



**September 11<sup>th</sup>, 2025**

**To: Chair and Members of Etobicoke York Community Council**

**Re: Fee Removal for Lifting of Hold Applications**

**SUMMARY:**

As the City Councillor for Ward 5, York South-Weston I am writing to express my strong support for new housing and to recommend the waiver of application fees associated with the Holding By-law Amendment applications for the following properties: 87 Ethel Avenue and 2595 St. Clair Avenue West.

City staff have been working diligently to expedite the approvals process and help facilitate the creation of more housing in Ward 5. Both 87 Ethel Avenue and 2595 St. Clair Avenue West Zoning By-law Amendments were approved by City Council to permit greater heights and densities in keeping with Provincial and municipal planning policies and growth targets. Together, they propose to bring nearly 2000 residential units to the community, including 141 affordable units.

Holding provisions were necessary to bring the implementing zoning by-laws to City Council for consideration in a timely manner. The holding provision for 87 Ethel Avenue is to secure affordable housing through an affordable housing agreement. The holding provision for 2595 St. Clair Avenue West is to confirm rail safety and air/noise quality concerns are appropriately addressed through peer review. Both applicants and City staff have been working diligently towards satisfying the requirements of these provisions.

Holding By-law Amendment applications to remove the holding provisions and bring the zoning by-laws into effect are anticipated shortly. This process is delegated to Executive Director, Development Review and their designate. The waiving of application fees for both sites would remove an additional cost for these applicants, who would then be able to move through the Site Plan Control process and construct this much needed housing.

## **RECOMMENDATION:**

1. City Council authorize the waiver of City fees for Holding By-law Amendments set out in Schedule 13, Appendix C in Municipal Code Chapter 441 that would otherwise be payable by the following applicants to the City for the following properties:
  - 87 Ethel Avenue Holdings Inc. – 87 Ethel Avenue
  - 1654316 Ontario Ltd. – 2595 St. Clair Avenue West

Sincerely,

***Frances Nunziata***

Council Speaker

Toronto City Councillor

Ward 5, York South—Weston