



MEMORANDUM

FROM: Biju Karumanchery, Acting Director of Planning and Urban Design B.K.
TO: Mayor and Members of Council
PREPARED BY: Stacia Muradali, Senior Planner
DATE: May 26th, 2015
RE: **Hold Removal By-law**
Flato Towers (SKS) Inc. (The Arthouse Condo)
Proposed 14 storey mixed use building
9582 Markham Rd
File No: ZA 14 110496

The applicant is seeking approval to permit a 14-storey mixed use apartment building with commercial uses at grade.

The applicable zoning includes a Holding (H) provision which prohibits construction until certain conditions have been met including execution of a Site Plan Agreement and ensuring that there is adequate servicing allocation for the subject development. Development Services Committee endorsed the site plan in principle on May 7th, 2013 and staff have endorsed the plans.

In order to meet timelines and deadlines, the applicant is seeking a conditional permit to facilitate the start of construction. There are still outstanding matters which need to be addressed prior to issuance of a conditional permit. The purpose of the Holding provision is to ensure that there is adequate servicing allocation for the proposed development and that a site plan agreement be executed. The Owner is in the process of executing the Region's Sustainable Development Through LEED Program Agreement to secure the additional servicing credits required for the subject development and is in the process of finalizing the site plan agreement with the City once the site plan and elevation drawings are finalized. The Region of York has indicated that they have no objections to the Holding provision being removed at this time. The applicant has provided a written Letter of Undertaking not to compel the City to issue a full building permit for the project until the site plan agreement has executed and to execute the site plan agreement within a reasonable timeframe.