

BY-LAW NO. 2008-158

Ruland Properties Inc.
North of Enterprise Boulevard west side of Birchmount Road
Part of Lots 8 & 9, Concession 5
Markham Centre

This by-law applies to the approximately 0.745 ha (1.84 acres) of the Ruland Properties Inc. lands north of Enterprise Boulevard and the Civic Mall, on the west side of Birchmount Road (as outlined below).

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

The purpose of the proposed amendment is to substitute Schedule A3 of By-law 2004-196, as amended, to permit an increase in height for the northern most building from 31.0 metres to 34.0 metres and from 31.0 metres to 46.0metres for the southerly building.

The effect of the proposed amendment is to permit the construction of two residential buildings. The northern most building would have heights of 6 and 10 storeys, and the southerly building would be 11 and 14 storeys, rather than 10 storeys.

A map of the area around Highway 7 and Warden Avenue. The map shows various roads and landmarks. A black rectangle highlights a specific area labeled 'SUBJECT LANDS'. The map includes labels for 'MARKHAM CIVIC CENTRE', 'WARDEN AVENUE', 'CLEGG ROAD', 'CEDARLAND DR', 'VERDALE GATE', 'VILLAGE PARKWAY', 'HIGHWAY 7', 'WEST VERDALE', 'UPPER DUNE', 'DUNE', 'WILSON GATE', 'ROSEBANK'S ROAD', 'MCKENZIE'S STAND INC.', 'UPPER DUNE CRESCENT', 'ENTERPRISE', 'BIRCHMOUNT RD.', 'CROSSING', and 'BOULEVARD'. A north arrow is located in the bottom right corner.



BY-LAW 2008-158

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

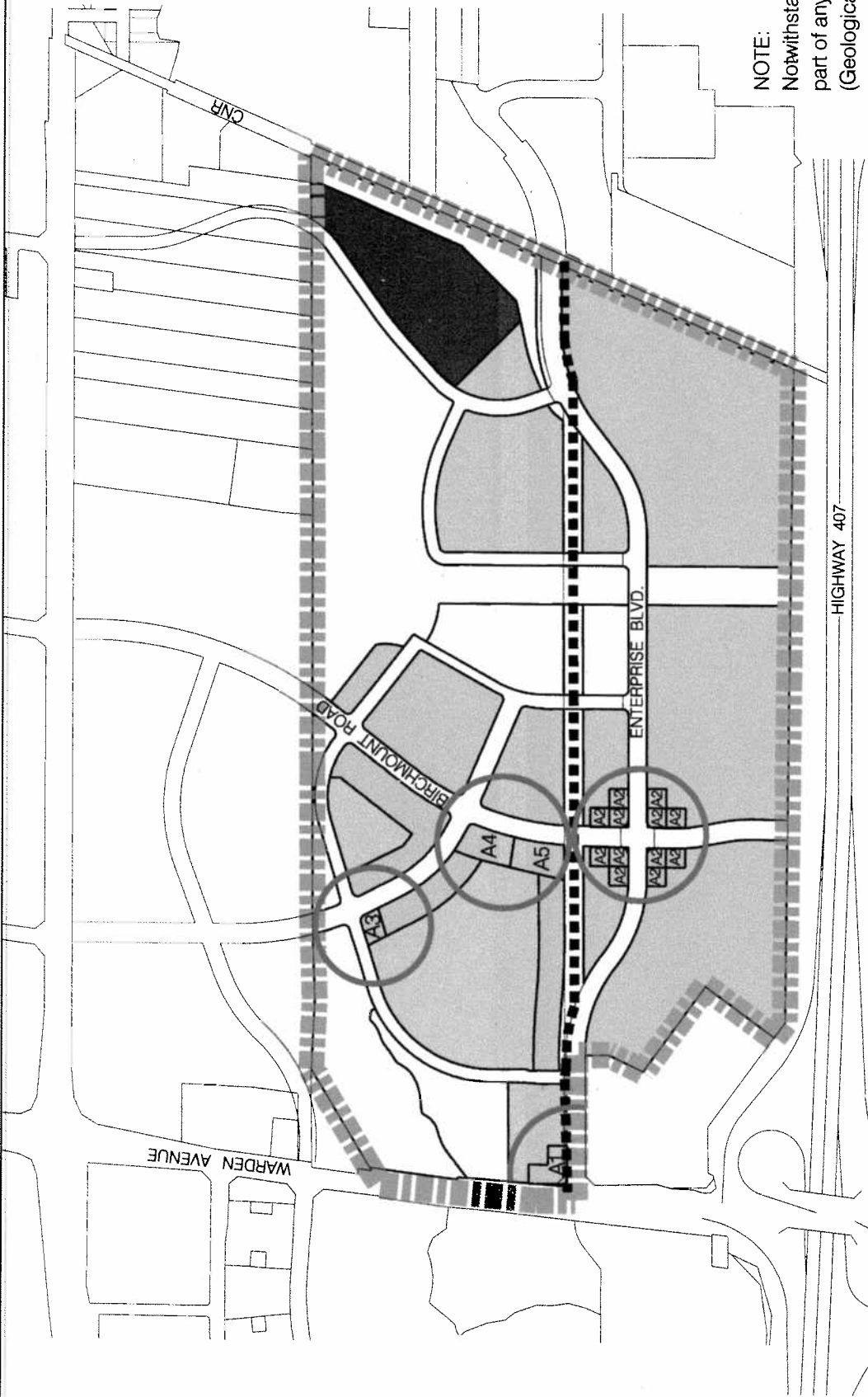
THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

