

EXPLANATORY NOTE

BY-LAW NO. 2008-83

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

Ruland Properties Inc.

North of Enterprise Boulevard east of Rouge Valley Drive

Part of Lots 8 & 9, Concession 5

Markham Centre

LANDS AFFECTED

This by-law applies to the approximately 0.82 ha (2.02 acres) of the Ruland Properties lands north of Enterprise Boulevard, on the west side of Verdale Crossing at Rouge Valley Drive (as outlined below).

EXISTING ZONING

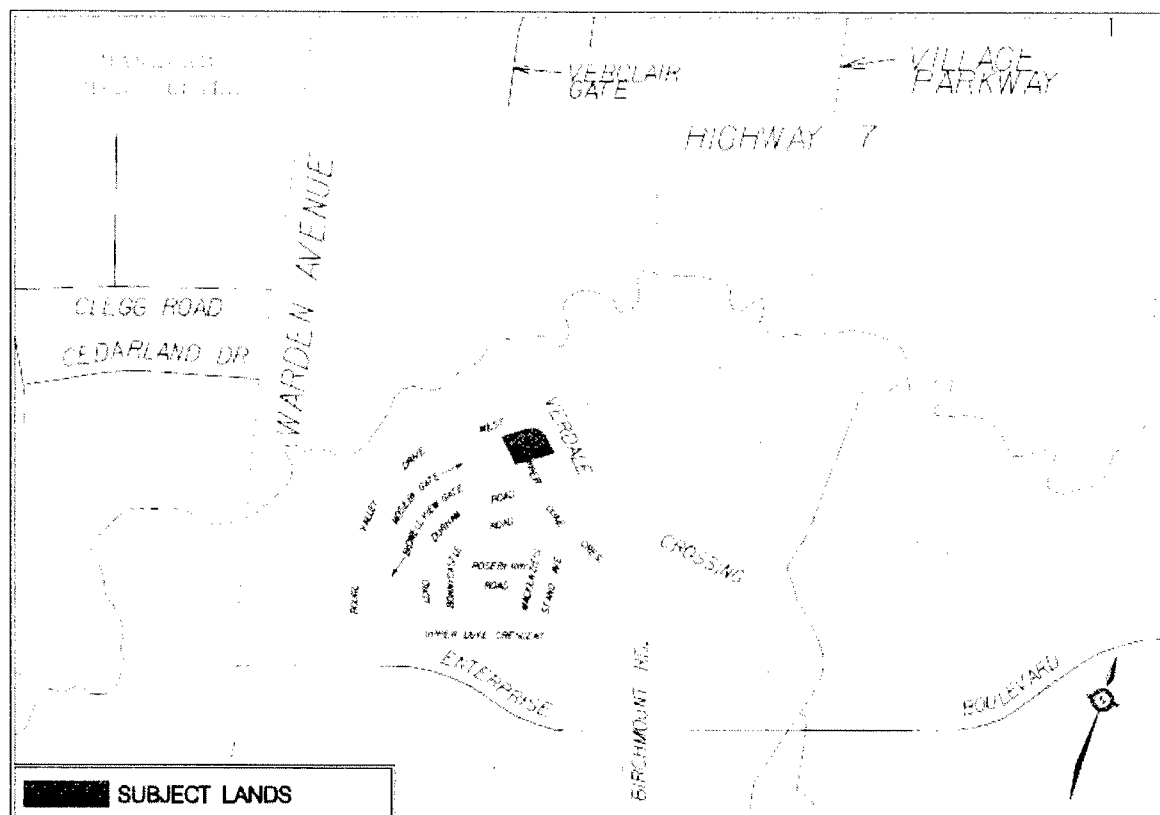
The lands are zoned Markham Centre Downtown Two (MC-D2) under By-law 2004-196, as amended.

PURPOSE OF THE BY-LAW

The purpose of the proposed amendment is to substitute Schedule A3 of By-law 2004-296, as amended, to permit an increase in height for the northern most building within the Verdale project from 31.0 metres to 43.5 metres.

EFFECT OF THE BY-LAW

The effect of the proposed amendment is to permit the construction of a residential building 14 storeys in height, rather than 10 storeys.





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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 deleting Schedule 'A3 – Minimum and Maximum Heights' contained in By-law 2004-196 and replacing with a revised Schedule 'A3 – Minimum and Maximum Heights' attached hereto.
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
13TH DAY OF MAY, 2008.



KIMBERLEY KITTINGHAM
DEPUTY CLERK



FRANK SCARPITTI
MAYOR

Schedule A3 Minimum and Maximum Heights

Special provision for identified intersections

This provision applies to lands at the intersections identified by the Circles A1, A2 and A3 as shown on the inset maps.

The special height zone at intersection A1 measures 60 metres along each streetline from the hypothetical point of intersection of the two streetlines. The depth of the special height zone is 30 metres from the streetline.

The special height zones in the shape of a square at intersection A2 each measure 30 metres by 30 metres. If the square is located at an intersection, the 30 metre length is measured from the hypothetical point of intersection of the two streetlines.

With both intersections A1 and A2, the location of any height zone boundary can be varied by up to 10 metres without an amendment or a minor variance to this By-law.

The special height zone in the shape of a rectangle at intersection A3 Measures 40 metres along the Rouge Valley Drive West streetline and 32 metres along the Verdale Crossing streetline.

NOTE:

Notwithstanding any of the height permissions shown on this schedule, no part of any building or structure shall have a height greater than 233.00 G.S.C. (Geological Survey of Canada)



DEVELOPMENT SERVICES COMMISSION

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

THIS IS SCHEDULE 'A3' TO BY-LAW 2008-83

PASSED THIS 13TH DAY MAY OF 2008

Paul Spagnoli MAYOR

[Signature] DEPUTY CLERK

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BOUNDARY OF AREA COVERED BY THIS BY-LAW

☐ SEE SPECIAL PROVISION (A)

	MIN 12.0m, MAX 31.0m		MAX 36.0m
	MAX 15.0m		MIN 31.0m, MAX 49.0m
	MAX 31.0m		MIN 12.0m, MAX 40.0m
			MAX 43.5m

NOTE: REFERENCE SHOULD BE MADE TO THE ORIGINAL BY-LAW LODGED IN THE OFFICE OF THE CLERK

