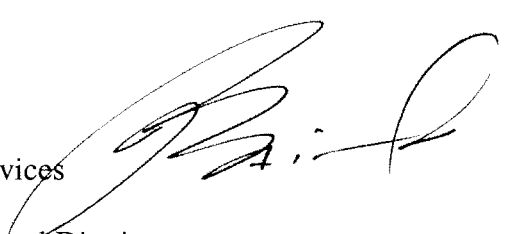




MEMORANDUM

TO: Mayor and Members of Council

FROM: Jim Baird, Commissioner of Development Services 

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

DATE: June 24, 2008

SUBJECT: Hold removal by-law
1711509 Ontario Inc.
4600 Steeles Avenue East
(north-east corner of Steeles Avenue East and future Midland Avenue)

File No. ZA 08 116280

RECOMMENDATION

That the attached zoning by-law to remove the “Hold” provision from the 1711509 Ontario Inc. lands at 4600 Steeles Avenue East (northeast corner of Steeles Avenue East and future Midland Avenue), be enacted.

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

BACKGROUND

The subject lands are located at the north-east corner of Steeles Avenue East and future Midland Avenue as shown on the attached map.

On February 19, 2008 Development Services Committee endorsed site plan approval for a development comprising a 7 storey apartment building and two 3-storey townhouse blocks.

COMMENT

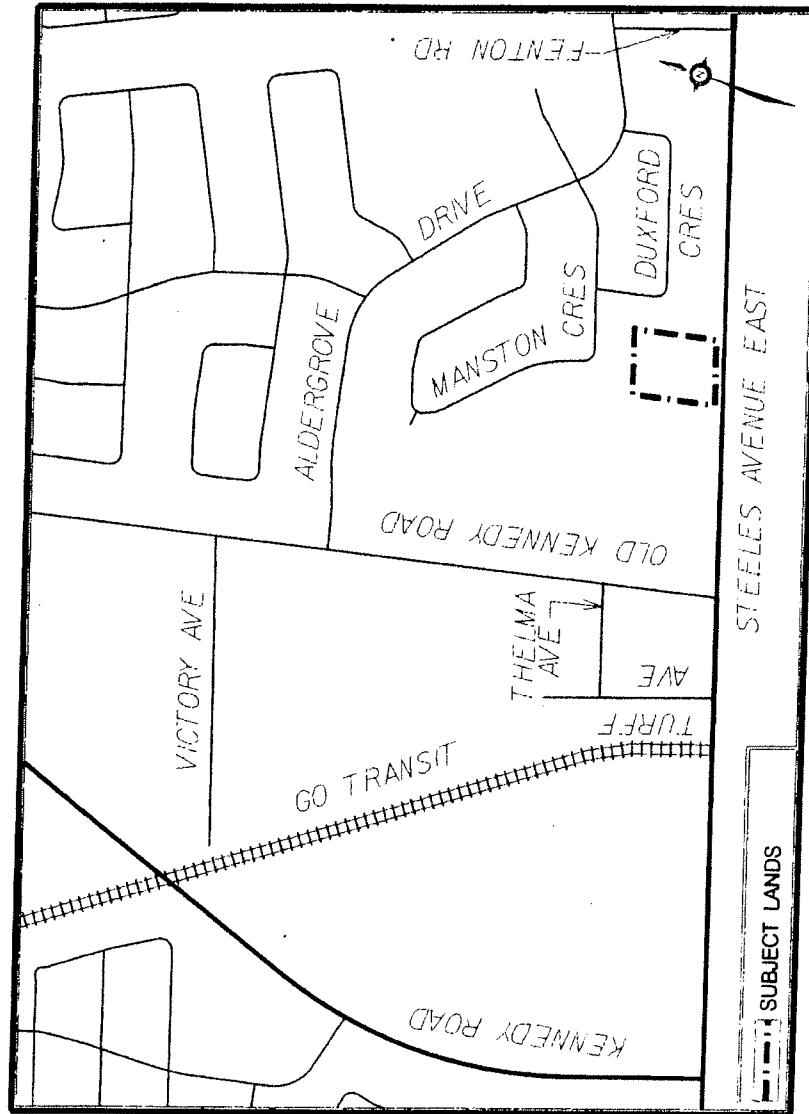
The zoning of the property is subject to a “Hold” provision to be removed once a number of conditions, including execution of a site plan agreement, have been satisfied. Building permits cannot be issued until Council removes the “Hold” from the zoning.

The applicant has submitted final project plans and preparation of the site plan agreement will commence shortly. The applicant is working closely with Town and City of Toronto staff to satisfy the other conditions of hold removal.

The applicant anticipates that he will be able to satisfy the conditions of hold removal by the end of July and would like to commence construction in early August.

The applicant is requesting the Town 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.

To avoid unduly delaying commencement of construction, staff support removing the holding provision at this time. Staff will continue to work with the applicant on outstanding conditions of approval, prior to the issuance of final site plan approval and building permit. .



EXPLANATORY NOTE

BY-LAW NO. 2008-XXX

A by-law to amend By-law 177-96, as amended.

1711509 Ontario Inc.
4600 Steeles Avenue East
(Northeast corner of Steeles Avenue East and future Midland Avenue)
Part of Lot 1, Concession 6

LANDS AFFECTED

This by-law applies to an approximately 0.8 ha (2 acre) property at the northeast corner of Steeles Avenue East and future Midland Avenue. The property contains a vacant building known as the Milliken Public School.

