

THE CORPORATION OF THE CITY OF MARKHAM

EXTRACT CONTAINING ITEM #0007 OF THE DEVELOPMENT SERVICES COMMITTEE OF (Apr 07, 2015)

7. DEL RIDGE (MID-TOWN) INC. (GREENLIFE MIDDTOWN) 7768 KENNEDY ROAD (NORTH-WEST CORNER OF 14TH AVENUE AND KENNEDY ROAD) APPLICATION FOR SITE PLAN APPROVAL FOR A 6-STOREY CONDOMINIUM APARTMENT BUILDING FILE NO. SC 14 110234 (10.6)

Feb 3 Staff Report Feb 3 DSC Extract Memo

Councillor Alex Chiu disclosed an interest with respect to Item # 7, Del Ridge (Mid-town) Inc. (Greenlife Middtown), by nature of being a former Board Member for Hagerman Corner, and did not take part in the discussion of or vote on the question of the approval of this matter.

Note: On February 3, 2015, Development Services Committee delegated the approval of the site plan application to staff. On February 24, 2015, Council directed that staff report back to Development Services Committee meeting for final approval of the site plan application. The Committee received an update memorandum dated April 7, 2015.

Jim Baird, Commissioner of Development Services, provided a chronology of this application. A key issue is integration with the adjacent development, Hagerman Corner, and a condition of site plan approval requires that the parties reach an agreement on the issues. Negotiations are ongoing between the two landowners. Staff will report back to the Committee in the future as the matter progresses.

Staff provided an update and explained the implications of the “technical” variances, and advised that the proposal meets the City’s current parking requirements.

Bridget Simon, resident at Hagerman Corner, advised that she is not aware of a recent written agreement with the Hagerman Corner Board, and that it is hoped a settlement can be reached rather than proceeding to the OMB. Ms. Simon's concerns included the building height, the amended exterior materials and colours, and overflow parking that may infringe on the facilities and parking of the current residents.

It was suggested that confusion regarding the colour may arise from the billboard on 14th Avenue. Staff will provide an update on the colour scheme when they report back. The applicant will provide final drawings to be attached to site plan agreement. With respect to parking, the new additional underground parking will be integrated with the existing parking, as had always been anticipated in the underlying easement agreement.

The Committee encouraged the Hagerman Corner Board to meet with the residents prior to finalizing the agreement.

Piper Morley, of Borden Ladner Gervais, solicitor for the Hagerman Corner Board, advised that

the Board has met with the residents and documented their concerns. The ongoing negotiations will address their concerns. An update has been provided to residents and another meeting will be held.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Valerie Burke

- 1) That the deputations by Bridget Simon, and Piper Morley of Borden Ladner Gervais (Hagerman Corners), regarding the applications by Del Ridge (Mid-town) Inc. (Greenlife Midtown), be received; and,**
- 2) That the staff memorandum dated April 7, 2015 titled Del Ridge (Mid-town) Inc. (Greenlife Midtown) 7768 Kennedy Road (northwest corner of 14th Avenue and Kennedy Road), Application for site plan approval for a 6-storey condominium apartment building, File No. SC 14 110234, be received; and,**
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.**

CARRIED