

2 Holiday Drive – Application of the Alternative Parkland Dedication by-law

Date:	May 9, 2008
To:	Etobicoke York Community Council
From:	Brenda Librecz, General Manager, Parks, Forestry and Recreation
Wards:	Ward 3- Etobicoke Centre
Reference Number:	

SUMMARY

To report on the application of the alternative parkland dedication by-law as it relates to 2 Holiday Drive.

The proposed residential development at 2 Holiday Drive is subject to the 15% parkland dedication under the new Alternative Parkland Dedication by-law 1420-2007.

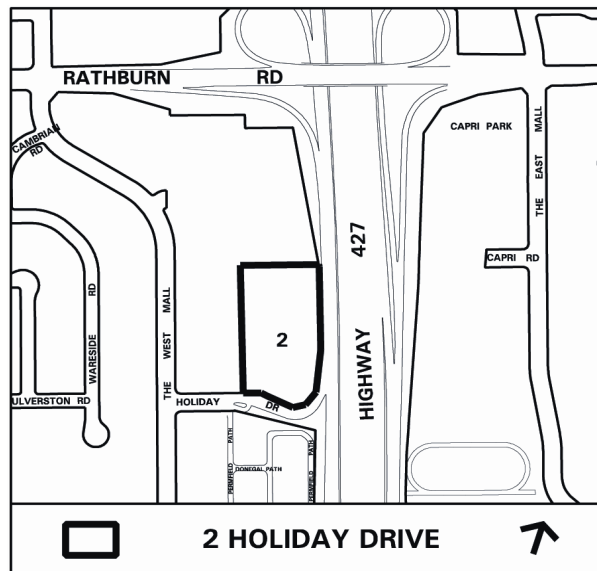
Financial Impact

This report has no financial impact.

DECISION HISTORY

The property is subject to the Official Plan and Zoning By-Law amendment applications for a 887 units contained in four towers of 19, 21, 24 and 24 storeys respectively which were approved by City Council on March 3, 2008.

At the March 3, 4 and 5, 2008 City Council, the General Manager of Parks, Forestry and Recreation, in consultation with the Acting Chief Planner and Executive Director, City Planning, were requested to report to the Etobicoke York Community Council on the application of the alternative parkland dedication by-law with respect to this application.



ISSUE BACKGROUND

The Planning Act enables the municipality under Section 42 to require, as a condition of development or redevelopment of land, a conveyance of land and/or cash-in-lieu of land for park or other public recreational purposes. If the use is commercial, the site is subject to a 2% levy. For residential uses, the site is subject to 5% or if the site is located within a Parkland Acquisition Priority Area, as outlined in the Alternative Parkland Dedication By-law 1420-2007, the amount of conveyance is determined by the overall site size as follows.

Size of Site (net of any road conveyances)	Percentage (%) of Conveyance Required
Less than 1 hectare	10%
Between 1 and 5 hectares	15%
Greater than 5 hectares	20%

Parks, Forestry and Recreation consulted with City Planning on the preparation of this report.

COMMENTS

Based on the new Alternative Parkland dedication by-law 1420-2007, the subject Official Plan and Zoning applications is subject to a 15% parkland dedication.

The proposed development at 2 Holiday Drive is within close proximity to Broadacres Park (5.98 ha), West Mall Park (2.88 ha) and Centennial Park (212 ha). Broadacres Park is a short walk from the development site and is being improved with the addition of a new playground and waterplay.

City Council at their meeting of March 3, 4, and 5, 2008, directed \$400,000.00 of the required cash-in-lieu payment for this development to go towards improvements to Broadacres Park. The applicant, as part of their Section 37 Agreement, is also contributing an additional \$475,000.00 towards the aforementioned work in Broadacres Park.

Given the close proximity to existing parks in the area and the noted improvements to Broadacres Park, cash-in-lieu of parkland dedication is being required instead of an on site or off site dedication.

CONTACT

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SIGNATURE

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