EXISTING ZONING

The lands are zoned "Holding – Community Amenity Four" by By-law 177-96, as amended.

PURPOSE OF THE BY-LAW

The purpose of this by-law is to remove the Holding (H) provision from the zoning of the subject lands.

EFFECT OF THE BY-LAW

The effect of this by-law is to permit construction of a proposed development consisting of a 7-storey apartment building and two 3-storey townhouse blocks. The proposed development will incorporate the front portion of the Milliken Public School building.



BY-LAW 2008-XXX

*A by-law to amend By-law 177-96, as amended
(To remove the Holding (H) zoning provision)*

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

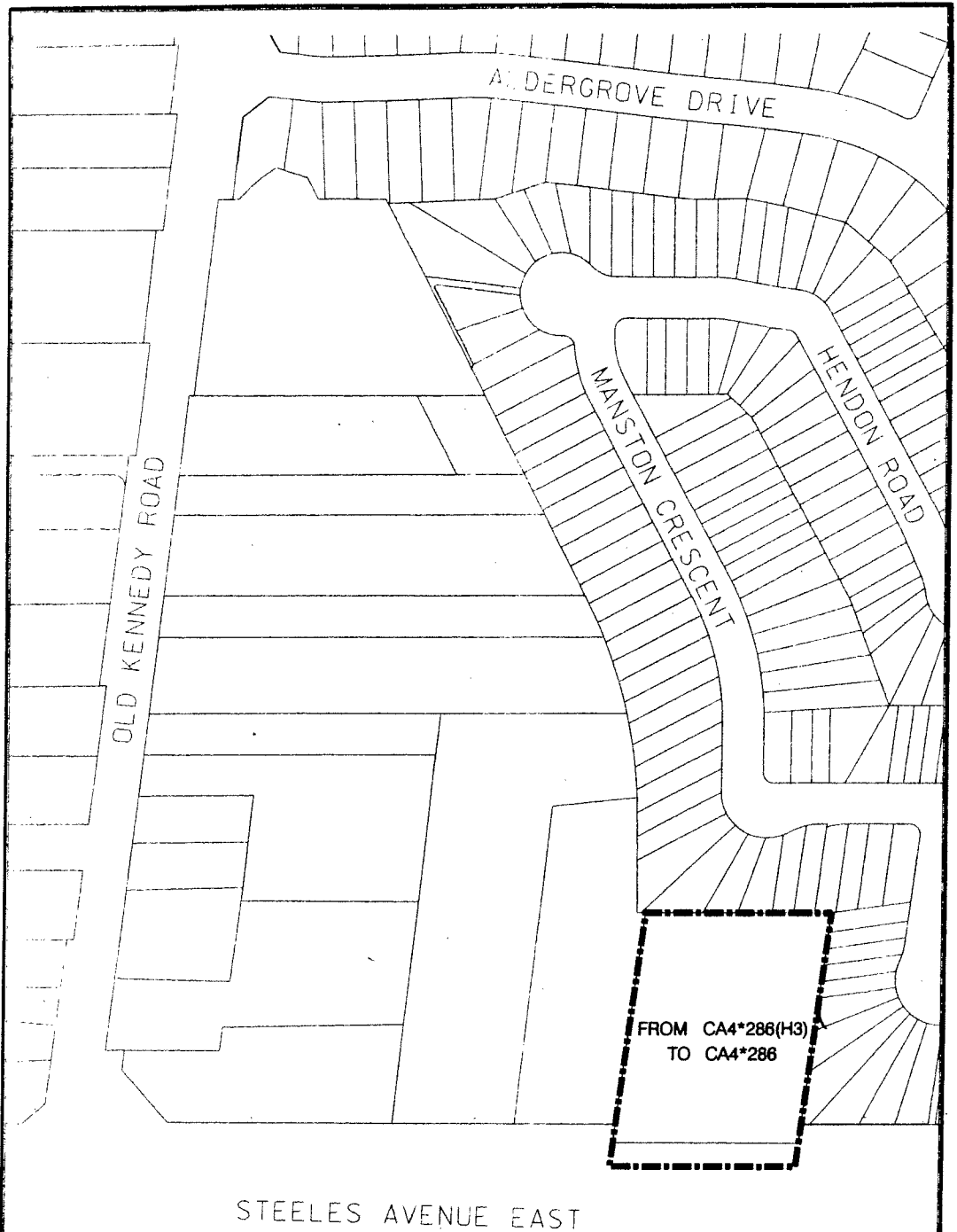
1. By-law 177-96, as amended, is hereby further amended as follows:
 - 1.1 By rezoning the lands outlined on Schedule 'A' hereto from:

Community Amenity Four (Hold) [CA4*286(H3)] to
Community Amenity Four [Community Amenity Four*286]
2. All other provisions of By-law 177-196, 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
XXTH DAY OF XXXX, 2008.

SHEILA BIRRELL
TOWN CLERK

FRANK SCARPITTI
MAYOR



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 177-96



BOUNDARY OF AREA COVERED BY THIS BY-LAW

CA4 COMMUNITY AMENITY FOUR

*(No)

EXCEPTION NUMBER

(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