
City Council

Notice of Motion

MM41.5	ACTION			Ward: 16
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Reallocation of Section 37 Funds at 1705, 1717, 1719, 1743 and 1745 Avenue Road, by Councillor Stintz, seconded by Councillor Parker

** Notice of this Motion has been given.*

** This Motion is subject to referral to the North York Community Council. A two thirds vote is required to waive referral.*

Recommendations

Councillor Stintz, seconded by Councillor Parker, recommends that:

1. The Director of Community Planning, North York District, forward a report to North York Community Council to initiate the process of amending the site-specific zoning by-law and the Section 37 agreement for the development at 1705, 1717, 1719, 1743 and 1745 Avenue Road to alter the purposes of the \$150,000.00 plus indexing amount, originally secured through Section 37 of the Planning Act for renovations to the Armour Heights Community Centre, as follows:
 - a. \$14,000.00 be reallocated for special street signs to brand the local area as the “Upper Avenue”, as set out in the Avenue Road Avenue Study; and
 - b. up to \$136,000.00 (plus indexing amounts if and when received), if not needed for renovations to the Armour Heights Community Centre as a result of federal infrastructure funding allocated to that facility, be reallocated for local streetscape improvements and/or local parks and open space improvements, as determined by the Chief Planner in consultation with the Ward Councillor.

Summary

As the community benefits related to permission to build a 6-storey mixed use building at 1705-1717 Avenue Road, Riocan Real Estate Trust and Avefair Holdings Inc. have executed an Agreement under Section 37 of the Planning Act to contribute \$250,000 towards the creation of a park at the Avenue Road/Otter Crescent TTC Loop, and \$150,000 towards renovations of the Armour Heights Community Centre. Prior to payment of the funds, Federal Infrastructure monies had been dedicated for the renovation of the Armour Heights Community Centre.

Between 2007 and 2009 an Avenue Study for the portion of Avenue Road between Lawrence Avenue and Wilson Avenue has identified numerous open space and streetscape improvements that would be desirable. One measure supported by residents and merchants alike is the 'branding' of this part of Avenue Road as 'The Upper Avenue'. As the new street signs are about to be introduced, there is an opportunity to put the words 'The Upper Avenue' on these signs at a cost of between \$13,000 and \$14,000. The motion therefore recommends that the Zoning By-law and Section 37 Agreement for the contributing development be amended to allow for \$14,000 originally intended for the Armour Heights Community Centre to be utilized for 'branded' street signs along this portion of Avenue Road.

The remaining monies originally targeted for the Armour Heights Community Centre renovations should be devoted to other local improvements to parks and open spaces and streetscape enhancements, should the funds not be required for the Armour Heights Community Centre renovations.

(Submitted to City Council on October 26 and 27, 2009 as MM41.5)