TORONTO

STAFF REPORT
INFORMATION ONLY

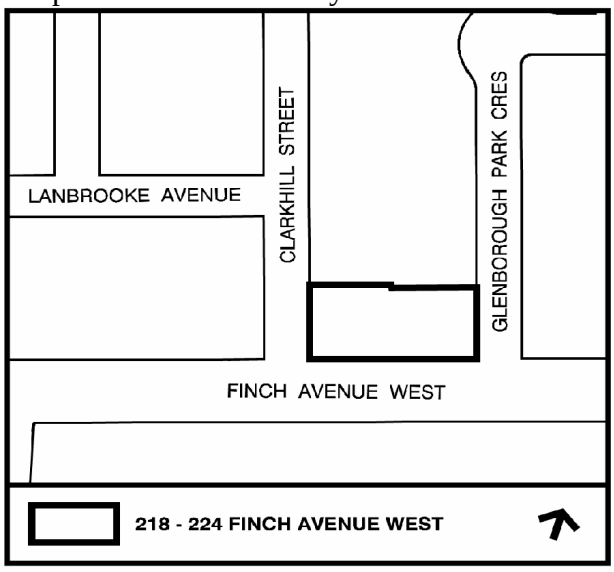
218, 220, 222 and 224 Finch Avenue West – Parks Levy Requirement

Date:	July 9, 2008
To:	City Council
From:	Brenda Librecz, General Manager, Parks, Forestry and Recreation
Wards:	23 – Willowdale
Reference Number:	

SUMMARY

To report on the application of the alternative parkland dedication by-law as it relates to 218, 220, 222 and 224 Finch Avenue West.

The applicant is proposing a 4 storey mixed use development, with the first 2 floors of the building used for retail, professional medical office and general office use and the third and fourth floors containing a maximum of 20 residential units. In total, the development is subject to a 289m2 parkland dedication under the new Alternative Parkland Dedication By-law 1420-2007.



Financial Impact

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

DECISION HISTORY

North York Community Council at its meeting of July 7, 2008, adopted a Notice of Motion requiring the General Manager of Parks, Forestry and Recreation to report directly to Council for its meeting on July 15 and 16, 2008, on how the parkland dedication requirement has been met.

ISSUE BACKGROUND

The Planning Act enables the municipality under Section 42 to require as a condition of development or redevelopment of land a conveyance of land and/or cash-in-lieu of land for park or other public recreational purposes. If the use is commercial, the site is subject to a 2% levy. For residential uses, the site is subject to 5% or if the site is located within a Parkland Acquisition Priority Area as outlined in the Alternative Parkland Dedication By-law 1420-2007, the maximum amount of conveyance is determined by the overall site size as follows.

Size of Site (net of any road conveyances)	Percentage (%) of Conveyance Required (maximum)
Less than 1 hectare	10%
Between 1 and 5 hectares	15%
Greater than 5 hectares	20%

COMMENTS

The proposal would have a total gfa of 3,950 m2. The residential portion of the development will have a maximum gross floor area of 1,975 m2 and the non-residential portion will have a total of 1,975 m2 of gross floor area. The net site area is 2,633 m2.

The site is located within a Parkland Acquisition Priority Area and is identified on Map 8B of the Official Plan as having a local parkland provision of 0.43-0.79 hectares of local parkland per 1000 people. Based on the new Alternative Parkland Dedication By-law 1420-2007, the residential portion of the subject zoning amendment application is subject to a 10% or 263m2 parkland dedication. The non-residential portion of the development is subject to 2% parkland dedication as per By-law 30152 which is equal to 26 m2. The total parkland dedication requirement is 289 m2. It is being recommended that the required parkland dedication for this development be in the form of cash-in-lieu, as a park block would be too small and not of a functional size.

CONTACT

Anne Marra, Director, Parks Development & Infrastructure Management, Tel: 416-394-5723, Fax: 416-394-8935, E-mail: amarra@toronto.ca

Gary Short, Manager, Planning, Design & Development, Parks Development & Infrastructure Management, Tel: 416-392-7438, Fax: 416-392-3355, E-mail: gshort@toronto.ca

SIGNATURE

_____

Brenda Librecz
General Manager, Parks, Forestry and Recreation