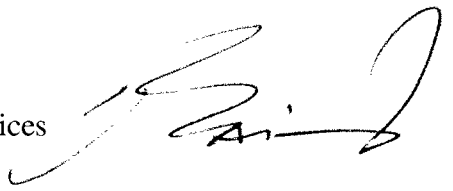




MEMORANDUM

FROM: Jim Baird, Commissioner of Development Services 

TO: Kimberley Kitteringham, City Clerk

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

DATE: December 13, 2012

RE: **Hold Removal**
Ruland Properties Inc. (The Remington Group)
170 & 180 Enterprise Boulevard
Planning File: ZA 12 126519

The applicant has submitted a site plan application to permit the development of two, multi-storey buildings consisting of a hotel, residential and retail complex, located at the northeast quadrant of Enterprise Boulevard and Birchmount Road, municipally known as 170 & 180 Enterprise Boulevard, within Markham Centre.

The applicable zoning includes Holding (H) provisions to prohibit construction until certain conditions have been met, including execution of a site plan agreement. Council endorsed the project in principle, in June, 2011 and staff formally endorsed the project in November, 2012. Preparation of the site plan agreement has commenced.

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 has been executed. The applicant has also provided a letter dated December 11, 2012, advising the project is subject to a pre-payment agreement with the Region of York.

To avoid delaying commencement of construction until the agreements have been finalized, Planning staff support removing the Holding (H) provisions at this time to facilitate the issuance of a conditional building permit.