



EXPLANATORY NOTE

BY-LAW 2017-94

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

**Ruland Properties Inc. (The Remington Group)
8, 10 & 18 Rouge Valley Drive West**

Lands Affected

The proposed by-law amendment applies to a 1.21 ha (3 acres) parcel of land located north of Enterprise Boulevard on the east side of Warden Avenue and fronting onto Rouge Valley Drive West.

Existing Zoning

The subject lands are zoned Markham Centre Downtown Two *25 (Hold) [MC-D2 *25(H)] by By-law 2004-196, as amended.

Purpose and Effect

The purpose and effect of this By-law is to remove the Hold (H) provision from the zoning of the subject lands to permit a high-density development accommodating 545 residential condominium units and ancillary retail uses.



By-law 2017-94

A By-law to amend By-law 2004-196 (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 hold symbol is removed by amendment to the by-law; and,

WHEREAS Zoning By-law No. 2004-196 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. 2004-196; and,

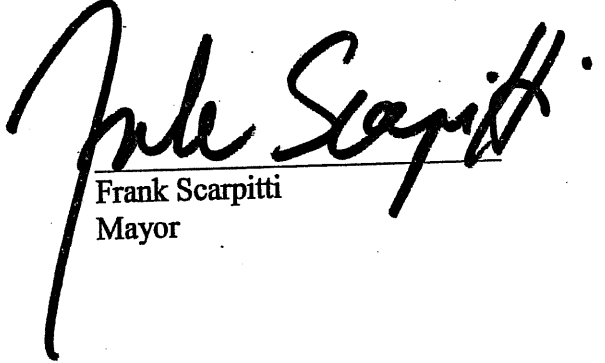
WHEREAS it has been confirmed to Council that all of the conditions required for the removal of the Hold (H) Symbol from the subject lands have been completed to the satisfaction of the City;

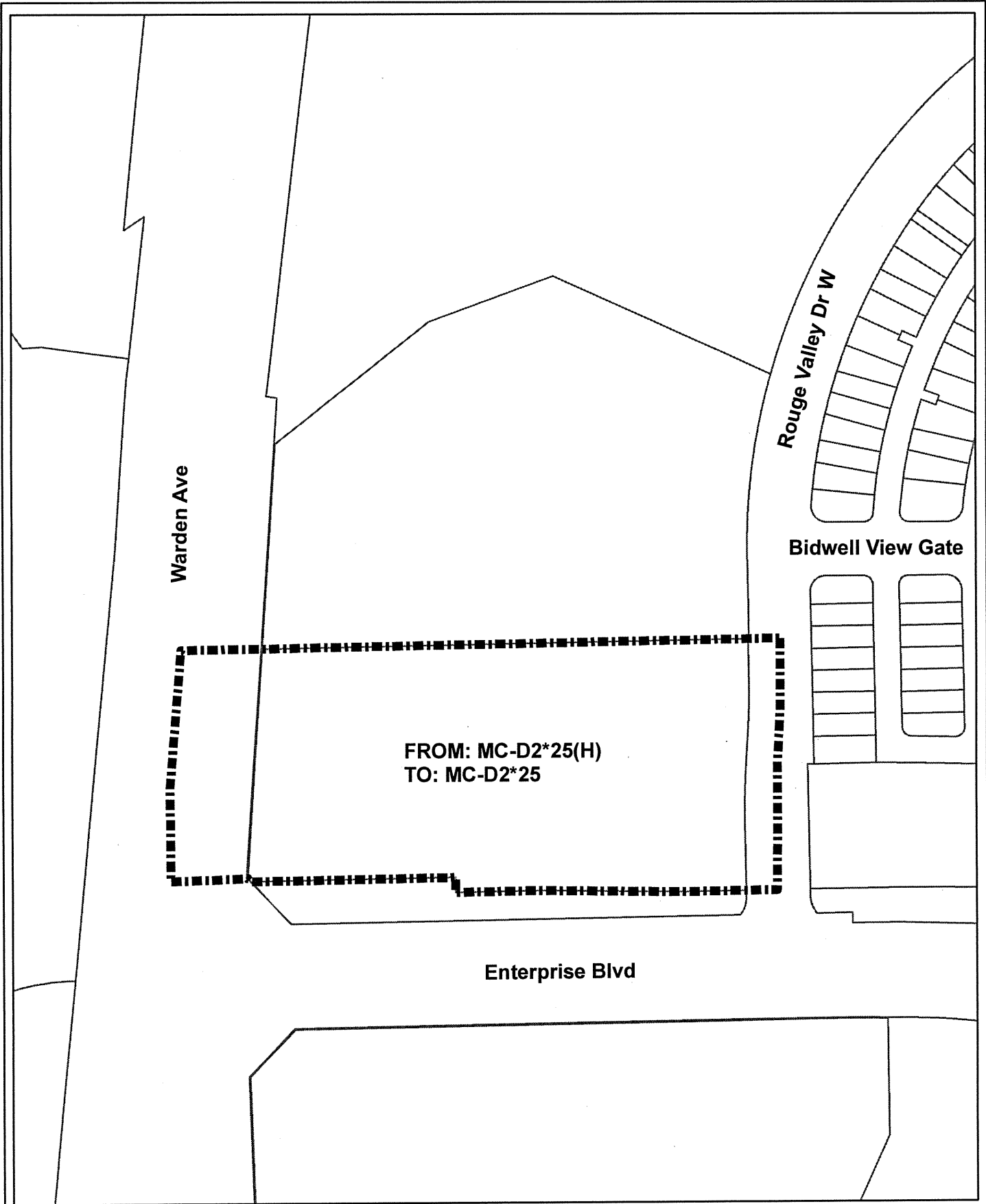
NOW THEREFORE the Council of the Corporation of the City of Markham enacts as follows:

1. THAT By-law 2004-196 is hereby further amended as follows:
 - 1.1 By removing the Hold (H) provision from the **Markham Centre Downtown Two *25 (Hold) [MC-D2 *25(H)] Zone** for the lands outlined on Schedule 'A' attached hereto.
2. THAT Zoning By-law No. 2004-196 is hereby amended to give effect to the foregoing, 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 November 1, 2017.


Kimberley Katteringham
City Clerk


Frank Scarpitti
Mayor



SCHEDULE " A " TO BY-LAW 2017-94

AMENDING BY-LAW 2004-196 AND DATED November 1, 2017

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE

 MARKHAM CENTRE DOWNTOWN TWO

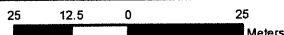
 HOLDING PROVISION

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: SB Date: 24/10/2017

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