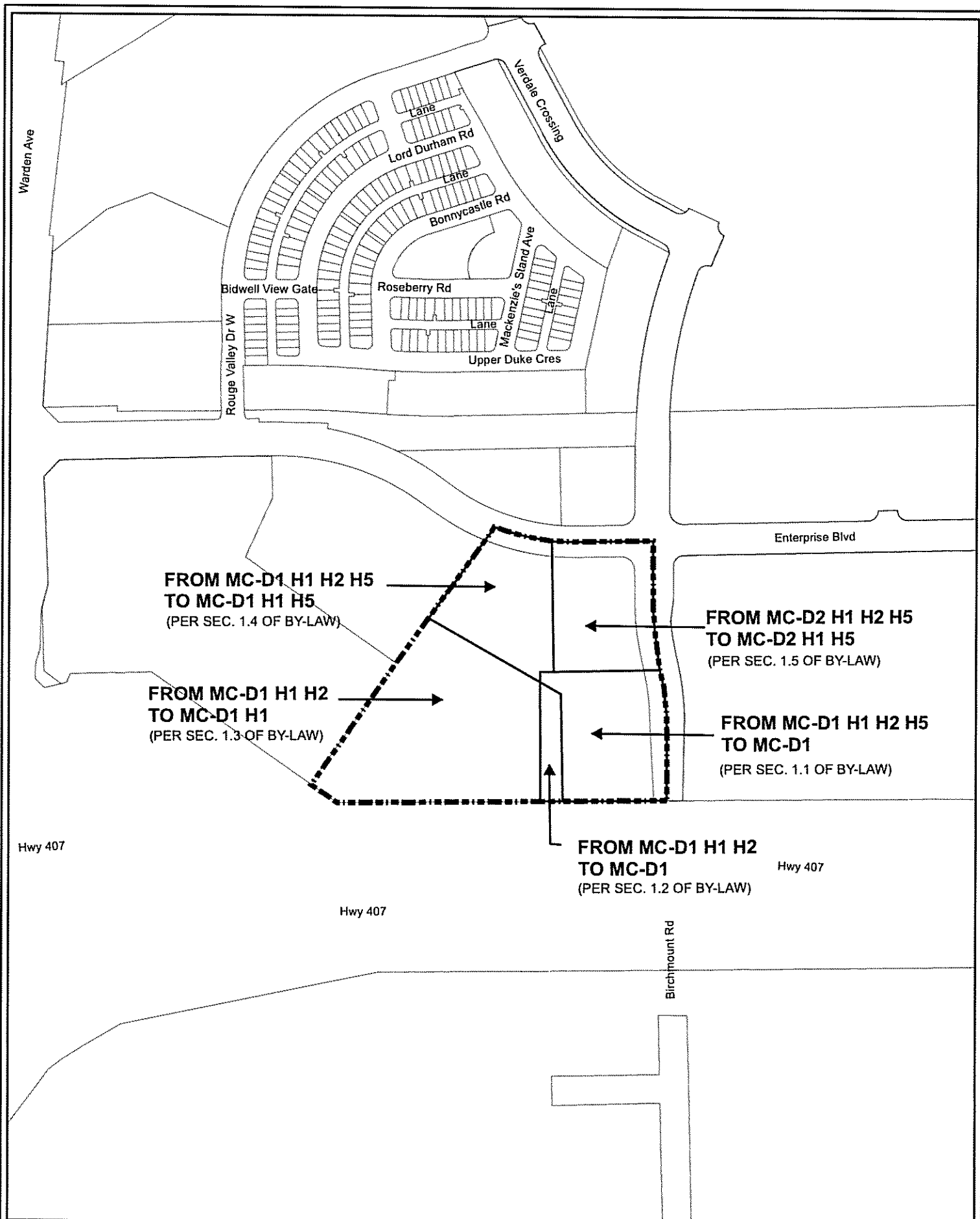
THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

1. By-law 2004-196, as amended, is hereby further amended as follows:
  - 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto from:  
  
Markham Centre Downtown One (Hold) Zone  
[MC-D1 (H1, H2 and H5)] to:  
  
Markham Centre Downtown One Zone  
(MC-D1)
  - 1.2 By rezoning the lands outlined on Schedule 'A' attached hereto from:  
  
Markham Centre Downtown One (Hold) Zone  
[MC-D1 (H1 and H2)] to:  
  
Markham Centre Downtown One Zone  
(MC-D1)
  - 1.3 By rezoning the lands outlined on Schedule 'A' attached hereto from:  
  
Markham Centre Downtown One (Hold) Zone  
[MC-D1 (H1 and H2)] to:  
  
Markham Centre Downtown One (Hold) Zone  
[MC-D1 (H1)]
  - 1.4 By rezoning the lands outlined on Schedule 'A' attached hereto from:  
  
Markham Centre Downtown One (Hold) Zone  
[MC-D1 (H1, H2 and H5)] to:  
  
Markham Centre Downtown One (Hold) Zone  
[MC-D1 (H1 and H5)]
  - 1.5 By rezoning the lands outlined on Schedule 'A' attached hereto from:  
  
Markham Centre Downtown Two (Hold) Zone  
[MC-D2 (H1, H2 and H5)] to:  
  
Markham Centre Downtown Two (Hold) Zone  
[MC-D2 (H1 and H5)]
2. All other provisions of By-law 2004-196, as amended, not inconsistent with the provisions of this By-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
26<sup>TH</sup> DAY OF NOVEMBER, 2013.

  
KIMBERLEY KITTERINGHAM  
CITY CLERK

  
FRANK SCARPITTI  
MAYOR



## BY-LAW SCHEDULE 'A' TO AMEND BY-LAW 2004-96

BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

BOUNDARY OF ZONE DESIGNATION(S)

MARKHAM CENTRE DOWNTOWN ONE

MARKHAM CENTRE DOWNTOWN TWO

HOLDING PROVISIONS

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BY-LAW AMENDMENT No. 2013-190 PASSED November 26, 2013

(MAYOR) (CLERK)

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: RK

Meters  
40 0 40

DATE: 11/11/2013

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