



MEMORANDUM

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TO: Mayor and Members of Council
FROM: Arvin Prasad, Commissioner of Development Services
PREPARED BY: Melissa Leung, Senior Planner, Central District
DATE: June 24, 2025
RE: **Hold Removal By-law**
Signature Tower Residence Inc. c/o The Remington Group (the "Owner")
190 Enterprise Boulevard and 18 Andre De Grasse Street, Markham
Centre
File HOLD 25 109568

The Owner requested removal of the Hold Provision on the northwest corner of Enterprise and Andre De Grasse Street, as shown in Figure 1 (the "Subject Lands"). The Owner received Site Plan Endorsement to permit a mixed-use development that consists of a 35-storey residential building with 335 residential units and 1,785.7 m² of commercial uses ("K2"). The zoning of the lands is subject to holding provisions (H12) to be removed once certain conditions including, but not limited to, servicing allocation, execution of a Section 37 and Site Plan Agreement, and issuance of Site Plan Approval have been satisfied.

Staff note that servicing is available to facilitate K2, which the Development Services Committee assigned when they endorsed the project on January 27, 2025. The Owner has entered into a Section 37 Agreement and preparation of the Site Plan Agreement is underway.

The Owner intends to apply for a Conditional Building Permit, which cannot be issued until the H12 provisions have been lifted. The Owner has entered into an Undertaking with the City to ensure that above grade Building Permits are not pursued until the Site Plan Agreement has been fully executed and Site Plan Approval has been issued. Therefore, to allow below grade construction work to proceed and avoid unduly delays, Staff support removing the holding provisions at this time.



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Figure 1: Location Map

