

40 The Esplanade - City Initiated Amendment to Site Specific Zoning By-law – Supplementary Report

Date:	April 30, 2013
To:	City Council
From:	Chief Planner & Executive Director, City Planning Division
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	P:\2013\ClusterB\PLN\City Council\CC13040 (04 108075 STE 28 OZ)

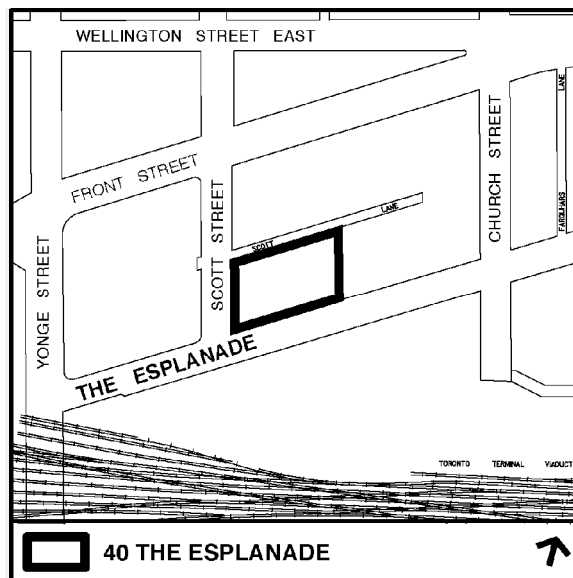
SUMMARY

City Planning staff have met with the developer of the site and are meeting on May 3, 2013 with the commercial and residential condominium boards for 40 The Esplanade to discuss their concerns regarding the recommended reallocation of the Section 37 funds originally allocated to a new park at 125 The Esplanade to the Market Street Streetscape Improvement Project. City Planning staff have also determined that the Section 37 reallocation will require an Official Plan Amendment as well as a zoning by-law amendment.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refer the Final Report dated August 7, 2012 – 40 The Esplanade – City Initiated Amendment to Site Specific Zoning By-law back to Toronto East York Community Council and direct staff to prepare a draft Official Plan Amendment for the proposed Section 37



reallocation for the property at 40 The Esplanade for consideration at a statutory public meeting at the June 18, 2013 Toronto and East York Community Council meeting.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The Final Report dated August 7, 2012 has been deferred at several City Council meetings starting with the October 2, 3, 4, 2012 meeting.

COMMENTS

Letters of concern dated September 5, 2012 and February 19, 2013 have been received from Scott & Esplanade Residences Inc. and Scott & Esplanade Holdings Inc. regarding the August 7, 2012 City Planning report concerning the recommended reallocation of the Section 37 funds originally allocated to a new park at 125 The Esplanade to the Market Street Streetscape Improvement Project.

On April 1, 2013, the solicitor for the parties contacted staff advising of their willingness to meet but indicated that they were unable to meet until mid April. In a report dated April 2, 2013 staff requested a further deferral to the May 7 and 8, 2013 City Council meeting. On April 23, 2013 City Planning staff met with the developer of the site, local Councillor, Legal, and Parks, Forestry and Recreation staff to discuss the matter. At the meeting public realm and parks projects that are underway were discussed. Staff have prepared new wording for the Section 37 benefit to address concerns expressed. Subsequent to the meeting, City Planning staff have met with the Public Realm staff to discuss the matter.

A meeting with Scott & Esplanade Residences Inc. and Scott & Esplanade Holdings Inc. has been scheduled for May 3, 2013. Staff are anticipating a consensus on the Section 37 reallocation to be achieved at this time.

City Planning staff have also determined that the Section 37 reallocation will require an Official Plan Amendment as well as a zoning by-law amendment. As public meeting notice was not given for the required Official Plan Amendment, staff recommend that the matter be referred back to Toronto and East York Community Council and City Council direct staff to prepare a draft Official Plan Amendment for consideration at a statutory public meeting at the June 18, 2013 Toronto and East York Community Council meeting.

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SIGNATURE

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