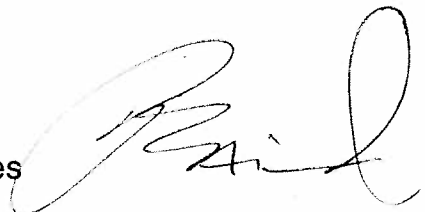




TO: Kimberley Kitteringham, Town Clerk

FROM: Jim Baird, Commissioner of Development Services 

PREPARED BY: Ron Blake, Development Manager, West District

DATE: December 13, 2011

**Re: Hold Removal  
King Square Limited  
9390 Woodbine Avenue  
Planning File: ZA 11 115588**

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On December 6, 2011, Development Services Committee endorsed site plan approval for Phase 1 of the above-noted development, which comprises approximately 31,900 m<sup>2</sup> of retail, restaurant, office and convention centre floor space in a three-storey mixed-use building at the north west corner of Woodbine Avenue and Markland Street.

The zoning by-law includes a holding provision and the owner has applied to remove the hold as it applies to the Phase 1 portion of the development. The By-law sets out the following conditions that must be met prior to hold removal:

- i. Submission of municipal servicing and transportation impact studies to the satisfaction of the Director of Engineering in consultation with York Region;
- ii. Execution of a site plan agreement between the Town and the owner;
- iii. Submission to the satisfaction of the director of Engineering in consultation with York Region, of either:
  - o A detailed phasing plan for the proposed development, supported by a transportation impact study, identifying the amount of development that can be supported by existing transportation infrastructure, plus a detailed strategy for delivering the additional transportation infrastructure required for full build-out of development; or;
  - o A detailed strategy for delivering the additional transportation infrastructure required to support full build-out of the development in a single phase;
- iv. Execution of one or more Development Agreements between the Town, the Owner, and where applicable, York Region, relating to the construction, financing and implementation of required off-site servicing and transportation infrastructure improvements, and including financial securities to the satisfaction of the Town.

The owner has submitted municipal servicing and transportation studies in support of the Phase 1 development. Site plan approval has been endorsed by Development Services Committee. The site plan agreement will be executed prior to site plan approval. The applicant has submitted a phasing plan and has submitted a transportation study indicating that the proposed Phase 1 development can be supported by existing transportation infrastructure, with traffic signal improvements at the Woodbine Avenue and 16<sup>th</sup> Avenue intersection. Development Agreement(s) relating to the construction and implementation of off-site servicing and transportation improvements are not required to implement the Phase 1 development.

The applicant advises that he wishes to commence excavation and construction of the underground parking garage as soon as possible and he has signed an undertaking not to compel the Town to issue a full building permit or extend a conditional building permit beyond the underground garage until the site plan has been executed.

To avoid delaying the commencement of construction until execution of the site plan agreement later in 2012, staff support removing the holding provision to permit the Phase 1 development at this time, subject to the owner's undertaking.