

DEVELOPMENT SERVICES COMMITTEE
FEBRUARY 3, 2015
EXTRACT

To: Commissioner of Development Services (J. Baird)
Commissioner of Community and Fire Services (B. Librecz)
Commissioner of Corporate Services (T. Cane)
City Solicitor (C. Conrad)
Fire Chief (B. Snowball)
Acting Director of Planning and Urban Design (B. Karumanchery)
Director of Engineering (A. Brown)
Director of Building Standards (T. Moore)
Acting Senior Development Manager (R. Blake)
Manager, Financial Planning (A. Tang)
Senior Project Coordinator (S. Heaslip)

6. RECOMMENDATION REPORT
DEL RIDGE (MID-TOWN) INC. (GREENLIFE MIDTOWN)
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)
Report

Dave DeSilva, applicant, made a presentation to provide details of the “Greenlife” building system and the proposed development. The sales brochure with further information and renderings was provided to the Committee. Mr. DeSilva responded to questions from the Committee regarding the building system, energy conservation, and public art. Staff reviewed the site plan with respect to the building fit, access, retaining walls, and the existing cemetery. The Committee questioned the bus stop on Kennedy Road as indicated in the sales brochure, and requested a future update on the energy conservation results for similar projects by the applicant.

Moved by: Councillor Logan Kanapathi
Seconded by: Councillor Colin Campbell

- 1) That the staff report dated February 3, 2015 titled ‘Del Ridge (Mid-town) Inc. (Greenlife Midtown), 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’ be received; and,
- 2) That the application be endorsed, in principle; and,

- 3) That site plan approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued (Site Plan Approval is issued only when the Director or his designate has signed the site plan "approved") when the following conditions have been met:
 - The Owner has entered into a site plan agreement with the City and the Region of York containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix 'A' to the February 3, 2015 staff report.
 - The Owner has obtained approval from the Committee of Adjustment for the minor variances required to permit the proposed development.
 - Hagerman Corner Community Housing has confirmed in writing that the Owner has satisfied their requirements related to the integration of driveways, underground garage access ramp and services with their development; and,
- 4) That servicing allocation for 43 units be granted from the Regional allocation to Markham; and,
- 5) That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and,
- 6) That the Owner provide the City with the required payment of 60% planning processing fees in accordance with the City's applicable Fee By-law; and,
- 7) That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the site plan agreement is not executed within that period; and further,
- 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED