



STAFF REPORT INFORMATION ONLY

4 Graydon Hall Drive OPA & Rezoning Applications

Date:	March 22, 2010
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 34 – Don Valley East
Reference Number:	File No. 06 2000047 NNY 34 OZ

SUMMARY

At its meeting of March 9, 2010, North York Community Council requested the Chief Planner and Executive Director, City Planning, in consultation with the General Manager, Parks, Forestry and Recreation and the Chief Building Official, to report directly to the March 31 and April 1, 2010 City Council meeting to clarify and verify the calculations in the February 9, 2010 report from the Director, Community Planning, North York District, concerning the estimated development charges and the applicability of the Alternative Parkland Dedication By-law for this application.

COMMENTS

Development Charges

There was a mathematical error in the February 9, 2010 staff report. The estimated development charges for this project should be \$429,199. As reported to North York Community Council, the actual charge is assessed and collected upon building permit issuance.

Applicability of Parkland Dedication

Comments from Parks, Forestry & Recreation (PF&R) staff concerning the applicability of the Alternative Parkland Dedication By-law to this project are attached to this report as Attachment 1.

In summary, PF&R staff note there are five categories or quintiles that represent the current levels of parkland provision across the City. The subject site is in an area that has 0.8-1.56 hectares of local parkland per 1,000 people which represents the middle quintile of current parkland provision.

PF&R staff advise the Alternative Parkland Dedication Rate would apply to lands that fall within the two lowest quintiles as well as within identified areas where significant growth is anticipated to occur in the middle quintile. The site is not located within an area where significant population growth is expected so it has not been identified as a parkland acquisition priority area. As such, the site is subject to the 5% residential rate for parkland dedication, or 80m².

CONTACT

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SIGNATURE

Gary Wright, Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Memorandum from Parks, Forestry & Recreation dated March 12, 2010

Attachment 1



Memorandum

Parks, Forestry & Recreation
Brenda Patterson, General Manager

Planning Design & Development
North District Office
5100 Yonge Street, 3rd Floor
Toronto, Ontario M2N 5V7

Rosanne Clement
Parks and Recreation Planner
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March 12, 2010

To: Tom Keefe, Director Community Planning North District
Attention: Steve Forrester

From: Randy Jones, Acting Supervisor, Development Applications

Subject: **North York Community Council Item. NY32-47**
Final Report – OPA and Rezoning Applications
4 Graydon Hall Drive
(Northeast corner of Graydon Hall Drive & Don Mills Road)
Ward 34 – Don Valley East

Background

At the March 9, 2010 North York Community Council, it was requested that the Chief Planner and Executive Director, in consultation with the General Manager, Parks, Forestry and Recreation and the Chief Building Official, report directly to City Council for its meeting on March 31 and April 1, 2010 to clarify and verify the calculations in the report (February 9, 2010) from the Director, Community Planning, North York District, on:

- a. estimated Development Charges; and
- b. applicability of the Alternative Parkland Dedication By-law.

This memorandum will respond to part 'b' of the request.

Local Parkland Assessment Cell (LPAC)

Map 8B/C of the Toronto Official Plan subdivides the City of Toronto in parcels identified as Local Parkland Assessment Cells (LPAC). There are 5 categories or quintiles of current provision of parkland.

Hectares of local parkland per 1,000 people	Quintile
0-0.42	Lowest
0.43-0.79	Second Lowest
0.8-1.56	Middle
1.57-2.99	Second Highest
3.0 +	Highest

This application site is located in an area bound by Highway 401 to the north, Don Mills Road to the west, York Mills Road to the south and Highway 404 to the east. The LPAC for this area is in the range of 0.8-1.56 hectares of parkland per 1,000 people. This represents the middle quintile of current provision of parkland. More specifically, the LPAC in which this development is being proposed is presently just slightly above the mid-point of the range of the middle local parkland per population quintile identified for the area.

Parkland Acquisition Priority Areas (PAPA)

In determining the areas of the City that would be subject to the Alternative Parkland Dedication Rate, Parks, Forestry and Recreation (PFR) took what was believed to be a reasonable approach, based on what was considered to be fair guiding principles:

1. All LPACs in the lowest two quintiles were included in the Parkland Acquisition Priority Area (PAPA) zones and, therefore, would be subject to the Alternative Parkland Dedication Rate.
2. In preparing the PAPA map in the spring/summer of 2007, PFR met with City Planning to identify where there were areas of known or anticipated significant population growth that would likely occur in the near future.
3. Where significant population growth was identified within any of the LPACs that, at the time were identified to be within the middle quintile range of local parkland per population, they too, were included as being subject to the Alternative Parkland Dedication Rate. This was in recognition of the further degradation of the existing parkland per population ratio that would result from the anticipated increase in population within those areas.

At the time of the preparation of the PAPA map there were no significant population increases anticipated for LPAC where the subject development is being proposed and therefore this area was not included within the PAPA zones where Alternative Parkland Dedication Rate would apply. The subject development will likely add fewer than 200 people to this LPAC.

A substantially higher increase in population within this LPAC would be required to push it into the next lower parkland provision range.

This is why not all LPACs that are currently within the middle quintile have been identified as being subject to the Alternative Parkland Dedication Rate.

Parkland Dedication Requirement for 4 Graydon Hall Drive

The owner proposes to develop the 1,597m² site with a 12-storey residential building comprised of 51 apartment units and 5 townhouse units.

As the site is not located within a Parkland Acquisition Priority Area it is therefore subject to the 5% residential rate for parkland dedication. The required parkland dedication will be 80m².

If the Alternative Parkland Dedication Rate had been applicable to this development, the dedication requirement would have been capped at 10% as opposed to the 5% dedication that it is required. Given the relatively small size of the development site, the difference in the dedication requirements would not have been significant.

Randy Jones
Acting Supervisor, Development Applications
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