

EXPLANATORY NOTE

BY-LAW NO. 2011-163

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

169 & 179 Enterprise Boulevard (Ruland Properties Inc.)

LANDS AFFECTED

This by-law applies to a 7.59 ha (18.75 ac) property located within Markham Centre located on the south side of Enterprise Boulevard, east of Birchmount Road, municipally known as 169 & 179 Enterprise Boulevard.

EXISTING ZONING

The lands are zoned Markham Centre Downtown One (Hold) [MC-D1 (H1, H2 and H5)], Markham Centre Downtown Two (Hold) [MC-D2 (H1, H2 and H5)], and Markham Centre Downtown One (Hold) [MC-D1 (H1 and H2)] under By-law 2004-196, as amended.

PURPOSE OF THE BY-LAW

The purpose of this by-law is to remove the Holding (H1, H2 and H5) provisions from the zoning to permit the lands to be developed in accordance with the applicable zone standards and the project plans approved by the Town. The conditions for removal of the Holding provisions include meeting group agreement obligations and execution of subdivision and site plan agreements. The intent of these conditions have been met to the satisfaction of the Planning Department.

EFFECT OF THE BY-LAW

The effect of the proposed by-law is to permit the construction of two multi-storey commercial buildings.



BY-LAW 2011-163

*A by-law to amend By-law 2004-196, as amended
(To remove the Holding (H1, H2 and H5) Zoning provisions)*

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

"1. By-law 2004-196, as amended, be and the same is hereby further amended as follows:

1.1 By rezoning the lands outlined on Schedule 'A' hereto from:

Markham Centre Downtown One Zone (Hold) [MC-D1 (H1, H2 and H5)]
Markham Centre Downtown Two Zone (Hold) [MC-D2 (H1, H2 and H5)]
and Markham Centre Downtown One Zone (Hold) [MC-D1 (H1 and H2)]
to

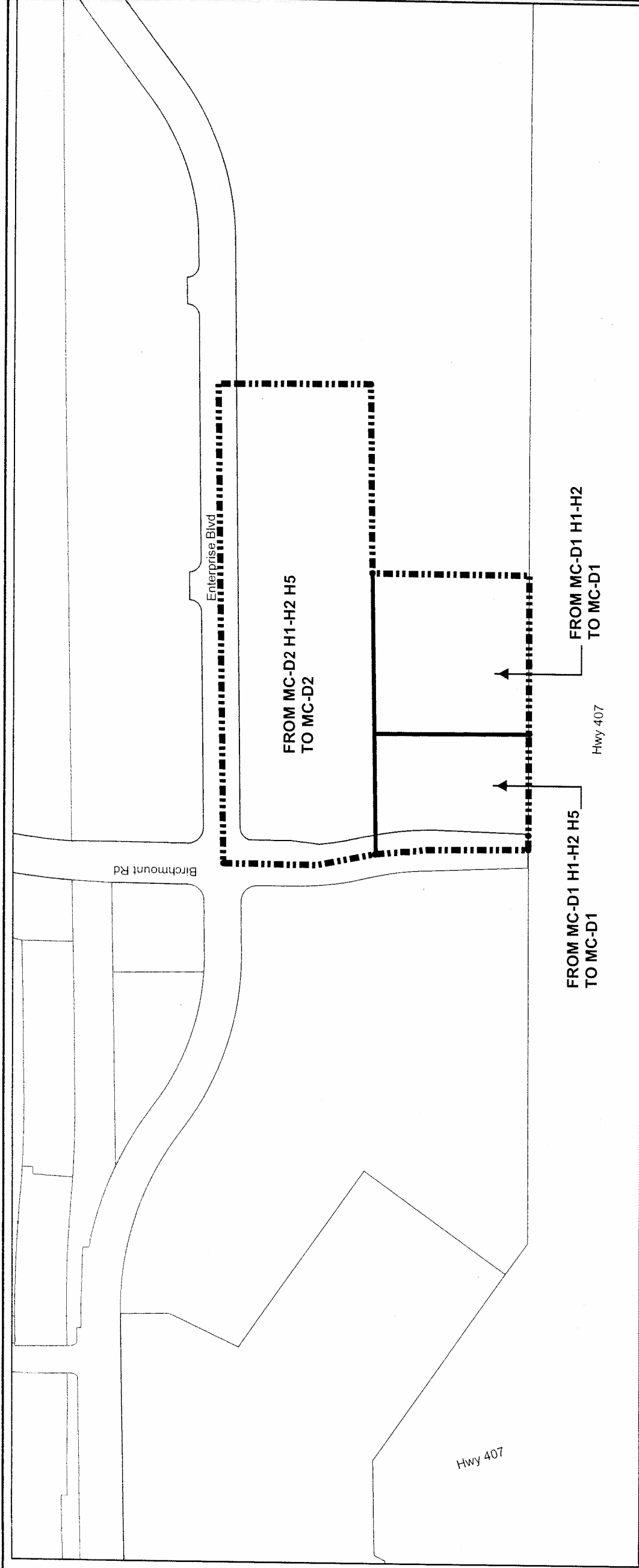
Markham Centre Downtown One Zone (MC-D1)
Markham Centre Downtown Two Zone (MC-D2)
and Markham Centre Downtown One Zone (MC-D1)

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
28TH DAY OF JUNE, 2011.


KIMBERLEY KITTERINGHAM
TOWN CLERK


FRANK SCARPITTI
MAYOR



BY-LAW SCHEDULE 'A' TO AMEND BY-LAW 2004-196

	BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE		BOUNDARY OF ZONE DESIGNATION(S)
<input checked="" type="checkbox"/> MC-D1	MARKHAM CENTRE DOWNTOWN ONE	<input checked="" type="checkbox"/> H1-H2	HOLDING PROVISIONS ONE & TWO
<input checked="" type="checkbox"/> MC-D2	MARKHAM CENTRE DOWNTOWN TWO	<input checked="" type="checkbox"/> H5	HOLDING PROVISION FIVE

BY-LAW AMENDMENT No. 2011-163 PASSED JUNE 28, 2011

MARKHAM DEVELOPMENT SERVICES COMMISSION

Paul Scarpitta (MAYOR) *[Signature]* (CLERK)

Drawn By: CPW Checked By: SB DATE: 14/06/2011