

EXPLANATORY NOTE

BY-LAW NO. 2017-51

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

1771107 Ontario Inc. (Times Group Inc.)
15 Water Walk Drive

LANDS AFFECTED

This by-law applies to a 1.09 ha (2.7 acre) property at the east side of Water Walk Drive between Highway 7 and RougeSide Promenade. A residential development known as the Riverside Condominium is currently under construction on the property.

EXISTING ZONING

The subject property is zoned “Markham Centre Downtown Two” (MC-D2) by the Markham Centre Zoning By-law No. 2004-196.

PURPOSE OF THE BY-LAW

The purpose of this by-law amendment is to increase the maximum permitted building height for a portion of the subject property from 30 metres to 28 storeys.

EFFECT OF THE BY-LAW

The effect of this by-law amendment is to permit an increase in the height of the tower component of the Riverside Condominium from 18 to 28 storeys. The tower component is located in the south portion of the property adjacent to RougeSide Promenade.



By-law 2017-51

A by-law to amend the Markham Centre
Zoning By-law 2004-196, as amended

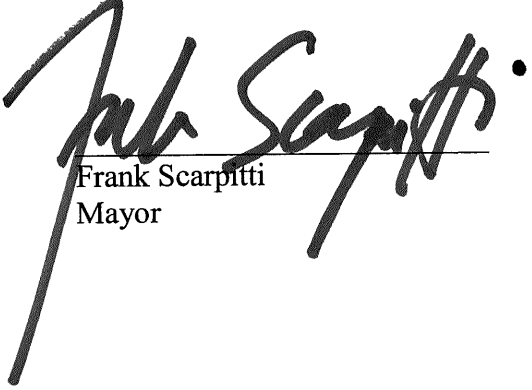
THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

1. Zoning By-law 2004-196, as amended, be and the same is hereby further amended as follows:
 - 1.1 By deleting Schedule F3 and replacing it with the attached Schedule F3.
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 on May 29, 2017.



Kimberley Kitteringham
City Clerk



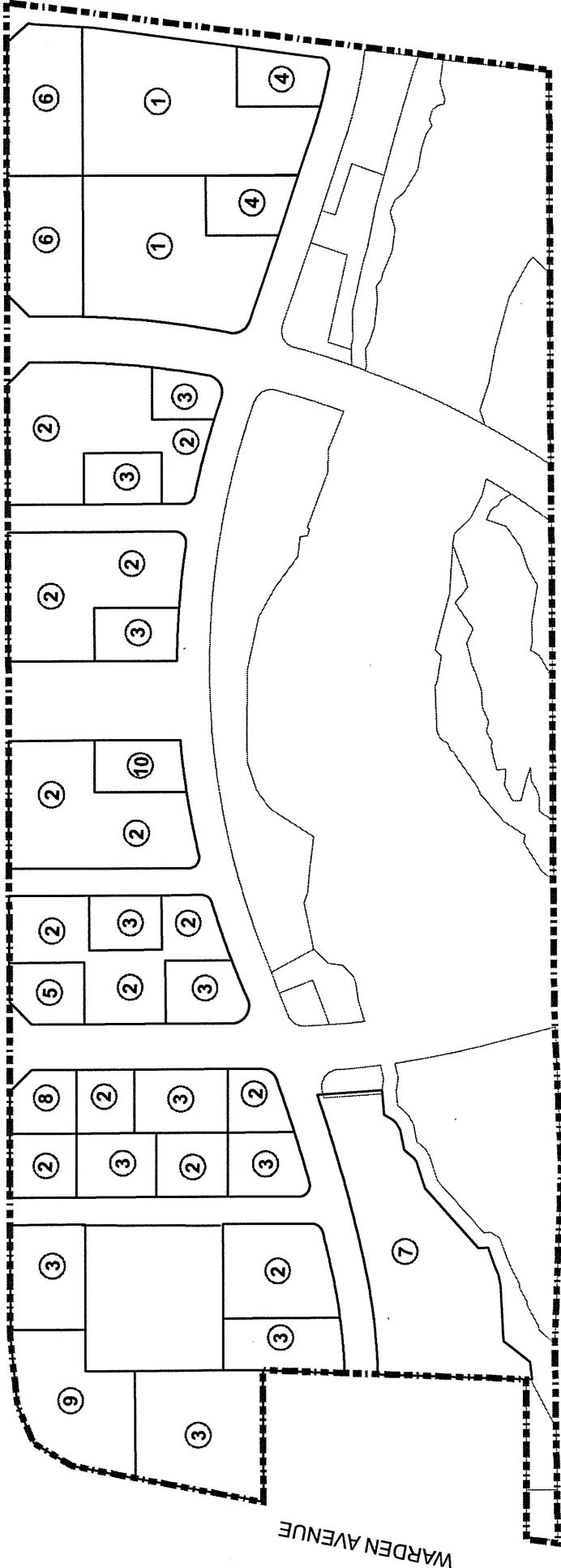
Frank Scarpitti
Mayor

Schedule F3
Minimum
& Maximum
Building Heights

The following provisions also apply

- 1) Notwithstanding any of the height permissions shown on this schedule. No part of any building shall have a height greater than 238.00 G.S.C (Geological Survey of Canada) This provision shall not apply to lands identified by the number 10
- 2) For any portion of a residential building with a height of greater than 30m, the maximum net floor area, per storey shall be 750 sq m, not including balcony areas
- 3) Any portion in excess of 30 metres in height of any residential building shall be not less than 34 metres from any portion in excess of 30 metres in height of any other residential building

HIGHWAY No. 7



MARKHAM DEVELOPMENT SERVICES COMMISSION

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

THIS SCHEDULE 'F3' TO BY-LAW 2017-51

PASSED May 29, 2017

John Smith MAYOR

[Signature] CLERK

BOUNDARY OF AREA COVERED BY THIS BY-LAW

①	MIN 5.0M - MAX 30.0M	④	MIN 5.0M - MAX 50.0M	⑦	MIN 6.0M - MAX 15.0M
②	MIN 6.0M - MAX 30.0M	⑤	MIN 6.0M - MAX 60.0M	⑧	MIN 6.0M - MAX 55.0M
③	MIN 6.0M - MAX 60.0M	⑥	MIN 7.0M - MAX 30.0M	⑨	MIN 30.0M - MAX 60.0M
				⑩	MAX 28 STOREYS

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