

SALE | OFFICE/RESIDENTIAL

180 MAIN STREET N, MARKHAM

**RECENTLY REZONED TO
OFFICE/RESIDENTIAL (C4)**



- **Excellent Investor/User or Live/Work Opportunity**
- **Great Corner Lot With Daily High Traffic/High Exposure**



LOCATION: Southwest corner of Main Street North and Bullock Drive

**PROPERTY
HIGHLIGHTS:**

- Located in the historic Old Markham Village area
- 3,650 SF freestanding heritage property on 0.34 acres
- Easy access to highway 7 and highway 407
- Steps to Markham go station
- Surrounded by local amenities and upscale residential neighbourhoods
- Proposed building addition of 1,800 SF
(see conceptual site plan and renderings attached)

ASKING PRICE:
\$1,559,000

TAXES (2015):
\$4,876.69

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*Sales Representative
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LENNARD PERFORMANCE

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180 MAIN STREET N, MARKHAM

Zoning



EXPLANATORY NOTE

BY-LAW 2016-113

A By-law to amend By-law 1229, as amended

723187 ONTARIO LTD.

180 MAIN STREET MARKHAM NORTH

Lands Affected

The by-law applies to 1,535 m² of land located on the southwest corner of Main Street Markham North and Bullock Drive, in the community of Markham Village.

Existing Zoning

The lands are currently zoned Residential (R1) by By-law 1229, as amended.

Purpose and Effect

The purpose and effect of the proposed By-law amendment is to rezone the lands to Office/Residential (C4) in order to permit restaurant use, business office use and a range of residential uses.

Note Regarding Further Planning Applications on this Property

In accordance with Section 45(1.3) and 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended on July 1, 2016 through the enactment of Bill 73, no person shall apply for a minor variance from the provisions of the by-law in respect of land, building or structure before the second anniversary of the day on which the by-law was amended, unless Council has declared by resolution that such an application is permitted.

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By-law 2016-113

A By-law to amend By-law 1229, as amended

The Council of the Corporation of the City of Markham hereby enacts as follows:

1. By-law 1229, as amended, is hereby further amended as follows:
 - 1.1 By rezoning the lands outlined on Schedule 'A' attached hereto from Residential (R1) to Office/Residential (C4) Zone.
 - 1.2 By adding the following subsection to Section 12 – EXCEPTIONS:

"12.41 180 Main Street Markham North

Notwithstanding any other provisions of By-law 1229, as amended, the provisions in this Section shall apply to those lands subject to By-law 2016-113 as shown on Schedule 'A' attached thereto. All other provisions of By-law 1229, as amended, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

12.41.1 Only Permitted Uses

The following uses are the only uses permitted:

- a) BUSINESS OFFICE;
- b) One (1) RESTAURANT, FULL SERVICE;
- c) DWELLING UNIT over a business premises;
- d) DETACHED DWELLING;
- e) SEMI-DETACHED DWELLING;
- f) DUPLEX DWELLING;
- g) TRIPLEX DWELLING; and
- h) FOURPLEX DWELLING.

12.41.2 Special Zone Provisions

- a) All parts of an OUTDOOR PATIOS shall be located within 25 metres of the front property line."

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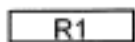
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Zoning

