

**10, 20 & 21 Bloorview Place (formerly 25 Buchan Court)
– Zoning By-law Amendment Application – Final Report**

Date:	August 20, 2013
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward No. 33 – Don Valley East
Reference Number:	File No. 04 176174 NNY 33 OZ

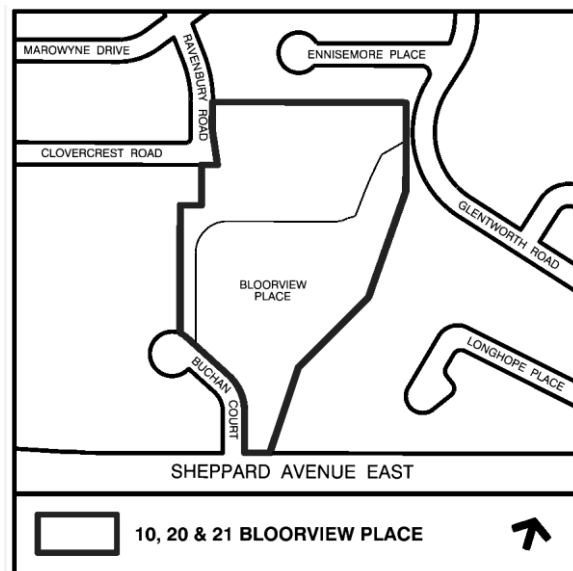
SUMMARY

At its meeting of June 13, 2013 City Council directed staff to bring forward a Zoning By-law amendment to the North York Community Council pertaining to 10, 20 & 21 Bloorview Place (formerly 25 Buchan Court). The purpose is to amend the Section 37 provisions to allow an amount surplus to the \$90,000 for streetscape improvements to the south side of Buchan Court to be used for capital improvements to parks in the local area. This report contains a draft Zoning By-law amendment that implements this direction and recommends that the Section 37 agreement be amended to reflect this change.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 7625 for 10, 20 & 21 Bloorview Place substantially in accordance with the draft Zoning By-law Amendment contained in Attachment No. 1;
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 Section 37 Agreement dated February 16, 2007 applying to the lands at 10, 20 & 21 Bloorview Place to amend Section 5.1 entitled ‘Contributions to Landscaping’ to allow an amount surplus to the \$90,000 for streetscape improvements to the south side of Buchan Court to be used by the City for capital improvements for parks in the local area.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2004 the Ontario Municipal Board approved Official Plan and Zoning By-law amendments and a Section 37 Agreement for the lands at 10, 20 & 21 Bloorview Place (formerly 25 Buchan Court) to permit the development of two apartment buildings and 41 townhouses. The Zoning By-law provided for community benefits which included \$90,000 for streetscaping on the south side of the public street that abuts the subject property, Buchan Court. This provision is included in a Section 37 agreement registered on the lands.

At its meeting of June 13, 2013 City Council adopted a motion that requested the Director, Community Planning, North York District bring forward a zoning by-law amendment that allows \$18,200 of the total \$90,000 secured for streetscaping on the south side of Buchan Court to be used instead for capital improvements to parks in the local area.

COMMUNITY CONSULTATION

A community consultation meeting was held August 13, 2013 with approximately 40 residents in attendance along with Community Planning staff and the local Councillor. The policies guiding the use of Section 37 funds for community benefits were discussed. Based on this discussion, residents were invited to make suggestions for the allocation of the residual Section 37 amount.

COMMENTS

Section 37 community benefits were secured through the approval of this development application and included capital improvements to Clovercrest Park, the adjacent ravine and streetscape improvements on public streets.

Buchan Court is a public street that connects to Sheppard Avenue and provides access to the new condominium development and the North York General Hospital Seniors Residence. It is 100 metres in length and ends in a cul-de-sac at its north end. As part of the Section 37 community benefits the south side of Buchan Court was identified for streetscape improvements totalling \$90,000. These improvements have been installed and include street trees, boulevard sod, a new walkway and slope and buffer planting. The costing of these improvements is to be verified.

As part of the Buchan Court streetscape improvements a landscape island was planned for the centre of the cul-de-sac. However, the cul-de-sac provides access to the loading area of the North York General Hospital Senior's Residence and the island was found not to be feasible due to use of the cul-de-sac by service vehicles for the Seniors Centre. This item has been deleted from the streetscape improvements and has not been constructed. As a result a surplus estimated to be \$18,200 is available to be directed toward community benefits elsewhere in the neighbourhood.

As part of an ongoing expenditure review of the Section 37 benefits provided by this development there may be a further surplus amount. This is to be confirmed and could be directed toward the south side of Buchan Court or for capital improvements to parks in the local area.

The draft Zoning By-law contained in Attachment No. 1 to this report gives effect to this change. In addition, the Section 37 Agreement is to be amended as set out in Recommendation No. 3 of this report to reflect this change.

CONTACT

Lynn Poole, Senior Planner
Tel. No. (416) 395-7136
Fax No. (416) 395-7155
E-mail: lpoole@toronto.ca

SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: draft Zoning By-law to re-allocate Section 37 funds for 10, 20 & 21 Bloorview Place (formerly 25 Buchan Court)

Attachment 1: Draft Zoning By-law

Authority: adopted by City of Toronto Council on ~, 2013
Enacted by Council: ~, 2013

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2013

**To amend former City of North York Zoning By-law No. 7625, as amended,
with respect to the lands at 10, 20 & 21 Bloorview Place**

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

WHEREAS 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*;

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

1. Subsection 64.20-A (158) RM6(158) (w)(iii) of former City of North York Zoning By-law No. 32-2007 is amended by permitting \$90,000 for streetscaping on the south side of Buchan Court to also include capital improvements to parks in the local area.

ENACTED AND PASSED this ~ day of ~, A.D. 2013.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)