



MEMORANDUM

TO: Mayor and Members of Council

FROM: Jim Baird, Commissioner of Development Services

Prepared By: Richard Kendall, Manager of Development, Central District

DATE: December 14, 2010

SUBJECT: Main Street Residence (Unionville) Inc.
34 Main Street, Unionville
Hold removal by-law
File No. ZA 10 130608

A handwritten signature in black ink, likely belonging to Jim Baird, the Commissioner of Development Services.

RECOMMENDATION

1. That the attached zoning by-law to remove the "Hold (H8)" provision from the Phase 1 component of the Main Street Residence (Unionville) Inc. lands at 34 Main Street, north of Enterprise Boulevard, be enacted.
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND

On March 24, 2010 Council adopted zoning by-law 2010-48 to implement site plan approval for a seniors residential development consisting of three buildings on the west side of Main Street, Unionville, north of Enterprise Boulevard.

COMMENT

The zoning of the property is subject to a "Hold" provision to be removed following execution of a site plan agreement, provision for the construction of a component of a local road and the granting of easements. Building permits cannot be issued until Council removes the "Hold" from the zoning.

Staff have endorsed plans for the first phase of this project and the required site plan agreement is being prepared, which will include provisions for the construction of the local road. The required easement has been provided to the Town.

The applicant may be seeking a conditional building permit and has provided a letter of undertaking to the Town not to compel the Town to issue a full building permit until the site plan agreement has been fully executed. On this basis, staff support removing the holding provision at this time.