

## Staff Report

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<b>Report To:</b>	<b>Council</b>		
<b>Date of Meeting:</b>	July 6, 2020	<b>Report Number:</b>	PSD-027-20
<b>Submitted By:</b>	Faye Langmaid, Acting Director of Planning Services		
<b>Reviewed By:</b>	Andrew C. Allison, CAO	<b>Resolution#:</b>	
<b>File Number:</b>	ZBA2018-0018	<b>By-law Number:</b>	
<b>Report Subject:</b>	An application by Lanarose Homes Ltd. for a Removal of Holding to permit an apartment building containing 116 residential units in the Port of Newcastle.		

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### Recommendations:

1. That Report PSD-027-20 be received;
2. That the application submitted by Lanarose Homes Ltd. to remove the Holding (H) symbol be conditionally approved as contained in Attachment 1 to Report PSD-027-20;
3. That the Mayor and the Municipal Clerk be authorized to enact the By-law included as Attachment 1 of Report PSD-027-20 upon receipt by the Municipality of an executed Site Plan Agreement and the appropriate securities;
4. That Council's decision and a copy of Report PSD-027-20 be forwarded to the Region of Durham and the Municipal Property Assessment Corporation; and
5. That all interested parties listed in Report PSD-027-20 and any delegations be advised of Council's decision.

The report is recommending approval of an application by Lanarose Homes Ltd. to remove the Holding (H) Symbol from the lands to permit the construction of a four storey apartment building containing 116 residential units in the Port of Newcastle.

## 1. Application Details

- 1.1 Owner/Applicant: Lanarose Home Ltd. (Kaitlin Corporation)
- 1.2 Proposal: Removal of Holding (H) Symbol from:  
"Holding-General Commercial Exception ((H) C1-23) Zone";
- 1.3 Area: 10.67 ha
- 1.4 Location: North east corner of Shipway Avenue and Lakebreeze Drive in the Port of Newcastle Part Lot 28, Broken Front Concession, former Township of Clarke
- 1.5 Within Build Boundary: Yes

## 2. Background

- 2.1 The applicant has applied for a zoning by-law amendment to remove the Holding (H) Symbol from the lands to permit the construction of a four storey apartment building containing 116 residential units in the Port of Newcastle. The lands are located north of Lakebreeze Drive and east of Shipway Avenue in the Port of Newcastle as shown in Figure 1. This is the third of ultimately four multi-storey building in the final phase of development in the Port of Newcastle.