1. By-law 2004-196, as amended, is hereby further amended as follows:
 - 1.1 By deleting Schedule 'A3 – Minimum and Maximum Heights' contained in By-law 2004-196, as amended, and replacing with a revised Schedule 'A3 – Minimum and Maximum Heights' attached hereto.
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 THIS
24TH DAY OF JUNE, 2008.

KIMBERLEY KITTINGHAM
DEPUTY CLERK

FRANK SCARPITTI
MAYOR



Schedule A3 Minimum and Maximum Heights

Special provision for identified intersections

This provision applies to lands at the intersections identified by the Circles A1, A2, A3, A4 and A5 as shown on the inset maps.

The special height zone at intersection A1 measures 60 metres along each streetline from the hypothetical point of intersection of the two streetlines. The depth of the special height zone is 30 metres from the streetline.

The special height zones in the shape of a square at intersection A2 each measure 30 metres by 30 metres. If the square is located at an intersection, the 30 metre length is measured from the hypothetical point of intersection of the two streetlines.

With both intersections A1 and A2, the location of any height zone boundary can be varied by up to 10 metres without an amendment or a minor variance to this By-law.

The special height zone in the shape of a rectangle at intersection A3 Measures 40 metres along the Rouge Valley Drive West streetline and 32 metres along the Verdale Crossing streetline.

The special height zone in the shape of a rectangle identified as A5 measures 80 metres along the Birchmount Road streetline.

NOTE:

Notwithstanding any of the height permissions shown on this schedule, no part of any building or structure shall have a height greater than 233.00 G.S.C. (Geological Survey of Canada)



DEVELOPMENT SERVICES COMMISSION

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

THIS IS SCHEDULE 'A3' TO BY-LAW 2008-158

PASSED THIS 24TH DAY OF JUNE 2008

Mark Sanyal MAYOR
[Signature] DEPUTY CLERK

BOUNDARY OF AREA COVERED BY THIS BY-LAW

☐	A1	MIN 12.0m, MAX 31.0m	☐	A4	MIN 31.0m, MAX 49.0m
☐	A2	MIN 15.0m, MAX 31.0m	☐	A5	MIN 12.0m, MAX 40.0m
☐	A3	MIN 12.0m, MAX 43.5m	☐	SEE SPECIAL PROVISION (A)	

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

