



EXPLANATORY NOTE

BY-LAW 2018-14

A By-law to amend By-law 2237, as amended

**Devron Developments, Inc. (Yonge Grandview Corp.)
7089 Yonge Street, 11 and 15 Grandview Avenue
PLAN 2446 PART BLK A
ZA 17 182948**

Lands Affected

The proposed by-law amendment applies to 0.6 hectares (1.5 acres) of land comprised of three properties located on the southeast corner of Yonge Street at its intersection with Grandview Avenue, and are municipally known as 7089 Yonge Street and 11 and 15 Grandview Avenue.

Existing Zoning

By-law 2237, as amended, currently zoned the subject lands as Community Amenity Area 1 (Hold) [(H)CA1] Zone and Open Space [O1] Zone. The purpose of the Holding provision is to ensure certain conditions have been satisfied, such as confirmation of servicing allocation; approval of a transportation study; and execution of a site plan agreement. With the exception of the execution of a site plan agreement, the above criteria have been satisfied. The associated Site Plan application is close to obtaining final approval, and staff are satisfied that the Holding provision can be removed at this time. In addition, the applicant has submitted an undertaking to not compel the City to issue an above-grade building permit for the project until the site plan agreement has been executed, and final Site Plan approval has been obtained.

Purpose and Effect

The purpose and effect of this by-law is to remove the Holding (H) symbol provision from the zoning of the subject lands in order to allow a 25 storey mixed use high density residential and retail/commercial development on the subject lands.



By-Law 2018-14

A By-law to amend By-law 2237, as amended
(Removal of Hold Provision)

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law prohibiting the use of land, buildings or structures within a defined area or areas; and,

WHEREAS Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the by-law; and,

WHEREAS Zoning By-law No. 2237 is the governing By-law of the Corporation of the City of Markham pertaining to the subject lands; and


WHEREAS the Council of the Corporation of the City of Markham has deemed it advisable to amend Zoning By-law No. 2237; and,

WHEREAS it has been confirmed to Council that all of the conditions required for the removal of the Holding (H) Symbol from the subject lands have been completed to the satisfaction of the City;

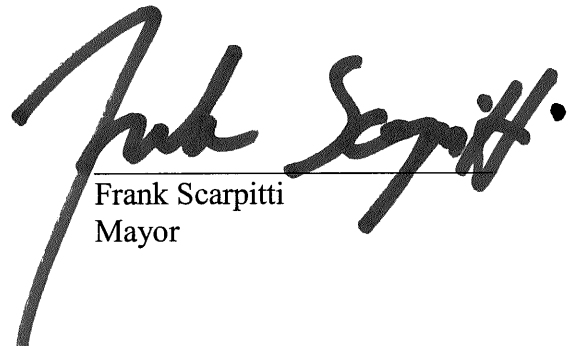
NOW THEREFORE the Council of the Corporation of the City of Markham enacts as follows:

1. By-law 2237, as amended, is hereby further amended as follows:
 - 1.1 By removing the Holding (H) provision from the **[(H)CA1] Zone** for the lands outlined on Schedule 'A' attached hereto.
2. THAT Zoning By-law No. 2237 is hereby amended to give effect to the forgoing, but shall in all other respects remain in full force and effect.
3. THAT this By-law shall come into effect upon final passing, pursuant to Section 34(21) of the Planning Act, 1990.

