

Item	Motion re: Fusion Homes - Stone Tower (Forbes Dovecote)
Mover	Councillor Shwery
Seconder	Councillor Kimpson
<p>Recommendation</p> <p>WHEREAS Fusion Homes is ready to begin construction of new homes; and</p> <p>AND WHEREAS the current requirement to remove and rebuild the Stone Tower (Forbes Dovecote) prior to subdivision registration would cause a significant delay and may postpone home building starts by up to one year; and</p> <p>AND WHEREAS allowing construction to proceed sooner would increase the availability of housing;</p> <p>NOW THEREFORE BE IT RESOLVED:</p> <p>THAT Council approve an amendment to Condition 61 of draft plan approval in the OLT Order dated February 2, 2026, to remove and rebuild the Stone Tower (Forbes Dovecote), and replace it with the following condition:</p> <p>61. That prior to registration of Phase 2:</p> <p>a) That the Subdivision Agreement and Site Plan Agreement for development of 155 Guelph Ave and the Site Plan and/or Credit for Service Agreement for the reconstruction of the Stone Tower (Forbes Dovecote) at 49 Guelph Avenue (Jacobs Landing Park) include language that Fusion agrees that no occupancy of the homes shall be permitted until the existing Stone Tower (Forbes Dovecote) has been removed from the subject lands and substantially restored in accordance with the approved plans, to the satisfaction of the Director of Planning;</p>	

and

b) The language in these agreements shall include financial securities such that if the Stone Tower (Forbes Dovecote) is not relocated prior to occupancy and the City is required to do the work, Fusion shall consent to the City drawing upon the financial securities to complete the work to the satisfaction of the Director or Planning.