



MEMORANDUM

FROM: Arvin Prasad, Commissioner of Development Services

TO: Kimberley Kitteringham, City Clerk

PREPARED BY: Aqsa Malik, Planner I, East District

DATE: November 29, 2019

RE: **Hold Removal
Forest Bay Homes Ltd.
Block 151, 152, 153
6350 Steeles Ave, E.
Planning File: 19 139312 HOLD**

The applicant has submitted a Zoning By-Law Amendment to remove Holding provisions applicable to the subject lands, to permit the development of the following:

- Block 151 – 92 Common element, freehold semi-detached units.
- Block 152 – 92 Common element, freehold semi-detached units.
- Block 153 – 131 Common element, freehold townhouse units.

For the subject development, the subdivision agreement has been executed and the Plan registered. The proposed development is being reviewed through related Site Plan Control applications.

The subject lands are zoned under By-law 90-81, as amended, as follows:

Second Density – Medium Density Residential (Hold) [RMD2(H3)] Zone; and

Second Density – Medium Density Residential (Hold) [RMD2(H2)(H3)]. The criteria to remove the Holding provisions are as follows:

- H2 – The owner obtains the Street ‘D’ connection to Steeles Avenue East and the implementation of the connection to the Steeles Avenue road improvements as identified in the Transportation improvements Donald Cousens Parkway to Morningside Link Environmental Assessment Amendment Report, Regional Municipality of York, dated July 2011 prepared by McCormic Rankin Corporation.
- H3 – That the Owner obtains Site Plan Approval to the satisfaction of the city.

In an email dated October 3rd 2019, the Region of York confirmed that they have no concerns with the proposed development proceeding in advance of the Street ‘D’ connection to Steeles Avenue East. The Region of York has also confirmed service allocation is available for the proposed development. The Site Plan Approval is delegated and in absence of a Council resolution, the Director of Planning or his designate will confirm the allocation of servicing by the City when site plan endorsement memo is issued.

Staff have received the endorsement package for Block 151, and are awaiting the endorsement packages for Blocks 152, and 153. The remaining matters to be resolved are the endorsement followed by execution of the Site Plan Agreement for all three blocks.

To avoid delaying the proposed development until the site plan agreements are executed, and given that site plan endorsement and subsequent site plan approval is imminent, planning staff support removing the Holding (H) provisions at this time, which will allow the developer to apply for building permits. However, issuance of building permits cannot proceed until the site plan agreements have been finalized and site plan approval is issued.

The applicant has provided a written undertaking not to compel the City to issue full building permits for the three development blocks until site plan approval is issued.