



EXPLANATORY NOTE

BY-LAW 2017-68

A By-law to amend By-law 118-79, as amended

2426483 Ontario Ltd (Wyview Group)

3972 Highway 7 East

Lands Affected

The proposed by-law amendment applies to two blocks of land on the west side of Village Parkway, north of Highway 7.

Existing Zoning

The subject lands are zoned First Density – Medium Density Residential (Hold) [RMD1(H)] and Second Density – High Density Residential (Hold) [RHD2(H)] by By-law 118-79, 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 them to be developed as follows:

- a development at the north-west corner of Highway 7 and Village Parkway consisting of an 8-storey, 379 unit apartment building and 12 townhouses.
- a 60 unit townhouse development on the west side of Village Parkway, immediately north of the apartment/townhouse development.



By-law 2017-68

A By-law to amend By-law 118-79 (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. 118-79 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. 118-79; and,

WHEREAS the conditions for removal of the holding symbol have been satisfied 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 118-79 is hereby further amended as follows:
 - 1.1 By removing the Hold (H) provision from the **First Density – Medium Density Residential (Hold) [RMD1(H)] Zone** and the **Second Density – High Density Residential (Hold) [RHD2(H)] Zone** for the lands outlined on Schedule 'A' attached hereto.
2. THAT Zoning By-law No. 118-79 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.

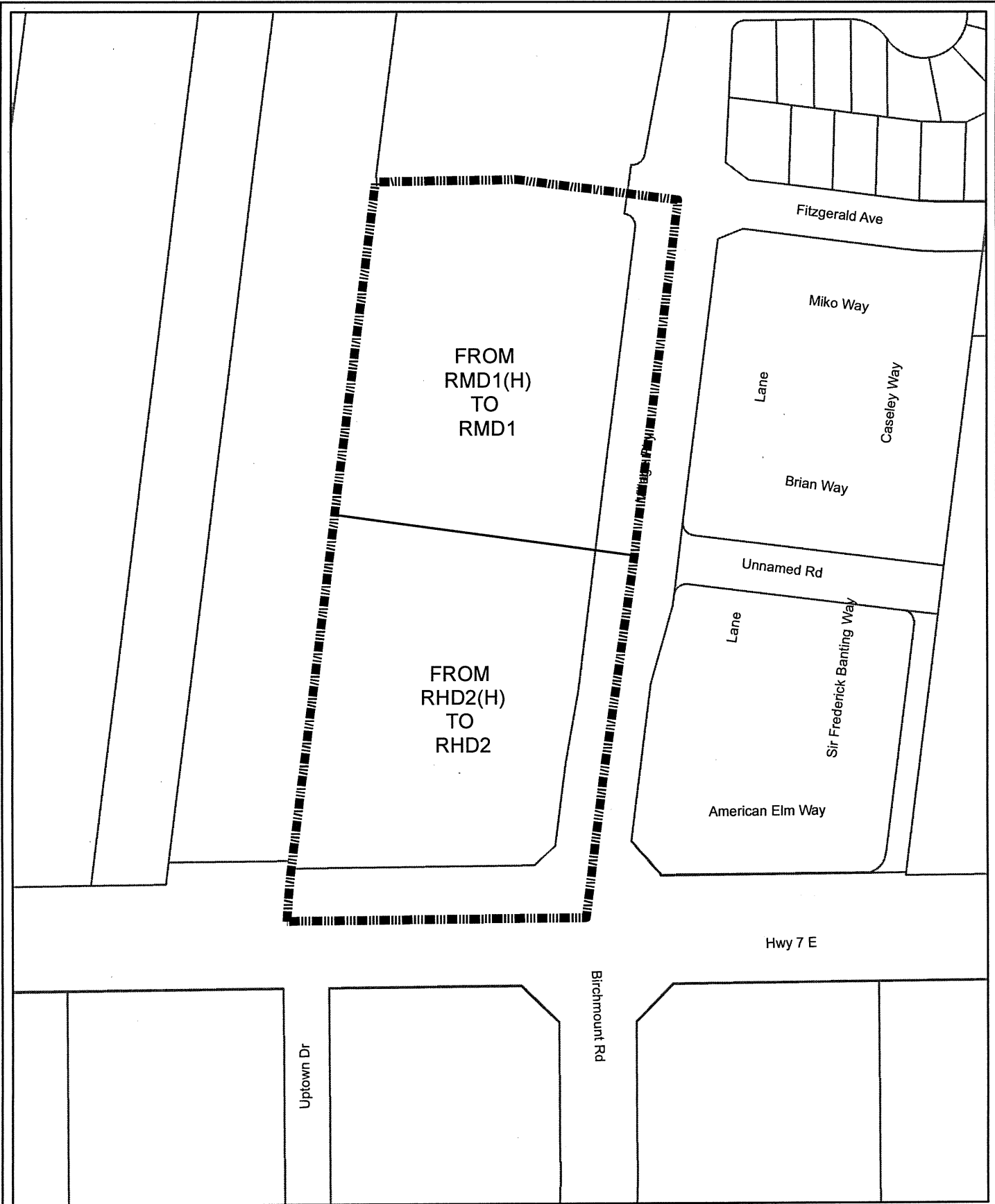
Read a first, second, and third time and passed on June 27, 2017.



Kimberley Kitteringham
City Clerk


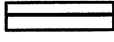
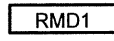

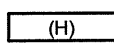


Jack Heath
Deputy Mayor



SCHEDULE " A " TO BY-LAW 2017-68

AMENDING BY-LAW 118-79 DATED June 27, 2017

-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE
-  BOUNDARY OF ZONE DESIGNATION(S)
-  FIRST DENSITY - MEDIUM DENSITY RESIDENTIAL
-  SECOND DENSITY - HIGH DENSITY RESIDENTIAL
-  HOLDING PROVISION

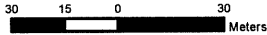


THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of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

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DEVELOPMENT SERVICES COMMISSION



Drawn By: LW Checked By: SH

Date: 14/06/2017

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