

11 Dunbloor Road – City-Initiated Zoning By-law Amendment Application – Supplementary Report

Date:	June 10, 2016
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	16 149940 WET 05 OZ

SUMMARY

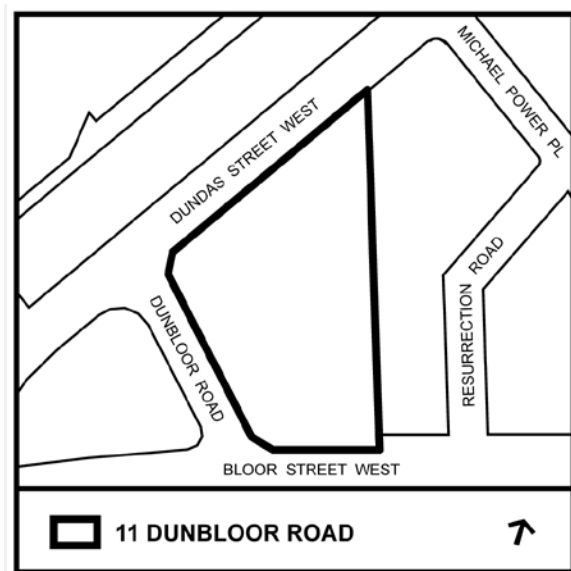
This Supplementary Report provides amendments to the previously submitted Final Report from the Director, Community Planning, Etobicoke York District, dated May 25, 2016 regarding the reallocation of unexpended Section 37 funds from the development of the lands at 11 Dunbloor Road.

The amendments relate to:

- A revision to the reallocation of Section 37 community benefits to include heritage initiatives in Ward 5.
- A revised Draft Zoning By-law Amendment to reflect the above revision.

RECOMMENDATIONS

Should City Council wish to reallocate the Section 37 community benefits related to the development at 11 Dunbloor Road to include heritage initiatives, City Council can provide the following direction:



1. Recommendation 1 of the May 25, 2016 report from the Director, Community Planning, Etobicoke York District be deleted and replaced with the following:
 1. City Council amend Site Specific Zoning By-law No. 751-2003, for the lands at 11 Dunbloor Road (formerly known as 5145 Dundas Street West) substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1 to the report of the Director of Community Planning, Etobicoke York District, dated June 10, 2016.
2. Recommendation 3 of the May 25, 2016 report from the Director, Community Planning, Etobicoke York District be deleted and replaced with the following:
 3. City Council authorize the City Solicitor to amend the registered Section 37 Agreement for the property at 11 Dunbloor Road (formerly known as 5145 Dundas Street West) to reallocate the remainder of the original \$225,000 contribution (plus accrued interest) for Section 37 community benefits to capital streetscape improvements and heritage initiatives within Ward 5.

So the Recommendations, as amended, would read as follows:

1. City Council amend Site Specific Zoning By-law No. 751-2003, for the lands at 11 Dunbloor Road (formerly known as 5145 Dundas Street West) substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1 to the report of the Director of Community Planning, Etobicoke York District, dated June 10, 2016.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council authorize the City Solicitor to amend the registered Section 37 Agreement for the property at 11 Dunbloor Road (formerly known as 5145 Dundas Street West) to reallocate the remainder of the original \$225,000 contribution (plus accrued interest) for Section 37 community benefits to capital streetscape improvements and heritage initiatives within Ward 5.
4. Before introducing the necessary Bills to City Council for enactment, require the owner to execute an Amending Section 37 Agreement, satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor.

Financial Impact

The recommendations in this report have no financial impact.

Comments

Heritage Toronto has managed the municipally mandated historical plaques program, which commemorates and interprets people, places, and events important to Toronto's history and heritage. Heritage Toronto works closely with community partners, such as the Etobicoke Historical Society, on these plaque projects, which foster a sense of identity and pride of place.

Should City Council wish to reallocate the Section 37 community benefits to include heritage initiatives, a contribution would be made to Heritage Toronto's historical plaque program to commemorate the Old Etobicoke Township Hall located at 4946 Dundas Street West.

CONTACT

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SIGNATURE

Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENT

Attachment 1: Draft Zoning By-law Amendment

Attachment 1: Draft Zoning By-law Amendment

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend Zoning By-law No. 751-2003
With respect to the lands municipally known as 11 Dunbloor Road
(formerly known as 5145 Dundas Street West)**

WHEREAS authority is given to the Council of the City of Toronto by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS the Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

WHEREAS the Council of the City of Toronto wishes to amend the Section 37 provisions that are set out in Zoning By-law No. 751-2003;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Section 10(iii) of Zoning By-law No. 751-2003 is deleted and replaced by the following:

10 (iii)

The following density bonuses shall be permitted on the Site:

A density (Floor Space Index) bonus of 1.0 times the lot area shall be permitted if the additional density (Floor Space Index) from 3.5 to 4.5 times the lot area is devoted to the construction of seniors housing/senior citizen apartment building, provided that a contribution of \$225,000.00 is made to the City, to be used for capital funds for streetscape improvements and heritage initiatives within Ward 5, as deemed appropriate by the City, which contribution shall be provided prior to the issuance of any

building permit which causes the gross Floor Space Index (FSI) for the Site to exceed 3.50 times the lot area.

In the event the cash contributions have not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contributions may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the property.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)