



## **EXPLANATORY NOTE**

### **BY-LAW 2018-89**

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

**Ruland Properties Inc. (The Remington Group)**

**Lands on the east side of Birchmount Road, south of the future extension of Verdale Crossing**

#### **Lands Affected**

The proposed by-law amendment applies to 1.86 hectares (4.6 acres) of land within Markham Centre located on the east side of Birchmount Road, south of the future extension of Verdale Crossing and municipally known as 8119 Birchmount Road.

#### **Existing Zoning**

By-law 2004-196, as amended, zones the subject lands **Markham Centre Downtown Two Zone Hold [MC-D2 (H1, H2 and H5)]**.

#### **Purpose and Effect**

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 City. The conditions for removal of the Holding provisions include meeting landowner group agreement obligations and execution of subdivision and site plan agreements. The intent of these conditions has been met to the satisfaction of the Planning Department.

The effect of the proposed by-law is to permit the construction of three, mixed-use buildings.



## By-law 2018-89

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

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The Council of the Corporation of the City of Markham hereby enacts as follows:

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

From:

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

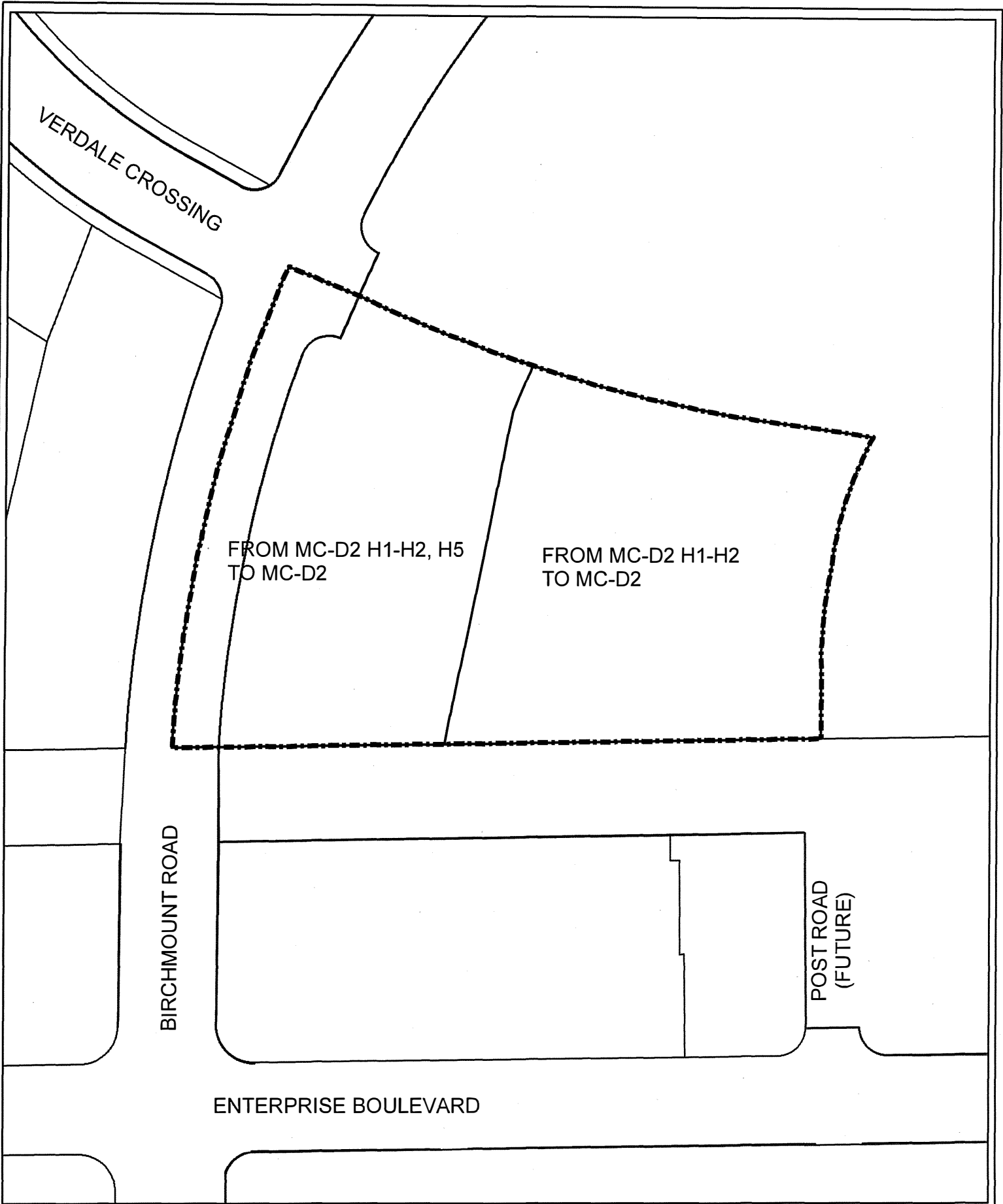
To:

**Markham Centre Downtown Two Zone (MC-D2)**
- 2.0 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 on June 26, 2018.

  
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Kimberley Kitteringham  
City Clerk

  
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Frank Scarpitti  
Mayor



# SCHEDULE "A" TO BY-LAW 2018-89

## AMENDING BY-LAW 2004-196 DATED JUNE 26, 2018

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE

 MARKHAM CENTRE DOWNTOWN TWO

 HOLDING PROVISION

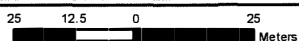
 EXCEPTION SECTION NUMBER

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

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DEVELOPMENT SERVICES COMMISSION



Drawn By:RT

Checked By:RK

DATE:15/06/2018

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