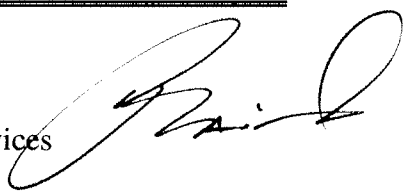




MEMORANDUM

TO: Mayor and Members of Council

FROM: Jim Baird, Commissioner of Development Services 

PREPARED BY: Doris Cheng, Senior Planner – East District, ext. 2331

DATE: January 19, 2010

SUBJECT: Amendments to the conditions of draft approval for Springhill Macwood Homes Inc.
7128, 7170, and 7186 Highway 7
File Numbers: SU 04-028274 (19TM-040016) and ZA 04-028028

RECOMMENDATION:

- 1) That the conditions of draft plan approval for Springhill Macwood Homes Inc. (19TM-040016) attached as Appendix “A” to the report dated January 12, 2010 entitled “Recommendation Report. Draft Plan of Subdivision and zoning amendment applications by Springhill Macwood Homes Inc. to permit a residential and mixed-use development north of Highway 7, west of Cornell Centre Boulevard in the Cornell Community, 7128, 7170, and 7186 Highway 7, File Numbers: SU 04-028274 (19TM-040016) and ZA 04-028028” be amended to add a new condition as follows:

“18.2 Where applicable, the obligations created by these conditions of draft approval and subsequent subdivision agreement for 19TM-040016 will be shared in accordance with the Cornell Developers Group Cost Sharing Agreement dated July 22, 2002, as amended.”

PURPOSE:

The purpose of this memo is to amend the conditions of draft approval related to the issues raised at the January 12, 2010 Development Services Committee Meeting with regard to the financial obligations of reconfiguring Cornell Centre Boulevard.

BACKGROUND:

At the January 12, 2010 Development Services Committee Meeting, Mr. Sal Crimi, the consultant for the applicant, indicated concerns with the conditions of draft approval related to the design and reconstruction of Cornell Centre Boulevard (Old Markham By-Pass). Mr. Crimi requested that the conditions be revised to provide that the costs be shared with other benefiting owners through the Developers’ Group. Staff advised Committee that the matter would be discussed with the applicant and the Trustee for the Group and revised wording would be brought forward to the January 19, 2010 Council meeting, as appropriate.

On January 13, 2010, Town staff met with the Mr. Crimi, his client and Al Bishop, the representative of the Cornell Developers Group. The Trustee confirmed in the meeting that the cost sharing arrangement is provided for in the Group Agreement, and that he supports a specific reference to this affect in the conditions of draft approval. The additional clause was agreed upon by all parties to be added under subsection 18 as follows:

18.2 *“Where applicable, the obligations created by these conditions of draft approval and subsequent subdivision agreement for 19TM-040016 will be shared in accordance with the Cornell Developers Group Cost Sharing Agreement dated July 22, 2002, as amended.”*

Staff recommend that the conditions of draft approval be amended accordingly.