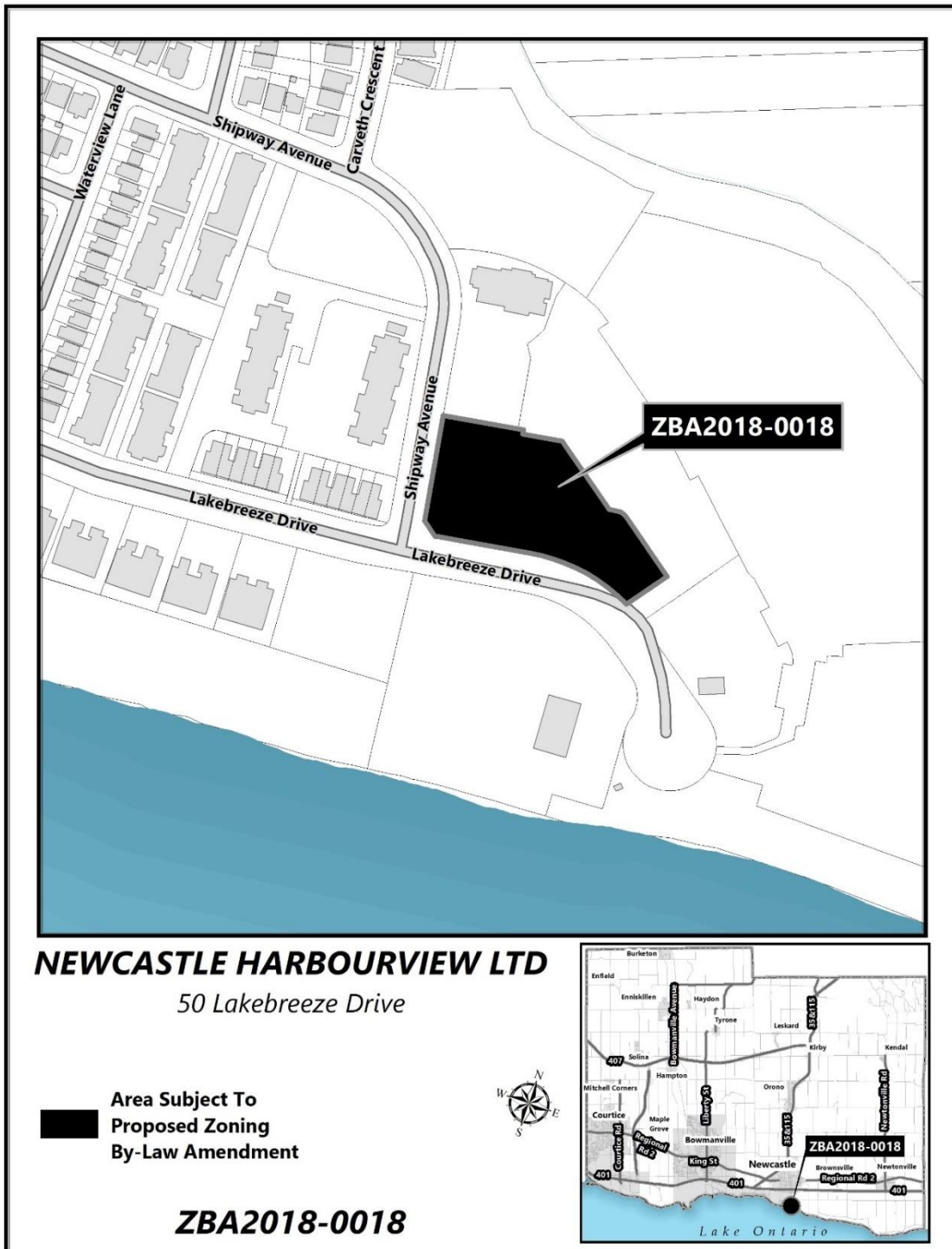


Figure 1 - lands are located north of Lakebreeze Drive and east of Shipway Avenue in the Port of Newcastle

### **3. Staff Comments**

- 3.1 The Holding (H) symbol is a provision enabled by the Official Plan to ensure that certain obligations have been considered prior to development and redevelopment of the lands. This includes servicing, access, protection of natural areas, measures to mitigate the impact of development, submission of required studies, execution of agreements and any other requirements as may be deemed necessary by Council including the implementation of the policies of the Official Plan.
- 3.2 The applicant applied for site plan approval for a four storey apartment building at 50 Shipway Avenue. The Acting Director of Planning Services and the Acting Director of Engineering Services issued Site Plan Approval on January 16, 2020. The applicant has yet to return the executed Site Plan Agreement and submit the required securities, however both are expected to be delivered to the municipality in the next three weeks, well into the summer recess. The building permit is being review by the Building Division. The next meeting in which this application can be heard by the Joint Committee meeting on September 14<sup>th</sup>, 2020 which impact the construction schedule.
- 3.3 Staff recommend that Council authorize the Mayor and the Municipal Clerk to enact the by-law upon receipt of the executed agreement and securities.
- 3.4 All property taxes have been paid in full.

### **4. Concurrence**

The Municipal Solicitor has reviewed the recommendation and by-law.

### **5. Conclusion**

- 5.1 In consideration of the comments noted above, it is recommended that Council conditionally approve the zoning by-law amendment for the removal of the "Holding (H)" symbol for an apartment building in the Port of Newcastle.

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Staff Contact: Cynthia Strike, Principal Planner, 905-623-3379 x 2410 or [cstrike@clarington.net](mailto:cstrike@clarington.net).

Attachments:

Attachment 1 – Draft Zoning By-law Amendment to Remove “H” Symbol

The following interested parties will be notified of Council's decision:

Enzo Bertucci, Kaitlin Corporation