



MEMORANDUM

TO: Mayor and Members of Council

FROM: Arvin Prasad, Commissioner of Development Services

PREPARED BY: Sabrina Bordone, Senior Planner, Central District

DATE: June 23, 2020

RE: **Hold Removal By-law
Main Street Residence (Unionville) Inc.
34 Main Street, Phase 2
File: HOLD 19 140786**

The Owner received site plan endorsement on December 9, 2019, subject to conditions, to permit a nine-storey retirement residence on the Phase 2 lands of 34 Main Street, located north of Enterprise Boulevard on the west side of Main Street Unionville, within Markham Centre.

The zoning of the lands is subject to a Holding Provision (H8) to be removed once the following conditions have been satisfied:

- a) Execution of a site plan agreement for Phases 1 and 2;
- b) Execution of an agreement with the Town, including financial securities, for the construction of Street 'A' within the subject property; and
- c) Granting of any necessary easements and/ or arrangements for dedication of any required lands to the satisfaction of the Town.

All conditions have been satisfied, save and except for execution of the Site Plan Agreement for Phase 2. However, the Owner has entered into an Undertaking with the City to ensure that the Site Plan Agreement for Phase 2 is executed in a timely manner.

Although the Site Plan Agreement for Phase 2 has not been fully executed, it is the opinion of Staff that it has sufficiently advanced to a stage that supports the removal of the Holding Provision at this time.