

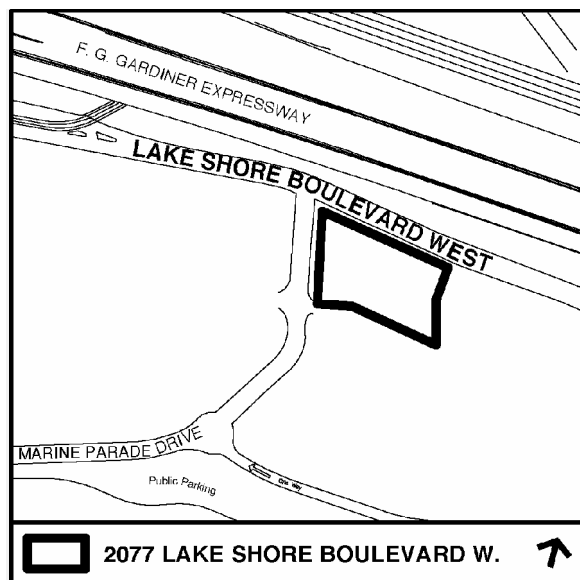
2077 Lake Shore Boulevard West – Authority to Enter into Agreement

Date:	March 3, 2009
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	05 108260 WET 06 OZ

SUMMARY

City Council approval was granted in April 2006, to permit an 18-storey, 127-unit senior’s building integrated with on-site ancillary medical services and communal dining facilities at 2077 Lake Shore Boulevard West in the Humber Bay Shores community. Subsequently, the Committee of Adjustment approved a variance application (A593/07) to allow two additional storeys. Conditional site plan approval was issued on July 18, 2007, and construction is underway.

The purpose of this report is to seek authority from City Council to enter into a Section 45(9) Agreement with the owner of 2077 Lake Shore Boulevard West to implement the conditions imposed by the Committee of Adjustment in its decision on application A 593/07 EYK. The agreement will secure the financial obligations of the applicant toward local area park improvements, and secure the applicant’s obligation to permit limited public access to the commercial component of the development.



RECOMMENDATIONS

The City Planning Division recommends that:

City Council authorize the City Clerk and the Chief Financial Officer and Treasurer, or their delegates, to execute on behalf of the City a Section 45(9) Agreement satisfactory to the City Solicitor in consultation with the Director of Community Planning, Etobicoke York District, implementing the conditions imposed by the Committee of Adjustment in approving application A593/07 EYK.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The proposal consists of a 20-storey senior's retirement facility integrated with on-site medical services, pharmacy, and communal dining facilities. The project was granted Committee of Adjustment approval (File number A593/07 EYK), which was conditional upon the applicant entering into an agreement pursuant to Section 45(9) of the Planning Act to secure:

- a) Cash contribution in the amount \$150,000 toward park improvements for Humber Bay Shores; Amos Waites Park and Summerhill Park; and
- b) Limited community/public access to the service commercial uses associated with the retirement facility.

COMMENTS

To fulfill the financial requirements, the applicant has posted a cash contribution of \$45,000. The applicant has also agreed to construct improvements at Amos Waites Park, and will post a \$105,000 security. These financial obligations will be secured by the City through the Section 45(9) Agreement.

The agreement will also secure limited community / public access to the service commercial uses associated with the retirement facility. The intent of this condition is to ensure that service commercial uses associated with the retirement facilities such as the pharmacy, doctor's office, food services, beauty salon, massage spa, nursing care facility, movie theatre, bar, restaurant, exercise room are also available to the local community on a limited basis.

The details of such public access will be secured to the satisfaction of the Director of Community Planning, Etobicoke York District, in the Section 45(9) Agreement.

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SIGNATURE

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