




MEMORANDUM

FROM: Jim Baird, Commissioner of Development Services 

TO: Kimberley Kitteringham, City Clerk

PREPARED BY: Richard Kendall, Manager of Development, Central District

DATE: November 26, 2013

RE: **Hold Removal By-law**
Ruland Properties Inc. (The Remington Group)
Proposed 12 storey office building
7980 Birchmount Road
Planning File: ZA 13 125581

The applicant is seeking site plan control approval to permit the development of a 33,268 square metre (358,105 square feet), 12 storey office building with ancillary retail within the northwest quadrant of Birchmount Road and Highway 407 (municipally known as 7980 Birchmount Road).

The applicable zoning includes Holding (H) provisions which prohibit construction until certain conditions have been met, including execution of a Site Plan Agreement. Development Services Committee endorsed the project in principle, in September, 2013 and staff have formally endorsed the site plans. Preparation of the site plan agreement is underway.

In order to meet the end-user's tight timelines, due to an expiring lease, construction is scheduled to commence in January, 2014, with building completion and occupancy scheduled for early 2016. The applicant will be seeking a conditional permit to facilitate the start of construction and has commenced site servicing.

To avoid delaying commencement of construction until the site plan agreement has been finalized, Planning staff support removing the Holding (H) provisions at this time to facilitate the issuance of a conditional building permit. The applicant has provided a written undertaking not to compel the City to issue a full building permit for the project until the site plan agreement has been executed.