

1100 King Street West - Zoning Amendment and Site Plan Control Applications - Supplementary Report

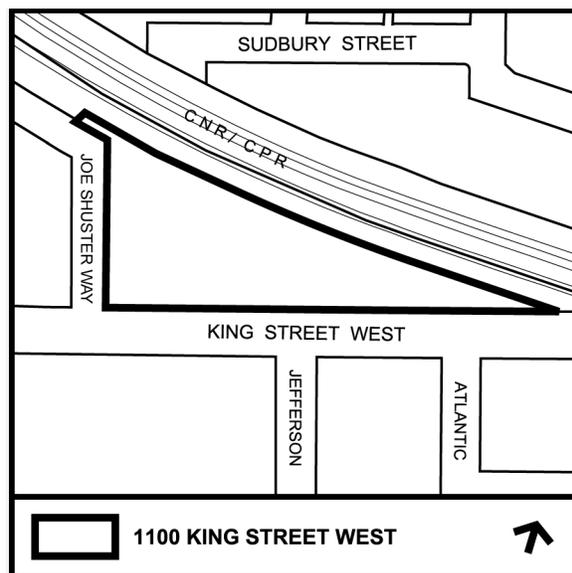
Date:	October 1, 2013
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 14 – Parkdale-High Park
Reference Number:	P:\2013\Cluster B\PLN\City Council\CC13079

SUMMARY

A report requesting direction from City Council regarding the Zoning By-law amendment and Site Plan Applications at 1100 King Street West, dated August 12, 2013, from the Director of Planning, Toronto and East York District, was before Toronto and East York Community Council (TEYCC) on September 10, 2013. An Addendum Report (Item TE26.15a), dated September 9, 2013, was also before TEYCC on this date.

The Request for Directions report notes that City Staff have reached an agreement with the applicant on matters related to built form, building height, setbacks among other issues related to the upcoming Ontario Municipal Board hearing. A By-law amendment reflecting this agreement was attached to the addendum report (Item TE26.15a).

This report provides further details related to Section 37 contributions as directed in Recommendation 4 of report Item TE26.15a, and requests that the City Solicitor, in consultation with the Chief Planner and Executive Director, be authorized to make any technical changes necessary to implement the development as detailed in the above-noted staff reports.



RECOMMENDATIONS

1. The City Planning Division recommends that Recommendation 2.b contained in Request for Directions Report addendum (Item TE26.15a), dated September 9, 2013 from the Director of Planning, Toronto and East York District, be replaced with the following:

- b. a cash contribution of \$1,837,000.00, or equivalent value community benefit as detailed below, be paid to, or secured by, the City prior to issuance of the first above-grade building permit on the subject lands to be applied to daycare facilities, parkland improvements and/or affordable housing in Ward 14. This cash contribution will be distributed as follows:
 - i. The owner shall contribute to daycare services within Ward 14, at a minimum value of \$700,000.00, in the form of daycare space to be constructed by the owner either within the development at 1100 King Street West or in another location within Ward 14, and/or by cash contribution, all to the satisfaction of the Chief Planner and Executive Director, City Planning and General Manager, Children's Services Division in consultation with the City Solicitor, Director, Real Estate Services, and the Ward Councillor.
 - ii. The owner shall contribute to affordable rental and/or affordable ownership housing within Ward 14, at a minimum value of \$700,000.00, in the form of units constructed within the development at 1100 King Street West to be conveyed to the City or other City-approved agency, or by cash contribution to be used for affordable housing in Ward 14, to the satisfaction of the Chief Planner and Executive Director, City Planning and Director, Affordable Housing Office in consultation with the City Solicitor, Director, Real Estate Services, and the Ward Councillor.
 - iii. The owner shall contribute \$300,000.00 to the improvement and/or expansion of City-owned park space within Ward 14, to the satisfaction of the General Manager, Parks, Forestry and Recreation in consultation with the Ward Councillor.
 - iv. The remaining contribution of \$137,000.00 shall be directed to one or more of the above community benefits to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the appropriate civic officials and the Ward Councillor.

2. The City Planning Division recommends that Recommendation 5 contained in Request for Directions Report addendum (Item TE26.15a), dated September 9, 2013 from the Director of Planning, Toronto and East York District, be replaced with the following:

5. City Council authorize the appropriate City staff to take any necessary steps to implement the foregoing, which may include any technical changes to the Draft Zoning By-law (Attachment #1 of Report No. TE26.15a) to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning.

Financial Impact

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

Section 37

This report responds to Recommendation 4 of addendum report item TE26.15a, dated September 15, 2013, from the Director of Community Planning, Toronto and East York District, to provide further information regarding the noted \$1,837,000.00 Section 37 contributions.

The cash contributions are proposed to be distributed in the following manner:

1. Daycare services within Ward 14 at a minimum value of \$700,000.00;
2. Affordable rental and/or ownership housing within the Ward 14 at a minimum value of \$700,000.00;
3. Improvement and/or expansion of City-owned park space within Ward 14 at a minimum value of \$300,000.00; and,
4. The remaining contribution of \$137,000.00 shall be directed to one or more of the above community benefits, in a manner satisfactory to City staff, in consultation with the Ward Councillor

Draft By-law Amendment

In order to ensure that staff have authority from City Council to make any technical changes to the draft By-law which will be brought before the OMB on October 23, 2013 in support of the settlement as detailed in reports TE26.15, dated August 12, 2013, and Item TE26.15a, dated September 9, 2013, staff are recommending that the wording of Recommendation 5 from the previous staff report be amended as noted in recommendation 2 of this report.

Staff note that there was an error regarding the number of loading spaces being provided in the development as noted in the last report. The developer will be providing one less loading space than noted but will still meet or exceed the standards in City By-laws 438-86, as amended, and 569-2013.

The draft Zoning By-law amendment being brought before the Ontario Municipal Board (OMB) on October 23, 2013, will be updated to reflect the contents of this report.

Conclusions

The recommendations contained within this report conform with the policies of the City's Official Plan.

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SIGNATURE

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