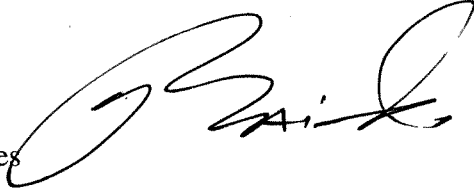




MEMORANDUM

TO: Mayor and Members of Council

FROM: Jim Baird, Commissioner of Development Services 

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

DATE: June 27, 2017

SUBJECT: Hold removal by-law
2426483 Ontario Ltd. (Wyview Group)
3972 Highway 7
(west side of Village Parkway, north of Highway 7), Ward 3

File No. ZA 16 150874

RECOMMENDATION

That the attached zoning by-law to remove the “Hold” provision from the 2426483 Ontario Ltd. (Wyview Group) lands at 3972 Highway 7 (west side of Village Parkway, north of Highway 7), be enacted;

And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

COMMENT

On May 19, 2015, Development Services Committee endorsed site plan approval for the following developments on the subject lands:

- a development at the north-west corner of Highway 7 and Village Parkway consisting of an 8-storey, 379 unit apartment building and 12 townhouses. (File SC 15 149178)
- a 60 unit townhouse development on the west side of Village Parkway, immediately north of the apartment/townhouse development. (File SC 15 134767)

The zoning of the lands is subject to a “Hold” provision to be removed once a number of conditions, including execution of Section 37 and site plan and agreements, have been satisfied. Full building permits cannot be issued until Council removes the “Hold” from the zoning. (The by-law does allow construction to commence on the underground parking garage of the apartment building before the hold is removed.)

Wyview's plan of subdivision was recently registered. They have entered into the required Section 37 agreement with the City. They have submitted final project plans for the developments and the Legal Services Department is currently preparing the site plan agreements. Staff anticipate that the site plan agreements will likely be executed before the end of July.

Wyview is requesting the City to remove the hold provision before Council's summer break to avoid having to wait until after the first Council meeting in September to commence construction of the townhouses and the above ground portions of the apartment building. Wyview has provided a written undertaking not to compel the City to issue full building permits for the proposed developments until the conditions of hold removal have been fully satisfied.

To avoid unduly delaying commencement of construction, staff support removing the holding provision at this time.