




MEMORANDUM

TO: Mayor and Members of Council

FROM: Jim Baird, Commissioner of Development Services 

PREPARED BY: Scott Heaslip, Senior Project Coordinator, Central District

DATE: June 15, 2015

SUBJECT: **Hold Removal By-law
1820266 Ontario Inc. (Times Group Inc.)
East side of Village Parkway, one block north of Highway 7
File No. ZA 14 137492**

RECOMMENDATION

1. That the attached zoning by-law to remove the holding provision from zoning of the central townhouse block lands on the east side of Village Parkway, one block north of Highway 7 (1820266 Ontario Inc. /Times Group Inc.), be enacted.
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

COMMENT

The subject lands are located on the east side of Village Parkway, one block north of Highway 7. The lands are within draft approved plan of subdivision 19T-92012.

On December 3, 2013, Development Services Committee endorsed site plan approval for a 57 unit townhouse development on the subject lands.

The Times Group has signed the required site plan agreement and the associated subdivision agreement and has returned both agreements to the City with the required payments and securities. The Times Group is currently in the process of clearing the conditions of draft approval to permit the subdivision to be registered. The site plan agreement cannot be finalized until after the subdivision has been registered.

The Times Group has applied for conditional building permits to permit construction to commence on the proposed townhouse development.

The zoning of the property is subject to a holding provision. Building permits cannot be issued for the proposed development until Council removes the holding provision from the zoning. The conditions for removal of the holding provision include execution of Site Plan and Section 37 Agreements and confirmation that the Times Group has satisfied their cost sharing obligations.

The Times Group is providing a letter of undertaking not to compel the City to issue a full building permit for the proposed development until the conditions of hold removal have been fully satisfied.

To avoid unduly delaying commencement of construction, staff support removing the holding provision at this time. The required by-law is attached.