WESTON
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planning + urban design

City of Toronto
Etobicoke Civic Centre
399 The West Mall
Toronto, ON
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April 9, 2013
File 4890

ATTENTION: Etobicoke York Community Council, Chair, Councillor Vincent Crisanti

Re: Final Report - 10 Park Lawn Road – Official Plan Amendment Application and Zoning By-law Amendment Application, Item EY23.2, Etobicoke York Community Council, April 9, 2013

Weston Consulting is the planning consultant representing the Humber Bay Landowners Group Inc. ("the Group"). This corporation has been incorporated and is comprised of participating landowners within the Humber Bay Shores Precinct Plan Area. The following is provided in relation to the Final Report for 10 Park Lawn Road (EY23.2), dated March 19, 2013. We are pleased to provide the following comments for Council's consideration and request that they be considered in relation to Community Council's recommendations concerning this matter.

As part of a comprehensive Precinct Plan for the Humber Bay Shores neighbourhood, the Group, through their consulting engineer completed an analysis of sanitary sewer capacity within the drainage area that includes the Humber Bay Shores Precinct Plan Area and other lands, including 10 Park Lawn Road. Through this analysis, which was completed with the cooperation of Technical Services and Toronto Water Staff, certain constraints were identified that required improvements to the sanitary conveyance system in this drainage area. A series of solutions have been identified and have been discussed with City Staff, which would provide sufficient capacity for the drainage area under a full build-out scenario; however, there is a desire on the part of the Group to ensure that contributing landowners share in the cost of these improvements to the system.

The Final Report, dated March 19, 2013, as it pertains to 10 Park Lawn Road, does not reference to the sanitary capacity issues on Marine Parade Drive. Under the "Servicing" heading on p. 12, it states *"Engineering and Construction Services staff are generally satisfied that existing City servicing infrastructure has adequate capacity to support the development proposal. The applicant is required to make a financial contribution toward the required sanitary sewer upgrade along Park Lawn Road to accommodate the ultimate build-out of the entire service area of the Park Lawn Road sanitary sewer system."*

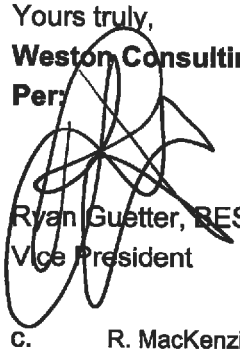
Based on the above considerations, it would appear that the developer of 10 Park Lawn Road would be obligated to contribute to the upgrades that are required to the system; however, we request that this requirement be clearly identified in the City Planning Recommendations, in order to ensure the recognition of these contributions.

In addition, the determination of when the improvements are required and who will pay for these improvements has not yet been resolved with City Staff; therefore, we recommend there be consideration given to front ending agreements and or development charge credits for the improvements. This approach would ensure a balanced and equitable distribution of costs and cost recoveries as appropriate between all landowners within this drainage area.

We request further information pertaining to the servicing design and analysis completed by the developer for 10 Park Lawn Road in order to consider this information as part of the overall engineering analysis being completed for the Group. In particular, the reference in the Staff Report to Park Lawn improvements needs to be further clarified.

We request to be informed of the above noted matters and the further disposition of this matter by Community Council and Council. Please contact Jack Wong (ext 244) or the undersigned if you have any questions.

Yours truly,
Weston Consulting
Per:



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