

**Removal of a Holding (H) Symbol  
Zoning By-law Amendment Application SZ98026  
Mondeo Developments Inc.  
740 Ellesmere Road  
Dorset Park Community  
Scarborough Wexford**

*(City Council on December 14, 15 and 16, 1999, adopted this Clause, without amendment.)*

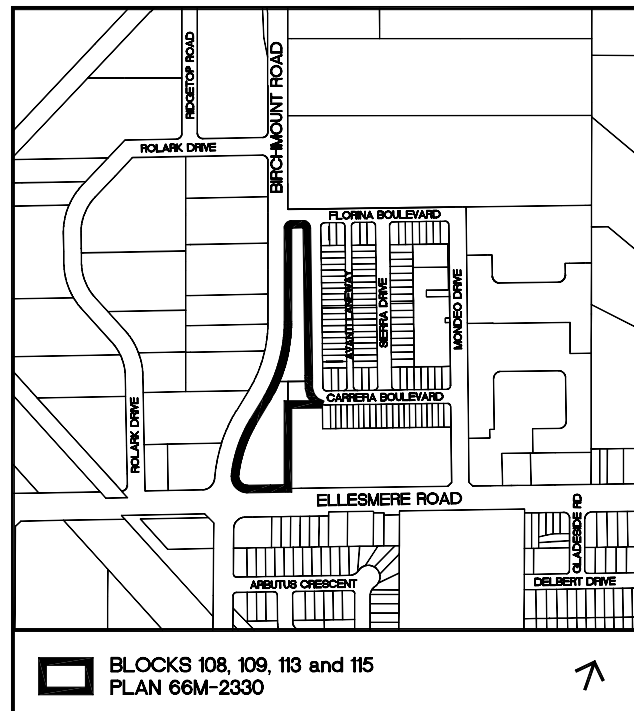
**The Scarborough Community Council recommends the adoption of the following report (October 20, 1999) from the Director of Community Planning, East District:**

The Scarborough Community Council reports, for the information of City Council, having requested that the Director of Community Planning, East District, report to the Community Council meeting scheduled to be held on January 18, 2000, respecting the removal of the (H) symbol on the commercially-zoned component of the Mondeo lands.

**The Scarborough Community Council submits the following report (October 20, 1999) from the Director of Community Planning, East District:**

Purpose:

The applicant is seeking to remove the Holding Provision (H) from the Zoning By-law as it applies to the Residential/Employment (RE) and Neighbourhood Commercial (NC) zones of the Phase II lands of the Mondeo development. Planning staff are recommending that the Holding Provision (H) be removed from the lands zoned Residential/Employment (RE), as shown on Figure 1. This will enable a portion of the second phase of the Mondeo community to be developed with 31 live/work units. Removal of the (H) from the remainder of the lands will be dealt with at a later date, once all the relevant conditions have been satisfied.



### Financial Implications and Impact Statement:

None.

### Recommendations:

It is recommended that City Council:

- (1) amend the Dorset Park Community Zoning By-law No. 9508, as amended, to remove the Holding Provision (H) from the existing Residential/Employment (RE) zoning of the property on the north side of Ellesmere Road, East of Birchmount Road, to permit the development of 31 live/work units; and
- (2) authorize such unsubstantive, stylistic or formal changes to the Zoning By-law, as may be necessary, to give effect to this resolution.

### Background:

Scarborough Council in March 1996 created a new community known as “Mondeo”. Phase I of the development, consisting of townhouses located on the east side of Mondeo Drive, has been completed. A portion of the Phase II lands, as shown on Figure 1, are currently under construction. The remaining portion of the Phase II lands are presently zoned: Residential/Employment (RE) and Neighbourhood Commercial (NC). The zoning categories are subject to a Holding Provision (H).

In order to ensure orderly development of the land, Scarborough Council adopted the zoning permissions subject to a Holding Provision (H) to ensure that certain conditions be satisfied prior to allowing the removal of the holding provision from any portion of the subject lands. These conditions include the requirement that the Subdivision Agreement be executed for all the lands subject to the current zoning categories. Additional conditions, applying only to the Residential/Employment (RE) and Neighbourhood Commercial (NC) zoning, required the necessary transportation improvements to be implemented to accommodate the development on this site and the satisfactory resolution of Site Plan Control applications.

Presently, the zoning permits these lands to be developed for industrial uses. Specifically only the following uses are permitted; warehousing wholly within an enclosed building, and six model homes, until such time as the (H) is removed from the Zoning By-law.

### Comments:

Council in December 1998 lifted the Holding provision for the single-family and semi-detached dwelling portion of the site. Council also directed staff to bring forward a report to lift the holding provision for the remaining lands upon the completion of the prescribed conditions. The prescribed conditions have now been fulfilled for the live/work units and there are no other concerns with respect to this portion of the development.

Staff are not prepared to support the lifting of the (H) for the Neighbourhood Commercial component until the satisfactory resolution of the Site Plan Control application. Staff will bring forward a report for the lifting of the (H) at a later date.

Conclusions:

The Holding Provision (H), as it applies to the lands zoned Residential/Employment (RE) zone can now be removed because the conditions have been satisfied. The lifting of the (H) will allow a portion of the Phase II lands of the Mondeo project to be developed with 31 live/work units, thereby providing additional dwelling units to the City's overall housing stock, as well as encouraging employment related activity.

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