




## 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  
Times Group Inc., Uptown Markham, Phase 1  
South side of Highway 7, west of Village Parkway  
Planning File: ZA 11 119869**

On September 21 2010, Council endorsed site plan approval for this development, which comprises two mixed-use buildings accommodating a total of 581 apartment units and 1114 square metres (11,992 square feet) of ground floor commercial use.

The zoning by-law includes a holding provision to prohibit construction until the subdivision has been registered, servicing allocation has been assigned, and a site plan agreement has been executed.

The subdivision agreement will be executed shortly, which will allow the subdivision proceed to registration. Servicing allocation has been assigned and final project plans have been submitted to the Planning Department to initiate preparation of the site plan agreement.

The applicant advises that they wish to commence construction of the underground parking garage component of the development as soon as possible and has provided a written undertaking not to compel the Town to issue a full building permit or extend a conditional permit beyond the underground garage 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.