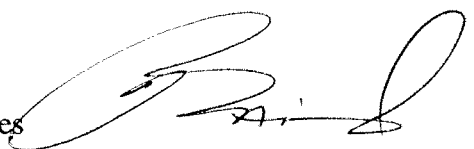




## MEMORANDUM

TO: Mayor and Members of Council

FROM: Jim Baird, Commissioner of Development Services 

PREPARED BY: Scott Heaslip, Senior Project Coordinator, Central District

DATE: May 25, 2010

SUBJECT: Alderland Group Inc., 201 Hood Road  
Hold removal by-law  
File No. ZA 09 122797

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### RECOMMENDATION

1. That the attached zoning by-law to remove the "Hold" provision from the Alderland lands at 201 Hood Road (northwest corner of Warden Avenue and Gibson Drive), be enacted.
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

### BACKGROUND

On June 17, 2008 Council approved a zoning amendment and endorsed site plan approval for a mixed-use development consisting of three buildings containing office, restaurant, retail and commercial uses at the north-west corner of Warden Avenue and Gibson Drive.

### COMMENT

The zoning of the property is subject to a "Hold" provision to be removed following execution of a site plan agreement. Building permits cannot be issued until Council removes the "Hold" from the zoning.

Staff have endorsed final project plans and the required site plan agreement is being prepared.

The applicant has applied to the Town for a conditional building to allow construction to commence and has provided a letter of undertaking to the Town not to compel the Town to issue a full building permit until the site plan agreement has been fully executed.

Staff support removing the holding provision at this time to allow construction to commence on this project.

## **EXPLANATORY NOTE**

### **BY-LAW NO. 2010-XXX**

A by-law to amend By-law 108-81, as amended.

Alderland Group Inc.  
201 Hood Road

### **LANDS AFFECTED**

This by-law applies to the vacant property at the north-west corner of Warden Avenue and Gibson Drive as outlined in Schedule A to this By-law.

### **EXISTING ZONING**

The lands are zoned (Hold) Business Corridor [(H)B.C.] under By-law 108-81, as amended.

### **PURPOSE OF THE BY-LAW**

The purpose of this by-law is to remove the Hold (H) provision from the zoning to permit the lands to be developed in accordance with the applicable zone standards and the project plans approved by the Town.

### **EFFECT OF THE BY-LAW**

The effect of this by-law is to permit construction to commence on a mixed-use development consisting of three buildings containing office, restaurant, retail and commercial uses.



## **BY-LAW 2010-XXX**

A by-law to amend Zoning By-law 108-81, as amended

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THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. By-law 108-81, as amended, is hereby further amended as follows:
  - 1.1 By rezoning the lands outlined on Schedule 'A' hereto from Hold – Business Corridor [(H)B.C.] to Business Corridor (B.C.).
2. All other provisions of By-law 108-81, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

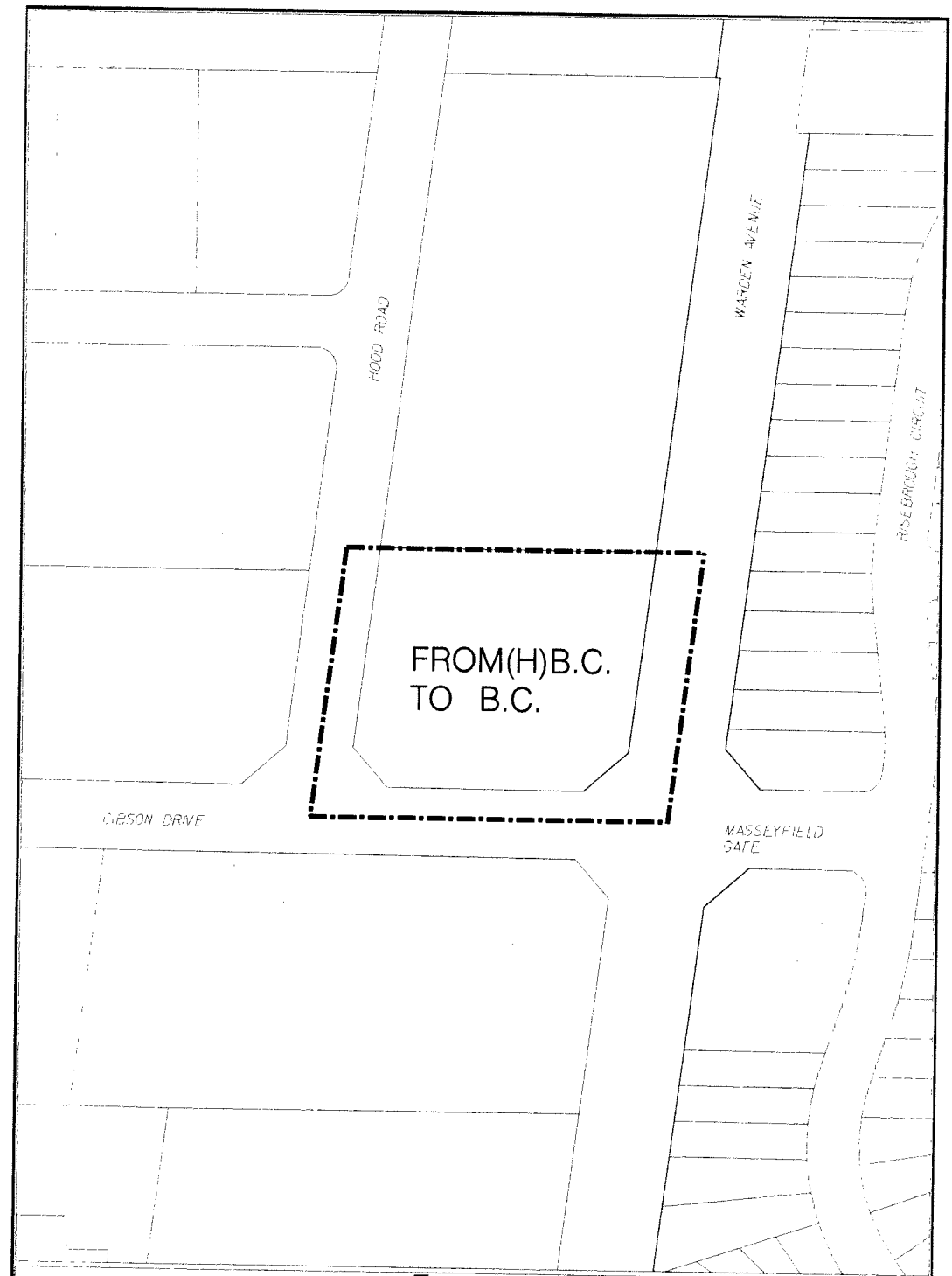
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
25<sup>th</sup> DAY OF MAY, 2010.

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KIMBERLEY KITTERINGHAM  
TOWN CLERK

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FRANK SCARPITTI  
MAYOR



DEVELOPMENT SERVICES COMMISSION

# A BY-LAW TO AMEND BY-LAW 108-81



BOUNDARY OF AREA COVERED BY THIS BY-LAW

☐ B.C.

BUSINESS CORRIDOR

☐ (H)

HOLDING PROVISION

THIS IS SCHEDULE 'A' TO BY-LAW .....  
PASSED THIS ..... DAY .....

..... MAYOR

..... CLERK

NOTE: 1) DIMENSIONS ARE IN METRES  
2) REFERENCE SHOULD BE MADE TO  
THE ORIGINAL BY-LAW LODGED IN  
THE OFFICE OF THE CLERK

SCALE 1: 2000