



## MEMORANDUM

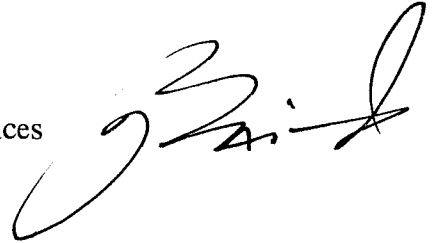
FROM: Jim Baird, Commissioner of Development Services

TO: Mayor and Members of Council

PREPARED BY: Stephen Corr, Planner, East District

DATE: April 23, 2014

RE: **Hold Removal  
Del Ridge (Golden) Inc.  
7400 Markham Road  
Planning Files: SC 11 115740 and ZA 14 112813**



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The applicant has submitted a site plan application to permit the development of 136 unit, six storey residential apartment condominium building, located at the northwest intersection of Markham Road and Golden Avenue, municipally known as 7400 Markham Road.

The property is zoned 'Second Density – High Density - Hold [RHD2(H)]' by By-law 90-81, as amended. Construction cannot commence until the Holding (H) provision is removed from the zoning of the property. The conditions to remove the Holding provision include:

- Execution of a Site Plan Agreement with the City
- Execution of a Section 37 Agreement with the City
- Availability of Servicing Allocation for the proposed 136 apartment units
- Arrangements with the City to implement Transit Demand Management measures
- Verification of sanitary sewer capacity to the satisfaction of the City
- Payment of Cash in Lieu of Parkland dedication to the City

The applicant advises that they wish to commence site servicing and construction of the below grade parking structure and has provided a written undertaking to execute the required Site Plan Control and Section 37 agreements in a timely manner and to not request a full building permit for the project until the Site Plan and Section 37 agreements have been executed. The applicant has also agreed to pay to the City, prior to Council meeting to remove the Holding (H) provision, the outstanding site plan review fees, Section 37 and Public Art contributions that have been agreed to, required Sanitary Sewer upgrade contribution, as well as the outstanding cash-in-lieu of parkland for the proposed development.

To avoid delaying commencement of construction until the agreements have been finalized, Planning Department staff support removing the Holding (H) provision at this time to facilitate the issuance of a conditional building permit, subject to the applicant satisfying his commitment to make the required financial contributions/payments to the City on or before April 29, 2014. In the event all the required contributions/payments noted above have not been submitted by April 29, 2014, Staff will advise Council prior to any passing of the Hold (H) removal by-law.