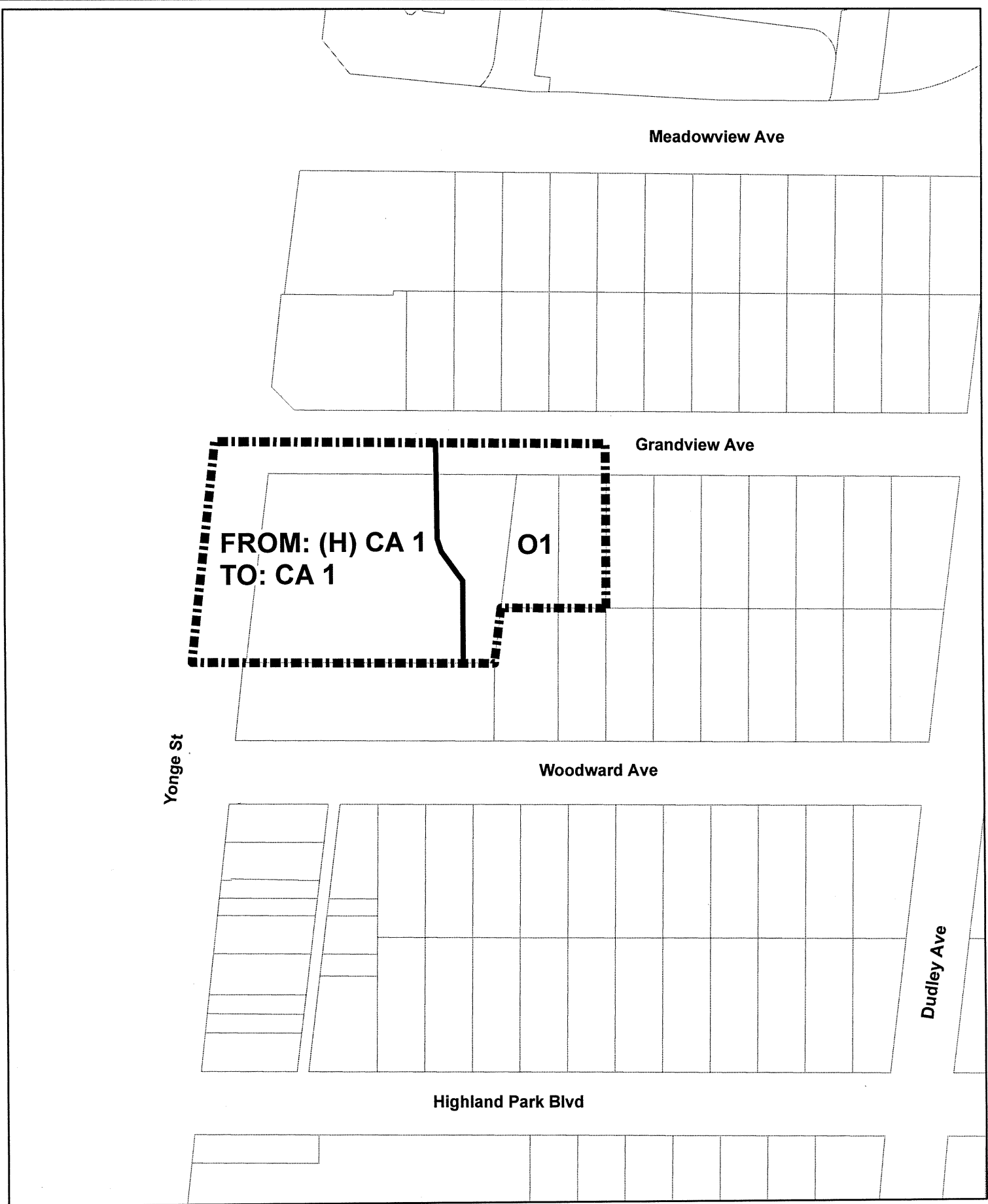
Read a first, second and third time and passed on February 27, 2018.



Kimberley Kitteringham
City Clerk


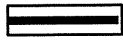
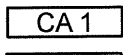
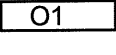
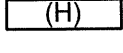


Frank Scarpitti
Mayor



SCHEDULE "A" TO BY-LAW 2018-14

AMENDING BY-LAW 2237 DATED FEBRUARY 27, 2018

-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE
-  BOUNDARY OF ZONE DESIGNATION(S)
-  CA 1 COMMUNITY AMENITY AREA ONE
-  O1 OPEN SPACE ONE
-  (H) HOLD PROVISION

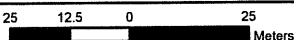


THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of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

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DEVELOPMENT SERVICES COMMISSION



Drawn By: LW Checked By: RC

Date: 20/02/2018

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