

MEMORANDUM

TO: John Livey, Chief Administrative Officer

FROM: Valerie Shuttleworth, Director of Planning & Urban Design

PREPARED BY: Gary Sellars, Senior Planner, East Development District

DATE: August 21, 2006

SUBJECT: Delegation of authority to CAO to call a public meeting
Wismer Markham Dev. Inc.
Proposed plan of subdivision and implementing zoning by-law
amendment
Wismer Commons community
SU 02 113757 (19TM-02008) and ZO 02 113879

RECOMMENDATION:

That a public meeting be held to consider the applications submitted by Wismer Markham Dev. Inc. for draft plan of subdivision (19TM-02008) approval and an implementing zoning by-law amendment to permit a residential plan of subdivision within the Wismer Commons community.

PURPOSE:

On June 28, 2005, Council adopted an amendment to By-law 4-2000 (a By-law to appoint a Chief Administrative Officer) to delegate to the Chief Administrative Officer, or his designate, the authority to call a public meeting in the absence of Council during the annual summer recess. The purpose of this memorandum is to provide background information to the public meeting request made by the applicant and to recommend that the CAO authorize a public meeting, to be held on September 19, 2006.

BACKGROUND:

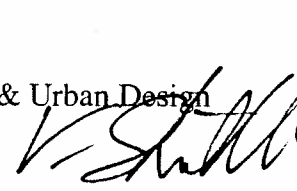
Property and Area Context

The subject lands (Figures 1 and 2) comprise 6.1 ha. (15.1 acres), located northwest of Castlemore Avenue and Mingay Avenue, and southwest of Castlemore Avenue and Hammersly Boulevard within the Wismer Commons community. The lands comprise phases of a larger draft plan of subdivision that has been partially draft approved, zoned and registered based on the availability of servicing allocation.



MEMORANDUM

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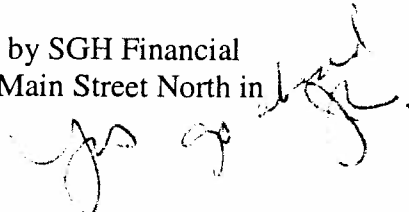
FROM: Valerie Shuttleworth, Director of Planning & Urban Design 

PREPARED BY: George Duncan, Senior Heritage Planner

DATE: July 27, 2006

SUBJECT: Delegation of authority to CAO to call a Public Meeting regarding a Zoning Amendment Application by SGH Financial Inc.
161 Main Street, Markham Village Heritage Conservation District
File No. ZA 06 122145

RECOMMENDATION:

That a public meeting be held to consider the rezoning application submitted by SGH Financial Inc. to permit commercial office uses in an existing heritage building at 161 Main Street North in the Markham Village Heritage Conservation District. 

PURPOSE:

On June 28, 2005, Council adopted an amendment to By-law 4-200 (a By-law to appoint a Chief Administrative Officer) to delegate to the Chief Administrative Officer or his designate, the authority to call a public meeting in the absence of Council during the annual summer recess. The purpose of this memorandum is to provide background information to the public meeting request made by the applicant and to recommend that the CAO authorize a public meeting, to be held on September 19, 2006.

BACKGROUND:

Property and Area Context

The subject property is 161 Main Street North in the Markham Village Heritage Conservation District. The location is the east side of Main Street, north of St. Andrew's Presbyterian Church property. The site contains a vacant two storey, red brick heritage house and a detached garage. The lot size is approximately 1274 square metres (13,710 Square feet), with a frontage of 22 metres (73 feet). Immediately to the north of the subject property is another heritage house that has been restored, expanded and rezoned to accommodate a real estate office.



TO: John Livey, CAO

C. Jim Baird, Commissioner of Development Services

FROM: Linda A. Irvine, Manager, Parks and Open Space Development

DATE: August 14, 2006

Re: Request to Up-front the Design of Park Block 346 (65M-3594) in Greensborough at Orchard View Road and Alfred Paterson Drive

I have received a request, dated July 28, 2006, from Stephen Ng of Madison Homes Limited, to have Humboldt Properties Limited and Ninth Line Developments Limited upfront the design for a park at the corner of Orchard View Road and Alfred Paterson Drive in Greensborough. The park block is described as park block 346 of 65M-3594.

Staff has requested funding through the 2007 budget process in the amount of \$471,600.00 for the design, construction, contract administration, internal administration fees and all applicable taxes. For budget purposes, I have estimated the external consulting fees for design and contract administration to be a maximum of \$41,000.

Approval of this up-fronting request would permit the design of this park to proceed in advance of budget approval. It would be the Town's intention that the design and community consultation component of this project proceed this fall, and that the Town tender the construction of this park in early 2007 for an anticipated spring construction start. Tendering of this park would occur only if this project were to receive Council approval.

Based on this request, and the terms and conditions normally required, I recommend the following:

1. That the request from Humboldt Properties Limited and Ninth Line Developments Limited to upfront the design of park block 346 of 65M-3594 at the corner of Orchard View Road and Alfred Paterson Drive in Greensborough be approved, and;
2. That Humboldt Properties Limited and Ninth Line Developments Limited request to upfront the cost of landscape architectural design for this park block, be approved subject to the following conditions:

- That Humbold Properties Limited and Ninth Line Developments Limited up-front the cost of the design services to a maximum value of \$30,000 inclusive of all applicable taxes;
- That, subject to compliance with these terms and conditions, the Town of Markham reimburse Humbold Properties Limited and Ninth Line Developments Limited up to \$30,000 towards this project from development charges for park development, under the understanding that Humbold Properties Limited and Ninth Line Developments Limited may contribute additional funds, which will not be reimbursed by the Town, towards the development of this park;
- That the Town reimburse Humbold Properties Limited and Ninth Line Developments Limited for invoices paid on a single lump sum basis for all approved costs associated with the design, including all applicable taxes, of this park up to a maximum of \$30,000 after sufficient Development Charges for park development have been collected (90% of a maximum of \$30,000) at the building permit stage for residential lots within the Greensborough Community to warrant repayment in full to the maximum allowable. No interest on such invoices shall be payable by the Town;
- That owners / developers within the Greensborough Community, including Humbold Properties Limited and Ninth Line Developments Limited not receive any credit towards park development charges and continue to pay the park development charge at the building permit stage for all present and future development phases of subdivisions within the Greensborough Community;
- That Humbold Properties Limited and Ninth Line Developments Limited hire a landscape architect who is a full member of the OALA (with an Association seal), and approved by the Town, to provide professional design services to the satisfaction of the Town;
- That Humbold Properties Limited and Ninth Line Developments Limited conform with the Town's standard park and open space approval process which includes development of several design concepts, holding community input meetings, and review and approval by Planning and Urban Design Department staff in consultation with the Town's Parks Operations Department;
- That this park be included in the Urban Design, Development Services Commission, 2007 Capital Budget submission.

In consideration of this request, this memo seeks the CAO's approval for the early design of this park by Humbold Properties Limited and Ninth Line Developments Limited in accordance with the recommendations noted. Humbold Properties Limited and Ninth Line Developments Limited is motivated to design this park early for marketing reasons.

ATTACHMENTS:

Appendix A: Letter from Mr. Stephen Ng, Madison Homes

