

EXPLANATORY NOTE

BY-LAW NO. 2011-4

A by-law to amend By-law 2004-196, as amended by By-law 2010-48.

Main Street Residence Inc.
34 Main Street Unionville South
Part of Lot 9, Concession 5
Markham Centre

LANDS AFFECTED

The proposed amendment applies only to Phase 1 (0.57 ha) of those lands located on the west side of Main Street Unionville South, north of Enterprise Boulevard, municipally known as 34 Main Street Unionville South in Markham Centre.

EXISTING ZONING

The Phase 1 lands are zoned Markham Centre Downtown Two *8 (Hold 8) [MC-D2 (H8)] by Zoning By-law 2004-196, as amended.

PURPOSE

The purpose of the by-law amendment is to remove the Holding provision on the Phase 1 lands of the proposed development. The By-law provides that the Holding provision (H8) shall be lifted on the Phase 1 lands upon the execution of a site plan agreement for the Phase 1 lands, execution of an agreement with the Town, including financial securities, for the construction of Street 'A' within the subject property, and granting of any necessary easements and/or for dedication of any required lands to the satisfaction of the Town. These conditions have been met to the Town's satisfaction.

EFFECT OF THE BY-LAW AMENDMENT

The effect of the By-law amendment is to remove the Holding provision from the Phase 1 lands, to permit the construction of a 10, 945 square metres (117,814 square feet) retirement residence consisting of 126 rooms. The Holding provision (H8) will remain on the Phase 2 lands.



BY-LAW 2011-4

*A by-law to amend the Markham Centre Zoning By-law 2004-196, as amended
(To remove a Holding Zone provision)*

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

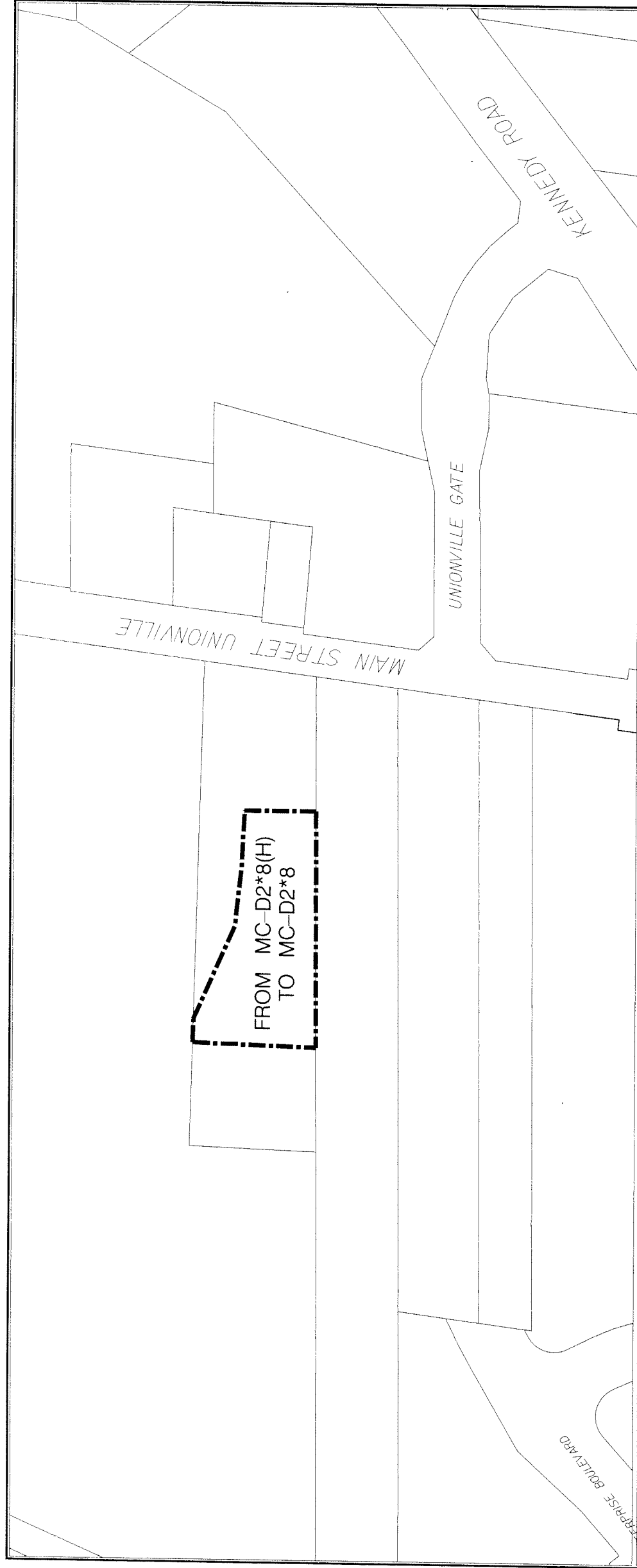
1. By-law 2004-196, as amended, is hereby further amended as follows:
 - 1.1 By rezoning the lands outlined on Schedule 'A' hereto from:

Markham Centre Downtown Two *8 (Hold 8) [MC-D2 (H8)] to
Markham Centre Downtown Two *8 (MC-D2).
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
14TH DAY OF DECEMBER, 2010.

KIMBERLEY KITTERINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR



FROM MC-D2*8(H)
TO MC-D2*8

UNIONVILLE GATE

KENNEDY ROAD

MARKHAM
The Pursuit of Excellence

DEVELOPMENT SERVICES COMMISSION

THIS IS SCHEDULE 'A' TO BY-LAW 2011-4
PASSED THIS 14TH DAY DEC., 2010

Pat Scarpitta MAYOR

CLERK

A BY-LAW TO AMEND BY-LAW

2004–1996

BOUNDARY OF AREA COVERED BY THIS BY-LAW

MARKHAM CENTRE DOWNTOWN TWO (H) HOLDING PROVISION

EXCEPTION NUMBER

NOTE: 1) DIMENSIONS ARE IN METRES

2) REFERENCE SHOULD BE MADE TO THE ORIGINAL BY-LAW LODGED IN THE OFFICE OF THE CLERK

SCALE 1: