



## **Staff Report for Council Meeting**

**Date of Meeting:** May 13, 2020  
**Report Number:** SRPRS.20.064

**Department:** Planning and Regulatory Services  
**Division:** Development Planning

**Subject:** **SRPRS.20.064 – Request to Terminate and Deregister a Site Plan Agreement – Azadeh Shahbaz – City File D06-20001**

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### **Owner**

Azadeh Shahbaz  
22 Pheasant Valley Court  
Markham, ON L3T 2H1

### **Location:**

**Legal Description:** Lot 68, Registered Plan 1883  
**Municipal Address:** 88 Lawrence Avenue

### **Purpose:**

A request to deregister the Site Plan Agreement entered into between the Corporation of the City of Richmond Hill and Azadeh Shahbaz dated October 24, 2014, registered on title of the subject lands.

### **Recommendations:**

- a) **That SRPRS.20.064 be received and that the request made by Azadeh Shahbaz to deregister the Site Plan Agreement made between the Corporation of the City of Richmond Hill and Azadeh Shahbaz for lands known as Lot 68, Registered Plan 1883 (Municipal Address: 88 Lawrence Avenue), City File D06-20001, be approved; and,**
- b) **That the Mayor and Clerk be authorized to execute a Termination Agreement with Azadeh Shahbaz upon written recommendation of the Commissioner of Planning and Regulatory Services**

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### Contact Person:

Amanda Dunn, Planner II – Site Plans, phone number 905-747-6480 and/or  
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

### Report Approval:

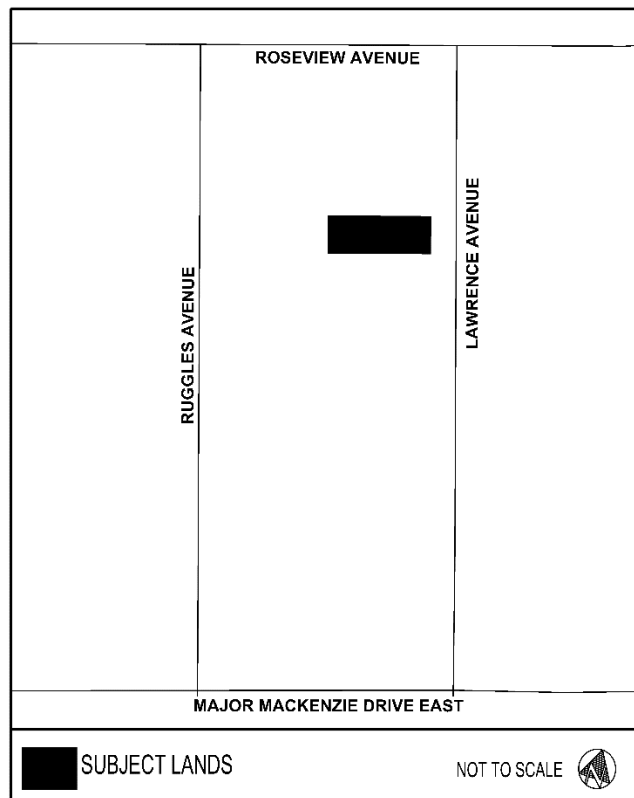
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**Approved by:** Mary-Anne Dempster, Interim City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner and City Manager. Details of the reports approval are attached.

### Location Map:

Below is a map displaying the property location. Should you require an alternative formal call person listed under “Contact Person” above.



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### **Background:**

On October 24, 2014, Azadeh Shahbaz entered into a Site Plan Agreement with the city to facilitate the construction of a two-storey single detached dwelling on the subject property (City File D06-13062) (refer to Map 4). The Site Plan Agreement was subsequently registered on November 24, 2014 as Instrument Number YR2219792 on the title of the subject lands. Associated securities to ensure that site works were completed to the city's satisfaction (i.e. grading and landscape works) in the amount of \$10,000.00 were submitted to the city and are still being held.

The owner who entered into the agreement with the city no longer wishes to construct the dwelling as per the Site Plan Agreement. Accordingly, the purpose of this report is to seek Council's direction with regard to the owner's request to terminate and deregister the subject Site Plan Agreement and to allow the release of the securities held with respect to said agreement.

### **Summary Analysis:**

#### **Site location and Adjacent Uses**

The applicant's landholdings are located on the west side of Lawrence Avenue, north of Major Mackenzie Drive East and have a total lot area of 0.062 hectares (0.153 acres). The lands currently support a two storey single detached dwelling and abut existing residential uses to the north, south and west, and Lawrence Avenue to the east (refer to Maps 1 and 2).

#### **Owner's Request**

The property owner has submitted a request to the city to terminate and deregister the Site Plan Agreement associated with City File D06-13062 registered on title of its landholdings. In this regard, the owner is seeking Council's approval to enter into a Termination Agreement with the city to deregister the Site Plan Agreement, which will facilitate the release of the associated securities currently held by the city.

#### **Planning Analysis**

Planning staff has reviewed the owner's request and has no objections on the basis that staff has confirmed that the development as contemplated by the Site Plan Agreement has not been constructed and the associated site works have not commenced. On the basis of the foregoing, staff recommends that Council authorize the execution of a Termination Agreement between the owner and the city and release the associated securities.

#### **Financial/Staffing/Other Implications:**

The recommendations of this report do not have any financial, staffing or other implications.

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### **Relationship to the Strategic Plan:**

There are no direct implications with respect to the City's Strategic Plan.

### **Conclusion:**

The owner is seeking Council's approval to enter into a Termination Agreement with the city to deregister the Site Plan Agreement registered on its landholdings and to facilitate the release of the associated securities. Given that the works contemplated by the agreement have not been undertaken, it is recommended that Council authorize the execution of the Termination Agreement.

### **Attachments:**

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call the contact person listed in this document.

- Map 1 Aerial Photograph
- Map 2 Neighborhood Context
- Map 3 Existing Zoning
- Map 4 Site Plan (D06-13062)

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### Report Approval Details

Document Title:	SRPRS.20.064 - Request to Terminate and Deregister a Site Plan Agreement - AZADEH SHAHBAZ - City File D06-20001.docx
Attachments:	- SRPRS.20.064_MAP_1_AERIAL_PHOTOGRAPH.pdf - SRPRS.20.064_MAP_2_NEIGHBOURHOOD_CONTEXT.pdf - SRPRS.20.064_MAP_3_EXISTING_ZONING.pdf - SRPRS.20.064_MAP_4_SITE PLAN D06-13062.pdf
Final Approval Date:	Apr 24, 2020

This report and all of its attachments were approved and signed as outlined below:

**Gus Galanis - Apr 23, 2020 - 5:00 PM**

**Kelvin Kwan - Apr 23, 2020 - 5:59 PM**

**MaryAnne Dempster - Apr 24, 2020 - 11:20 AM**