




MEMORANDUM

TO: Mayor and Members of Council

FROM: Brian Lee, Commissioner of Development Services (Acting) 

PREPARED BY: Sabrina Bordone, Senior Planner, Central District

DATE: November 1, 2017

RE: **Hold Removal By-law
Ruland Properties Inc. (The Remington Group)
8, 10 & 18 Rouge Valley Drive West
Planning File: ZA 17 154828**

The applicant has received site plan endorsement to permit a high density residential development comprising 545 residential condominium units with ancillary retail uses, located north of Enterprise Boulevard, east of Warden Avenue, municipally known as 8, 10 and 18 Rouge Valley Drive West, within Markham Centre.

The zoning of the lands is subject to a "Hold" provision to be removed once certain conditions, including execution of a site plan agreement, have been satisfied. Council endorsed the project in March 2016 and execution of a site plan agreement is imminent.

Full building permits cannot be issued until Council removes the "Hold" from the zoning. It should be noted that the by-law does allow construction to commence on driveways and underground parking garages before the hold is removed.

The applicant currently has a conditional building permit for the underground parking structure, which is nearing the end of the scope of work. The "Hold" provision must be lifted to allow permits to be issued for the above ground portions of the buildings.

To avoid unduly delaying construction, staff support removing the holding provision at this time.