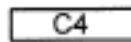


BOUNDARY OF AREA COVERED BY THIS SCHEDULE



R1

SINGLE DETACHED DWELLING



C4

COMMERCIAL

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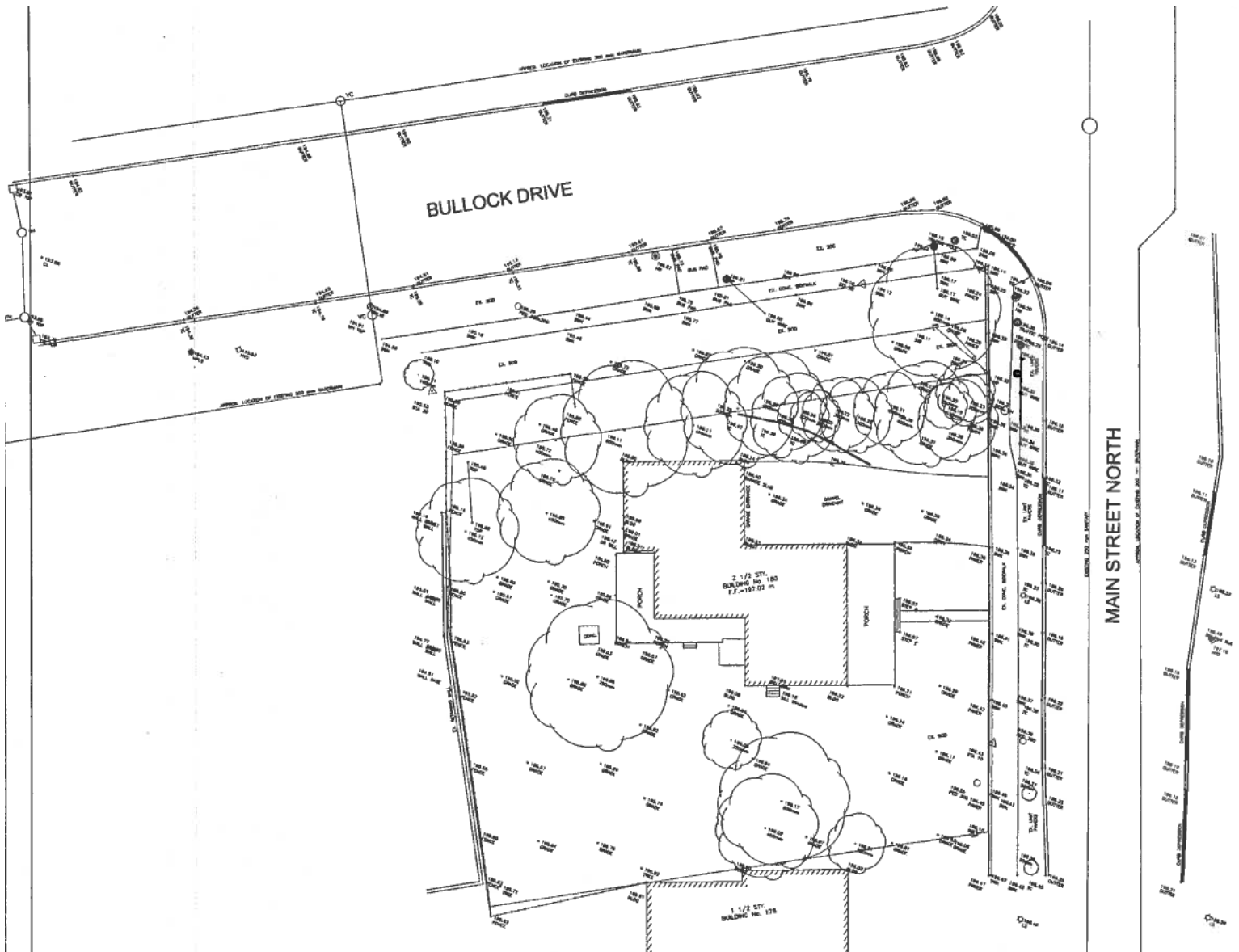
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Survey



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Conceptual Plans

EXTERIOR FRONT ELEVATIONS



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Conceptual Plans

EXTERIOR REAR ELEVATIONS



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Conceptual Plans

EXTERIOR NORTH SIDE ELEVATIONS



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180 MAIN STREET N, MARKHAM

Conceptual Plans

EXTERIOR SOUTH SIDE ELEVATIONS



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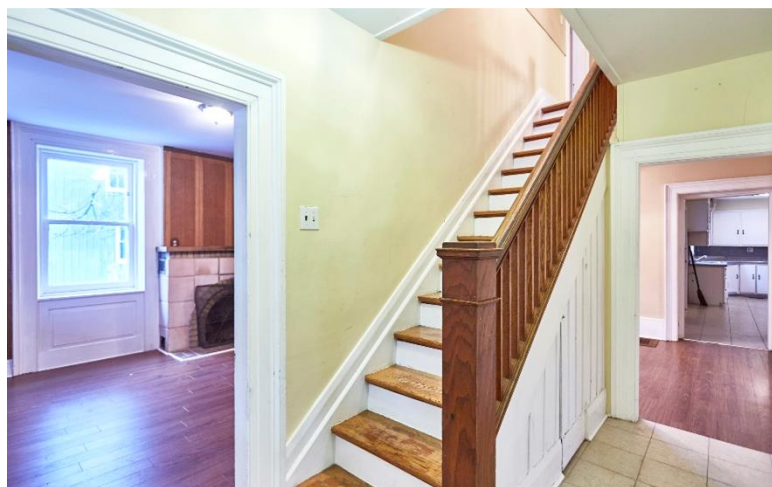
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Photo Gallery



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