




## MEMORANDUM

FROM: Jim Baird, Commissioner of Development Services 

TO: Kimberley Kitteringham, Town Clerk

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

DATE: June 28, 2011

RE: **Hold Removal**  
**Jade Kennedy Development Corporation (South Unionville Square)**  
**Planning File: ZA 11120430**

On February 22, 2011, Council endorsed site plan approval for the second phase of South Unionville Square; a 12-storey, 253-unit apartment building.

The zoning by-law includes a holding provision to prohibit construction of this building until servicing allocation has been assigned and a site plan agreement has been executed.

Servicing allocation has been assigned and the site plan agreement is in process.

The applicant advises that they wish to commence construction in July/August and has provided a written undertaking not to compel the Town to issue a full building permit for the project until the site plan agreement has been executed.

To avoid unduly delaying commencement of construction until September, staff support removing the holding provision at this time.