



**SPECIAL COUNCIL MEETING – AUGUST 18, 2020  
COMMUNICATIONS**

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|   | <b><u>Rpt.<br/>No.</u></b> | <b><u>Item<br/>No.</u></b>   | <b><u>Committee</u></b> |
|---|----------------------------|--|-------------------------|
| <b><u>Distributed August 14, 2020</u></b> |                            |  |                         |
| C1  |                            | Memorandum from the Director of Development Planning, Planning and Growth Management, dated August 18, 2020. | By-Law 114-2020         |

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**Please note there may be further Communications.**



## memorandum

**DATE:** August 18, 2020

**TO:** HONOURABLE MAYOR AND MEMBERS OF COUNCIL

**FROM:** MAURO PEVERINI, DIRECTOR OF DEVELOPMENT PLANNING, PLANNING AND GROWTH MANAGEMENT

**RE:** COMMUNICATION  
Modification of By-law 105-2019 to amend the Holding Symbol “(H)”  
Phase 1 Promenade Shopping Centre Development  
1 Promenade Circle  
File Nos: Z.18.020  
Related File Nos: OP.18.013 & DA.18.107

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### 1. Purpose

The purpose of this Staff Communication is to explain the proposed amendment to site-specific By-law 105-2019 regarding the conditions to remove the Holding Symbol “(H)” for the Phase 1 Promenade Shopping Centre Development.

### 2. Analysis

The Owner is requesting permission to permit shoring and excavation in order to commence construction on the Phase 1 Promenade Shopping Centre Development. Vaughan Council approved Site Development File DA.18.107 on October 23, 2019 and the related Official Plan and Zoning By-law Amendment Files OP.18.013 and Z.18.020 on June 12, 2019. The implementing Zoning By-law 105-2019 places a Holding Symbol “(H)” on the subject lands with conditions to be satisfied prior to its removal.

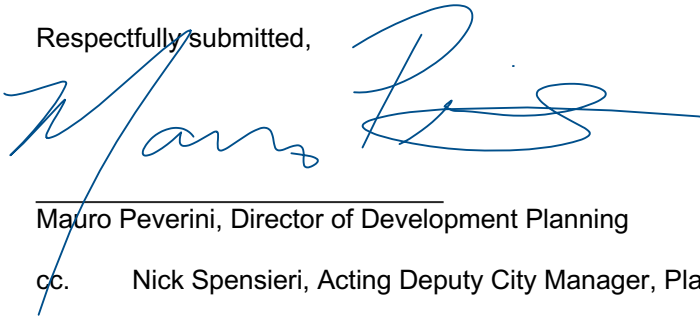
The Owner is currently working towards fulfilling the conditions to remove the Holding Symbol as required in Section pi. of By-law 105-2019. The proposed modification to the By-law is to allow shoring and excavation to occur on the subject lands in advance of the removal of the Holding Symbol. The conditions to remove the Holding Symbol include addressing engineering requirements to the satisfaction of the Development Engineering Department.

The requested modification to By-law 105-2019 will not remove the Holding Symbol from the subject lands. Removal of the Holding Symbol by Vaughan Council will only occur after all the conditions in the By-law have been satisfied, and thereby permit further stages of construction including the issuance of a full Building Permit. The Owner will be required to enter into a conditional building permit agreement with the City, and will not be permitted to proceed with works outside of those specified in the agreement until such time the Holding Symbol (“H”) has been removed from the subject lands.

### 3. Conclusion

That Council approve the amendment to By-law 105-2019, at the request of the Owner, in order to permit shoring and excavation works for the Phase 1 Promenade Shopping Centre Development in advance of the removal of the Holding Symbol (“H”) on subject lands.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Mauro Peverini', is written over a horizontal line. The signature is fluid and cursive, with the first name 'Mauro' written in a larger, more prominent script than the last name 'Peverini'.

Mauro Peverini, Director of Development Planning

cc. Nick Spensieri, Acting Deputy City Manager, Planning and Growth Management