



## MEMORANDUM

DATE: May 14, 2019

TO: Mayor and Members of Council

FROM: Arvin Prasad, Commissioner of Development Services

PREPARED BY: Luis Juarez, Planner I, Central District

REVIEWED BY: Richard Kendall, M.C.I.P., R.P.P.  
Manager, Central District

RE: **Hold Removal By-law  
Hiralal & Monmohan Kumar  
54 Lee Avenue  
Planning File: HOLD 19 114822**

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The subject property is located on the north side of Lee Avenue, east of Kennedy Road, and is zoned Suburban Residential Third Density (Hold) by By-law 193-81, as amended. The property contains a single detached dwelling constructed circa 1982. The applicant is requesting to remove the “Hold” provision to facilitate either the replacement of the existing dwelling with another single-family detached home, or the sale of the property.

The “Hold” provision for the property, which was put in place prior to the construction of the current dwelling on the property, did not identify specific conditions to be met for the hold to be lifted. Staff have reviewed the proposal and have confirmed that the property is connected to municipal services and that there are no violations, or outstanding recoveries related to this property that would inhibit the removal of the “Hold” provision.

Staff note that there are no properties in the immediate area that contain a holding provision for the entirety of a lot. Accordingly, Staff support removing the holding provision at this time.