



MEMORANDUM

TO: Mayor and Members of Council

FROM: Arvin Prasad, Commissioner of Development Services

PREPARED BY: Elizabeth Martelluzzi, Senior Planner, Central District

DATE: June 26, 2024

RE: **Hold Removal By-law
Enterprise Boulevard Inc. (Union City)
North side of Enterprise Boulevard, immediately east of the
Metrolinx-GO Stouffville rail corridor)
File: HOLD 23 149505**

Enterprise Boulevard Inc. (the “Owner”) received Site Plan Endorsement on November 22, 2023, to permit a mixed-use development comprised of three residential towers with heights of 36, 40, and 44 storeys and 1,360 units (the “Proposed Development”), located on the north side of Enterprise Boulevard, immediately east of the Metrolinx-GO Stouffville rail corridor, within Markham Centre (the “Subject Lands”).

The zoning of the Subject Lands is subject to a Holding Provision to be removed once certain conditions, including issuance of Site Plan Approval, have been satisfied. All conditions have been satisfied, save and except final Site Plan Approval, which will be issued upon execution of the Site Plan Agreement, where its preparation is currently underway. In the interim, it is the opinion of Staff that the Agreement has sufficiently advanced to a stage that supports the removal of the Holding Provision. Additionally, the Owner has entered into an Undertaking with the City to ensure that the Site Plan Agreement is executed in a timely manner.

To avoid unduly delays over Council’s summer recess, Staff support removing the Holding Provision at this time.