

2143 and 2147 Lake Shore Boulevard West – Official Plan, Zoning By-law Amendment and Lifting of the ‘H’ Applications – Supplementary Report

Date:	July 28, 2010
To:	Etobicoke York Community Council
From:	Director, City Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	09-115094 WET 06 OZ

SUMMARY

At its meeting of November 30, December 1, 2, 4, and 7, 2009, City Council adopted the Final Report recommending approval for a residential/commercial development, and providing for a 5-storey commercial building fronting onto Lake Shore Boulevard West, with below-grade publicly accessible parking at 2143 & 2147 Lake Shore Boulevard West (EY 31.4). The report addressed the need to finalize the Section 37 contributions and cash-in-lieu payments as the parkland dedication appraisal had not been completed at the time of the report. The final report also noted that it had been agreed that a \$1,700,000 dollar cap be applied for the combination of Parkland payment and Section 37 contribution.

As recognized in the Final Report, the overall Section 37 contribution may change, pending resolution of the final appraisal.

In addition, the Final Report recommended matters of legal convenience, which were to be secured in the Section 37 agreement. However, since the adoption of the report, these matters either have been satisfied or will be secured through a subsequent stage of the development process. Therefore,



minor and stylistic revisions will be made to the draft Zoning by-law to reflect these refinements, all of which will be forwarded to City Council, under separate cover.

RECOMMENDATIONS

The City Planning Division recommends that:

The Director of Community Planning, Etobicoke York District report directly to City Council regarding the final determination of Section 37, parkland dedication, and any minor adjustments made to the draft zoning by-law for 2143-2147 Lake Shore Boulevard West.

COMMENTS

The Final Report recognized that the final parkland dedication payment would be dependent upon an appraisal for cash-in-lieu of parks purposes which was not complete at the time of the report. As a result, the order and magnitude of the financial obligation would need to be completed. Initially, staff estimated a cash-in-lieu payment of \$1,500,000, and a Section 37 benefit of \$200,000, as well as provision of 60 public parking spaces. The appraisal has estimated that the Parkland cash-in-lieu payment is in excess of the proposed \$1,700,000 proposed cap. As a result, no further monies would be available for Section 37 based on the appraisal. In light of this consequence, staff will revisit the cash in lieu agreement and the section 37 benefits with the developer.

Staff will be reporting further to Council on this matter subsequent to consultation with Parks and Recreation and Legal and in light of the Auditor General's recent report which addressed various parkland dedication issues including this area.

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SIGNATURE

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