



MEMORANDUM

FROM: Arvin Prasad, Commissioner of Development Services

TO: Kimberley Kitteringham, City Clerk

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

DATE: June 26, 2018

RE: **Hold Removal
Ruland Properties Inc. (The Remington Group)
8119 Birchmount Road (Gallery Square HS1)
Planning File: SC 16 116738**

In April, 2017 Development Services Committee endorsed, in principle, a site plan application to permit three mixed-use buildings consisting of 620 residential units and approximately 15,200 square metres of retail and restaurant space at the southeast quadrant of Birchmount Road and the future extension of Verdale Crossing (municipally known as 8119 Birchmount Road), within Markham Centre.

The zoning includes Holding (H) provisions to prohibit construction until certain conditions have been met, including execution of a site plan agreement. The applicant continues to work with staff to finalize certain technical matters prior to formal site plan endorsement and registration of a site plan agreement.

The applicant advises that they wish to commence site servicing and construction of the below grade parking structure and has provided a written undertaking not to compel the City to issue a full building permit for the project until the site plan agreement and subdivision agreement (which is with the applicant for signing) have been executed.

To avoid delaying commencement of construction until the agreements have been finalized, given the summer recess and pending municipal election, Planning staff support removing the Holding (H) provisions at this time to facilitate the issuance of applicable building permits once the agreement have been finalized.