

## **EXPLANATORY NOTE**

### **BY-LAW 2011-102**

#### **A by-law to amend By-law 2237**

1691126 Ontario Inc. (Liberty Development Corporation);  
7161 and 7171 Yonge Street

## **LANDS AFFECTED**

The by-law applies to lands located on the north east corner of Yonge Street and Meadowview Drive, in Thornhill.

## **EXISTING ZONING**

The lands subject to this By-law are presently zoned Community Amenity Area One (Hold 1) [CA1(H1)] and Community Amenity Area One (Hold 2) [CA1(H2)] by By-law 2237 as amended.

## **PURPOSE AND EFFECT OF THE BY-LAW**

The purpose of this by-law is to remove the H1 and H2 Provisions appended to the zoning of the subject lands to permit development of a high density, mixed use residential and retail, office and hotel development.

The following conditions must be met prior to removal of the H1 provision:

- Submission of municipal servicing and transportation impact studies;
- Execution of a Site Plan Agreement;
- Execution of a Section 37 Agreement;
- Execution of one or more development agreements regarding off-site infrastructure;
- Execution of one or more “no pre-sale” agreements relating to phases of development that have not been granted Regional servicing allocation.

The following conditions must be met prior to removal of the H2 provision:

- Removal of the H1 provision;
- Submission of updated transportation impact/monitoring study;
- Availability of servicing capacity for the number of dwelling units proposed.

Servicing capacity in the local sanitary system will be addressed by a new sewer main along Dudley Avenue. The conditions relating to the execution of agreements have been met. Additional Regional servicing allocation for the portion of the development under the H2 provision was granted by the Town in 2010. The H1 provision is being lifted concurrently with the H2 provision. The conditions relating to a transportation impact/monitoring studies have been addressed through special clauses in the Site Plan Agreement.

The effect of the by-law will be to permit:

- 728 Residential units in two high-rise towers
- A maximum of 50,000 m<sup>2</sup> of permitted non-residential uses
- Construction of a portion of the podium beneath the Phase II residential towers (these towers are not part of this application)



## BY-LAW 2011-102

*(A by-law to amend By-law 2237, as amended, to remove the (H1) and (H2) holding provisions from 7161 and 7171 Yonge Street)*

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

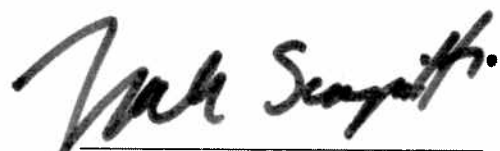
1. That By-law 2237, as amended, is hereby further amended as follows:
  - 1.1 By rezoning the lands shown on Schedule 'A' attached hereto, as follows:

From Community Amenity Area One (Hold 1) [CA1 (H1)]  
To Community Amenity Area One [CA1] and;

From Community Area One (Hold 2) [CA1 (H2)]  
To Community Amenity Area One [CA1]
2. All other provisions of By-law 2237, 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  
31<sup>ST</sup> DAY OF MAY, 2011.

  
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KIMBERLEY KITTERINGHAM  
TOWN CLERK

  
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FRANK SCARPITTI  
MAYOR

