

Dundas Street West/Highway 427 Planning Framework Study – Cost Sharing Arrangement

Date:	April 11, 2007
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward No. 5 – Etobicoke-Lakeshore
Reference Number:	File No. 05 114554 WET 05 OZ

SUMMARY

At its meeting of February 13, 2007, Etobicoke York Community Council directed staff to report to a future meeting on discussions with the two current applicants (Honeydale Mall and A&P) on an appropriate cost sharing arrangement for the Dundas Street West/Highway 427 Planning Framework Study.

Staff and the applicants have met and the applicants have agreed to fund the study on a 55/45 percent basis.

Financial Impact

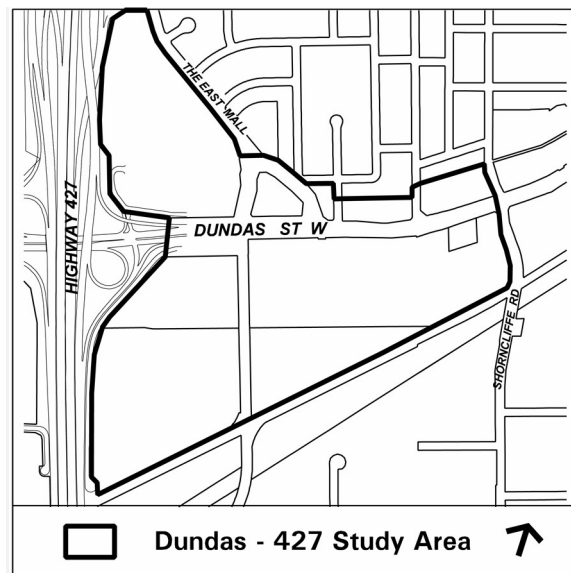
There are no financial implications.

DECISION HISTORY

At its meeting of March 5 and 6, 2007, City Council endorsed the Terms of Reference for the Dundas/427 Planning Framework study.

www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-1294.pdf .

City Council also authorized the City Planning Division to prepare the Request for Proposals, and retain the consultants to conduct the study, subject to the applicants first providing their agreement to the City



to pay for the study costs.

ISSUE BACKGROUND

Two large land owners in the study area (Honeydale Mall and A&P at 5555, 5559 Dundas Street West and 25 Vickers Road) have applied for Official Plan Amendments and Rezoning to allow for 3,834 residential units and 69,315.66 square metres of office and commercial space. Due to the large size of the sites, and the potential impact of the future neighbourhood, City Planning recommended that a Planning Framework Study be carried out for the area.

The City Planning Division does not have funds in the budget to carry out the study, so the applicants were asked to fund the study. Some discussions had been held but the issue had not been resolved at the time of writing the Planning Framework Study - Terms of Reference Report, dated January 30, 2007.

COMMENTS

City Planning has met with the applicants and the owners have now agreed to split the cost of the study, as follows: Honeydale Mall will pay a 45 percent share of the cost and A&P will pay the remaining 55 percent share.

City Planning is currently preparing the Request for Proposals for the study and will be drawing up an agreement for funding by the owners.

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SIGNATURE

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