



# MEMORANDUM

TO: Mayor and Members of Council

FROM: Arvin Prasad, Commissioner of Development Services

PREPARED BY: Elizabeth Martelluzzi, Senior Planner, Central District

DATE: July 17, 2024

RE: **Hold Removal By-law  
Times Group – Uptown Markham  
3825 and 3995 Highway 7 (“Area A” and “Area B”), Markham Centre  
File HOLD 24 175723**

Times Group Corporation (the “Owner”) requested removal of the Hold Provision on two development parcels, shown as “Area A” (3995 Highway 7) and “Area C” (3825 Highway 7) in Figure 1 (the “Subject Lands”). “Area A” is known as the former “Bed, Bath, Beyond” lands where the Owner proposes 565 purpose-built rental housing units, of which 120 will be affordable housing units. “Area C” received Site Plan Endorsement for two mixed-use residential buildings (40 and 45 storeys) consisting of 811 units.

The zoning of the Subject Lands is subject to a Hold Provision to be removed once certain conditions have been satisfied. All conditions that pertain to the Subject Lands have been satisfied, as shown in Appendix “A”, except for the matters identified in Table 1. Therefore, Staff recommend removal of the Hold Provision from “Area A” and “Area C” at this time to avoid unnecessary delays over the summer recess.

<b>Table 1: Conditions of Hold Removal in By-law 2020-145</b>	
<b>Condition</b>	<b>Status</b>
“Registration of a Subdivision Agreement”	A Subdivision Agreement has been registered for the Phase 1 lands (location of “Area A”).  A Subdivision Agreement has been executed, but not yet registered, for the Phase 3 lands (location of “Area C”). The Owner is actively clearing conditions ahead of registration, which is imminent.
“Final Site Plan Approval has been obtained for the Subject Lands, or portion thereof”	The Owner has executed a Site Plan Agreement for “Area C” and has provided a Letter of Undertaking that commits to obtaining Site Plan Approval for both Areas.  Considering the City’s new Site Plan process, the removal of the Hold Provision is required prior to the formal submission of a Site Plan Application for “Area A”.

## ATTACHMENTS:

Figure 1: Location Map

Appendix "A": Letter date June 5, 2024, prepared by Malone Given Parsons Ltd.

**Figure 1: Location Map**

